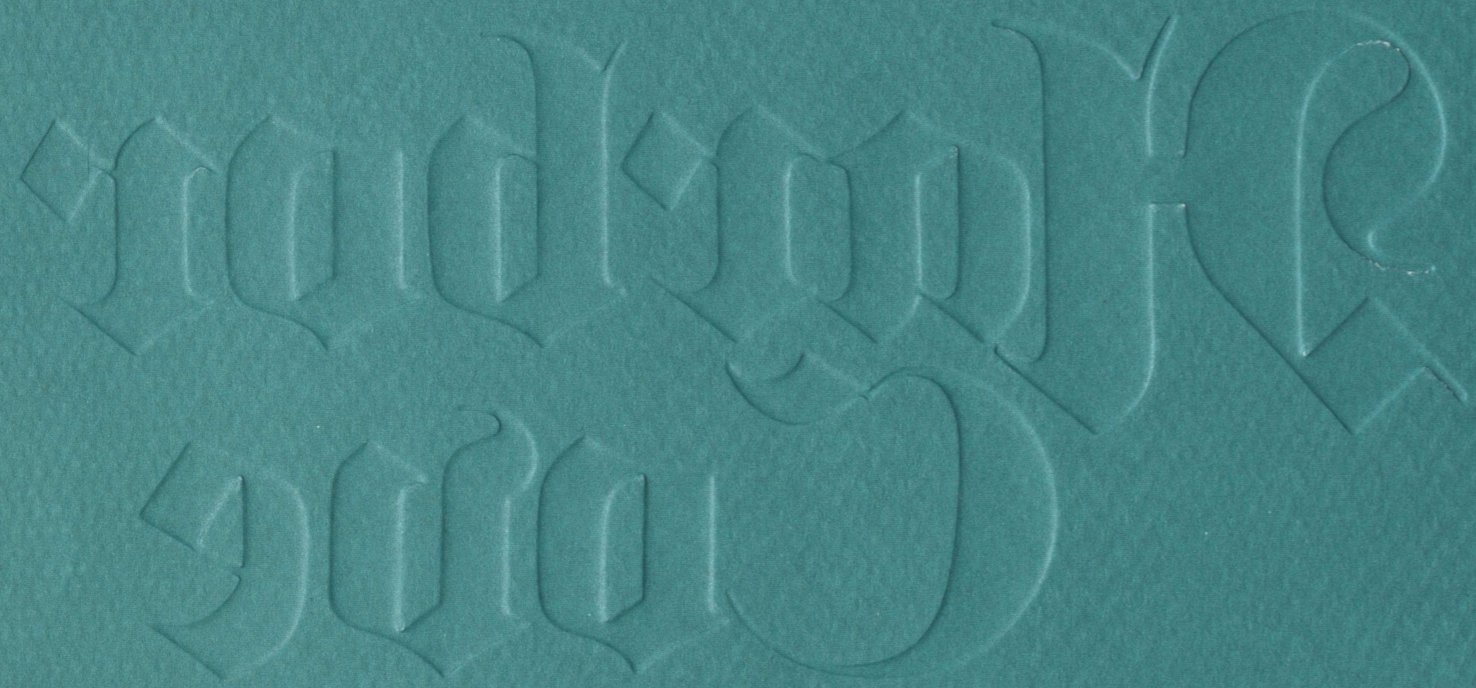


# Harbor Cove



At Desert Shores



Current Price Schedule

Phase II  
Effective 9/1/89

Plan C- The Laguna	\$255,000	3004
Plan B- The Concordia	\$241,000	2700
Plan A- The Mariner	\$238,000	2300
Plan D- The Regency	\$289,000	3450

The above prices include swimming pool. Certain home sites do not have pools included. Consult sales person for prices on these homes.



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# Harbor Cove

A Philip B. Morton Development

On the forward edge of creative and innovative new home design, acclaimed Utah and Wyoming developer/builder Philip B. Morton introduces an unmatched dedication to quality living with Harbor Cove at Desert Shores. Philip B. Morton's special attention to detail, combined with a team of highly motivated professionals, has culminated in homes of enduring value for over a quarter century. Never satisfied with industry standards, this highly motivated developer/builder has chosen Harbor Cove at Desert Shores to make a statement...to give new meaning to "Executive Home Living" in Southern Nevada.

Harbor Cove offers unmatched comfort accented by handsomely crafted waterfront homes of distinction and timeless quality. Desired by many but destined for few.

From the security of an electronically controlled entrance, to the convenience and space of three car garages, Harbor Cove reflects your good taste and a relaxed lifestyle.

That's just the beginning! Grand and elegant interior design creates a warm ambience that gives a true appreciation of the good things in life! From your first step inside, to every time you open your front door, that special feeling of a superbly designed home greets you.

Combining the unmatched quality of Harbor Cove with the prestigious master planned community of Desert Shores, Philip B. Morton has created a special neighborhood of quiet streets and unlimited recreational opportunities. A neighborhood that offers the traditional comforts we strive for, complimented by luxurious amenities that make Harbor Cove an investment of enduring value.

HARBOR COVE...Executive Living At It's Finest



Philip B. Morton



# In the Heart of an Oasis

Harbor Cove Estates is more than a place to live, it is a way of life.

Complimenting the security of your enclosed estate, you'll delight in the quiet seclusion and unsurpassed recreational opportunities afforded you in Nevada's premier master planned community, Desert Shores.

Four sparkling lakes, with 55 surface acres of crystal blue water, showcase this one of a kind community. The spacious Desert Shores Beach Club and Recreation Center serves as the "Flagship" of the recreational activities, with bar-b-ques, picnic tables and a childrens playground available.

That's just the beginning! You'll relax in a cool, refreshing 21,000 square foot swimming lagoon while making sand castles in real beach sand! For those who desire more exerting sports, you can enjoy an exhilarating game of volleyball, or just take a paddleboat ride on the lake!

Just think, no more settling for second best! Your ship has arrived!



# Harbor Cove

At Desert Shores



# Quality Features

## EXTERIOR

- "Timeless" Mediterranean architecture
- Finished, three car garage with metal roll-up garage doors, automatic opener and two transmitters
- Beautifully landscaped front yard with automatic sprinkler system
- Shimmering custom designed swimming pool with spa and "sun deck coating on pool and patio deck"
- Masonry walls with wrought iron gate enclosing rear and side walls
- Post tension foundation to decrease cracking and settling
- Outdoor gas barbecue stub-out
- Concrete tile roof
- All lake front homes feature redwood boat docks

## INTERIOR

- Exciting fireplaces with glass doors in living room, family room and master bedroom (in B, C and D models) with outside combustion air accesses (A model has living room and family room fireplace)
- Beautiful tile hearth and surround on the family room fireplace and marble hearth and surround on the living room fireplace
- Custom 8' Phillipine Mahogany wood entry door with leaded glass
- French wood glass doors to patios
- Raised panel interior doors
- "Solid brass" door fixtures
- Elegant marble entry
- Entertainment bar with ceramic tile top and wood moulding
- Mirrored interior bypass closet doors in all bedrooms

- Vaulted ceilings and architectural plant shelves
- 9' ceilings in living areas
- Architectural columns
- Sculptured niches
- Designer light fixtures and exterior lighting
- Interior laundry facilities with gas and electricity to dryer location
- Decorator vinyl floor coverings in laundry room
- Large laundry sink (B & D models)
- Designer style maple cabinetry with epoxy rollers, European hinges and washable melamine interiors in kitchen, bath and laundry area
- Pre-wired for cable television, telephones in main living areas, intercom, central vacuum and alarm system
- Quality carpeting installed over soft 9/16" upgraded padding
- Smooth texture interior walls and ceilings with rounded corners
- Soft water loop

## KITCHEN

- Beautiful and easy to maintain ceramic tile kitchen countertops and kitchen floors
- Self-cleaning GE electric double oven with microwave upper (black glass)
- Deluxe GE dishwasher with black glass front
- Amana built-in refrigerator with icemaker matching cabinet fronts
- GE "Monogram" gas cooktop with black glass front
- Kohler cast iron kitchen sink with "Delta Euro" designer faucet

## BATH SUITES

- Ceramic tile 2x2 on bathroom vanities, showers, tub platforms and master bedroom fireplace (almond)
- "Dream tub" with whirlpool in master bath
- Vitreous china lavatory sinks (almond)
- Pedestal sink in powder room (almond)
- Polished brass plumbing fixtures and towel bars
- Polished brass shower enclosure with clear glass in master bath
- Crystal handle faucets and compartmental toilets in master bath
- Beveled medicine cabinet in master baths (A, B and C models)

## ENERGY SAVERS

- Large capacity 50-gallon gas water heater in A & B models, and 75-gallon gas water heater in C & D models
- High energy efficient dual thermal pane windows
- R-30 insulation in ceiling
- High efficiency ground mounted air conditioner (10.5 SEER rating)
- Sealant to control air infiltration

## COMMUNITY

- Enclosed private secured community with electronic guard gates
- Meandering neighborhood sidewalks
- Custom street lights
- Wide 41' private streets
- Architectural and community standards to maintain the integrity of the neighborhood

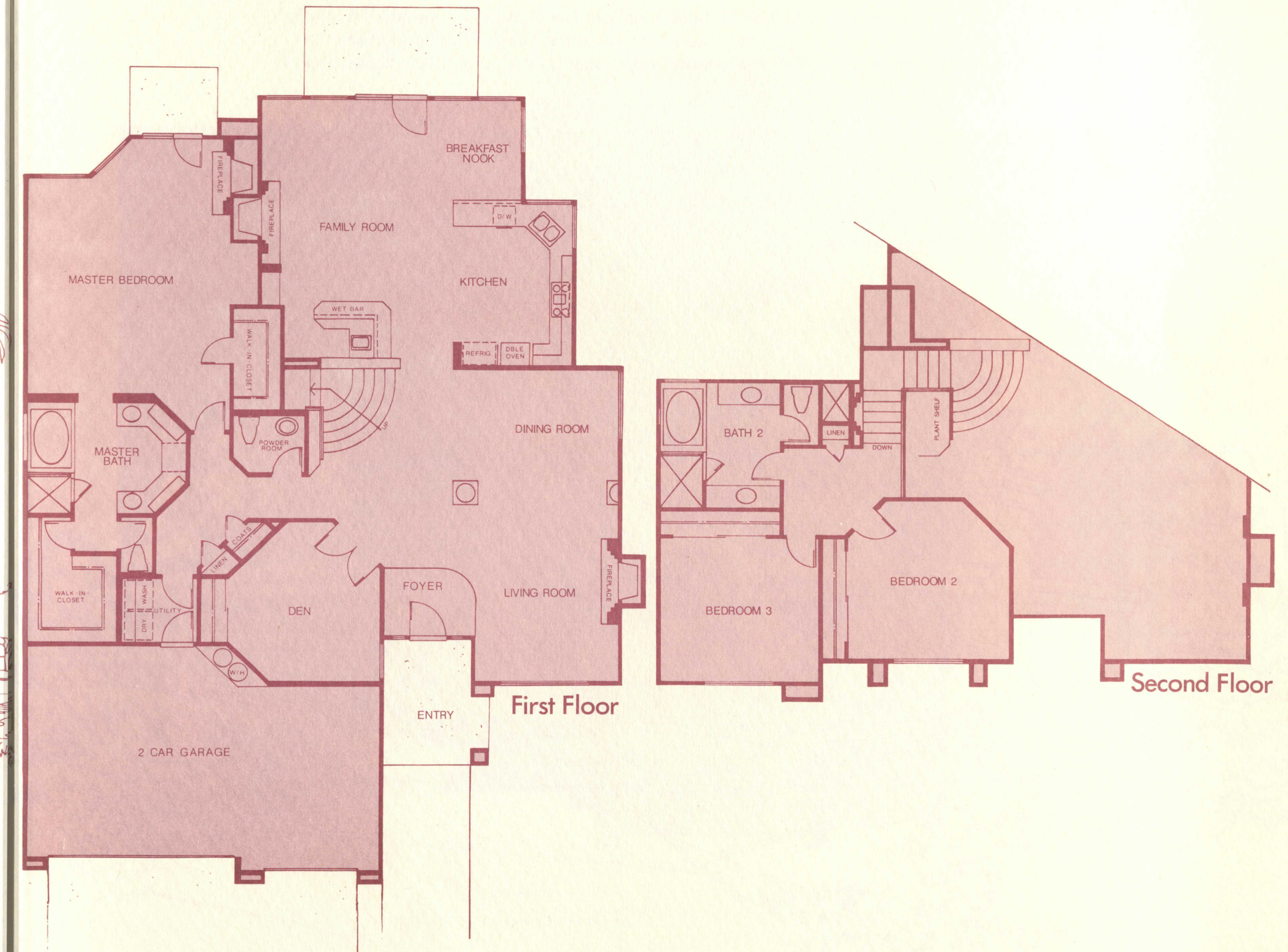
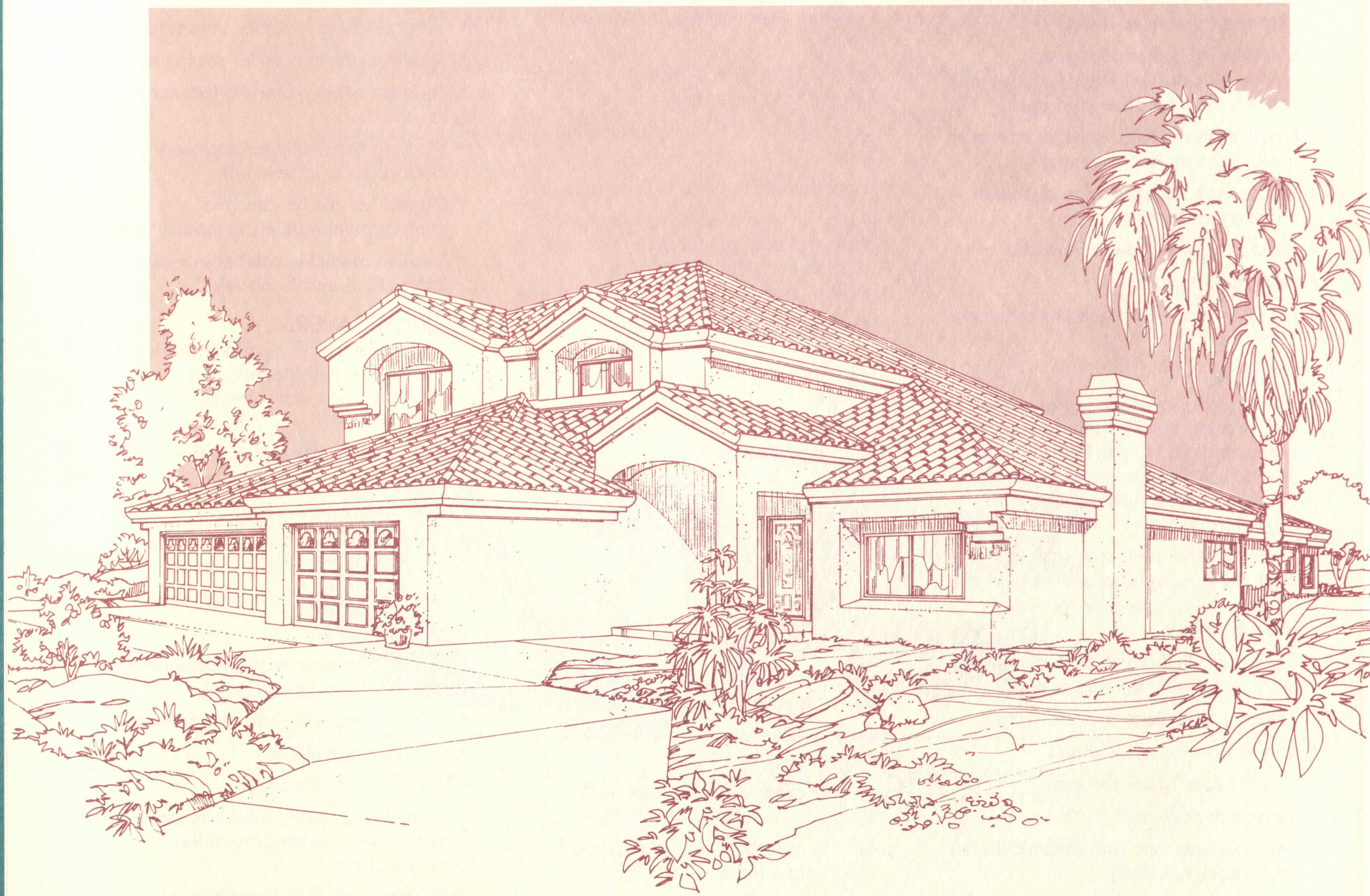
Philip Morton's commitment to excellence may involve changes in materials, specifications, features and design. These changes may be made without prior notice.



# The Laguna

## Plan C

Like the majestic sailing ships of yesteryear, The Laguna rises from the desert floor like a beacon of unmatched luxury and quality. The accent is on ease and privacy in The Laguna, with the spacious master bedroom suite comfortably tucked downstairs with two oversized bedroom suites upstairs. A separate living, dining and family room are complimented by a full den and not one, but three charming fireplaces!

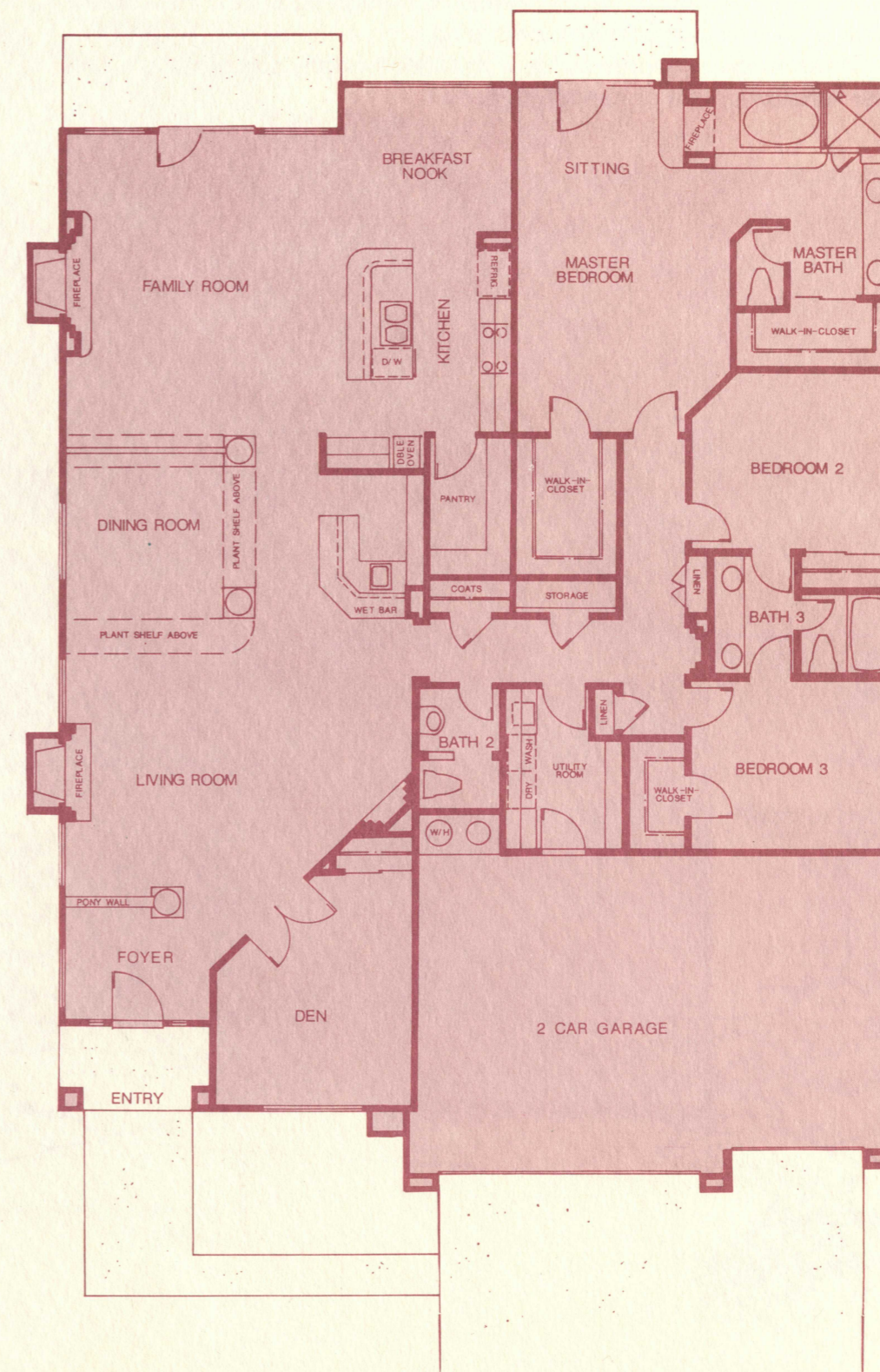
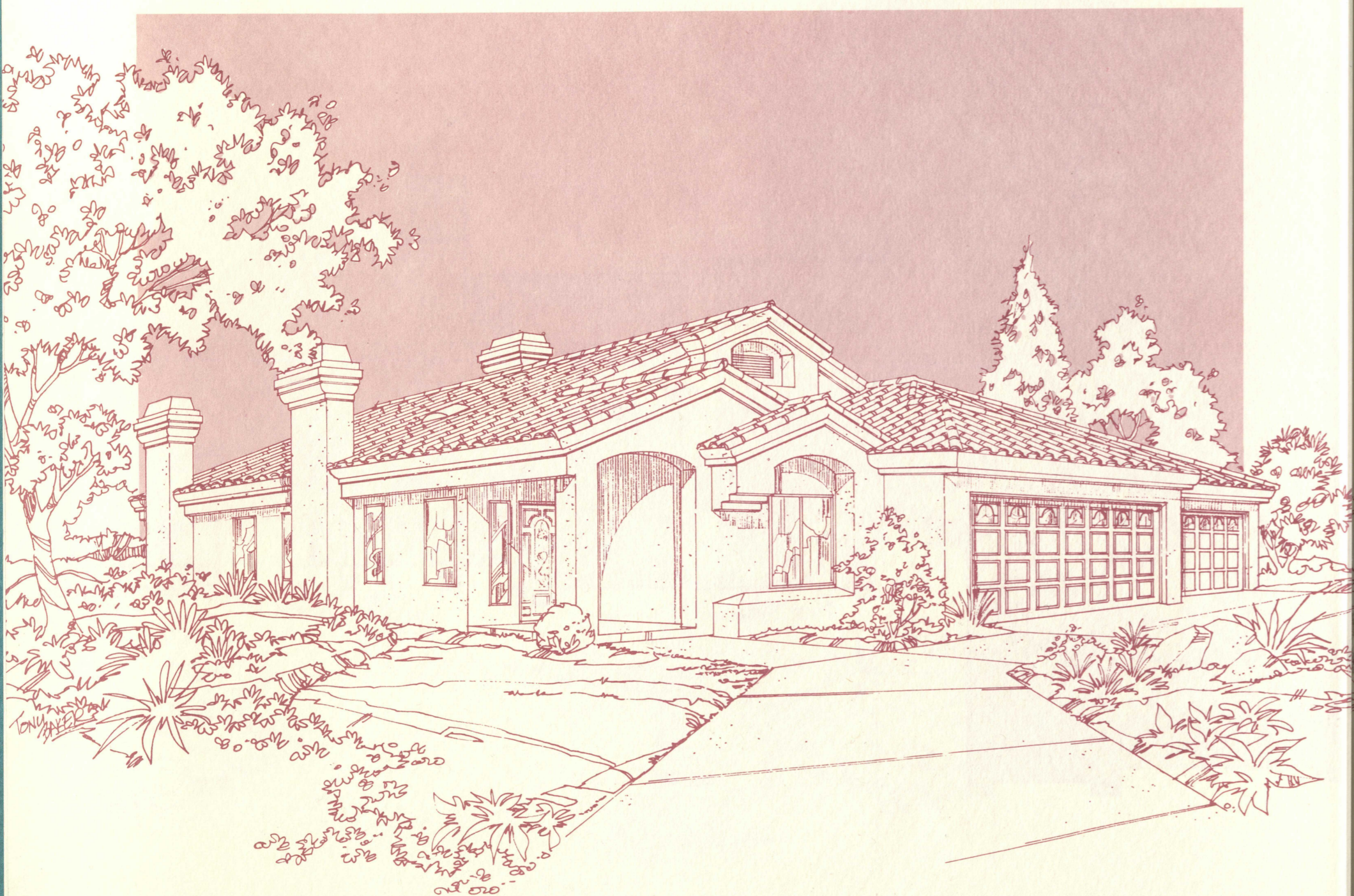




# The Concordia

## Plan B

Creative design and attention to detail highlight The Concordia, the ideal home for those seeking much more than the "usual" in new home living. Three expansive bedroom suites, a cozy den and three full baths have been handsomely crafted into a luxurious home of enduring value!

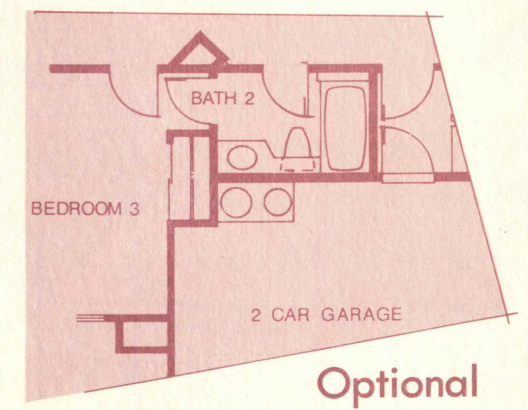
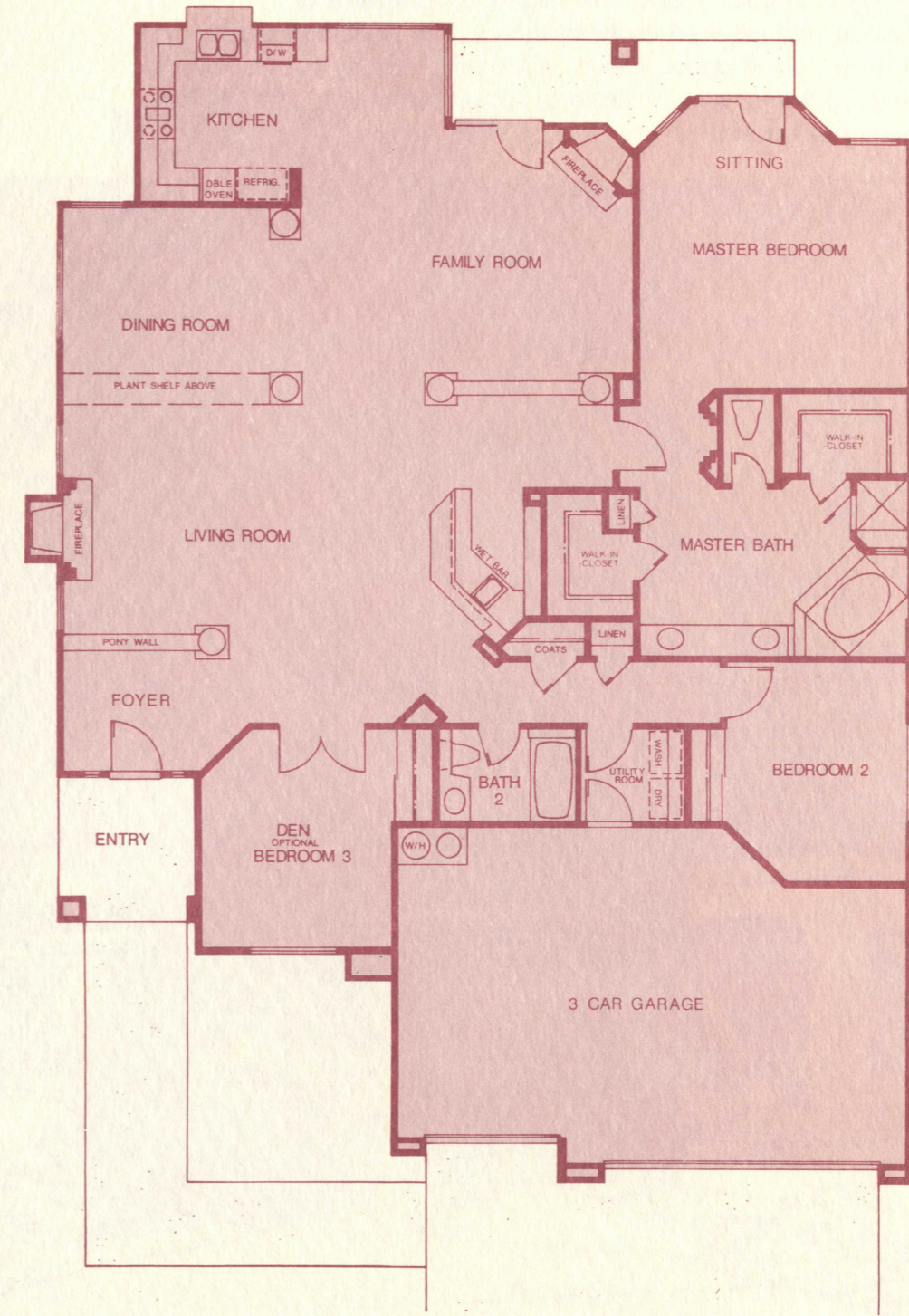
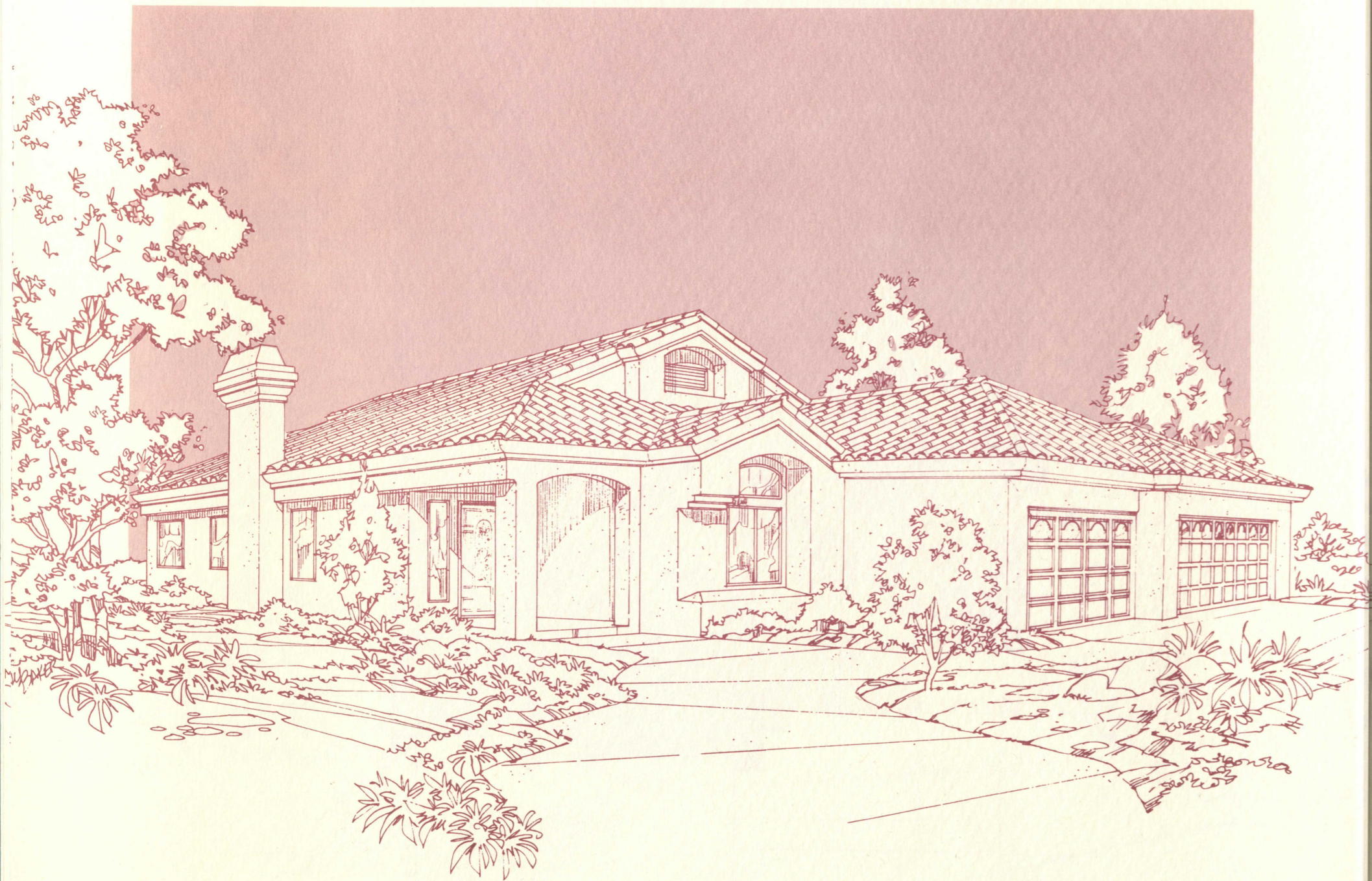




# The Mariner

Plan A

Designed to suit the special needs of the discriminating buyer. The Mariner offers spacious living, dining and family rooms in the convenience of a single story floorplan. Three large bedroom suites with a den option, combined with two full baths, offer residents plenty of space to grow!

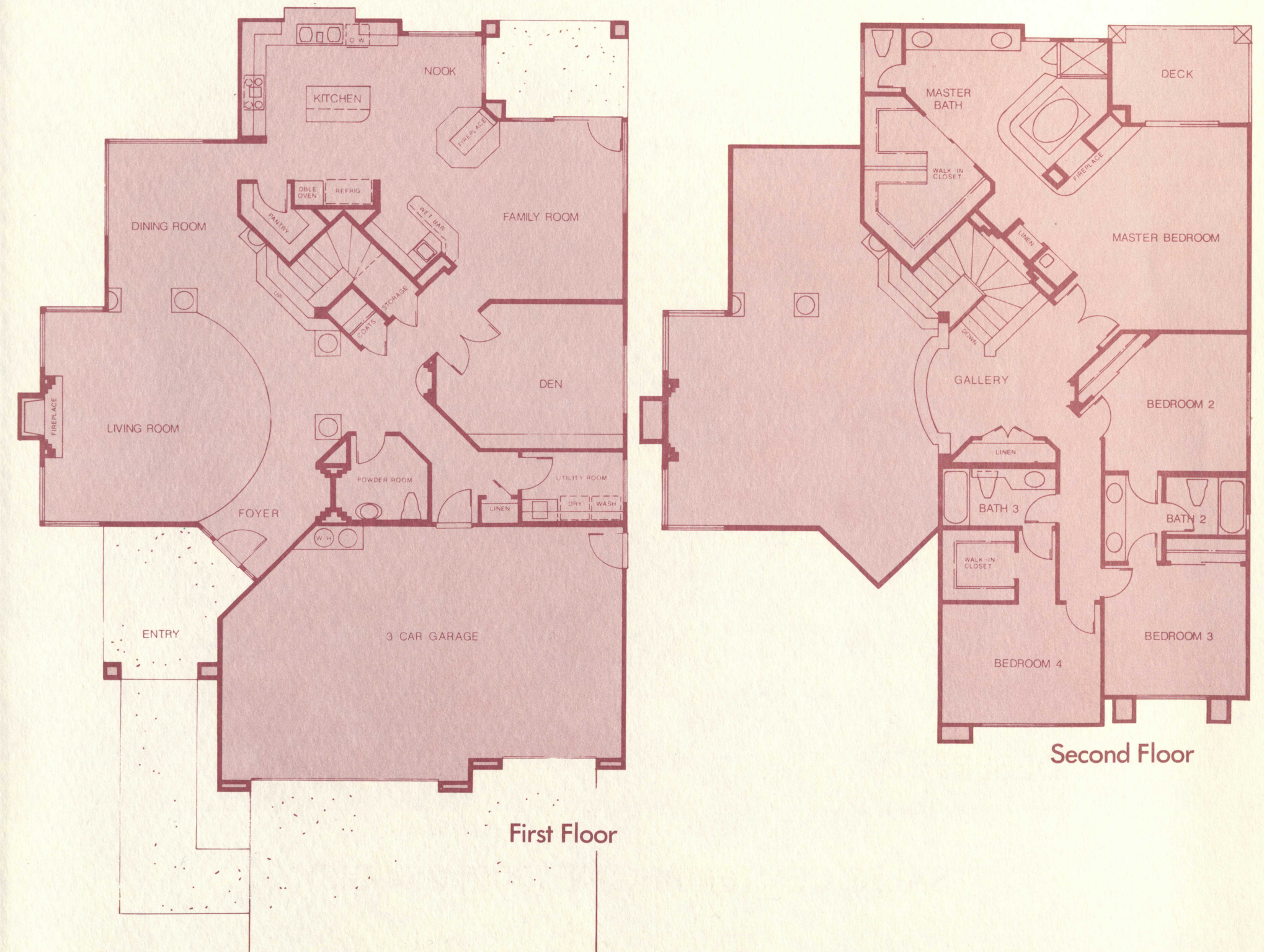
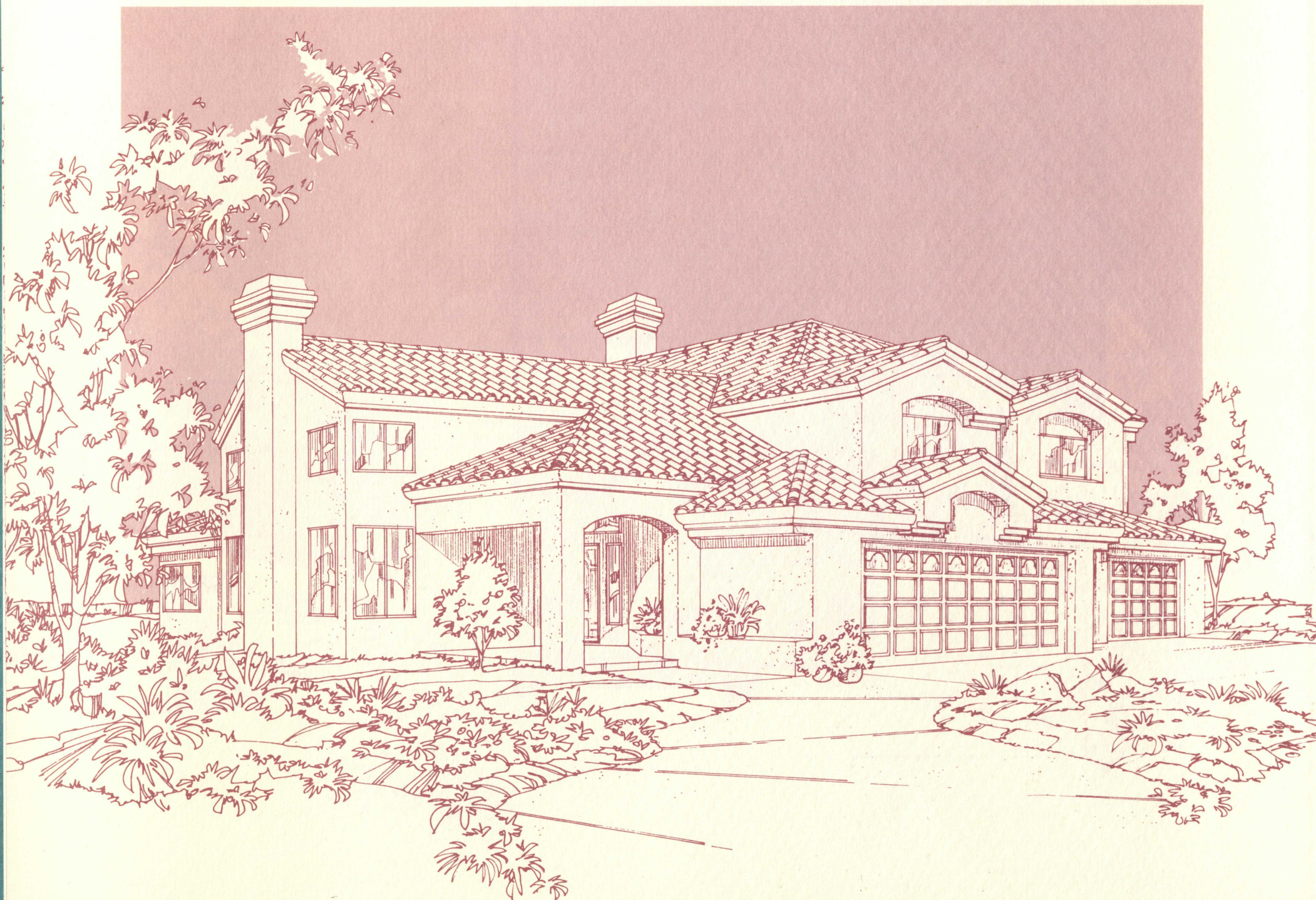




# The Regency

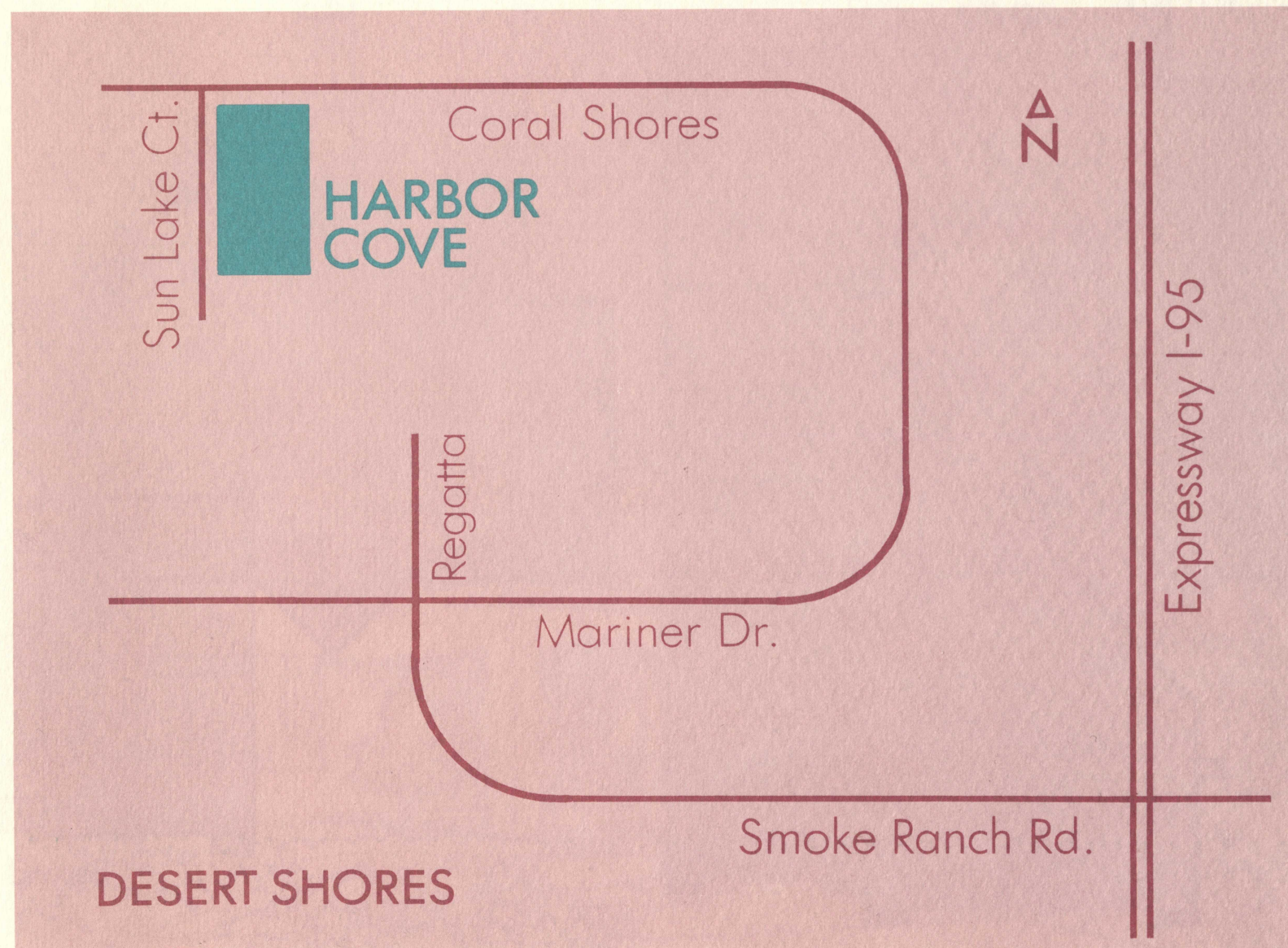
## Plan D

The flagship of quality living at Harbor Cove! The Regency represents a masterpiece in innovative design and inspired craftsmanship. Your executive estate features 4 stately bedroom suites, 3 full baths, living, dining and family rooms, den and foyer! The Regency brings to you a special sense of accomplishment...the feeling that while others strive, you've succeeded!





# Nevada's Most Prestigious Address...



SALES CENTER PHONE (702) 254-3131

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Philip B. Morton Development