

CAREFREE LIVING MEETS EXQUISITE SURROUNDINGS AT...

THE GRAND PRAIRIE

Villas

CAREFREE LIVING.™



THE
GRAND PRAIRIE
Villas
CAREFREE LIVING.™

L I V E T H E D R E A M .

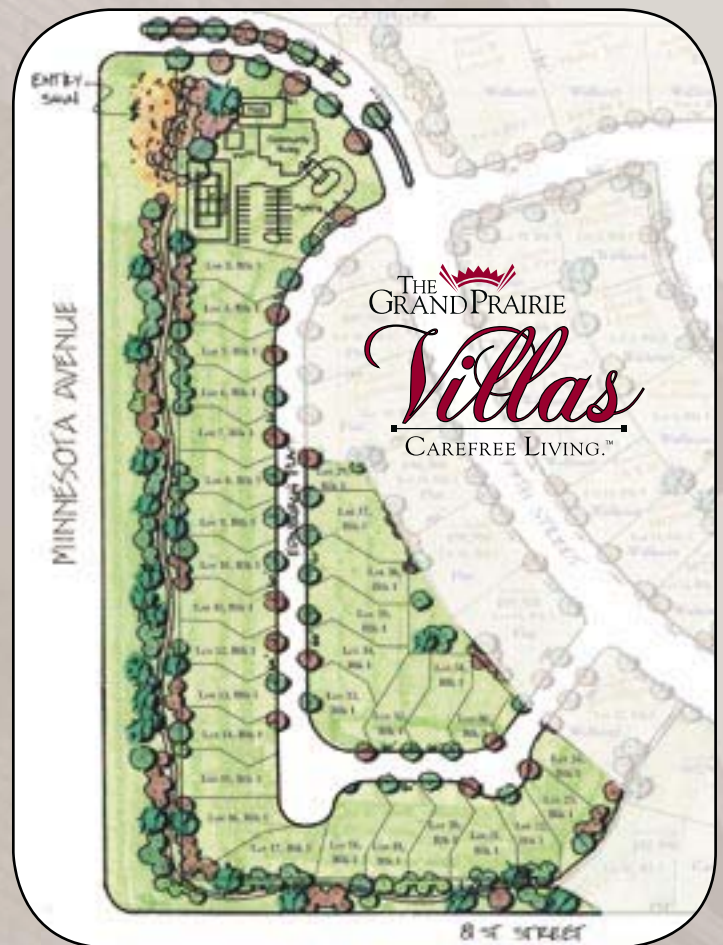
A UNIQUE PRIVATE COMMUNITY NESTLED WITHIN THE LUXURIOUS SETTING OF THE GRAND PRAIRIE, THE GRAND PRAIRIE VILLAS COMBINE THE REWARDS OF OWNING YOUR OWN HOME WITH THE CONVENIENCE OF MAINTENANCE FREE LIVING.

D R E A M .

REALIZE YOUR DREAMS – LIFE THE WAY IT WAS MEANT TO BE – AT THE GRAND PRAIRIE VILLAS. ENJOY THE PRIVACY OF YOUR OWN, UNATTACHED HOME, COMPLEMENTED BY THE AMENITIES OF A PRIVATE COMMUNITY OF EXCEPTIONAL QUALITY AND DISTINCTIVE LUXURY.

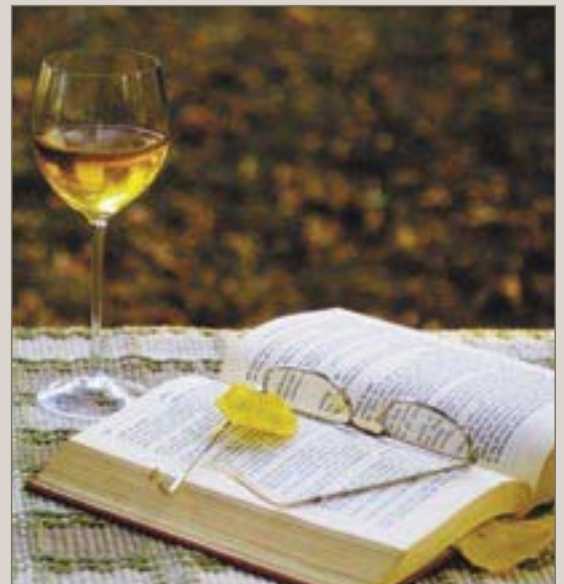
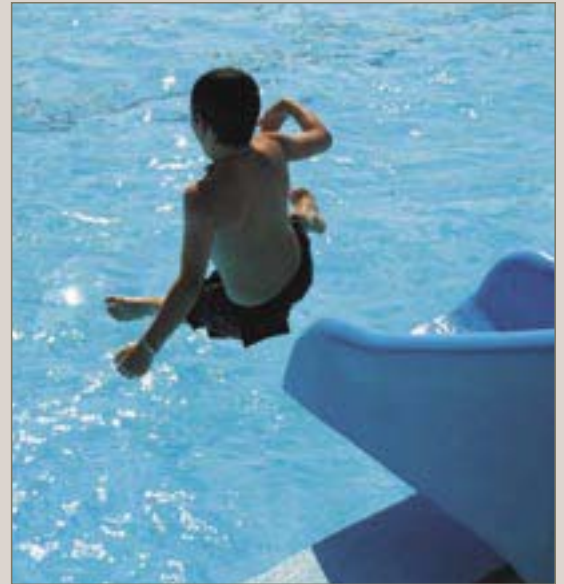
R E L A X .

YOU'VE WORKED HARD TO HAVE THE GOOD THINGS IN LIFE, SO WHY CONTINUE TO WORK HARD TO MAINTAIN THEM? LIFE IN THE GRAND PRAIRIE VILLAS ALLOWS YOU TO ENJOY AN EXCEPTIONAL PROPERTY, MAINTENANCE FREE, GIVING YOU TIME TO CONCENTRATE ON WHAT YOU WANT TO DO. COME SEE HOW CAREFREE LIFE CAN BE.



LAVISH LIFESTYLE:

- ELEGANT SINGLE FAMILY HOMES WITH NO COMMON WALLS
- PROFESSIONAL SNOW REMOVAL, LAWN CARE, LANDSCAPING, FERTILIZATION, MOWING, AND IRRIGATION INCLUDED IN MONTHLY ASSOCIATION FEE
- PRIVATE STREET WITH LANDSCAPED CENTER BOULEVARDS MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- LUXURIOUS LANDSCAPING, NATURAL WETLANDS, MEANDERING WALKING TRAILS
- THE LUXURIOUS GRAND PRAIRIE IS ADJACENT TO THE SPECTACULAR PRAIRIE GREEN GOLF COURSE
- FULL ACCESS TO THE GRAND PRAIRIE
AMENITIES INCLUDES:
 - COMMUNITY CLUBHOUSE
 - WELL EQUIPPED FITNESS CENTER
 - MEETING ROOMS
 - HEATED INDOOR AND OUTDOOR POOL WITH CHEMICAL-FREE ECO-SMART WATER TREATMENT
 - BASKETBALL AND TENNIS COURTS
 - MEANDERING WALKING TRAILS
 - CHILDRENS' PLAY AREAS





Coddington

BASE PRICE: \$306,795
(MAIN LEVEL ONLY)

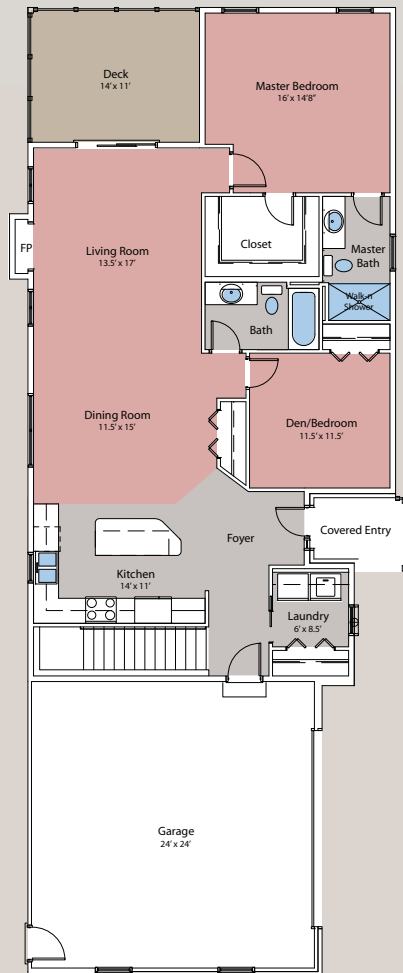


2 BEDROOMS, 2 BATHS,
MAIN FLOOR LAUNDRY,
DECK AND 2 CAR GARAGE

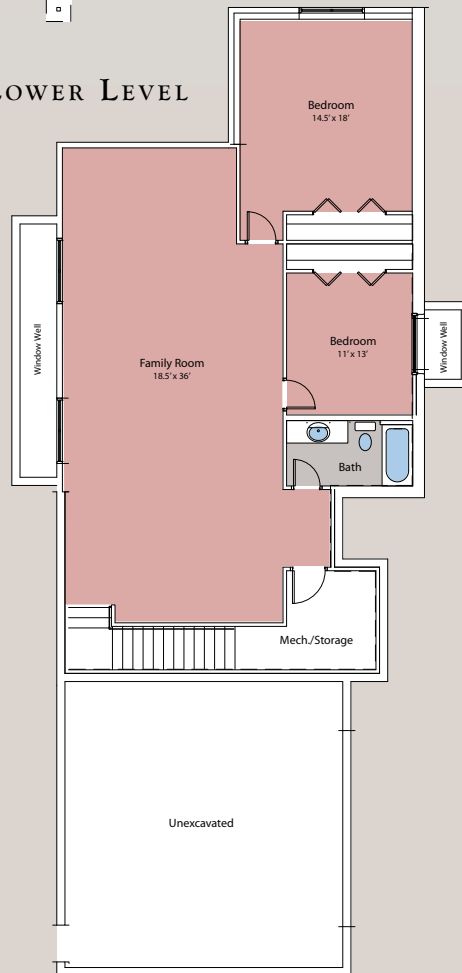
*OPTIONS AVAILABLE

LIVING AREA:	2,864
MAIN	1,432
LOWER	1,432
DECK:	154
GARAGE:	576
TOTAL:	3,594
	(MAIN & LOWER LEVELS)

MAIN LEVEL



LOWER LEVEL





Stratford

BASE PRICE: \$317,165
(MAIN LEVEL ONLY)



**2 BEDROOMS, 2 BATHS,
MAIN FLOOR LAUNDRY,
COVERED PATIO AND 2 CAR GARAGE**

*OPTIONS AVAILABLE

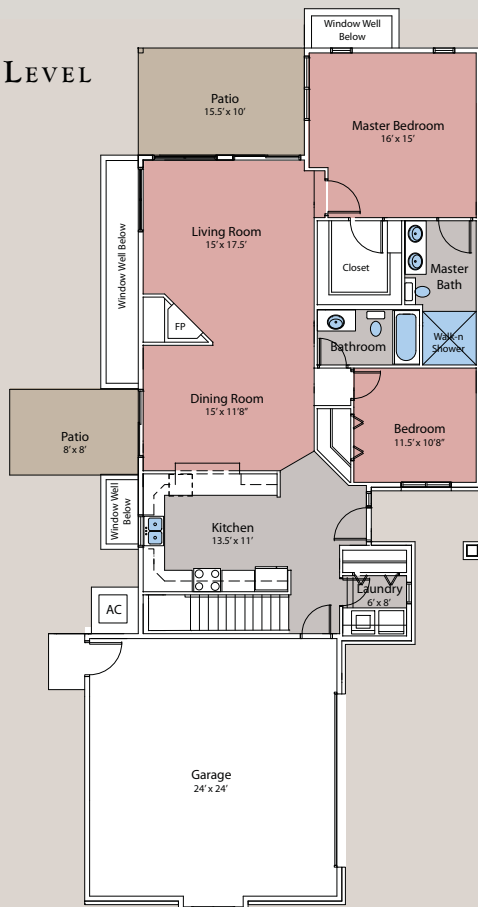
LIVING AREA: 2,996
MAIN 1,498
LOWER 1,498

PATIOS: 214

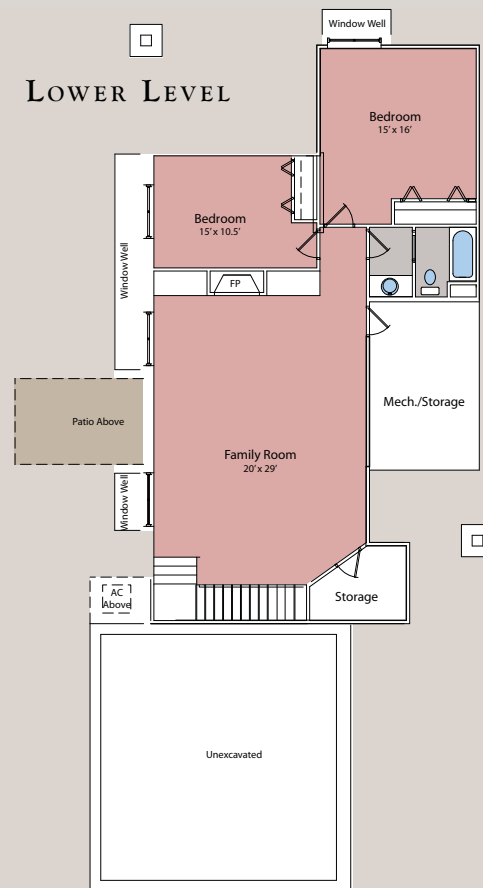
GARAGE: 576

TOTAL: 3,786
(MAIN & LOWER LEVELS)

MAIN LEVEL



LOWER LEVEL





Cambridge

BASE PRICE: \$335,393
(MAIN LEVEL ONLY)

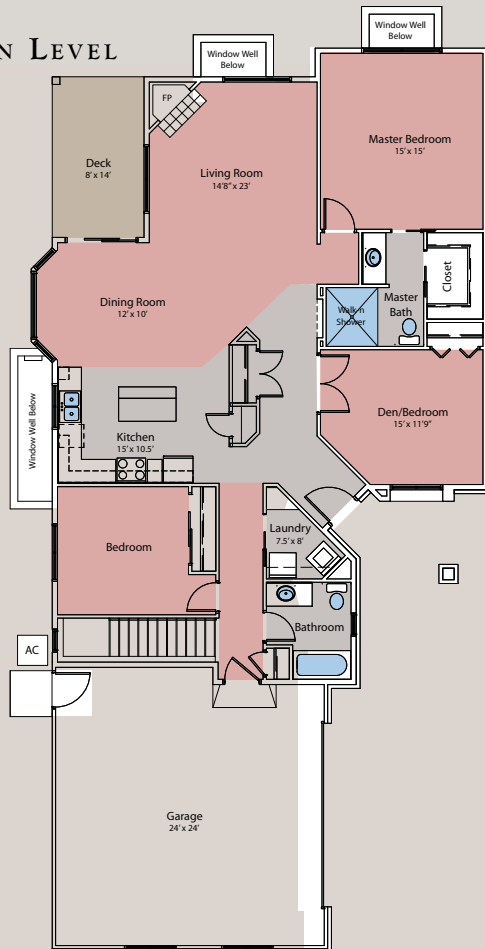


3 BEDROOMS, 2 BATHS,
MAIN FLOOR LAUNDRY,
DECK AND 2 CAR GARAGE

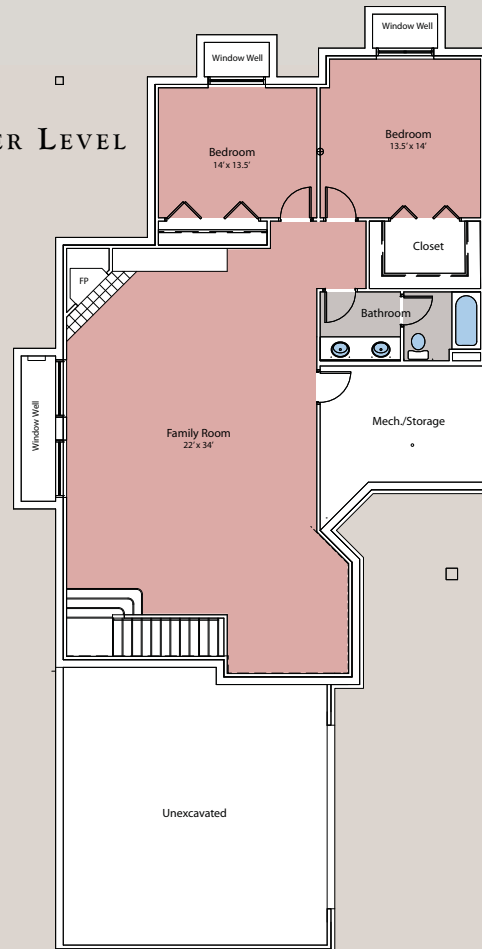
*OPTIONS AVAILABLE

LIVING AREA: 3,464
MAIN 1,732
LOWER 1,732
DECK: 112
GARAGE: 576
TOTAL: 4,152
(MAIN & LOWER LEVELS)

MAIN LEVEL



LOWER LEVEL





Kellington

BASE PRICE: \$370,400
(MAIN & UPPER LEVEL ONLY)



3 BEDROOMS, 3 BATHS,
MAIN FLOOR LAUNDRY,
2 PATIOS AND 2 CAR GARAGE

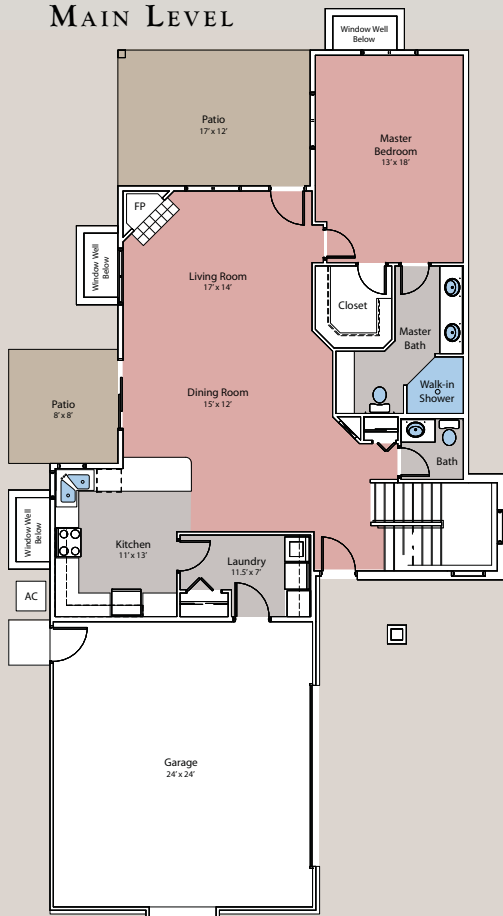
*OPTIONS AVAILABLE

LIVING AREA: 3,578
MAIN 1,418
LOWER 1,418
UPPER 742

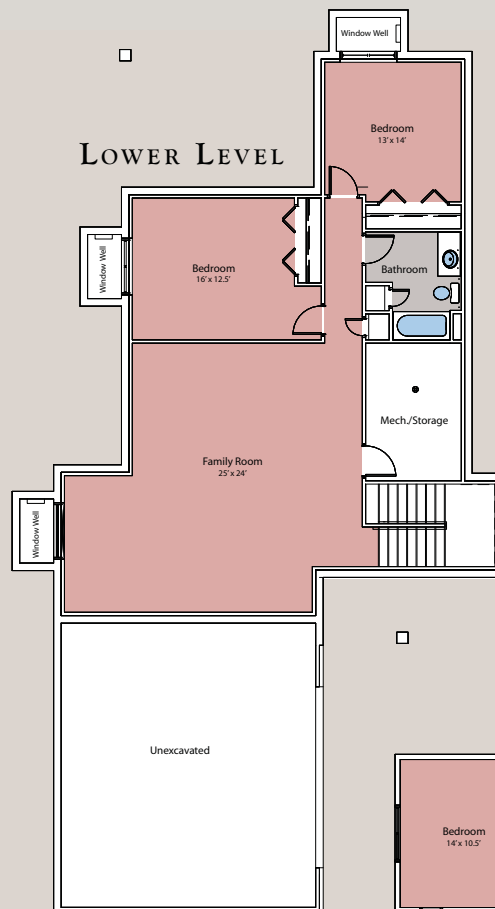
PATIOS: 268
GARAGE: 576

TOTAL: 4,422
(MAIN, UPPER & LOWER LEVELS)

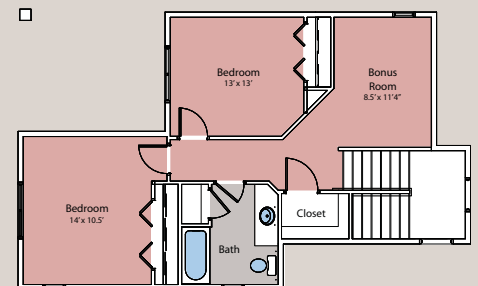
MAIN LEVEL



LOWER LEVEL



UPPER LEVEL



Standard Features:

Building Features

- Steel reinforced concrete foundation walls
- DRYVIT®, Hardi® Cement Hardboard, brick exterior finishes
- 4" black dirt
- 30-year laminated asphalt shingles
- 9' ceilings

Millwork

- Andersen 400 series custom windows
- Grand KML front entry door system
- Luxurious solid core panel interior and closet doors
- All beautiful maple interior woodwork

Interior Finish

- Rounded sheetrock corners on interior walls
- Custom crafted laminated shelving in all closets
- One paint and stain color of your choice

Kitchen and Bath

- Cabinet allowance includes all cabinets, vanities and your choice of hardware finish
- Laminate countertops included in allowance
- Garbage disposal
- Dishwasher

Garage

- Insulated raised panel overhead door
- Garage door opener
- Insulated garage walls



Plumbing

- 2 exterior hose faucets
- Rough-in for future basement bath
- Accommodations for full-size washer and dryer in laundry area

Electrical

- 8 elegant recessed lights
- 6 each Cat-5 and RG-6 data/cable jacks

Landscaping

- Sod allowance
- Irrigation/sprinkler system allowance
- Landscaping allowance

Customize Your Home With These Options:

- Appliance packages
- Wood and ceramic flooring
- Heated floors
- Decorative crown molding
- Countertop upgrades
- Full-house audio wiring
- Fireplace with custom surround
- Garage finishes
- Basement finishes
- Screen covered sunroom
- Add your own custom details

PROPERTY INQUIRIES: KENT HUISKEN • 605.371.0332
KENT@THEGRANDPRAIRIE.COM

PRICING AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT PRIOR NOTICE.



WWW.THEGRANDPRAIRIE.COM
THE GRAND PRAIRIE DEVELOPMENT, LLC 