



The *Derby Village* **COMMUNITY**



The best choice for Fine Living

About the Neighborhood

Location~

The community of Derby Village is nestled in the Oak Openings Preserve region, located in the Sylvania Township, conveniently located just 12 minutes than Downtown Toledo. Its proximity to freeways, the Ohio Turnpike and public transportation services make it the ideal combination of living in a natural setting with all the city conveniences.

Driving Times:

To Downtown Toledo	12 minutes
To Toledo Express Airport	16 minutes
To I475/US 23 interchange	2 minutes
To Ohio Turnpike	12 minutes
To Tarta bus Service (Central Avenue)	2 minutes

Entertainment & Recreation~

With a Three Acre Nature Park and friendly neighbors, there's always something to do at Derby Village. And because we're just a short drive away from all the area's most popular attractions, you can still get those season Tickets for the symphony. Sign up for that pottery class, or take a trip to the Zoo.

Metroparks~

The Toledo Metroparks offer nine parks encompassing 6,000 acres. Enjoy walking, biking and cross-country Skiing trails, educational opportunities, outdoor concerts and more. Facilities vary by location.

Driving times to nearby Metroparks:

To Secor Metropark	8 minutes
To Oak Openings Metropark	22 minutes
To Wildwood Metropark	6 minutes
To Side Cut Metropark	13 minutes

The Toledo Museum of Art~

The Toledo Museum of Art is world-renowned for its Collection, including works by such favorites as Van Gogh, Matisse, and Monet. Widely regarded as one of the top ten Museums in the US, TMA offers a variety of classes, Lectures, performances and special exhibits on a regular basis.

COSI Toledo~

Sister to The Center in Science and Industry in Columbus, COSI is a hands-on science museum that is fun for kids of all Ages. Located downtown on the waterfront, it's a great place to explore, learn and play.

Driving Time: 12 minutes

Toledo Zoo~

The Toledo Zoo is one of the nation's highest-rated zoological parks. It's open year-round, with special events including free, open-air concerts in the summer and a fantastic holiday lights display in the winter.

Driving time: 14 minutes

Performing Arts~

Toledo offers a variety of opportunities for the performing arts enthusiast, including The Toledo Symphony Orchestra, The Toledo Repertoire Theater, The Village Players, and the Toledo Opera.

Driving Time: 13 minutes

Shopping~

Whether you just need to pick up a few groceries or indulge in an all-out shopping spree, you will find the stores you need nearby. Numerous grocery stores and two shopping malls are located just minutes from Derby Village.

Hospitals~

For your convenience and peace of mind, medical facilities are located just minutes away from Flower Hospital. If preferred a number of hospitals are also nearby.

Driving times to Hospitals:

Flower Hospital	15 minutes
Toledo Hospital	10 minutes
Medical College Hospital	11 minutes
St. Lukes Hospital	11 minutes

Places of Worship~

No matter what your faith, you won't be far from a place to worship. Numerous places of worship for all faith are within 10 minutes driving time from Derby Village.

Schools~

Derby Village is located within the Sylvania School district. Continuing education opportunities are available at the University of Toledo, Bowling Green University and Lourdes Colleg

Exterior Features:

- Kentucky style exterior
- Architectural / Designer series white Dutch lap vinyl siding
- Your own private 6' 8" single raised panel metal entry door
- Fire-rated painted raised panel door leading from house to garage
- Private concrete walkways with broom and edge finish
- 12'x12' concrete patios, 12'x12' decks, oversized 10'x21' sundecks
- Private mailbox
- Generous landscape plant materials

Interior Features:

- Owens Corning Luminous Vinyl windows with insulated glass
- Walls and ceilings textured with knock down finish
- Painted raised panel doors and trim
- 9 foot ceilings on the Sydney
- Vaulted ceilings on the Shayni and Kylie
- 36" gas self start fireplace
- Lennox high efficiency gas furnace
- Lennox 10 SEER air conditioning

Kitchen Features:

- Stainless steel sink
- 1/2 HP garbage disposal
- Kenmore Appliances: • 30" freestanding self cleaning range
- Space saver microwave
- Oversized refrigerator
- Dishwasher
- Eat-in kitchen breakfast counters

Bath Features:

- Cultured marble vanity tops
- One piece fiberglass shower unit with obscure glass shower door
- White water closet
- Moen Chateau chrome single lever faucets
- Large mirror above vanity