



Portfolio Homes

Bison Ridge

MLS# 5905697

**Eastleigh 3075 Looking Glass Way Lot#: 48 Lot: 7,259 sqft. \$448,888-Available NOW!
3 Bedroom 2.5 Bathroom Study 4 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 gas fireplace with stone surround and natural light!
- The Chef Will Love this open Kitchen with granite slab counters, stainless steel appliances, pantry, staggered cabinets, 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 awesome storage needs!
- Full Landscaping and Located in the Desirable Bison Ridge Community!

MLS# 1091741

**Kingsbridge 3087 Looking Glass Way Lot#: 49 Lot: 6,665 sqft. \$458,888-Available in August!
3 Bedroom 2.5 Bathroom Study 3 Car Garage 2,774 finished sqft./ 4,062 total sqft.**

- French Country Elevation-Stucco, Stone, Composite Roof-Ranch Plan
- Stunning Entryway with a curved staircase and wrought iron railing!
- Great Room boasts a gas fireplace with stone surround and plenty of natural light!
- The Huge Kitchen with granite slab counters, stainless steel appliances, pantry, staggered cabinets, and an island providing additional seating!
- Dining Area with room to extend the table for large dinner parties, also walks out to your private patio!
- A Study or Formal Dining Room, Powder Room, and Mud 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 with a balcony is a great place to entertain!
- Unfinished Basement with 9' Ceilings gives you room to grow!
- Full Landscaping and Located in the Desirable Bison Ridge Community!

Pricing and Availability Subject to Change Without Notice!
Updated August 13, 2017

www.VanguardNewHomes.com
Kelly Price 719-650-1778

Scan with your
smart phone
for more
information!



Bison Ridge

MLS# 6645636

Hillingdon II 3099 Looking Glass Way Lot#: 50 Lot: 7,415 sqft. \$452,888-Available in January!
 4 Bedroom 3 Bathroom 3 Car Garage 3,175 finished sqft./ 3,778 total sqft.

- European Cottage Elevation-Stucco, Stone, Composite Roof-Ranch Plan
- Luxurious Living in this open concept plan!
- Cozy up in the Great Room in front of the gas fireplace and built-in entertainment center!
- Gather your Family and Friends in the Spacious Kitchen and Dining Nook for a Delicious Meal and Great Conversation!
- Kitchen with Granite Slab Counters, Stainless Steel Appliances, Staggered Cabinets, Pantry, and a Massive Island providing additional seating!
- Relax in your Private Master Suite with a cozy sitting room! The Plush 5-piece Master Bathroom will leave you feeling like you spent the day at the spa!
- The Laundry Room and Master Walk-In Closet are conveniently attached!
- A Bedroom/Study and Full Bathroom complete the Main Level!
- Finished Lower Level with 9' Ceilings enjoys a spacious Family Room, 2 Oversized Bedrooms, Full Bathroom, and a Huge Storage Room or future bedroom/bonus room!
- Corner Lot in the Desirable Bison Ridge Community!

Daybreak at Wolf Ranch

MLS# 7668569

Canton 6404 Cabbage Dr. Lot: 58 Lot: 5,040 sqft. \$409,888-Available in December!
 3 Bedroom 2.5 Bathroom 3 Car Alley Garage 2,271 sqft. Finished/3,347 total sqft.

- Craftsman Elevation-Rear Load Garage-Stucco, Stone, Composite Room- 2 Story Plan!
- Cozy up in your Great Room in front of the gas fireplace!
- Entertaining is easy in the open concept floor plan, have your Family and Friends over for a delightful evening in the spacious Kitchen and Dining Room!
- The Luxurious Kitchen has it all with Granite Slab Counters, Stainless Steel Appliances, Staggered Cabinets, Pantry, and a Huge Island providing additional seating!
- Powder Room, Laundry Room, and a Patio Complete your Main Level!
- Master Suite on the upper level will have you relaxing in no time with a plush 5-piece Master Bathroom, and spacious walk-in closet!
- 2 Bedrooms with Walk-In Closets, Full Bathroom, and a Balcony complete the upper level!
- Plenty of Room to Grow or Storage needs in the unfinished basement with 9' Ceilings!
- Full Landscaping and Vinyl Fencing- (pre-selected per ACC requirements)!
- Get your Weekends back in this Desirable Low Maintenance Community!





Portfolio Homes

Daybreak at Wolf Ranch

MLS# 5974620

- Eastleigh 6164 Cabbage Dr. Lot: 89 Lot: 6,182 sqft. \$430,888-Available in February!**
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 gas fireplace with stone surround and natural light!
 - The Chef Will Love this open Kitchen with granite slab counters, stainless steel appliances, pantry, staggered cabinets, 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 Full Landscaping!

MLS# 1485489

- Lancashire 6149 Cabbage Dr. Lot: 90 Lot: 6,595 sqft. \$449,888-Available in February!**
4 Bedroom 3 Bathroom 3 Car Tandem Garage 3,390 sqft. finished/3,680 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 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!
 - Located in the Desirable Low Maintenance Community in Daybreak at Wolf Ranch with Full Landscaping!





Portfolio Homes

Daybreak at Wolf Ranch

MLS# Pending

Madison 6436 Cabbage Dr. Lot: 56 Lot: 5,040 sqft. \$458,888-Available in March!
3 Bedroom 3 Bathroom 3 Car 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!
- 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 Level has 9' Ceilings and a spacious Family Room!
- 2 oversized bedrooms and full bathroom complete the lower level!
- Pre-Selected Full Landscaping and Vinyl Fencing included!

Wolf Ranch

MLS# 6094702

Hillingdon II 9663 Tutt Blvd. Lot: 25 Lot: 8,072 sqft. \$454,888-Available in September!
4 Bedroom 3 Bathroom 3 Car Garage 3,175 finished sqft./3,778 total sqft.

- French Country Elevation-Stucco, Stone, Composite Roof-Ranch Plan
- Inviting and Spacious Entryway!
- Great Room boasts a gas fireplace with stone surround and built-in entertainment center!
- The Chef Will Love this open Kitchen with granite slab counters, stainless steel appliances, pantry, staggered cabinets, and an island providing additional seating!
- Dining Nook walks out to your private patio!
- Private Master Suite enjoys a cozy sitting room, plush 5-piece Master Bathroom, and a walk-in closet attached to the laundry room!
- A 2nd bedroom/study and a full bathroom complete the Main Level!
- Finished Basement with 9' ceilings, enjoys a spacious Family room, 2 oversized bedrooms, a full bathroom, and a huge storage room or room to grow!
- Located in the Desirable Wolf Ranch Community in a Cul De Sac!





Portfolio Homes

Wolf Ranch

MLS# 8341180

Eastleigh 5822 Thurber Dr. Lot: 24 Lot: 6,050 sqft. \$441,888-Available in December!
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 gas fireplace with stone surround and natural light!
- The Chef Will Love this open Kitchen with granite slab counters, stainless steel appliances, pantry, staggered cabinets, 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 awesome storage needs!
- Desirable Wolf Ranch Community backing to an open trail!

MLS# 5317719

Brentford 5810 Thurber Dr. Lot: 25 Lot: 6,600 sqft. \$475,888-Available in January!
4 Bedroom Study 3 Bathroom 3 Car Garage 3,328 finished sqft./3,723 total sqft.

- French Country Elevation-Stucco, Stone, Composite Roof-Ranch Plan
- Main Level Living at its' Finest! Vaulted Ceilings, Plant Ledges, and an Abundance of Windows providing plenty of natural light!
- 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 for a delicious meal and walk out to your patio!
- Relax in your Master Suite which is accompanied by a plush 5-piece Master Bathroom and huge walk-in closet!
- A bedroom, study, and laundry room are all conveniently located on the main level!
- Finished basement with 9' ceilings, perfect for entertaining with a huge family room and game area!
- There are 2 bedrooms, a full bathroom, and storage room to complete the lower level!
- Desirable Wolf Ranch Community backing to a trail!





Portfolio Homes

Wolf Ranch

MLS# 8340793

Lancashire 5846 Thurber Dr. Lot: 22 Lot: 6,050 sqft. \$469,888-Available in January!
4 Bedroom 3 Bathroom 3 Car Tandem Garage 3,390 sqft. finished/3,680 total sqft.

- Modern 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!
- Backs to Walking Trail in the Desirable Wolf Ranch Community!

