VISTA RUN

Sussex, Wisconsin

HARBOR HOMES

WELCOME TO VISTA RUN. Located in Waukesha County, Sussex is just 35 minutes northwest of Milwaukee and offers an unbeatable mix of convenience and calm. This close-knit community is surrounded by endless ways to enjoy life—from outdoor activities to lively pubs and family-owned restaurants that add to its inviting atmosphere. Top-rated schools makes Sussex a desirable location for families with children; while easy access to nearby shopping and entertainment are draw for everyone. No matter what you're looking for, Sussex is a place you'll enjoy calling home.

DIRECTIONS

From Milwaukee: I-94 West. Take Exit 294 for WI-164 towards Waukesha J/Pewaukee. Keep right and follow signs for Pewaukee Rd/WI-164 North. Take WI-164 North to Silver Spring Drive/ Main Street. Left onto Silver Spring Drive/Main Street. Follow the road to the community entrance on the left.

HIGHWAYS

- 1 minutes from State Highway 164 (WIS-164)
- 10 minutes from I-94
- 20 minutes from I-41

AIRPORTS

- 35 minutes from General Mitchell International Airport

SCHOOLS

- Maple Avenue Elementary School
- Templeton Middle School
- Hamilton High School

SHOPPING & DINING

- 18 minutes from The Corners of Brookfield
- 25 minutes from Mayfair Mall

LANDMARKS & ENTERTAINMENT

- Sussex Village Park
- Ironwood Golf Course
- Ausblick Ski Club

HOSPITALS & MEDICAL

- 8 minutes from Froedtert Community Hospital - Pewaukee
- 17 minutes from Ascension SE Wisconsin Hospital - Elmbrook

Vista Run

COMMUNITY AMENITIES

- Two swimming pools
- Pool houses
- Playground
- Pickleball court
- Miles of walking trails
- Village Park

THE RESIDENCE

The Residence and Villas at Vista Run offer single-family living with the flexibility to choose the home that's right for you. Select from Ready Homes or build from the ground up with your choice of floor plans, each available in multiple exterior elevations.

LOT PRICING & AVAILABILITY

RESIDENCE LOTS

Lot	Lot Size	Exposure	Lot Price	Availability
173	13,206	None	SOLD	SOLD
174	13,779	None	SOLD	SOLD
175	15,614	None	SOLD	SOLD
176	15,731	None	SOLD	SOLD
177	15,731	None	SOLD	SOLD
178	18,829	None	SOLD	SOLD
179	15,463	None	Ready Home	Ready Home
180	13,141	None	Reserved	Reserved
181	13,335	None	SOLD	SOLD
182	13,530	None	SOLD	SOLD
183	16,389	None	SOLD	SOLD
184	19,682	None	SOLD	SOLD
185	16,256	None	SOLD	SOLD
186	12,022	None	SOLD	SOLD

Lot	Lot Size	Exposure	Lot Price	Availability
187	13,772	None	SOLD	SOLD
188	12,029	None	Ready Home	Ready Home
189	12,192	None	SOLD	SOLD
190	12,079	None	SOLD	SOLD
191	12,749	None	SOLD	SOLD
192	24,807	None	SOLD	SOLD
193	30,443	8′ Rear Corner WO	$157,900	Available
194	26,382	8′ Rear WO	Reserved	Reserved
195	16,614	8′ Rear WO	Ready Home	Ready Home
196	13,163	8′ Rear WO	SOLD	SOLD
197	13,953	8′ Rear WO	SOLD	SOLD
198	13,501	8′ Rear WO	$164,900	Available
199	12,193	8′ Rear WO	SOLD	SOLD
200	12,629	4′ Rear LO	Ready Home	Ready Home
201	12,865	4′ Rear LO	Ready Home	Ready Home
202	15,178	4′ Rear LO	Ready Home	Ready Home

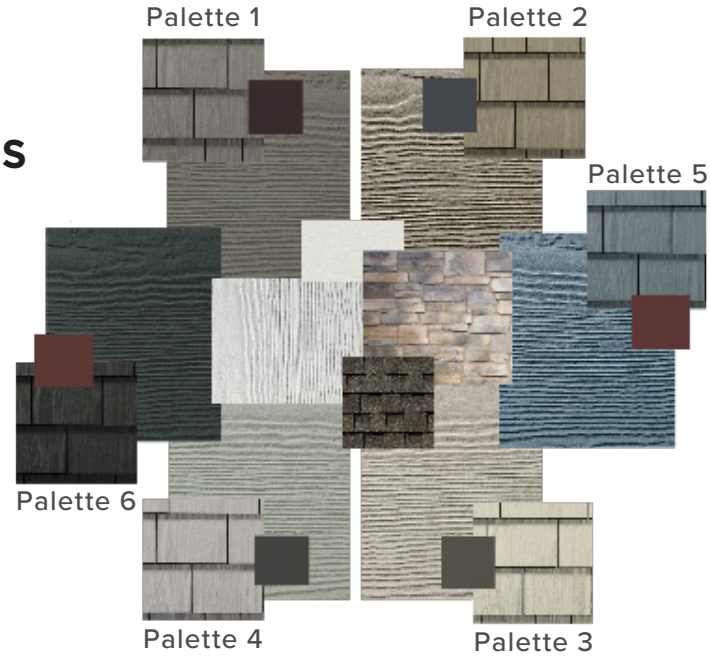
HOMEBUILDING **SIMPLIFIED**

- Turnkey (home & lot) pricing
- Ready Homes and customer builds
- 1,750 sqft = Minimum for a single-story
- 2,000 sqft = Minimum for a two-story
- Protective covenants
- Municipal sewer and water

THE TOWNS

The Towns East at Vista Run offer townhome living without sacrificing style or space. Choose from the Signature Townhome Collections, featuring a selection of thoughtful floor plans, attractive exterior elevations, and professionally curated color palettes. Whether you're looking for a Ready Home or want to personalize your new townhome, The Towns provide a convenient and comfortable lifestyle.

THE TOWNS
COLOR PALETTES



THE TOWNS EAST PRICING

Unit Number	Starting Price	Floor Plan	Elevation	Color Palette
5	Ready Home	Choose from Alexander/ Donovan/ Everett	1B	2
6	Ready Home		1A	4
7	Ready Home		2B	1
8	Ready Home		2A	6
9	$463,700		4A	3
10	$463,700		4B	5
11	$466,700		1A	1
12	$466,700		1B	2
13	$488,600		3A	6
14	$488,600		3B	5
15	$488,600		4A	1
16	$488,600		4B	4

INCLUDED FEATURES
TOWNHOME LIVING SIMPLIFIED

Site Preparation
- All building & mechanical permits
- Impact fees
- Plan review fees
- Fill hauling & dumping

Exterior Features
- 4” window trim
- 6” corner boards
- Garage door windows
- Concrete driveway & walkway
- Dusk-to-dawn lighting

Interior Features
- 9’ ceilings
- 36” upper cabinets
- Three-drawer base cabinet
- Category C flooring in great room
- Passive radon system

Outdoor Living
- 12’ × 12’ patio*
- Privacy screen
- Landscaping package
- Seeded lawn
- Ornamental tree

**Signature Towns only - patio converts to a treated deck with stairs on exposed homesites (per specific unit configuration).*

THE RESERVE

The Reserve at Vista Run offers thoughtfully designed ranch condominiums that combine style, comfort, and convenience. Choose from two spacious floor plans, each offered in multiple exterior elevations and color palettes, with Ready Homes and customer builds available.

The Caroline - Farmhouse

The Caroline - Craftsman

The Caroline - Country Cottage

The Violet - Farmhouse

The Violet - Craftsman

The Violet - Country Cottage

THE RESERVE **COLOR PALETTES**

PREMIUM CONDO LIVING **SIMPLIFIED**

Low-Mainenance Living

- Lawn care included
- Snow removal included
- Professionaly designed & maintained plantings & mulch beds
- Permanent irrigation system

Luxury Primary Bath

- Tiled shower walls with bench seat
- Double-bowl vanity
- Ceramic tile flooring
- Semi-framless glass shower door
- Waterproof shower light

THE RESERVE PRICING

Unit	Caroline Starting Price	Violet Starting Price	Elevation	Color Palette
15	SOLD	SOLD	Craftsman	2
16	SOLD	SOLD	Craftsman	2
33	N/A	SOLD	Country Cottage	1
34	N/A	SOLD	Country Cottage	1
37	N/A	Ready Home	Farmhouse	2
38	N/A	SOLD	Farmhouse	2

INCLUDED FEATURES
CONDO LIVING SIMPLIFIED

Site Preperation
- All building, plan review & mechanical permits
- Impact fees
- Fill hauling & dumping

Exterior Features
- Hardboard siding & trim
- 4” window trim
- 6” corner boards
- Garage door windows
- Concrete driveway & walkway
- Dusk-to-dawn lighting
- Painted smooth (3-panel) entry door
- Smooth sidelites*

Interior Features
- 9’ ceilings
- 36” upper cabinets
- Three-drawer base cabinet
- Category C flooring in great room
- Active radon system
- 3½ painted casing
- 5½ painted base trim

Outdoor Living
- Rear covered porch**
- Privacy screen

**Smooth sidelights on Caroline floor plan only. **Rear covered porches convert to a composite deck with stairs to grade on homesites with exposure (per specific unit configuration).*

READY TO MAKE VISTA RUN YOUR NEW HOME?

At Harbor Homes, we believe buying a new home should feel exciting—not overwhelming. That's why we've created an easy, straightforward process, thoughtfully designed homes, and communities people love to call home. It's all part of Homebuilding Simplified.

HARBOR HOMES

For specific details regarding lot or home availability and associated costs, contact a New Home Sales Advisor. The information and graphics provided herein are provided by as a convenience. Harbor Homes does not warrant the accuracy or completeness of the information, graphics and other items contained on this or any other collateral. All information including neighborhood amenities and features, availability, and prices are subject to change at any time without notice based on the discretion of Harbor Homes. Information is deemed to be accurate as of 08/21/2026.

VISTA RUN NEW HOME SALES ADVISOR

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