

Welcome to the RESERVES

— AT WALTON CREEK —

A MARIEMONT SCHOOLS COMMUNITY



Easy Living in the Reserves!

Welcome to the Reserves at Walton Creek — an exclusive new home community nestled in the heart of Columbia Township, OH, and proudly situated within the highly sought-after **Mariemont City School District**. This intimate development offers just six pristine homesites, each featuring functional, thoughtfully designed floor plans paired with high-end finishes. These homes strike a perfect balance between timeless curb appeal and modern interior luxury, delivering both elegance and everyday comfort. With **no earnings tax** in Columbia Township and available elevator options to enhance accessibility, everyday living here is designed for ease.

Incredible 10-Year Tax Abatement Opportunity

Thanks to Columbia Township's Residential CRA Tax Abatement Program, qualifying buyers can enjoy 10 years of property tax savings —estimated to be **over \$20,000 per year**, or more than **\$200,000 in total savings**.

A Rare Chance to Live in New Construction in Mariemont Schools

New construction opportunities in the **Mariemont School District** are few and far between. Known for academic excellence, strong community values, and outstanding extracurricular programs, this district is one of the most desirable in the Greater Cincinnati area. Living here means investing in both your home and your future. Come See for Yourself

The best way to appreciate the charm and quality of the Reserves at Walton Creek is to visit in person. Schedule your private tour today to experience the thoughtful design, meticulous craftsmanship, and vibrant lifestyle that await you in this rare new home community in zip code 45227.

Don't miss your chance to call the Reserves at Walton Creek home—where luxury, location, and lifestyle come together like never before.

SIX NEW SINGLE FAMILY HOMES

- ✓ **10-YEAR TAX ABATEMENT**
- ✓ **MARIEMONT SCHOOLS**
- ✓ **NO EARNINGS TAX**
- ✓ **LUXURY FINISHES**
- ✓ **FUNCTIONAL FLOORPLANS**

PRICES RANGE FROM
\$994,900 - \$1,110,135





LOT 1

7404 ORCHARD | \$994,900

3 2 | 2 ↑ ft² 2,723



LOT 2

7406 ORCHARD | \$1,059,900

4 2 | 2 ↑ ft² 3,347



LOT 3

7408 ORCHARD | \$1,063,900

4 2 | 2 ↑ ft² 3,347



LOT 4

7410 ORCHARD | \$1,110,135

4 2 | 2 ↑ ft² 3,347



LOT 5

7412 ORCHARD | \$997,900

3 2 | 2 ↑ ft² 2,723



LOT 6

7411 ELM | \$1,095,000

5 3 | 1 ↑ ft² 3,449

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