



# About the Builder

## Gary M. Heeb

*As a Custom Builder, I have found that no two homes are ever the same. I feel that my greatest strength is using what I have learned from each individual job and applying it to solve issues that arise on the job that makes each home unique.*

QUALIFICATIONS

- 40 years of experience
- Certified Green Professional®
- 30+ year member of the Home Builders Association of Dayton
- Ohio Home Builders Association Member
- National Association of Home Builders Member

HOW I BUILD

- Meet directly with customers
- On-site during entire construction process
- Promote Energy Efficiency
- Accurate pricing & fair allowances
- Custom design service at different price points
- Upgraded packages available
- Home shopping guide
- Poured & Graveled foundations
- Insulated, dry walled and painted garages
- Overhangs standard

FOLLOW US ON FACEBOOK TO STAY UP-TO-DATE WITH THE PROGRESS ON THIS HOME!

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CUSTOM CONCEPTS  
 CONSTRUCTION COMPANY, LLC  
 YOUR GREEN BUILDER



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# Model Home

The Estates at Country Club of the North  
 In Devon Park • Lot #201  
 2457 Sherbourne Way  
 Beavercreek Township, OH 45385





# CUSTOM CONCEPTS

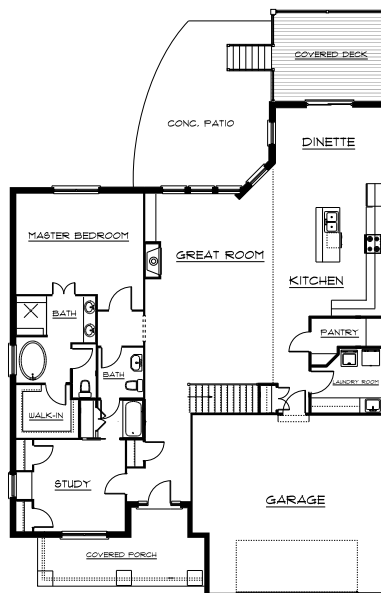
CONSTRUCTION COMPANY, LLC  
YOUR GREEN BUILDER

## Home Features

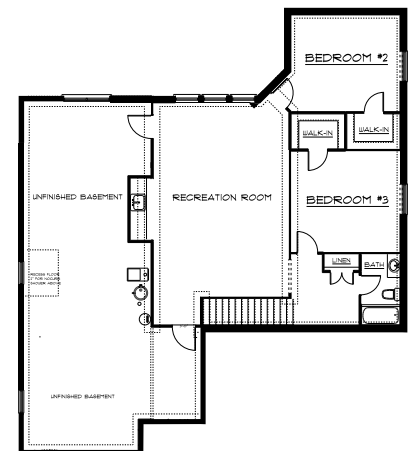
- Poured Concrete foundation w/ steel reinforcement
- Engineered Floor & Beam Systems
- Durastrand® Subfloor
- 2 x 6 exterior walls, 9' & 10' H
- Engineered Roof Trusses w/ Dimensional Shingles
- 93% Lennox® Gas Furnace
- 13 SEER AC
- Moen® water saver faucets, shower and tub controls
- R-38 attic insulation
- R-19 wall insulation
- Air Infiltration Package - Caulking, Foam, & Tyvek®
- Pella® ProLine windows w/ low E glass
- Structured Wiring System
- Stone Countertops
- Engineered Wood Flooring
- Custom Walk-In Tired Shower
- Home Owners Association
- Multiple Membership Options
- Non-Membership Available
- Beaver Creek City School District
- Covenants Available on CCN Website

## Custom Concepts Construction Company, LLC

presents a Craftsman-style ranch over a finished lower level for a combined 3,200 sq. ft. of living area. An oversized 2 car garage, a front porch with columns, a covered rear porch and another additional 800 sq. ft. of unfinished basement storage are bonus spaces. This home sits on a partially wooded 0.24 acre lot and features a full brick wrap with cultured stone accents and James-Hardie® Board & Batten exterior siding. The inside shows an open concept floor plan that boasts an L-shaped kitchen with custom cabinets and a large island that is perfect for all types of entertaining. It continues to flow onto a covered porch or into a sizable great room with its 10' ceiling, a gas fireplace and a wall of windows with a view of the tree lined back yard off the raised deck. Both the walk-in pantry and separate laundry room are tucked away in a mud hall and each offer generous and functional work spaces. The main floor is completed with the Master Suite and its well-appointed tiled, walk in shower and a soaking tub and the 2nd bedroom that has an adjacent full guest bathroom. The lower level area is comprised of two more bedrooms and a full bath, along with a recreation room that is filled with day light provided by Pella® Proline Windows. The additional unfinished area provides plenty of storage space or could be easily converted into a gym, an office or whatever the Owners would desire.



Main Floor



Lower Level

**Offered at \$475,000.00**