



# SIERRA

## PLAN FEATURES

**2,219 - 2,287 SQ FOOT**

**3 BEDROOMS**

**3.5 BATHS**

**ROOFTOP TERRACE**

**TWO CAR SIDE-BY-SIDE**

**GARAGE**

## ABOUT THE COMMUNITY

Arbor Vista at The Grove is more than just a community; it's a lifestyle crafted for those who seek the perfect blend of sophistication, comfort, and accessibility.

Situated in a highly advantageous location, residents enjoy unparalleled convenience with easy access to downtown Durham, renowned sporting venues, Duke University, an array of dining options, entertainment venues, and seamless connectivity to major transportation routes. Here, you're not just close to work and play – you're at the center of it all.

*For more information about the community, go to:*

**ARBORVISTADURHAM.COM**

For questions about pricing and availability  
give us a call at (984) 205-6920.

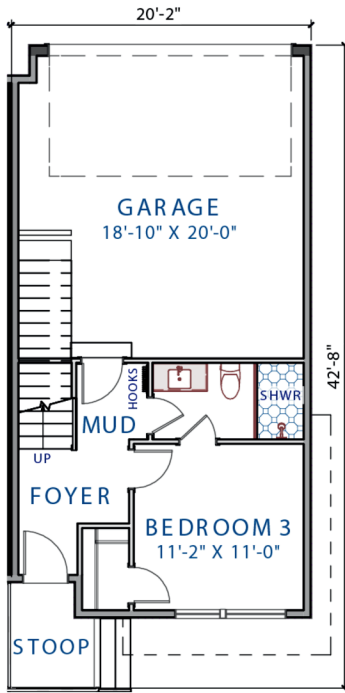
## FLOOR AREA

FIRST FLOOR HTD: 359 SQ. FT.  
ROOF TOP HTD: 288 SQ. FT

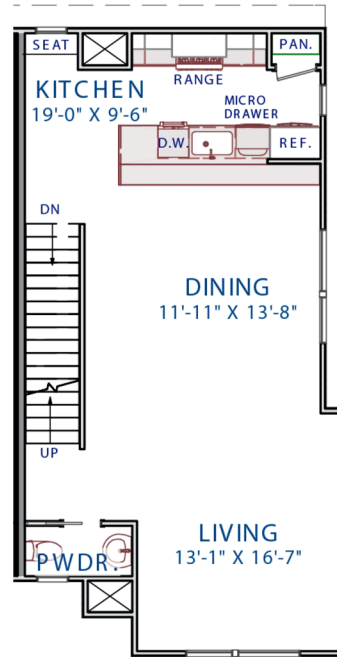
SECOND FLOOR HTD: 799 SQ. FT.  
TOTAL HEATED AREA: 2,287 SQ. FT.

THIRD FLOOR HTD: 841 SQ. FT.  
GARAGE: 411 SQ. FT

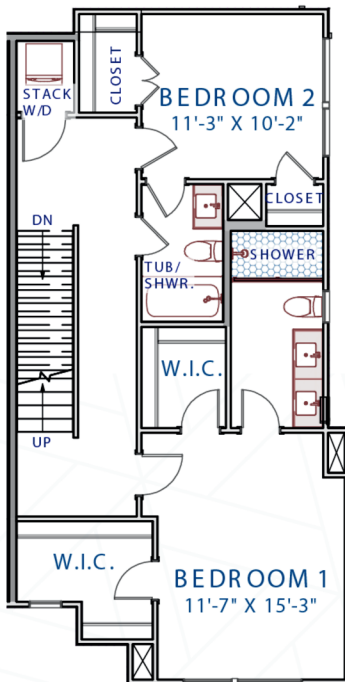
### FIRST FLOOR



### SECOND FLOOR



### THIRD FLOOR



### FOURTH FLOOR

