

Montrose
Homes from \$144,900



**MODELS
OPEN DAILY
12-5**



Beautiful homes built by people, for people.....

As home builders, it seems that we are in the contact business as much as we are in the construction business. Today people contact us in many different ways: by phone, on the web, text messages, and some will find us in one of the many magazines in which we advertise. Some will find us like you, by visiting one of our many model homes and meeting one of our Licensed Professional Realtors. They can answer nearly any question that you may have about our homes and neighborhoods, assist you in the purchase of your new Victory Home, and they can even assist you in the sale of your current home if needed. Guess what? If one of our neighborhoods isn't right for you, our Realtor partners can assist you outside of our neighborhoods as well. It's our passion. It's what we do. We help people like you find the perfect fit for your budget and housing needs. In the unlikely event that Victory Homes can't facilitate your specific needs, our Realtor Partners will make certain that you find it. It's what being a good neighbor is all about.

MUTUAL RESPECT & COMMUNITY FIRST

This is what we are and what has helped us to become one of the regions largest and most respected home builders.



*Jae Enos, Owner
Victory Homes*



Montrose AVAILABLE HOMES

Plan:

990-R

3 Bedrooms, 1 Bathroom with 2 Elevations to choose from

Price:
\$144,900-A
\$146,150-B

Specifications:

1244-R

3 Bedrooms and 2 Bathrooms

\$149,900

1245-R

3 Bedrooms and 2 Bathrooms

\$157,900

1452-R

3 Bedrooms and 2 Bathrooms

\$169,900

1520-S

3 Bedrooms and 2 Bathrooms-Finished Lower Level includes a Bedroom,
Bathroom and Familyroom add \$9900

\$159,900

1580-T

3 Bedrooms and 2 1/2 Bathrooms

\$173,900

1596-TS

3 Bedrooms and 2 1/2 Bathrooms, add a 3rd Car Garage for \$6,000

\$175,900

1617-TS

3 Bedrooms and 2 1/2 Bathrooms

\$179,950



VICTORY HOMES

Victory Sells Team

208.665.5300

Fax 208.446.0603

www.FredSharp.net

www.VictoryHomesOnline.com

In an effort to continually improve our product, Victory Homes reserves the right to change design, price, and building specifications without notice. Buyers

who have entered into a contract will be consulted in advance. Square footage is approximate. These prices are effective as of February 18th, 2008.

COLDWELL
BANKER

SCHNEIDMILLER
REALTY



STANDARD FEATURES-Montrose

Victory Homes features award winning architecturally designed homes with expertly designed exterior elevations! All Victory Homes include an exclusive 10-year limited warranty!

- | | | |
|--|---|--|
| <p><u>Interior Features</u></p> <ul style="list-style-type: none">✓ Real wood stain & lacquered trim✓ Pre-wire (3) telephone locations✓ Pre-wire (3) cable locations✓ Vaulted Ceilings (per plan)✓ Square drywall corners✓ Satin Nickel door handles✓ Designer light fixtures✓ Linen closets (per plan)✓ Plastic-coated wire shelving in closets & pantries✓ Satin Gloss Latex paint✓ Master-bedroom suites with adjoining bathrooms (per plan)✓ Generous closets in master bedroom suites✓ Interior laundry areas✓ Wall-to-wall carpeting available in many designer colors and styles✓ No-wax vinyl flooring with several color choices and designer styles✓ White painted “Cordoba” doors | <p>✓ 30 year architectural composition shingle roof system</p> <ul style="list-style-type: none">✓ White vinyl framed, dual glazed locking windows with screens✓ Underground utilities✓ Cement fiber painted siding✓ Front yard hydroseeding and sprinklers, 12-14 shrubs, bark, edging and two trees <p><u>Construction Features</u></p> <ul style="list-style-type: none">✓ 16” on-center 2x 6 exterior walls✓ I-Beam engineered floor systems (most plans)✓ R-19 exterior wall insulation✓ R-38 ceiling insulation✓ PEX plumbing lines✓ Energy-efficient gas furnace & 50 gallon gas hot water heater <p><u>Kitchen</u></p> <ul style="list-style-type: none">✓ No-wax vinyl flooring with several color choices and designer styles✓ Attractive “Shaker” style birch cabinets with crown-molding✓ Solid surface kitchen countertops with birch self-edge✓ 4” tile backsplash✓ Breakfast nooks (some plans)✓ Frigidaire Electric Range, Potscrubber | <p>Dishwasher-White on White or Black on Black</p> <ul style="list-style-type: none">✓ Refrigerator area pre-plumbed for ice-maker✓ White porcelain enameled steel double compartment sink✓ Single-lever Moen faucet✓ ½ horse-power garbage disposal <p><u>Bath(es)</u></p> <ul style="list-style-type: none">✓ Designer Moen faucets✓ Attractive birch vanities✓ Full width vanity mirrors✓ Fiberglass tub/shower✓ White enameled steel oval sinks✓ No-wax vinyl flooring with several color choices and designer styles✓ Matching designer towel bars and tissue holders✓ Designer light fixtures✓ Ultra-low flow, water saving toilet(s)✓ Water conserving shower heads |
|--|---|--|

In an effort to continually improve our product, we reserve the right to change floor plans, specifications, design & price without obligations. All floor plans are for illustration only & square footage is approximate.

VICTORY HOMES

ADDENDUM #1

BUYER _____ DATE _____ ID# _____

MODEL _____ ELEVATION _____

BASE PRICE \$ _____

KITCHEN & LAUNDRY

Laundry Sink (if plan allows)	\$ 350.00
Cabinet Above Washer/Dryer	\$ 500.00
Pull-out European Spray Faucet	\$ 250.00
Stainless-Steel Sink (8" deep)	\$ 150.00
Built-in Microwave Oven with exhaust	\$ 585.00
Gas Stub for Future Dryer or Range	\$ 210.00

HEATING

Central Air-Conditioning	\$3,295.00
Air-Conditioning Rough-in (Coil & Line Set)	\$1,700.00
Programmable Thermostat	\$ 200.00
Gas Fireplace with Mantel Tile Face with Remote	\$3,500.00

ELECTRICAL

Ceiling Fan with Light Kit	\$ 300.00
Ceiling Fan Pre-Wire	\$ 150.00
Decora Light Switches (Entire Home)	\$ 200.00
Additional Electrical Outlet (in series)	\$ 65.00
Additional Cable Outlet	\$ 65.00
Additional Phone Outlet	\$ 65.00
Surround Sound Pre-Wire (5.1)	\$ 700.00
Surround Sound Pre-Wire (7.1)	\$ 900.00
Can Lights (each)	\$ 85.00
Christmas Exterior Light Switch Plug	\$ 235.00
Hot Tub Outlet and Disconnect	\$ 600.00
Dedicated Freezer Outlet in Garage	\$ 275.00

Sub Total \$ _____

Sub Total Page 1 \$ _____

BATHROOMS

Glass Shower Door	\$ 650.00
36" Tall Vanity Cabinet	\$ 100.00
Additional Shower Head	\$1,500.00
Rectangular 5' Jetted Tub (per plan)	\$1,750.00
Oval 5' Jetted Tub (per plan)	\$2,200.00

INTERIOR

Bay Window	\$1,500.00
Round Dry-Wall Corners	Standard
Skip Trowel Dry-Wall Finish on Walls	\$1,500.00
Arched Wall Openings (per plan)	\$ 225.00

EXTERIOR

Window Shutters (each)	\$ 125.00
Full Rain Gutters	\$ 750.00
Additional Broomed Concrete (per square foot)	\$ 5.50
Exposed Aggregate Concrete (per square foot)	\$ 6.00
Additional Window	\$ 400.00
Side & Rear Landscaping with Sprinklers	Per Bid

GARAGE

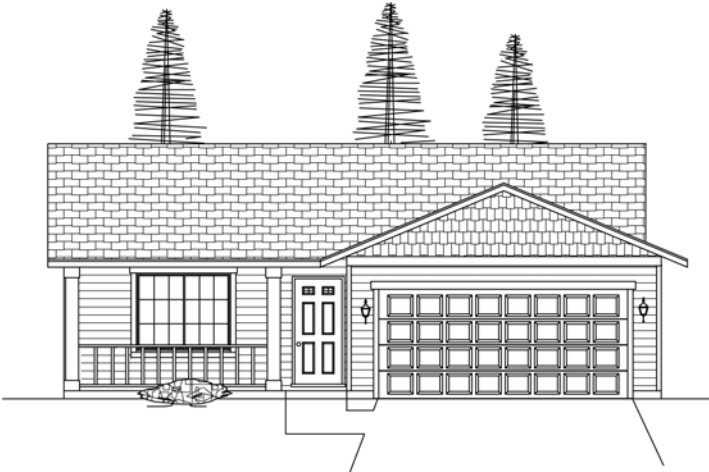
3 rd Car Garage (12 x 20)	\$6,200.00
3 rd Car Garage (12 x 22)	\$7,200.00
3 rd Car Garage (12 x 24)	\$8,200.00
Finish 2-Car Garage (drywall, tape, texture, paint)	\$2,300.00
Finish 3-car Garage (drywall, tape, texture, paint)	\$3,500.00
Garage Service Door	\$ 500.00
Garage Door Opener	\$ 425.00

TOTAL SALES PRICE \$ _____

Buyer _____ **Date** _____ **Seller** _____ **Date** _____

Buyer _____ **Date** _____ **Seller** _____ **Date** _____

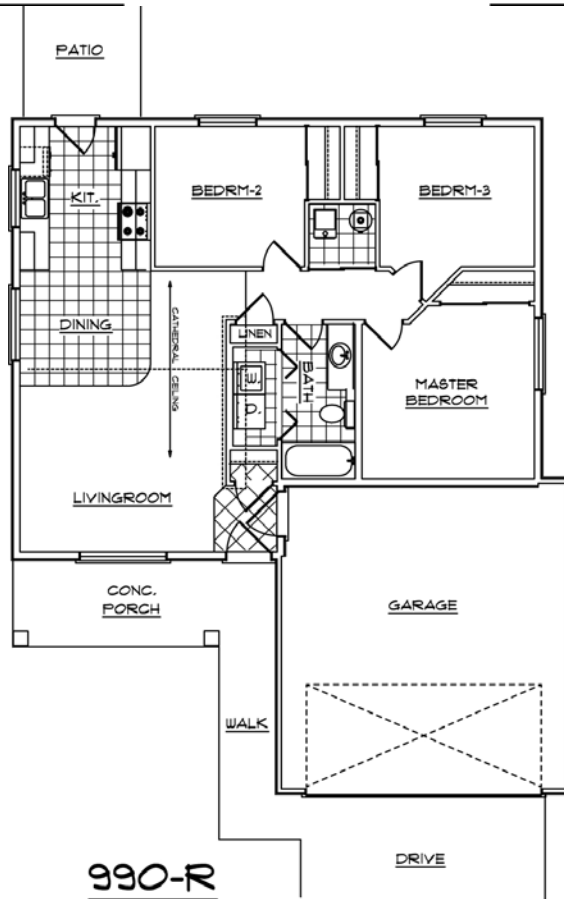
990-R



990-R
ELEVATION "A"



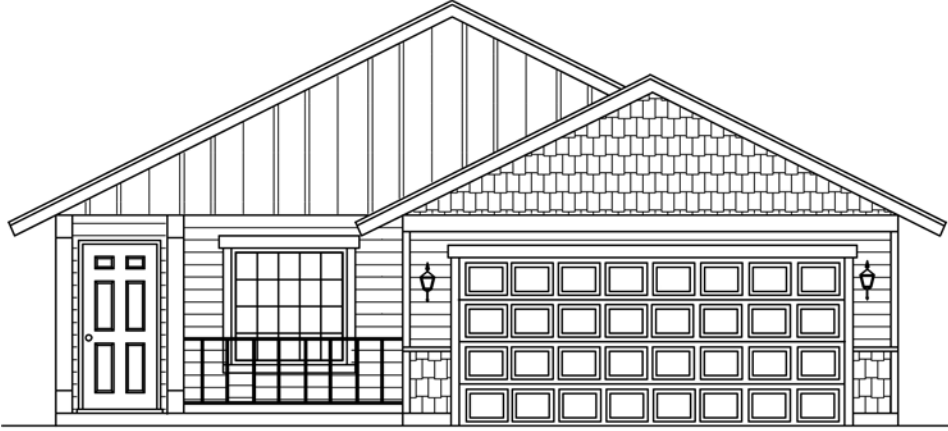
990-R
ELEVATION "B"



990-R
FLOOR PLAN

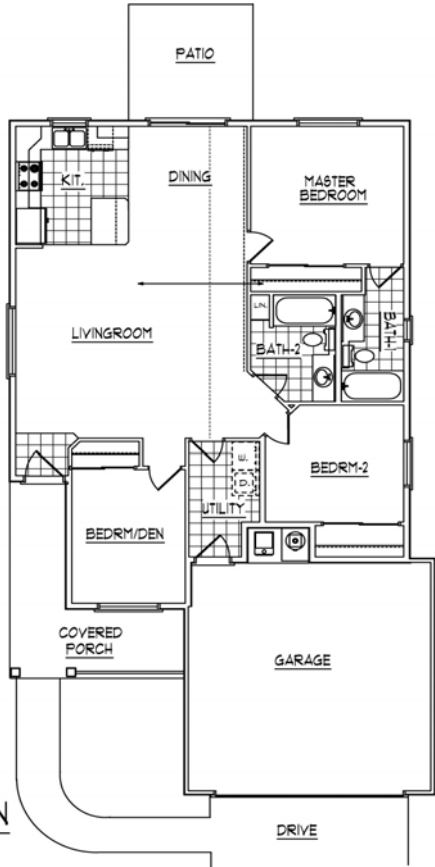


1244-R



FRONT ELEVATION

1244-R



FLOOR PLAN
1244-R



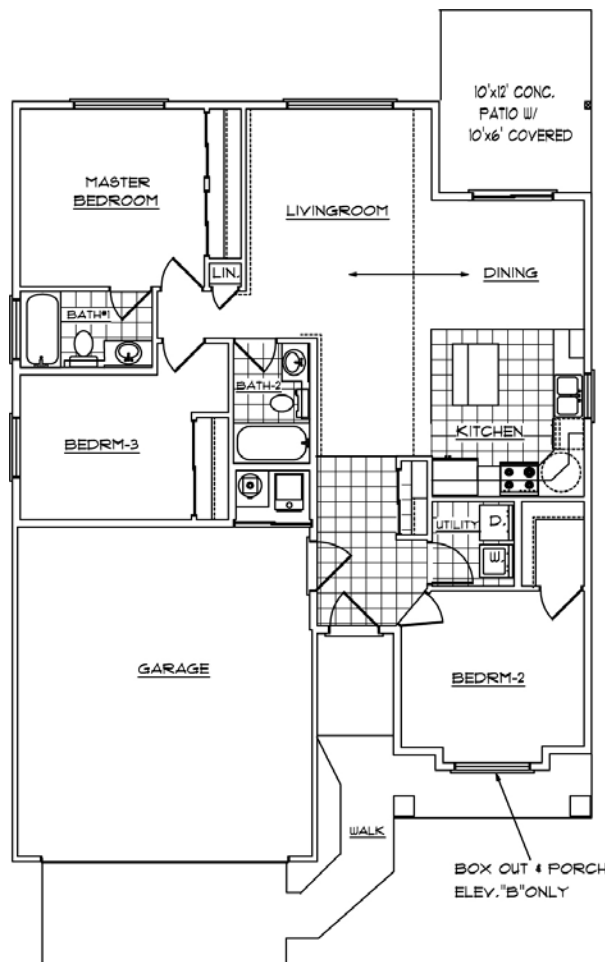
1245-R



1245-R
FRONT ELEVATION "A"



1245-R
FRONT ELEVATION "B"



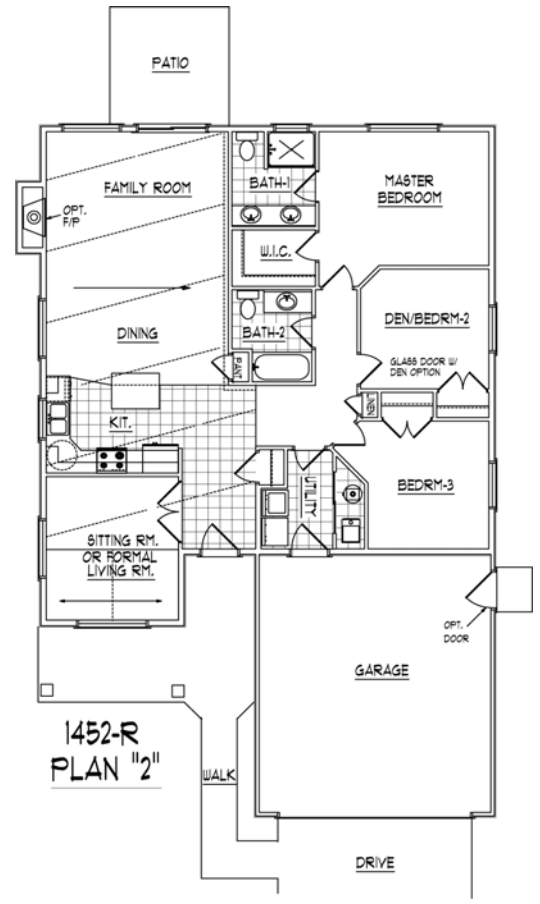
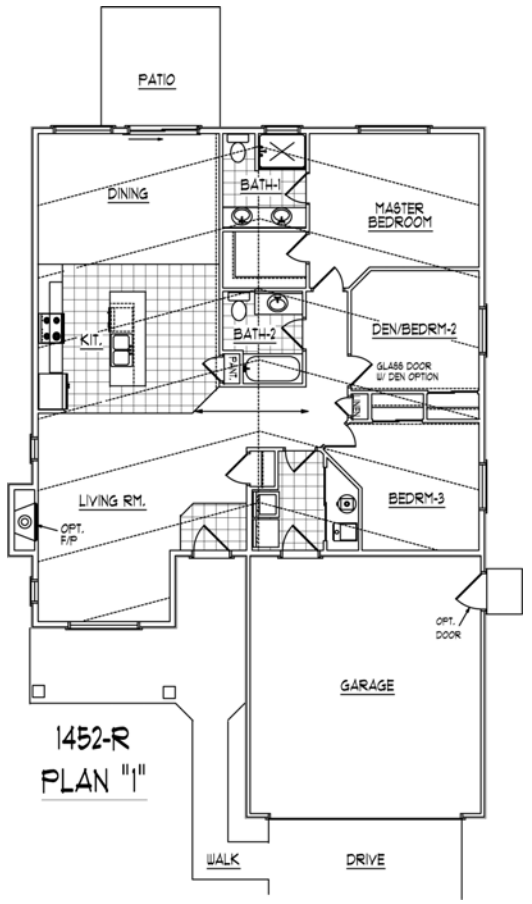
1245-R



1452-R



1452-R "A"



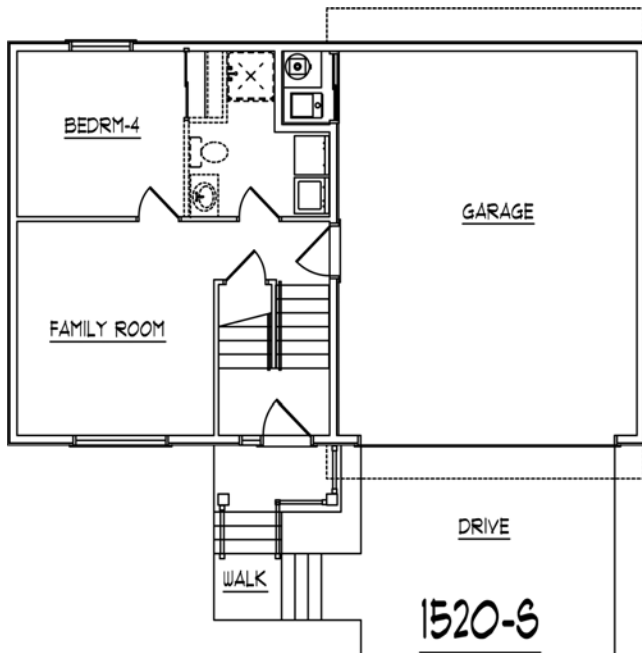
1520-S



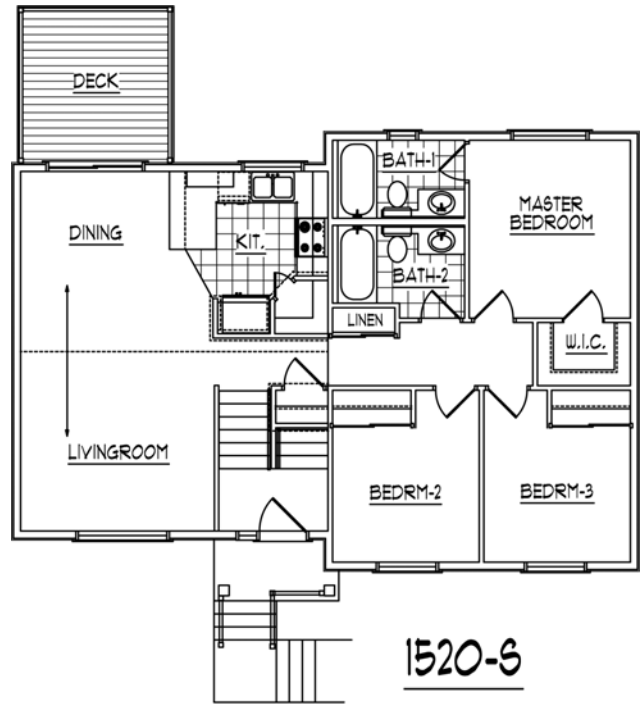
1520-S
ELEVATION "A"



1520-S
ELEVATION "B"



FUTURE FINISHED
LOWER FLOOR PLAN

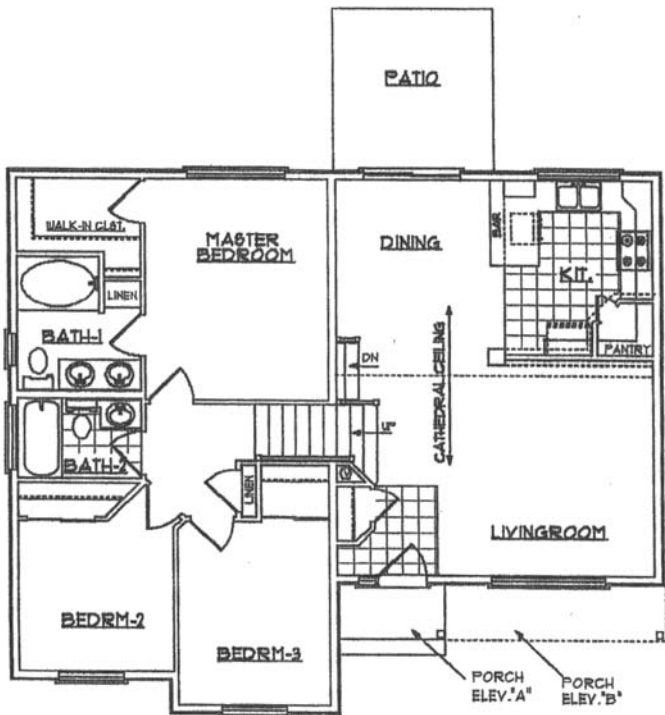


UPPER FLOOR PLAN

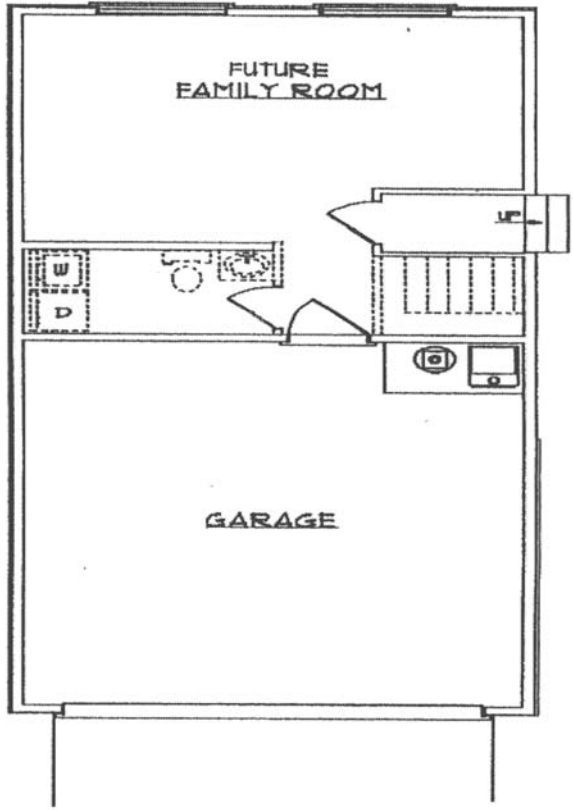
1580-T



1580-T



1580-T
MAIN FLOOR



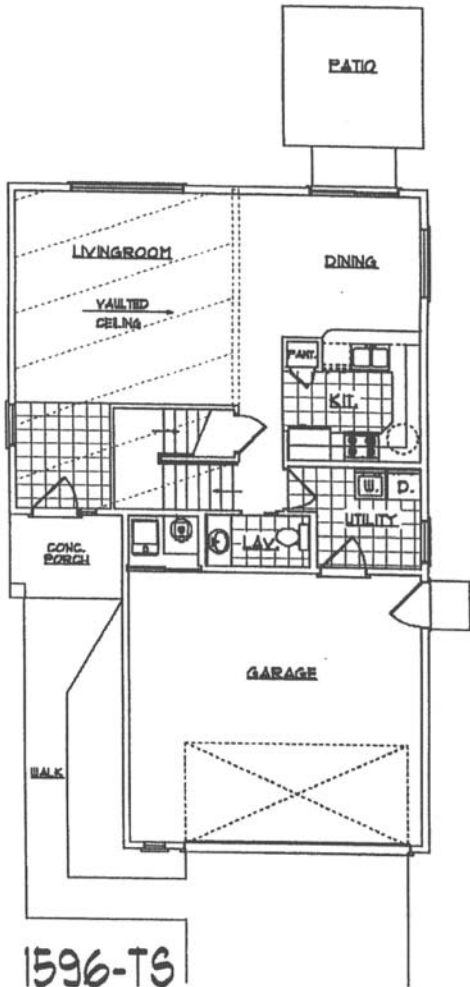
1580-T
LOWER FLOOR



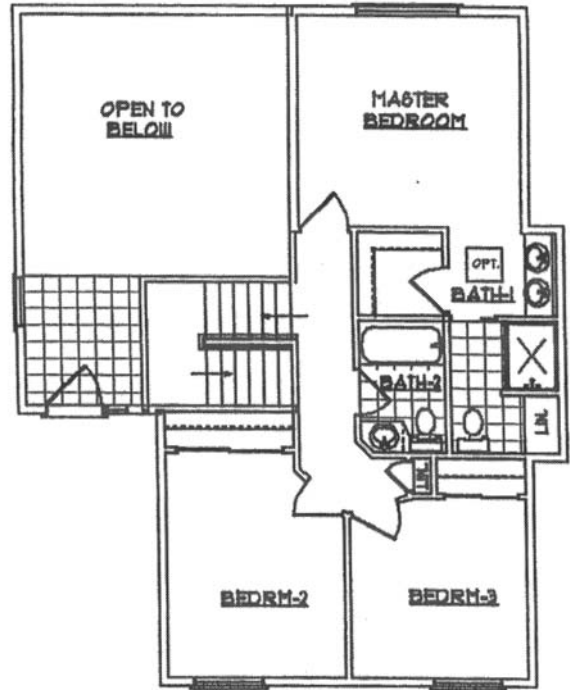
1596-TS



1596-TS
FRONT ELEVATION "A"



1596-TS
MAIN FLOOR PLAN



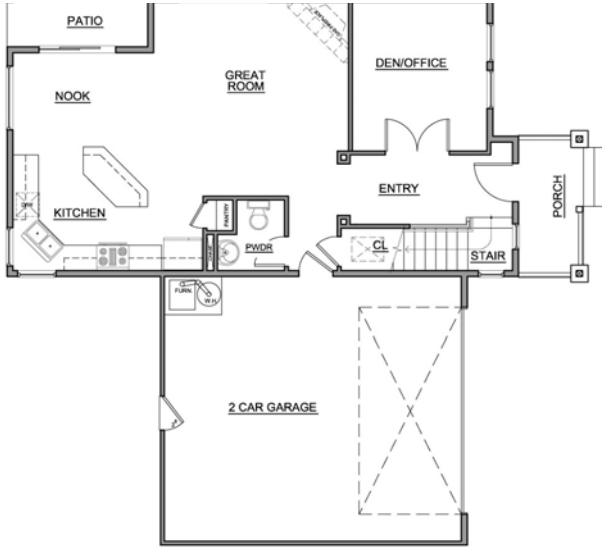
1596-TS
UPPER FLOOR PLAN



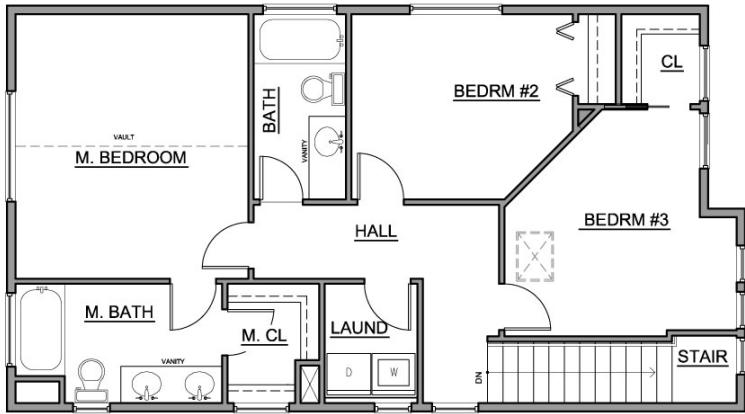
1617-TS



FRONT ELEVATION



1 MAIN FLOOR PLAN



2 UPPER FLOOR PLAN

