



Oaks of West Chester 107 • The Sofia  
**8854 Old Farm Drive • \$799,900**

**\*Special Below Market 30 Year Fixed Conventional Rate With No Closing Cost.**



**Design Features and Decorator Choices:**

- Approximately 3494 Sq. Ft.
- Gorgeous, Wooded, Private Site
- 3 1/2 Baths
- Walkout Basement
- 9' Lower Level
- 12x16 Deck
- 3 Car Front/Side Entry Garage
- Garage Door Opener
- Mudroom Cubbies
- Video Doorbell
- 64 Estimated HERS Index
- Aristokraft Painted Cabinets
- Gourmet Kitchen
- Quartz Countertops
- GE Gas Cooktop
- Hardwood First Floor
- Ceramic Baths and Laundry
- Upgraded Shaw Carpet & Pad
- Stainless Steel Appliances
- Decorative Backsplash
- LED Recessed Style Kitchen Lights
- Upgraded Black Moen Faucets

HOA: \$63 Monthly

**Call (513) 477-2005 for more information**  
or visit us today at [johnhenryhomes.com](http://johnhenryhomes.com)

\*Restrictions and limits apply for Promotion. Subject to qualification. Promotion valid on new home purchase agreement for select quick delivery homes that are entered into by buyer and accepted by John Henry Homes, Inc. by March 9, 2024 and close no later than April 1, 2024 and financed through Mike Creech at LCNB National Bank. Promotion is subject to change or revocation without prior notice or obligation and cannot be combined with any other promo or discount. Closing Costs not to exceed \$2140. Purchaser responsible for required Title Insurance. All information is subject to change without notice and is not part of legally binding contract. All square footage listed is approximate.



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## The Sofia

First Floor



Second Floor



**john henry**  
HOMES

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