

THE DISTRICT

VAN NESS & ALHAMBRA • IN THE TOWER



18 LUXURY APARTMENTS IN THE TOWER DISTRICT
MOVE-IN APRIL 2022

GRANVILLE
REALTY

CONVENIENTLY LOCATED IN THE TOWER DISTRICT

Just steps away from the shopping, dining, and culture of Fresno's Tower District, Granville's newest gated apartment community is full of the luxurious and energy-saving features our residents love the most. Featuring two one-bedroom floor plans, The District's 18-unit complex includes garages, in-unit washers and dryers, solar, security panels and much more.



THE DISTRICT

AMENITIES

The following is a partial, tentative list of amenities and is subject to change.

- Located in the Tower District
- Private gated community
- 1- Bedroom units with attached garages
- Washer and dryer in units
- Pet friendly
- Fully equipped kitchens with stainless steel appliances
- Karndean plank flooring
- Solar included
- Open patios (downstairs) and private balconies (upstairs)
- Garage & lot parking (per plan)
- Efficient GV Eco-Smart Technology throughout
- Security Panels
- Nest Doorbell
- Professionally managed



Exterior rendering and site map are artistic interpretations. Granville Homes reserves the right to alter prices, plans and features without notice or obligation. Features may vary by community. See an agent for most accurate and current information.

THE DISTRICT

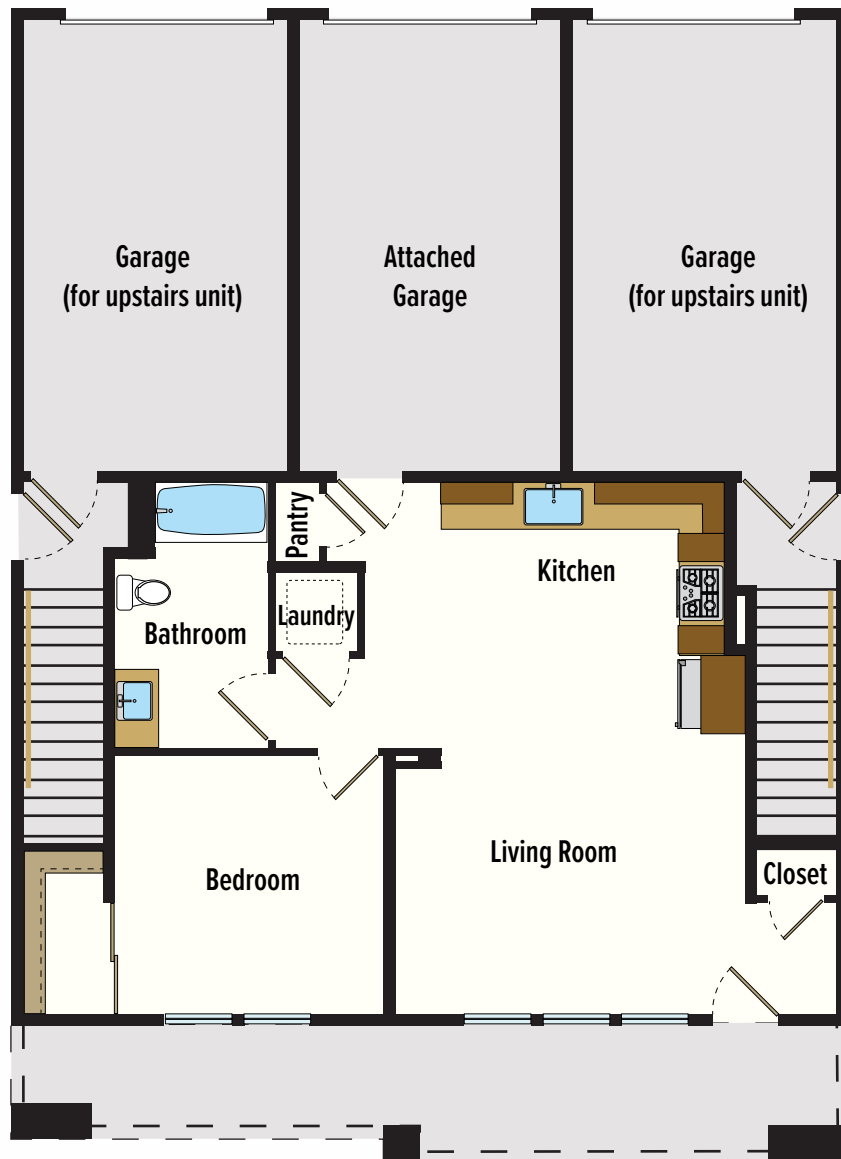
971 E. ALHAMBRA AVE, FRESNO, CA 93728 | RENTGRANVILLE.COM | RENTALS@GVHOMES.COM
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DOWNSTAIRS FLOOR PLAN

PLAN A

762 SQ. FT.

1 BEDROOM | 1 BATHROOM
ATTACHED GARAGE



Preliminary floor plan. Granville Homes reserves the right to alter prices, plans and features without notice or obligation.
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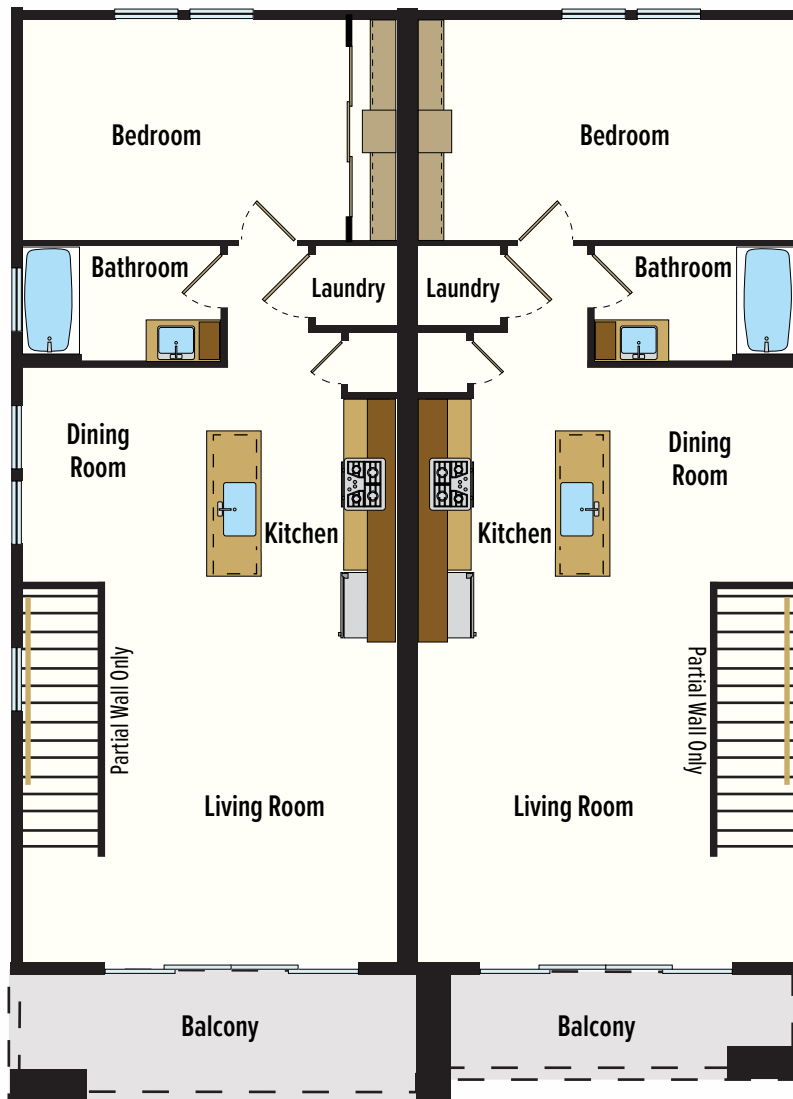
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UPSTAIRS FLOOR PLAN

PLAN B

833 SQ. FT.

1 BEDROOM | 1 BATHROOM
ATTACHED GARAGE



PLAN B

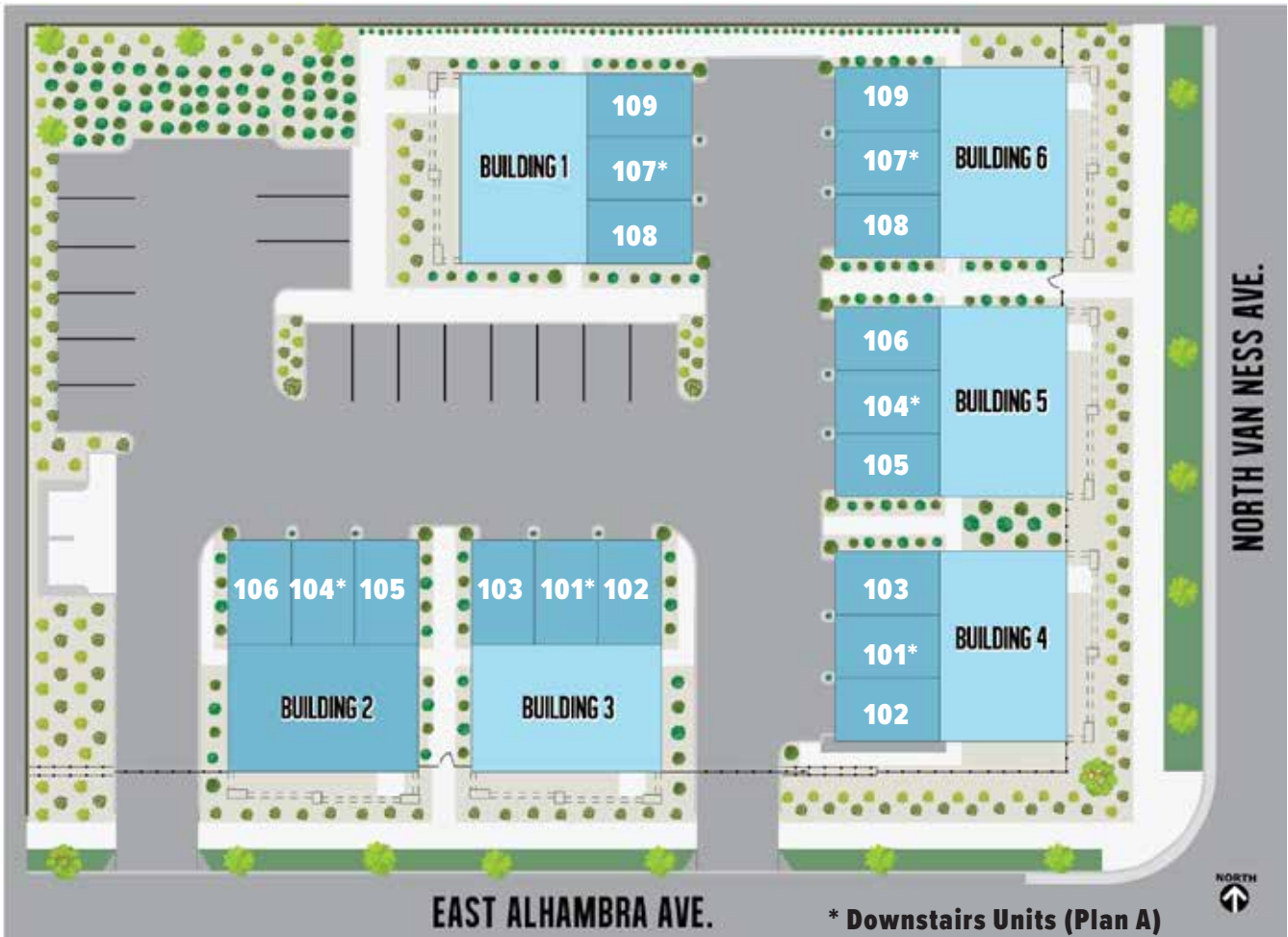
PLAN B REVERSED

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SITE PLAN



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SMART SUSTAINABILITY



Granville Homes is a leader in energy-efficient and eco-friendly building technologies in the Central Valley. Our Eco-Smart Technology provides homeowners with a more comfortable home that is up to 30 percent more efficient than other new homes.

We continue to implement these Granville Eco-Smart building techniques in every Granville Realty multifamily project. From our Highly Advanced Wall System and Cool-Roof Technology to solar panels and upgraded energy-efficient appliances, Granville Eco-Smart technology saves money on utility bills and keeps you comfortable in the Central Valley's extreme temperatures.

Highly Advanced Wall Systems

By using 2x6 studs in the framing, we are able to add more wall insulation than traditional 2x4 walls. With spacing like that and a design that allows for one shared wall that is jam-packed with insulation, you will notice the difference.

Ductless HVAC

Ductless heating, ventilation, and air conditioning (HVAC) systems put climate control in your hands, allowing you to determine what zones of your home you want to cool or heat. Also designed to minimize noise and meter your usage, these systems are designed to keep you and your wallet happy.

High-Efficiency, Cool Roof Technology

With cutting-edge, eco-friendly technology, this high-efficiency roof can help you save on energy costs while helping you stay cool during those scorching summer months.

Low-VOC Paint

The EPA states that VOCs (Volatile Organic Compounds) are the leading cause of indoor air pollution because they release low-level toxic emissions. New low-VOC paints and stains not only look great and are long-lasting, but protect you from unwanted airborne toxins.

Upgraded Energy-Efficient Appliances

Like a Prius™ for your kitchen, our energy-efficient appliances help you get the most performance for your dollar.

Solar Panels

The environmentally friendly engine of your home can help you use less resources while saving dramatically on your energy bill.

Advanced Performance Windows

GV Urban uses solar-control, Low-Emissivity (Low-E) windows with no metal components that help protect you from the sun's rays, while helping you control your climate.

High-Performance Tankless Water Heaters

Tankless water heaters heat water as needed, reducing the energy usage so you will never run out of hot water, no matter how much you use.

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— REALTY —



03.29.2022