



ZICKA H O M E S

ANDERSON



THE VILLAS
at Coldstream Country Club

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The Villas boasts 26 home sites where owners enjoy serenity and natural beauty. This community is adjacent to Riverview Estates and Coldstream Country Club. Homes are located within the highly desirable Forest Hills school district with convenient access to I-275 and downtown Cincinnati.

Lifestyle living at its best: Zicka will be offering new ranch-style floor plans with all the latest features and designs. This is a great opportunity for people who want maintenance-free living all on one floor. Homes starting at one million. We are taking reservations now and will have a lot drawing in early 2022 with building starting the summer of 2022.



FLOOR PLANS

VILLA I ELEVATION



VILLA I FLOOR PLAN

- Front Porch / 21'8x8
- Foyer / 7'7x11'3
- Great Room / 16'5x19'1
- Dining / 13'6x16'7
- Kitchen / 14'2x15'8
- Pantry / 8'9x5'8
- Den / 13'1x14'4
- Master Bedroom / 14'8x17'4
 - Option / 14'8x21'4
- Master Bath / 10'8x13'8
 - Option / 10'8x13'10
- Master WIC / 14'8x11'7/15'15
 - Option / 14'8x13'3
- Bedroom 2 / 13'6x13
- Bedroom 3 / 13'6x12
- Laundry / 6'5x9'1
- Covered Terrace / 31'5x12
 - Option / 16'7x17'6
- 2-Car Garage / 21x22'1/24'1
- Optional 3-Car Garage



VILLA II ELEVATION



VILLA II FLOOR PLAN

- Front Porch / 8'9x5'11
- Foyer / 8'4x15'4
- Great Room / 16'5x20'7
- Dining / 13'5x12
- Family Dining / 13'6x10'7
- Kitchen / 14'x15'9
- Pantry / 3'6x5
- Study / 14'8x13'0
- Master Bedroom / 14'8x17'4
 - Option / 12'8/14'8x15'5
- Master WIC / 10'8x12
- Bedroom 2 / 13'1x14'
- Bedroom 3 / 12'7x13'9
- Laundry / 8'9x9'0
- Opt Covered Terrace / 16'7x15
- 2-Car Garage / 21'x26'4/28'4
- Optional 3-Car Garage

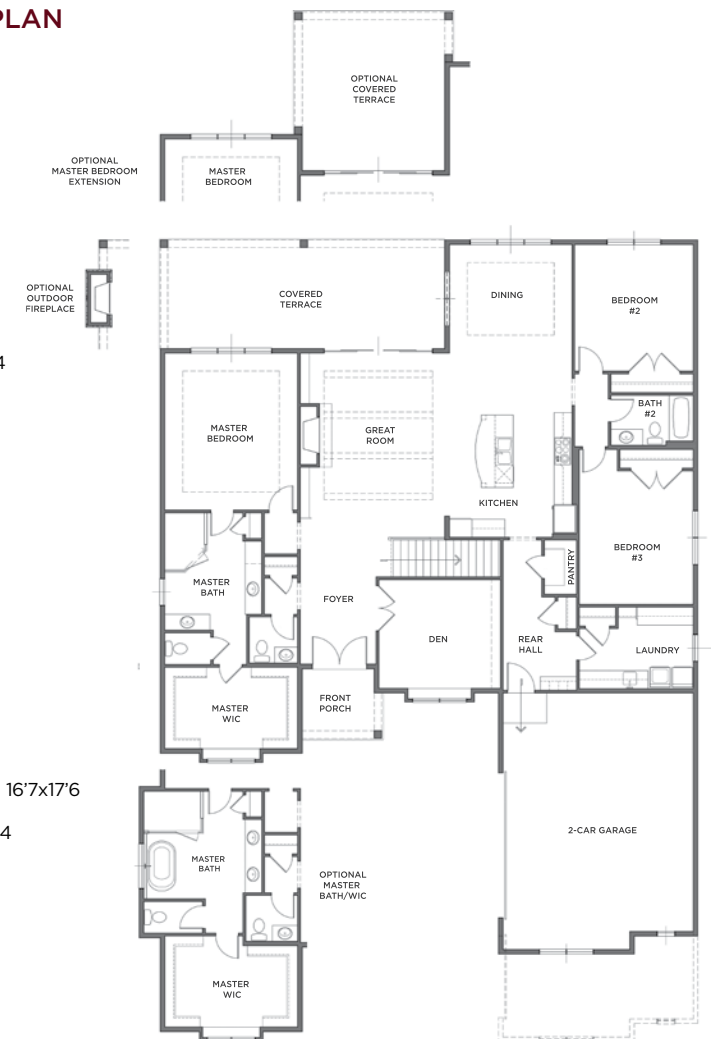


VILLA III ELEVATION



VILLA III FLOOR PLAN

- Front Porch / 8'9x7'8
- Foyer / 8'4x13'8
- Great Room / 16'5x20'7
- Dining / 13'6x16'3
- Kitchen / 14'x16
- Pantry / 3'6x6
- Den / 13'5x12
- Master Bedroom / 14'8x17'4
 - Option / 14'8x21'4
- Master Bath / 10'8x13
 - Option / 13x15'8
- Master WIC / 14'8x9
 - Option / 14'8x9/10'1
- Bedroom 2 / 13'1x14'
- Bedroom 3 / 12'7x14'9
- Laundry / 12'7x9
- Covered Terrace / 31'5x12
 - Optional Covered Terrace / 16'7x17'6
- 2-Car Garage / 21x26'4/28'4
- Optional 3-Car Garage





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