



131 MATTHEWS STREET – SUITE 1000 GREENSBURG, PA 15601 PHONE 724-832-3506


TOP 54 REASONS TO OWN A GRAYHAWK VILLA



	GRAYHAWK VILLAS	Other Condo	Other Condo
1. Large community clubhouse with stone fireplace, kitchen, meeting room, large rear covered porch with paddle fans for residents' use and enjoyment	YES	_____	_____
2. Heated in-ground pool (44' x 22') with automatic cover and furniture for all residents' use and enjoyment	YES	_____	_____
3. Large patio with umbrella tables, oversized gas grill, conversation gas fireplace adjacent to the clubhouse and pool	YES	_____	_____
4. Exterior lawn care	YES	_____	_____
5. Upgrade mature landscaping including a variety of evergreens, flowering plants and trees	YES	_____	_____
6. Large recessed covered front porch	YES	_____	_____
7. Large private covered rear porch most models	YES	_____	_____
8. Owens Corning 30-year warranty dimensional shingle	YES	_____	_____
9. Mastic vinyl siding features a 50-year warranty (No maintenance exterior)	YES	_____	_____
10. Mastic vinyl soffit and aluminum fascia (50-year warranty)	YES	_____	_____

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11. Detailed roof design and exterior architecture	YES	_____	_____
12. Concrete (sealed) double width driveways and sidewalks	YES	_____	_____
13. Individual lamp post with dusk to dawn lighting	YES	_____	_____
14. Individual keyed mail boxes provided	YES	_____	_____
15. 10-acre park area for resident use	YES	_____	_____
16. Granite and stone lighted entrance signs	YES	_____	_____
17. Flexible floor plans that can be customized to each owner's lifestyle	YES	_____	_____
18. All living room and dining rooms feature cathedral ceilings	YES	_____	_____
19. Numerous vaulted ceiling areas	YES	_____	_____
20. Smooth walls and stipple finish ceilings painted with one coat primer and one top coat	YES	_____	_____
21. No builder allowances for owner's selections of ceramic, carpeting and light fixtures	YES	_____	_____
22. Upgrade brushed nickel lighting fixtures for interior and bronze for exterior	YES	_____	_____
23. All villas feature a formal dining room plus a breakfast room	YES	_____	_____
24. Linen closets in every villa	YES	_____	_____



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25. Oversized French doors lead to a covered rear porch in most models	YES	_____	_____
26. Closet Maid wire shelving	YES	_____	_____
27. Steel front door and deadbolt	YES	_____	_____
	28. Many homes have transom windows or quarter round circle windows (options available)	YES	_____
	29. Andersen High-Performance vinyl clad tilt-in windows with lifetime warranty	YES	_____
	30. At least 2 oversized double hung Andersen windows in every room providing an abundance of natural light	YES	_____
	31. Oak railing in foyer/living room/loft/stairway area (option avail)	YES	_____
32. The owner's choice of vinyl tile floor in foyer, kitchen, breakfast room, all baths and laundry room in most models	YES	_____	_____
33. Upgraded carpeting with upgraded padding	YES	_____	_____
34. Custom colonial-style wood casing around all doors	YES	_____	_____
35. Extra height in walk-in closets for extra shelving and and clothes, especially for out of season easy storage	YES	_____	_____
36. Nickel door hinges and passage and privacy handlesets on all 6-panel passage doors and nickel knobs on bifold doors	YES	_____	_____
37. Custom kitchen and vanities – Crown moulding trim on all wall cabinets in many models	YES	_____	_____
38. The owner's choice of upscale knobs and pulls on cabinets for most models	YES	_____	_____
39. Upgraded Frigidaire dishwasher, gas range, refrigerator, microwave and Badger disposal (Not builder grade)	YES	_____	_____
40. Many floor plans feature full size laundry rooms with a laundry sink (option available)	YES	_____	_____
41. Most models have an extra large master bath featuring a double sink vanity with a makeup area, oversized 48" shower (treated with an antibacterial agent) with a seat	YES	_____	_____

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42. The owner's upgrade of marble one-piece sink and vanity top in main bathroom/powder room in most models	YES	_____	_____
43. Hanging mirrors in all baths	YES	_____	_____
44. High-efficiency furnace and air-conditioning unit with upper/lower returns (with optional programmable thermostat)	YES	_____	_____
45. Upgrade insulated Wayne Dalton steel clad garage doors with raised manufacture-painted panel exterior and torsion spring for easy operation	YES	_____	_____
46. Recessed lighting packages throughout (option avail)	YES	_____	_____
47. Wireless for security system, phones, cable and future ceiling fans or lights in all models available	YES	_____	_____
48. Many models have split receptacles in all bedrooms to turn on lamps from the doorways	YES	_____	_____
49. Many models are pre-wired for future ceiling fans and/or light fixtures	YES	_____	_____
50. 12" of insulation and dead air space between each villa for the maximum in sound insulation and low heating bills (No "Common Wall" construction)	YES	_____	_____
51. All models feature an insulation package with insulation on walls around the bath areas	YES	_____	_____
52. Builder's Association of Metropolitan Pittsburgh Housing Excellence Award for 2016 for the Best Single-Family Attached Home of the Year Under \$300,000	YES	_____	_____
53. Model homes available to customize today!	YES	_____	_____
54. Building a Tradition of Fine Properties since 1949	YES	_____	_____

All Information is Deemed Reliable But Not Guaranteed



Builder/Developer