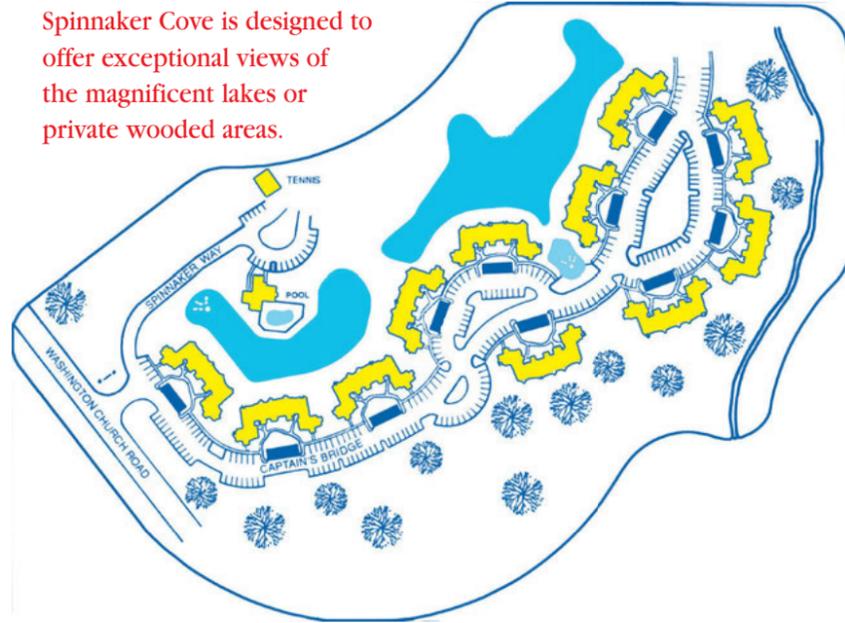
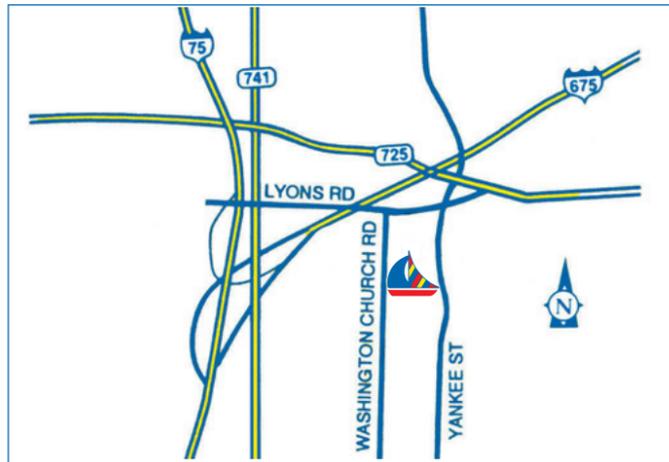


SITE PLAN

Spinnaker Cove is designed to offer exceptional views of the magnificent lakes or private wooded areas.

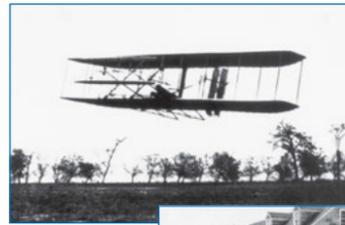


LOCATION MAP



Conveniently located in Washington Township with easy accessibility to major highways, restaurants, entertainment, shopping, medical and office facilities, financial institutions, churches, and the Centerville School System.
Off Lyons Rd. Between Yankee St. and Washington-Church Rd.

SIMMS TRADITION



In 1903, the Wright Brothers practiced flying at Simms Station, the Simms' family farm. Since then, Dayton's history and the Simms name have been intertwined.



Alexander Simms, a major developer in the Dayton area, pioneered the Simms Tradition of "quality comes first". In a move ahead of the times, Alex's wife, Dorothy, ran the business for three years while he served as a fighter pilot in World War II.

In 1957, Charles V. Simms founded Charles V. Simms Development and continued the Simms Tradition in single family, condominium, and apartment development. Working with his son, Charles H. Simms, he provided innovative home designs in the most desirable locations. To keep the apartment communities up to the high standards with which he built them, Charles established Simms Management in 1988.



In 1995, in recognition of his exemplary work in the building industry, Charles won the coveted National Multi-Family Builder of the Year Award. Then in 1996, a new era began with Charles H. Simms carrying on the Simms Tradition by purchasing his father's development company. With a history of excellence behind them, both father and son look forward to a future that offers the same "quality comes first" philosophy that has made the Simms name the benchmark by which to measure homebuilding in the Miami Valley.



SPINNAKER COVE

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www.simmsmanagement.com
scoffice@simmsmanagement.com

Like "Spinnaker Cove" on Facebook



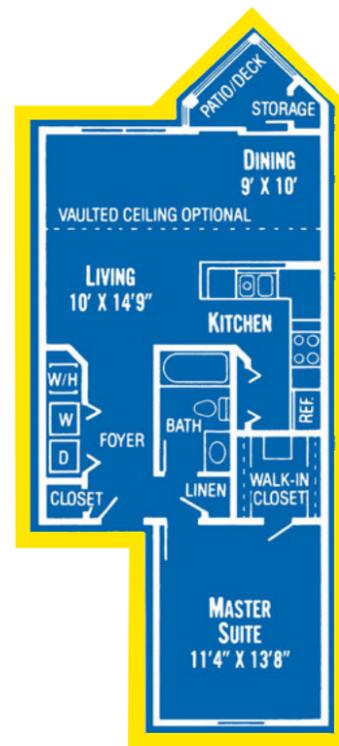


SPINNAKER COVE

The ultimate in apartment lakeside living in Washington Township.

Spinnaker Cove is an exciting apartment community that combines large, airy one, two and three bedroom homes with spectacular views, fabulous amenities, and the most sought after location in the Miami Valley.

The fabulous clubhouse with social room, cardio area and laundry facilities, tennis and volleyball courts, swimming pool, and magnificent lakes make Spinnaker Cove the ultimate in apartment living.



SLOOP

732 Sq. Ft.

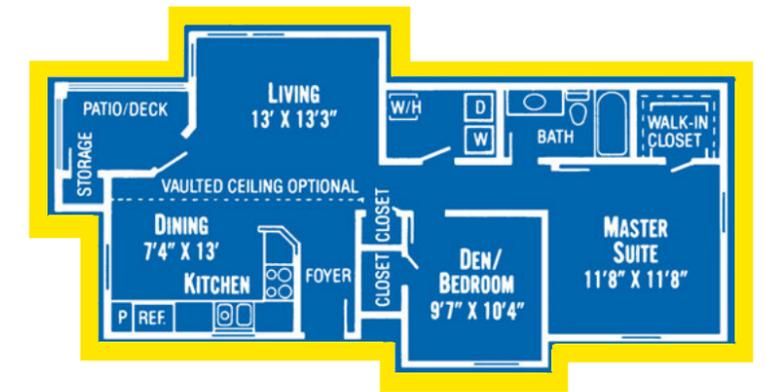
\$ _____



SCHOONER

1008 Sq. Ft.

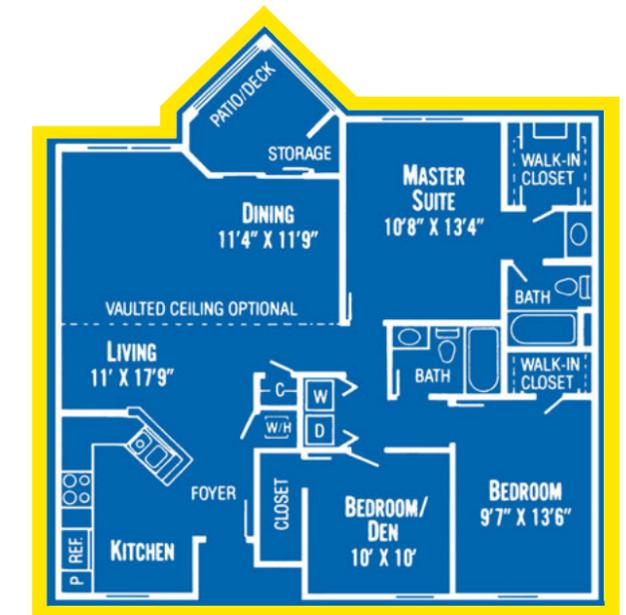
\$ _____



KETCH

836-843 Sq. Ft.

\$ _____



CLIPPER

1202-1232 Sq. Ft.

\$ _____

AMENITIES & FEATURES

- Fabulous Clubhouse
- Lakeside Swimming Pool with Surround Sound and Wi-Fi
- Beach Sand Volleyball Court
- Cathedral or 9 Ft. Ceilings with Transom Windows
- Triangular Balconies & Patios - with Panoramic Views
- Washer/Dryer Hook-ups
- Cable & Fiber-Optic Multimedia Options
- Large, Open Floorplans
- Abundant Storage
- Decorator Blinds on All Windows
- Fireplaces in Select Models
- Garages Available
- Private Entryways