



Phone: (260) 755-5999  
 Fax: (260) 444-3672

5909 Wheelock Road  
 Fort Wayne, IN 46835  
 www.grdvillas.com

## Villas at Northbrook – Standard Features

### Energy Savings

80%+ Efficiency Gas Furnace  
 Cold Air Returns in Major Rooms  
 High Efficiency Central Air Conditioning  
 40-Gallon Gas Water Heater  
 R-38 Insulation on Flat Ceilings (house)  
 R-19 Exterior Wall Insulation (house)  
 Two Inch Foam Insulation Around Perimeter of Slab  
 Wayne Dalton Insulated Panel Garage Door  
 Therma-Tru Steel Panel Insulated Exterior Doors  
 WeatherLoc Thermal Pane Windows  
 Screens for All Active Windows  
 Window, Door and Electrical Foam Package  
 Insulated Exterior Window & Door Headers

### Exterior

Concrete Driveway, Walks, and Patio  
 Two Weatherproof Exterior Electric Receptacles  
 Vinyl Soffit Overhangs  
 Aluminum Gutters and Surface Drained Downspouts  
 Architectural Roof Shingles  
 Manufactured Stone Front per Plan  
 Maintenance Free Vinyl Siding on Remaining Elevations  
 Generous Landscaping  
 One exterior Water Spigot

### Kitchen and Baths

One-Piece Gelcoat Fiberglass Tubs & Showers  
 Chrome Curtain Rod for Each Tub/Shower Combo  
 Stainless Steel Kitchen Sink  
 Single Lever Chrome Faucets Thru-out  
 Round Front 1.6 Gallon Toilets  
 Round Lavatories  
 One Exhaust Fan in Each Bath  
 Manabloc Water Lines - PVC Drain Lines  
 Harlan Frameless Cabinetry with Raised Panel Doors  
 Shelf over Washer & Dryer  
 Laminate Counter Tops  
 Frigidaire Electric Range & Dishwasher  
 Frigidaire Washer & Dryer  
 Ventless range Hood  
 Garbage Disposal  
 Ice Maker Line Run to Refrigerator  
 Chrome Towel Bars and Paper Holders in Each Bath

### Interior

Six Panel Hollow Core Masonite Doors (interior)  
 2 1/4" Window & Door Casings; 2 1/4" Baseboard  
 Spanish Lace Ceilings  
 Fireplace with Manufactured Stone to Mantel Height  
 Standard Mantel  
 Brass Interior Door Hardware  
 Brass Entry Knob with Deadbolt on Front Door  
 Cathedral (Per Plan)  
 Painted Walls  
 Painted Woodwork  
 Vinyl Flooring in Foyer, Kitchen, Half Bath, & Laundry  
 Carpet Thru-out Balance of Home

### Electrical

Smoke Detectors per code  
 Wiring for Three Phone Outlets  
 Wiring for Four TV Outlets  
 Electric to All Appliances  
 Copper Electrical Wiring  
 Lighting and Mirror Package  
 Pre-wire for Paddle Fan in Great Room

### Garage

Painted and Trimmed  
 Laced and Painted Ceiling  
 Insulated Walls and Ceilings  
 Garage Door Opener with Control  
 Garage Floor Sloped for Drainage

### Framing

2" x 4" Finger Jointed Studs 16" O.C  
 1/2" Super Tuff-R Exterior Sheathing  
 3/4" OSB Tounge & Groove Floor Sheathing  
 7/16" OSB Roof Sheathing with Clips  
 Top Grade Construction Lumber

### General

Quality Construction by GRD Group Inc.  
 Professional Interior Designer  
 One Year Full Warranty  
 Sewer & Water Hook-Ups & Tap Fees  
 All Features are Subject to Change per Custom Option Sheet  
 All Allowance are Based on Finished Sq. Ft.

**\*Price & Features Subject To Change without Notice**