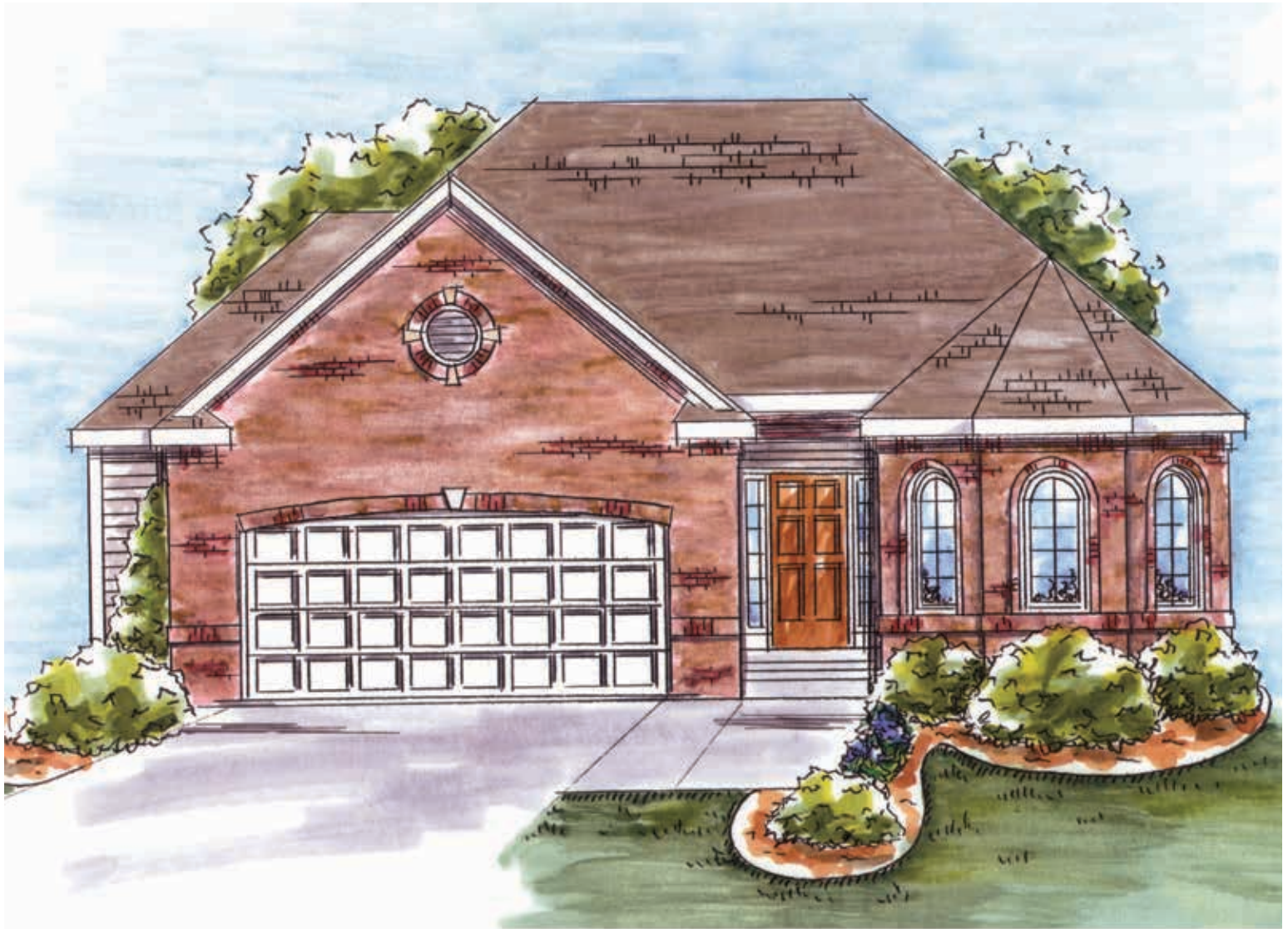


THE MERLOT

SINGLE HOME VILLA AT PINE LAKE RESERVE II



Pine Lake Reserve II offers a private, secure marina with over 475 acres of water access. Enjoy fishing, hiking or just plain relaxing in the area's most spectacular villa development.

The Merlot Single Family Ranch Villa offers nearly 2,500 sq. ft. of elegant living area. Enjoy quality, worry-free all brick construction with quality products and more.

 OUTSTANDING
LAKE VIEW

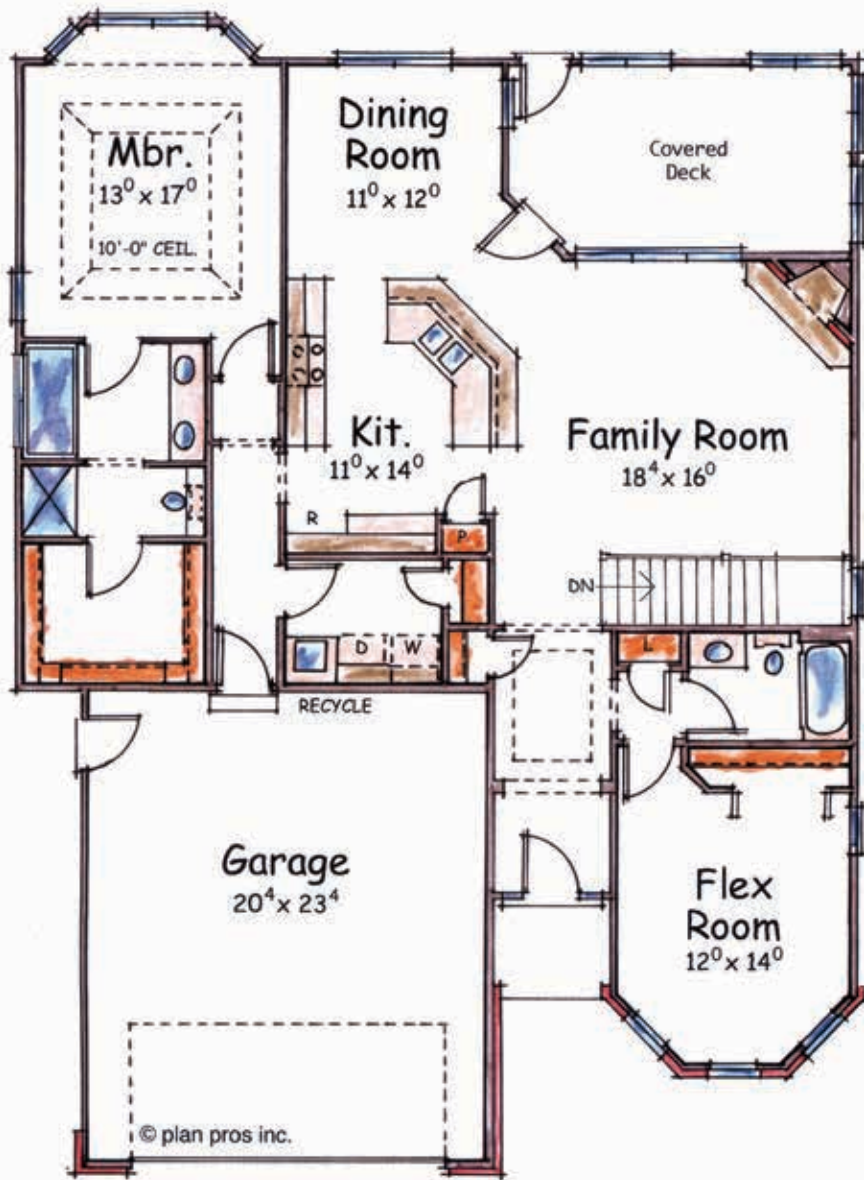


PINE LAKE RESERVE II
330.233.4045
www.pinelakereserveii.com

Floor Plans and Features on Back ►

THE MERLOT

SINGLE HOME VILLA



FLOOR PLAN

The Merlot includes a uniquely designed Flex Room complete with Bay Windows

3 BEDROOMS, 3-1/2 BATHS

OUTSTANDING FEATURES AT NO EXTRA COST!

The Merlot Single Family Villa offers approx. 2,500 sq. ft. of exceptional living space. All major rooms offer a breathtaking view of Pine Lake and its natural surroundings.

REFRIGERATOR, STOVE, MICROWAVE, DISH-WASHER & GARBAGE DISPOSAL

GRANITE COUNTER TOPS IN KITCHEN AND MASTER BATH

FLOOR COVERINGS INCLUDE CERAMIC AND CARPET

TRAY CEILING IN MASTER SUITE AND DINING ROOM

TERRACE LEVEL INCLUDES GREAT ROOM, 1 BEDROOM, 1-1/2 BATHS AND WET BAR

Price may change without notice. Price may not reflect certain property or construction options. Room sizes shown are approximate, actual construction may vary. Floor plans and building specifications are subject to change without notice.

Presented by:

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THE MALBEC

SINGLE FAMILY RANCH VILLA AT PINE LAKE RESERVE II

QUALITY & ELEGANCE IN ONE OF NATURE'S
MOST SPECTACULAR SETTINGS.



FRONT VIEW

Quality. It's easy to find when you live at Pine Lake Reserve II. The Malbec Single Family Ranch Villa offers a breathtaking lake front and lake view optional building sites.

With over 3,900 sq. ft. of exceptional living space, The Malbec offers maintenance free, all brick construction in one of Mahoning Valley's most spectacular settings.

REAR VIEW



OUTSTANDING
LAKE VIEW



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THE MALBEC

SINGLE FAMILY RANCH VILLA



OTHER OUTSTANDING FEATURES

The Malbec features a Gourmet Kitchen with Yorktowne® “Gold Standard” Cabinetry “Made to Order”.

Also available is an Optional 3-Car Garage

OUTSTANDING FEATURES AT NO EXTRA COST!

The Malbec Single Family Ranch Villa offers 3,961 sq. ft. of total living space. Lake front and lake view lots are now available.

ALL BRICK CONSTRUCTION

APPLIANCES IN KITCHEN

TERRACE LEVEL WITH GREAT ROOM, BEDROOM WITH WALK-IN CLOSET AND FULL BATH, 13 COURSE PLUS 6' WET BAR, 1-1/2 BATHS

FLOORING PACKAGE INCLUDES CARPET, CERAMIC AND TILE

ALL MAJOR ROOMS HAVE LAKE VIEW

GRANITE COUNTER TOPS IN KITCHEN AND MASTER BATH

REFRIGERATOR, STOVE, DISHWASHER, MICROWAVE & GARBAGE DISPOSAL

3 BEDROOMS, 3 FULL BATHS & 2 HALF BATHS

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www.pinelakereserveii.com

THE CABERNET

SINGLE FAMILY RANCH VILLA AT PINE LAKE RESERVE II



The Cabernet Single Family Ranch Villa at Pine Lake Reserve II is where you'll want to call home. Every villa offers a breathtaking view of beautiful Pine Lake. It's truly a unique opportunity to enjoy a more tranquil, quality of life unmatched by today's housing standards.

The Cabernet features an all brick, maintenance free exterior. Plus, you'll find quality building materials throughout. In the heat of the summer, high performance insulating glass is more energy efficient than ordinary double pane windows.

 OUTSTANDING
LAKE VIEW



PINE LAKE RESERVE II

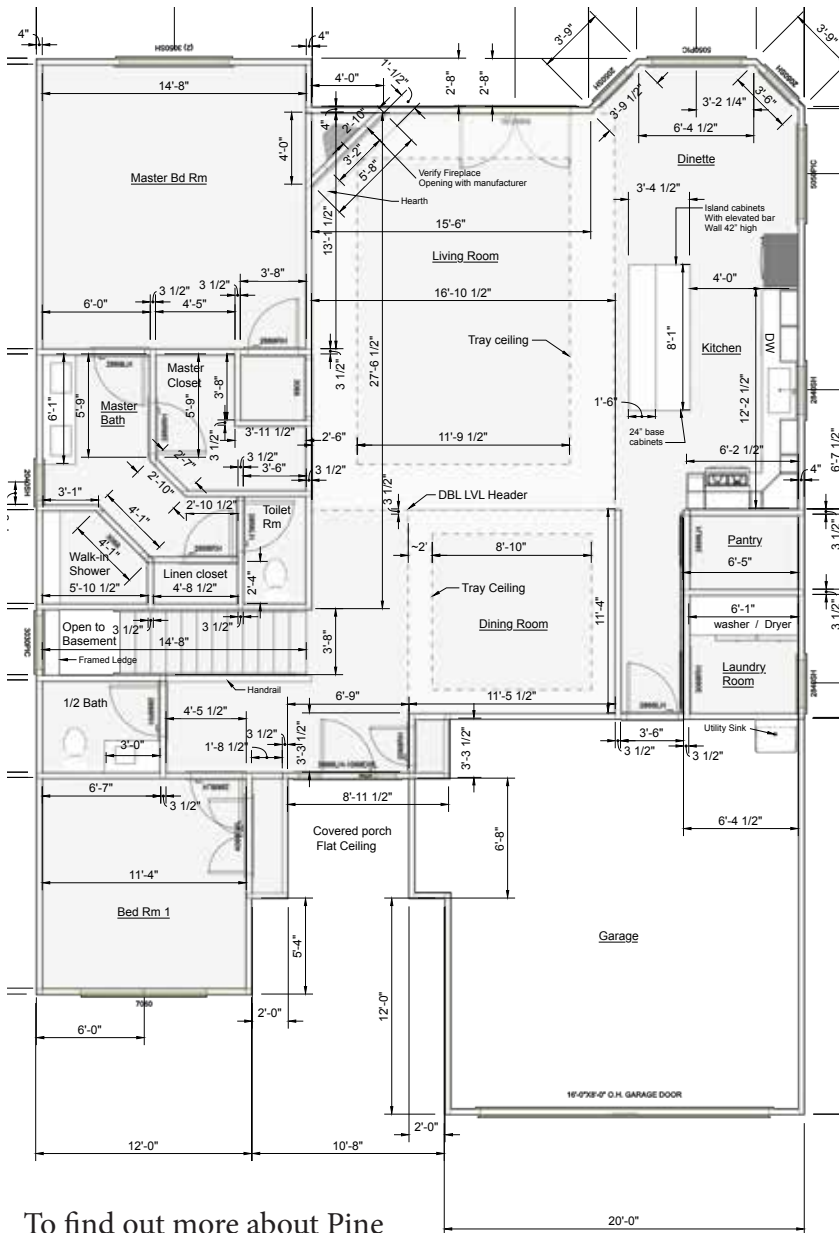
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Floor Plans and Features on Back ►

THE CABERNET

SINGLE FAMILY RANCH VILLA



To find out more about Pine Lake Reserve II, go to www.pinelakereserveii.com, or call Pine Lake Development LLC 330.233.4045.

OUTSTANDING FEATURES AT NO EXTRA COST!

The Cabernet Single Family Ranch Villa offers nearly 2,600 sq. ft. of unique living space. Each model provides a spectacular view of the lake.

TRAY CEILING IN MASTER SUITE
AND DINING ROOM

BREAKFAST ROOM WITH BAY WINDOWS

REFRIGERATOR, STOVE, MICROWAVE, DISH-
WASHER & GARBAGE DISPOSAL

GRANITE COUNTER TOPS IN KITCHEN
AND MASTER BATH

3 BEDROOMS – 3 BATHS

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www.pinelakereserveii.com

THE CHABLIS

FOUR FAMILY CARRIAGE HOME AT PINE LAKE RESERVE II



resort-style living

Experience resort-style living to its fullest with a quality crafted home at prestigious Pine Lake Reserve II, offering some of the region's most scenic surroundings.

The Chablis Carriage Home provides spacious, care-free living in a multiple-home design. Each all-brick home provides nearly 1,800 sq. ft. of exceptional living space.

Pine Lake Reserve II is located on State Rt. 7, just 7 miles south of the Southern Park Mall in Columbiana, Ohio.

The South Range School District, one of Ohio's finest, is open to families residing within the Reserve.

NOW FROM
THE LOW
\$270's

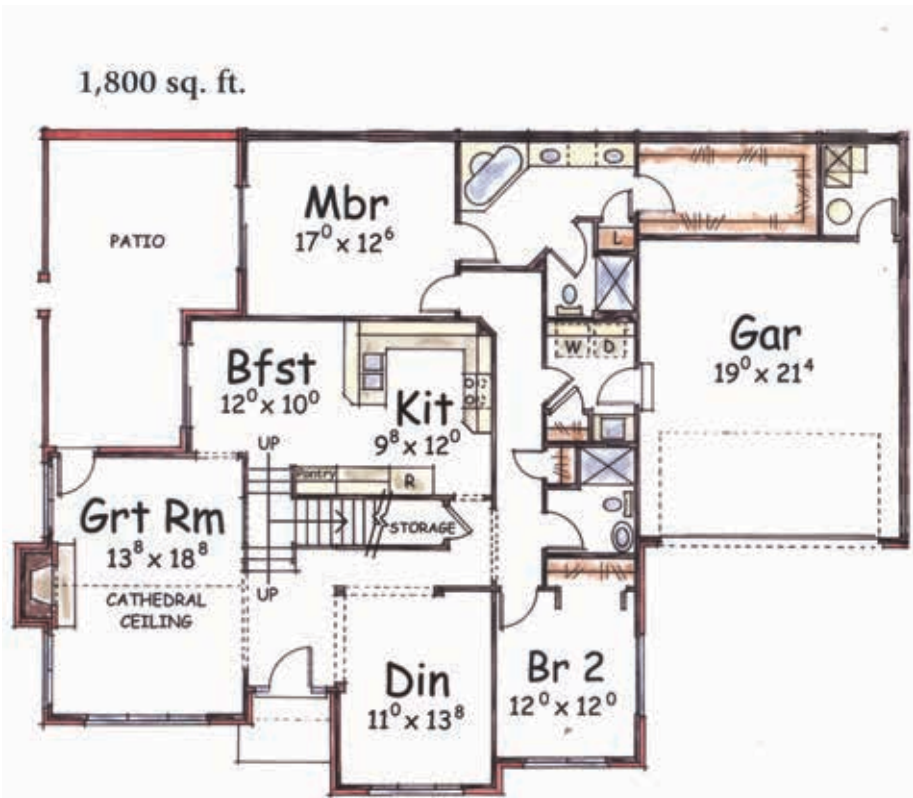


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Floor Plans and Features on Back ►

THE CHABLIS

FOUR FAMILY CARRIAGE HOME
AT PINE LAKE RESERVE II



OUTSTANDING FEATURES AT NO EXTRA COST!

The Chablis Four Family Carriage Home provides 1,800 sq. ft. of contemporary living space. Now priced from the low \$300,000's.

CENTRAL AIR CONDITIONING
AND GAS FIREPLACE

CATHEDRAL CEILING IN GREAT ROOM

REFRIGERATOR, STOVE, MICROWAVE,
DISHWASHER & GARBAGE DISPOSAL

FLOORING PACKAGE INCLUDES CERAMIC
TILE, CARPET

GRANITE COUNTER TOPS IN THE KITCHEN &
MASTER BATH

9' CEILINGS ON FIRST FLOOR

12-COURSE FULL BASEMENT

MAINTENANCE FREE ALL BRICK
CONSTRUCTION

2/3 BEDROOMS AND 2-FULL BATHS

Presented by:

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