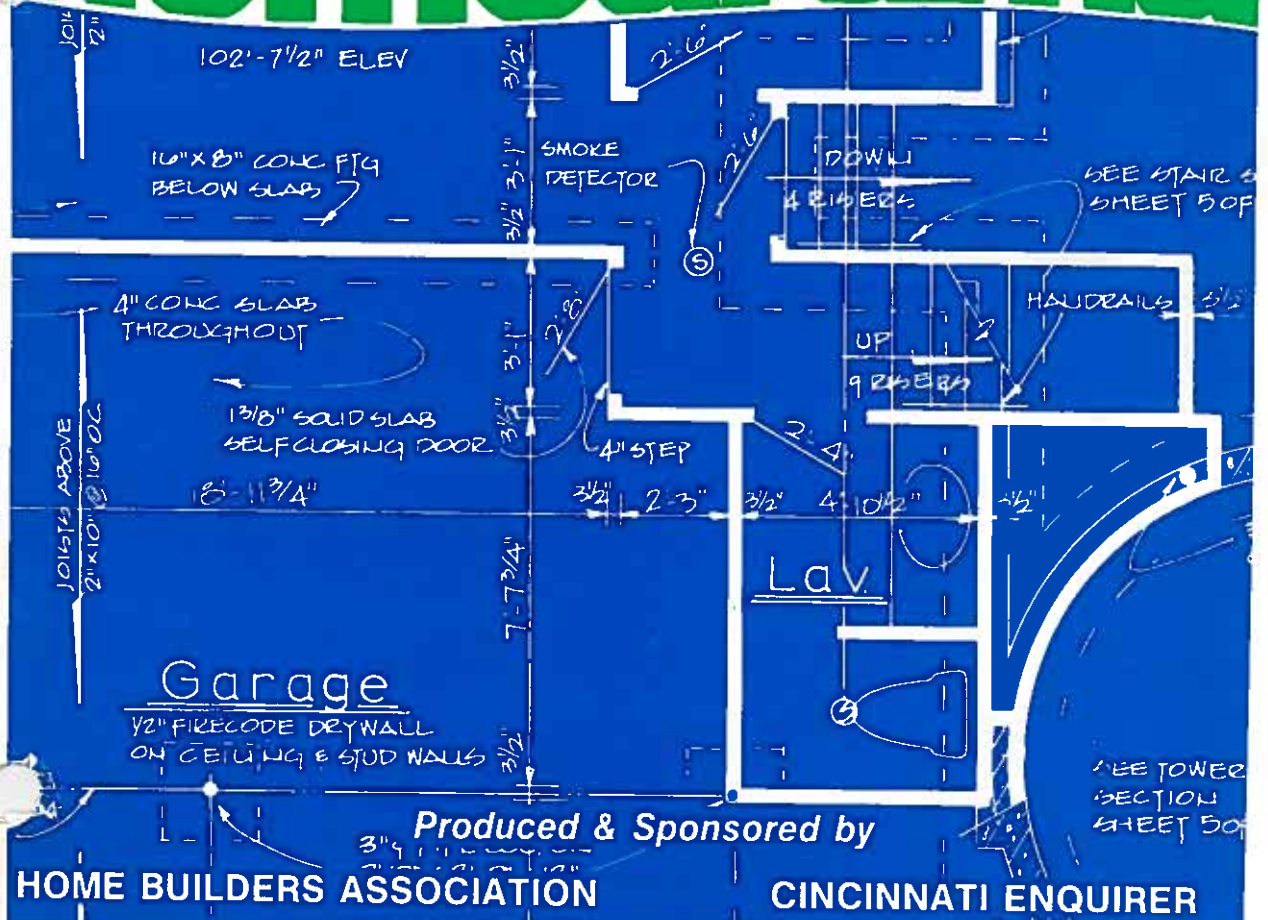


Georgetown Village
in Anderson Township

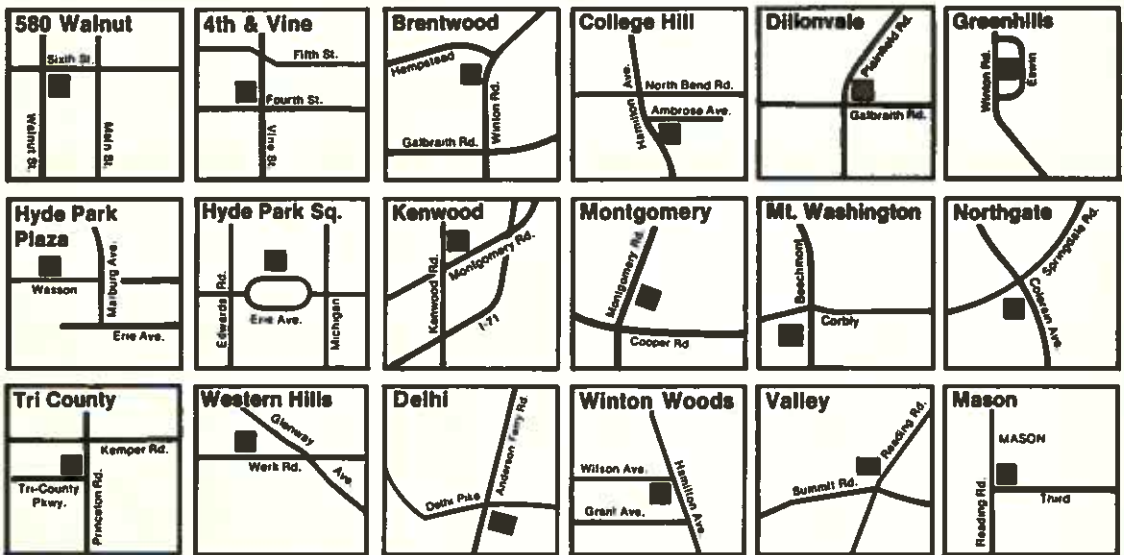
PLAN BOOK

78 homearama



The Big One is The Eagle

Being the biggest, means being the handiest for you. Find your neighborhood map. That's where you'll find the Eagle, too. Save big, with the Eagle. Helps you stay close to your money, no matter where you live.



Eagle is a wholly-owned subsidiary of Western-Southern Life. Savings now insured up to \$40,000 by the Federal Savings and Loan Insurance Corporation.

Zicka Homes

welcomes you to

HOMEARAMA '78

Stop by our Homearama Home for information about the exciting neighborhoods listed below:

Camargo Woods

Maderia

A prestige location in Maderia, one of Greater Cincinnati's most desirable suburbs. Located on Camargo Road, south of the Camargo Racquet Club.

984-5500

Steeplechase Acres

Loveland

Board your horse and ride in your own neighborhood. I-275, to Wards Corner exit, north on Wards Corner, across Branch Hill onto Rt. 48 and follow.

683-2749

Montgomery Estates

Sycamore Schools

Zicka Homes and homes by some of the areas finest custom builders. On Hopewell Road, just a ½ mile east of Hopewell Meadows, site of Homerama '76.

984-5500

Tanager Woods

Montgomery

This truly is a neighborhood for the discriminating buyer. From Montgomery Road take Weller to the boulevard entrance at Tanager Woods Drive.

984-5500

Rambling Hills

Anderson

Rambling Hills is a heavily wooded neighborhood in the heart of Anderson Township. Rambling Hills Drive is on the west side of Beechmont Avenue, three blocks south of Beechmont Mall.

984-5500

Creek Woods

Landen

At last a neighborhood of contemporary homes at prices your family can afford. Wooded lots adjacent to a park. North on Montgomery Road past the new Warren County Park to Creek Woods.

683-7445

Woodcreek

Miami Township

A neighborhood of heavily wooded one acre lots. Greenbelt areas, tennis courts, and a playground make Woodcreek a neighborhood with everything. I-275 to Rt. 28, north on 28 to Cook Road.

984-5500

Pheasant Hills

Loveland

One of Greater Cincinnati's most beautiful neighborhoods. Heavily wooded lots and scenic terrain make Pheasant Hills the perfect setting for your new home. From I-275 take Loveland/Madeira Road north to the Pheasant Hills sign.

683-7616

Zicka Homes

984-5500



Landen...the site of 1977's Homearama...now, even more, your choice of choice living.

Come see another year of progress at Landen and you'll discover why over 400 families have already made it their home. Tour our distinctive villages with their wide variety of stylings. Compare Landen's roster of fine builders with any group around!

Enjoy the walk-in-the-countryside kind of living that is Landen's special design. With the close-to-everything convenience of Landen's prime location.

- **Strawberry Hill** . . . custom-created homes from \$76,000. Phone 851-6000 for builder information.
- **The Island Community** . . . lakeview and greenbelt. From \$70,000. Simpson Creek Construction Company. 683-5001.
- **The Coves** . . . wooded and lakeview sites. From \$90,000. Phone 851-6000 for builder information.
- **Montgomery Hills** . . . models open. From \$46,000. Ryan Homes, 683-7162 and Crest Communities, 683-3340.
- **Woodfield** . . . semi-custom in forest and greenbelt. From \$52,500. Drees Builders, 683-1955 and Jonathan Homes, 683-3602.
- **The Trails** . . . wooded and greenbelt sites from \$45,000. Models at Montgomery Hills. Ryan Homes, 683-7162.
- **Pond Woods** . . . unique park settings. From \$68,000. Zaring Homes, 683-1325.
- **Creek Woods** . . . meadow, woods and creek sites. From \$69,000. Zicka Homes, Inc. 984-5500.
- **Hunter's Pointe** . . . cul-de-sac streets, greenbelt setting. From \$48,000. Models at Montgomery Hills. Crest Communities, Inc. 683-3340.



Landen

Open daily. Directions: I-275 to Montgomery Rd. exit, north to 20 Mile House, follow signs.

Thanks to you
The Eagle
is now

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MILLION DOLLARS STRONG

Throughout the years your trust has made the Eagle one of the strongest savings institutions in Ohio and the Nation.

Over one-half billion dollars in assets is tangible evidence of the Eagle's strength, safety and competence. And doing the very best for our customers in the most important aspect of our business. As we grow even stronger we will continue to consider it a privilege to serve you.



Eagle is a wholly-owned subsidiary of Western-Southern Life.
Savings now insured up to \$40,000 by the Federal Savings and Loan Insurance Corporation.



Vanishing Species

The custom builder is a rare bird these days. Take Allan Ahrens. He doesn't build the same plan up and down a subdivision. Doesn't have model houses repeated so often they have names. Or just build contemporaries. In one suburb, only.

But you can tell his houses. That interesting Tudor is one of his. So was the Cape Cod with the bay window. He built the cedar Contemporary with the garden room you liked.

The ranch with the sky-lighted center island kitchen and the Dutch Colonial with a mother's sewing room were houses he built.

Back in 1956, he decided to build good homes. He'd supervise everything himself. From excavation to closing. Put his know-how in sales and industrial design to work. (For instance, every Allan Ahrens house has a gourmet kitchen with a scientific traffic pattern and pizzazz enough to

make the magazines.) He's gotten his boots muddy, built a good reputation and is still at it.

So if your wife has been clipping house ideas and you have a certain standard of quality in mind you'll have to custom build.

Call Allan to build a home of your own. On your lot. Or his lots in Tanager Woods, Swaim Field, Morgan's Trace or Indian Oaks.

CINCINNATI, OHIO



ALLAN J.
AHRENS

CUSTOM
HOMES

(513) 791-5661

Home Ownership begins with the Eagle

Looking for money to build or buy? Look to the Eagle...Eagle Savings Association. In Southern Ohio the Eagle makes more home loans than any other financial institution. That's because borrowers, like depositors have learned to rely on the Eagle's strength and stability--along with expertise in land development and real estate. Interested in building or buying or even as an investment? Consult your Realtor or Builder. Or visit the Eagle...Eagle Savings Association.



EAGLE
SAVINGS ASSOCIATION



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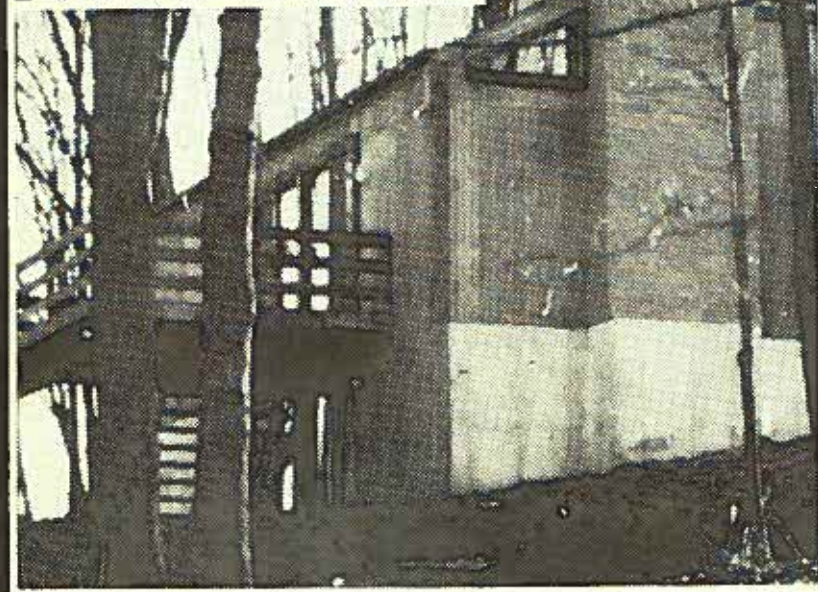
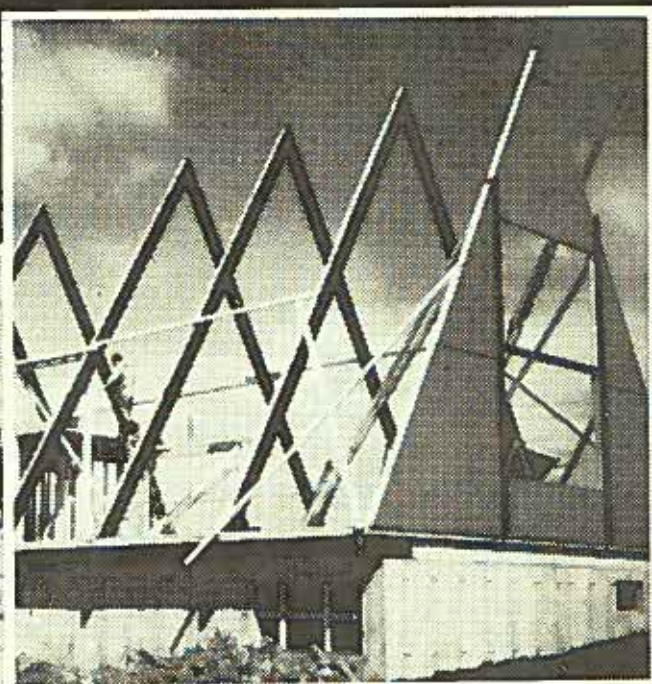
A home individually yours!

Finding someone to put your ideas and personality into a home is almost impossible.

ALMOST... but at Best Panel Homes that's just what we enjoy doing the most. After all it's your home and it should reflect your life style. For over 18 years Best Panel Homes

has been doing just that for hundreds of families in the Cincinnati area. Using plans we have on file or ideas you might have in mind, we'll design and help you get the home that's individually yours!

Call us and we'll set aside a time to meet you.



Best Panel Homes

Can you afford not to save at Eagle?

18 convenient offices
located throughout
Greater Cincinnati



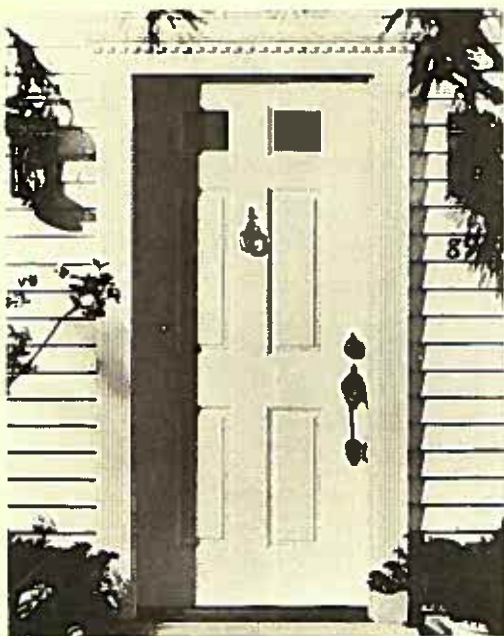
EAGLE
SAVINGS ASSOCIATION



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One door that does the job of two!

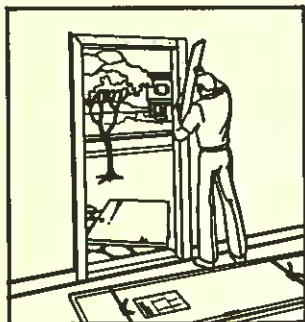
The **PERMA-DOOR**[®] steel Replacement Door Unit!



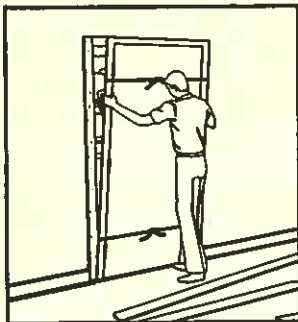
Replace your worn-out, warped or damaged entrance with a pre-hung PERMA-DOOR[®] steel replacement door unit. With PERMA-DOOR[®], you don't need a storm door. And with PERMA-DOOR[®], you also enjoy these outstanding benefits:

- The safety and security of steel
- Never warps, sags, chips, cracks or rots
- Completely insulated and weatherstripped
- Rugged steel frame
Permanent fit, even after years of use

Installing your PERMA-DOOR[®] replacement is this easy:



1 Remove old door, threshold, inside trim and hardware.



2 Slide pre-hung unit into opening over existing frame. Nail to secure in place. Cut banding.



3 Attach anchor screws, apply weatherstripped stops, fasten and caulk new threshold, reinstall inside trim.

PERMA-DOOR[®]
STEEL REPLACEMENT DOOR UNIT BY

Steelcraft[®]
An American-Standard Company

If you don't like the cost of today's housing,
we'll *manage* to save you money.

By building that new home you are planning under a Tobin-Cin'ti
CONSTRUCTION MANAGEMENT CONTRACT

The money you will save can be substantial.

The Construction Management idea is not new. The largest commercial and industrial contractors in the country — Perini, Morrison-Knudsen, Turner and others — have been managing construction contracts for their clients for years with significant savings for the owners, and better overall satisfaction with the completed projects. We have applied that idea to home construction, with similar results.

If you are seriously considering building a new home, we would like to acquaint you with the details of this money-saving method — using your house plans, or ours — we have some 2,000 basic plans to choose from.

In relieving you of the burdensome details of having your home built, we perform any or all of the following functions for our clients:

- Advise on house design as it relates to your budget.
- Prepare detailed specifications.
- Prepare individual and over-all cost estimates.
- Select suppliers and sub-contractors, and prepare contracts with same.
- Prepare master production schedule.
- Schedule delivery of all materials, and the work of all sub-contractors.
- Obtain all permits and inspections.
- With you and your lending institution, arrange for construction payments.
- Prepare vouchers for paying all suppliers and sub-contractors.
- Prepare "change orders."
- Obtain necessary affidavits, waivers of lien and other essential construction documents.
- Secure safeguards to protect you, the owner, against risks and liabilities during construction.
- Obtain warranties on workmanship and materials from sub-contractors and suppliers.
- Supervise all phases of construction from ground breaking to final completion.

We perform any or all of these functions for a fixed fee. The relationship between you, the owner, and us, the Construction Managers, is completely open. There are no secrets between us. The usual "arms-length" relationship between owner and general contractor disappears.

We have the capacity to manage construction contracts for new homes for a limited number of qualified clients.

If you would like more details of this sound method of economical home building, call us or drop us a note.

Tobin-Cin'ti

Construction Management

PARADE OF HOMES

Sunday July 23 & 30

If you enjoy HOMEARAMA ... you'll love the PARADE OF HOMES! It's the perfect opportunity for you to see all that's new in housing ... all over Greater Cincinnati. Scores of new homes in virtually every subdivision will be open for your inspection. And best of all ... at no charge. Look for all the details ... Map and directions in the At Home section of your Cincinnati Enquirer on these Sundays.

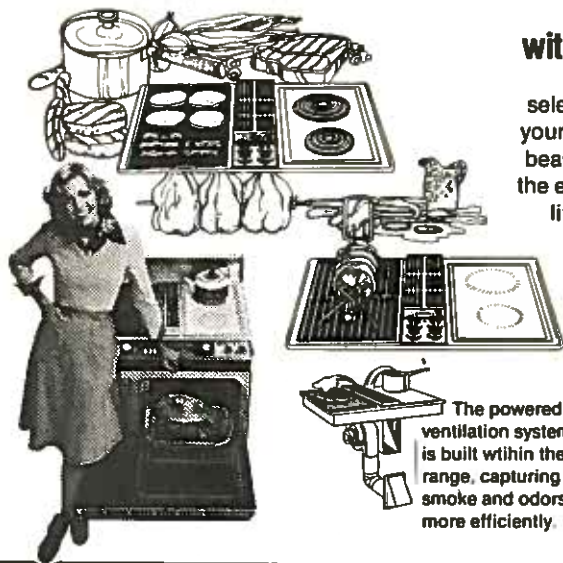
HOME BUILDERS ASSOCIATION / CINCINNATI ENQUIRER



Create your own home cooking center

with JENN-AIR GRILL-RANGE

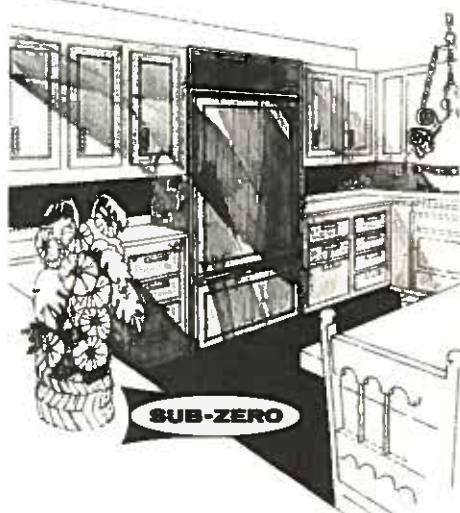
Jenn-Air's incredibly versatile model selection lets you create a range to meet your every need! In cooktops, choose the beauty of smooth white glass-ceramic or the electric conventional-element. Simply lift out either cartridge to convert your range to a Char-Flavor grill in seconds! Convected or Conventional radiant heat in your oven at the flip of a switch! The Conventional cooks your present recipes without change -- Convected, your Jenn-Air cooks cooler and faster. (Turkeys, roasts and hams cook at 50° lower temperature, reducing cooking time as much as 30%!)



The powered ventilation system is built within the range, capturing smoke and odors more efficiently.

SUB-ZERO FREEZERS AND REFRIGERATORS ARE EASY TO DISGUISE

Engineered to the same depth as your cabinets. Finish in your decor with insert panels in wood grains, metals, leathers, fabrics, plastics; side-by-side, over/under combinations or all refrigerator, all freezer units. Only Sub-Zero builds them easy to disguise and almost impossible to wear out. Sub-Zero freezers and refrigerators with the factory tested built-in craftsmanship that assures you of functional beauty for years and years and years. Up to 32 cubic feet storage in each. Whatever your choice in size, model, panel decor, there's no disguising the fact that you can't do better than Sub-Zero . . . because no one builds them better or more beautiful.



SUB-ZERO

CALL OR WRITE FOR THE NEAREST DEALER OF THESE PRODUCTS PLEASE SEND MORE INFORMATION ON

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 U-LINE ICEMAKERS RONSON FOODMATIC
 CHAMBERS APPLIANCES

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

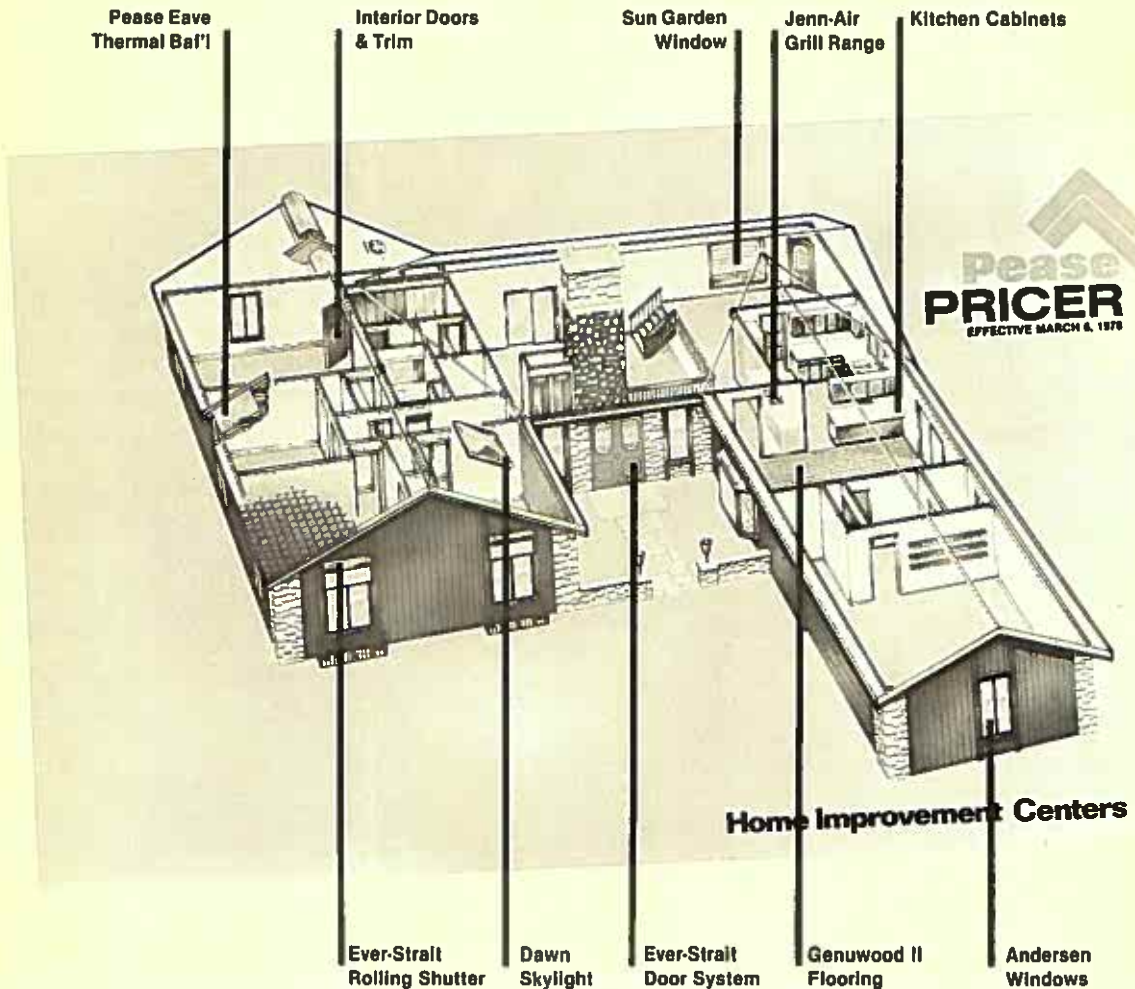
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 Telephone (513) 771-1221



U-LINE COMBO-19
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LOOK TO THE PEASE PRICER ...

FOR THE UNIQUE AND HARD-TO-FIND QUALITY BUILDING PRODUCTS THAT WILL ADD BEAUTY AND VALUE TO YOUR HOME.



Many of the building products that you have seen displayed by the builders in this years Homearama were selected from the Pease Pricer.

The items pictured on the cover (above) are just a few of over 6000 different building products that are represented in this 152 page full-color catalogue, ranging from nails to the elegant bevel insulated Ever-Strait Door System.

You will find that the Pease Pricer will be the most important tool you will have in planning and completing your next home improvement project.

To purchase your copy of the Pricer, visit either of the Pease Home Improvement Centers nearest you:

Cherry Grove — 8666 Beechmont Ave.

Phone: 232-6220

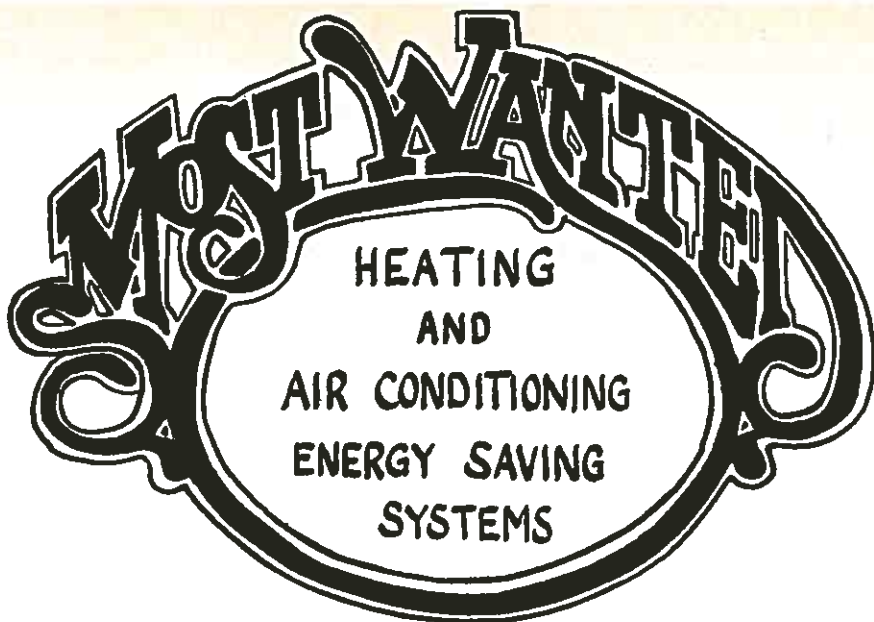
Tri-County/Fairfield — 7200 Dixie Highway

Phone: 867-3500

To see displays of many of the items pictured above, go through the Chelsea Moore house, The Sacramento.



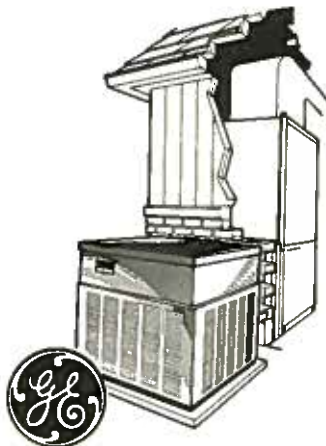
Pease



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*America's No. 1 selling
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GENERAL ELECTRIC COMPANY SALUTES THE FOLLOWING BUILDERS FOR THEIR CHOICE OF USING THE WEATHERTRON® HEAT PUMP IN THE 1978 "HOMEARAMA":

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ALL SYSTEMS IN THESE DISTINGUISHED HOMES WERE EXPERTLY INSTALLED BY:

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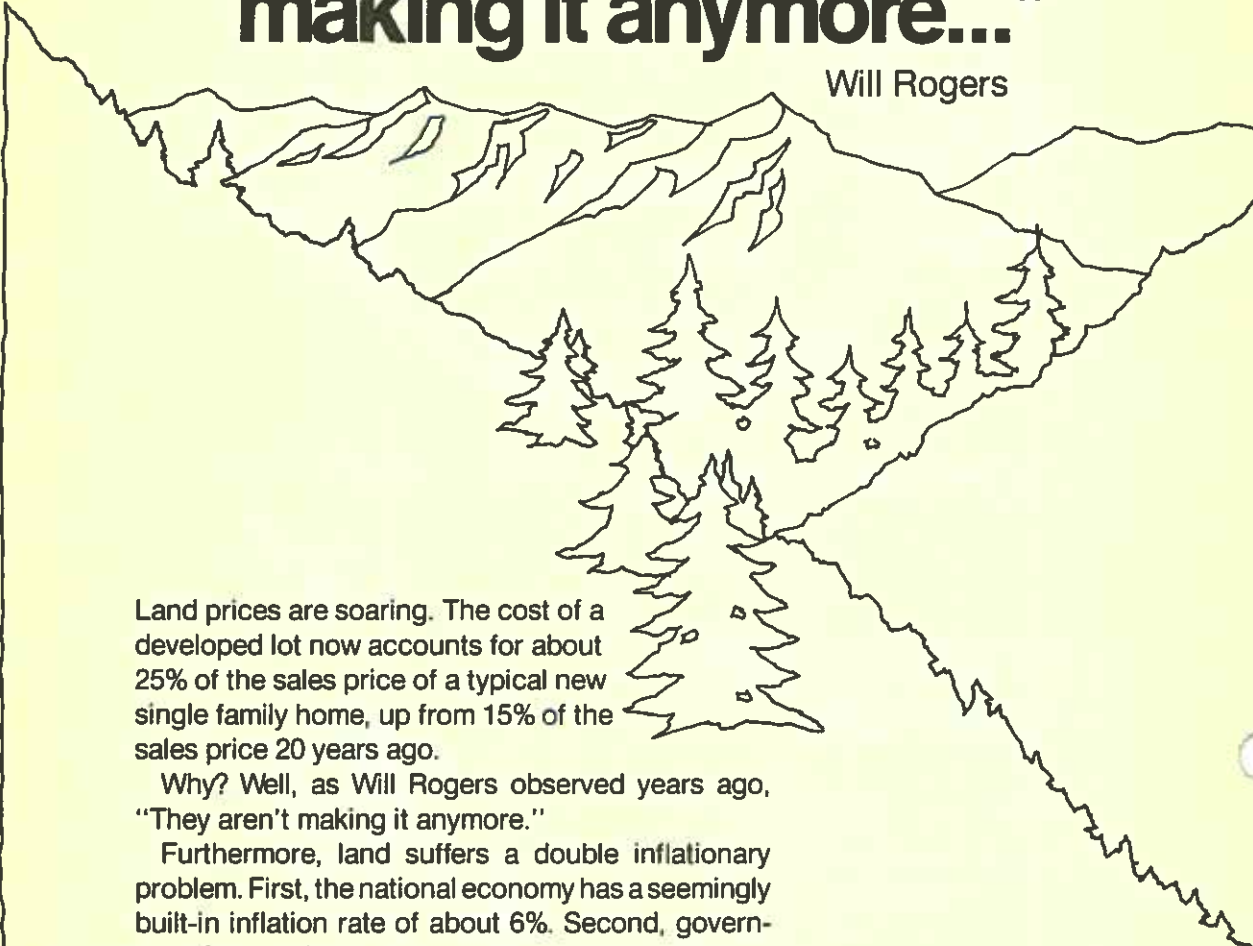
Telephone: (513) 984-4050

COMPLIMENTS OF:

GENERAL ELECTRIC COMPANY AIR CONDITIONING BUSINESS DIVISION

“They aren’t making it anymore...”

Will Rogers



Land prices are soaring. The cost of a developed lot now accounts for about 25% of the sales price of a typical new single family home, up from 15% of the sales price 20 years ago.

Why? Well, as Will Rogers observed years ago, “They aren’t making it anymore.”

Furthermore, land suffers a double inflationary problem. First, the national economy has a seemingly built-in inflation rate of about 6%. Second, government imposed regulations are pushing up the cost of land even more. No-growth policies and unreasonable environmental restrictions are the biggest problems.

Regardless of the type of no-growth policy imposed, the result is always the same: land available for new residential construction is put in short supply. Land prices accelerate. So do values of existing homes because there are not enough new homes being built to meet the rising demand.

In some metropolitan areas, man-made shortages of land have forced the price of quarter acre lots to \$40,000 or more apiece.

Support sensible growth and reasonable zoning policies that will put a lid on this inflationary spiral. It’s the only way we will be able to pass on the opportunity of homeownership to future generations. It’s your children’s future that’s at stake.



OUR THANKS

to the 16 HOMEARAMA BUILDERS
who chose PORTER PRODUCTS

We are honored to have been chosen to furnish Paint, Wallcoverings and Decorating Services to the builders of the gracious model homes on display. You'll find our products in the following homes:

GEORGETOWN VILLAGE	MODEL #
Dorger Homes, Inc.	1
Jay Buchert, Inc.	2
Craftsman Builders	3
Ryan Homes	4
Lucke & Strassel Builders	5
R. A. Hermes	6
West & Co.	7
Florian Homes, Inc.	8
Zicka Homes	10
Drees Builders & Developers	11
Leyland Homes	14
Stuart Homes, Inc.	16
Dick Horak, Inc.	17
Crest Communities	19
Lester B. Powell, Inc.	20
Jonathan Group, Inc.	21



Look to Porter personnel for
the finest in materials
and expert help with
your decorating
needs

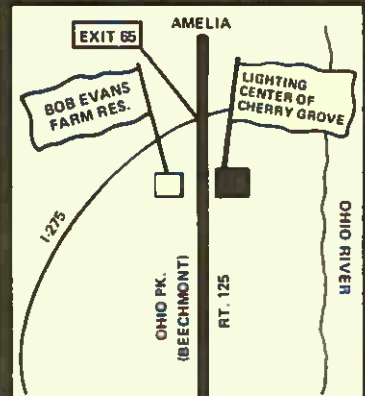
Seven
Porter Paint Stores
in the Cincinnati area and
one in Middletown.
Also many fine dealers
throughout the area



**TOM
KOENIG**

* Lighting Center of Cherry Grove

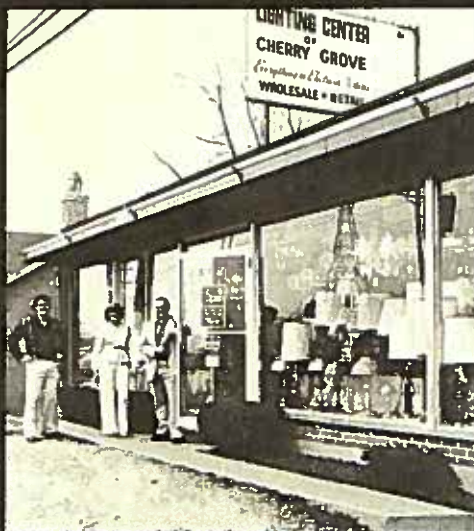
* Across from Bob Evans Farm Res.



Come see the Koenig's at the Lighting Center of Cherry Grove

"We'll be glad to help you!"

**We discount
50% off
when you
completely
furnish
your home
with our
lighting
fixtures**



Wholesale - Retail
Fixtures - Lamps - Parts -
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Selection - 513-752-6820
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Ave. - Route 25)

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752-6820



Preferred Properties at Twin Lakes at Wildwood



The Roxbury... For those who demand the finest in living.

This contemporary three level home with volume space offering

- Deluxe country kitchen with butcher block cooking island and every appliance imaginable
- First floor master bedroom suite with dressing room, bath and adjoining patio/garden
- Library
- Loft bedroom with sunken tub
- Wooden deck



The Oxford... For those who know what they're looking for.

This contemporary three level home offering

- Two story dining room
- Large master bedroom
- Separate foyer
- Two fireplaces
- Second living room with library wing
- Wine cellar
- Finished laundry room



The Middlesex... For those who desire style and need spaciousness.

This contemporary three bedroom three level home offering

- Master bedroom on first floor opening to living room deck with adjoining dressing area and bath
- Two story living room with beamed ceiling and fireplace
- Separate dining room with adjoining patio
- Complete family room with fireplace



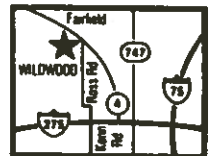
The Litchfield I... For those who desire a carefree, private style of living.

This contemporary three level home offering

- Balcony dining room overlooking —
- 2-story living room with fireplace and patio
- Volume space master bedroom with fireplace and its own balcony
- Additional bedroom
- Enclosed garden off kitchen

- Homes with privacy
- Quality construction
- Solid investment
- Total freedom from yardwork and outside maintenance

- Tennis, swimming
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- Planned social and recreational activities



Twin Lakes at Wildwood

Ross Road at Route 4, Fairfield • 874-4575 • Broker participation invited at 3%.

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CONTINUOUS, RELIABLE
OPERATION IS POSSIBLE
AT TEMPERATURES AS
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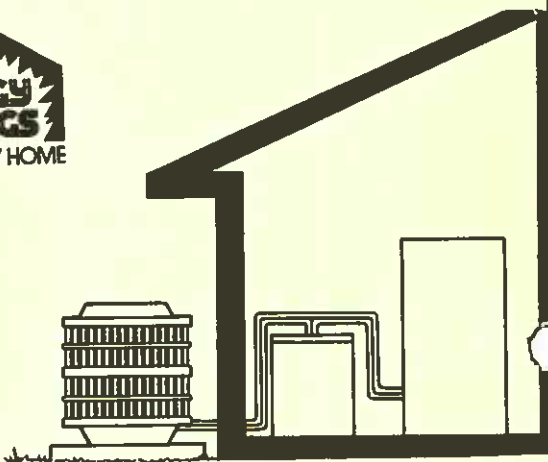


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Your new home should cost no more to heat or cool than absolutely necessary. That's why we offer the Energy Savings Opportunity option on all our homes. It's a scientifically balanced combination of proven energy saving techniques. And it can save you big money every year you own your home.

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And because the computer has predicted what it will cost to heat and cool each of our homes, we can give you a good idea of just what your costs will be. You'll be amazed at how much you can save.*

So come see us today!



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CARRIER DISTRIBUTING CO.

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Because no two homes are identical—and because we can't predict exactly your living costs, Carrier's Energy Computer has developed a computerized estimator. Carrier's Energy Computer has



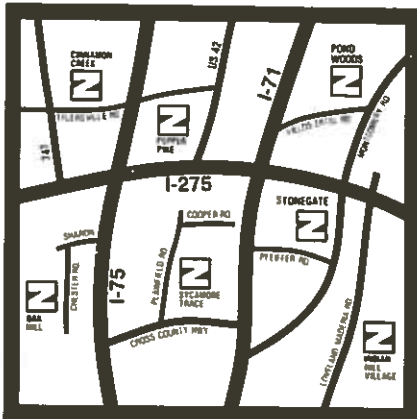
We've built our reputation by building better homes.

In Cincinnati's most prestigious neighborhoods more homes have been built by Zaring than any other builder. This experience with the area's finest custom residences goes into every home we build, setting a standard of unequalled design and construction quality.

Thirty architectural styles are offered, with everything you expect in your new home included in the base price.

Zaring neighborhoods are ones of rising home values, favorable tax rates, excellent schools, convenient shopping and good access to freeways.

Look at a Zaring Home today in one of these prime neighborhoods and see the kind of craftsmanship and value you have a right to expect in your new home.



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Pepper Pike 777-4595, From \$65,000

Pond Woods at Landen 683-1325,
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Sycamore Trace 563-4330, From \$90,000

Stonegate 563-4330, From \$90,000

Indian Hill Village 563-4330,
From \$200,000

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PARADE OF HOMES

Sunday July 23 & 30

If you enjoy HOMEARAMA . . . you'll love the PARADE OF HOMES! It's the perfect opportunity for you to see all that's new in housing . . . all over Greater Cincinnati. Scores of new homes in virtually every subdivision will be open for your inspection. And best of all . . . at no charge. Look for all the details . . . Map and directions in the At Home section of your Cincinnati Enquirer on these Sundays.

HOME BUILDERS ASSOCIATION / CINCINNATI ENQUIRER

Shop and Compare and see the Savings Drexel can offer You!

What every new home needs!

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Make your own home as enchanting as the model homes with carpeting by Drexel . . . Drexel offers you over 1,500 styles and colors to choose from . . . carpeting for every room . . . immediate professional installation over guaranteed padding . . . all at the right price. Carpet by: Lee's, Trend, Miliken, Coronet, World, Evans & Black, and Bigelow.

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Drexel has, in stock, over 160 different styles of paneling . . . paneling that will enhance the beauty of any room in your new home. Drexel has real hardwood panels of Hickory, Birch, Cherry and Oak . . . beautiful bath panels . . . prints . . . Cincinnati's largest, most complete selection of paneling.

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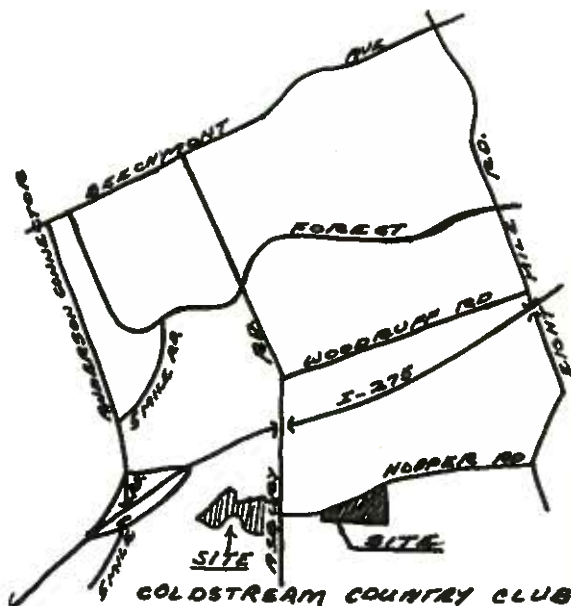
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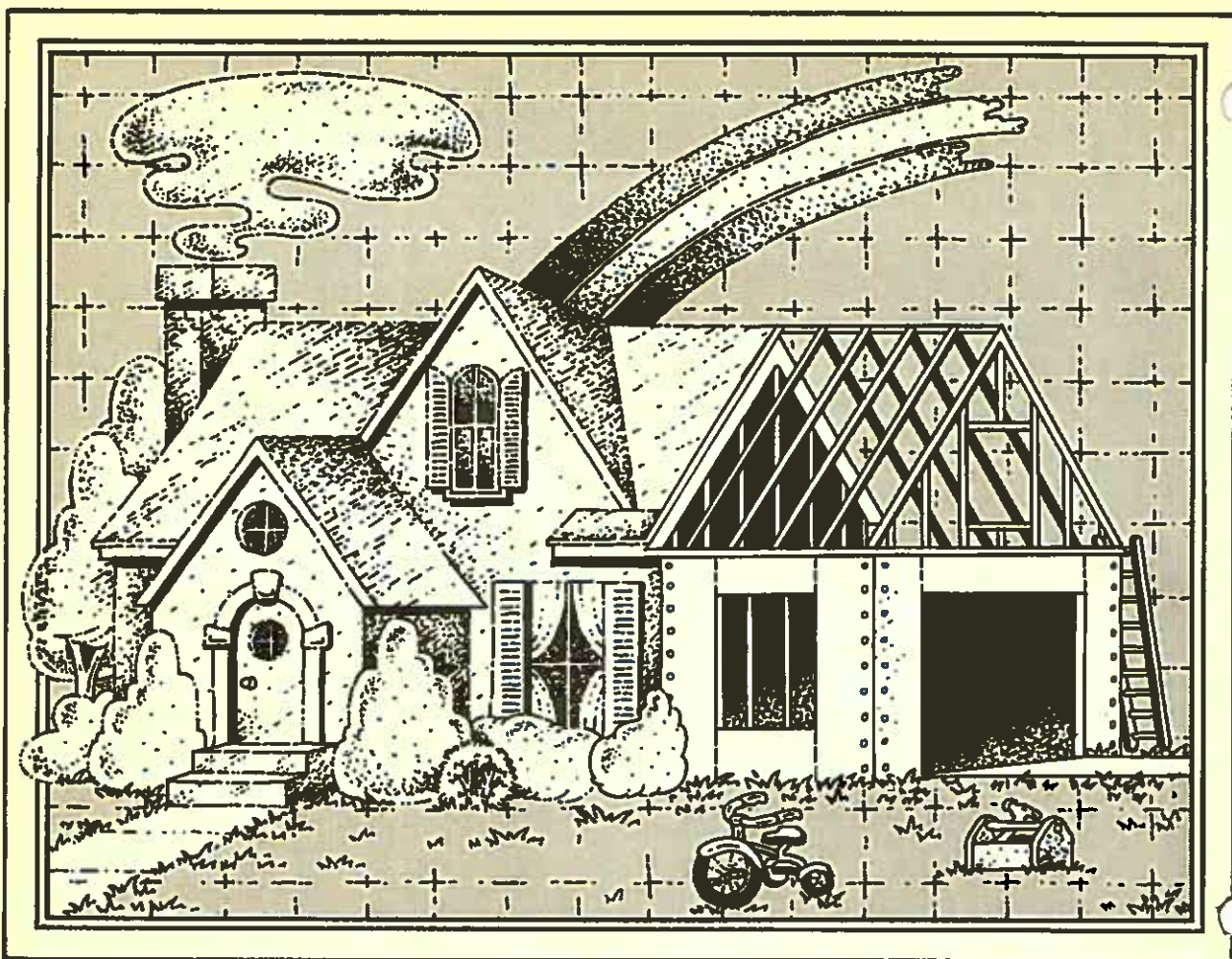
East on Rt. 125 (Beechmont)
Turn right on Asbury Rd. to
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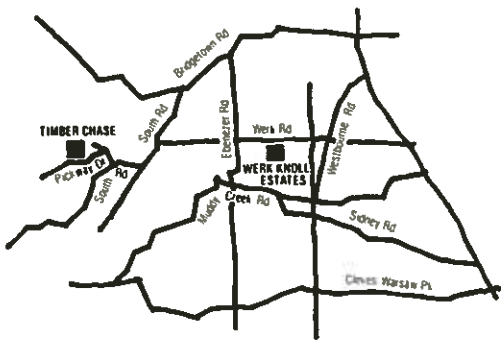
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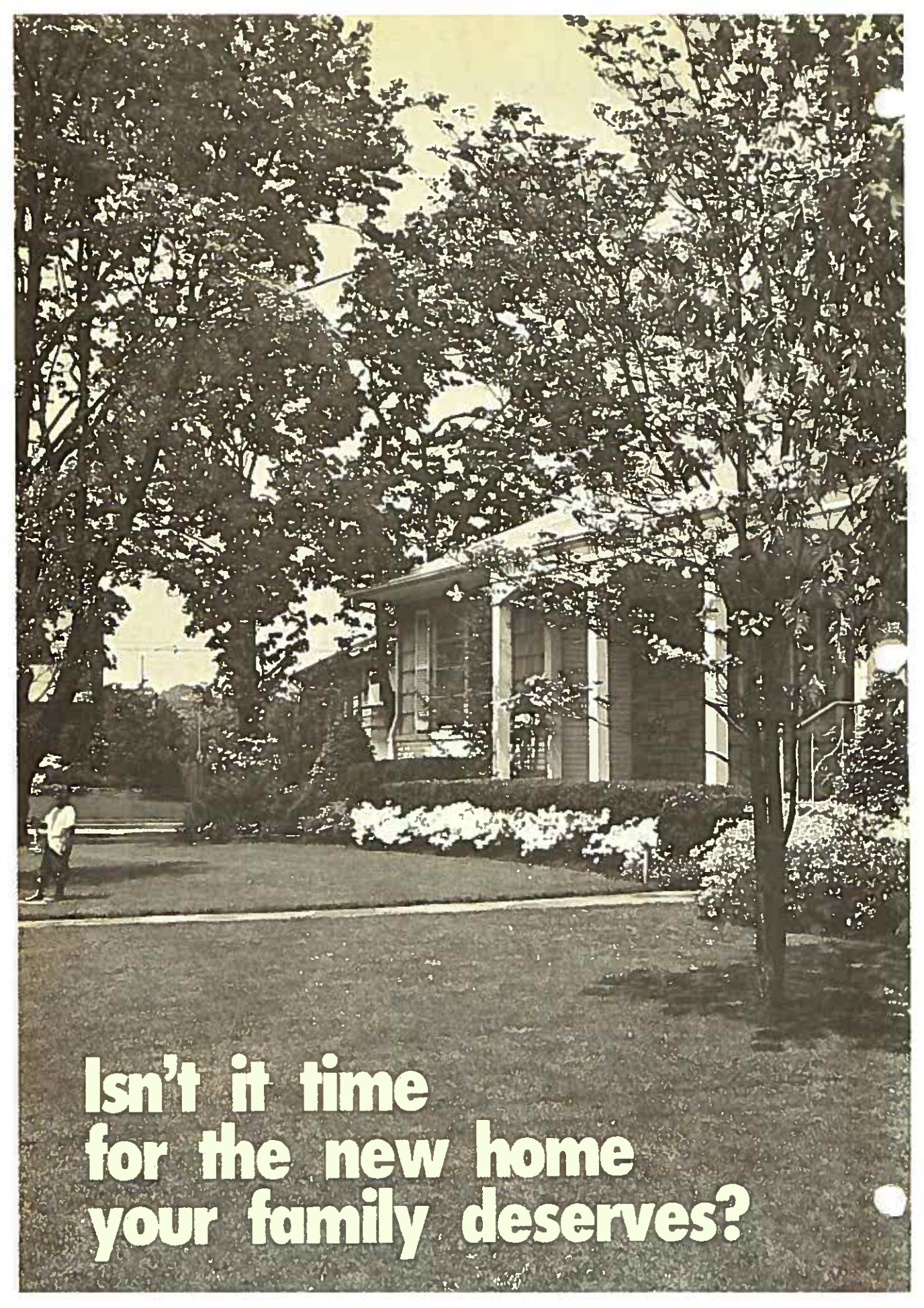


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A Personal Welcome



HOME BUILDERS ASSOCIATION OF GREATER CINCINNATI

Dear Friend:

In behalf of the more than 700 members of the HOME BUILDERS ASSOCIATION, it is my privilege and pleasure to extend our personal welcome to HOMEARAMA® '78.

Sponsored by the CINCINNATI ENQUIRER, this year's show features twenty-two (22) exciting new model homes in a wide variety of architectural styles ranging from colonial to contemporary. Each model home offers you the opportunity to view the innovative construction techniques and quality materials that add up to totally better housing.

As you view this year's HOMEARAMA®...bear in mind that in today's period of rising prices, the advantages of home ownership take on added significance...as a hedge against inflation. The creation of important tax savings along with the appreciation in value you will receive, makes buying your new home...a near necessity.

So why wait? Examine the many attractive homes in HOMEARAMA® '78. One of them is probably just the right one for you and your family.

Sincerely,

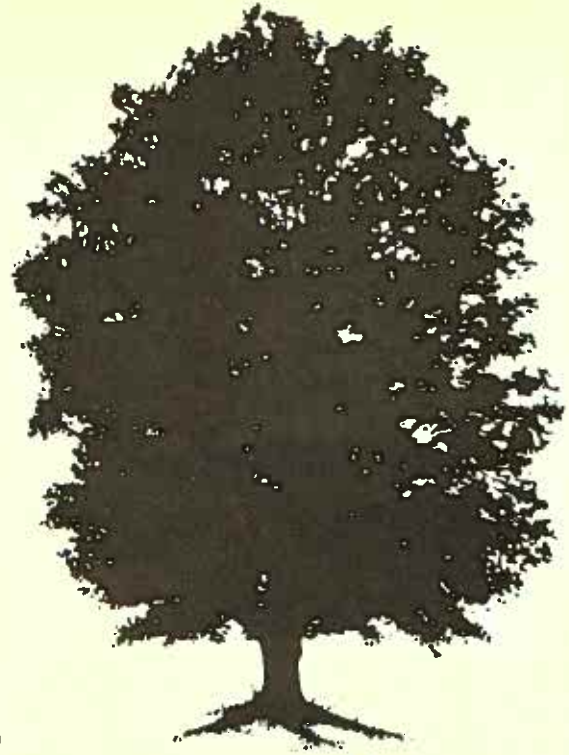
A handwritten signature in dark ink, appearing to read 'Clarence A. Dwyer'.

Clarence A. Dwyer
President
Home Builders Assn.

1213 TENNESSEE AVENUE, CINCINNATI, OHIO 45229

(513) 242-0500

Produced by
The Home Builders Assn.
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Lots for sale. Little Miami River Overlook.

Thickly wooded lots of
unusual beauty.

Located in the city, only 15 minutes from downtown.
Rolling hills, deep ravines, panoramic views.

And the ultimate in privacy.

Ready for building in early summer.

Average lot size is one half acre.

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the builder of your choice. Builder inquiries invited.

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Off Salem Road in Mt. Washington.
Bordering the Little Miami River.

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ENTERPRISES, INC.

For information 561-1830

Cincinnati, Ohio 45243

Welcome



HOME BUILDERS ASSOCIATION OF GREATER CINCINNATI

Dear Friend:

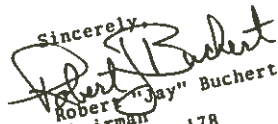
Members of the HOME BUILDERS ASSOCIATION concluded more than seventeen years ago that you, the responsible citizen, wanted and deserved the opportunity to see new housing without feeling pressure to purchase. As an industry, we wanted you to see our new homes free of any restraints...free to browse...to look at landscaping and furnishings...free to compare floor plans and room arrangements...and free to obtain ideas for remodeling your existing home.

Greater Cincinnatians have come to recognize HOMEARAMA® as a unique opportunity to see all that's new in today's quality housing. Everything from design and architecture...landscaping and decorating...to related products and services on display...has attracted well over a million area residents in the show's seventeen year history.

The HOME BUILDERS ASSOCIATION and CINCINNATI ENQUIRER are extremely proud to present this year's show. As the largest HOMEARAMA® ever, you'll see that each of the 22 builders is equally as proud of their home. You'll see the very best in consumer minded planning and design...and you'll be confident in the homes built by members of the HOME BUILDERS ASSOCIATION.

Enjoy HOMEARAMA® '78!

Sincerely,

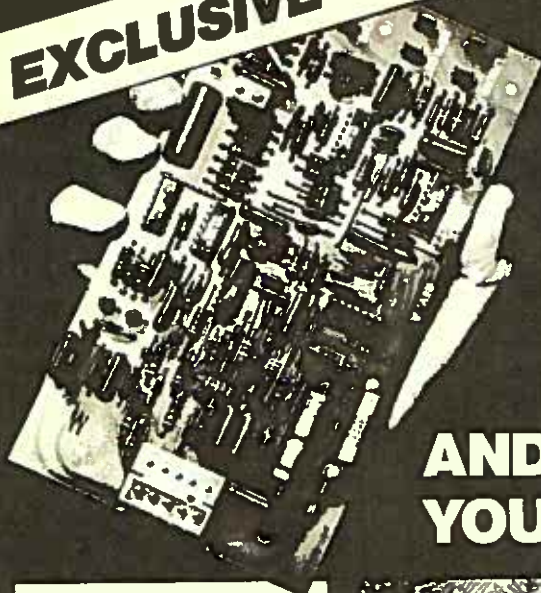

Robert "Jay" Buchert
Chairman
HOMEARAMA® '78

1213 TENNESSEE AVENUE, CINCINNATI, OHIO 45229

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HEAT PUMP
THAT SAVES FUEL,
SAVES ENERGY**

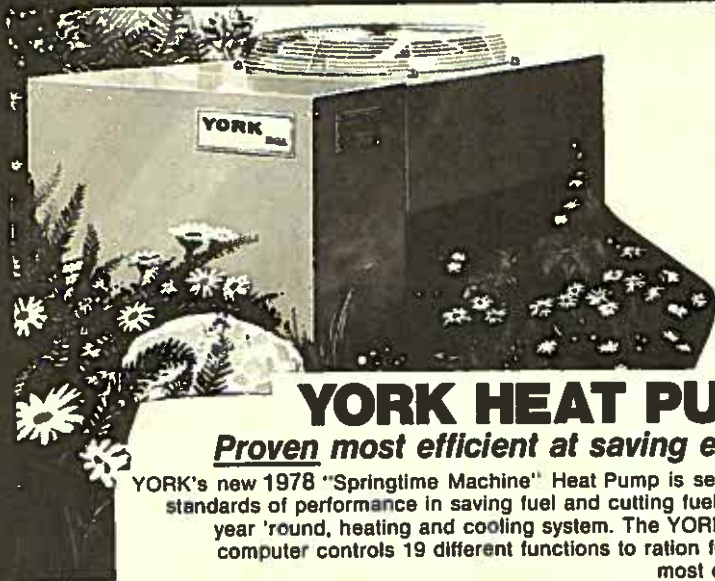
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YORK's
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heating and air
conditioning analysis

The YES II Computer will calculate the heat gain and loss of your home, tell you which heating/cooling equipment will do the best job and how much it will cost to operate, compare costs of different types of cooling/heating systems, and tell you how much you can save with energy-saving options such as storm windows and additional insulation ... information you need to save energy and money.



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Your Home ... AT NO COST



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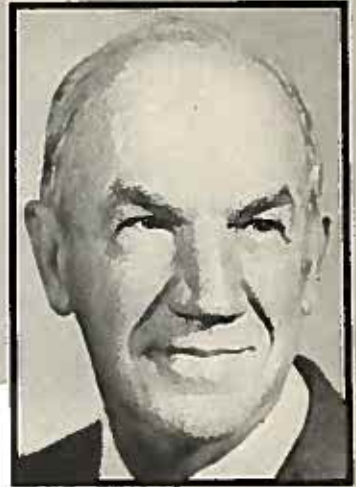
FEATURED BY:

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Greetings



HOME BUILDERS ASSOCIATION OF GREATER CINCINNATI

WELCOME TO OUR 17TH ANNUAL HOMEARAMA®!

With the Seventeenth ANNUAL CELETRATION of HOME-ARAMA®, it seems appropriate to note this civic event is unique to our area. In fact, the trademarked name of HOMEARAMA® was created by our local HOME BUILDERS ASSOCIATION.

In this year's show we have attempted to offer you many reasons why you should buy your new dream home...today. Each BUILDER has employed his skill and knowledge to build a custom designed home specifically for this year's show. He has incorporated the newest ideas and most modern materials to provide you with a more attractive...comfortable...economical...and energy saving home.

The participating BUILDERS invite you to examine closely the efficient planning...practical design...quality construction...energy saving materials that make this year's model homes deserving of your careful attention and consideration.

They exemplify the fine homes being built by MEMBERS of the HOME BUILDERS ASSOCIATION.

Sincerely,

Allen E. Paul
Chairman Emeritus
HOMEARAMA®

1213 TENNESSEE AVENUE, CINCINNATI, OHIO 45229

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NEW HOMES

Watch Hill/Anderson Township

1 acre to 1.5 acres wooded homesites.

Price Range: \$150,000 – \$250,000

Builders: Dwellings Construction, Creative Shelter, Stuart Homes, Inc., Glen Wright Construction.

Federal Hill/Anderson Township

Price Range: \$93,500 – \$117,000

Builders: Bert Construction, Hallmark Custom Homes, Dwellings Construction.

Wards Creek/Loveland

¼ acre to 2.5 acre homesites

Price Range: \$82,900 – \$135,000

Builders: Creative Shelter, Dwellings Construction, Willey Homes, Westmullen Construction.

Windfield Hills/Loveland

½ acre - ¾ acre wooded homesites

Price Range: \$77,900-\$95,000

Builders: Stuart Homes, Inc., Glen Wright, Jr.

Beechmont Woods/Anderson Township

Wooded homesites from \$58,900-\$78,000

Builders: Craig Homes, Inc., Hallmark Custom Homes, Inc.

Lakeview Hills/Anderson Township

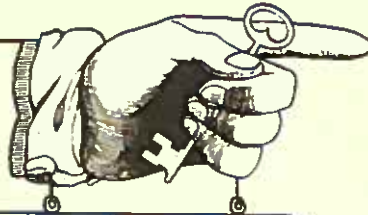
A view of the lake – \$61,900

Builder: Bert Construction



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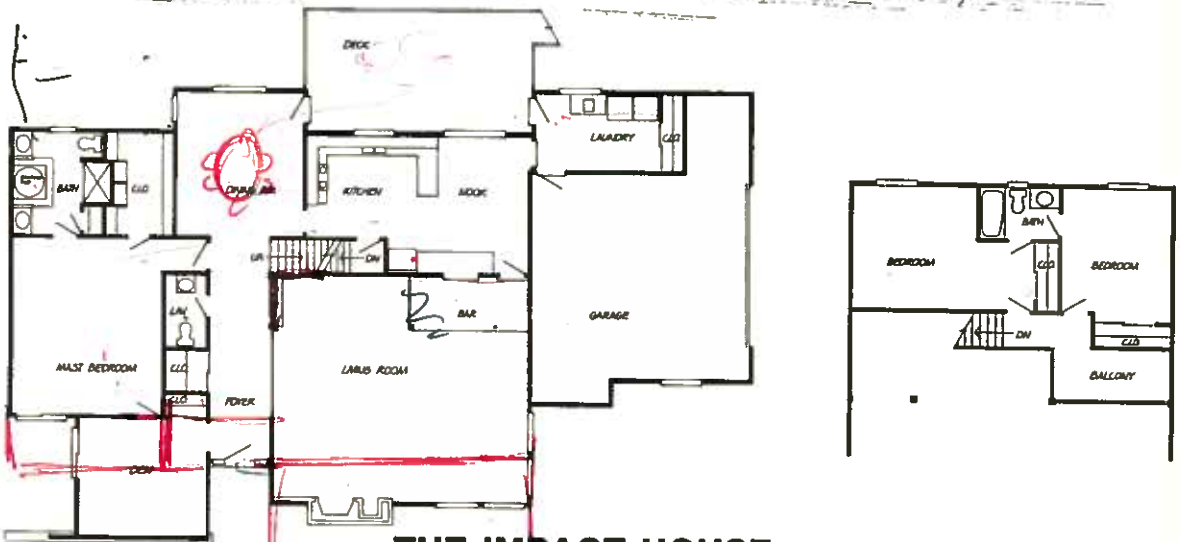
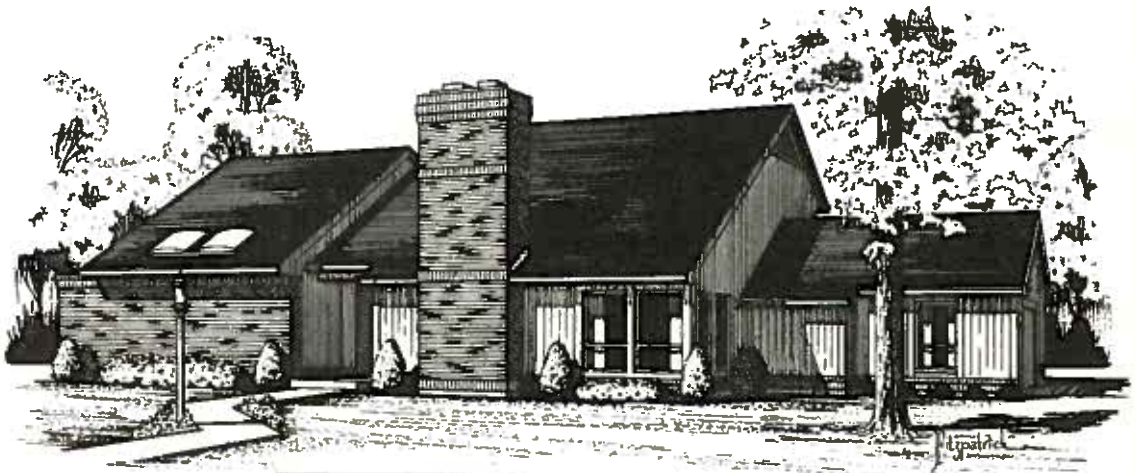
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You'll sense a feeling of spaciousness the moment you step into the entry of The Impact House. To your right, the sunken great room, a vast entertaining and living area, seems even larger because of its depth and its ever-increasing ceiling. A great room, of course, requires a great fireplace. The Impact House has a fantastic fireplace that will warm you and your friends on many a chilly evening.

A full dining room, enhanced by a magnificent vista window, will make an elegant setting for dignified occasions. And preparing those formal presentations will be a pleasure with the large, U-shaped kitchen, complete with built-in breakfast nook.

The first floor master bedroom suite is highlighted by a three foot soaking tub, his and her vanities, and is adjacent to a special skylighted sitting room/den. And to round off the first floor plan, a laundry room, powder room and wet bar assure you functional, self-contained living.

Need extra room? The second floor, with balcony overlooking the entry, provides two additional bedrooms with adjoining bathroom.

The Impact House. Designed with purpose, style and the special touches of every Dorger Home. A home that's bound, like its name, to have an impact on the style of living of today's smaller family.

DORGER HOMES

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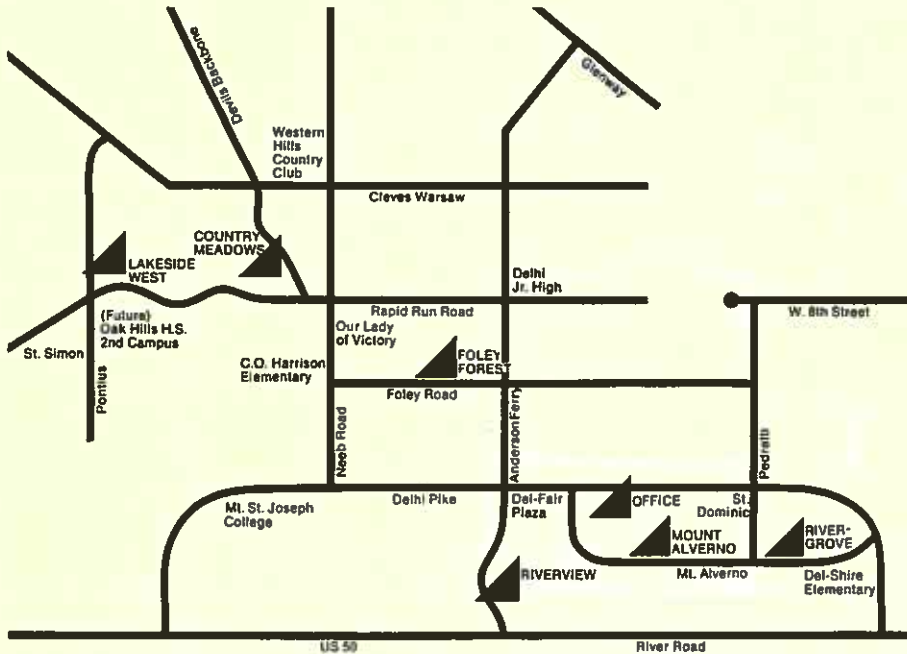
\$39,950 — \$68,900

Foley Forest
Rivergrove

“Trendsetter Series”

\$65,900 — \$89,900

Lakeside West
Country Meadows

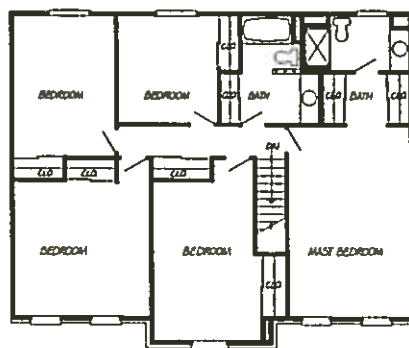
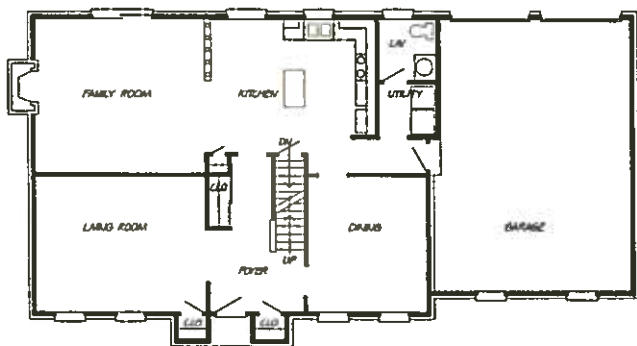


Models open daily 1-5 p.m. except Fridays
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921-8000 921-2846

**JAY
BUCHERT
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THE MANCHESTER

"The Manchester" is typical of the variety of fine homes in the "Trendsetter Series" being built in Lakeside West and Country Meadows by Jay Buchert, Inc.

Special "Trendsetter" features and quality appointments highlight each and every new home . . . be it two story, split entry, or ranch.

When you compare our fine homes you will notice the abundance of special features offered as standard items: central air conditioning, heat pump, fireplace, family room paneled and carpeted, variety of color and carpet in each room, choice of deluxe kitchen cabinets, self-cleaning range, dishwasher and disposal, cushioned resilient kitchen and bathroom flooring, energy saving insulation, steel reinforced concrete and patio.

All these features from \$65,900.00 to \$89,900.00.

We hope you enjoy your visit to "The Manchester" and we cordially invite you to visit Lakeside West and Country Meadows in the Western Hills to see other fine homes by Jay Buchert, Inc.

JAY BUCHERT, INC.

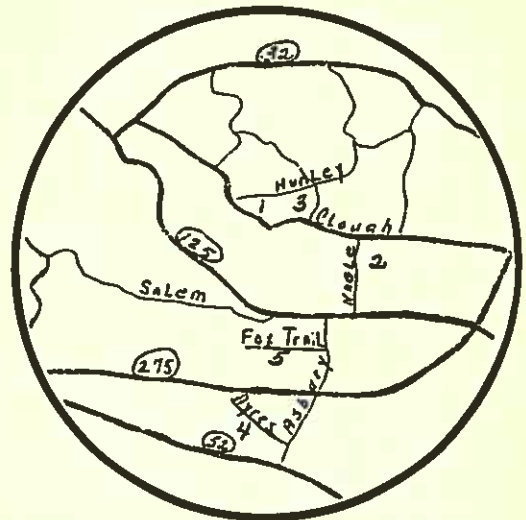
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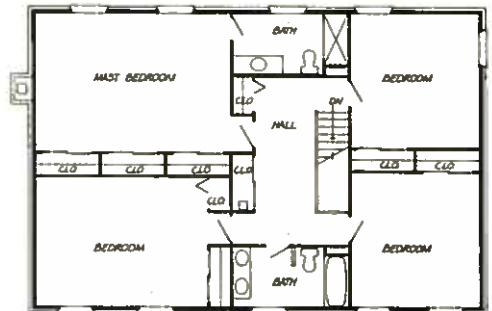
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plan book of
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THE GEORGETOWN

A stately 2 story brick colonial home designed for the discriminating buyer who looks for quality construction, styling, and elegant living. This 2500 sq. ft. home features, a gracious foyer, separating the formal living and dining rooms, and leading back to a large family room with a cozy woodburning fireplace with raised hearth, twin bookcases, 2 large closets and that much sought after wet bar. The spacious eat-in kitchen features a center island cook unit, double ovens, pantry and desk unit. The open stair way leads to a master suite with dressing area and private bath, and 3 large family bedrooms and bath.

This exceptional home can be built on your lot, or choose one of our lots in Georgetown Village, Stonegate Meadows or Bloomfield Hills.

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Nature Run
Phone 752-8440

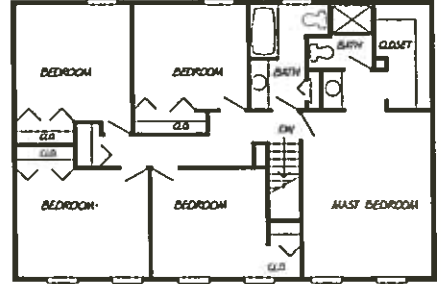
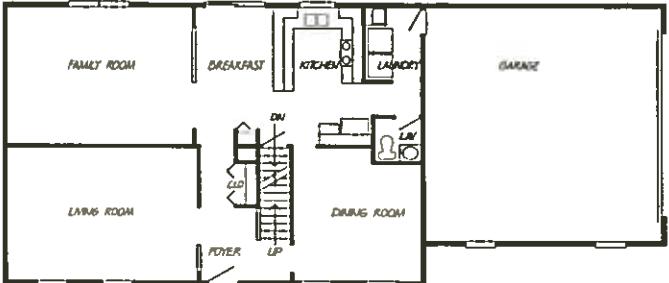
North Kentucky
Spring Valley
Phone 727-3472
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You'll find a home at Ryan



EQUAL HOUSING



THE SHENANDOAH

This stately two-story reflects the fine styling and craftsmanship that you would expect to find in a truly elegant home. Ideal for the active, growing family that desires beauty and value. Upstairs there are five bedrooms, including a large master suite with its own private bath, dressing alcove and spacious walk-in closet. The remaining four bedrooms feature lots of closet space and there's also another full bath upstairs.

A large foyer separates an elegant large living room from the formal dining room. A big kitchen with plenty of built-in extras and a breakfast area. Adjoining the kitchen is the spacious family room where you can relax or entertain in style.

Adding to the luxury of the Shenandoah is a large two car garage, full basement, wall-to-wall carpeting, and much more. And, of course, it's super-sealed and insulated our special way to save precious energy. Truly a fine and practical residence.

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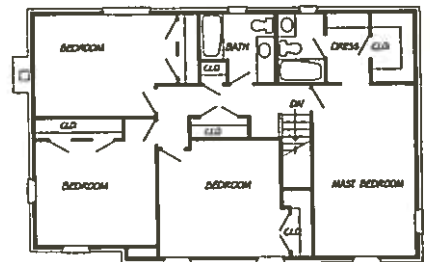
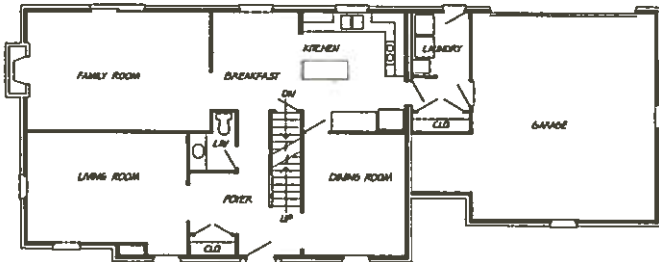
Anderson
**COVENTRY
FARMS**
Mid 80's.
East on
Beechmont, left
on Wolfangle, left
on Hunley, right to
Coventry Farms.
231-6666

Montgomery, North
**MONTGOMERY
FARMS**
Mid 70's. North on
I-71 to Fields
Ertel Exit, left on
Mason Rd., left on
Fields Ertel to
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791-6666

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right on Merwin-
Ten Mile Road to
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No effort has been spared in the planning, construction and appointments in our impressive traditional two-story home. An inviting foyer with the sophisticated touch of imported ceramic . . . soft toned living room illusively oriental . . . the warmth of random width floors in the dining room . . . a masterful creation in wood enhances every wall in the family room . . . a dramatic marble fireplace . . . a sunlit kitchen featuring a combination Jenn-Air grill/range, double ovens and trash compactor . . . a secluded terrace bordered by solid greenbelt . . . singularly, a reflection of your good taste.

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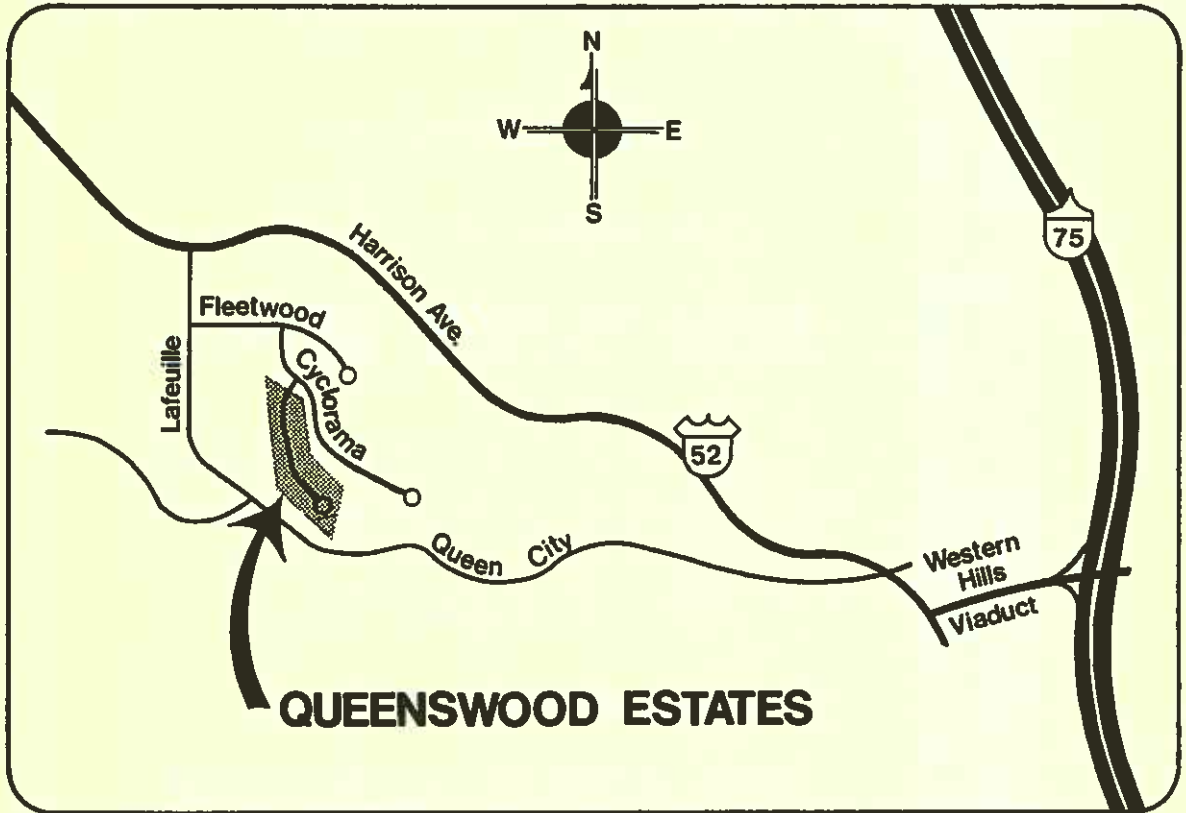
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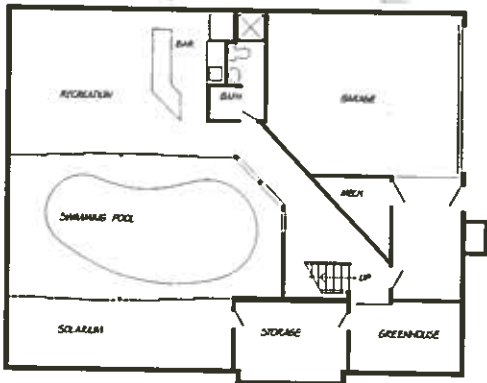
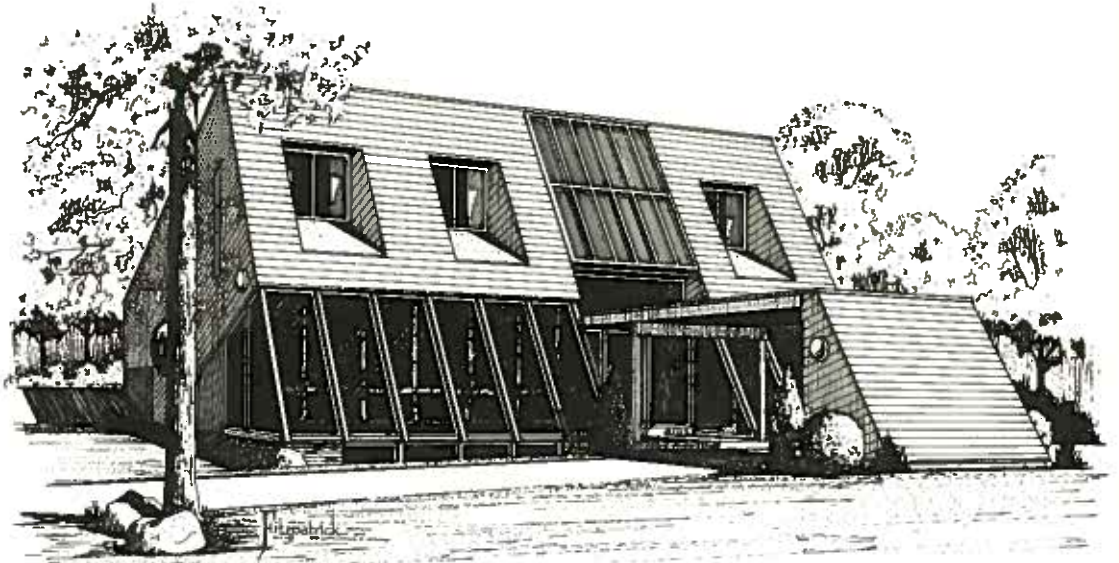
QUEENSWOOD ESTATES



One of the areas most exciting new neighborhoods, Queenswood Estates is surrounded by scenic terrain, yet offers the convenience of being only ten minutes from downtown Cincinnati. Seventy foot minimum lots and underground utilities make Queenswood Estates ideal for the discriminant buyer.

From I-75, take the Western Hills Viaduct to Harrison Ave. (Route Fifty-Two). Go left on Lafeuille, left on Fleetwood, right on Cyclorama, and right on Queenswood to find the ultimate in planned developments.

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THE PROMETHEAN

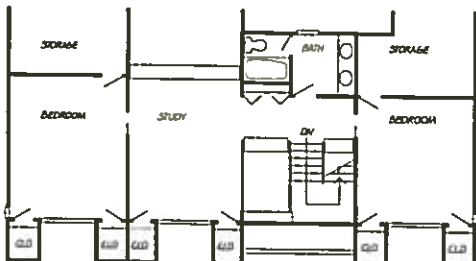
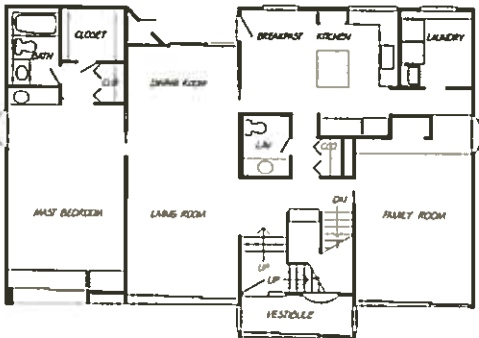
Prometheus, who took fire from the Greek god Zeus and gave it to man, is the name sake for this house. Equipped with a hybrid solar energy system, the Promethean saves considerably on heating and cooling costs.

The finished indoor area is over 4,000 square feet, consisting of 3½ baths, 3 bedrooms, study, living, dining, eat-in kitchen, and family room.

A 30' x 40' greenhouse, recreation area, and indoor pool are just a few of the many features incorporated in this super delux show home.

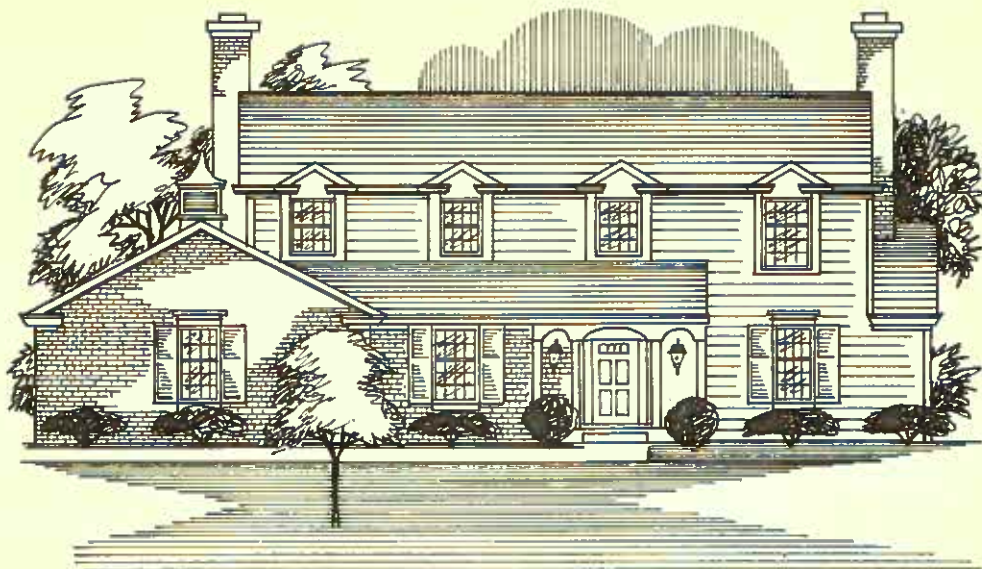
R. A. Hermes Inc., which is responsible for the design of the Promethean, takes pride in being the number one builder of aesthetically correct contemporary homes in this area.

The Development Team Associates, featured on the opposite page, have choice lots available in Queenswood Estates and Riogrande, where breathtaking river view sites are available. Both firms will gladly extend their building and design services to anyone interested in the best in contemporary homes.

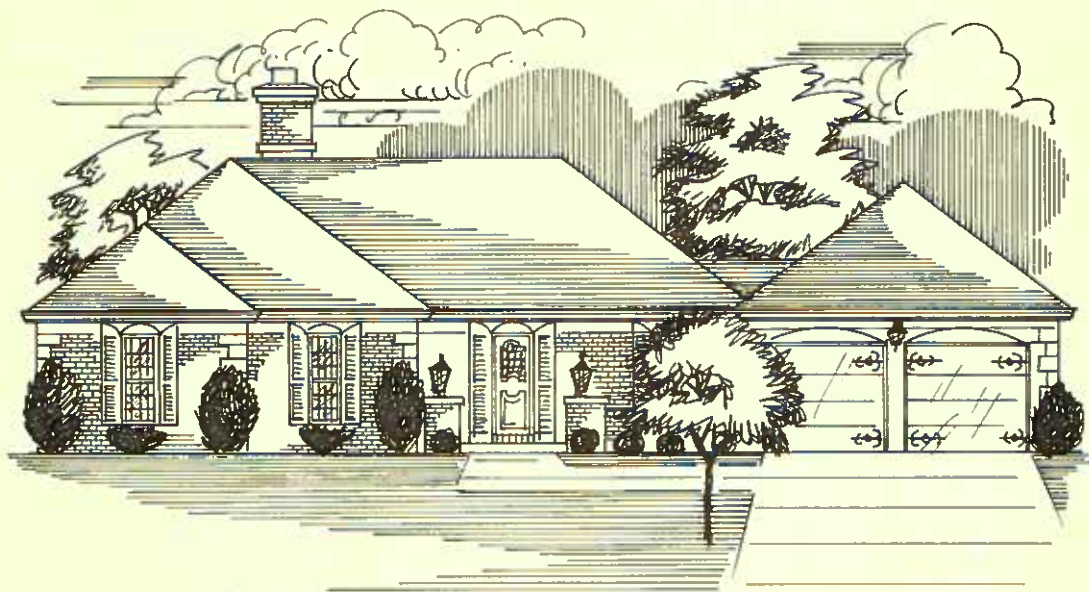


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We specialize in custom built homes in a wide variety of styles. You'll find the same fine quality and craftsmanship in all our homes as you have seen in the STONEHENGE.



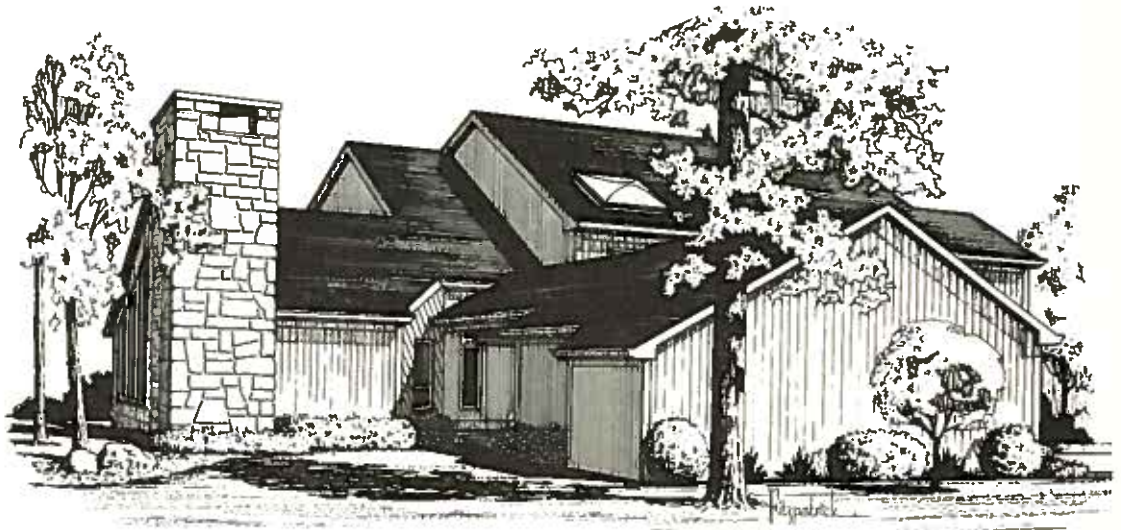
We invite you to see our numerous building sites where we offer half acre to two acre wooded lots. Using plans we have or ideas of your own, we'll help design a home that is personally yours!

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STONEHENGE

Presenting a concept of contemporary living that is unique in this multi-level home, complimenting today's informal and active lifestyle, featuring a regulation size Raquet Ball Court with viewing windows from the upper level. 4200 square feet of living space incorporates many special design appointments; angled and glass walls, corner stone fireplaces, wrap-around decks and spiral staircase. Privately located on the third level, you'll find the magnificent Master Complex with a balcony overlooking the Great Room and a Bathroom Suite with a Sauna.

An excellent combination of cedar, stone and glass, the STONEHENGE is constructed with the superior quality you will find in every home built by WEST & COMPANY.

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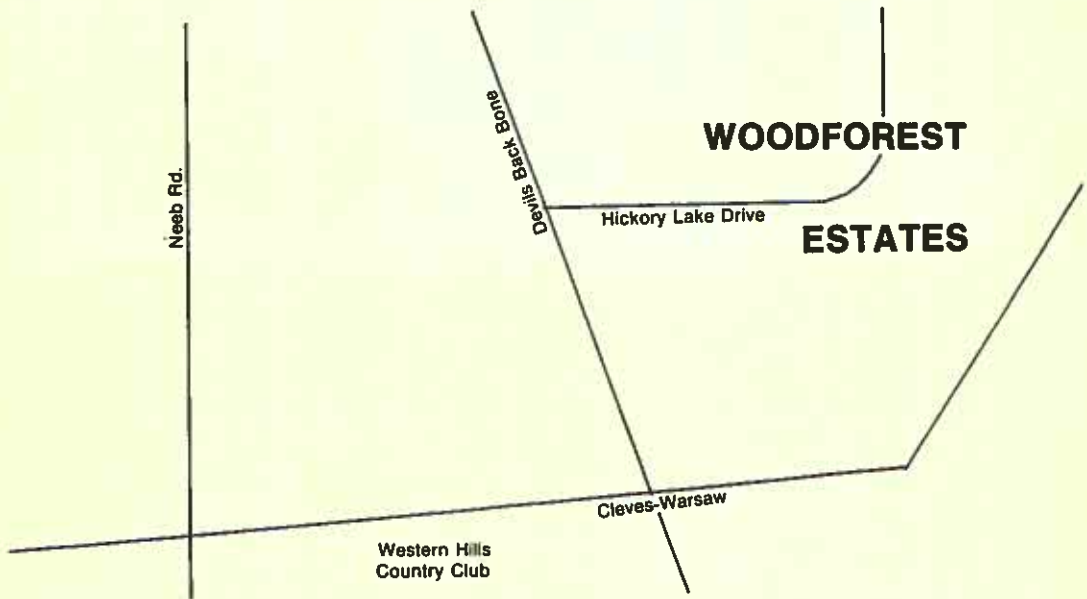
5335 Foley Road
Cincinnati, Ohio 45238

922-6670

922-8761

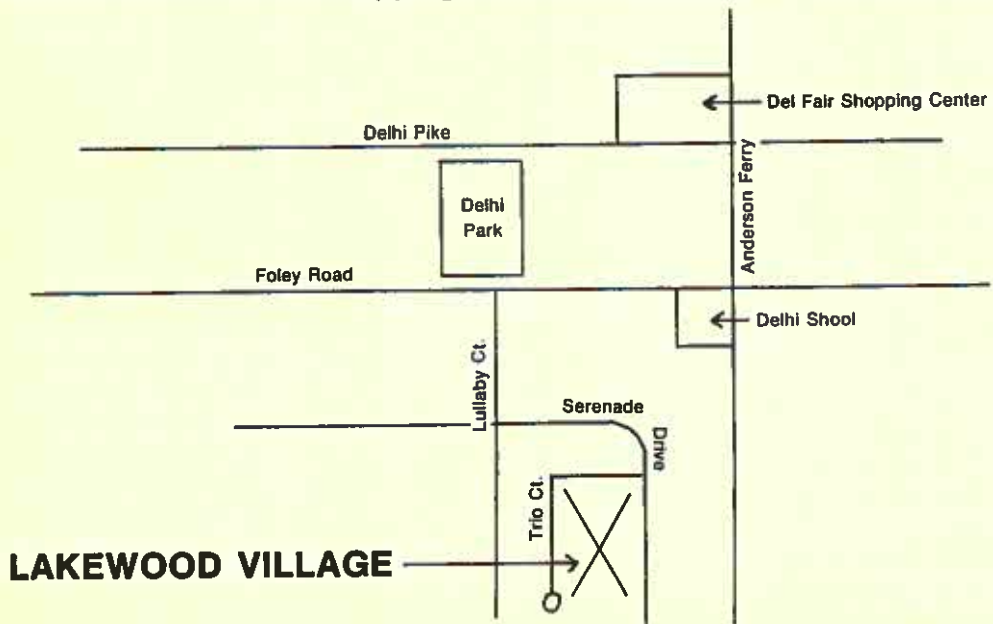
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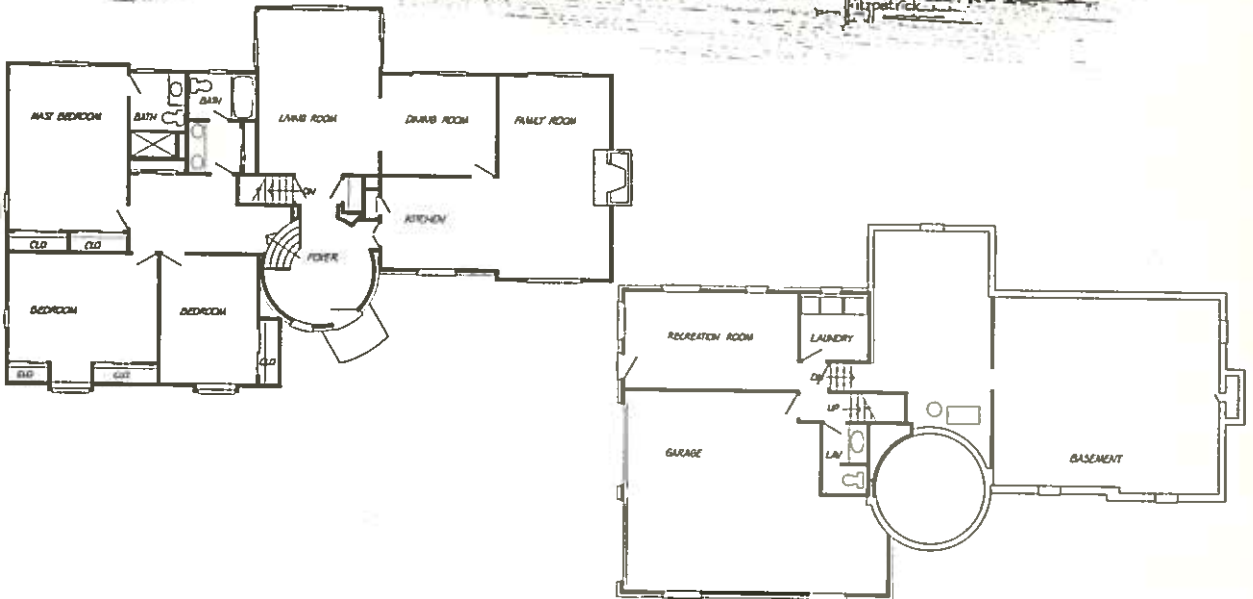
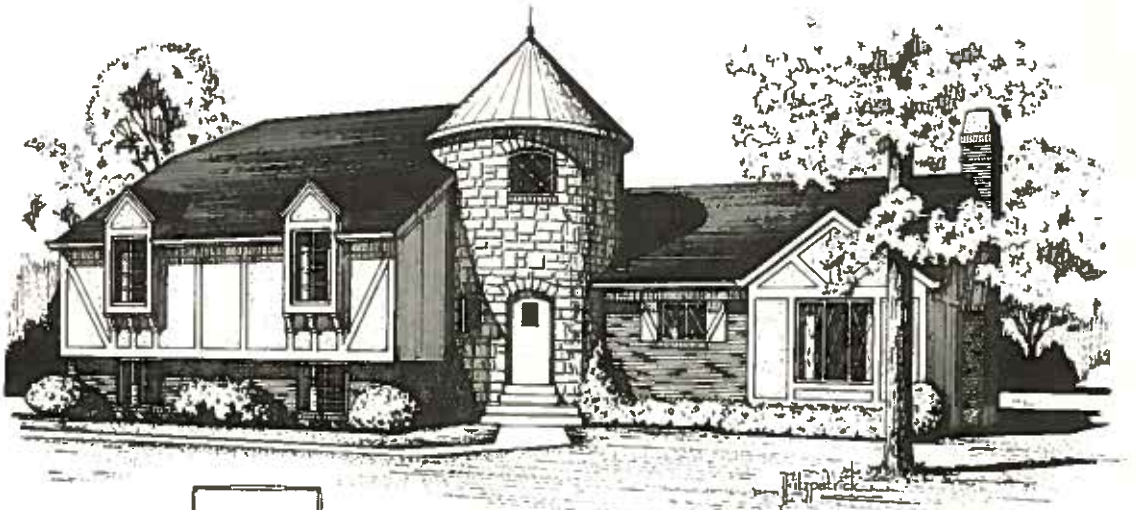


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CAMELOT II

The name given this home creates thoughts of elegance, lordly living and expansive rooms. Enter the impressive gatekeep with a soaring 18' ceiling which serves as the entrance foyer and you know this home was justly named. The quality of the materials and workmanship throughout, provided by Florian Homes, Inc., further justifies the name — CAMELOT II.

Visit with us and tour this unique but warmly livable home. As you enter the tower, soft color tones play upon the rough textured walls and stone from two authentic stained glass windows. From this point you may proceed to any one of the various activity centers, of this home, without entering the others.

We invite you to tour additional homes, presented by FLORIAN HOMES, INC., at our Western Hills Locations.

In keeping with the English design, "Colonial Woodcraft" has provided Colonial & Traditional Furnishings.

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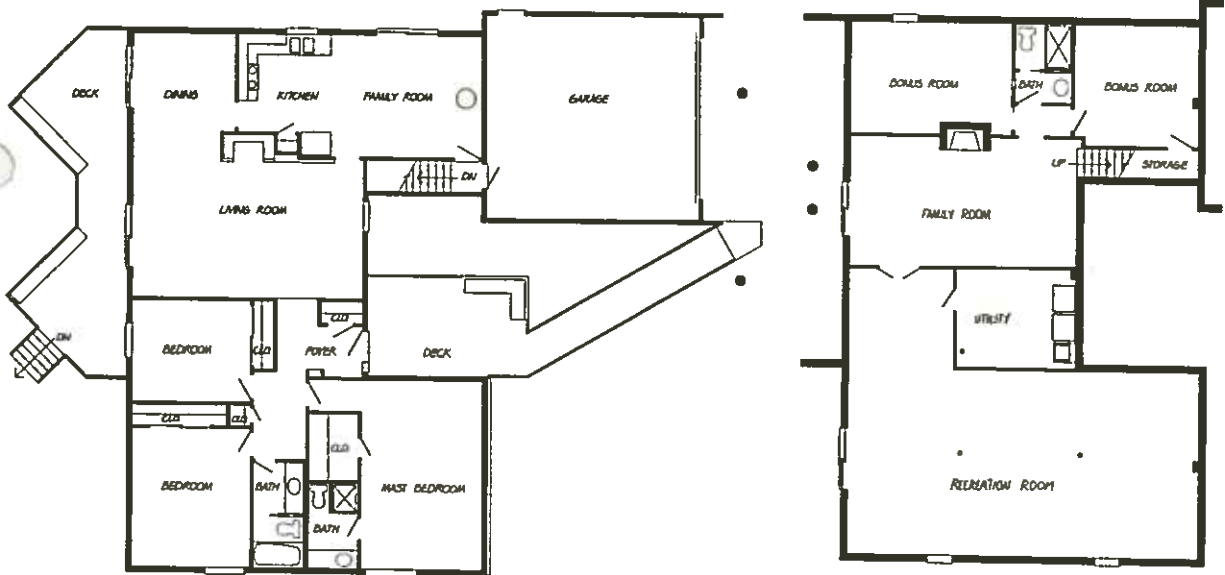
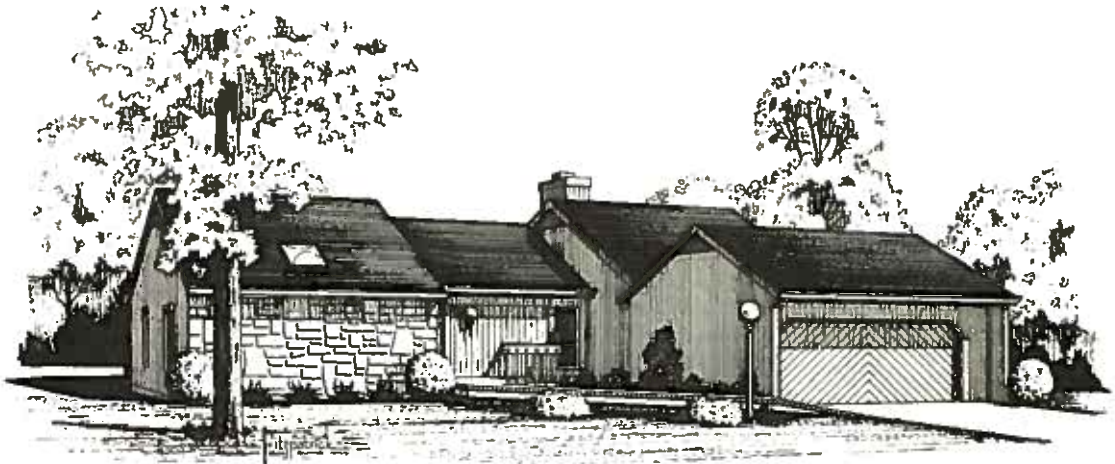
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THE CEDARWOOD

Designed for people who love the outdoors yet value their privacy, this elegantly built contemporary home is loaded with many pleasing features:

- 3 Fireplaces
- 3 Decks
- Sunken Living room
- 5 Bedrooms
- 2 Family Rooms
- Cathedral Beamed Ceiling
- 5 Full Baths
- Large recreation room
- Entry Court Yard

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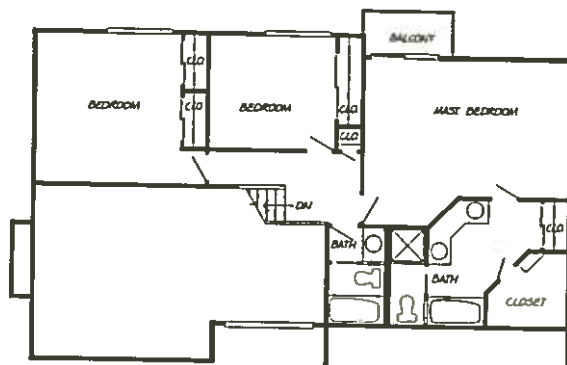
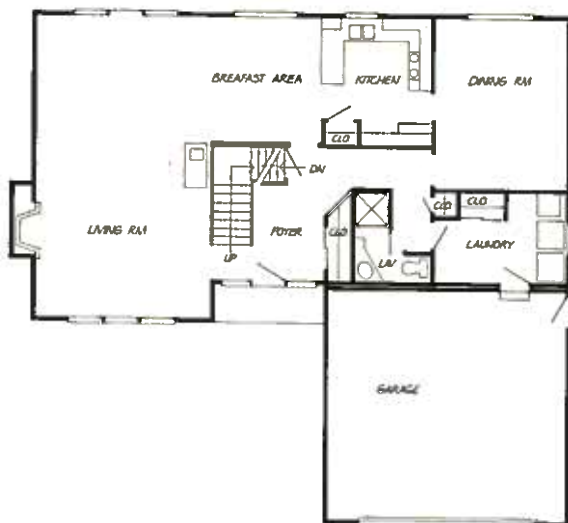
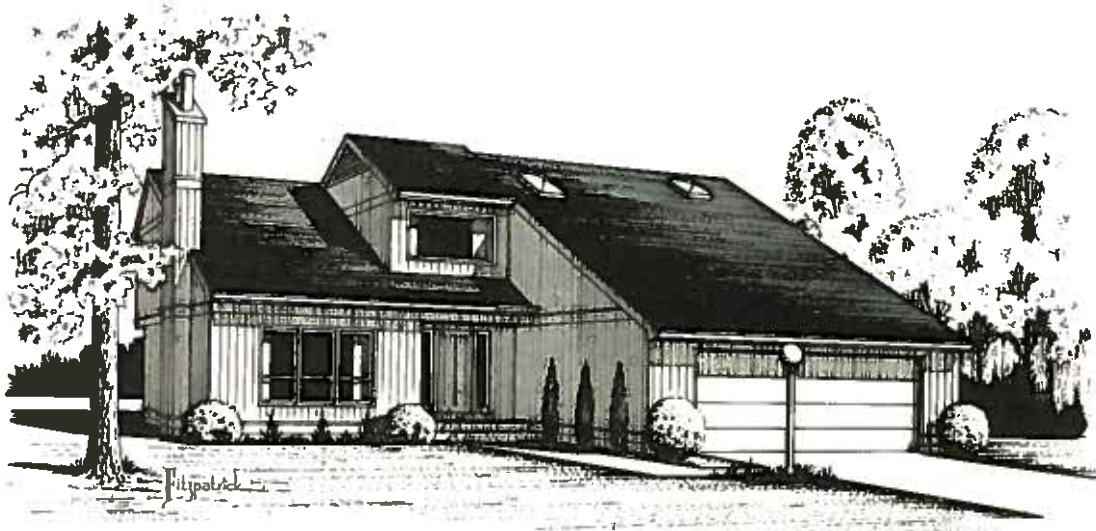
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YOURS A "MODEL HOME" TOO!



THE GLENWOOD

As you tour the Glenwood, remember that this plan is available in all of Zicka Homes' neighborhoods listed on Page 1 of this Plan Book.

The Glenwood was designed for lots with an attractive view. Every room in the Glenwood has a view to the rear of the lot. All of the Zicka Homes' neighborhoods have wooded settings perfect for the Glenwood, or perhaps you'd enjoy the view of the lake at Tanager Woods.

The Glenwood is just one of Zicka Homes' contemporary plans. The Zicka Homes' colonial plans are also available in all of the neighborhoods on Page 1 of the Plan Book.

The Glenwood was decorated by Wickes Furniture.

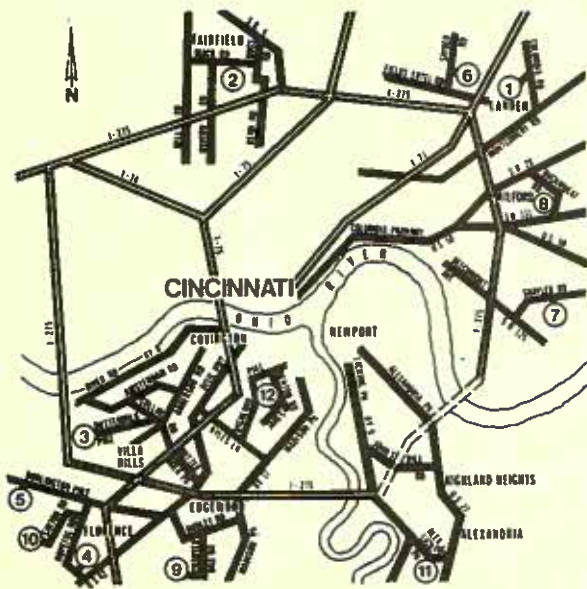
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7. Timber Creek
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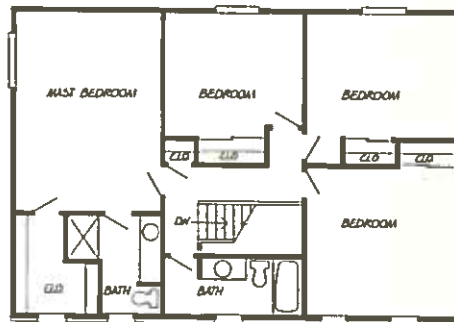
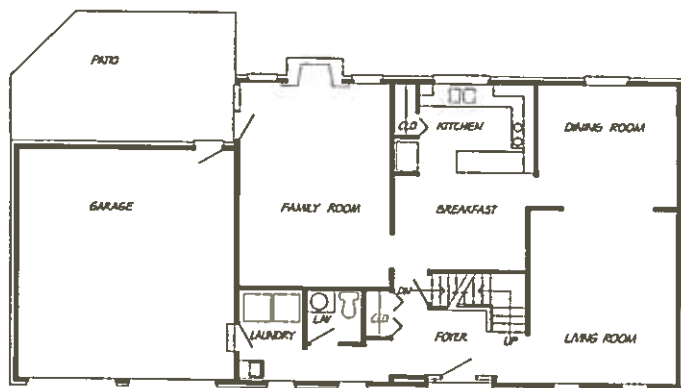
8. Shenandoah Trace
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THE BARRINGTON

This richly detailed, Classic Colonial home by Drees offers a family the ultimate in modern, convenience living. The uniquely designed floor plan features a very well planned traffic pattern for the resident family and guests, featuring an open, airy kitchen with peninsula counter and storage, pantry and breakfast area, conveniently located between the family room on one side and formal dining room on the other side. The family room offers a unique fireplace with a large wood deck off the sliding glass doors. The first floor also includes a laundry and "mud" room with window, a half bath and a spacious formal living room. The second floor has four bedrooms and two full baths; a large master bedroom with big walk-in closet, dressing room and separate master bath and three additional bedrooms with ample closet space. In addition, the Barrington has a full basement and adjoining two-car garage.

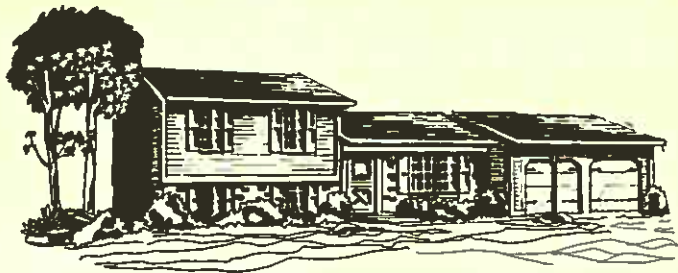
Of course, Drees carefully researches and incorporates the most important energy saving ideas into every Flair and Classic home they build. We've spent 50 years growing to be one of Greater Cincinnati's largest builders, and we've done it by offering the best possible value and quality construction for your dollar. Look for us in your week-end newspaper, we're all over Greater Cincinnati.

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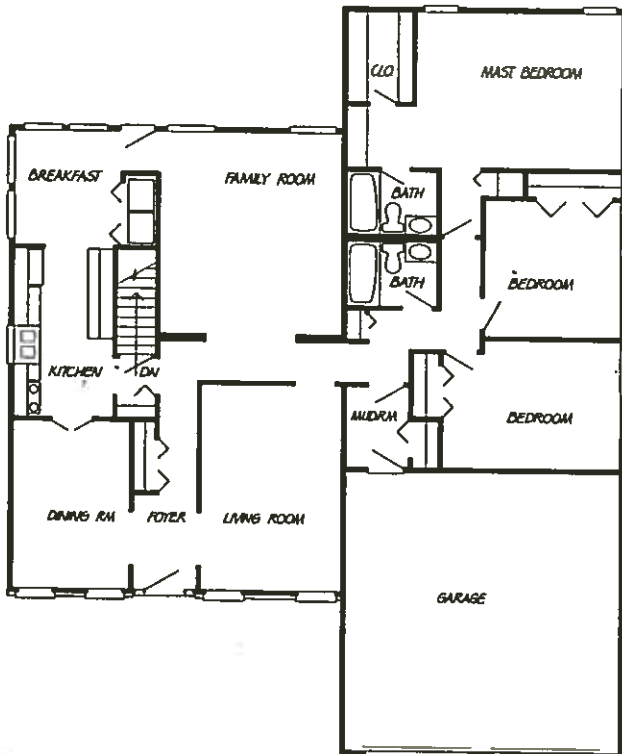


HOME OWNERS WARRANTY

See our
Homearama map
for locations of
all Chelsea Moore
communities.

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Homes priced from
\$39,600 to \$63,000. We
pay closing costs.



THE SACRAMENTO

There's a lot of living space designed into just one floor in this traditionally styled three-bedroom home, noteworthy for its outstanding comfort and luxury appointments. Living and entertainment areas feature a spacious living room and formal dining room, family room with wet bar, completely equipped kitchen and greenhouse breakfast nook. The full basement includes a finished recreation room, and a mudroom adjoins the two-car garage. The large master bedroom provides a dressing area with walk-in closets, and there are two full baths. Like all Chelsea Moore homes, The Sacramento is covered by Home Owners Warranty, Cincinnati's only 10-year homebuyers protection plan.

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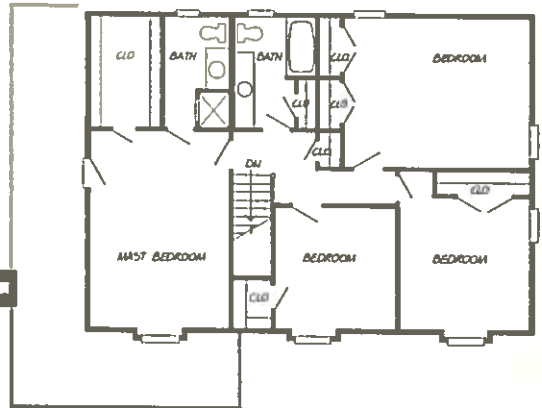
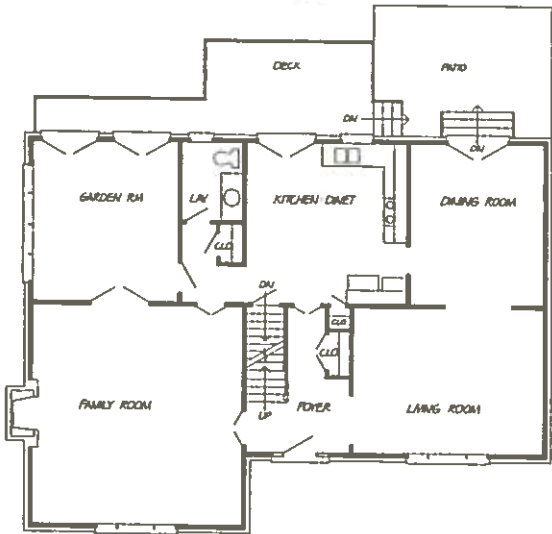
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Over the years, Cincinnatians have developed a distinctive manner of gracious living which is reflected in the homes they build.

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A gracious entrance hall separates the living room from the Great room, off the Great room there is a 14 x 14 Florida room featuring French doors and sidelights on two complete walls.

Also, featured in the "Rothchild 78" are French doors and sidelights in the Great room, living room, dining room, kitchen, master bedroom. Coved ceilings in living room, dining room and Great room. Deck off Florida room and kitchen.

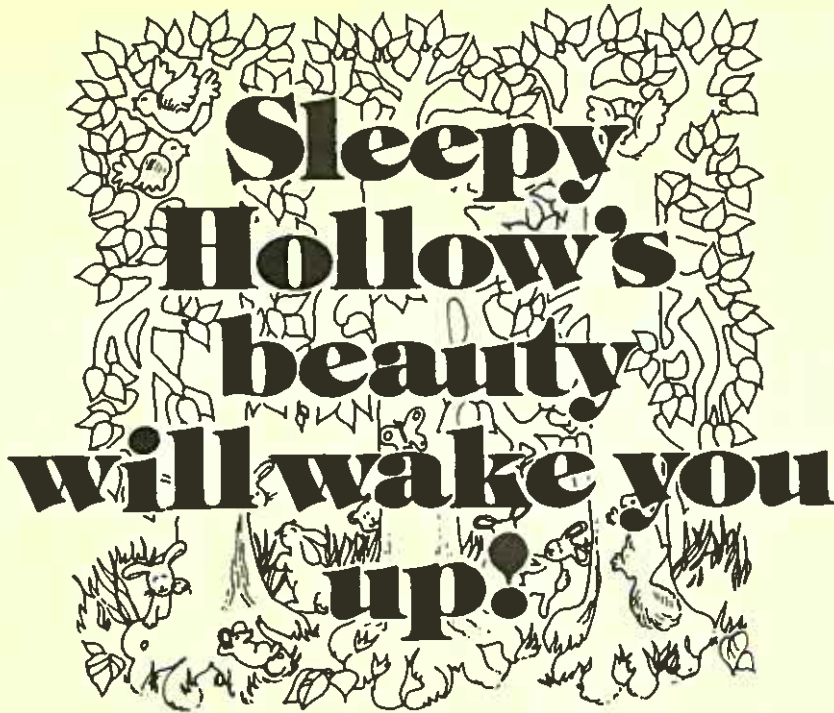
You can choose from our wooded lots in Tanager Woods, Swaim Field Golf Club Subdivision or Bloomfield Hills.

Interior design by Dave Millett, Inc.

THE JOE GRAUE CONSTRUCTION CO.

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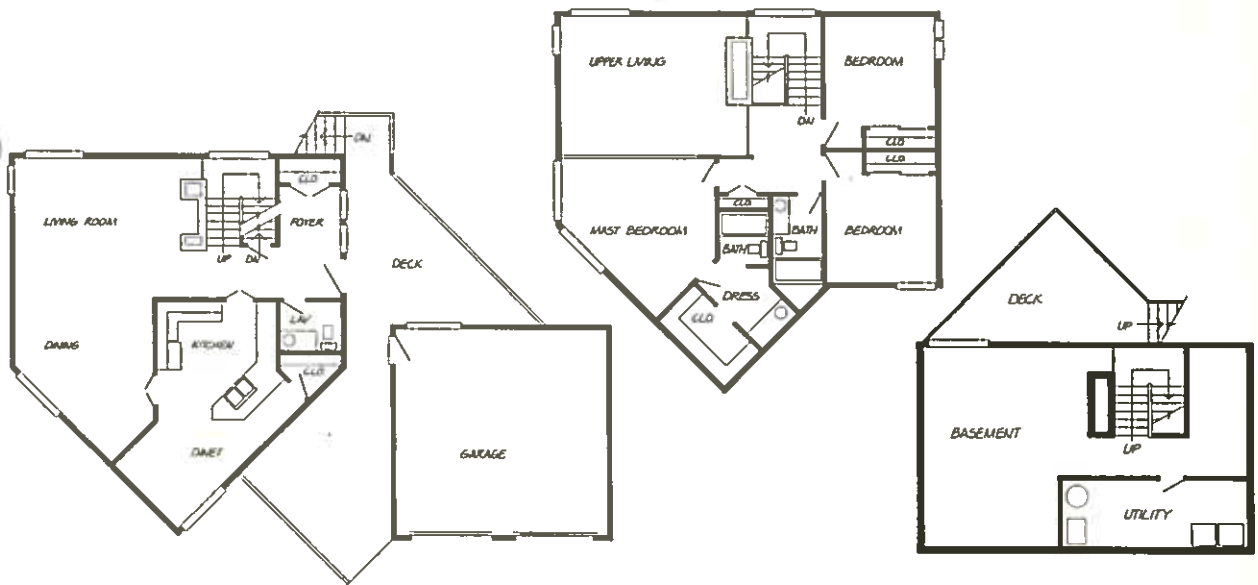
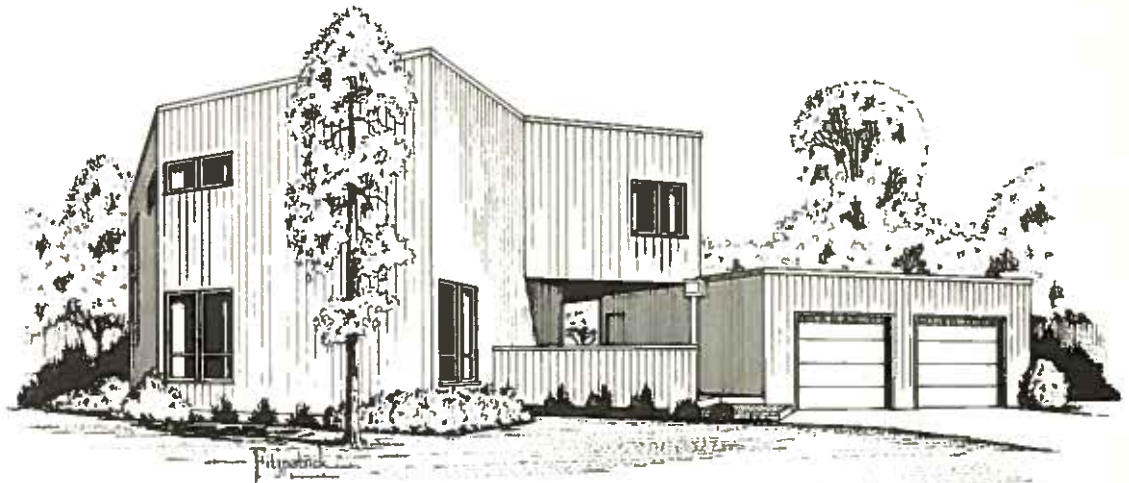


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THE FOREMARK

The Foremark ... the achievement of excellence by a custom builder who designs homes to suit the sites. This flat roof contemporary is built on three levels with a high-ceiling living room dominated by a stone, wood-burning fireplace two stories high. The master suite of this three-bedroom home overlooks the living room, implying an integration of the different levels, but still maintaining a degree of privacy with a balcony half-wall. Each upstairs bath has a skylight that lets in an abundance of natural light. The kitchen has a snack bar, a breakfast nook, plenty of cabinet space and counter area with a Jenn Aire range to fulfill any homemaker's dream. The lower level game room has a stone, wood-burning fireplace and a bar. The deck off of the game room connects to the upper level deck which extends past the large entry foyer to the front of the home.

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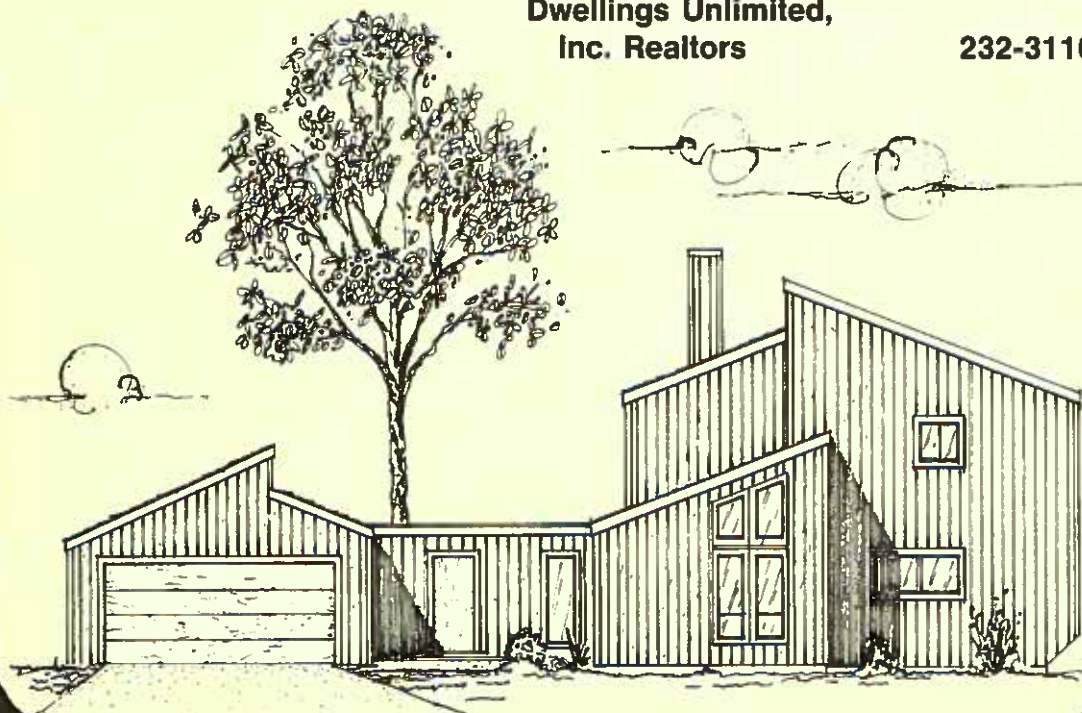
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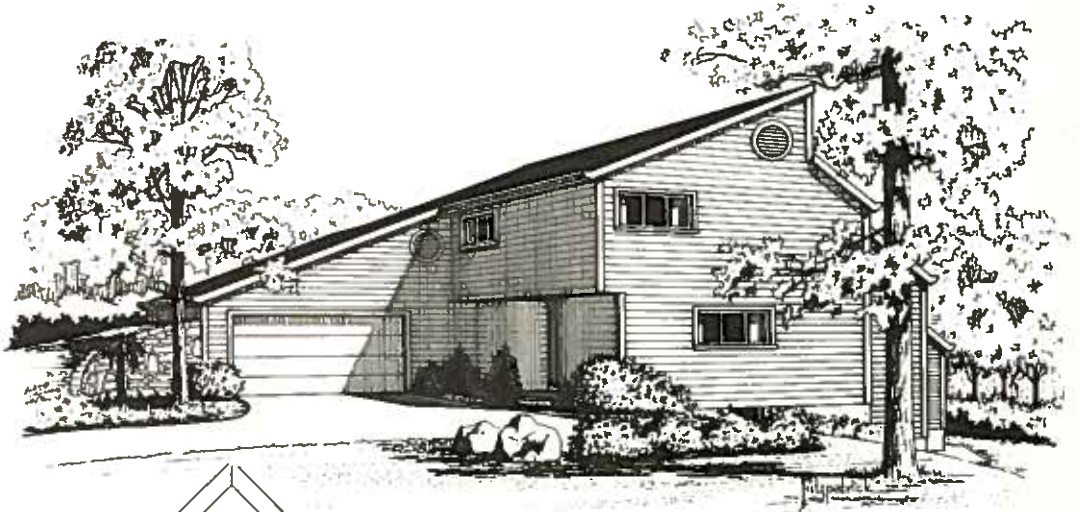
Loveland ¾ acre to 2.5 acres
Milford ½ acre to 1.5 acres
Anderson Township . . . 1 acre to 3 acres
"Watch Hill" 1 acre to 2 acres
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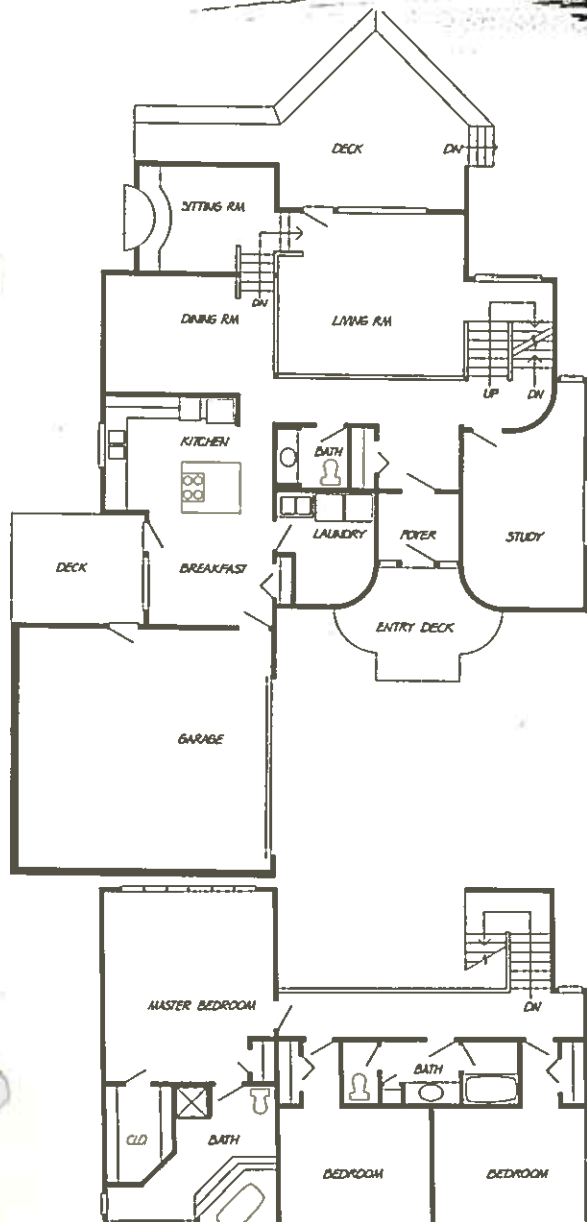


THE EARTHWORK

Typical of homes designed by Creative Shelter, The Earthwork strives above all else to be at home with its site. The multi-leveled plan tiers down its sloping site, opening up large areas of glass to the southern exposure, providing dramatic views of the surroundings and allowing for penetration of the winter sun to assist with heating the interior. Sheltering itself from any direct association with the surrounding houses, the entry provides a maximum level of privacy while the curvilinear forms of the earth, stone and redwood siding in the entry area draw one to the home's main entrance.

The spacious multi-leveled living areas of the house feature extensive natural illumination; unity and consistency of interior design focusing on natural tones and textures; generous kitchen/breakfast areas; sitting room with curved fireplace cast in rustic stone; large bedrooms and a master suite accented by a raised, skylit tub platform.

The home provides an ideal setting for the modern family whose contemporary life style blends so readily with the design concepts exemplified in the plan of the Earthwork.



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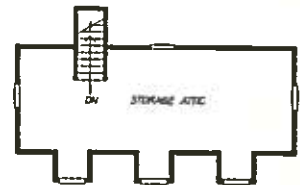
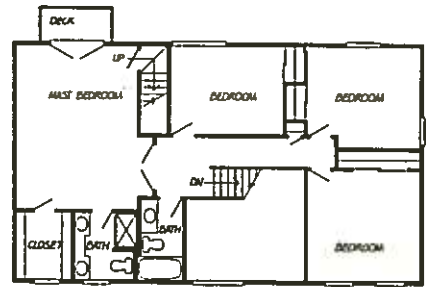
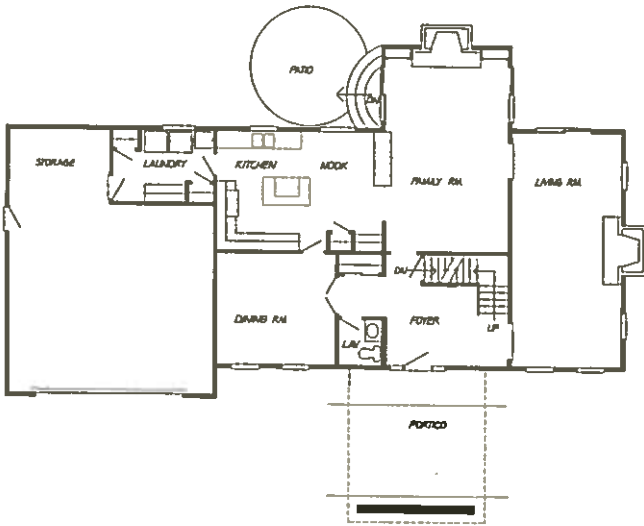
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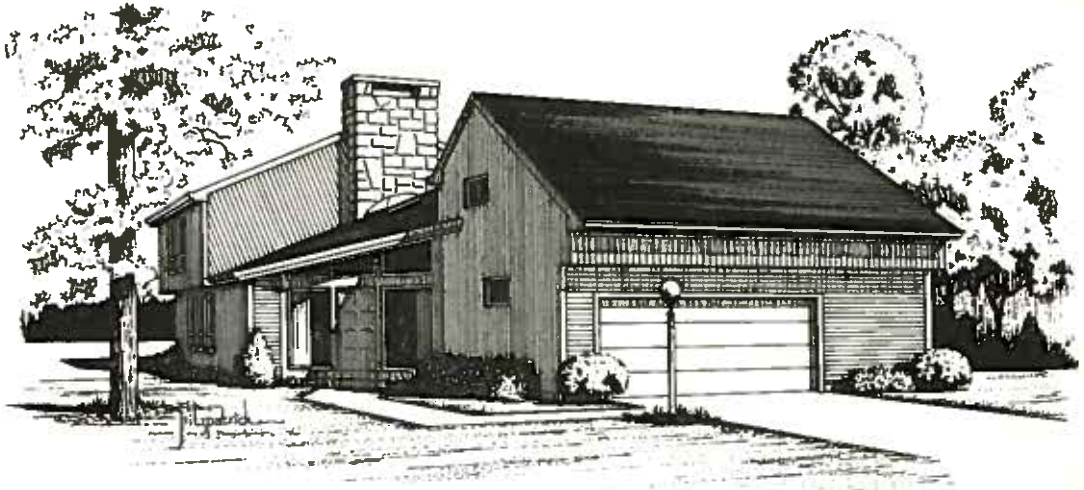
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THE ENCOUNTER

THE ENCOUNTER you won't want to miss. Is this exceptional Contemporary home featured by DICK HORAK, INC.

This home has two stone fireplaces, a fully equipped General Electric Kitchen, ceramic tile entrance foyer and hardwood floors in family and kitchen area.

The ENCOUNTER also has a spacious sunken living room, formal dining room and four large bedrooms. From the second floor you have a spectacular view of the family room and entrance foyer. All these features plus quality, style and value.

Give people something to talk about your home built by DICK HORAK, INC.

DICK HORAK, INC.

Quail
Meadows
...another
feather
in our
cap



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Towne Properties proudly announces the JULY opening of Quail Meadows, Wildwood's newest phase of luxury condominiums.

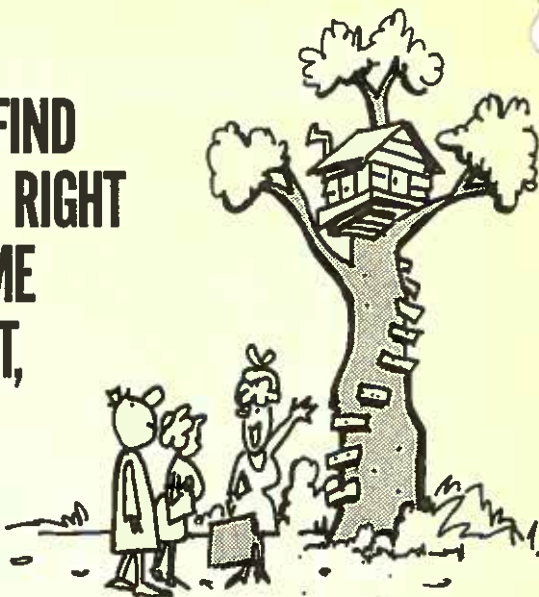
Offering luxury townhomes, terraces and garden homes. All with a variety of designs including one floor plans. All with garages, and spaciouly arranged in a courtyard.

A new phase of the Wildwood country club featuring golf, tennis and other social and recreational facilities.


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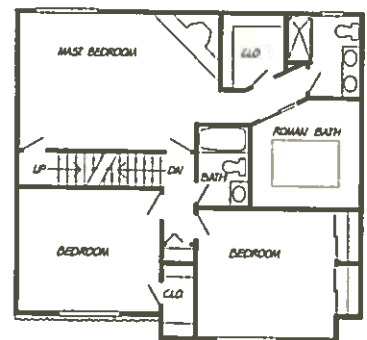
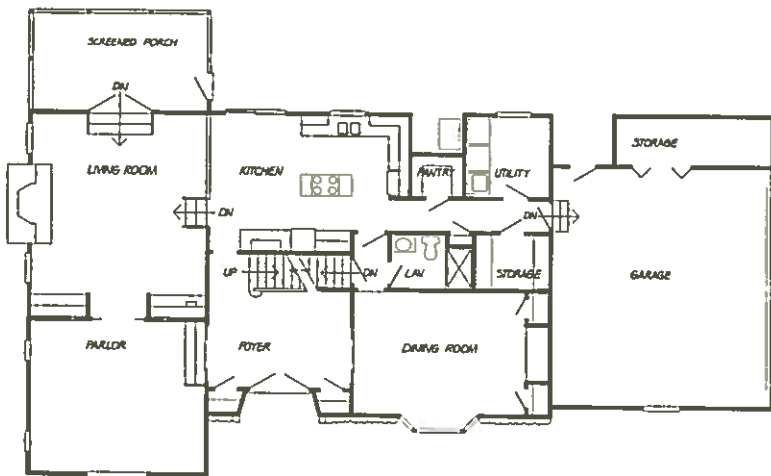
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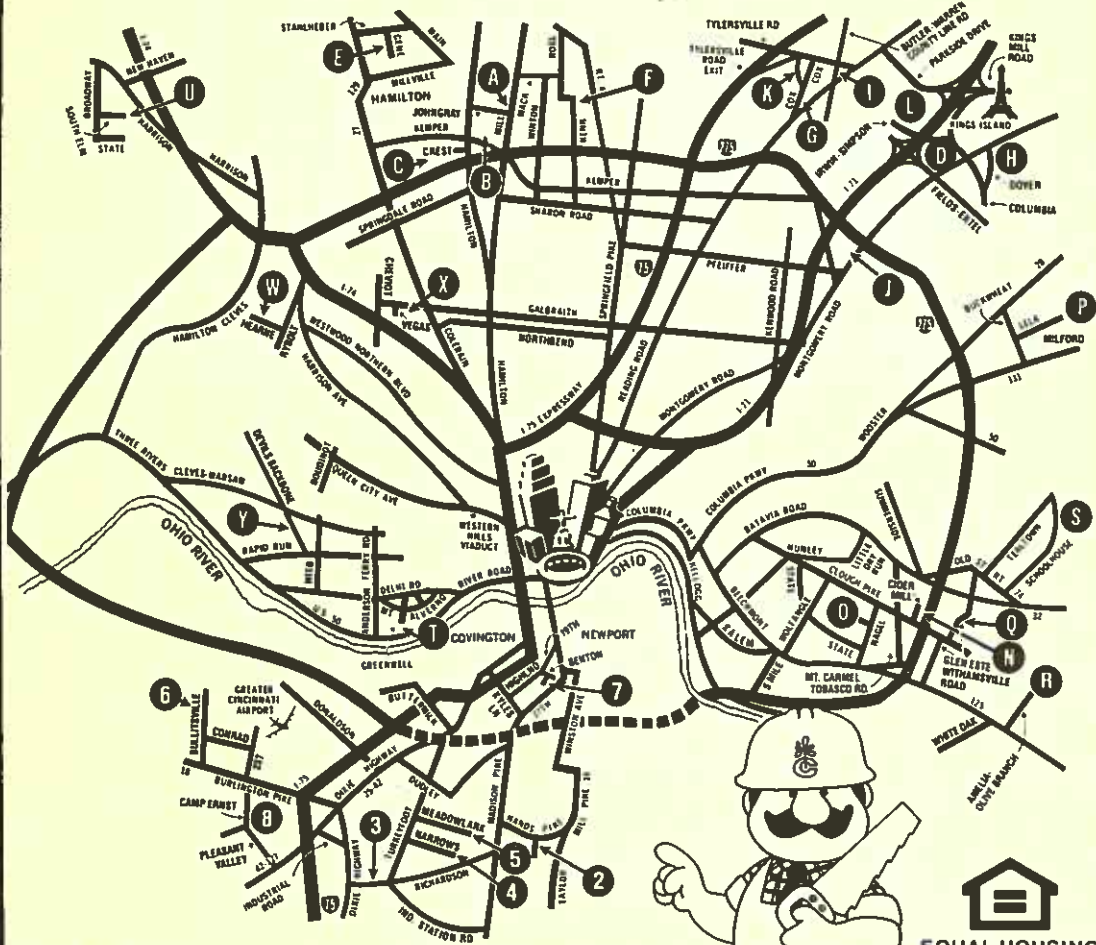


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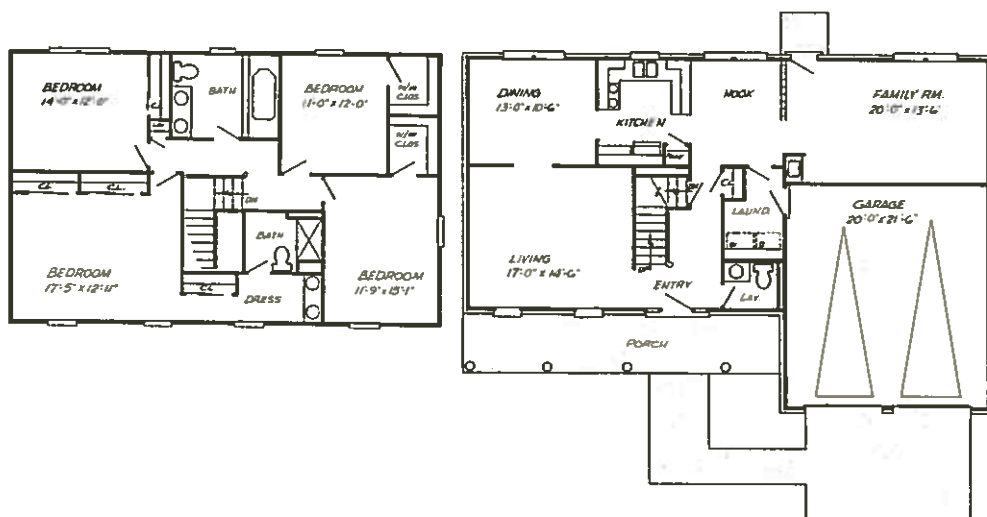
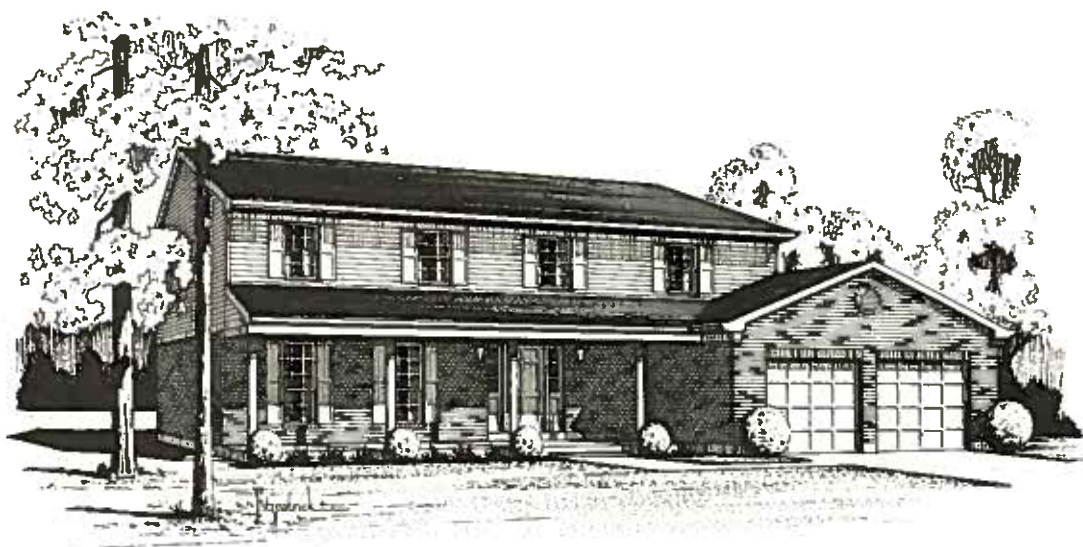
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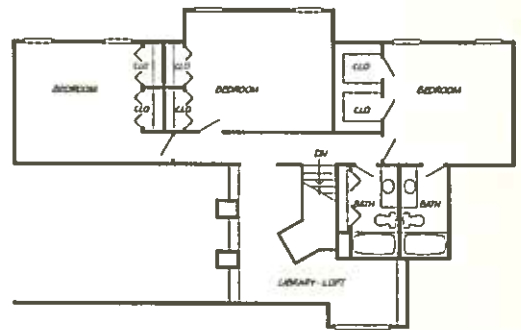
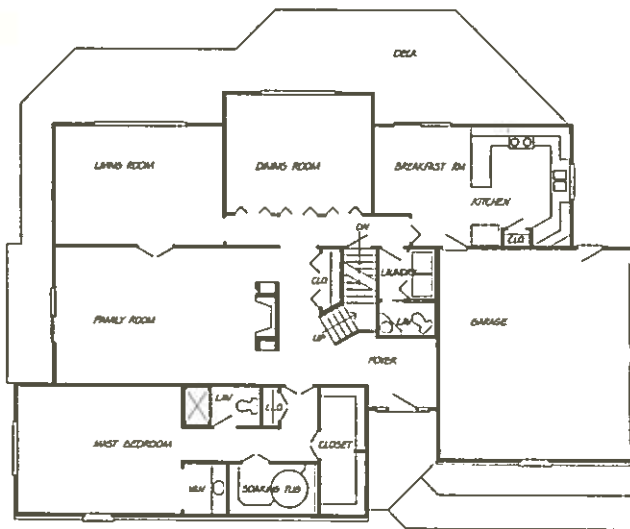
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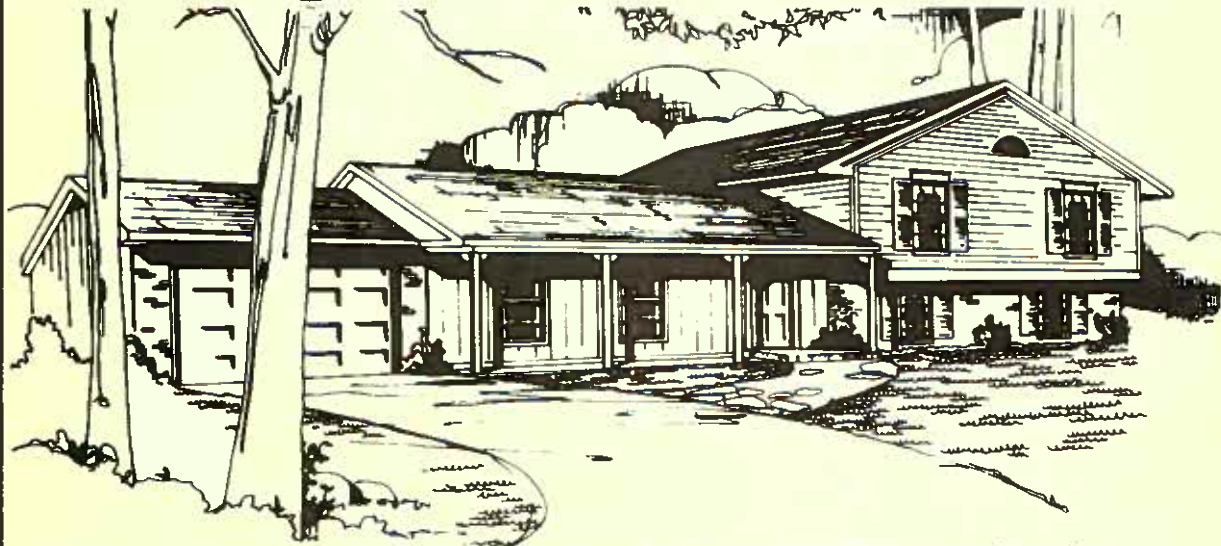
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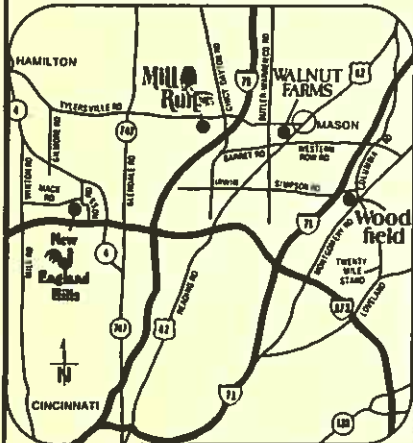
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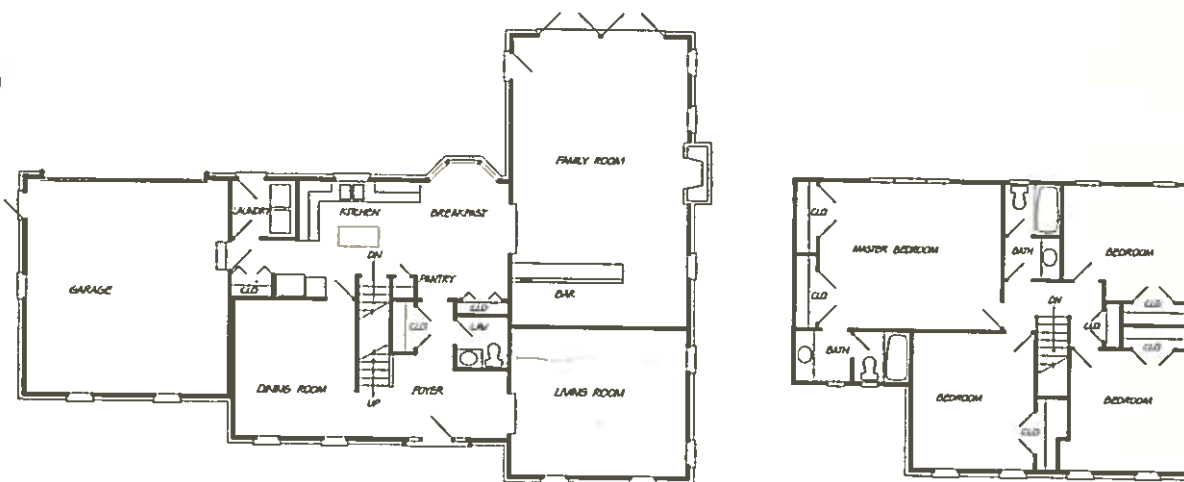
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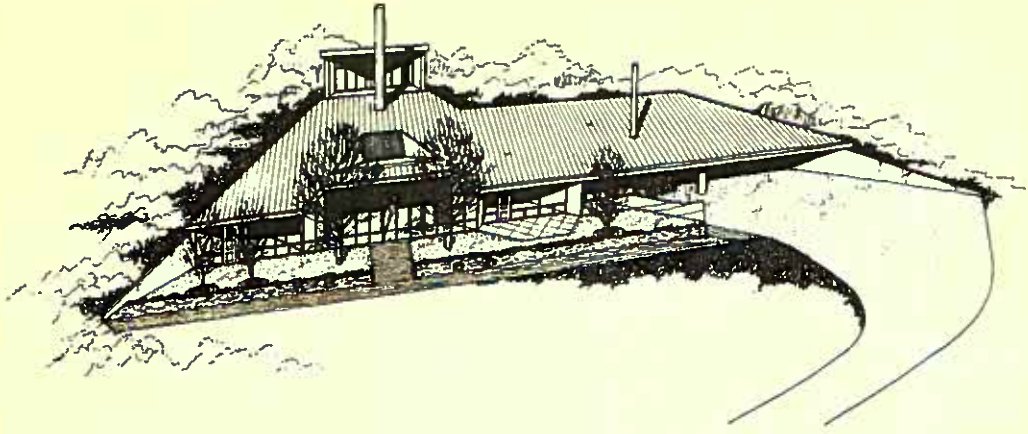
Added features such as first floor laundry, walk-in bay breakfast nook and super large master bedroom make this the ideal family two story plan.

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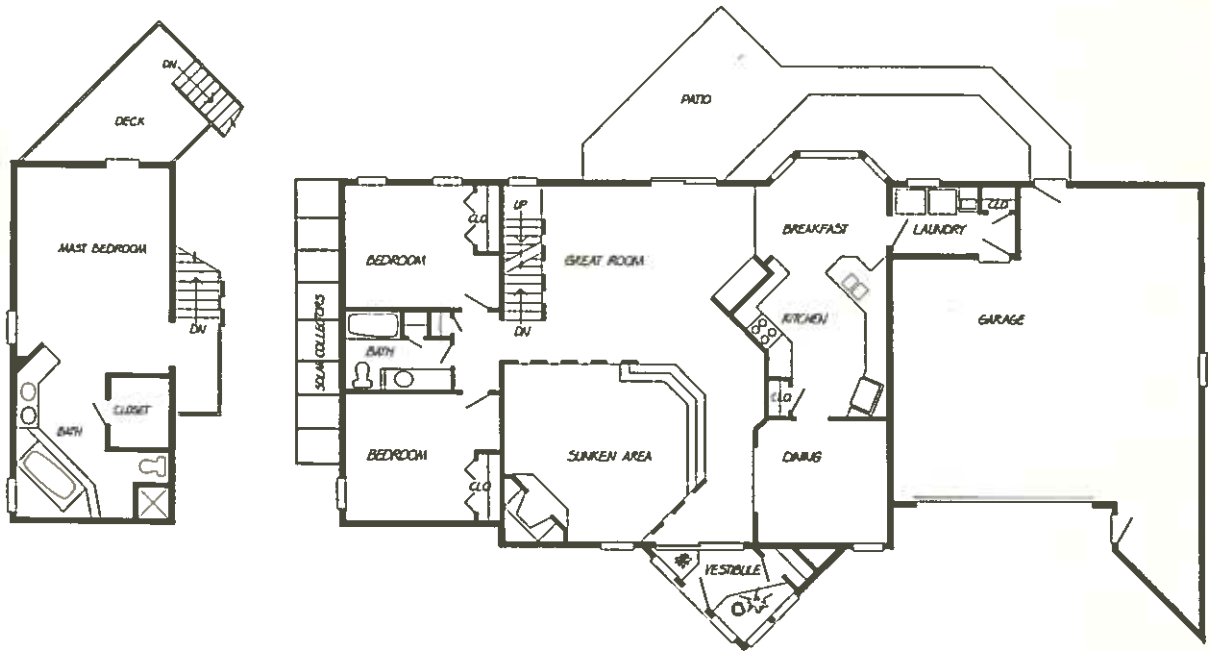
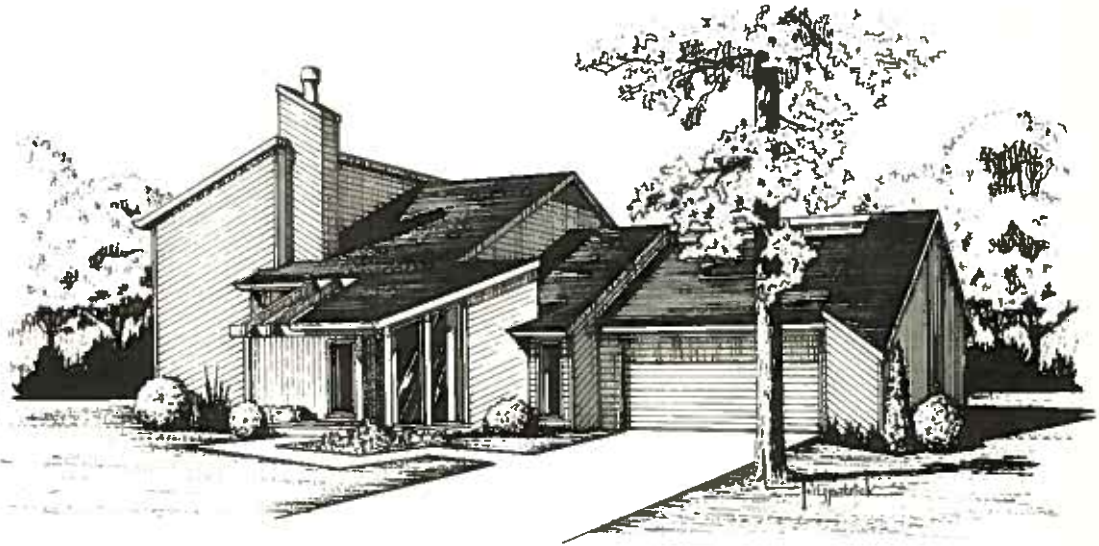
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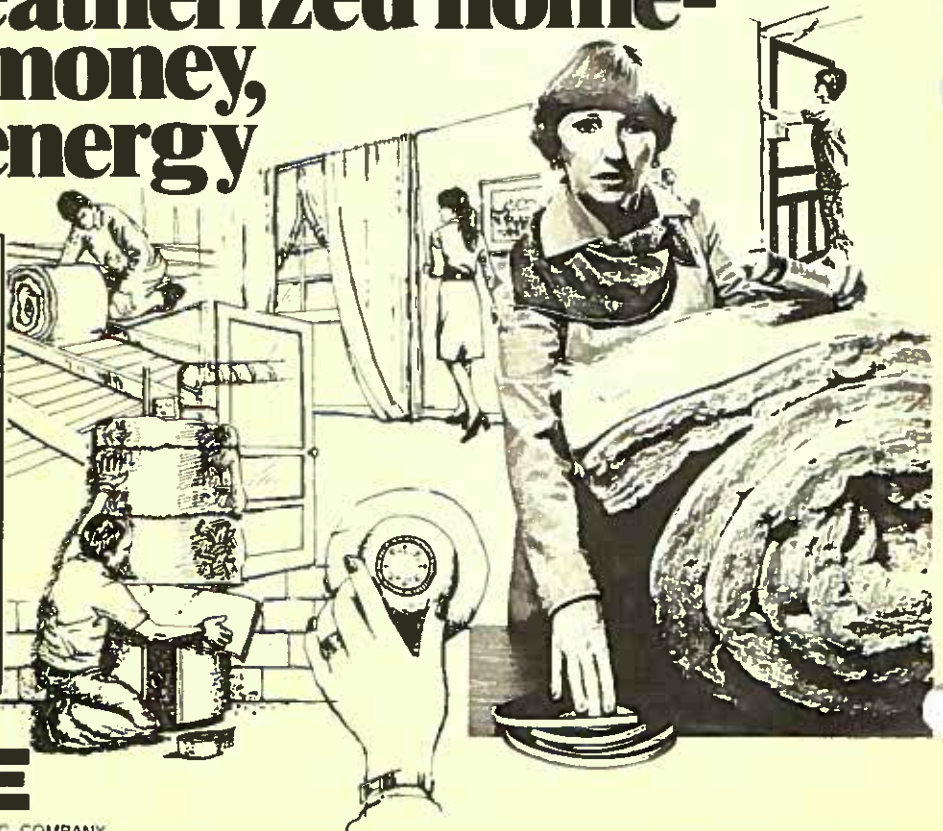
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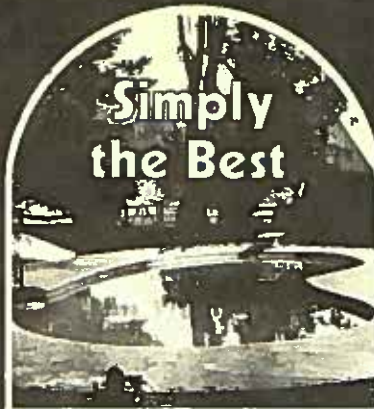
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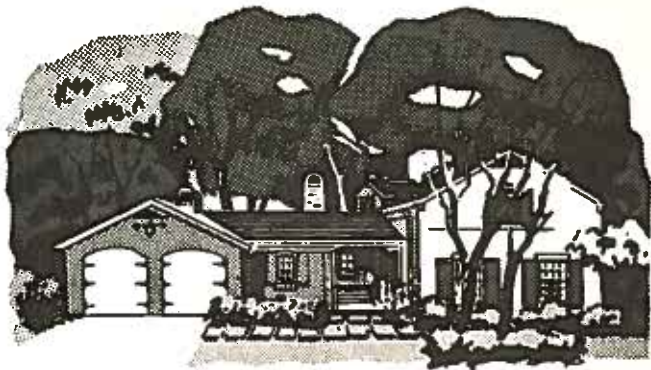
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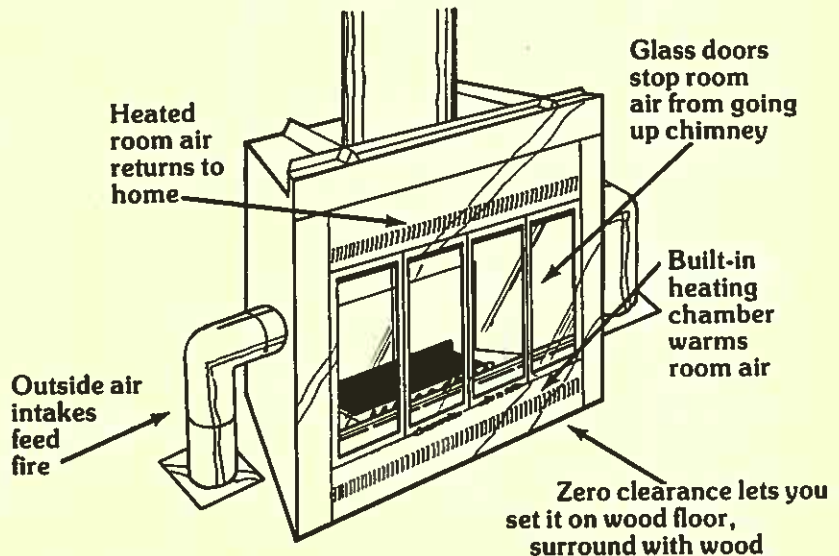
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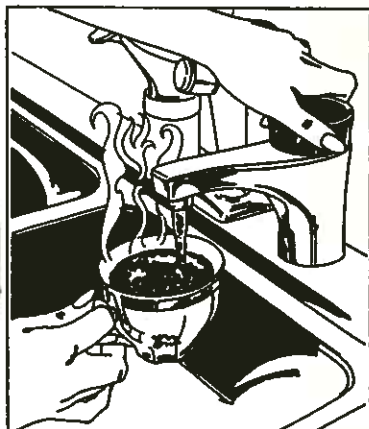
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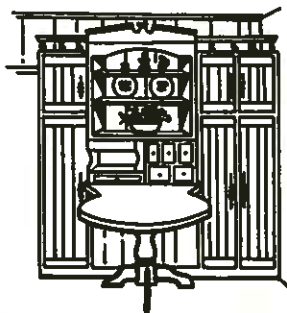
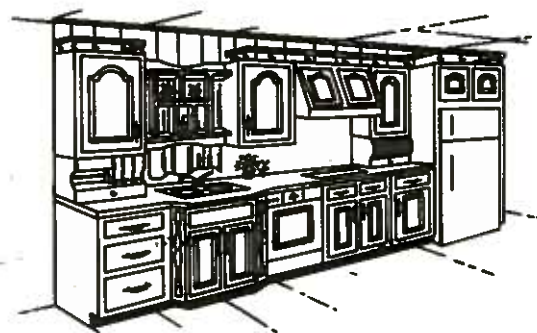
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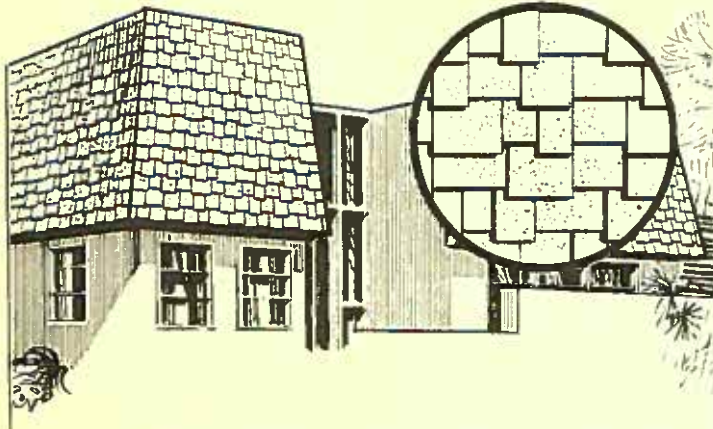
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