

# Harrison II W

ORC 153 - Lot 32

in The Orchard in the Mission



2833 SQ FT



3 BEDS



2.5 BATHS



SUITE



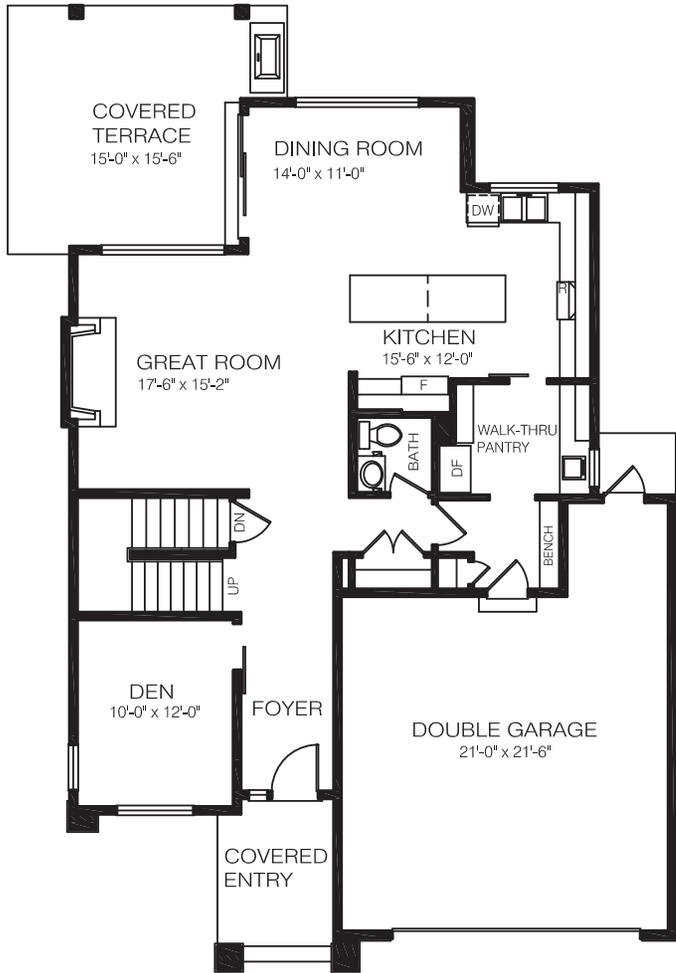
CARRINGTON  
HOMES

# Floorplan

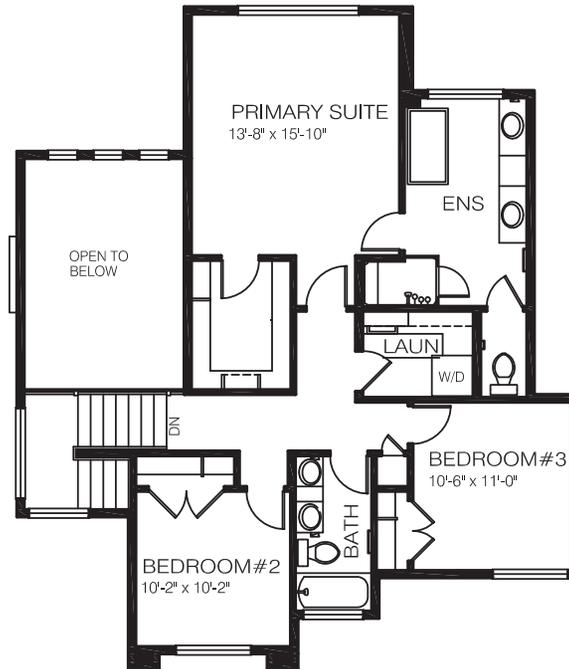
An aerial photograph of a suburban neighborhood. In the foreground, there are several houses with grey roofs and green lawns. A paved road winds through the neighborhood. In the middle ground, there is a large green field, possibly a golf course, with a small pond or stream. In the background, there are mountains and a city skyline under a clear sky.

- Double car garage with tandem
- Main Floor: Front entryway opens up into the foyer, & den. There is an 18' fireplace box out with LED strip lighting recessed in channels on both sides of the fireplace, creating an unique feature wall with backlighting creating a soft ambiance in the great room.
- Main Living Space: This home is level entry with a concrete patio or terrace with access off the dining room
- Second Floor: 18' vaulted great room ceiling height with additional windows creating an abundance of natural light.
- Basement: Includes 1 bedroom legal suite with 6 pc Samsung appliance package. There is some undeveloped space which provides storage space, or could be developed into a play room, gym, mini theater space.

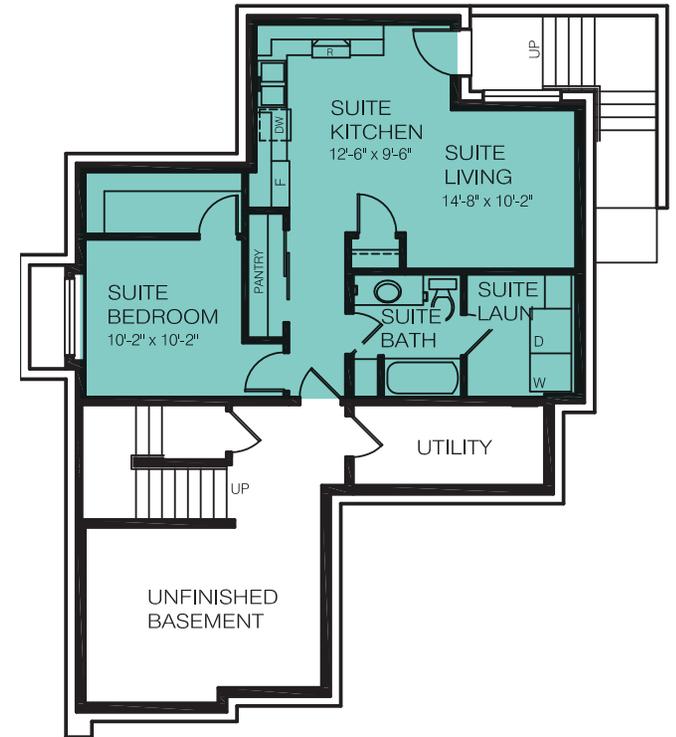
**MAIN FLOOR: 1166 SQFT**



**SECOND FLOOR: 960 SQFT**

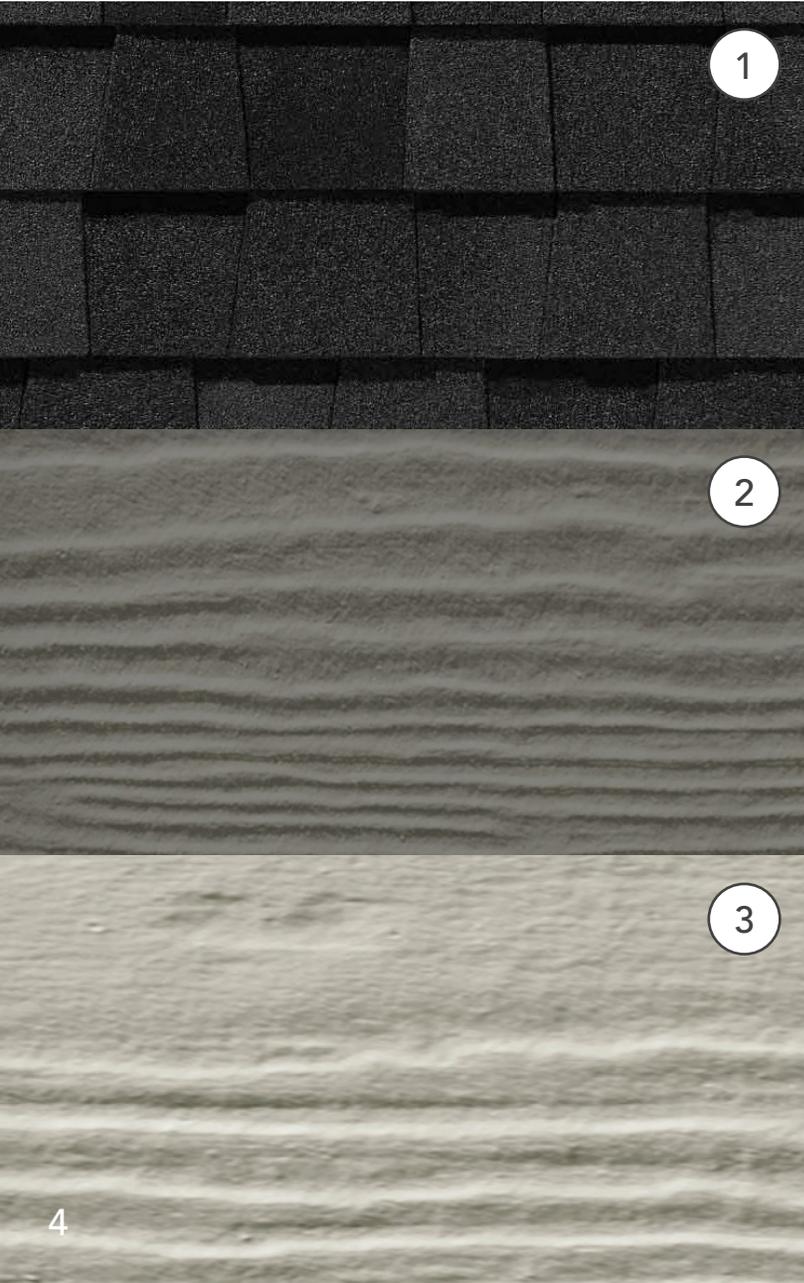


**BASEMENT SUITE: 707 SQFT  
UNDEVELOPED SPACE:  
461 SQFT (INCLUDING UTILITY ROOM)**



# Exterior Highlights

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- ① **Roof** // Asphalt Shingle Black
- ② **Siding** // Aged Pewter
- ③ **Hardie Panel** // Paint Match Cobblestone

**Soffit & Fascia** // Black

**Garage Door** // Black

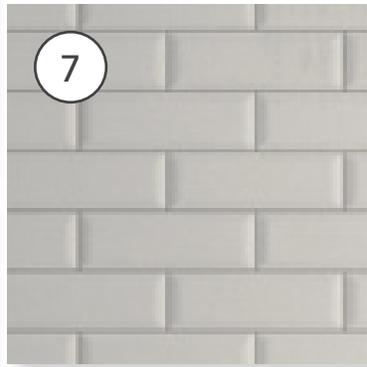
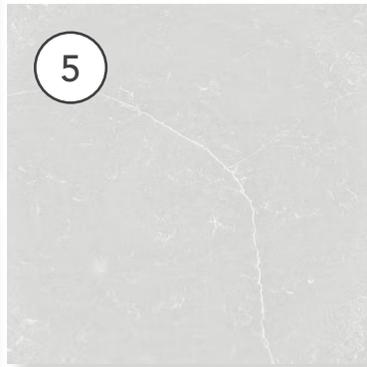
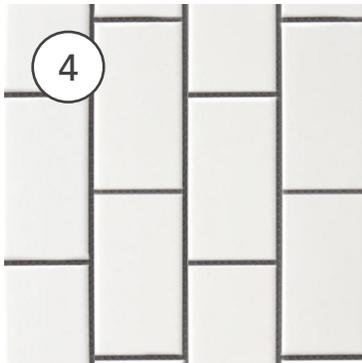
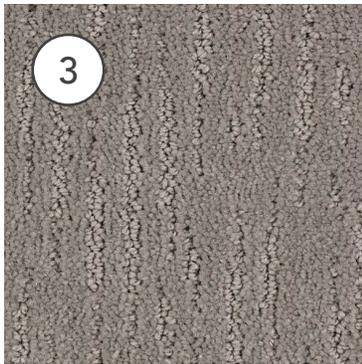
**Windows Exterior** // Black PVC



# Interior Highlights

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- 1 **Tile Flooring** // Cement Anthracite Polished 12x24 with Matching Grout
- 2 **Vinyl Flooring** // Hallmark Kingsguard Oak 9"
- 3 **Carpet** // Enduring Idea Mindful Grey
- 4 **Shower Tile Surround & Ensuite Fully-tiled Shower Walls** // 4x16 White Matte Staggered Install Grout: 77 Frost
- 5 **Kitchen Countertop & Pantry** // Silestone Desert Silver
- 6 **Ensuite, Main Bath & Half-Bath Countertop** // Caesarstone Miami Vena
- 7 **Backsplash** // C & S Tile Adamas Albus 4x12 White Gloss Grout: 77 Frost
- 8 **Faucets** // Kitchen - Moen Align - Black // Baths Moen Kyvos - Chrome
- 9 **Sink** // Precis U 2 Anthracite - Double Bowl
- 10 **Cabinetry & Hardware** // Kitchen Uppers: Berlin Black Beauty MDF Painted Flat Slab with Horizontal Handles 9326-200-DBK. Kitchen Lowers, Island, Pantry, Laundry and Bathrooms: Porto Bravo White Textured Melamine Horizontal Grain



# Interior Highlights

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- ⑩ **Interior Doors & Hardware** // Smooth Benton & Weiser Singapore Handle - Iron Black
- ⑪ **Fireplace** // Linear Electric Fireplace
- ⑫ **Lighting** // a) Stairs/Open to Below - 976NTX  
b) Dining - 377UWJ  
c) Exterior - 007AHI

See sales staff for suite finishes.

# Inclusions

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## **Kitchen Cabinetry Pull-outs**

- Garbage Bin Pull-out in Kitchen Island
- 2 Pots and Pan Drawers

## **Brilliant Smart Home Automation**

**Front landscaping and left side yard retaining is included**

10



12a



12b



12c



11



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