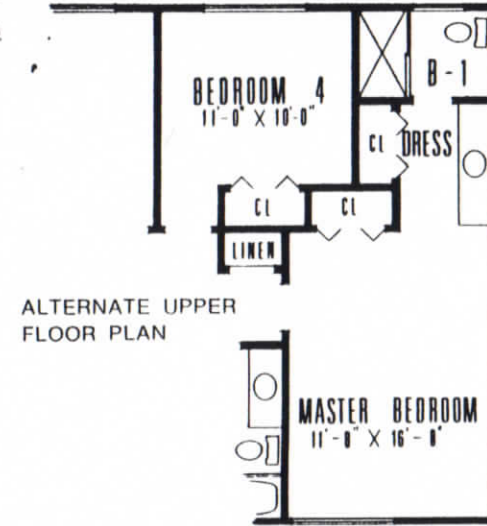
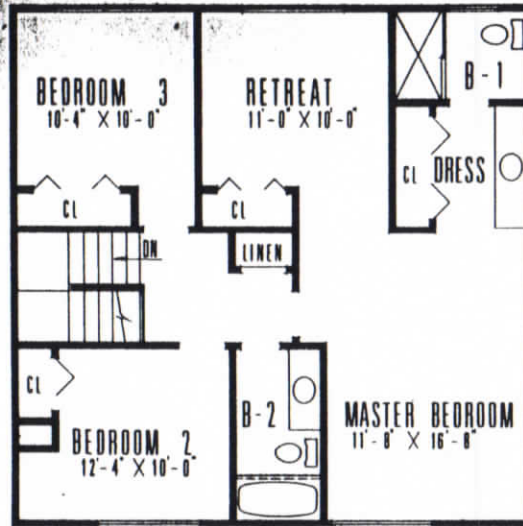
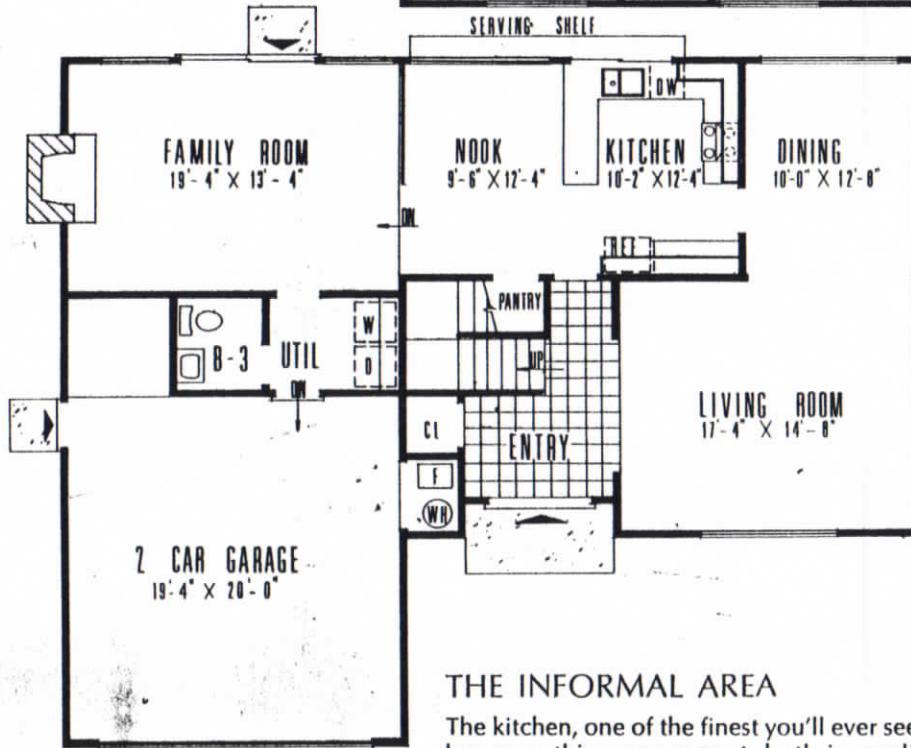


THE MIRAMAR HOUSE



ALTERNATE UPPER FLOOR PLAN



THE FORMAL AREA

Formally charming best describes the entry of this home. It is made special by the open portion of the stair that adds dimension to the room. The combining of the living room and dining room into one clearly defined L-shaped area creates a great sense of space.

THE INFORMAL AREA

The kitchen, one of the finest you'll ever see, has everything you expect, both in appliances and in such features as a sliding glass area to a passout tiled shelf. No practicality, however, has been sacrificed, and the cabinet and countertop areas are both copious. A great surprise (and believe us you'll use it) is the walk-in pantry off of the nook. To call this breakfast room a nook would be a misnomer, as with its 8 foot wide window it is too glamorous for such an old-fashioned name.

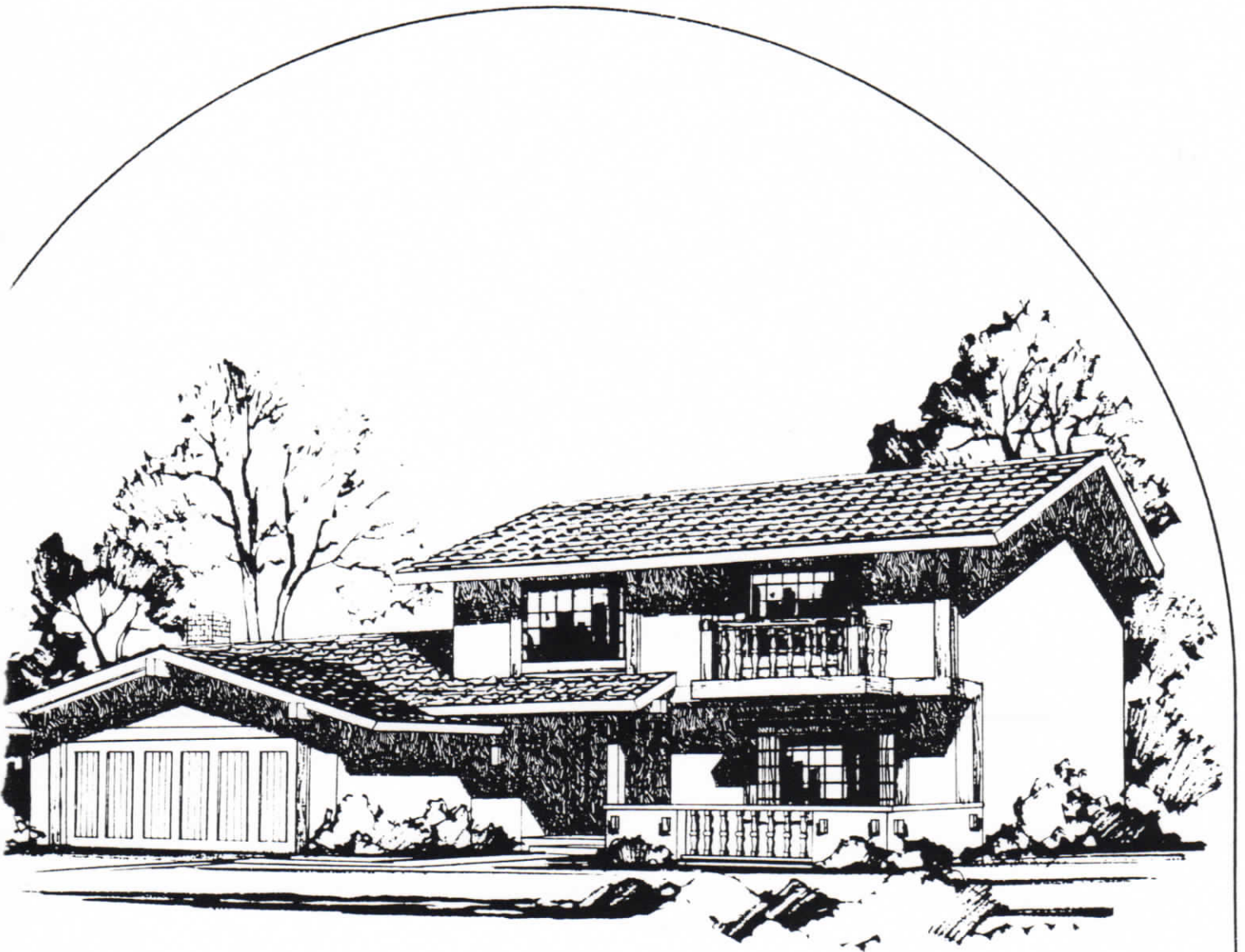
One step below, separated by a railing is the glass-walled, generously proportioned long family room. Sliding glass doors in this wall of glass extend this room into the patio. Off of the laundry room is a convenient powder room for family and guests—especially convenient for entering members of the family.

THE QUIET LEVEL

The stairs are open and form a balcony hall overlooking the foyer—no long narrow halls for this house. The owners' suite is just that, with a separate dressing area, a spacious closet, and that most desired area, a private sitting room just for adults. Should your family need another bedroom, this retreat is designed to be the fourth bedroom. The other three bedrooms are airy and are the *just right* size for the younger members of the family.

WE CAN BUILD YOU THIS HOUSE, BUT YOU MUST GIVE IT FAMILY LOVE TO MAKE IT A HOMESTEAD.





THE MIRAMAR HOUSE

If any house says *homestead* to most American families it is the traditional two-story. Just because it's traditional, however, doesn't mean that it can't provide two-story privacy and space while also being as up-to-date as good planning can make it. Especially for the average family with two or more children, few houses work better than this one with its *stay-awake* area equal to its sleeping area.