



The Paddock at Beulah Park

NEW HOME SITES NOW AVAILABLE

Build Your Dream Home across from 32 Acre Central Park

Total Lots:	84
Lot Size(s):	.141 to .472 acre(s)
Price Range:	\$68,000 - \$98,000
Construction:	Must be commenced on the Lot within on (1) year of closing
Tax Abatement:	Taxes: Tax abatement for the first 15 years; largely offset by CDA in place of real estate taxes to fund streets and utilities

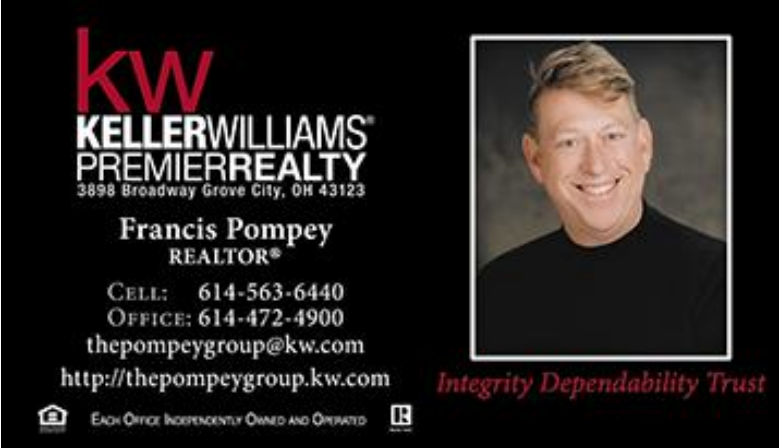
KEY ELEMENTS OF QUALITY HOMES:

- ❖ The front façade and the sides of homes shall have no exposed concrete block or poured concrete.
- ❖ Above-ground pools shall be prohibited.
- ❖ All homes shall have a two-car garage unless otherwise approved as part of the Development Plan.
- ❖ All homes directly adjacent from park (Lots 1-17 and 70-51) shall have front porches a minimum of five by eight feet in area.
- ❖ All homes shall be modern adaptations of Farmhouse, Cottage, and Craftsman style homes, utilizing four-sided architecture. Exterior finishes shall consist of wood, brick, stone, cast stone, cement board or similar siding (i.e. Hardiplank), vinyl siding) 0.044-inch thickness or greater), or a combination thereof.

KEY ELEMENTS OF QUALITY HOMES (cont'd)

- ❖ All homes directly adjacent from park (Lots 1-17 and 70-51) shall be approved by a five-member architectural review committee. Approval of such houses shall be based on architectural design guidelines.
- ❖ Homes shall be a minimum of 2,000 square feet in size. Minimum square footage shall include only livable area, excluding garages and basements.
- ❖ Garage door openings facing a public roadway shall not exceed 45% of the width of the house façade, including garage.
- ❖ All homes directly adjacent from park (Lots 1-17 and 70-51) shall have garages accessed off rear alleyways.
- ❖ No two homes of the same front elevation shall be constructed within two homes adjacent to, across from, or diagonal from each other.

THIS IS NOT A COMPREHENSIVE LIST: PLEASE REFER TO ZONING TEXT BEULAH PARK FOR DETAIL OF ALL ZONING REQUIREMENTS



kw
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Integrity Dependability Trust

Each Office Independently Owned and Operated

Contact Francis Pompey for Private Tour of Homesite(s)
And/Or Additional Information

Lot #	Address	Acres	Current Pricing	Parcel No.	On Park (P) Alley Lot (A)	Status	Approximate Size		
							Front	Side	Rear
1	3514 Beulah Way	0.257	\$ 87,000	040-016125	P,A	SOLD	96	122	87
2	3524 Beulah Way	0.177	87,500	040-016126	P,A		66	122	59
3	3534 Beulah Way	0.177	87,500	040-016127	P,A		66	122	59
4	3544 Beulah Way	0.177	87,500	040-016128	P,A		66	122	59
5	3554 Beulah Way	0.177	87,500	040-016129	P,A		66	122	59
6	3564 Beulah Way	0.163	87,500	040-016130	P,A		61	122	54
7	3574 Beulah Way	0.177	87,500	040-016131	P,A		66	122	59
8	3584 Beulah Way	0.187	88,500	040-016132	P,A		68	122	65
9	3594 Beulah Way	0.218	89,500	040-016133	P,A		69	122	69
10	3605 Beulah Way/3716	0.253	93,000	040-016134	P,A	SOLD	79	122	109
11	3708 Beulah Park Dr	0.179	88,000	040-016135	P,A	SOLD	54	122	73
12	3704 Beulah Park Dr	0.179	88,000	040-016136	P,A	SOLD	54	122	71
13	3700 Beulah Park Dr	0.179	88,000	040-016137	P,A	In Contract	54	122	75
14	3696 Beulah Park Dr	0.179	88,000	040-016138	P,A	SOLD	54	122	73
15	3692 Beulah Park Dr	0.179	88,000	040-016139	P,A	SOLD	54	122	73
16	3688 Beulah Park Dr	0.177	88,000	040-016140	P,A	SOLD	51	122	70
17	3684 Beulah Park	0.222	92,000	040-016141	P,A	SOLD	70	122	97
18	3656 Rose Lane	0.171	89,000	040-016142	FL		53	120	77
19	3650 Rose Lane	0.143	79,500	040-016143	FL		52	120	52
20	3644 Rose Lane	0.143	79,500	040-016144	FL		52	120	52
21	3638 Rose Lane	0.143	79,500	040-016145	FL		52	120	52
22	3632 Rose Lane	0.143	79,500	040-016146	FL		52	120	52
23	3626 Rose Lane	0.143	79,500	040-016147	FL		52	120	52
24	3620 Rose Lane	0.143	79,500	040-016148	FL		52	120	52
25	3614 Rose Lane	0.143	79,500	040-016149	FL		52	120	52
26	3608 Rose Lane	0.143	79,500	040-016150	FL		52	120	52
27	3602 Rose Lane	0.143	79,500	040-016151	FL		52	120	52
28	3596 Rose Lane	0.256	87,000	040-016152	FL		Irregular		
29	3601 Rose Lane	0.237	85,000	040-016153	FL	Reserved	Irregular		
30	3607 Rose Lane	0.177	85,000	040-016154	FL		55	140	55
31	3713 Rose Lane	0.193	85,000	040-016155	FL		60	140	60
32	3617 Rose Lane	0.193	85,000	040-016156	FL		60	140	60
33	3623 Rose Lane	0.193	85,000	040-016157	FL		60	140	60
34	3629 Rose Lane/3604	0.223	87,500	040-016158	FL		Irregular		
35	3612 Cassidy Dr	0.179	75,000	040-016159	FL		60	130	60
36	3620 Cassidy Dr	0.237	82,000	040-016160	FL	Reserved	56	130	100
37	3628 Cassidy Dr	0.219	82,000	040-016161	FL	Reserved	55	125	94
38	3636 Cassidy Dr	0.172	74,000	040-016162	FL	In Contract	60	125	60
39	3644 Cassidy Dr	0.172	74,000	040-016163	FL	In Contract	60	125	60
40	3652 Cassidy Dr	0.172	74,000	040-016164	FL	In Contract	60	125	60
41	3660 Cassidy Dr	0.172	74,000	040-016165	FL	In Contract	60	125	60
42	3668 Cassidy Dr	0.187	74,000	040-016166	FL	In Contract	65	125	65

P = On Park A = Alley Lot FL = Front Load Garage

Lot #	Address	Acres	Current Pricing	Parcel No.	On Park (P) Alley Lot (A)	Status	Approximate Size		
							Front	Side	Rear
43	3676 Kassidy Dr	0.187	74,000	040-016167	FL	In Contract	65	125	65
44	3684 Kassidy Dr	0.158	74,000	040-016168	FL	In Contract	55	125	55
45	3692 Kassidy Dr	0.158	74,000	040-016169	FL	In Contract	55	125	55
46	3700 Kassidy Dr	0.172	74,000	040-016170	FL	In Contract	60	125	60
47	3708 Kassidy Dr	0.172	74,000	040-016171	FL	In Contract	60	125	60
48	3716 Kassidy Dr	0.188	74,000	040-016172	FL		59	125	72
49	3724 Kassidy Dr	0.309	85,000	040-016173	FL		54	178	142
50	3732 Kassidy Dr	0.463	98,000	040-016174	A		Irregular		
51	3604 Beulah Park Dr	0.472	98,000	040-016175	P,A		Irregular		
52	3608 Beulah Park Dr	0.179	83,500	040-016176	P,A		60	128	67
53	3612 Beulah Park Dr	0.176	83,500	040-016177	P,A		60	125	60
54	3616 Beulah Park Dr	0.168	83,500	040-016178	P,A		58	127	58
55	3620 Beulah Park Dr/3740 Kassidy Dr	0.201	87,500	040-016179	P,A		Irregular		
56	3739 Kassidy Dr/3624 Beulah Park Dr	0.210	89,500	040-016180	P,A		72	126	66
57	3628 Beulah Park Dr	0.166	89,500	040-016181	P,A		62	127	51
58	3632 Beulah Park Dr	0.171	89,500	040-016182	P,A	In Contract	62	129	51
59	3636 Beulah Park Dr	0.209	89,900	040-016183	P,A		71	135	59
60	3640 Beulah Park Dr	0.195	89,900	040-016184	P,A		63	145	51
61	3644 Beulah Park Dr	0.213	89,900	040-016185	P,A		64	157	51
62	3648 Beulah Park Dr	0.261	92,500	040-016186	P,A		76	165	59
63	3652 Beulah Park Dr	0.211	92,500	040-016187	P,A		56	170	52
64	3656 Beulah Park Dr	0.204	92,500	040-016188	P,A		52	170	52
65	3660 Beulah Park Dr	0.235	92,500	040-016189	P,A		60	170	60
66	3664 Beulah Park Dr	0.203	92,500	040-016190	P,A		52	170	52
67	3668 Beulah Park Dr	0.203	92,500	040-016191	P,A		52	167	57
68	3672 Beulah Park Dr	0.229	92,500	040-016192	P,A	In Contract	56	157	83
69	3676 Beulah Park Dr	0.182	92,500	040-016193	P,A		50	136	70
70	3680 Beulah Park Dr/3659 Rose Lane	0.228	92,500	040-016194	P,A		48	130	95
71	3653 Rose Lane/3603 Kassidy Dr	0.202	85,000	040-016195	A		47	135	67
72	3611 Kassidy Dr	0.184	85,000	040-016196	A		58	135	58
73	3615 Kassidy Dr	0.201	85,000	040-016197	A		58	146	58
74	3625 Kassidy Dr	0.297	89,000	040-016198	A	Reserved	Irregular		
75	3639 Kassidy Dr	0.186	85,000	040-016199	A		57	134	53
76	3647 Kassidy Dr	0.154	79,000	040-016200	A		52	126	53
77	3655 Kassidy Dr	0.149	79,000	040-016201	A	In Contract	52	125	52
78	3663 Kassidy Dr	0.149	79,000	040-016202	A	In Contract	52	125	52
79	3669 Kassidy Dr	0.164	82,000	040-016203	A		57	125	57
80	3675 Kassidy Dr	0.164	82,000	040-016204	A		57	125	57
81	3683 Kassidy Dr	0.149	79,000	040-016205	A		52	125	52
82	3691 Kassidy Dr	0.149	79,000	040-016206	A		52	125	52
83	3699 Kassidy Dr	0.148	79,000	040-016207	A		52	122	52
84	3707 Kassidy Dr	0.141	89,000	040-016208	A		53	112	53
	Reserve			040-016209					

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