

### Bison Ridge

**Price Improvement**      **MLS# 1091741**

**Kingsbridge 3087 Looking Glass Way      Lot#: 49      Lot: 6,665 sqft.      \$448,888-Available NOW!**  
**3 Bedroom      2.5 Bathroom      Study      Loft      3 Car Garage      2,774 finished sqft. / 4,062 total sqft.**

- French Country Elevation-Stucco, Stone, Composite Roof-2 Story 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! **HERS Rating 58**

**MLS# 6645636**

**Hillingdon II 3099 Looking Glass Way      Lot#: 50      Lot: 7,415 sqft.      \$452,888-Available in March!**  
**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!





# Portfolio Homes

## Daybreak at Wolf Ranch

**MLS# 5974620**

- Eastleigh 6164 Cabbage Dr. Lot: 89 Lot: 6,182 sqft. \$436,888-Available in January!**  
**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 Full Landscaping!

**MLS# 1485489**

- Lancashire 6148 Cabbage Dr. Lot: 90 Lot: 6,595 sqft. \$449,888-Available in February!**  
**4 Bedroom 3 Bathroom 3 Car Tandem Garage 3,390 finished sqft. /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!

Pricing and Availability Subject to Change Without Notice!  
Updated December 5, 2017

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

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for more  
information!





# Portfolio Homes

## Daybreak at Wolf Ranch

**MLS# 2879054**

**Madison      6436 Cabbage Dr.      Lot: 56      Lot: 5,040 sqft.      \$449,888-Available in February!**  
**3 Bedroom      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!
- 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!
- Located in the Desirable Low Maintenance Community in Daybreak at Wolf Ranch!

**MLS# 1695357**

**Athens      6452 Cabbage Dr.      Lot: 55      Lot: 6,531 sqft.      \$465,888-Available in June!**  
**5 Bedroom      3 Bathroom      3 Car Alley Garage      3,260 finished sqft. /3,495 total sqft.**

- 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!



### Daybreak at Wolf Ranch

MLS# 7668569

**Canton 6404 Cabbage Dr. Lot#: 58 Lot: 5,040 sqft. \$409,888-Available NOW!**  
 3 Bedroom 2.5 Bathroom 3 Car Alley Garage 2,271 finished sqft./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 Deck 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!

### Wolf Ranch

**Price Improvement** MLS# 8341180

**Eastleigh 5822 Thurber Dr. Lot: 24 Lot: 6,050 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 gas fireplace with stone surround and natural light!
- 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 awesome storage needs!
- Desirable Wolf Ranch Community backing to an open trail!





# Portfolio Homes

## Wolf Ranch

MLS# 5317719

**Brentford 5810 Thurber Dr. Lot: 25 Lot: 6,600 sqft. \$475,888-Available in December!**  
**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!

MLS# 8340793

**Lancashire 5846 Thurber Dr. Lot: 22 Lot: 6,050 sqft. \$469,888-Available in February!**  
**4 Bedroom 3 Bathroom 3 Car Tandem Garage 3,390 finished sqft. /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! **Close 2/2/18**





# Portfolio Homes

## Wolf Ranch

**MLS# 5816843**

**Hillingdon II 5798 Thurber Dr. Lot: 26 Lot: 6,600 sqft. \$469,888-Available in June!**  
**4 Bedroom 3 Bathroom 3 Car Garage 3,175 finished sqft. /3,778 total sqft.**

- Modern 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 2<sup>nd</sup> 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 and backs to a Walking Trail!

**MLS# 1467014**

**Kingsbridge 5780 Cabbage Dr. Lot: 9 Lot: 9,303 sqft. \$465,888-Available in April!**  
**3 Bedroom Study Loft 2.5 Bathroom 3 Car Garage 2,832 sqft. finished/4,146 total sqft.**

- Modern Craftsman Elevation-Stucco, Stone, Composite Roof-2 Story Plan!
- Stunning Entryway with 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 Hardwood Flooring is ready for any size Dinner Parties!
- A Study, Powder Room, and Mud Room complete the main level!
- A Loft is the perfect place for Family Game Night with a Covered Deck just steps away yielding spectacular views!
- Private Master Suite enjoys a plush 5-piece Master Bathroom with his/her walk-in closet!
- 2 Bedrooms, full bathroom that has separate vanities from tub/shower room, and the laundry room conveniently located on the upper level!
- Unfinished Basement with 9' Ceilings gives you room to grow or outstanding storage needs!
- Located on a corner lot in a cul de sac in the Desirable Wolf Ranch Community!





# Portfolio Homes

## Wolf Ranch

MLS# 6072212

**Lancashire 9812 Surrey Run Lot: 42 Lot: 7,897 sqft. \$475,888-Available in May!**  
**4 Bedroom 3 Bathroom 3 Car Tandem Garage 3,390 sqft. finished/3,680 total sqft.**

- French Country 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 Walk-Out 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. \$560,888-Available for Leaseback!**  
**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!

