

Welcome to JEROME VILLAGE

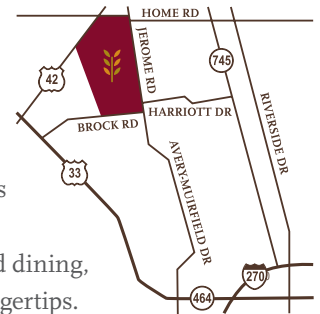


Jerome Village is a 1,700-acre mixed-use community, developed by Nationwide Realty Investors. When fully completed, Jerome Village will include 2,800 home sites made up of single family homes, attached and detached patio-style homes, ample green space, schools, Community Center and commercial development. Jerome Village is located within the Dublin City School District in Central Ohio.

- Currently includes **14 NEIGHBORHOODS** with 4 additional neighborhoods being planned this year. Homes range from \$300,000 up to \$5 million.
- Combines **11 ARCHITECTURAL STYLES** and a wide color palette that adds diversity to each home and neighborhood
- **40%** of the 1,700 acres is reserved for green space, parks and natural reserves
- Offering building options from **13 OF CENTRAL OHIO'S TOP BUILDERS:**
3 Pillar Homes, Arthur Rutenberg Homes, Bob Webb Homes, Compass Homes, Coppertree Homes, Epcon Communities, Fischer Homes, Manor Homes, Memmer Homes, Pulte Homes, Rockford Homes, Romanelli and Hughes and Schottenstein Homes
- **BIKE TRAIL SYSTEM** with access to Glacier Ridge Metro Park
- **ONSITE COMMUNITY CENTER** featuring Jerome Village Bar & Grille

LOCATION AND ACCESSIBILITY

Jerome Village is located off of I-270 and Route 33 in Jerome Township. With convenient access to Columbus' outer belt and close proximity to Dublin shopping and dining, everything you need is at your fingertips. The master planned community also boasts connectivity to Glacier Ridge Metro Park and a short commute to the Columbus Zoo.



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A DEVELOPMENT OF NATIONWIDE REALTY INVESTORS



WHAT ARE THE DEFINING FEATURES OF EACH NEIGHBORHOOD?

Jerome Village has approximately **700 HOMES** completed in **14 NEIGHBORHOODS** that create a cohesive and diverse community. All of the neighborhoods include American Architecture, encourage front porch living and a walkable environment. In order to create diversity, each neighborhood has distinct features and is differentiated by lot sizes, builders and price ranges.

HOW DO I FIND A HOME?

At Jerome Village you have a choice. You can **BUILD** the home of your dreams, or move right into one of the many beautiful move-in ready homes currently available for purchase. If you want to start touring homes at Jerome Village, visit the model homes section of our website. There you will find a model map available for download, model addresses and open hours. Schedule an appointment with a builder or start a self-guided tour. Or, to view move-in ready homes, visit the 'For Sale' section of our website at **JEROMEVILLAGE.COM**.

TO START BUILDING YOUR DREAM HOME,

contact any of the Jerome Village builders directly to find more information on lot availability, pricing and home plans. Builder information can be found by visiting jeromevillage.com.

If you are interested in the **PLUM RIDGE PLACE** neighborhood where home prices start at more than \$1 million, you can select from a limited number of exclusive lots and purchase a lot directly from the developer. For additional information call **614.221.5732**.



WHICH SCHOOLS WILL MY CHILD ATTEND?

Currently, children that live at Jerome Village will attend Glacier Ridge or Pinney Elementary School, Grizzell Middle School and Jerome High School. Visit the Dublin City School site to determine your elementary school.

WILL THERE BE SCHOOLS BUILT IN JEROME VILLAGE? IF SO, WHEN WILL THEY BE BUILT?

Jerome Village has set aside approximately **56 ACRES** for the **DUBLIN CITY SCHOOL DISTRICT**. The first parcel, a 43 -acre site donated by Jerome Village, is located at the intersection of Hyland-Croy Road and Ravenhill Parkway for the construction of an elementary and middle school. The elementary school is scheduled for opening in the fall of 2020 with the middle school scheduled the following fall of 2021.

WHAT IS PLANNED FOR THE FUTURE AT JEROME VILLAGE?

Jerome Village's master plan includes three Dublin City schools (see details above). Plans also call for a second community center featuring a large fitness center and pool, and **COMMERCIAL DEVELOPMENT**.

WHAT FEATURES DOES JEROME VILLAGE COMMUNITY OFFER?

- An on-site, members-only **COMMUNITY CENTER** with a pool, fitness center and Jerome Village Bar & Grille (open to the public)
- **700 ACRES** of parks and green space
- An extensive **BIKE TRAIL SYSTEM**

connecting to the Jerome Village Community Center, Glacier Ridge Metro Park, Glacier Ridge Elementary School and nearby playgrounds

- Quick access to Dublin shopping, dining and medical care off Post Road

WHAT SERVICE PROVIDERS ARE AT JEROME VILLAGE?

- **MAILING ADDRESS** Plain City
- **COUNTY** Union
- **SAFETY SERVICES** Union County Sheriff & Jerome Township Fire
- **ELECTRIC** Union Rural Electric or First Energy
- **GAS** Columbia Gas
- **WATER & SEWAGE** Marysville Sewer & Water
- **DATA & PHONE SERVICES** Spectrum & Frontier Communications
- **TRASH COLLECTION** Rumpke & Waste Management

WHAT ASSOCIATIONS AND FEES DOES JEROME VILLAGE HAVE?

HOMEOWNERS ASSOCIATION (HOA) – The purpose of the HOA is to provide residents with well-maintained common areas within each

neighborhood, including the care of the entries, green spaces, utilities, ponds, fences and other features. Fee: Each resident is a part of a Residential Property Owner's Association and may be subject to an additional association fee or sub association fee based on neighborhood, including condominiums and patio homes. Visit jeromevillage.com and view the neighborhood's page for more details.

COMMUNITY DEVELOPMENT AUTHORITY (CDA)– The purpose of the CDA is for the funding, ownership and maintenance of certain infrastructure improvements (such as roads, streets, sanitary sewers and waterlines) and certain amenities (such as parks, open spaces and community facilities). Fee: Rate of 9.5 mils - \$332.50 per \$100,000 of market value.

COMMUNITY CENTER – The purpose of the fee associated with the Community Center is to cover the operating expenses of the Community Center including the building, grounds, fitness center and pool. Fee: The 2019 resident fee is \$385.18.



JEROME VILLAGE

ILLUSTRATIVE VIEW

US-42

FUTURE COMMERCIAL SITE

DUBLIN CITY SCHOOL SITE

ORCHID HILL

WILLOWBRUSH

RAVENHILL PARKWAY

WREN WOOD

HYLAND-CROY ROAD

EVERSOLE WOODS

EVERSOLE RUN

PLUM RIDGE PLACE

JEROME ROAD

WELLS ROAD

SATELLITE VIEW

ROCK ROSE PLACE

ARROWWOOD

DOGWOOD

BLACK OAK

COURTYARDS AT JEROME VILLAGE

HYLAND-CROY ROAD

RYAN PARKWAY

SUGAR MAPLE

CRANBERRY

COMMUNITY CENTER
JEROME VILLAGE BAR & GRILLE

PERSIMMON

BROCK ROAD



ILLUSTRATIVE MASTER PLAN KEY

In Development

Complete