



www.thevillasatgrayhawk.com

131 MATHEWS STREET - SUITE 1000 ; F99BG6I F ; žD5 %\*S% PHONE: (724) 832-3506 FAX: (724) 832-6433

**TOP 54  
REASONS TO  
OWN A  
GRAYHAWK  
VILLA**



	<b>GRAYHAWK VILLAS</b>	<b>Other Condo</b>	<b>Other Condo</b>
1. Large community clubhouse with stone fireplace, kitchen, meeting room, large covered porch for residents' use and enjoyments	<b>YES</b>	_____	_____
2. Heated pool (44' x 22') with automatic cover, and pool furniture for all residents' use and enjoyment	<b>YES</b>	_____	_____
3. Large patio with umbrella tables, oversized gas grille, conversation fire place adjacent to the clubhouse and pool	<b>YES</b>	_____	_____
4. Private walking trails that run throughout the community for the residents' enjoyment	<b>YES</b>	_____	_____
5. Exterior lawn care as well as landscaping plus snow removal of all driveways <u>and</u> sidewalks	<b>YES</b>	_____	_____
6. Upgrade mature landscaping including a variety of evergreens, flowering plants, and trees	<b>YES</b>	_____	_____
7. Large recessed covered front porch	<b>YES</b>	_____	_____
8. Large private covered rear porch every model	<b>YES</b>	_____	_____
9. Owens Corning 30-year warranty dimensional shingle (No maintenance exterior)	<b>YES</b>	_____	_____

-OVER-


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**BUILDING A TRADITION OF FINE PROPERTIES SINCE 1949**

	<b>GRAYHAWK VILLAS</b>	<b>Other Condo</b>	<b>Other Condo</b>
10. Alcoa vinyl siding features a 50-year warranty (No maintenance exterior)	<b>YES</b>	_____	_____
11. Alcoa vinyl soffit and aluminum fascia (50-year warranty)	<b>YES</b>	_____	_____
12. Detailed roof design and exterior architecture	<b>YES</b>	_____	_____
13.. Concrete (sealed) double width driveways and sidewalks	<b>YES</b>	_____	_____
14. Individual lamp post with dusk to dawn lighting	<b>YES</b>	_____	_____
15. Mail boxes provided	<b>YES</b>	_____	_____
16. 10 acre park area with walking trails	<b>YES</b>	_____	_____
17. Granite and stone lighted entrance signs	<b>YES</b>	_____	_____
18. Flexible floor plans that can be customized to each owner's lifestyle	<b>YES</b>	_____	_____
19. All living room and dining rooms feature cathedral ceilings	<b>YES</b>	_____	_____
20. Numerous vaulted ceiling areas	<b>YES</b>	_____	_____
21. Smooth plaster walls at no additional charge	<b>YES</b>	_____	_____
22. No builder allowances for owner's selections of ceramic, carpeting, light fixtures	<b>YES</b>	_____	_____
23. Upgrade polished brass lighting fixtures both interior and exterior	<b>YES</b>	_____	_____
24. All villas feature a formal dining room plus a breakfast room	<b>YES</b>	_____	_____
25. Two linen closets in every villa, regardless of the floor plan	<b>YES</b>	_____	_____

**-OVER-**



	<b>GRAYHAWK VILLAS</b>	<b>Other Condo</b>	<b>Other Condo</b>
26. Oversized french doors lead to a covered rear porch	<b>YES</b>	_____	_____
27. Closet Maid wire shelving	<b>YES</b>	_____	_____
28. Steel front door with 15 glass lights and deadbolt lock	<b>YES</b>	_____	_____
	29. Homes have transom windows or quarter round circle windows	<b>YES</b>	_____
	30. Andersen High-Performance vinyl clad tilt-in windows with lifetime warranty	<b>YES</b>	_____
	31. At least 2 double hung Andersen windows in every room	<b>YES</b>	_____
	32. Oversized windows in all rooms provide an abundance of natural light	<b>YES</b>	_____
33. Oak railing in foyer/living room area (2 story models)	<b>YES</b>	_____	_____
34. The owner's choice of ceramic tile flooring in entry, kitchen breakfast room, all baths, and laundry room	<b>YES</b>	_____	_____
35. 80-ounce upgraded carpeting with upgraded padding	<b>YES</b>	_____	_____
36. Custom colonial-style wood casing around all doors	<b>YES</b>	_____	_____
37. Extra height in walk-in closets for extra shelving and clothes, especially for out of season easy storage	<b>YES</b>	_____	_____
38. Brass leversets on all 6-panel passage doors and brass knobs on bifold doors	<b>YES</b>	_____	_____
39. Custom kitchen and vanities - Crown moulding trim on all wall cabinets	<b>YES</b>	_____	_____
40. The owner's choice of upscale knobs and pulls for all cabinets	<b>YES</b>	_____	_____
41. Upgrade GE kitchen dishwasher and disposal (Not builder grade)	<b>YES</b>	_____	_____

	<b>GRAYHAWK VILLAS</b>	<b>Other Condo</b>	<b>Other Condo</b>
42. All floor plans feature full size laundry rooms with a laundry sink in most models	<b>YES</b>	_____	_____
43. All villas 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, and a large garden tub with ceramic surround with an accent border	<b>YES</b>	_____	_____
44. The owner's choice of marble one-piece sink and vanity top in bathroom	<b>YES</b>	_____	_____
45. Oversized brass trimmed mirrors in all baths	<b>YES</b>	_____	_____
46. High efficiency Trane furnace and air-conditioning unit upper returns and night setback thermostat	<b>YES</b>	_____	_____
47. Upgrade insulated Wayne Dalton steel clad garage doors with raised panel exterior with torsion spring for easy operation	<b>YES</b>	_____	_____
48. Polished brass bathroom lighting fixtures inset into mirrors trimmed with brass giving additional custom design	<b>YES</b>	_____	_____
49. Extensive recessed lighting throughout	<b>YES</b>	_____	_____
50. Pre-wired for security system, phones, cable, and future ceiling fans or lights	<b>YES</b>	_____	_____
51. Split receptacles in all bedrooms to turn on lamps from doorways	<b>YES</b>	_____	_____
52. Many rooms are pre-wired for future ceiling fan and/or light fixture			
53. 12" of insulation and dead air space between each villa for the maximum in sound insulation and low heating bills (No "Common Wall" construction)			
54. Energy insulation package with insulation on walls around bath areas.			



*Donald A. Paulone*  
**Builder/Developer**

