

HEDGES PROPERTY



FISCHER HOMES



March 14th, 2022

Fischer Homes

ABOUT US!

*Our mission is to deliver
the best total new home solution.*



PRIVATELY OWNED HOMEBUILDER

Founded in 1980 by Henry Fischer. Our homeowners are our stakeholders.



ENDURING VALUE

Thoughtful and caring approach into each community design. Attention to details in neighborhood design and execution.



HIGH QUALITY HOMES IN HIGH QUALITY LOCATIONS

Adding value by the continuous investment in home designs.



CUSTOMER SATISFACTION

Maintain high customer service ratings before, during and after the build process. Create an exceptional customer experience.

“dreams are meant to become reality” –henry fischer

Local communities include:

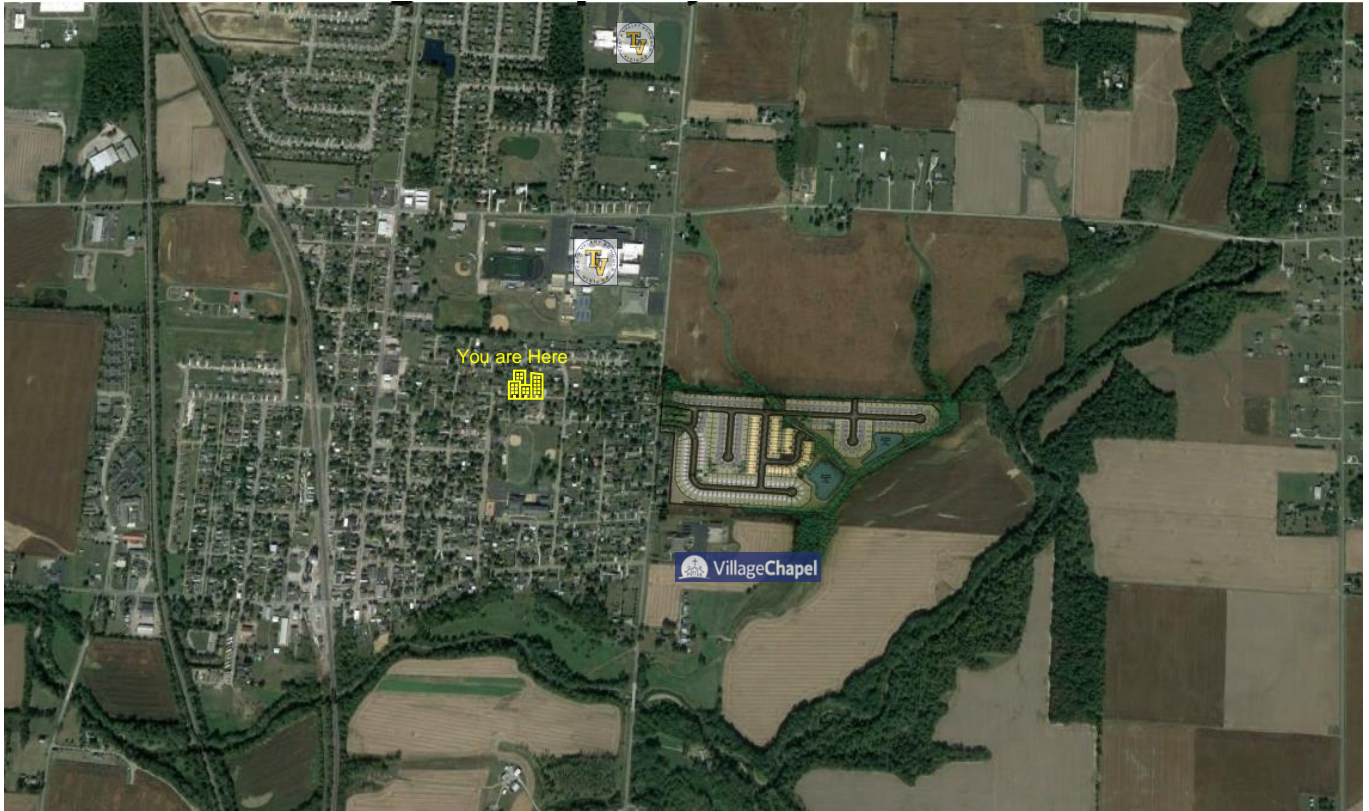
- Ashton Crossing - Ashville
- Suburban Village - Ashville
- Farmstead – Grove City
 - GCL Community



Please visit www.fischerhomes.com
to tour all our communities



Hickory Glen



AREA CONTEXT

**Conceptual
Plan**





Open Space

- Stream Corridor
- Natural Features
- Fountains
- Playground
- Landscaping
- HOA Maintained

Site Details:

Total Acreage: 53.5 acres
 Open Space: 13.8 acres (26%)

Total Homesites: 214

- Maple Street (50' min): 95 homesites
- Maple Street (40' min): 65 homesites
- Paired Patio (34' min): 54 homesites

Hickory Glen



**Product
Types**

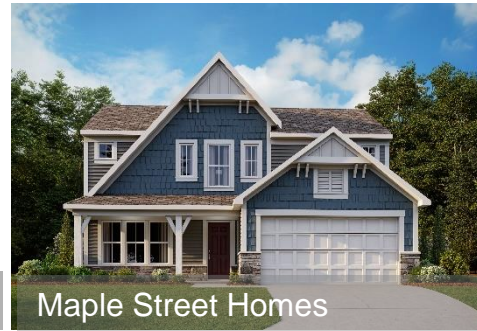




Narrow Maple Street Homes



Paired Patio



Maple Street Homes



**PRODUCT
TYPES**



2 units per building

Lifestyle Community

Low Maintenance

Fee Simple

Optional – 2nd Story

Paired Patio Homes

Spacious open-concept living. Customizable options. Unique Design.



1,250+ Sq Ft

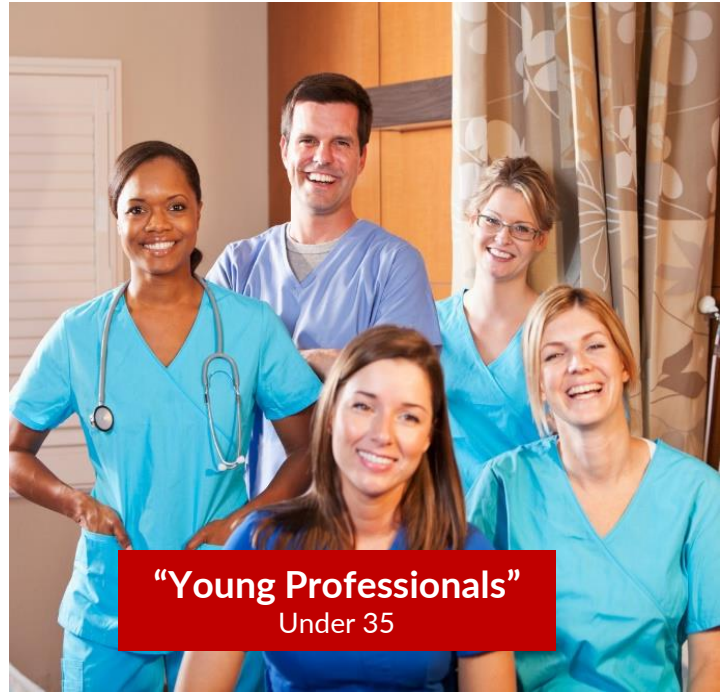


1-3
Bedrooms



1.5 - 2.5
Bathrooms

Future Residents



“Young Professionals”
Under 35



“Empty Nesters”
Over 55



Shopping



Dining out



Activities



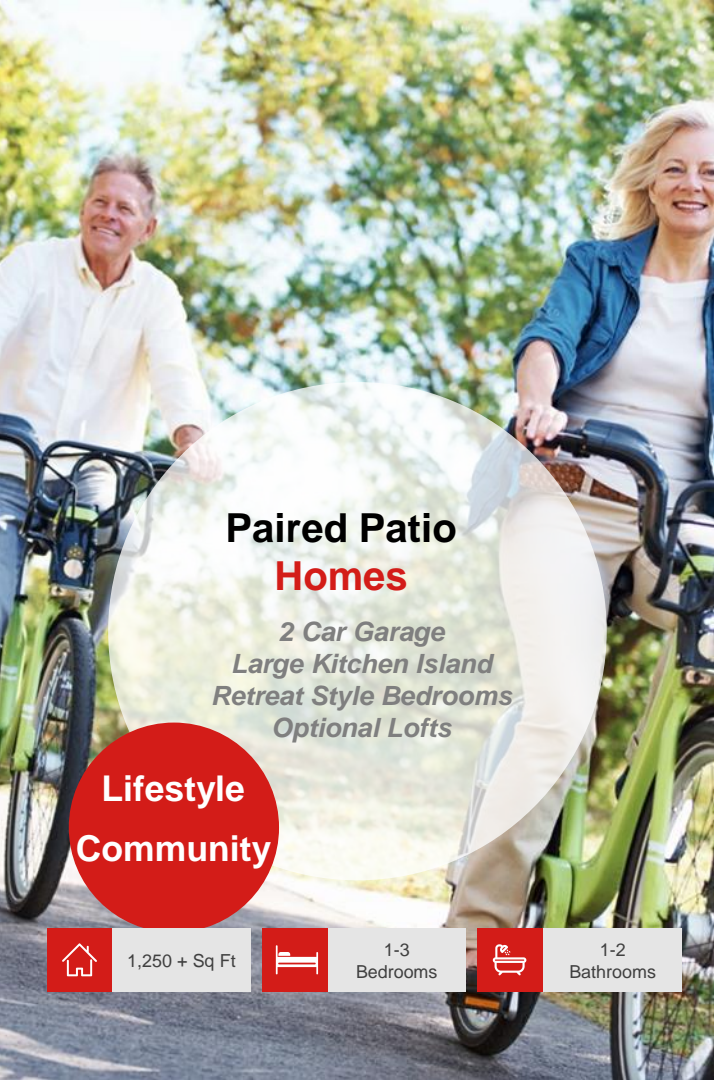
Travel



Higher End Finishes



Low Maintenance



Paired Patio Homes

*2 Car Garage
Large Kitchen Island
Retreat Style Bedrooms
Optional Lofts*

**Lifestyle
Community**



1,250 + Sq Ft

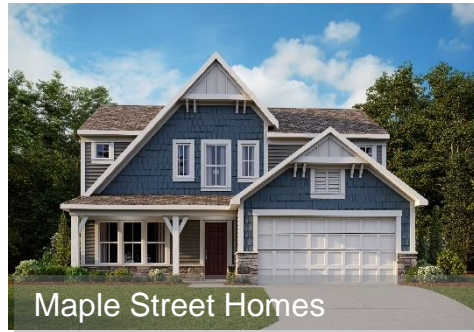


1-3
Bedrooms



1-2
Bathrooms







Centralized
Amenities

Sustainable Community

“Making the dream of
homeownership an
affordable reality”

Maple Street Collection

Variety of floorplans. Spacious living. Customizable options.
Walkable Community. Quality Designs.



1,300 Sq Ft



2-6
Bedrooms



2-3.5
Bathrooms

Future Residents



1st Time Homebuyers



Young Families



Activities



Low Maintenance



**40ft
Homesites**

STREETSCAPE

Narrow Maple Street Collection

Spacious open-concept living. Customizable options. Low maintenance.



1,300 – 2,060
Sq Ft



3-4
Bedrooms



2-2.5
Bathrooms



**Narrow
Maple
Street**



Narrow **Maple Street Collection**

2 Car Garage
Spacious Bedrooms
Open Kitchen Designs
Personalized Options

**Efficient
Neighborhoods**



1,300 –
2,060 sf



3-4
Bedrooms



2-2.5
Bathrooms





**50ft
Homesites**

**Family – Style
Living**

STREETSCAPE

Maple Street Collection

Variety of Floorplan Options. Customizable options. Family-style Living.



1,400 – 3,000
Sq Ft

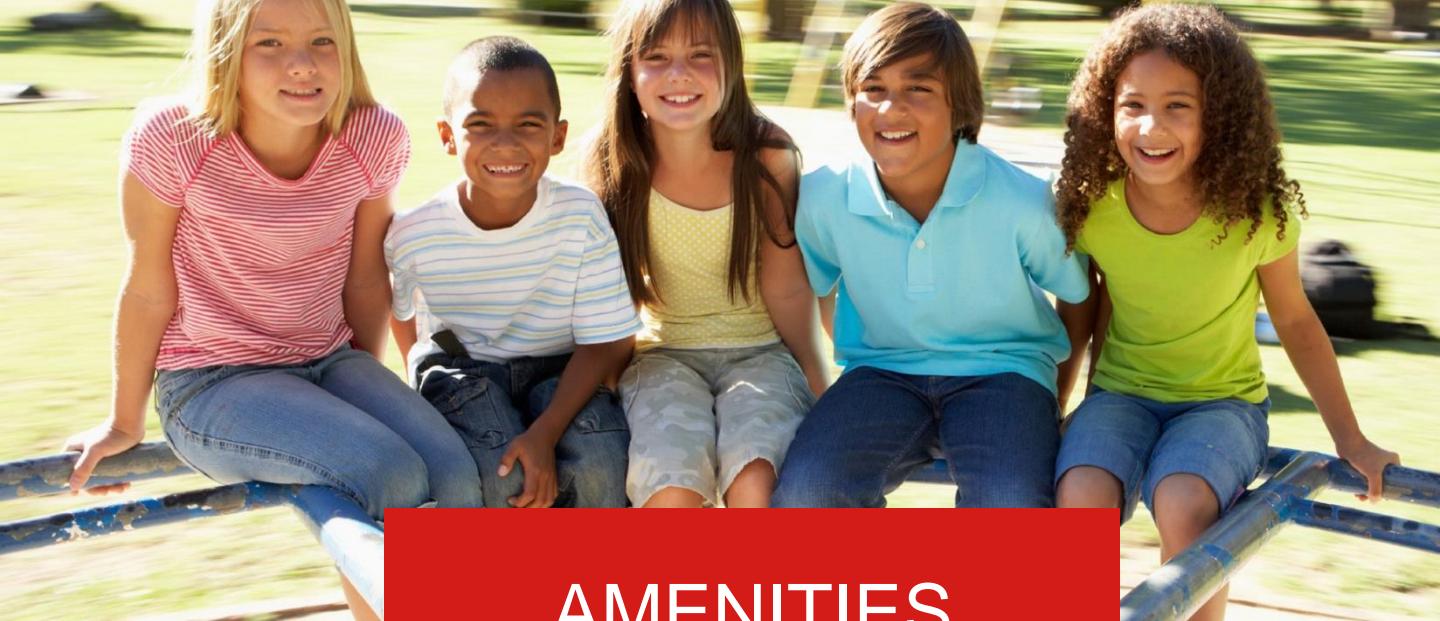


2 - 6
Bedrooms



2.5 - 3.5
Bathrooms





AMENITIES





13.8 Acres of Open Space

Open Space and Amenities
Sidewalk + Paths
Playground
Gathering Areas

HOA Owned and Maintained

Preservation of Natural Areas

Landscaped Common Areas



13.8 Acres of
Open Space

Open Space + Amenities



A modern living room interior. On the left, a brown sectional sofa is adorned with a white fur throw and several pillows. In front of it is a low, patterned coffee table on a light-colored rug. To the right, two white armchairs with black and white patterned throws are positioned around a small round table. The focal point is a wood-paneled wall with a built-in fireplace and a flat-screen TV mounted above it. A ceiling fan with five dark blades hangs from the white ceiling. Large windows on the left offer a view of a snowy landscape. A tall potted plant stands near the fireplace, and another is placed between the armchairs. A large abstract painting is on the right wall.

Questions

Visit us at: www.fischerhomes.com



Jensen

MAPLE STREET COLLECTION

- 4-6
- 2.5-3.5
- 2794-2794
- 2 Story

SELECT A REGION TO SEE PRICE ▼

TOUR OUR DECORATED MODEL



The Jensen has everything you need to bring your family together in one space. This new home design features up to six bedrooms and 4 full bathrooms including the option for a main floor guest suite. The main floor boasts a large, open concept kitchen and great room as well as an attached recreation/study/dining room. Upstairs you will find four included bedrooms and a loft along with a second-floor laundry room.

[DOWNLOAD THE FLOORPLAN BROCHURE](#)

Modern Farmhouse



Visit us at: www.fischerhomes.com



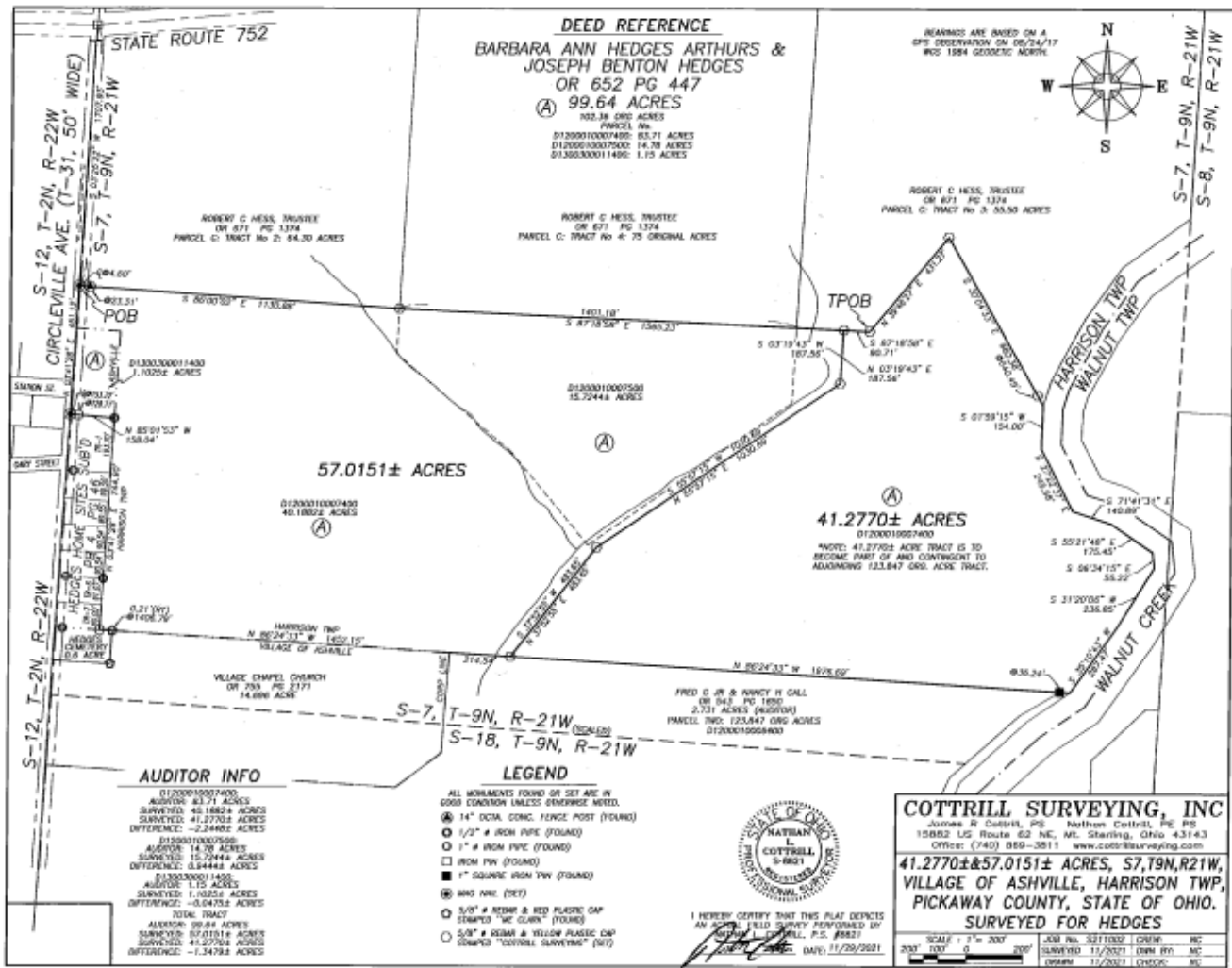
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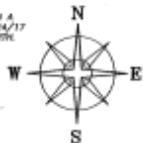
Hickory Glen



DEED REFERENCE
BARBARA ANN HEDGES ARTHURS & JOSEPH BENTON HEDGES
 OR 652 PG 447
 (A) 99.64 ACRES

102.38 ORIG ACRES
 D1200010007400: 83.71 ACRES
 D1200010007500: 14.78 ACRES
 D1300300011400: 1.15 ACRES

BEARINGS ARE BASED ON A GPS OBSERVATION ON 05/24/17 WGS 1984 GEOCENTRIC NORTH.



ROBERT C HESS, TRUSTEE
 OR 671 PG 1374
 PARCEL C: TRACT No 2: 84.30 ACRES

ROBERT C HESS, TRUSTEE
 OR 671 PG 1374
 PARCEL C: TRACT No 3: 55.50 ACRES

ROBERT C HESS, TRUSTEE
 OR 671 PG 1374
 PARCEL C: TRACT No 3: 55.50 ACRES

57.015± ACRES

41.277± ACRES

(A) 41.277± ACRES
 D1200010007400
 *NOTE: 41.277± ACRES TRACT IS TO BECOME PART OF AND CONTINGENT TO ADDING 123.847 ORIG. ACRES TRACT.

AUDITOR INFO

D1200010007400
 ACQUISITION: 83.71 ACRES
 SURVEYED: 45.188± ACRES
 SURVEYED: 41.277± ACRES
 DIFFERENCE: -2.244± ACRES
 D1200010007500
 ACQUISITION: 14.78 ACRES
 SURVEYED: 15.294± ACRES
 DIFFERENCE: 0.544± ACRES
 D1300300011400
 ACQUISITION: 1.15 ACRES
 SURVEYED: 1.025± ACRES
 DIFFERENCE: -0.047± ACRES
 TOTAL TRACT
 ACQUISITION: 99.64 ACRES
 SURVEYED: 57.015± ACRES
 SURVEYED: 41.277± ACRES
 DIFFERENCE: -1.247± ACRES

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 14" O.D. CONG. FENCE POST (FOUND)
- 1/2" x IRON PIPE (FOUND)
- 1" x IRON PIPE (FOUND)
- IRON PIN (FOUND)
- 1" SQUARE IRON PIN (FOUND)
- WKG ANK. (SET)
- 5/8" x REBAR x RED PLASTIC CAP STAMPED "MC GUIN" (FOUND)
- 5/8" x REBAR x YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACCURATE FIELD SURVEY PERFORMED BY
 NATHAN L. COTTRILL, P.S. #8821
 DATE: 11/29/2021



COTTRILL SURVEYING, INC

James R. Cottrill, P.S. Nathan Cottrill, P.E., P.S.
 15082 LUG Route 62 N.E. Stearvia, Ohio 43143
 Office: (740) 859-3811 www.cottrillsurveying.com

41.277± & 57.015± ACRES, S7, T9N, R21W,
 VILLAGE OF ASHVILLE, HARRISON TWP,
 PICKAWAY COUNTY, STATE OF OHIO.
SURVEYED FOR HEDGES

SCALE: 1" = 200'
 200' 100' 0' 200'
 JOB NO. 2211022 | CREW: MC
 SURVEYED 11/2021 | DRAWN BY: MC
 DRAWN 11/2021 | CHECKED: MC



Exterior Examples





Paired Townhomes

2 Car Garage
Natural Lighting
Upgraded Appliances

Lifestyle
Community



1,650 Sq Ft



2-3
Bedrooms



2.5
Bathrooms

