

The Austen



Elevation III



Elevation I



Elevation II

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MICHAEL HARRIS HOMES

Classic American Homes & Estates

Rendering of homes is an artist's conception which may show optional features and are not part of any sales contract. Features, materials, dimensions and designs are subject to errors, omissions and change at any time without prior notice.

Main Level

The Main Level floor plan includes the following rooms and features:

- Great Room:** 18'6" x 18'2", Vaulted Ceiling. Features include a fireplace, Opt. Entertainment Center, and Opt. Window.
- Dining Room:** 13'8" x 12'9". Features include Knee Wall, Opt. Bay Window, and access to the Foyer.
- Kitchen:** Includes Pantry (Pan.), Refrigerator (Ref.), and Closet. Accesses the Breakfast Room and Laundry.
- Breakfast Room:** Features Opt. Extended Breakfast Room and Opt. Bay Window.
- Master Bedroom:** 18'0" x 15'0", Tray Ceiling. Features include W.I.C., Opt. Window, and Opt. Sitting Room Double Bay Window.
- Master Bath:** Includes W.I.C., Seat, and Opt. Window.
- Den/Living Room:** Opt. Bedroom, 14'5" x 12'8". Features include Opt. French Doors, Opt. Windows, and Opt. Bay Window.
- Foyer:** Vaulted Ceiling, includes stairs leading Up.
- Bath:** Located near the Dining Room.
- Laundry:** Includes Opt. Sink and Cabinets, Opt. W.D., and Opt. D.
- Garage:** Attached to the side of the house.
- Porch:** Front entrance area.

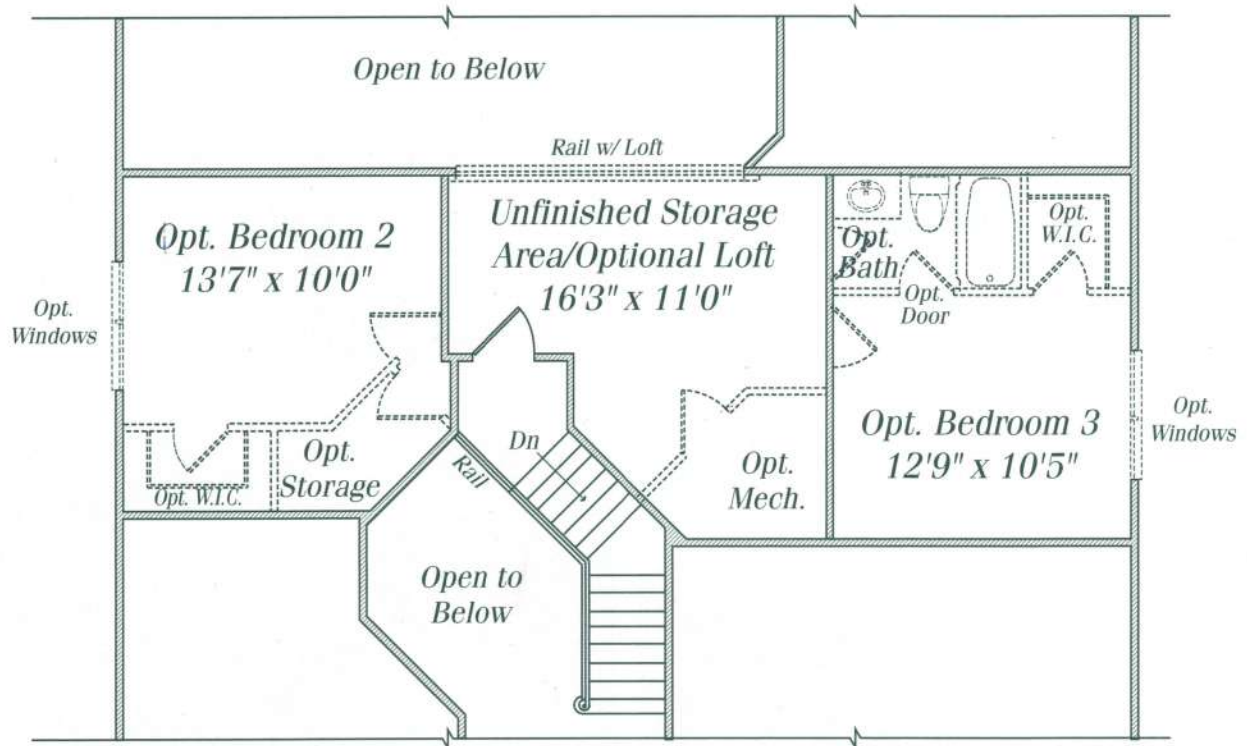
Other labels include: Opt. Window, Opt. Entertainment Center, Fireplaces, Opt. Bay Window, Opt. Extended Breakfast Room, Opt. Sitting Room Double Bay Window, Opt. Window, Opt. Window, Opt. Window, Opt. Bay Window, Knee Wall, Ref., Closet, W.I.C., Linen, Seat, Opt. Sink and Cabinets, Opt. W.D., Opt. D., Opt. French Doors, Opt. Windows, Opt. Bay Window, and Porch.

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Second Floor



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Michael Harris Homes at Victoria Falls

Quality Standard Features

Exterior Design and Detailing

- Timeless and historically inspired Architecture designed exclusively for Victoria Falls
- Gracious Covered Front Entry
- Brick Front Watertable
- Premium Vinyl siding with heavy trim and shingle accents
- Fully sodded homesite with extensive landscape package
- Hose bibs front and rear
- Energy efficient insulated entrance door with brass door handles, thumb latch, deadbolt and kick plate
- Seamless aluminum gutters and downspouts
- Architectural dimensioned 30 year shingles
- Two-car Garage with insulated doors pre-wired for wireless remotes
- Brick Stamped Asphalt Driveways

Elegantly Detailed Interior

- Dramatic 9 Foot ceilings on Main Level with Vaulted ceilings in Foyer and Great Room or Family Room
- Master Suite with Den/Bedroom and 2 full baths
- Custom designed open stairwells with stained oak handrails
- Gas Fireplace with traditional mantel in Great Room or Family Room
- Ceramic 8 x 8 Tile Foyer
- Distinctive Tray ceiling in Master Bedrooms
- Classic raised six-panel interior doors with polished brass levered hardware
- Three piece crown moulding in Living Room and Dining Room
- Two-piece chair rail moulding in Dining Room
- Colonial Base Mouldings throughout Main Level
- Distinctive interior lighting package (including recessed in kitchen)
- Main Level Laundry Room with washer and dryer hookups
- Front door chime
- Pre-wire for cable TV in Great Room or Family Room and Master Bedroom
- Pre-wire for three telephone locations
- Elegant two tone interior paint
- Master Suite with spacious walk-in closets
- Unique light-filled Transomed window wall in Great Room or Family Room
- Dustless, Vinyl coated ventilated closet shelving
- Rocker Style Light Switches

Quality Construction and Energy Efficient Features

- Double-pane vinyl windows with insulated glass and over-sized integral mullions
- Energy Efficient gas fired furnace
- Energy Efficient electric central air conditioning
- Moisture Protection Barrier House Wrap
- 50 gallon energy-efficient gas hot water
- Environmentally friendly energy-efficient gas fireplace in Great Room or Family Room
- Foam Sealer Air-Stop Insulation Package
- Passive Radon Mitigation system

Designer Kitchens Features

- Light-filled Breakfast Room area
- Traditional oak cabinetry with 42" upper cabinets
- Large convenient kitchen islands with base cabinetry storage
- Laminate countertop with stainless steel double bowl sink
- Ceramic 8 x 8 Tile in Kitchen and Breakfast Nook
- White on White GE appliances featuring
- GE 20 cu foot side by side refrigerator with dispenser
- GE gas cooktop
- GE built-in single wall oven
- GE multi-cycle Pot-Scrubber Dishwasher
- Recessed lighting in Kitchen
- Pantry Storage Cabinet

Luxurious Baths

- Extraordinary Master Bath includes:
 - Jacuzzi brand soaking tub
 - Double vanity sinks with premium Moen fixtures
 - Separate shower with seat and glass enclosure
 - Separate Water Closet
 - Ceramic 6 x 6 Tile floor and tub surrounds
- White cabinetry with cultured marble countertops and medicine cabinet in Master Bath and Hall Baths
- Guest Bathroom with Ceramic 8 x 8 Tile floor

Quality Service and Warranties

- 10 Year Home Owner's Warranty (RWC)
- Pre-settlement demonstration and inspection
- Service inspection 4 months after settlement



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