

MALENO CUSTOM BUILDING



*Comfortable, Convenient
Condo Living*



Welcome Home...

MALENO
CUSTOM BUILDING • REAL ESTATE • PROPERTY MANAGEMENT



Welcome to Countryside, the very best in condo living. We continually strive to create a home for residents that represents ease, convenience and value.

This private community, in Summit Township, offers residents a unique blend of privacy, value and convenience. Here, we offer you the best of both worlds! We combine free standing single units, as you would find in a conventional subdivision, with the maintenance free lifestyle of condominium ownership.

The development offers 106 free standing condominiums showcased by five desirable floor plans ranging in size from 1400-1800 square feet. Located just minutes from the Millcreek Mall, Downtown Erie, and local dining establishments, Countryside is the perfect location. Nearby access to I-79 and I-90 makes commuting almost anywhere convenient.

COMMUNITY FEATURES AND SERVICES

- Great southeast Summit location
- Maintenance-free lifestyle
- No shared walls
- Private streets
- Private landscaped entrance way
- City water and sewer
- Underground utilities
- Professionally designed landscaping
- Snowplowing and shoveling service
- Complete lawn maintenance
- Home owners association
- Scenic overlook of green areas





EXTERIOR FEATURES:

- Concrete driveways and leadwalks
- Low maintenance Dutchlap vinyl siding
- Partial brick fronts
- Certaineed Architectural shingle
- White aluminum downspouts
- Covered entry front porch
- Simonton windows
- Low maintenance Milliken smooth fiberglass door
- Treated wood deck
- Garage man door
- Two car attached garage w/ keyless entry
- Automatic garage door opener w/ 2 transmitters
- Exterior lighting with driveway post light / mailbox
- Fully landscaped entry

INTERIOR FEATURES:

- Vaulted, tray or high volume ceilings
- Whirlpool Microwave
- Whirlpool Dishwasher
- Insinkerator garbage disposal
- Stainless steel kitchen sink
- Granite countertops
- Delta faucets
- Natural Gas fireplace with tile hearth / mantle
- Armstrong furnace and A/C
- State 40 /50 gallon gas hot water tank
- Stained oak, maple or white trim
- Raised panel interior doors
- Shaw Industries Stainmaster carpet
- Daltile ceramic flooring in kitchen, laundry and baths
- Lever handle door locks
- 200 AMP electrical service
- R-30+ ceiling and R-21 wall insulation
- Basement sump pumps
- Smoke detectors on each floor
- Walk in closet master bedroom
- Ventilated custom closet shelving
- Prewired for telephone and cable T.V.
- Superior Wall basements



“*I will help you through every step of the process.*”

Natalie Washburn, Realtor/Broker

CHOICES:

- Color of kitchen cabinets and vanities
- Color of carpeting
- Color of ceramic tile
- Color of countertops
- Color of exterior siding
- Color of kitchen appliances
- Interior lighting packages

OPTIONS:

- Smart home package
- Full appliance package
- Walk-out basements w/ finished areas
- Whirlpool options
- Tiled showers
- Hardwood flooring
- Security systems
- Whole house audio systems
- Central vac systems
- Composite deck

**Design Center and on staff designer offered with each custom built condo*

Five (5) plans to choose from

Customizable floorplans

Arlington

1,416 & 1,584 Sq. Ft.



Milliken

1,503 & 1,678 Sq. Ft.



Franklin

1,625 & 1,791 Sq. Ft.



Holly 2 Bedroom

1,614 & 1,803 Sq. Ft.



Holly 3 Bedroom

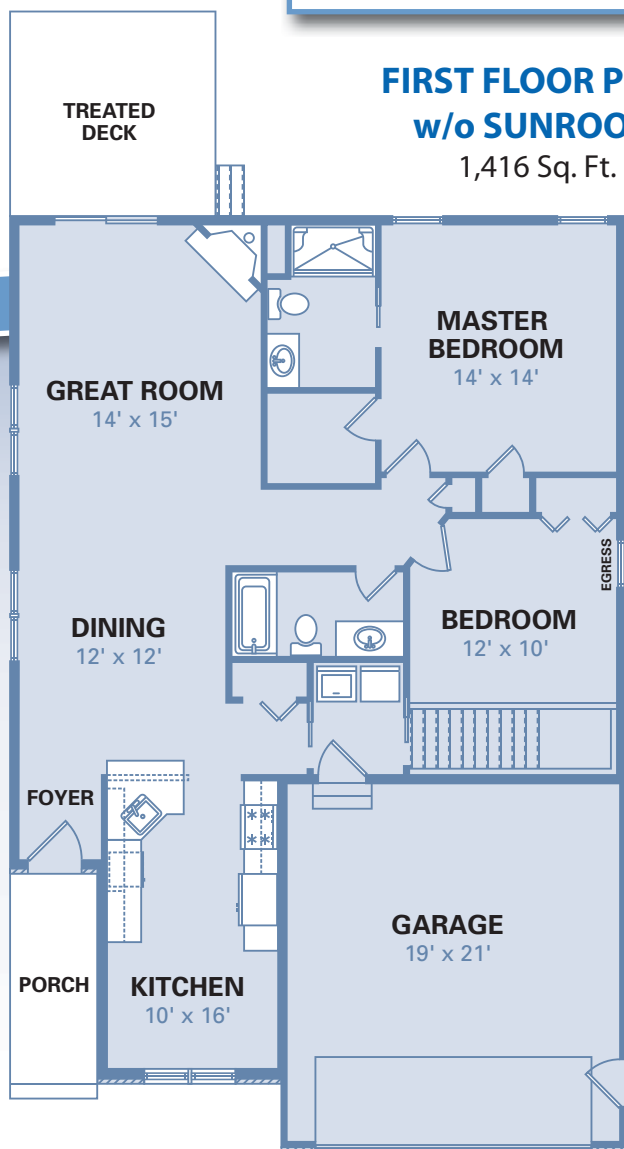
1,614 & 1,803 Sq. Ft.



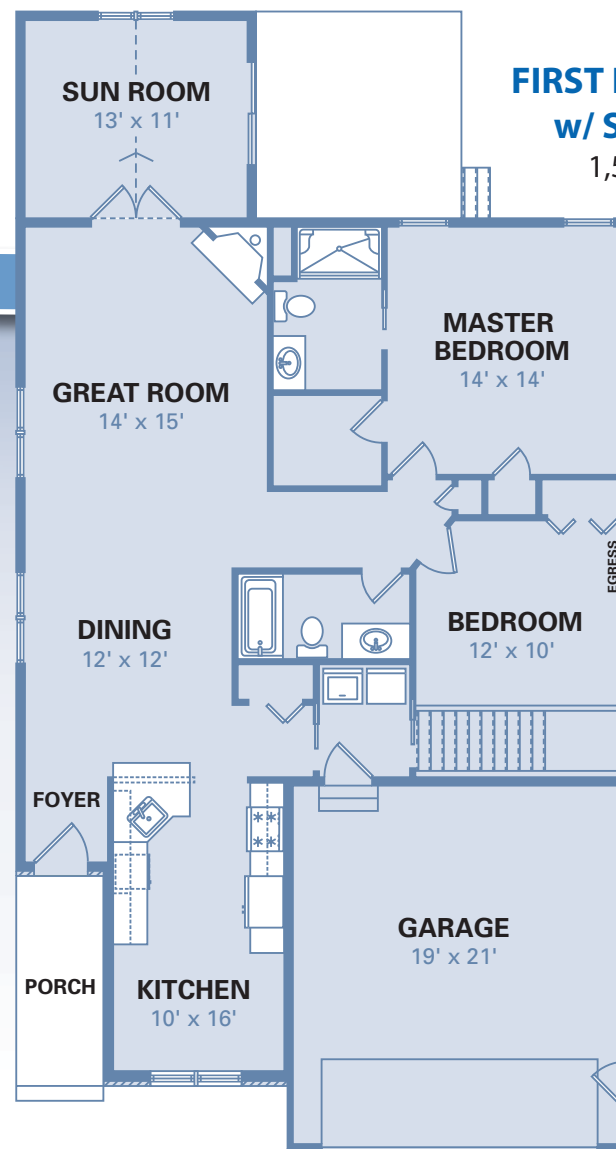
Arlington



**FIRST FLOOR PLAN
w/o SUNROOM**
1,416 Sq. Ft.



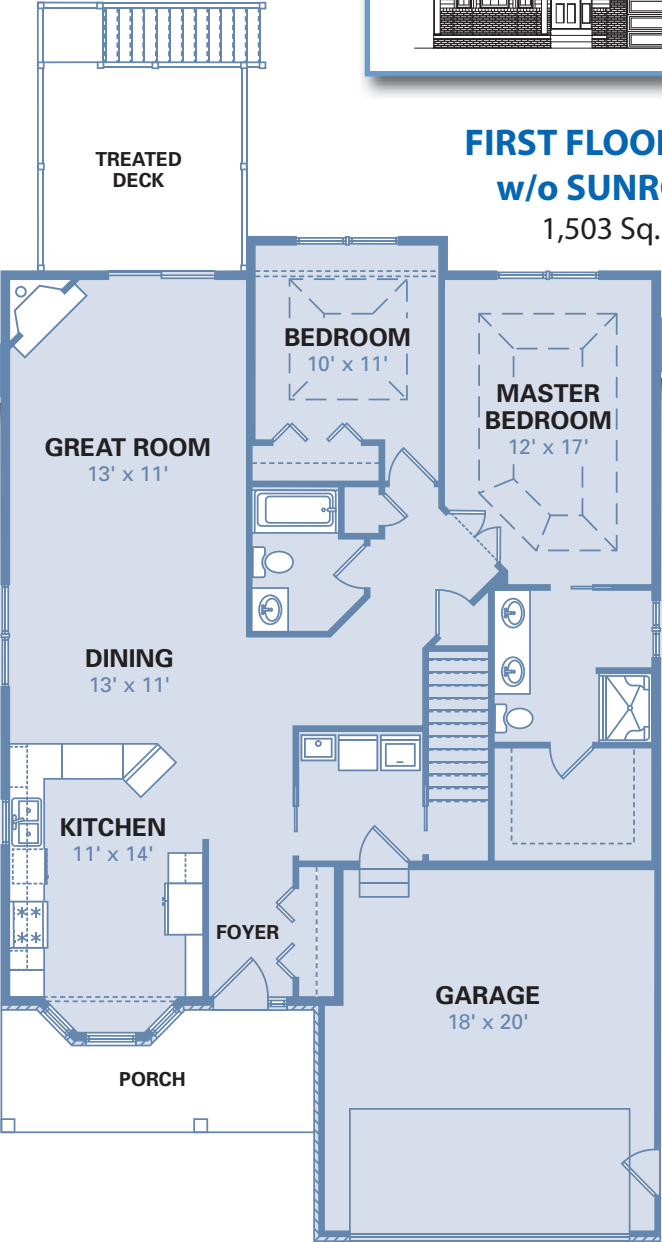
**FIRST FLOOR PLAN
w/ SUNROOM**
1,584 Sq. Ft.



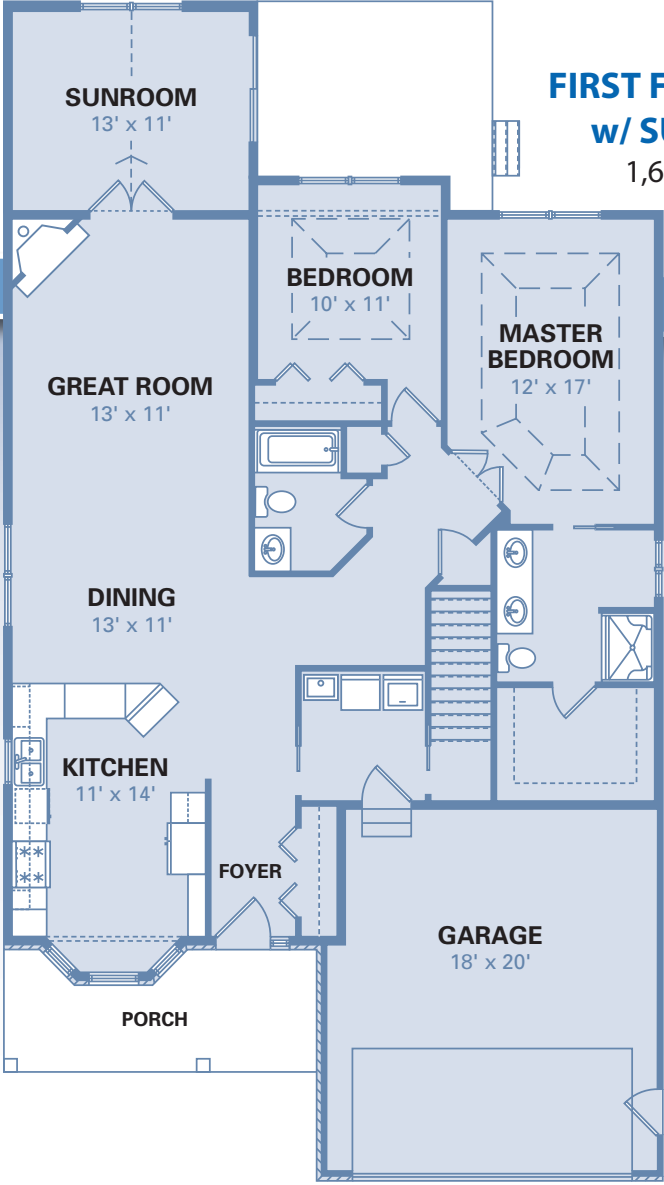
Milliken



**FIRST FLOOR PLAN
w/o SUNROOM**
1,503 Sq. Ft.



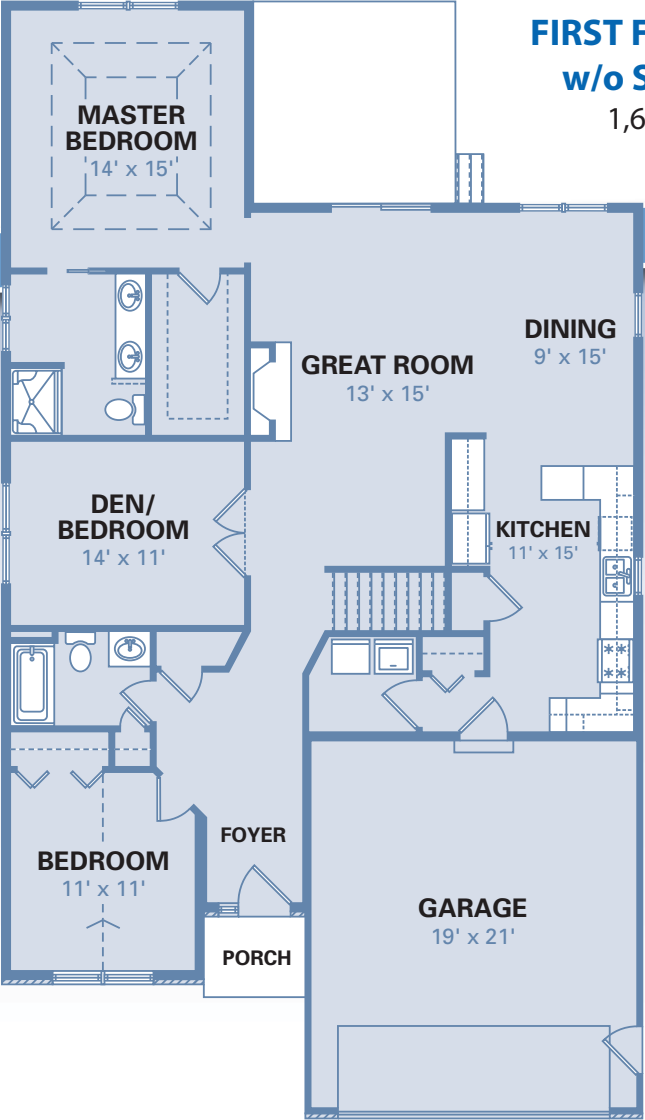
**FIRST FLOOR PLAN
w/ SUNROOM**
1,678 Sq. Ft.



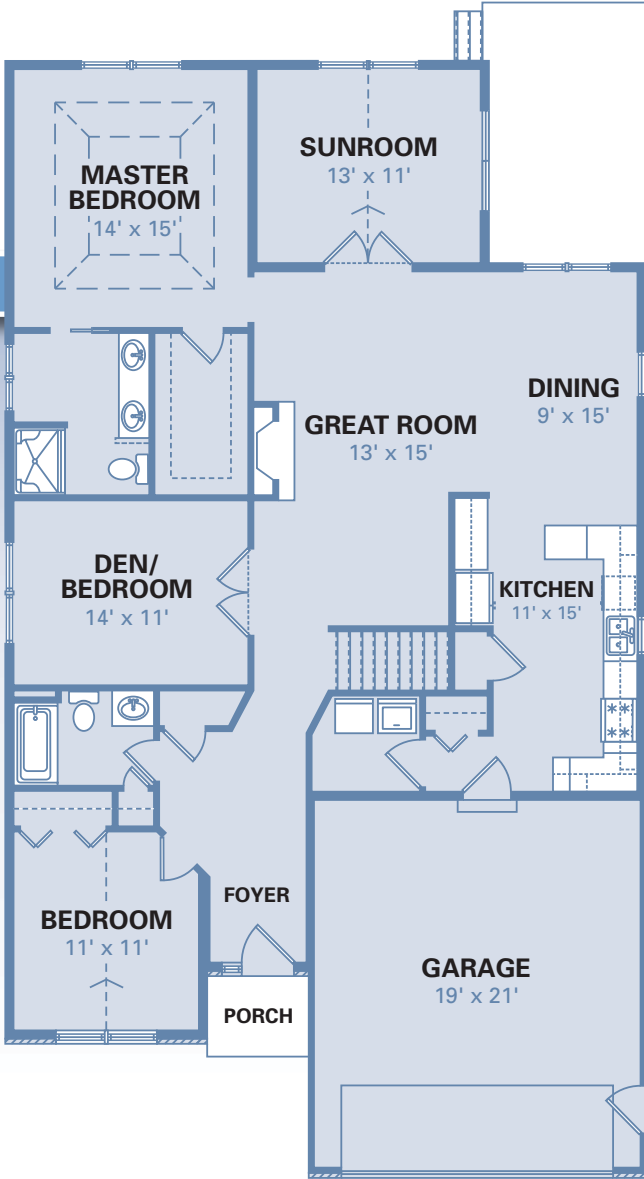
Franklin



**FIRST FLOOR PLAN
w/o SUNROOM**
1,625 Sq. Ft.



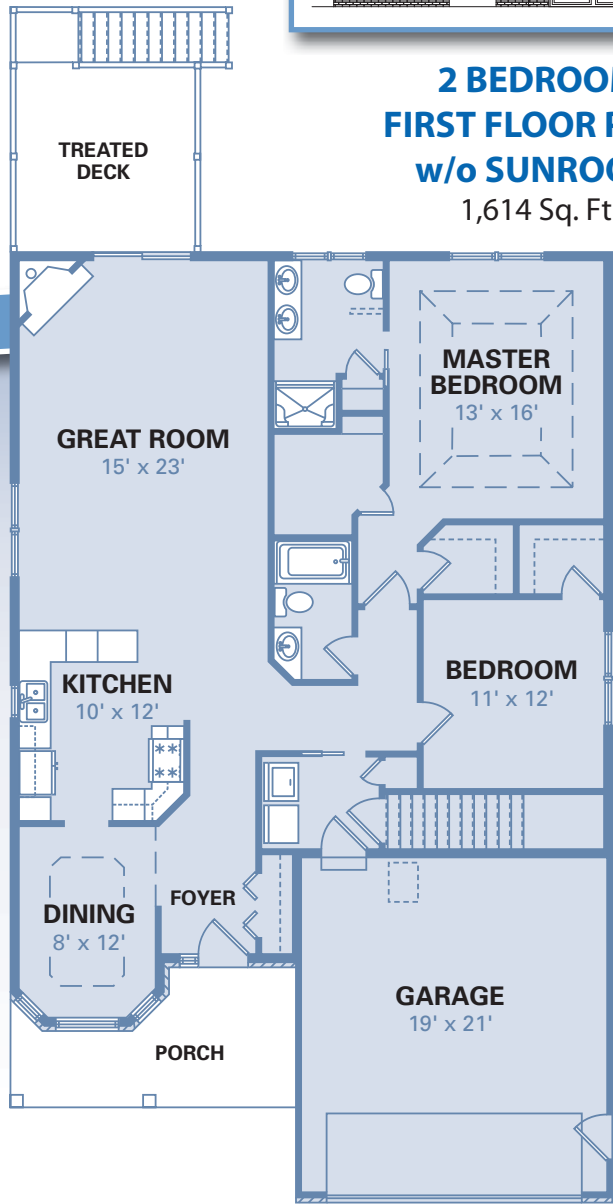
**FIRST FLOOR PLAN
w/ SUNROOM**
1,791 Sq. Ft.



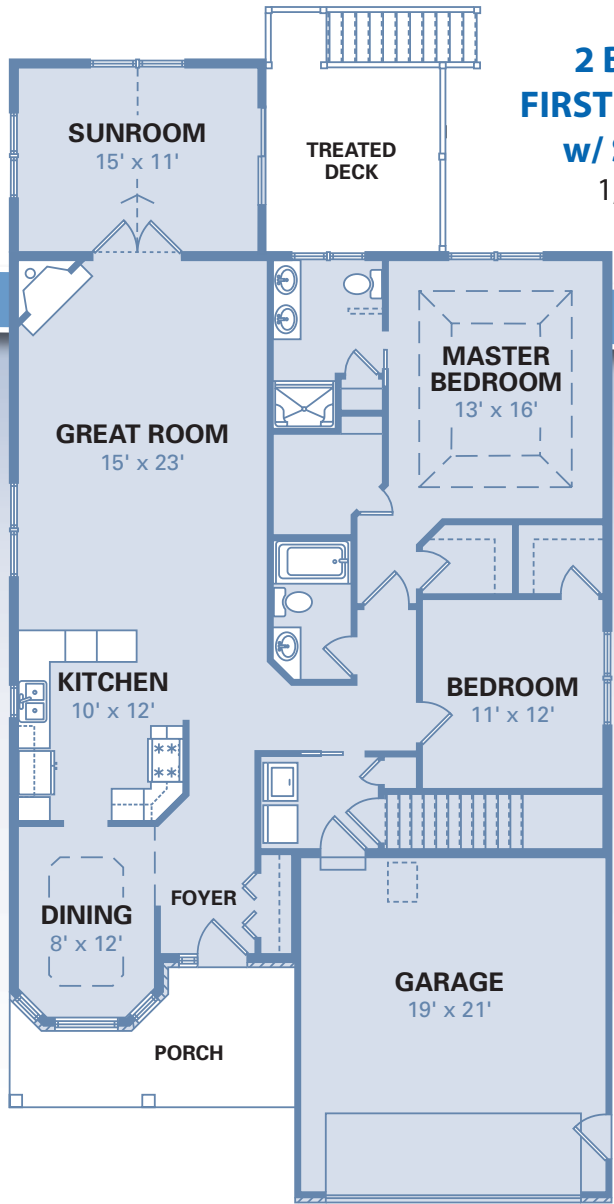
Holly 2 Bedroom



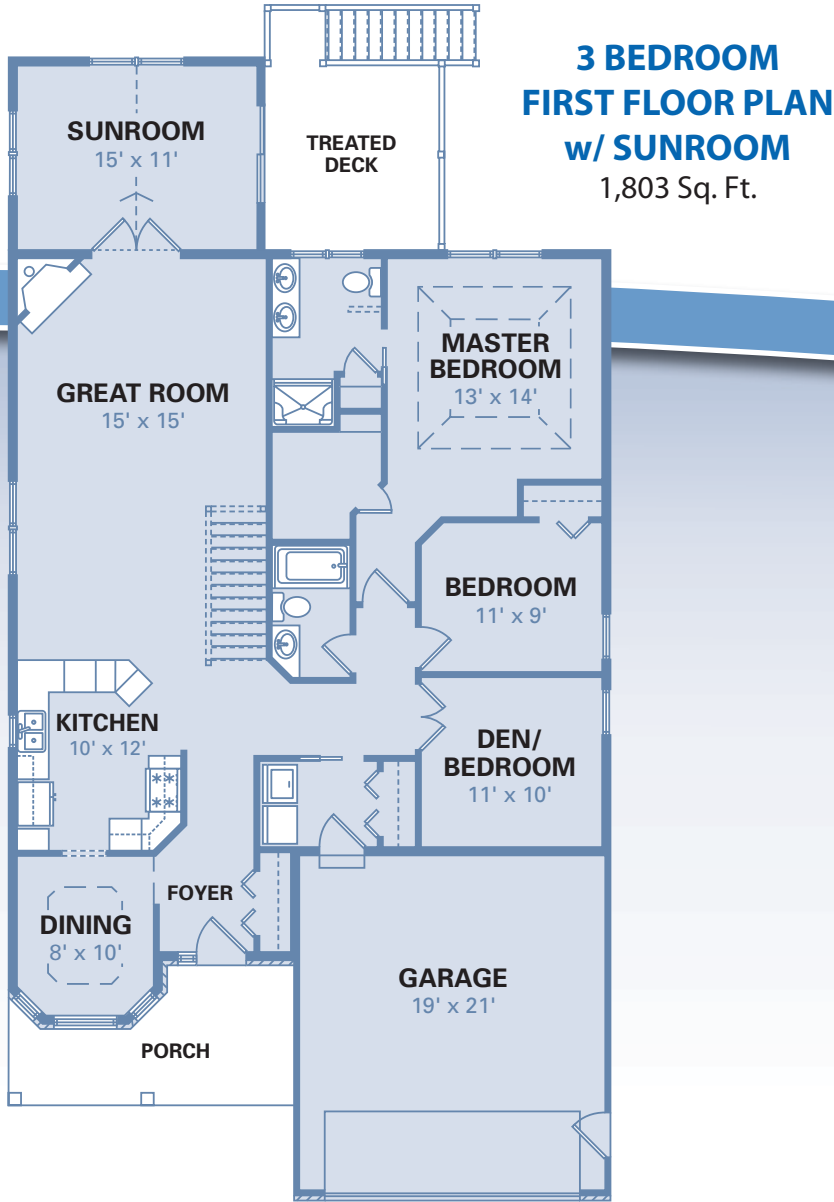
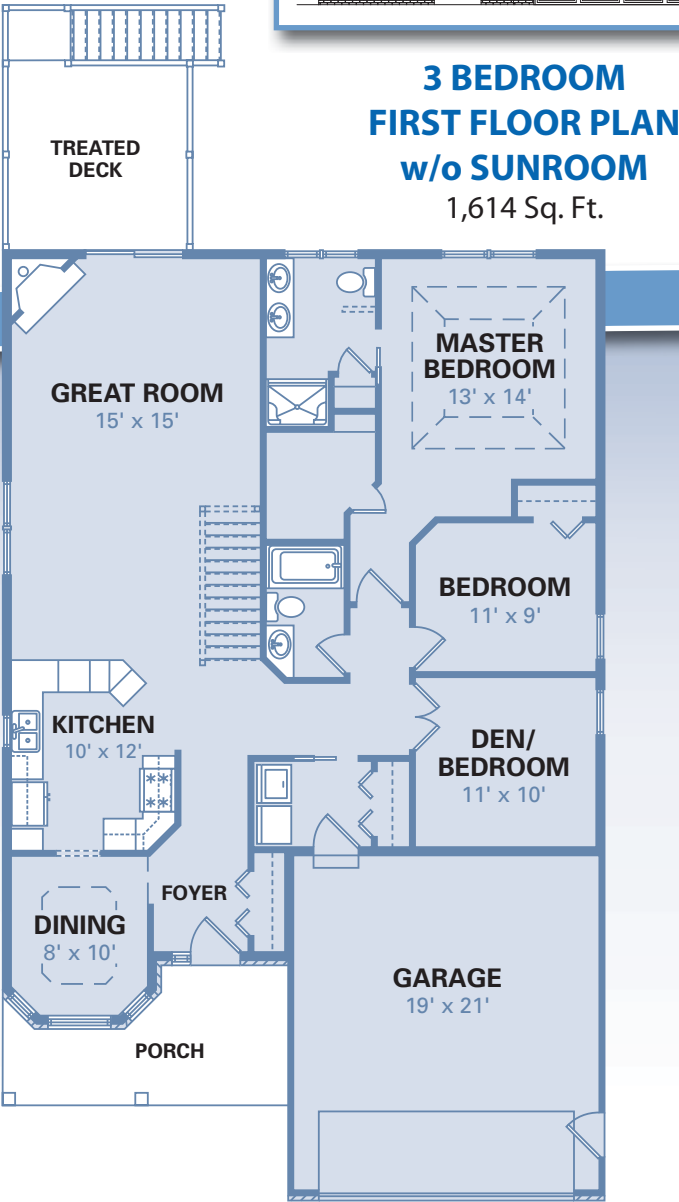
**2 BEDROOM
FIRST FLOOR PLAN
w/o SUNROOM**
1,614 Sq. Ft.



**2 BEDROOM
FIRST FLOOR PLAN
w/ SUNROOM**
1,803 Sq. Ft.



Holly 3 Bedroom





OLD FRENCH ROAD

PHASE I

HARVEST MOON DRIVE

STARFLOWER DRIVE

PHASE II

FIELDSTONE COURT

JOHNSON ROAD

PHASE III

FIELDSTONE DRIVE

PHASE I

PHASE II - SOLD OUT

PHASE III

● = SOLD

● = BUILDER'S CHOICE





Directions to Countryside

From I-90:

- Take State St. exit and head north on Rt. 97
- Turn left on Old Perry Hwy.
- Turn left onto Old French Rd.
- Countryside is on the right

Since 1976, Maleno has been in the business of constructing over 1,500 homes and apartments. The building of Calico Fields Subdivision initiated our first residential community. From there, we continued to expand by introducing the subdivisions of Ridgewood, Love Farm, Creekside, South Pointe Condominiums, Countryside, The Meadows at Summit and Sterling Ridge. These well known subdivisions display the quality and value associated with the Maleno name. We have also established four popular apartment complexes: The Village on Pacific, Lake View Apartments, Scenery Hills and Shadow Pines as well as The Vista Bella Plaza.

Offering beautiful living spaces and serving satisfied customers is the cornerstone of our business.



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