



### **Ballenger Run 55+ Villas**

By Ryan Homes

#### PLAN

**\$464,990 3 Beds | 2 Baths | 1 Half Bath | 2 Garage**

The Griffin Hall villa townhome offers elegance and style. Enter the foyer, which frames the view into the formal dining room and inviting great room that's ideal for gatherings. The gourmet kitchen is a cook's delight with abundant counterspace and a breakfast bar. Add the sunroom for more light and an optional fireplace. Your luxurious owner's suite features a huge walk-in closet and dual vanity bath. Upstairs, enjoy a loft, full bath and 2 extra bedrooms, each with a walk-in closet. Finish the lower level for a recreation room, bath and study. The Griffin Hall has it all. \*Prices shown generally refer to the base house and do not include any optional features. Photos and/or drawings of homes may show upgraded landscaping, elevations and optional features and may not represent