

# TODD

Homes llc.com

## Affordable Luxury



**\$359,000+**

**WATERFORD PLACE**  
easy living, beautifully done

2 or 3 Bedrooms | 2 or 3 Baths | 1507 - 2185 SF  
5017 Waterford Place | North Middletown  
**Smart Start Ranch Homes.** Low-Maintenance Lifestyle. Lower Level Option. Open Concept with Cathedral Ceilings, High-End Kitchen, Spa-Like Bath & More. Low HOA - Grass Cutting, Snow Removal & Landscaping.



**\$358,900**

The Creekside Luxury Ranch Homes

2 Bedrooms | 2 Baths | 1507 SF | 2 Car Garage  
5017 Waterford Place | North Middletown  
**MOVE-IN READY!** Low-Maintenance Lifestyle. Open Concept with Cathedral Ceilings, High-End Kitchen, Spa-Like Bath & Much More. Low HOA - Grass Cutting, Snow Removal & Landscaping.



**COMING APRIL**

The Augusta

3 Bedrooms | 2 Baths | 1600 SF | 2 Car Garage  
539 Holland Drive | Maple View Elk Creek | Trenton  
Covered Front Porch and One-Level Living! Large Kitchen with Island, Primary Suite with Adjoining Lux Bath. **NO HOA! \$399,900**



**UNDER CONTRACT**

The Melrose

4 Bedrooms | 3.5 Baths | 3140 SF | Finished Lower Level  
6816 Cork Drive | West Ridge | West Chester  
Spacious Great Room, Eat-In Kitchen with Island, 1<sup>st</sup> Floor Office & Primary Suite with Adjoining Lux Bath.



**SOLD**

The Wilshire

5 Bedrooms | 4.5 Baths | 3683 SF | 2 Car Garage  
6814 Cork Drive | West Ridge | West Chester  
High-End Kitchen with Upgraded Chef's Kitchen. Primary Suite with Raised Tray Ceiling. Loft & Private Ensuite. Finished, Walkout Lower Level.



**SOLD**

The Wilshire

5 Bedrooms | 4.5 Baths | 3683 SF | 2 Car Garage  
6812 Cork Drive | West Ridge | West Chester  
High-End Kitchen with Upgraded Chef's Kitchen. Primary Suite with Raised Tray Ceiling. Loft & Private Ensuite. Finished, Walkout Lower Level.



**\$379,000**

The Seabrook

3 Bedrooms | 2 Full Baths | 1507SF | 2 Car Garage  
732 W Arlington Drive | Arlington Parke | Trenton  
Where can you find a brand new home for this price? **NO HOA!** One of Our Top Selling Ranch Designs.



**\$372,000**

The Abbott

4 Bedrooms | 2.5 Baths | 1764 SF | 2 Car Garage  
714 W. Arlington Drive | Arlington Parke | Trenton  
The High-End Kitchen has Shaker Cabinetry & Island. Spacious Primary Suite. **NO HOA!**



**Under Contract**

The Savannah

3 Bedrooms | 2 Baths | 2531 SF | 2 Car Garage  
736 Countryside Avenue | Arlington Parke | Trenton  
Spacious Kitchen with Island and Granite, Vaulted Great Room, Wooded Views. **NO HOA!**



**Model Home Coming 2026**

Arlington Parke - 854 Countryside Avenue

**RESERVE YOUR HOMESITE TODAY!**

New Neighborhood of Cul-De-Sac and Wooded Homesites in an Excellent Location - N. Miami to Left on Howe Road - Arlington Parke on the Left.



**OPEN**  
1pm-5pm, Fri by Appt  
Sat & Sun 11am-4pm

Maple View & Maple View Elk Creek

**Model Home | 306 Brampton Place | Trenton**  
Tour Our Bayview Deluxe Decorated Model! Find Out What Affordable Luxury in a Quality Built Home is About. Tour Available Homes.



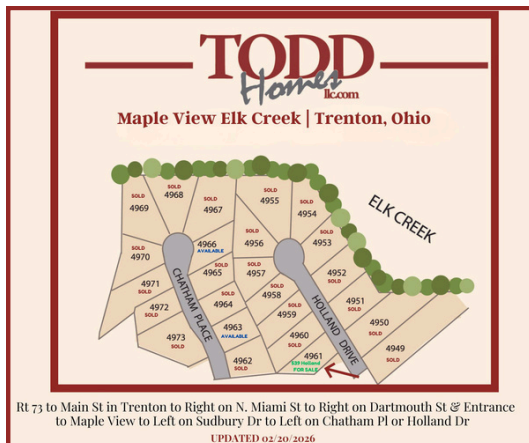
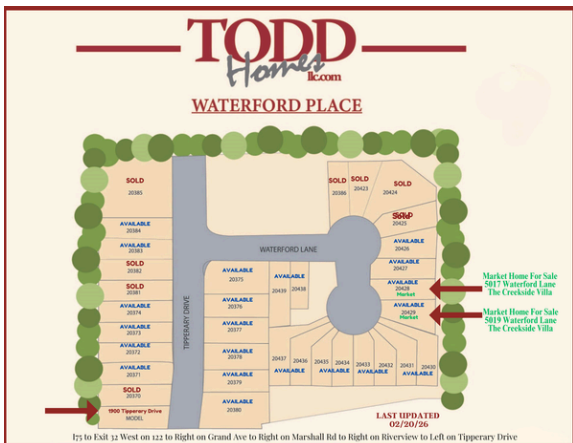
**OPEN**  
12pm-5pm, Fri by Appt  
Sat & Sun 1pm-5pm

Waterford Place - A Lifestyle Community

**Model Home | 1900 Tipperary Drive | Middletown**  
Tour Our Luxury Paired Villa Decorated Model! Quaint & Low Maintenance Community - No Cutting the Grass or Shoveling Snow. Enjoy Easy Living.

# We Have New Communities & Homesites Building In Trenton, Middletown, Ross Twp & West Chester!

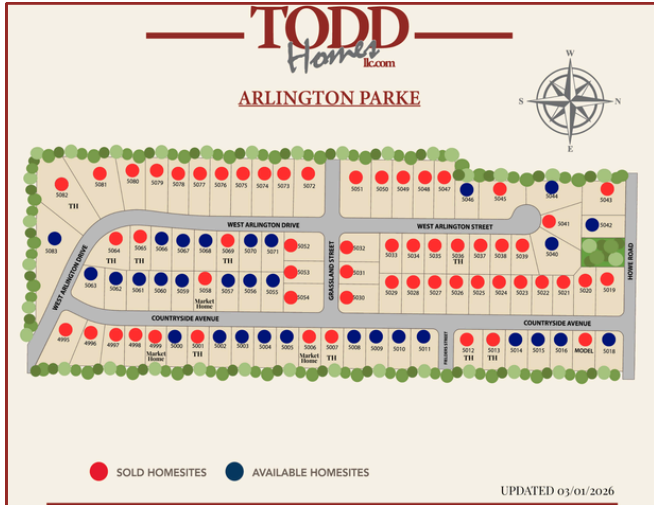
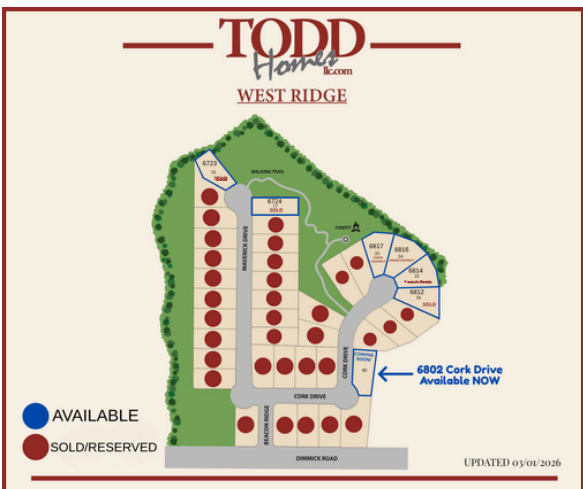
## We Will Build on Your Land in Butler County & Surrounding Areas



*Ranch Homes  
 Starting at \$359,000!*

*RESERVE YOUR  
 HOMESITE TODAY!*

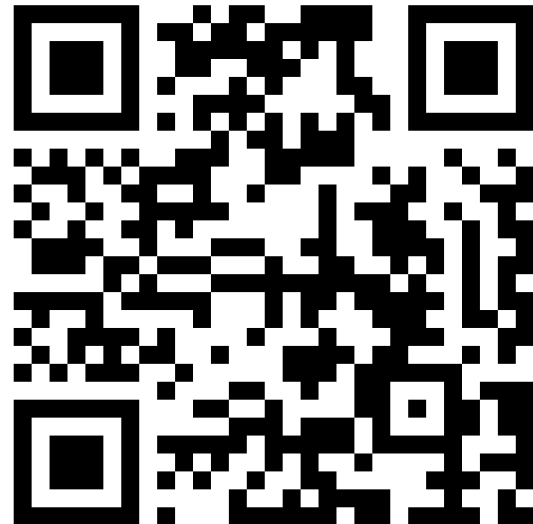
*Ranch Homes  
 with 3 Car Garages!*



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View Available Homes

**Choose Your Home Today!**  
 Call/Text Kyle Wade, Director of Sales 513.823.3774  
 Visit [www.toddhomesllc.com](http://www.toddhomesllc.com)

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