

Harris Walk

13 LUXURY SINGLE FAMILY HOMES MINUTES FROM DOWNTOWN ALPHARETTA



HARRISWALKALPHARETTA.COM

745 HARRIS WALK LANE, ALPHARETTA, GA 30009

HOME FEATURES

Elegant Interior Designs

- Inviting Open Floorplans w/ Abundant Natural Light
- 10' Ceilings on Main Level and 9' Ceiling 2nd Level
- 8' Exterior & Interior Doors on Main Level
- 42" Direct Vent Fireplace w/logs & Built in Shelving each side (Per Plan)
- Brushed Nickel Egg Shaped Interior Door Knobs & Brushed Nickel Entrance Door Hardware
- Engineered 5 inch Hardwood Floors on Main Level minus Bedroom
- Wide Selection of Luxurious Mohawk Carpeting with 6 lb. Padding
- Designer Tile Selections In Master Suite & Secondary Baths
- Designer Tile Selections In Laundry Room
- Engineered Staircase w/Solid Oak Treads
- Wrought Iron Style Balusters w/Solid Oak Handrail
- 7" 1/4" Base Boards on Main Level & Extensive Crown Molding
- 5" 1/4" Base Boards on Second Level & Terrace If Finished
- Deep Coffered Ceiling in Family Room (Per Plan)
- Mudroom with Custom Bench & Paneling (Per Plan)
- Designer Sherwin Williams Interior Paint

Gourmet Kitchens

- Solid Maple Stained 42" Cabinets w/Decorative Crown Molding
- Granite Kitchen Countertops with Level 3 Tile Backsplash
- Oversized Island with Granite Top Includes Trash Pull Out
- Glass Mullions In 2 Upper Door Cabinets (Per Plan)
- 60/40 Stainless Undermount Sink with Disposal
- Chrome Delta Pull Down Faucet w/Sprayer
- Whirlpool 36" 5 Burner Gas Cooktop
- Whirlpool Stainless Electric Double Oven
- Whirlpool Microwave Stainless Cabinet Location (Per Plan)
- Whirlpool Stainless Dishwasher
- Whirlpool 36" Stainless Range Hood

Owner's Suite

- Tray or Raised Ceiling in Master Suite (Per Plan)
- Maple Wood Cabinets with Granite Countertops with Undermount Square Sinks
- Gentleman's Height Raised Vanities (Per Plan)
- Delta 8" Spread Cassidy Chrome Faucet
- Designer Framed Mirrors Selections
- Soaking Tub with Level 3 Designer Tile Surround
- Designer Tile Selections for Floors & Shower Surround
- Custom Tile Shower Niche In Master Suite Shower
- Separate Frameless Glass Door & Shower Surround
- "Water Conservation" Rated Elongated Toilets
- Crown Molding in Master Bedroom
- \$2,000 Wood Shelving Allowance Owners Suite Closet

Powder/Main Level Bath

- Wood Stained Maple Cabinets with Granite Countertop
- With Undermount Square Sink
- Delta 8" Spread Cassidy Chrome Faucet
- Designer Framed Mirror Selections
- Designer Tile or 5" Hardwood Flooring Selection
- Designer Tile In All Secondary Baths
- Tile Shower Surround with Steel Tub
- Custom Shower Niche In All Secondary Baths
- "Water Conservation" Elongated In All Baths

Inspiring Exterior Designs

- Variety of Stunning Exteriors Available (Per Plan & Home site)
- 4 Sides Brick with Architectural elements
- Brick or Stone Front Stoop and Steps (Per Plan and Elevation)
- Architectural Shingles – 30 Year Manufacturer Warranty
- Two Car Side Entry (Per Home Site and Elevation)
- Custom Solid 8" Wood Front Door with 6 Light Panes (Per Plan)
- Carriage Style Steel Insulated Garage Doors with Wrought Iron Style Accents w/Opener
- Professionally Landscaped yards, sod on front, rear, & sides
- Irrigation System for All Sodded Areas
- Poured Concrete Patio 192 Sq. Ft. (Per Plan)
- Pressure Treated Deck Up To 192 Sq. Ft. w/ Stairs Up To 15 Steps (Per Plan)
- Low Maintenance Insulated Vinyl Windows Available In Two Colors & Mullions (Per Plan)
- Seamless Gutters & Downspouts Pre-painted with Baked Enamel

Energy Efficient and Safety Features

- Personalized Lighting Package (\$3,000 Allowance)
- Recessed Can Lighting in Kitchen and Halls (Per Plan)
- Front & Rear Exterior Double Floodlights
- All Bedrooms Pre-wired for Overhead Lights and Fans
- Internet/Cable Prewire In 3 Locations, Homerun to Base and/or Closet
- Exterior GFI outlets on Front & Rear Doors, Basement (Per Plan)
- Prewired Security System (Per Plan)
- Smoke Detector Wired & Installed Each Floor/All Bedrooms
- Carbon Monoxide Detector Wired & Installed On Each Floor
- Seal Light Fixture Boxes to Drywall on 2nd Floor
- Seal All Exterior Switches & Outlets to Drywall
- Radon Passive Air Piping Installed In Basement
- Recirculating 50 Gallon Quick Recovery Gas Water Heater
- "Water Conservation" Rated Elongated Toilets in Secondary Baths
- Seal All Plumbing, Electrical, and HVAC Penetrations
- Dual HVAC System (80% + Efficient Furnace) – Ducts Sealed for Energy Efficiency
- Electronic HVAC Fresh Air Damper
- 14 Seer Air Conditioning Compressors
- Two Programmable Thermostats for Climate Control
- LP TechShield Radiant Barrier Sheathing in Attic
- Low E, Insulated Low Maintenance Vinyl Windows
- R-38 Blown Insulation in Attic, R-30 in Garage Ceilings under heated area, R-19 in vaulted ceilings, R-19 in Basement ceiling & R-13 in Exterior Walls (1st & 2nd Floors)
- House Wrap for Moisture Barrier
- Mastic All HVAC Fittings, Boots, and Connections
- Seal HVAC Boots to Floor of Drywall and Bath Fan Housing to Drywall
- 2x6 Attic Knee Wall – R-19 Insulation and Sheathing
- Seal Bottom Plate of Exterior Walls and Sheathing Penetrations

Customer Service Commitment

- HBW® 2-10 Insured & Transferable Home Warranty
- Termite Pre-Treatment with Renewable Warranty
- Pre-Construction consultation with Builder
- Pre-Sheetrock Consultation with Builder for Option Verification
- Professional Interior Design Consultation
- Professional Lighting Selection Consultation
- Certified Professional Homebuilder

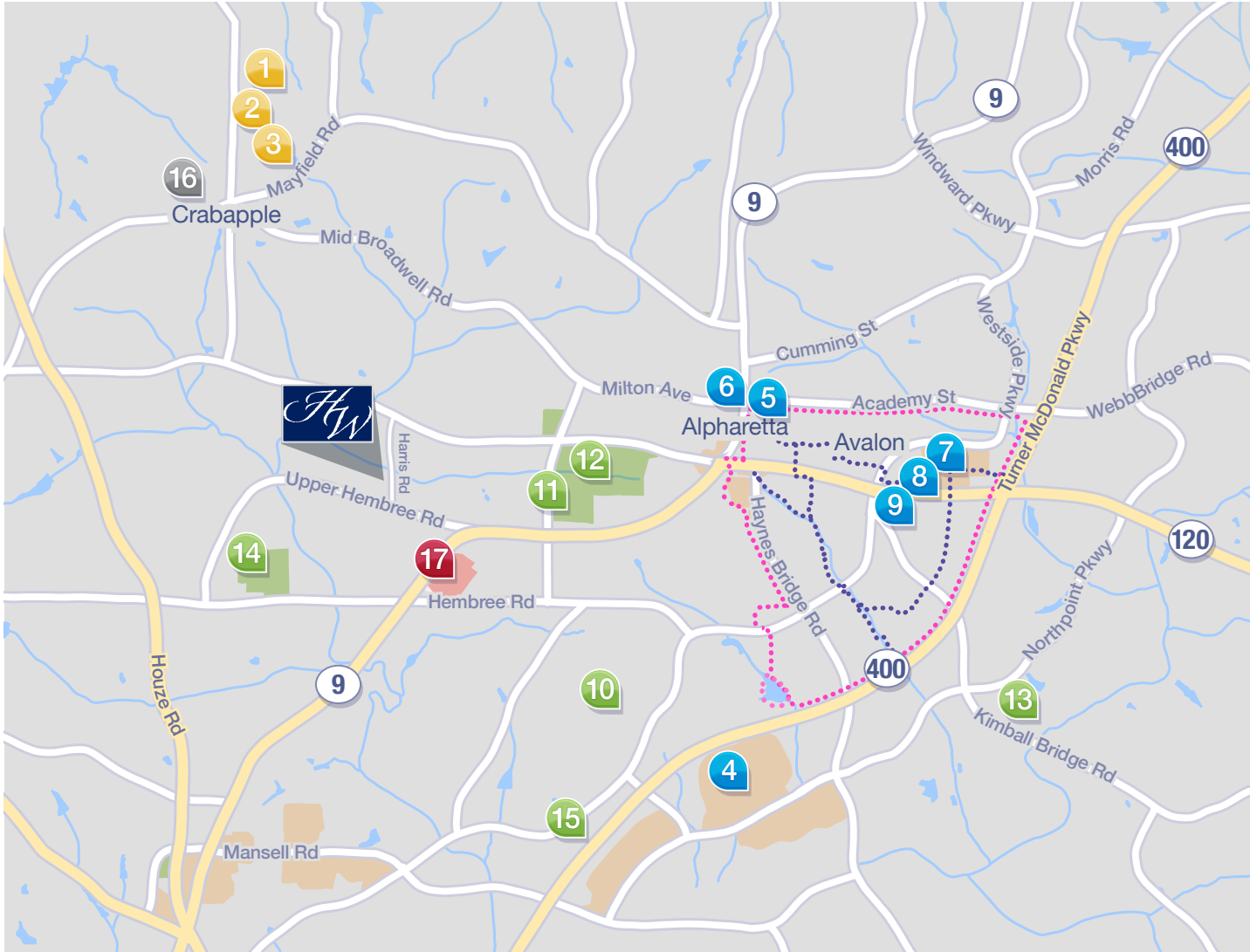


Harris Walk is an enclave of all brick homes just minutes from Downtown Alpharetta and Avalon. The community is situated on a brick paver street and includes a private community dog park. Enjoy a low maintenance lifestyle with lawncare included. Bike to the future Alpha Loop, Downtown Alpharetta, Avalon and more!



ALPHARETTA AS AN AMENITY

Just 1.8 miles from downtown Alpharetta, Harris Walk is minutes from excellent schools, shopping, parks and entertainment. There is so much to discover and love about this beautiful, down-to-earth, Southern city. It's no wonder people who live here, stay here!



Shopping

- 4 North Point Mall
- 5 Downtown Alpharetta
- 6 Alpharetta Farmers Market
- 7 Avalon
- 8 Whole Foods Market
- 9 Starbucks

Medical

- 17 WellStar North Fulton Hospital

Parks & Entertainment

- 10 Verizon Wireless Amphitheatre at Encore Park
- 11 Wills Park Equestrian Center
- 12 Wills Park Recreation Center
- 13 Big Creek Greenway
- 14 Hembree Park
- 15 Topgolf

Schools

- 1 Milton High School
- 2 Northwestern Middle School
- 3 Hembree Springs Elementary

Alpha Loop

- Outer Loop
- Inner Loop



ALPHA BIKE LOOP

Alpharetta is working on its very own BeltLine, an 8-mile path connecting the city together. In May 2016, Alpharetta voters approved a \$52 million bond to fund transportation and park projects including the installation of new sidewalks, landscape strips and bike paths on Rucker Road. Waterford Homes granted the City of Alpharetta the necessary ROW to install the improvements that will allow residents of Harris Walk to bike all the way downtown.

WILLS PARK

As a Harris Walk resident you are a walk or ride away from Alpharetta's largest park. Experience all that Wills Park has to offer from baseball fields, tennis courts, a swimming pool, a dog park, disc golf course, pavilions, playgrounds, a recreation center to a special event venue and an adjoining 50-acre Equestrian Center. The park has a full calendar of events and instructional programs throughout the year for you and your family to enjoy.



AVALON

In the heart of Alpharetta, Avalon is more than just a shopping center. It's a destination. With streetlights, sidewalks, fountains and a central park space that can house musicians or convert to a picturesque skating rink during the holiday season, Avalon feels more like it's own town. It's also home to residents, rental houses and soon, a full-service hotel.

VERIZON AMPITHEATRE

Music fans, rejoice! Your concert destination is right around the corner. Set on 45 acres of wooded land, the Verizon Wireless Amphitheatre has a beautiful, park-like atmosphere, boasting large heritage trees, plants and flowers. It seats 7,000 under a distinctive fan-shaped roof and another 5,000 on the lawn, under the stars.



SITE PLAN & AVAILABILITY



HOME SITE	PLAN	SF	SLAB/BASEMENT	AVAILABILITY	PRICE
1	Garrison	3,245	Basement	SOLD	
2	Brunswick	3,340	Basement	SOLD	
3	Marlow	3,300	Basement + 3 Car	Available	\$699,900
4	Emory	3,390	Basement	Under Contract	
5	Ellington	2,885	Slab	Available	\$599,900
6	Ashleigh	3,410	Slab	SOLD	
7	Ellington	2,885	Slab	Available	\$599,900
8	Garrison	3,830	Slab	SOLD	
9	Emory	3,820	Slab	SOLD	
10	Ashford II	3,225	Slab + 3 Car	Available	\$679,900
11	Ashford II	3,225	Slab	SOLD	
12	Hembree	3,350	Slab	Available	\$649,900
13	Marlow	3,300	Slab	Available	\$629,900

THE WATERFORD DIFFERENCE



Waterford Homes is one of Atlanta's most successful and respected private homebuilding companies. Since 1991, we have been dedicated to building homes that are a superior blend of architectural design, quality craftsmanship, and attention to detail. We constantly challenge ourselves to build the best possible home, with the right features and materials, at a price our homeowners can afford. We back them with the industry's premier insured warranty program, as well as our own committed customer service to make sure that each family continues to be satisfied with and excited about their new home.

David Clough, the founder and President of Waterford Homes, brings many years of home building experience to the company. He started his homebuilding career with a large national homebuilder immediately upon graduation from Princeton University, and learned the business from the ground up. He rose to a management position with responsibility for hundreds of new homes each year. David and his team started Waterford Homes with the belief that they could offer Atlanta homeowners the professionalism of a large company with the local knowledge, responsiveness, and flexibility of a local builder. 2500+ satisfied homeowners later, Waterford Homes has become one of Atlanta's most successful and respected builders.

David has served as both President of the Greater Atlanta Homebuilder's Association, and the Home Builders Association of Georgia. He was named Atlanta's Builder of the Year in 2010. In 2014 he received the Lewis Canker Award, Atlanta's most prestigious homebuilding award honoring an individual's lifetime achievements and contributions to the advancement of the housing industry.

John Molinari, Senior Vice President joined Waterford Homes in 1993, and is a main contributor to the company's success. His thorough knowledge of the sales and construction process, along with the team of professional trade contractors and suppliers he has assembled enable Waterford Homes to assure each homeowner of high quality at affordable prices.

Drew Clough, Vice President, began his career in the banking industry in New York after graduation from Vanderbilt University, where he earned the designation of licensed Charterholder of the CFA Institute. Having spent numerous summer internships learning the construction process, he rejoined Waterford Homes in 2013 to help guide the company through the next chapter in its history. His experience in finance and business will help ensure the continued success of the family business for the next generation.

As a homeowner, you want to be confident that your new home fulfills your dreams as well as your needs. In order to accomplish this, we offer a wide selection of home designs, and are able to customize them to reflect your lifestyle and taste, while still remaining affordable. It is a balancing act that requires knowledge, experience, and attention to detail. We believe that this extra effort results in superior new homes with elegant elevations, thoughtfully designed floor plans, quality materials, and excellent craftsmanship.

Compare carefully and you will see why Waterford Homes is
"Your Confidence Builder"

*Harris
Walk*

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WESLEY HARPER

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