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The Manor and Grand Offers Special Incentives Through October 15th

Bill Griffin Real Estate is pleased to announce an incentive program for the Manor at State Thomas and the Grand at Turtle Creek that makes living in premier urban locations in Uptown and State Thomas easier on your checkbook than ever before. Incentives include no HOA dues for a year, the seller paying \$3,000 of the purchaser's closing costs and the seller paying for the title policy. This represents up to \$12,000 in cash savings to the purchaser in the first year of owning an upscale home at either the Manor or the Grand. This offer is good through October 15th.

The Grand is located at the intersection of Blackburn and Travis one block to the west of West Village and one block east from the Dallas Theatre Center, Katy Trail and Turtle Creek. The single most unique feature of the Grand is the direct access elevators that open into a private foyer. The Grand is the lowest priced building that offers this unique feature. Once you have lived with direct access elevators you will never want to live without it.

The Manor, which is located in State Thomas at the corner of Woodside and Allen possesses an equally desirable location and is built around a large private courtyard with a pool. This area has just been completely remodeled. "People love the sense of community that the pool and courtyard area creates," says sales associate Shelia Renzulli.

Both The Manor and The Grand have a variety of spacious two bedroom plans with large living areas. All of the homes have either hardwood or Travertine flooring. The plans are very open with ten-foot ceilings throughout. Many of the homes have separate studies and dens. The kitchens have stainless appliances, granite countertops, under mounted sinks, custom cabinets and wine refrigerators. The masters all have very spacious closets.

The Manor and the Grand are offering no HOA fees for one year, \$3,000 in purchaser's closing cost and paying for the title policy until October 15th