



KEYSTATE

HOMES

THE ART OF MODERN LIVING



KEYSTATE HOMES

POINTS OF DIFFERENTIATION

FAMILY OWNED

YOUNG & DYNAMIC

BUILT ON INTEGRITY, HONESTY & TRANSPARENCY

EDUCATORS & COLLABORATORS

LISTENERS & OBSERVERS

PLACEMAKERS & URBAN DESIGNERS

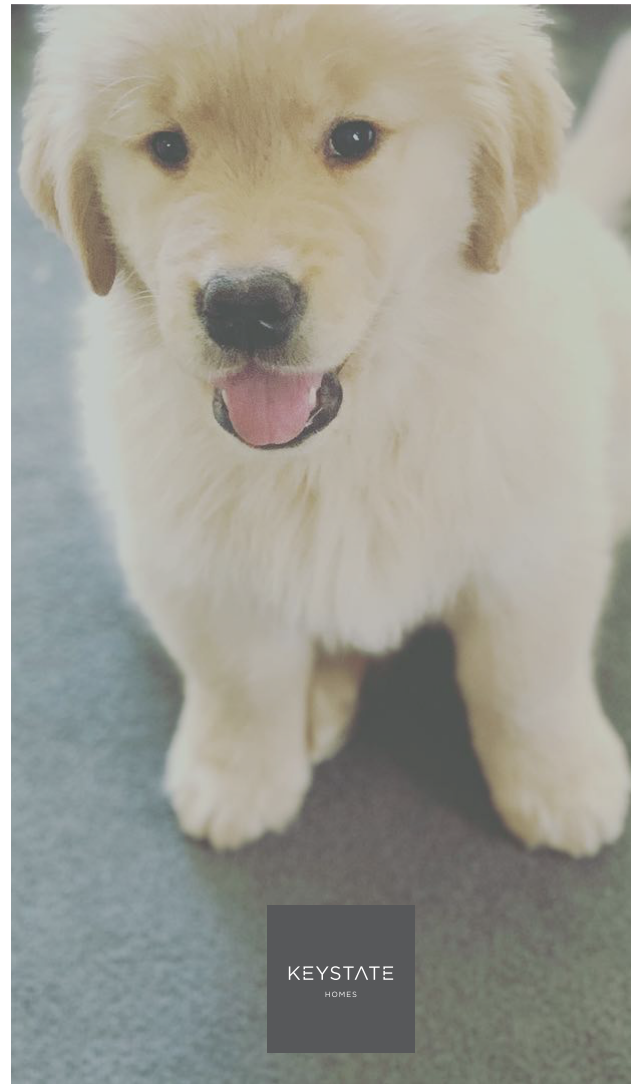
INNOVATORS

BUILDERS OF QUALITY HOMES AT THE BEST POSSIBLE PRICE

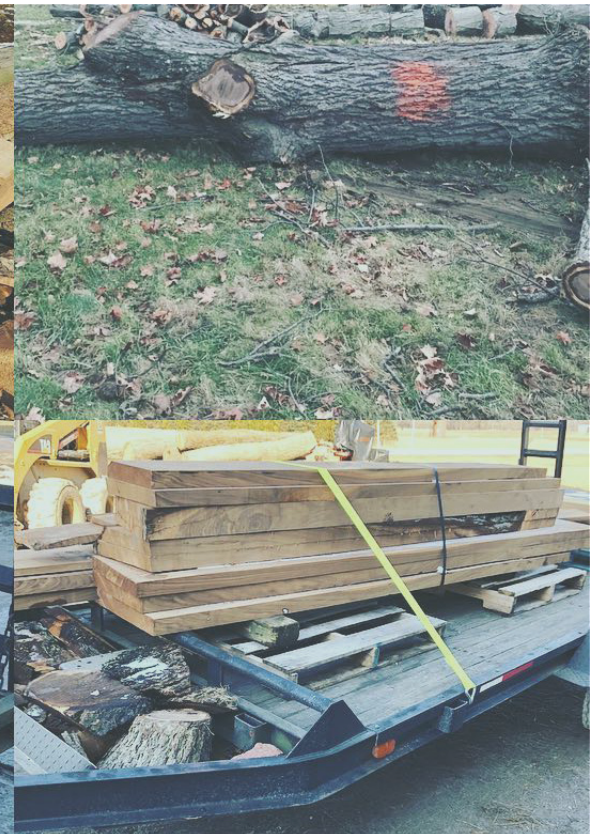
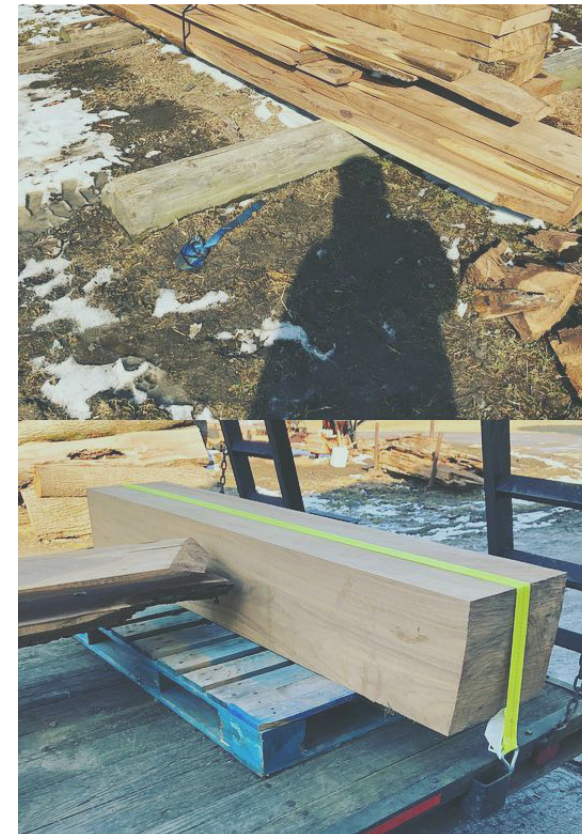
100% CUSTOMER SATISFACTION

BRINGING YOUR DREAM HOME TO LIFE

KEYSTATE HOMES | FROM OUR FAMILY TO YOURS



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KEYSTATE HOMES | FROM OUR FAMILY TO YOURS
WWW.BUILDWITHKEYSTATE.COM | INFO@KEYSTATEHOMES.COM | 216-591-1942 OR 614-706-3342



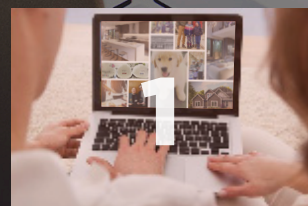
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KEYSTATE
HOMES

FEATURING

KEYSTATE INSITE™

EXCLUSIVELY FROM KEYSTATE | BUILD ON YOUR LOT SITE TECHNOLOGY



BUILD PROCESS



SELECTIONS



KEYSTATE INSITE™



FINANCING



HOME BUILDING



WELCOME HOME

KEYSTATE
HOMES

PRESENTING

STERLING LAKES MODELS

EXCLUSIVELY FROM KEYSTATE | UTILIZING KEYSTATE INSITE TECHNOLOGY



BUILD PROCESS



SELECTIONS



KEYSTATE INSITE™



FINANCING



HOME BUILDING



WELCOME HOME



THE KEYSTATE DIFFERENCE

AWARD WINNING HOME BUILDER NORTHEAST & CENTRAL OHIO

- **HBA of Greater Cleveland Green Builder of the Year Award 2018**
- **BIA of Central Ohio Best Architectural Design 2018**

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MODERN & TRADITIONAL HOME BUILDER



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MODERN & TRADITIONAL HOME BUILDER



MODERN CONSTRUCTION FOR MODERN TIMES | **STRUCTURAL**

- 2 x 6 Exterior Walls
- ZIP Wall System on Walls & Roof
- Advantech Sub Floor System
- Jeld-Wen EnergyStar Windows (Or Like Brand of Pella/Anderson) w'Extension Jambs
- Borate Fire Retardant/Insecticide/Mold Proof Treatment for Superior Indoor Quaility
- GAF 50 Year HD Architectural Dimensional Shingles
- Steel Beams and Posts & LVL Beams
- 8"-12" Thick 12-13 Course Re-Engineered Poured Foundation with Horizontal & Vertical Rebar Insulated & Waterproofed with Delta-MS Board & Tar
- Engineered Structural Trusses
- Doors By Thermatru or Masonite
- James Hardie Board Siding with Color Plus Technology

MODERN CONSTRUCTION FOR MODERN TIMES | MECHANICAL

- 96-97% Energystar w/ 13-16 Seer HVAC Plus Nest Thermostat
 - 199,999 BTU Tankless Hotwater with Pex Plumbing
 - 200 AMP Electrical with USB Outlets and CAD 5 Wiring
 - R-19 & R-21 Insulation with Roxul Sound Proofing
- Panasonic Whisper Fan for Superior Bathroom Ventilation

MODERN CONSTRUCTION FOR MODERN TIMES | FINISHINGS

- Solid Wood Cabinets with Soft Closing Doors Dovetailed
 - Solid Wood Trim & Casing
 - Solid Core Doors
 - Solid Wood Stairs and Railings
- Allowances for Solid Surfaces such as Granite or Quartz
- 3-5 Colors of Paint Using Sherwin Williams ProMar ZERO VOC Paint
 - Allowances for LTV Flooring/Hardwood/Carpet
 - Allowances for Kohler/Moen/Delta Faucets
- Allowances for Electrical Fixtures Featured by Kilroy/Cleveland Art and Others
 - Allowances for Tiled Showers & Fire Place
 - Allowances for Vanities & Pedistole
- Hardware by Schlage, Quickset or (Like Brands)
- Allowances for Stainless Steel Appliances with Kitchen Hood

A group of five diverse people (three men and two women) are smiling and holding a large white sign. They are dressed in casual, modern clothing. The background is a light, neutral color.

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MODERN CONSTRUCTION FOR MODERN TIMES | PEACE OF MIND

- 1-Year Standard HBA Warranty
- Additional Service for Life (Non-Transferable to Next Owner)
- Lifetime Warranty on Mold Prevention/Abatement Treatment
- Energy Star Certified Home with EPA Indoor Air-Quality Certification (Green & Healthy Home)
- Award Winning Construction
- Optional 2-10 Year Home Warrenty

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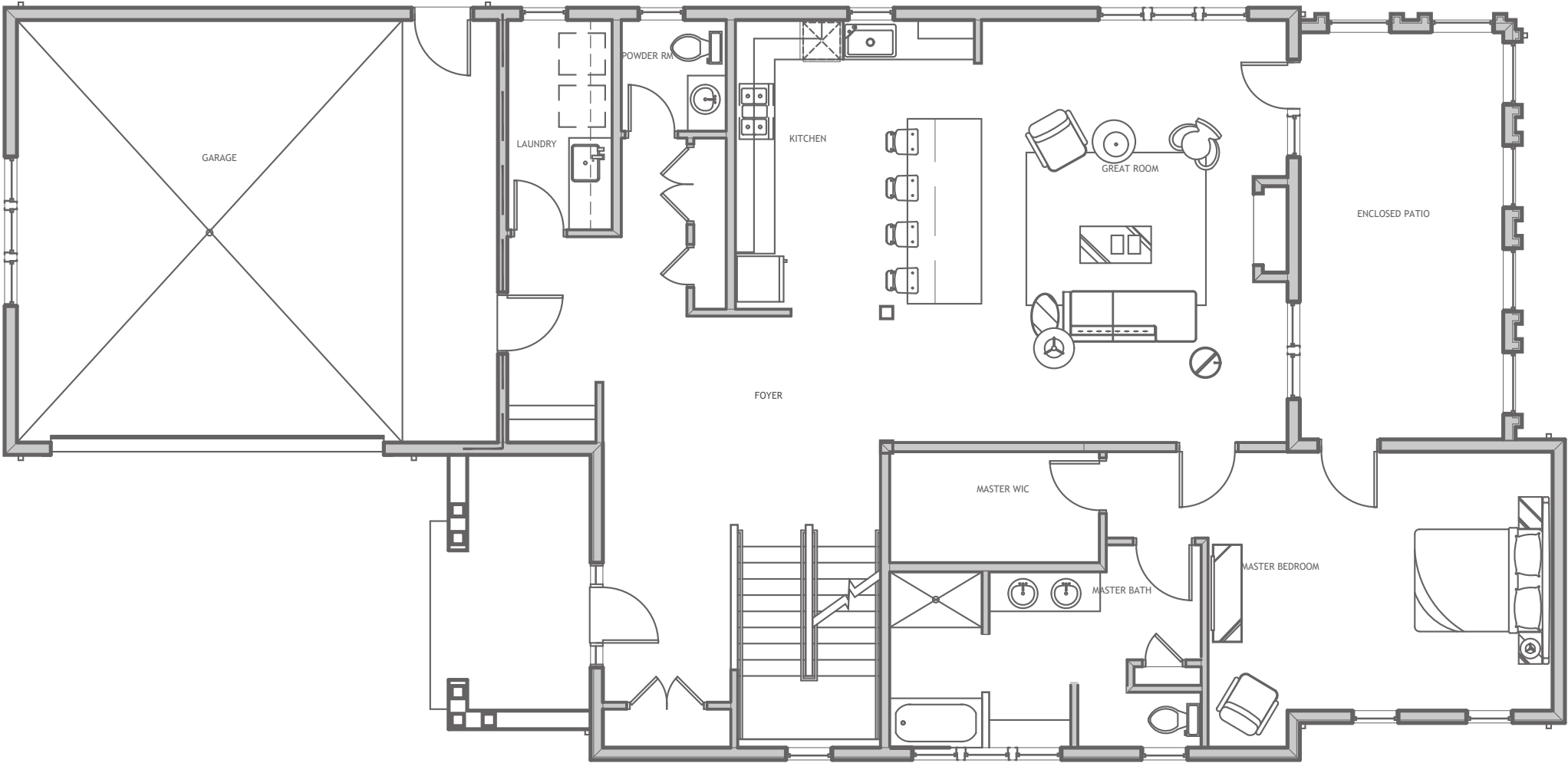
RANCH MODEL FLOORPLANS





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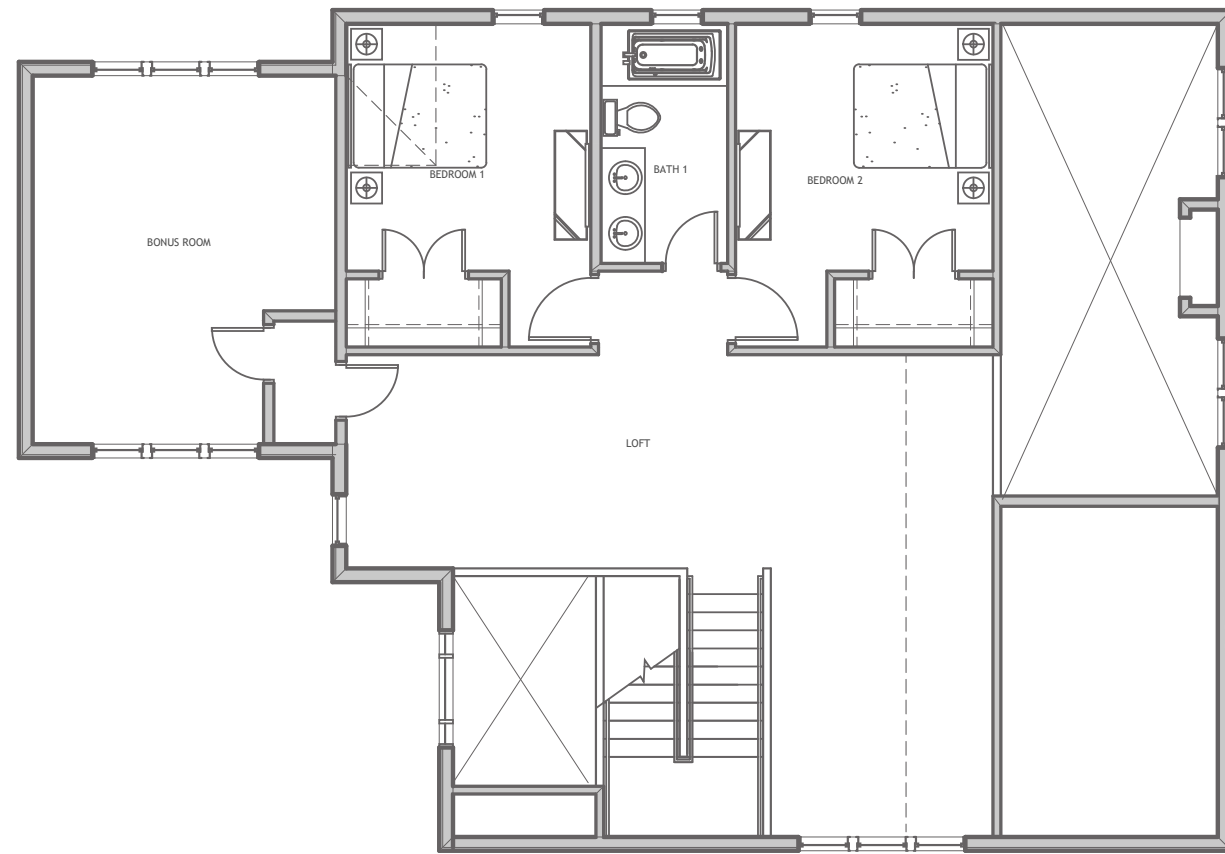
RANCH FLOORPLANS



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RANCH FLOORPLANS



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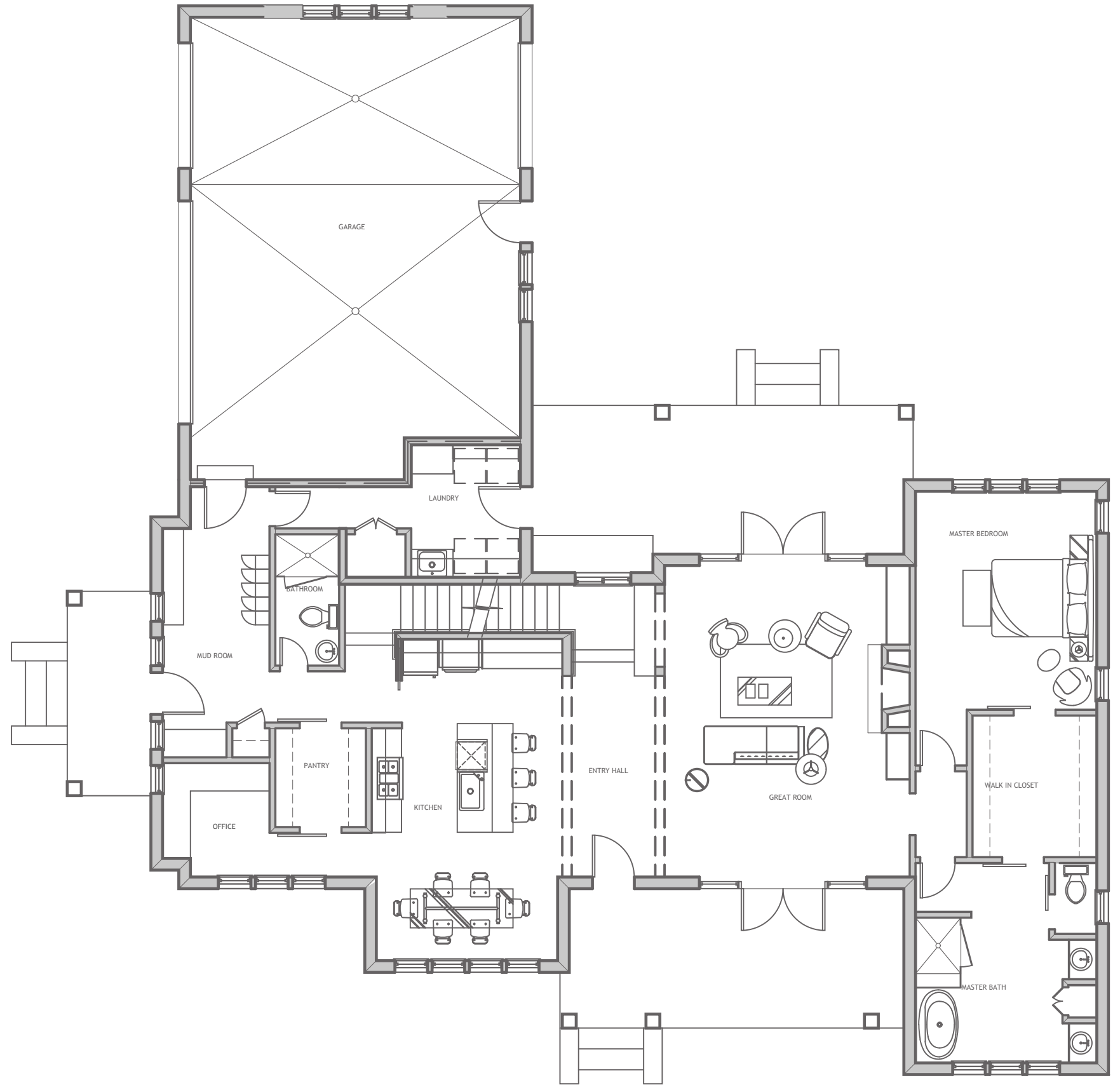
FARMHOUSE MODEL FLOORPLANS



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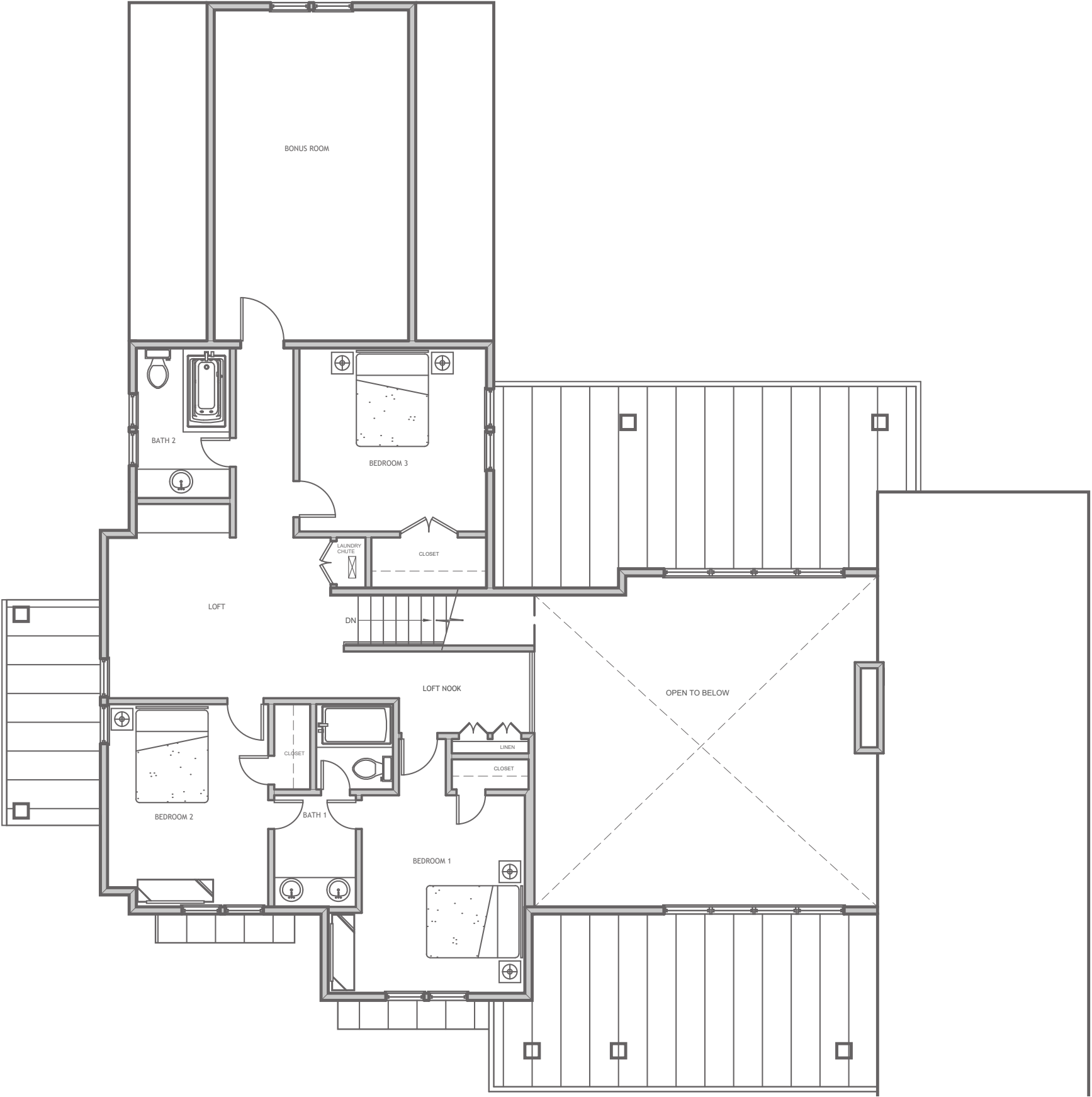
FARMHOUSE FLOORPLANS





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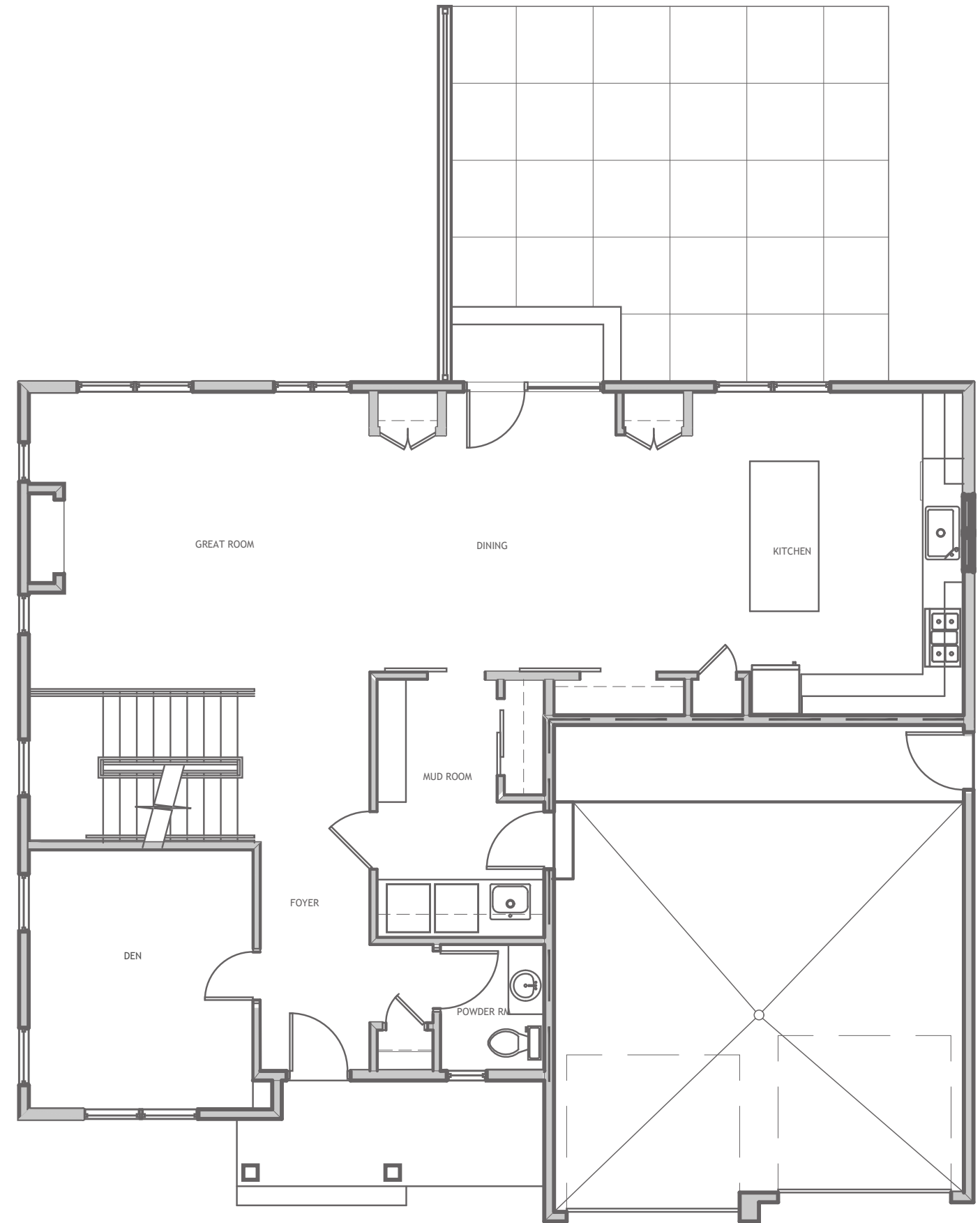
COLONIAL MODEL FLOORPLANS



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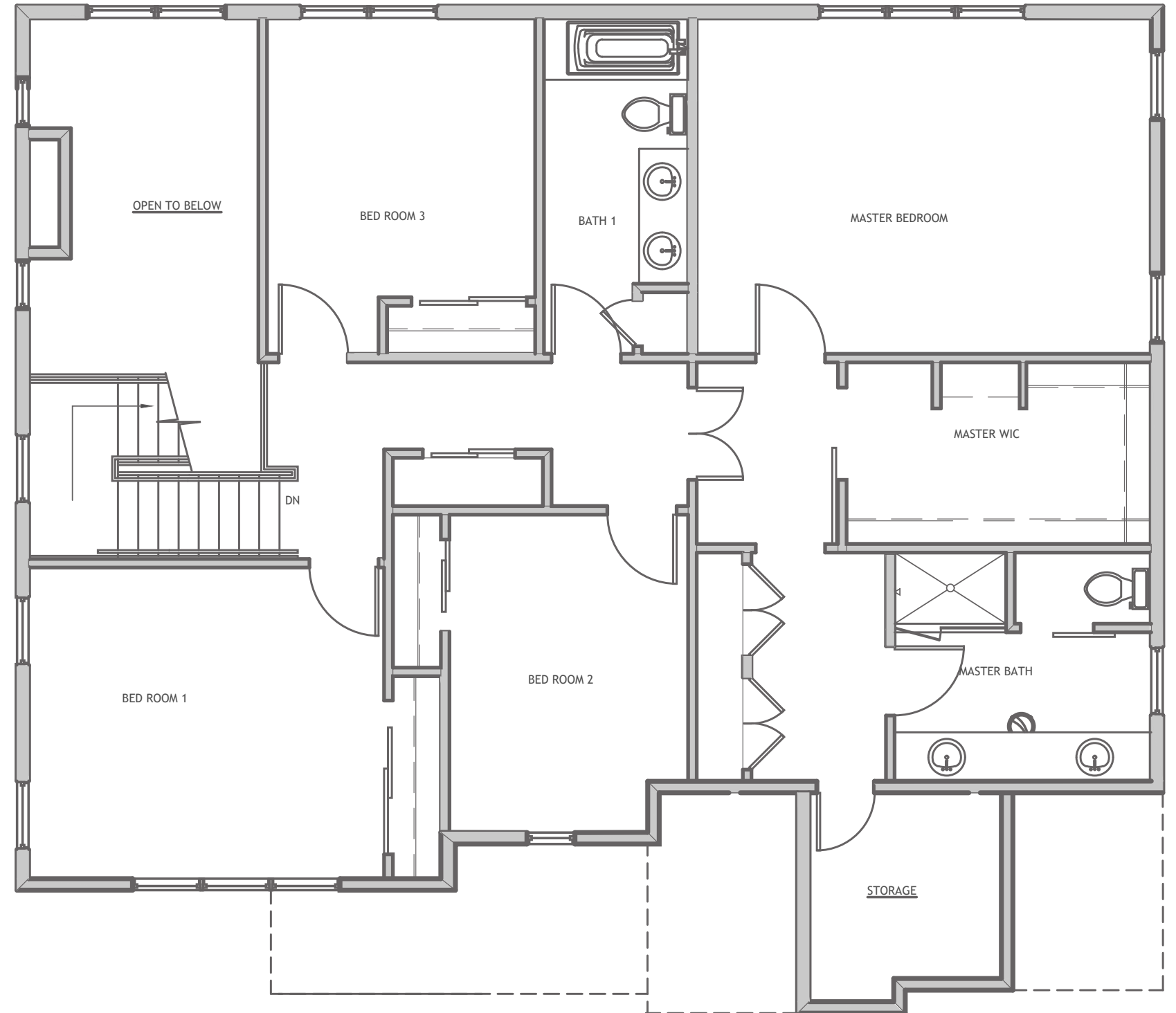
COLONIAL FLOORPLANS



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STERLING LAKES SITEPLAN

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