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This year's Homearama has a whole different look

Courtesy: Written by Sue Kieseewetter, Cincinnati.com

- **What:** The area's biggest custom home show, produced by the Home Builders Association of Greater Cincinnati.
- **When:** June 8-23.
- **Where:** Carriage Hill, 6306 Ohio 747, Liberty Township, Ohio
- **Homes:** Eight homes priced at \$700,000 to \$1.2 million.
- **Tickets:** \$13 at the gate; \$11 at Cincinnati-area Kroger stores; gate discount for AAA members; free to children 12 and younger.
- **Information:** 513-851-6300 or www.cincybuilders.com.



A new plan for the Carriage Hill neighborhood development, located in Liberty Township, calls for pools and playgrounds, hiking and biking trails and even an ice cream shop – in addition to myriad choices of housing.

Developers of the site of this year's Homearama custom home show recently got the zoning go-ahead to add retail and other amenities.

“The whole intent is not to create a subdivision, but to create a community,” said Jose Castrejon, vice president for landscape, architecture and planning for McGill Smith Punshon, a firm working on the project.

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The 400-acre site – on the east side of Ohio 747 between Millikin and Princeton roads – also includes the Winding Creek subdivision.

Zoning approved by the Liberty Township trustees will allow developers to create a village-like atmosphere where residents can walk or bike to schools, shops and neighboring subdivisions.

“We want to see a community that 100 years from now we can still be proud of,” said Randy Terry, a managing partner in Liberty Land Co. LLC, which is developing the property owned by the Terry family.

Since the 87-acre Winding Creek subdivision opened in 2006, developers have changed and new zoning categories have been added, giving Liberty Land more options, Terry said.

The economic downturn gave those involved in the project time to alter the project from its 2007 concept.

Plans now call for a community gathering area in the center of the village, including 150,000 square feet of office, retail and commercial space, along with 144 residential units on 44 acres.

Housing options will include apartments, townhomes, condominiums, patio homes and single-family homes. Developers also envision 10 lakes or ponds stocked with fish and 80 acres of open space – including woods, cliffs, streams and ravines.

The village center is projected to be built in three to five years; the residential part will take eight. The project will take about a decade to finish completely.

Pricing for the single-family homes runs \$380,000 to \$1.5 million for 2,100 to 7,000 square feet of space.

Empty-nester patio and other homes will range from \$280,000 to \$500,000 for 1,650 to 3,000 square feet of space.