

MiraVista at Harbortown

13846 Atlantic Blvd
Jacksonville, FL 32225
Sales Office: 866-292-6240

As of: 1/8/2008



Sold Out



The Drake



The Cortez



The Magellan

Thank you for visiting the CentexHomes.com website and requesting an E-Brochure. If you have any questions regarding this community please feel free to contact our neighborhood sales office, or call our toll free number 1-866-498-2800.

Discover our beautiful waterfront community on the Intracoastal. MiraVista is just minutes from the beaches and minutes from vibrant downtown Jacksonville.

Price Range: Sold Out

Square Foot Range: Sold Out

Bed Range: Sold Out

Bath Range: Sold Out

- Three spacious floor plans to choose from.
- 1,690 square feet - 2,674 square feet.
- Located on the Intracoastal Waterway
- Minutes from the beach

Driving Directions:

Take Atlantic Boulevard to River View Drive. Located just west of the Intracoastal Waterway Bridge.

E-Brochure Disclaimer: Elevations shown are artist's concepts. Floorplans may vary by elevation. Room sizes are approximate. Continuing a policy of constant research and improvement, Centex Homes reserves the right to change price, plan or specifications without notice or obligation.

If you live in one of these states (NY, NJ, or CT) our ability to communicate with you may be limited.



MiraVista at Harbortown

13846 Atlantic Blvd
Jacksonville, FL 32225
Sales Office: 866-292-6240

As of: 1/8/2008



Neighborhood Layout



Included Features

Luxurious Interior Features

- Raised 2-panel painted interior doors with colonial trim
- Orange Peel wall finish on interior walls
- Structured Wiring telephone jacks in all bedrooms, kitchen, and living room with Category 5 wire
- Structured Wiring TV outlets in all bedrooms and living room
- 10' Volume ceilings throughout
- 5-1/4" Crown Mold at Formal Living/Dining, Master Bedroom, and Kitchen areas
- Interior laundry rooms with washer and dryer
- Decorative lighting package throughout
- Home security system with contacts at exterior doors and First floor windows, and one keypad
- Pre-wire for 4 speaker Surround Sound in Living Room and two stereo speakers in Master Bedroom
- White 2" blinds on windows and vertical blinds on sliding glass doors

Quality Construction Features

- Quality concrete block construction
- Sturdy concrete composite flooring system
- Vertical cast iron waste piping for noise reduction
- Reinforced concrete foundation pre-treated for wood destroying organisms
- Easy-care vinyl soffits with aluminum fascia
- Concrete Tile roof shingles
- In-wall Pest Defense System by Centex Home Team Services
- Tubes Under the Slab (TUTS) termite protection by Centex Home Team Services (First floor slab)

Money Saving Energy Features

- Energy efficient A/C with heat pump designed per plan
- Energy efficient 50 gallon water heater

- Fiberglass wood grain entry doors with keyed lock and deadbolt
- Double pane insulated windows

Wonderful Workable Kitchens

- Spacious kitchens with breakfast bars
- Square raised panel, full overlay cabinets. Buyer's choice of White, Maple, or Cherry, with matching Crown Mold on 42" upper kitchen cabinets
- Granite countertops and matching backsplash
- Premium stainless steel appliances from Whirlpool including:
- Self Cleaning Range Clean Top Ceramic-Glass Cooktop
- Built in Microwave
- 5 cycle Dishwasher
- 21.6 cubic foot side by side refrigerator
- Washer & Dryer in white only
- Moen Undermount Double stainless steel sink
- One Touch chrome pullout faucet
- 1/2 h.p. Food disposal unit
- Pre-plumbed line for ice maker
- Ceramic Tile flooring
- Chef's Pantry with tight mesh shelving (per plan)

Luxurious Owner's Suites & Baths

- Spacious owner's suites with carpeted walk-in closets
- Large acrylic roman tubs with tile skirt, deck, and 12" splash
- Separate Cultured Marble shower floor and walls (per plan)
- Cultured Marble vanity
- Elongated Water Closets
- Clear glass shower enclosure with chrome trim

All Baths Feature:

- 42" high Vanity Mirrors except Powder Room (per plan)
- 24" x 36" Oval Mirror in Powder Room (per plan)
- 36" High Base Cabinets with finish to match kitchen
- Decorative Moen Castleby chrome faucets
- Ceramic Tile flooring
- Cultured Marble countertops with integral sinks
- Pedestal sinks in half baths
- Easy care Steel Tub with Cultured Marble walls in guest baths
- Elongated Water Closets

Designer Exterior Features

- Full stucco exterior with Sherwin Williams Loxon exterior paint
- Gated community entrance
- Covered lanais with pavers and screen enclosures (per plan)
- Private Detached Garage
- Raised panel vinyl garage door with Automatic Opener and 2 Remotes
- 1 exterior water-proof outlet on lanai

The Centex Quality Assurance Program

- An informative New Home Orientation provided to each buyer at completion of home
- Centex Homes Two-Year Fit and Finish Warranty
- Professional full time Customer Service Department staffed by experienced and knowledgeable Service Technicians and Representatives
- Two customer satisfaction surveys given to buyer about their building and home buying experience for continuous feedback and improvement

**Continuing a policy of constant research and improvement, Centex Homes reserves the right of specification change without notice.*

Buyers' Initials: _____ Date: _____

4/07/2004

Features

Miravista's architecture reflects a soft Mediterranean feel, complete with barrel tile roofs, and is built using sturdy concrete construction for Florida's coastal climate. Three distinctive floorplan designs offer open, light-filled rooms, spacious great rooms and gourmet kitchens with granite countertops and stainless steel appliances.

Community Amenities

- Clubhouse
- Community Pool
- Gated Community

Community Home Types

- Condominiums

E-Brochure Disclaimer: Elevations shown are artist's concepts. Floorplans may vary by elevation. Room sizes are approximate. Continuing a policy of constant research and improvement, Centex Homes reserves the right to change price, plan or specifications without notice or obligation.

If you live in one of these states (NY, NJ, or CT) our ability to communicate with you may be limited.

CENTEX 50 YEARS OF HOME BUILDING

MiraVista at Harbortown

13846 Atlantic Blvd
Jacksonville, FL 32225
Sales Office: 866-292-6240

As of: 1/8/2008



The Drake

Priced From: \$319,990

1,690 Sq.Ft. 1 Living Area Status: Plan to build

3 Bedrooms 1 Car Garage

2 Full Bath



E-Brochure Disclaimer: Elevations shown are artist's concepts. Floorplans may vary by elevation. Room sizes are approximate. Continuing a policy of constant research and improvement, Centex Homes reserves the right to change price, plan or specifications without notice or obligation.

If you live in one of these states (NY, NJ, or CT) our ability to communicate with you may be limited.

CENTEX 50 YEARS OF HOME BUILDING

MiraVista at Harbortown

13846 Atlantic Blvd
Jacksonville, FL 32225
Sales Office: 866-292-6240

As of: 1/8/2008



The Drake - Floorplan 1 of 1



E-Brochure Disclaimer: Elevations shown are artist's concepts. Floorplans may vary by elevation. Room sizes are approximate. Continuing a policy of constant research and improvement, Centex Homes reserves the right to change price, plan or specifications without notice or obligation.

If you live in one of these states (NY, NJ, or CT) our ability to communicate with you may be limited.

CENTEX 50 YEARS OF HOME BUILDING

MiraVista at Harbortown

13846 Atlantic Blvd
 Jacksonville, FL 32225
 Sales Office: 866-292-6240

As of: 1/8/2008



The Cortez

Priced From: \$410,990
 2,050 Sq.Ft. 1 Living Area Status: Plan to build
 3 Bedrooms 1 Car Garage
 3 Full Bath



E-Brochure Disclaimer: Elevations shown are artist's concepts. Floorplans may vary by elevation. Room sizes are approximate. Continuing a policy of constant research and improvement, Centex Homes reserves the right to change price, plan or specifications without notice or obligation.

If you live in one of these states (NY, NJ, or CT) our ability to communicate with you may be limited.

CENTEX 50 YEARS OF HOME BUILDING

MiraVista at Harbortown

13846 Atlantic Blvd
Jacksonville, FL 32225
Sales Office: 866-292-6240

As of: 1/8/2008



The Cortez - Floorplan 1 of 1



E-Brochure Disclaimer: Elevations shown are artist's concepts. Floorplans may vary by elevation. Room sizes are approximate. Continuing a policy of constant research and improvement, Centex Homes reserves the right to change price, plan or specifications without notice or obligation.

If you live in one of these states (NY, NJ, or CT) our ability to communicate with you may be limited.

CENTEX 50 YEARS OF HOME BUILDING

MiraVista at Harbortown

13846 Atlantic Blvd
 Jacksonville, FL 32225
 Sales Office: 866-292-6240

As of: 1/8/2008



The Magellan

Priced From: \$534,800
 2,674 Sq.Ft. 2 Living Areas Status: Plan to build
 3 Bedrooms 1 Car Garage
 3 Full /1 Half Bath



E-Brochure Disclaimer: Elevations shown are artist's concepts. Floorplans may vary by elevation. Room sizes are approximate. Continuing a policy of constant research and improvement, Centex Homes reserves the right to change price, plan or specifications without notice or obligation.

If you live in one of these states (NY, NJ, or CT) our ability to communicate with you may be limited.

CENTEX 50 YEARS OF HOME BUILDING

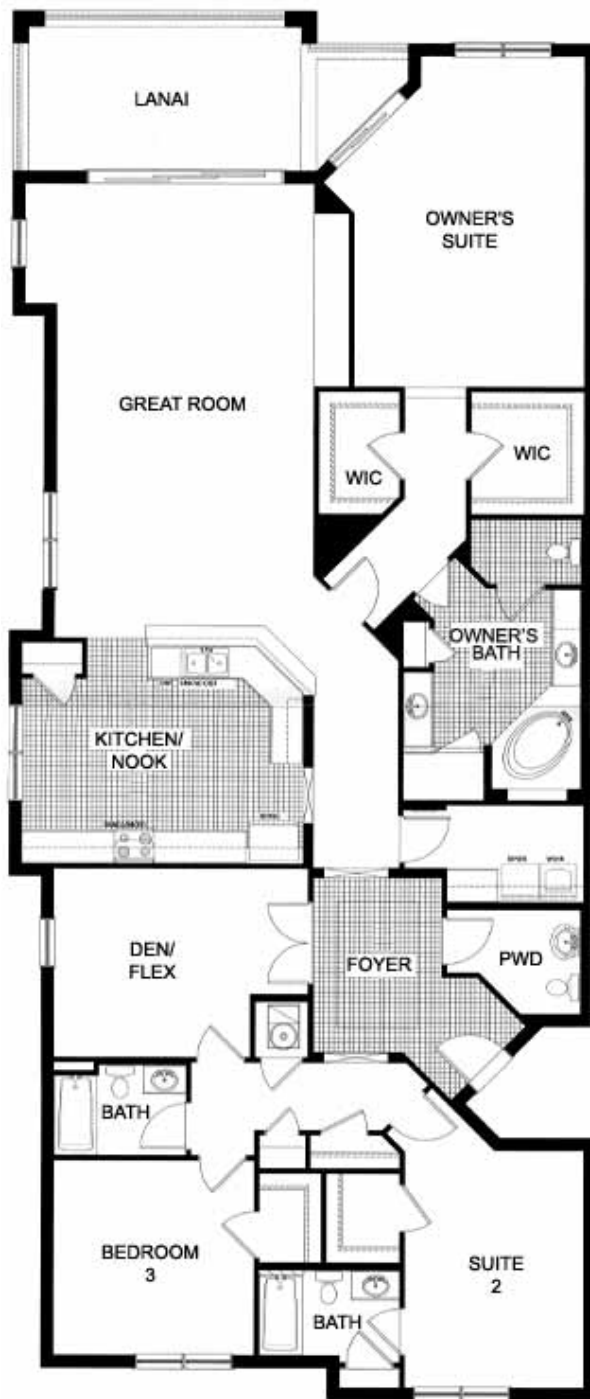
MiraVista at Harbortown

13846 Atlantic Blvd
Jacksonville, FL 32225
Sales Office: 866-292-6240

As of: 1/8/2008



The Magellan - Floorplan 1 of 1



E-Brochure Disclaimer: Elevations shown are artist's concepts. Floorplans may vary by elevation. Room sizes are approximate. Continuing a policy of constant research and improvement, Centex Homes reserves the right to change price, plan or specifications without notice or obligation.

If you live in one of these states (NY, NJ, or CT) our ability to communicate with you may be limited.



