



# Portfolio Homes

## Daybreak at Wolf Ranch

**Price Improvement** **MLS# 5974620**

**Eastleigh 6164 Cabbage Dr. Lot: 89 Lot: 6,182 sqft. \$429,888-Available NOW!**

- 3 Bedroom 2.5 Bathroom Study 3 Car Tandem Garage 2,650 finished sqft. /3,678 total sqft.**
- French Country Elevation-Stucco, Stone, Composite Roof- 2 Story Plan!
  - Inviting and Spacious Entryway!
  - Enjoy your Great Room which boasts a built-in entertainment center, gas fireplace with stone surround, and natural light through the large windows!
  - The Chef Will Love this open Kitchen with granite slab counters, stainless steel appliances, pantry, and an island providing additional seating!
  - Dining Nook with Hardwood Flooring walks out to your private patio!
  - A Study and Powder Room complete the Main Level!
  - Private Master Suite on the upper level enjoys a plush 5-piece Master Bathroom, and a walk-in closet!
  - 2 Bedrooms, a full bathroom, and the laundry room are conveniently located on the upper level.
  - A spacious loft makes entertaining easy!
  - Unfinished Basement with 9' Ceilings gives you room to grow or storage!
  - Located in the Desirable Low Maintenance Community in Daybreak at Wolf Ranch with pre-selected Full Landscaping!
  - **HERS Rating 59!**

**MLS# 2879054**

**Madison 6436 Cabbage Dr. Lot: 56 Lot: 5,040 sqft. \$449,888-Available NOW!**

- 3 Bedroom Study 3 Bathroom 3 Car Alley Garage 2,866 finished sqft. /3,120 total sqft.**
- Modern Elevation-Stucco, Stone, Composite Roof-Ranch Plan!
  - Main Level Living in the Low Maintenance Community in Daybreak at Wolf Ranch!
  - Cozy up in your Great Room in front of the gas fireplace and hardwood flooring!
  - Gather your Family and Friends in the open Kitchen and Dining for a delicious meal!
  - Master boasts a plush 5-piece Master Bathroom and a walk-in closet!
  - A Study, Full Bathroom, and Laundry Room are conveniently located on the Main Level!
  - The Finished Lower Garden Level has 9' Ceilings and a spacious Family Room!
  - 2 oversized bedrooms with walk-in closets and access to the full bathroom-complete the lower level!
  - Pre-Selected Full Landscaping and Vinyl Fencing included!
  - Located in the Desirable Low Maintenance Community in Daybreak at Wolf Ranch!
  - **HERS Rating 65!**





# Portfolio Homes

## Daybreak at Wolf Ranch

MLS# 1695357

**Athens      6452 Cabbage Dr.      Lot: 55      Lot: 6,531 sqft.      \$499,888-Available in September!**  
**5 Bedroom      3 Bathroom      3 Car Alley Garage      3,260 finished sqft. /3,495 total sqft.**

- **Parade Home 2018!!!**
- Craftsman Elevation-Stucco, Stone, Composite Roof-Ranch Plan!
- Main Level Living at its' finest in this open concept home!
- Cozy up in the Great Room in front of the gas fireplace and entertain in the Kitchen and Dining!
- Master Suite is accompanied with a plush 5-piece Master Bathroom!
- 2 Bedrooms, Full Bathroom, and Laundry Room are all conveniently located on the Main Level!
- The Finished Basement with 9' Ceilings enjoys a spacious Family Room!
- 2 Oversized Bedrooms with Jack and Jill Bathroom that is also accessible from the Family Room!
- Pre-Selected Full Landscaping and Vinyl Fencing Included!
- Located on a Corner Lot in the Desirable Low Maintenance Community in Daybreak at Wolf Ranch!

**Price Improvement      MLS# 6319113**

**Madison      6308 Cabbage Dr.      Lot: 64      Lot: 5,040 sqft.      \$449,888-Available in August!**  
**3 Bedroom      Study      3 Bathroom      3 Car Alley Garage      2,866 finished sqft. /3,120 total sqft.**

- French Country Elevation-Stucco, Stone, Composite Roof-Ranch Plan!
- Main Level Living in the Low Maintenance Community in Daybreak at Wolf Ranch!
- Cozy up in your Great Room in front of the gas fireplace!
- Gather your Family and Friends in the open Kitchen and Dining for a delicious meal!
- Master boasts a plush 5-piece Master Bathroom and 2 walk-in closets!
- A Study, Full Bathroom, and Laundry Room are conveniently located on the Main Level!
- The Finished Lower Garden Level has 9' Ceilings and a spacious Family Room!
- 2 oversized bedrooms with walk-in closets with access to the full bathroom complete the lower level!
- Pre-Selected Full Landscaping and Vinyl Fencing included!
- Located in the Desirable Low Maintenance Community of Daybreak at Wolf Ranch!





# Portfolio Homes

## Daybreak at Wolf Ranch

MLS# 4250601

**Lancashire    6153 Radiant Sky Ln.    Lot: 96    Lot: 7,425 sqft.    \$479,888-Available in August!**  
**4 Bedroom    3 Bathroom    3 Car Tandem Garage    3,390 finished sqft. /3,680 total sqft.**

- Colorado Contemporary Elevation with Stucco and Stone Exterior-Ranch Plan
- Main Level Living at its' Finest!
- Enjoy your Great Room in Front of the Twilight Gas Fireplace!
- The Chef Will Love this Kitchen with Granite Slab Counters, Stainless Steel Appliances, Staggered Cabinets, Pantry, and an Island providing additional seating!
- Gather your Family and Friends in the Dining Nook with a walk out to your private covered patio with a Twilight Fireplace!
- Relax in your Master Suite accompanied by a plush 5-piece Master Bathroom and walk-in closet!
- A Bedroom/Study and Laundry Room are all conveniently located on the Main Level!
- Finished Basement with 9' Ceilings is perfect for entertaining with a spacious Family Room and Game Area!
- There are 2 Bedrooms, a Full Bathroom, and Storage Room to complete the lower level!
- Full Landscaping in the Desirable Low Maintenance Community of Daybreak at Wolf Ranch!

MLS# 3025201

**Falkirk    6276 Cabbage Dr.    Lot: 66    Lot: 9,529 sqft.    \$465,888-Available in September!**  
**4 Bedroom    3 Bathroom    2 Car Garage    3,367 finished sqft. /3,618 total sqft.**

- Craftsman Elevation with Stucco and Stone Exterior-Ranch Plan
- Main Level Living at its' Finest!
- Enjoy your Great Room in Front of the Gas Fireplace!
- The Chef Will Love this Kitchen with Granite Slab Counters, Stainless Steel Appliances, Staggered Cabinets, Pantry, and an Island providing additional seating!
- Gather your Family and Friends in the Dining Nook with a walk out to your private patio!
- Relax in your Master Suite accompanied with a plush Master Bathroom and walk-in closet conveniently attached to the laundry room!
- A Bedroom/Study, Full Bathroom, and Laundry Room are all conveniently located on the Main Level!
- Finished Basement with 9' Ceilings is perfect for entertaining with a spacious Family Room and Game Area!
- There are 2 Bedrooms, a Full Bathroom, and Storage Room to complete the lower level!
- Full Landscaping in the Desirable Low Maintenance Community of Daybreak at Wolf Ranch!







# Portfolio Homes

## Daybreak at Wolf Ranch

MLS# 2971419

Lancashire 6169 Radiant Sky Ln. Lot: 97 Lot: 7,425 sqft. \$479,888-Available in October!  
4 Bedroom 3 Bathroom 3 Tandem Car Garage 3,390 finished sqft. /3,680 total sqft.

- Prairie Elevation with Stucco and Stone Exterior-Ranch Plan
- Main Level Living at its' Finest!
- Enjoy your Great Room in Front of the Twilight Gas Fireplace!
- The Chef Will Love this Kitchen with Granite Slab Counters, Stainless Steel Appliances, Staggered Cabinets, Pantry, and an Island providing additional seating!
- Gather your Family and Friends in the Dining Nook with a walk out to your private covered patio with a Twilight Fireplace!
- Relax in your Master Suite accompanied by a plush 5-piece Master Bathroom and walk-in closet!
- A Bedroom/Study and Laundry Room are all conveniently located on the Main Level!
- Finished Basement with 9' Ceilings is perfect for entertaining with a spacious Family Room and Game Area!
- There are 2 Bedrooms, a Full Bathroom, and Storage Room to complete the lower level!
- Full Landscaping in the Desirable Low Maintenance Community of Daybreak at Wolf Ranch!

## Wolf Ranch

MLS# Pending

Eastleigh 10045 Thrive Lane Lot: 13 Lot: 5,500 sqft. \$448,888-Available in November!  
3 Bedroom 2.5 Bathroom Study 3 Car Tandem Garage 2,650 finished sqft. /3,678 total sqft.

- European Cottage Elevation-Stucco, Stone, Composite Roof- 2 Story Plan!
- Inviting and Spacious Entryway!
- Enjoy your Great Room which boasts a built-in entertainment center, gas fireplace with stone surround, and natural light through the large windows!
- The Chef Will Love this open Kitchen with granite slab counters, stainless steel appliances, pantry, and an island providing additional seating!
- Dining Nook with Hardwood Flooring walks out to your patio!
- A Study and Powder Room complete the Main Level!
- Private Master Suite on the upper level enjoys a plush 5-piece Master Bathroom, and a walk-in closet!
- 2 Bedrooms, a full bathroom, and the laundry room are conveniently located on the upper level.
- A spacious loft makes entertaining easy!
- Unfinished Basement with 9' Ceilings gives you room to grow or storage!
- Located in the Desirable Wolf Ranch Community!

Pricing and Availability Subject to Change Without Notice!  
Updated April 14, 2018

[www.VanguardNewHomes.com](http://www.VanguardNewHomes.com)  
Kelly Price 719-650-1778

Scan with your  
smart phone  
for more  
information!





# Portfolio Homes

## Wolf Ranch

MLS# Pending

**Falkirk      10021 Thrive Lane      Lot: 22      Lot: 5,500      \$472,888-Available in November!**

**4 Bedroom      3 Bathroom      2 Car Garage      3,367 finished sqft. /3,618 total sqft.**

- Prairie Elevation with Stucco and Stone Exterior-Ranch Plan
- Main Level Living at its' Finest!
- Enjoy your Great Room in Front of the Gas Fireplace!
- The Chef Will Love this Kitchen with Granite Slab Counters, Stainless Steel Appliances, Staggered Cabinets, Pantry, and an Island providing additional seating!
- Gather your Family and Friends in the Dining Nook with a walk out to your patio!
- Relax in your Master Suite accompanied with a plush Master Bathroom and walk-in closet conveniently attached to the laundry room!
- A Bedroom or Study, Full Bathroom, and Laundry Room are all conveniently located on the Main Level!
- Finished Basement with 9' Ceilings is perfect for entertaining with a spacious Family Room and Game Area!
- There are 2 Bedrooms, a Full Bathroom, and Storage Room to complete the lower level!
- Located in the Desirable Wolf Ranch Community!

MLS# 4852710

**Brentford      9551 Tutt Blvd.      Lot: 32      Lot: 7,098 sqft.      \$574,888-Available End of Year!**

**4 Bedroom      Study      3 Bathroom      3 Car Garage      3,463 finished sqft. /3,723 total sqft.**

- Model Home with Professional Decorating, Window Coverings, and Speakers to name a few!
- French Country Elevation with Stucco and Stone Exterior-Ranch Plan
- Relax in your Great Room in front of the gas fireplace!
- Gather your Family and Friends in the Dining and Kitchen for a delicious meal and great conversation!
- The Kitchen has Quartz Counters, Slate Appliances, Staggered Cabinets, Pantry, and a huge island providing additional seating!
- Retreat to your Master Suite with a plush 5-piece Master Bathroom and walk-in closet!
- A Study with French Doors, Cheerful Guest Bedroom, Full Bathroom, and Laundry Room complete the Main Level!
- Finished Basement with 9' Ceilings enjoys a huge Family Room with a Wet Bar and Game Area!
- 2 Oversized Bedrooms, Full Bathroom with Double Vanities, and a Bonus Room Complete the Lower Level!
- Backs to Open Space and in the Desirable Wolf Ranch Community!

