

# ORANGE GRAND COMMUNITIES

CONVENIENT RESORT LIVING

A spectacular, unique, new rental community of garden apartments and townhomes with attached garages.

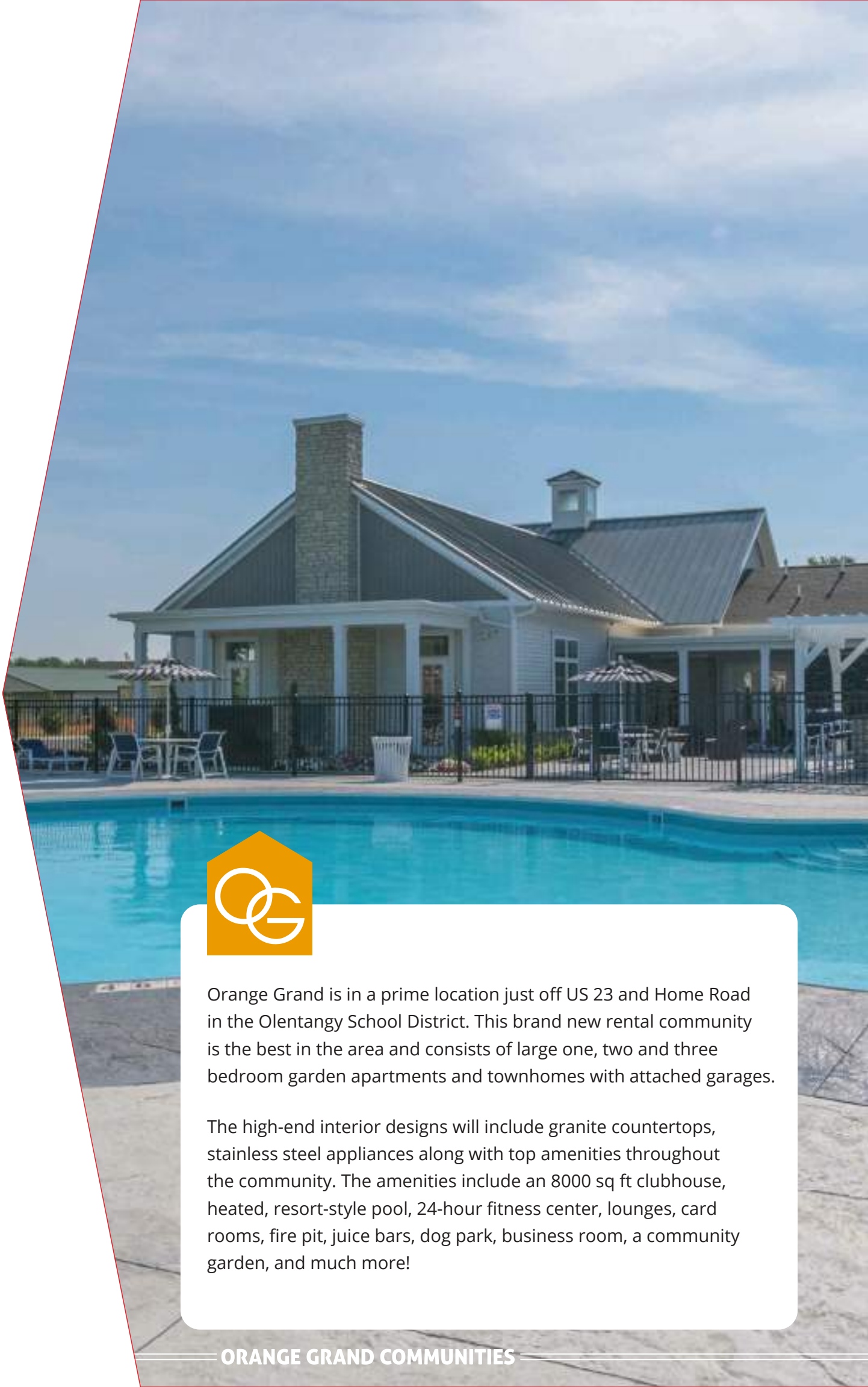
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SCHOTTENSTEIN  
REAL ESTATE GROUP

*Live Your Dream*





Orange Grand is in a prime location just off US 23 and Home Road in the Olentangy School District. This brand new rental community is the best in the area and consists of large one, two and three bedroom garden apartments and townhomes with attached garages.

The high-end interior designs will include granite countertops, stainless steel appliances along with top amenities throughout the community. The amenities include an 8000 sq ft clubhouse, heated, resort-style pool, 24-hour fitness center, lounges, card rooms, fire pit, juice bars, dog park, business room, a community garden, and much more!



# Orange Grand Community Site Map



## Key

- 1** Clubhouse
- 2** Pool and Lounge
- 3** Mail/Utility/Compactor
- 4** Amenity Area
  - Community Garden
  - Bocce Ball
  - Pickleball
  - Putting Green
- 5** Dog Park

# Points of Interest

- Route 315 5 Minute Drive
- I-270 7 Minute Drive
- Columbus Zoo & Aquarium
- Zoombezi Bay
- Downtown Orange
- Giant Eagle and Kroger
- US 23/High Street Retail
- Olentangy High School, Middle School, and Elementary School
- Highbanks Metro Park 5 Minute Drive
- Polaris Fashion Place 5 Minute Drive
- John Glenn Columbus Airport 20 Minute Drive
- Downtown Columbus 25 Minute Drive



# Amenities Resort Living

- 6,000 Sq Ft Clubhouse
- Heated Resort-Style Pool
- 24 Hour Fitness Center
- Lounges
- Game Room
- Fire Pit
- Juice Bars
- Bocce Ball
- Pickleball
- Dog Park
- Conference Room/ Business Center
- Putting Green
- Free Wireless Internet (Clubhouse)
- Community Garden
- Ceiling Fans Available
- Stainless Appliances
- First Floor Master Bedrooms
- Bike Paths









## Energy Green Building Features

- Double pane insulated vinyl windows
- Gypcrete soundproofing in garden units
- R-38 rated ceiling insulation and batts
- R-19 full wall pack insulation with vapor barrier
- Energy foam applied in over 50 areas to prevent air infiltration and heat loss
- Quality lighting including energy saving bulbs
- Aluminum adjustable threshold—thermal break and sill sealer
- Tyvek housewrap to prevent air infiltration
- Walls feature double insulation between adjoining units
- Bryant electric furnace, heat pump system, and programmable thermostat



## Warranty-Guarantee

We are extremely confident in our ability to satisfy you. If you feel that for any reason we are not complying with the lease or meeting your expectations, please provide us with a certified written notice specifying the condition. A meeting will be held in your rental home to discuss any such notice received by the landlord. If the stated condition is correctable and not remedied within a reasonable time period, then you have the option to terminate the lease without penalty.

## Community Features

- Central Ohio ownership and management
- Satisfaction Warranty-Guarantee
- Flexible leasing options including pets, short term or long term leases, and job transfer options
- 24-hour emergency services
- Regular furnace filter replacement and service to mechanical systems
- Debris removed from property on a regular basis by on-site groundskeeper
- Community updates on Facebook and social media
- Regular newsletter from property
- Complimentary removal of moving boxes
- Site office open daily
- Community free wireless Internet
- Regular fitness classes



# Our Core Philosophy

1

Build honest, open relationships with residents, customers, contractors, related parties and the public.

2

Diligently strive to reinforce the resident's trust in us and their decision to contract with our companies.

3

Always remember that where someone lives is one of the most important parts of their life.

4

Understand that all of our personnel and associates are paid by and work at the service of the resident.

5

Implement management decisions based upon personal respect for and empathy as required toward each resident.

6

Every day, our entire team are partners in helping others live their "American Dream."

The Schottenstein Real Estate Group, for more than 35 years through various affiliated entities, has developed, built, marketed and managed excellent rental communities throughout the Midwest and Southeast USA.

Named the 2006, 2010 and 2012 Developer of the Year by Building Industry Association (BIA), the Schottenstein Real Estate Group is respected as one of the leaders in the Ohio Real Estate Industry and recently ranked #1 Real Estate Developer by Columbus Business First & Columbus CEO Magazine. We are dedicated to creating exceptional communities for living, working, shopping and entertainment.

## Additional Awards

Numerous Project and Community Awards by Various Group Associations

Better Homes and Gardens Decade Awards

Columbus City Beautiful Awards

A.I. Architect Design & Planning Award

Columbus Apartment Association Tributes Awards of Distinction

Business First "The List" # Rental Communities



# Developer of the Year

Only 3-Time Winner  
by Building Industry  
Association

# #1 Real Estate Developer

by Columbus Business  
First & Columbus  
CEO Magazine

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All renderings, models, and brochures are intended for display only and are subject to change without notice.

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