

KNISS

Custom Homes

\$ 199,900 includes lot

Features:

- Three bedroom, 2 bath, 2 car garage on a slab.
- Open architecture split design offers a grand feel
- Ornate entry with whimsical niche
- Designer kitchen, hardwood cabinetry, granite tops, island
- Distinctive interior trim, & designer lighting
- Convenient first floor laundry
- Full brick, durable dimensional shingles
- Traditional stick frame & engineered trusses
- Balanced HVAC, energy saving gas heat, 13 SEER A/C
- Landscape package with manual turf irrigation system

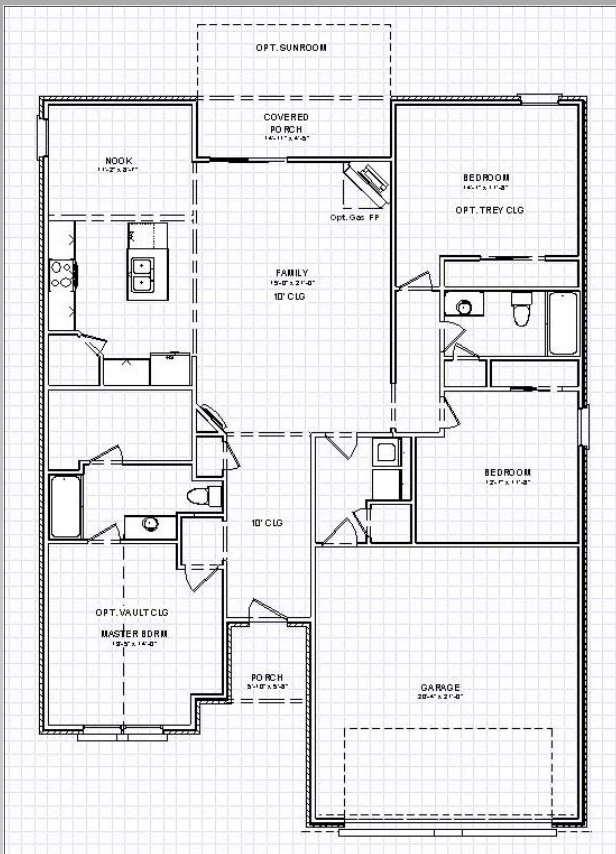
* Ask about our "Do It Yourself" sweat equity program

**HURRY
LOW PRICES
WON'T LAST!**



FREE "energy upgrade" thru September!

- R-19 walls, R-49 ceiling
- High efficiency 90% gas furnace
- 13 seer air conditioner
- Set-back thermostat
- Tankless water heater
- Insulated windows with low e glass



Ask about "Green Building"



Call 623-1265
Or visit us on-line
kniessandassociates.com

INSPIRE YOUR DREAMS:

For over 30 years we have custom designed, traditionally crafted, unique, quality built homes. You choose from a variety of custom & standard layouts including; ranch, patio, first floor master & two stories. Available on a slab, daylight or conventional basements. Have a special requirement? Just ask! We offer you; in-law suites, home offices, wet bars, theaters, game rooms, bird rooms, work shops, craft rooms, security vaults, wine cellars, atriiums, aquariums, handicap access, nurseries, garage-mahals, steam rooms & more... Customize your new home with clarity using our own design staff and 3D architecture software. What can we do for you? The answer is always YES! We can build to suit on your lot or ours. Over 25 Miami Valley locations.