



THE LIFE YOU DESERVE

Gleneagle Villas

OF ABERDEEN

VALPARAISO, INDIANA

gleneaglevillas.com

IMAGINE

Imagine gently rolling hills, dense woods, meandering streams and quiet ponds. Now imagine the home of your dreams, distinctively built and nestled artfully into these spectacular surroundings. Now look around you, this is not your imagination...

THIS IS GLENEAGLE VILLAS OF ABERDEEN.

Gleneagle Villas of Aberdeen defines upscale, maintenance-free living. The homes are situated on the second and third fairways of the course at Aberdeen, offering truly spectacular views. The exteriors of the homes are classic brick and cedar, and the floor plans are spacious and open. At the villas, you will find a relaxing, leisurely lifestyle in a place you would be glad to call home.



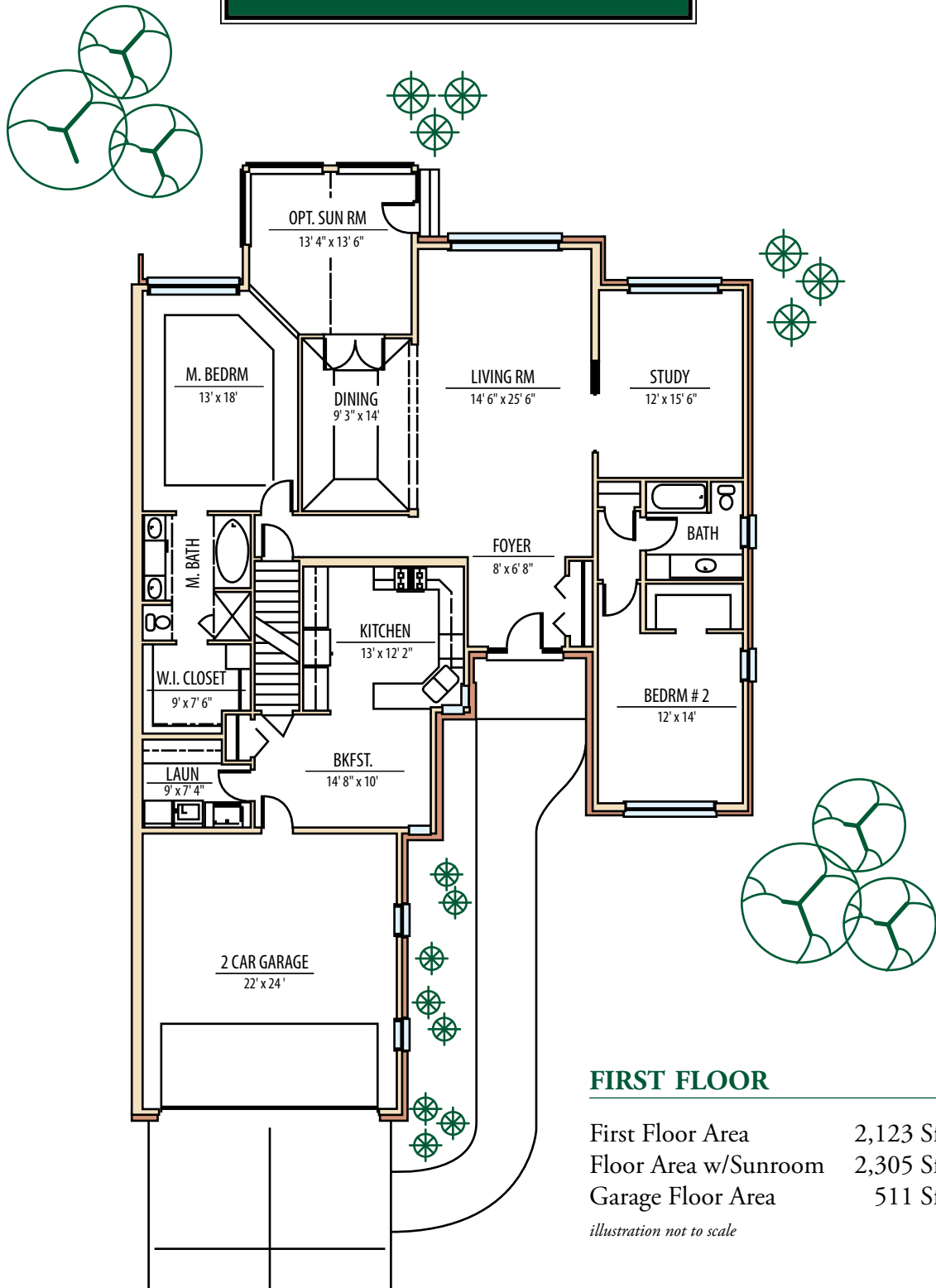
F E A T U R E S

*Enjoy maintenance-free living
at one of Northwest Indiana's finest golf courses.*

- Single-level living
- Spectacular golf course views
- Generous walk-up storage area
- Aberdeen golf and tennis lifestyle
- Valparaiso, Indiana school system
- Large, luxurious master bedroom suite
- Generous finish and appliance allowances
- Optional four season sunroom, basement and bonus rooms
- Eleven foot high ceilings in main entry, living and dining rooms
- Nine foot high ceilings in kitchen, nook, bathrooms & bedrooms



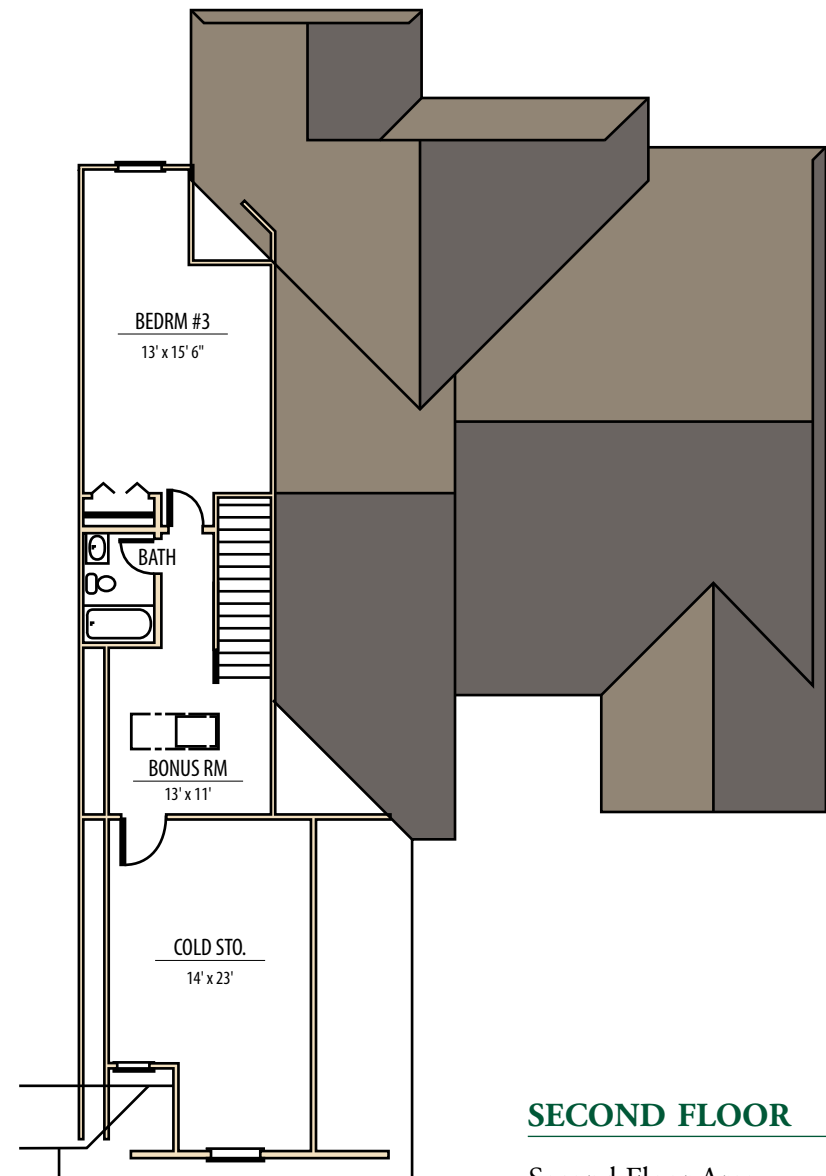
FLOOR PLAN



FIRST FLOOR

First Floor Area 2,123 Sft
 Floor Area w/Sunroom 2,305 Sft
 Garage Floor Area 511 Sft
illustration not to scale

FLOOR PLAN



SECOND FLOOR

Second Floor Area 567 Sft
 Cold Storage Area 315 Sft
illustration not to scale

O P T I O N S

Gleneagle Villas offers a generous base package with various optional upgrades to make your home fit your lifestyle.

BASE PACKAGE INCLUDES

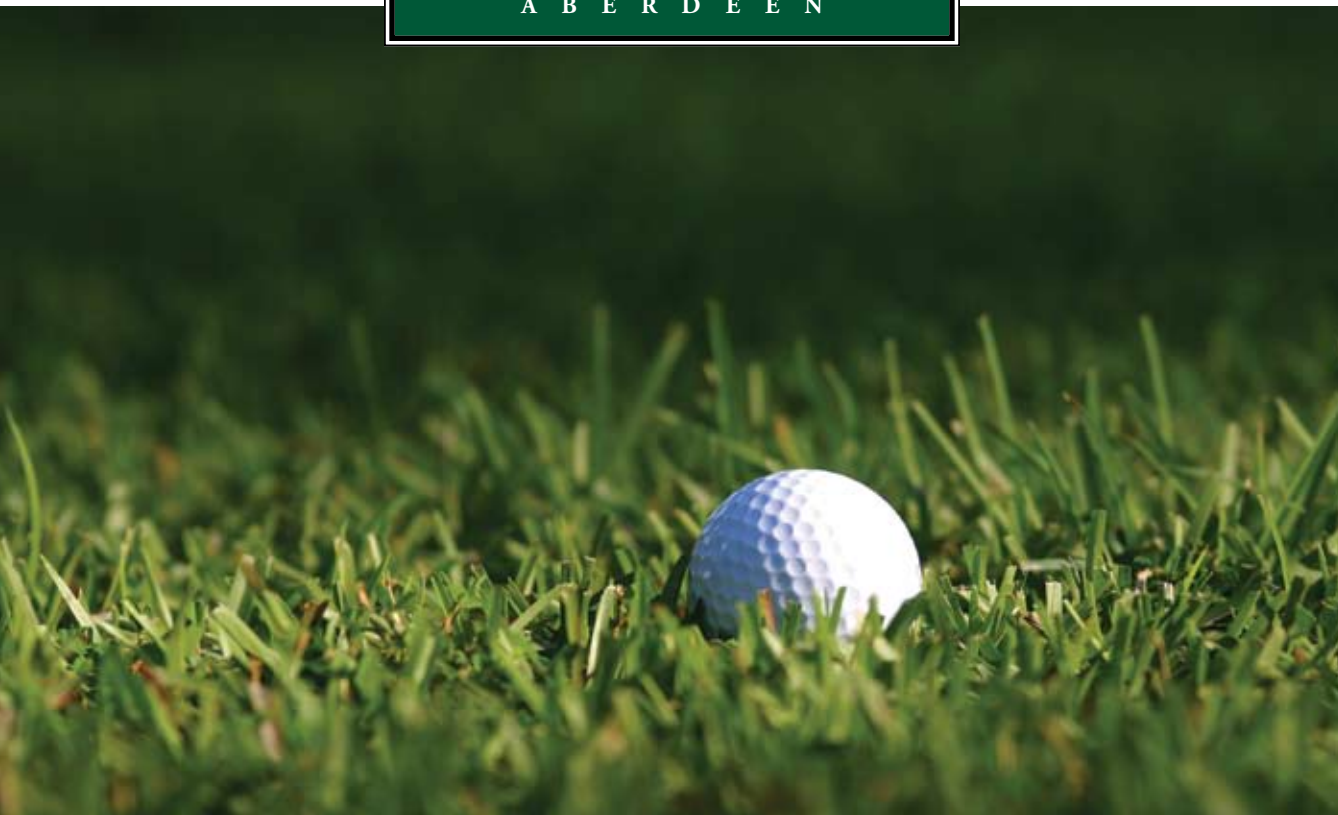
Floor Covering, Cabinets and Tops, Closet Shelving, Medicine Cabinets, Mirrors & Bath Accessories, Appliances, Interior Doors and Trim, Finish Hardware, Front Entry and Garage Door, Plumbing Fixtures, Light Fixtures, Landscaping and Irrigation

OPTIONAL UPGRADES

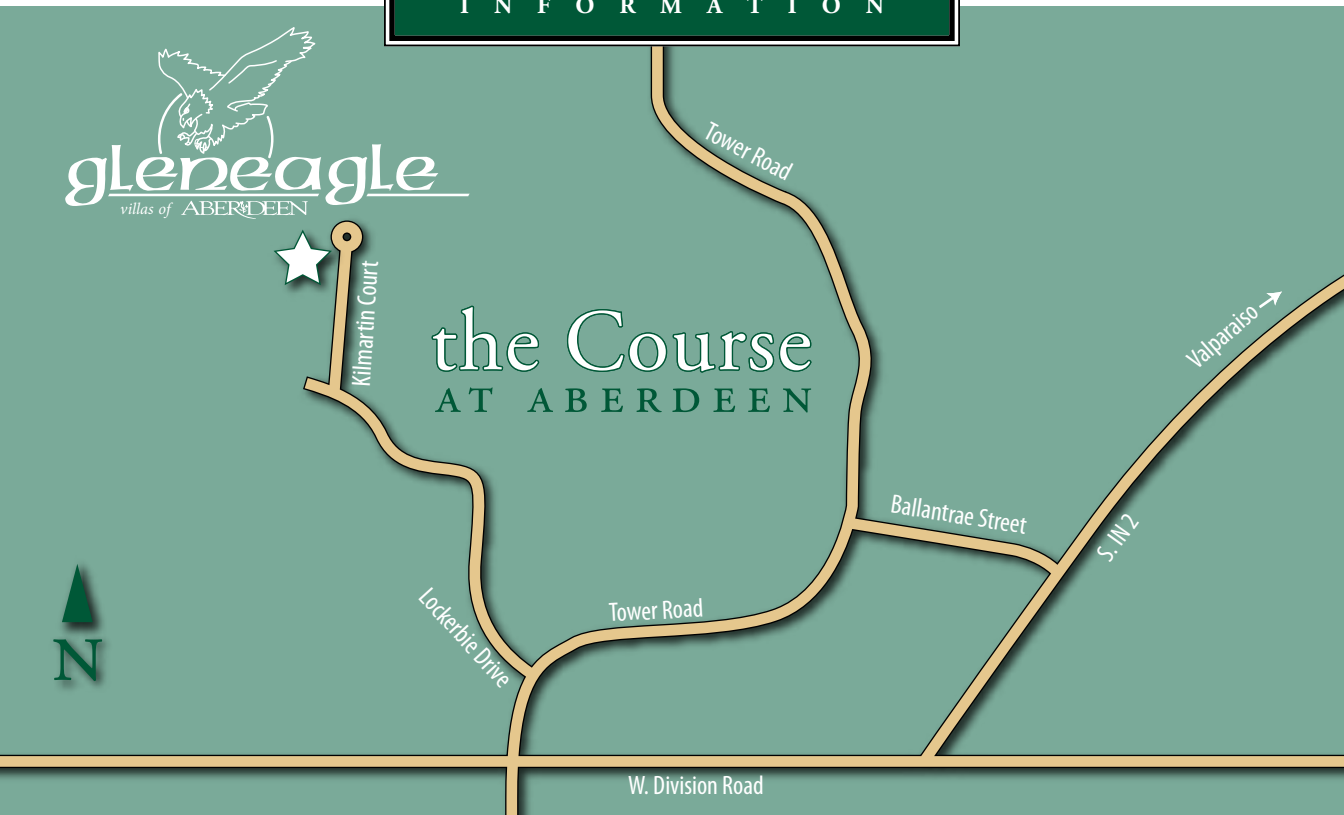
- Rough in for future bath upstairs
- Rough in for future heat upstairs
- Rough in for future electrical
- Full Basement
- Half Basement
- Sunroom
- Finish Upstairs Bonus Rooms and Bath
- Finish Upstairs Storage Room
- Tray Ceiling in Dining Room
- Coffe Ceiling in Master Bedroom
- Sloped Ceiling in Master Bath
- Three Zone HVAC System
(2 zones on main level, 1 zone upstairs)
- Humidifier
- Electronic Air Filter
- Set Back Thermostat
- 92% Efficiency Furnace
- Additional 40 Gallon Water Heater
- Skylight in Bonus Room
- 14' x 14' Concrete Patio off Sunroom



A B E R D E E N



I N F O R M A T I O N



Aberdeen’s championship 18-hole golf course is carefully sculpted to maximize the area’s beautiful natural environment. The course provides a challenge to golfers of all abilities with its multiple tees, wide landing areas, and rigorous bunkers.

A variety of public walking paths and pocket parks blend the rich natural environment of Aberdeen with careful landscaping. In addition, Aberdeen’s Recreation Center offers plenty of opportunity for family and outdoor activities, with a full size swimming pool, picnic and play areas, basketball and tennis courts, baseball diamond and soccer field available exclusively to Aberdeen residents.

DIRECTIONS

Take Route 30 to 250 West or Tower Road. Follow Tower Road to Lockerbie Drive, turn right. Follow signs to Gleneagle Villas.

Take Route 2 to Aberdeen’s main entrance. Where Aberdeen Drive meets Tower Road, turn left. Follow Tower Road to Lockerbie Drive, turn right. Follow signs to Gleneagle Villas.

CONTACT US

Call (866-537-5353 code #22831 to schedule a tour of our model home, or visit us on the web at www.gleneaglevillas.com.



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