

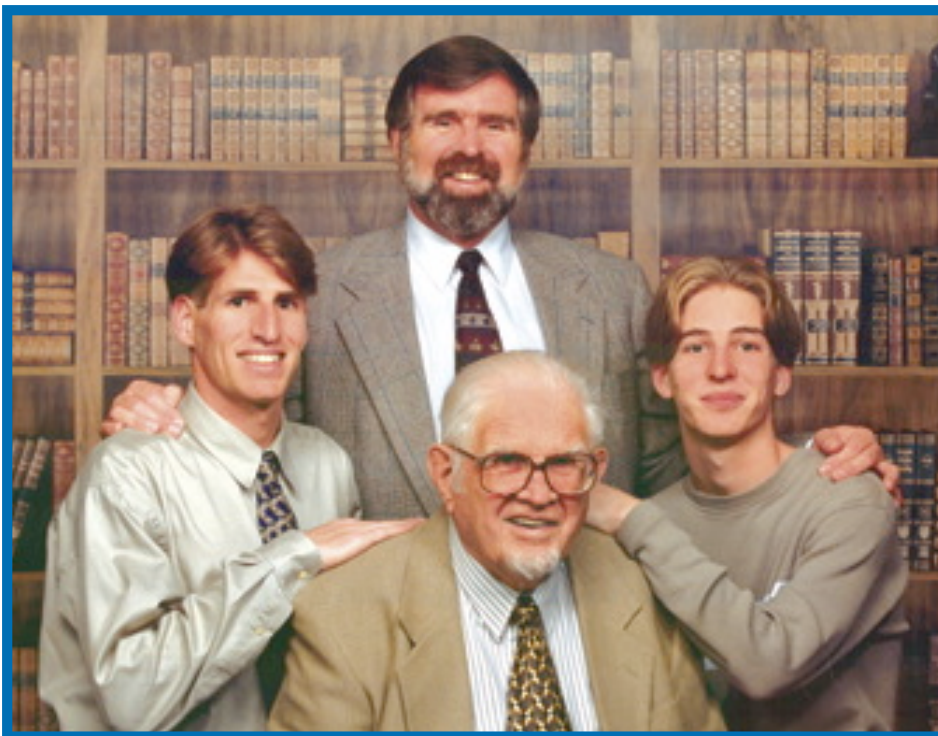


# Grandview Homes

## Building Homes... Building Confidence



**Personal integrity and a commitment to the community of Pasco County have always driven the Boyce family.**



*Four generations of the Boyce family have now become a part of the Grandview Homes story.*

**T**hese qualities were instilled by Michael Boyce, President of Grandview Homes, Inc., by both his grandfather and father, who were also builders, and it felt only natural to him to follow along in their footsteps. This passion has now been passed along to Michael's two sons, Bryan and David, as they work along with their father.

The company's dedication to quality hasn't gone unnoticed by the people who live in Boyce's homes or by the people in the Pasco home building industry. Grandview Homes was founded in 1972 and has become one of the most successful homebuilders in the area. Boyce has been named three times as Pasco County's Homebuilder of the Year by the Pasco Building Association. One of the things that earned him this honor is his innovative approach to home design. Boyce is constantly refining his floor plans and

incorporating new features that enhance life for residents of his homes, from soaring ceilings and expanses of windows to bonus rooms, home offices and technology rooms.

Hand in hand with his meticulous attention to design and construction detail is his commitment to customer satisfaction. "I believe in building each home as if my own family were going to live in it," Boyce said. "And, I treat each homebuyer the way I would want to be treated too."



*The Grandview employees that make it happen.*

Boyce explained that his team of hard working professionals genuinely care about the people they build for. Their twenty-plus employees work hard to make the home buying process a pleasant one from start to finish. Service continues long after the sale, and the result is referrals and homeowners who come back to Grandview Homes to purchase their second, third and even fourth home.

Building approximately 100-125 homes annually, Grandview Homes currently is developing home sites in the communities of River Ridge, Woodland Village at Shadow Run and Meadow Oaks. Boyce explains that the company tries to give a lot of value in their homes by offering a mixture of two-story and one-story floor plans, from 1,200 to 2,500 square feet.

The PBA's Showcase Home is an annual project dear to everyone in the Pasco Building Association. Each year, a home is built from the contributions of PBA members, area businesses, private donors and anyone else that can spare a yard of sod, a bucket of paint, a bag of nails or a handful of dollars.



*The Grandview built 2004 PBA Showcase Home.*

In 2004, Grandview Homes was the Showcase Builder and the end result was a beautiful home that was sold in the neighborhood of Sabalwood at River Ridge in New Port Richey. The 2,161 square foot home, built by Grandview Homes and the support of approximately 80 PBA associates, featured three bedrooms, two bathrooms and a two-car garage. A donation of \$20,000 was given to All Children's Hospital in St. Petersburg last year, which was made possible from the sale and completion of that 2004 Showcase Home. "We're a strong supporter of the PBA and have been a member since day 1 of the association," said Boyce.

Pasco County is a great place to work and live, and the family knows that their commitment to quality homes in quality communities have helped their success. "I've seen so much change in the last five years, and on top of the last 30 years, Pasco County has changed dramatically. I think Pasco will continue to grow steadily for the next 10 years and will be a wonderful place for the next generation."



*Another Grandview home goes up.*

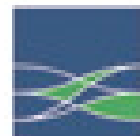
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