



NEW LEAF HOMES  
Vol. 1 January 2024

# NEW LEAF LIVING

Embrace your next chapter with  
luxury, independence, and dignity.

**Connect with Us Today**

3395 Birch Lane  
Fairlawn OH, 44333  
440.447.0027

[sales@newleafbuilder.co](mailto:sales@newleafbuilder.co)  
[NewLeafBuilder.co](http://NewLeafBuilder.co)





**Experience enrichment in a thoughtfully crafted community.**

**New Leaf Homes is your boutique home building partner.  
We TIE the process together with Transparency, Integrity, and Empathy.**

Imagine a life where the burdens of large, outdated homes and extensive yards are replaced by the simplicity of low-maintenance living on the first floor. It's a life of tailored luxury that allows you to embrace your next chapter with open arms.

Welcome to the inaugural edition of New Leaf Living, your gateway to a new chapter of life enriched with luxury, independence, and dignity. In this quarterly newsletter, we are proud to introduce you to the world of New Leaf Homes, a boutique home builder dedicated to transforming your dream of first floor living into a reality. With our values firmly rooted in Transparency, Integrity, and Empathy, we're more than just home builders; we're a family of conscientious community builders.

If you're an active adult seeking a quality home-buying experience in a luxurious neighborhood, we invite you to connect with us. Whether you're ready to make the move or simply exploring your options, we're here for you every step of the way. We encourage you to reach out, ask questions, and share your vision. We're here to listen, guide, and support you in finding the perfect home to match your lifestyle and aspirations.

Embrace your next chapter by making New Leaf Homes your trusted partner. Welcome to the family.

### **Crafting Your Unique Lifestyle**

At New Leaf Homes, we understand that your home is more than just bricks and mortar; it's a reflection of your unique personality and aspirations.

Our commitment to quality craftsmanship and attention to detail ensures that each home is a masterpiece, meticulously designed to cater to your needs and preferences.

**Reach out to New Leaf Homes today, and let's start building your future.**

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### **The Retreat at Rosemont: Your Oasis of Connection and Enrichment**

#### *Where Friendships are Formed*

Step into The Retreat at Rosemont, a place where luxury living meets community connection. Nestled in the heart of Fairlawn, Ohio, our newest community offers a unique blend of relaxation, green space, and vibrant living.

#### **Nature's Embrace: 64 Acres of Green Serenity**

Imagine starting your day with the gentle rustling of leaves and a stroll along the winding walking trails, surrounded by 64 acres of lush green space. At The Retreat at Rosemont, we've seamlessly integrated our community into this beautiful natural landscape. You're just steps away from a world of tranquility.

#### **The Heart of the Community: Our Clubhouse**

This summer, we proudly opened our brand-new community clubhouse, the heart of The Retreat at Rosemont. It's a hub of connection and excitement, where neighbors become friends. Lounge by the sparkling pool, practice your putting skills on the green, or join a spirited game of bocce ball and pickleball. As the sun sets, gather around the firepit and bond with friends and family – this is where lifelong memories are formed.

*Meet us at the  
Clubhouse!*

**Open House**  
January 10, 2024

**New Leaf Love**  
February 14, 2024

**March Madness**  
March 20, 2024





## Fairlawn Housing Market Update: Opportunities and Considerations for Informed Buyers

In the dynamic world of real estate, staying informed is the key to making smart decisions. In this article, we'll take a closer look at the latest trends and analysis of the Fairlawn housing market, helping you navigate the opportunities and challenges it presents.

### Current Market Snapshot

The Fairlawn housing market continues to be highly competitive. In September, the median sale price for a home in Fairlawn was \$237,000, marking an 18.7% decrease from the previous year. However, don't let this decline raise alarm bells just yet. It's essential to put this into perspective.

- Fairlawn's housing market remains competitive.
- Median home sale price in September was \$237,000, down 18.7% YoY.
- Median sale price per square foot rose by 9.4%.
- Homes sell in just 24 days on average, compared to 29 days last year.
- 12 homes were sold in September, one less than the previous year.

### Time to Act

Despite the decline in median sale prices, property values remain strong. Low inventory levels make it a favorable time for buyers to explore options. Opportunities exist even in this competitive market, with robust prices per square foot.

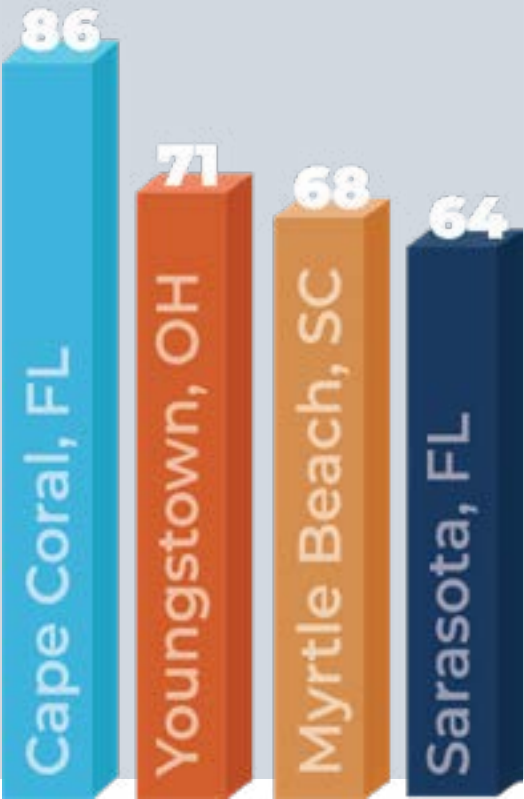
In conclusion, the Fairlawn housing market is evolving. Seasonal resident migration plays a role in price fluctuations. With low inventory, the market offers unique opportunities. Don't miss your dream home; act now for well-informed decision-making.

## The Snowbird Effect

It's important to note that many of our Fairlawn residents are snowbirds, migrating to warmer climates during the harsh Ohio winter months. This seasonal pattern has contributed to a trend of residents moving from Fairlawn to states like Florida and South Carolina, where sunshine and milder temperatures await.

The Top 10 Places People are Relocating to:

1. Cape Coral, FL
2. Youngstown, OH
3. Myrtle Beach, SC
4. Sarasota, FL
5. Pittsburgh, PA
6. Lansing, MI
7. Hilton Head Island, SC
8. Miami, FL
9. Greenville, SC
10. Grand Rapids, MI



## DIY Home Inspection Checklist



Prioritize Your Time. Is your home showing signs of age? Is your furnace or roof ready to be replaced? What's the true cost to stay in your current home? Moving may feel daunting, but maintaining a mature home can be costly in the long run. Use this DIY home inspection checklist to gauge the condition of your home.

Note: this checklist is for personal use only. It should not be used in place of an official inspection and may not be comprehensive.

Exterior	Condition	Age	Est. Cost to Repair/Replace
Back Doors			
Deck, porch, patio			
Doorbell			
Driveway			
Front Doors			
Garage Doors			
Garbage Bins			
House Number			
Mailbox			
Outdoor Lights			
Paint & Trim			
Siding			
Sidewalks			
Traffic Noise			
Windows			

Yard	Condition	Age	Est. Cost to Repair/Replace
Drainage			
Fences & gates			
Retaining wall			
Shed			
Sprinklers			
Swimming pool			

Roof	Condition	Age	Est. Cost to Repair/Replace
Chimney			
Gutters			
Downspouts			

Garage	Condition	Age	Est. Cost to Repair/Replace
Cieling			
Doors			
Floors			
Lights			
Storage			
Walls			
Windows			

Fireplace	Condition	Age	Est. Cost to Repair/Replace
Blockages			
CO <sub>2</sub> Detector			
Mantle			
Soot			
Tiles			



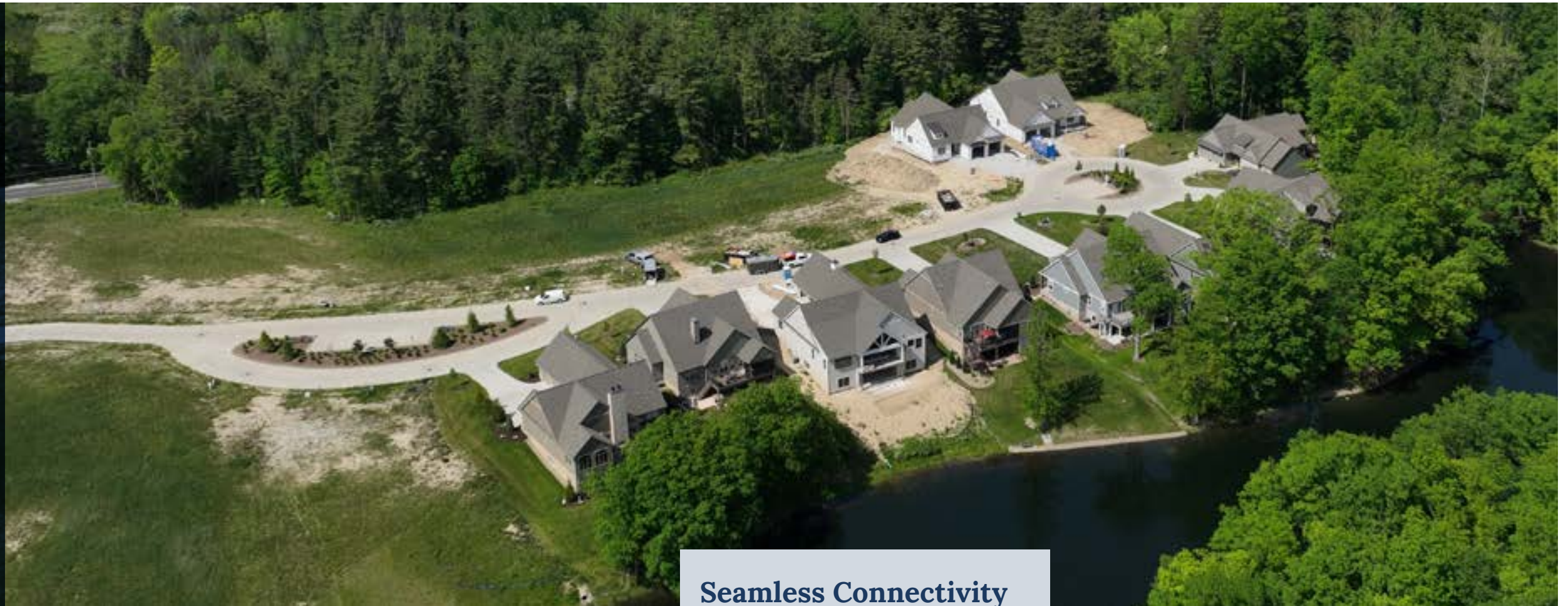
Experience enrichment with thoughtfully crafted communities. Connect with New Leaf Homes to learn more.



## Introducing Hidden Canyon

Welcome to the epitome of effortless luxury living - our low maintenance ranch home, where indulgence meets convenience.

Picture yourself in a serene setting, surrounded by nature's tranquility, with every modern amenity at your fingertips.



## Your Next Chapter Awaits

What sets us apart is our family-owned and operated business model. With New Leaf Homes, you're not just a client; you're a valued member of our extended family.

Our commitment to delivering excellent customer service means that you can trust us with every step of your home-buying journey.

Your dream home and enriched life are just a click or call away.

[Quote from current resident about experience.](#)

## Seamless Connectivity

Our commitment to seamless living extends beyond nature.

Our community is thoughtfully connected, offering easy access to all the services, entertainment, and shopping you desire.

Your desires are just minutes away, but you can return to your peaceful haven whenever you choose.

***Low-maintenance community***

***Custom high-end luxury finishes***

***Walking distance to Lake Medina***







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Act now, while inventory is low.**

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