



446 Oaklawn Drive \$37,900

2004 MHE Mansion

2 bedroom 1bath Move In Ready!
Newer lot on cul-de-sac, great yard and nice tree.
Large carport will accommodate two cars nicely.
Storage barn for your gardening supplies.

Monthly Lot Rent - \$241.00

Red Oak



937-879-0032

Appointments
Available

Sales Office

Located @ 2088
Beaver Valley Rd
Fairborn, Ohio 45324



412 Oaklawn Dr

\$12,000

CALL 937-879-0032

Homes this nice at this price
range don't last long
ACT NOW! CALL!

Southpoint Village is a 55+ Active Adult Community set on 21 acres in Fairborn, OH which is located in the Dayton-Springfield area. We are 3 miles from Wright Patterson Air Force Base and only 1 mile off I-675.

100% of homes are sectional. Sale price of existing homes range from \$40K - \$96K and only on the market for 60-90 days! Our lot fees are lower compared to other 55 and older communities.

Southpoint Village Amenities:

- Wide streets and sidewalks
- Plenty of green space
- Consistently maintained community entrance
- All homes have a minimum of a two-car aluminum carport with many converted to garages

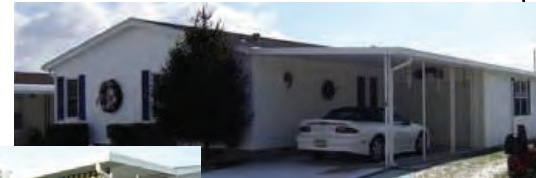
Included in lot fees:

- Full time sales, manager, and service office hours
- Monthly newsletter
- Notary public services, title transfer & homestead filing
- Weekly trash and recycling
- Free Greene County transportation

**417 Alisha Lane in Southpoint Village
\$89,900 3 bedroom 2 bath –One Owner!**



**416 Alisha Lane in Southpoint Village
\$82,900 3 bedroom 2 bath –One Owner!**



**415 Alisha Lane in Southpoint Village
\$79,900 3 bedroom 2 bath –One Owner!**



Park Hills Crossing, Southpoint Village and Red Oak are 55 and Over Mobile/Manufactured Home Communities...Affordable, Sensible & Reasonable Home Ownership



233 Heather Lane \$73,500

Double wide-3 bedroom/ 2 bath, Central A/C, refrigerator, dishwasher, stove, washer and dryer, window treatments, 1 car garage, all weather room. **1992 Palm Harbor! WOW!!!**

- Monthly home site fee- \$251.00
 - Average electric bill per month- \$87.00
 - Average gas bill per month- 40.00
 - Average water bill per month- \$20.00
- A Sensible & Affordable Lifestyle*



211 Pecan \$21,900
1999 MHE Mansion Mfd Home

Hard to believe this house is ten years old..

2 bedroom/1bath, Central A/C, Whirlpool refrigerator with ice maker, stove, built in microwave, dishwasher, window treatments, carport and shed.

Lot Rent—\$226

Lower your cost of living while enhancing your lifestyle...



Sale Pending
Under Contract

226 Heather Lane \$61,900
1,344 Sq Ft—3 bedroom 2 bath,
Central A/C, Huge Carport and
Storage Shed

- **Monthly home site fee- \$251.00**
 - Average electric bill per month- \$50.00
 - Average gas bill per month- \$35.00
 - Average water bill per month- \$21.00
- 1992 Palm Harbor Home...One of the Best!*

Red Oak Manufactured Home Park is a 55+ Active Adult Community set on 21 acres in Fairborn Ohio

90% of homes in Red Oak Manufactured Home Park are single section installed on full concrete slab foundations with vinyl skirting. The other 10% of our homes are multi-sectional homes on concrete crawlspace foundations. Sale price of existing homes range from \$10K - \$70K and only on the market for 60-90 days!

Red Oak Community Amenities:

- Wide streets and sidewalks
- Plenty of green space
- Consistently maintained community entrance
- Most homes have a minimum of a two-car aluminum carport with many converted to garages

Included in lot fees:

- Full time sales, manager, and service office hours
- Monthly newsletter
- Notary public services, title transfer & homestead filing
- Weekly trash and recycling
- Free Greene County transportation



470 Oaklawn Dr \$22,500
1993 Fleetwood

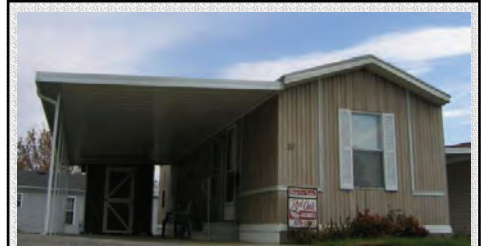
Cul-de-sac living at it's quietest!
Friendly neighbors looking out for each other. Easy to take care of and affordable.

Monthly Home Site Fee—\$236
Financing Available



223 Pecan St \$24,900
1988 Redman Doublewide

Sale Pending
Under Contract



217 Pecan St \$16,000
1993 Fleetwood

Super affordable and easy living on a quiet street. Perfect for mom or dad or both parents. Two bedrooms 1 bath Carport and Storage Shed...Move Right In!

Monthly Lot Rent—\$226
Owners are ready for an offer

Park Hills Crossing, Southpoint Village and Red Oak Super Nice 55 and Over Mobile/Manufactured Home Communities in the Midwest. An Affordable, Sensible & Reasonable Lifestyle

PHC PARK HILLS CROSSING

Welcome to our community!

Park Hills Crossing offers a lifestyle and amenities uniquely suited for active adults. As a 55 and Over Community you will find neighbors with common interests like traveling, military retirement, socializing opportunities, being involved in clubhouse activities, fitness, organized game and theme nights, outings and more.

**438 & 495 Park Hills Crossing
\$137,500 NEW!!!**

Large Master Bedroom Suite, Guest Bedroom and Bath Bright Office/Den. More Kitchen Cabinet, Pantry and Countertop Space of any NEW home its size in Ohio! Plus a Breakfast Nook! **HUGE GARAGE**

- Monthly home site fee- \$298.00



You owe it to yourselves to schedule a visit and see this lifestyle for yourself. If you haven't found just what you're looking for, or not familiar with the lifestyle give us a call tour these fine homes and the clubhouse at Park Hills Crossing...

Park Hills Crossing Amenities:

- Wide streets and sidewalks
- Plenty of green space
- Consistently maintained community entrance
- Most homes have a minimum of a 22x22 two-car finished garage with insulated and electronic garage doors
- Unlimited access to over 5,000 sq. ft. Club House w/ fitness, activities, parties and more

Included in lot fees:

- Full time sales, manager, and service office hours
- Monthly newsletter
- Notary public services, title transfer and homestead filing
- Weekly trash and recycling

NEW! 2319 Mallory Ct in Park Hills Crossing

Ready for occupancy! Make offer on this new home and SAVE! Great three bedroom two bath home on cul-de-sac lot. Large finished and painted garage with opener.

Lot's of storage room, large great room. CALL NOW TO SEE THIS GREAT HOME!

