



# Portfolio Homes

## Daybreak at Wolf Ranch

**MLS#9495546**

**Canton      6420 Cabbage Dr.      Lot: 57      Lot: 5,040 sqft.      \$449,888-Available NOW!**  
**3 Bedroom      2.5 Bathroom      3 Car Alley Garage      2,271 finished sqft. / 3,343 total sqft.**

- Modern Elevation-Stucco, Stone, Composite Roof-Award Winning 2 Story Plan! Cool Scheme
- Cozy up in your Great Room in front of the gas fireplace with beautiful stone surround and plenty of natural light through the large windows!
- 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 and Laundry complete your Main Level!
- Master Suite on the upper level with have you relaxed in no time with a plush 5-piece Master Bathroom and spacious walk-in closet!
- 2 Bedrooms both with walk-in closets, full bathroom, and a covered deck complete the upper level!
- Plenty of room to grow or excellent storage needs in the unfinished basement with 9' ceilings!
- Full Landscaping and Vinyl Fencing Included in the Desirable Low Maintenance Community of Daybreak at Wolf Ranch!

**MLS# 5024446**

**Inverness      6325 Cabbage Dr.      Lot: 51      Lot: 6,050 sqft.      \$477,888-Available in June!**  
**3 Bedroom      3 Bathroom      3 Car Tandem Garage      2,895 finished sqft. / 3,395 total sqft.**

- Colorado Elevation with Stucco and Stone Exterior-Ranch Plan! Warm Scheme
- 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 patio with a Twilight Fireplace!
- Relax in your Master Suite accompanied by a plush 4-piece Master Bathroom and walk-in closet!
- A Bedroom/Study and Laundry Room are all conveniently located on the Main Level!
- Finished Garden Level Basement with 9' Ceilings is perfect for entertaining with a spacious Family Room!
- There is 1 Bedroom, a Full Bathroom, and Storage Room to complete the lower level!
- Full Landscaping Included in the Desirable Low Maintenance Community of Daybreak at Wolf Ranch!

Pricing and Availability Subject to Change Without Notice!  
Updated February 4, 2019

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**Hillingdon    6229 Cabbage Dr.    Lot: 47    Lot: 6,600 sqft.    **MLS# 4285559**  
**4 Bedroom    3 Bathroom    3 Car Garage    \$479,888-Available in June!**  
**3,175 finished sqft./3,778 total sqft.****

- European Cottage Elevation-Stucco, Stone, Composite Roof-Ranch Plan! Cool Scheme
- Luxurious Main Level Living in this open concept home!
- Relax in your Great room in front of the gas fireplace and built-in entertainment center!
- Grand Kitchen with granite countertops, stainless steel appliances, staggered cabinets, pantry, and a huge island providing additional seating! Dining with hardwood flooring walks out to deck!
- Private Master Suite boasts a sitting room, a plush 5-piece Master Bathroom, and walk-in closet that is conveniently attached to the laundry room!
- A second bedroom/study, full bathroom, and laundry room complete the Main level!
- Finished Garden Level with 9' ceilings, enjoys a spacious Family room, game area, 2 bedrooms, full bathroom, and a huge storage/utility room!
- Energy Rated, Full Landscaping in the Desirable Low Maintenance Community of Daybreak at Wolf Ranch!

**Falkirk    6309 Cabbage Dr.    Lot: 50    Lot: 6,600 sqft.    **MLS# 5876349**  
**4 Bedroom    3 Bathroom    3 Car Garage    \$481,888-Available in September!**  
**3,367 finished sqft./ 3,618 total sqft.****

- Craftsman Elevation-Stucco, Stone, Composite Roof-Ranch Plan! Cool Scheme
- Luxurious Main Level Living in this open concept home!
- Relax in your Great room in front of the gas fireplace!
- Grand Kitchen with granite countertops, stainless steel appliances, staggered cabinets, pantry, and a huge island providing additional seating! Dining with hardwood flooring walks out to deck!
- Private Master Suite boasts a plush Master Bathroom, and walk-in closet!
- A second bedroom/study, full bathroom, and laundry room complete the Main level!
- Finished Garden Level with 9' ceilings, enjoys a spacious Family room, game area, 2 bedrooms, full bathroom, and a storage/utility room!
- Energy Rated, Full Landscaping in the Desirable Low Maintenance Community of Daybreak at Wolf Ranch!





# Portfolio Homes

## Daybreak at Wolf Ranch

MLS# Pending

Athens 9737 Wolf Lake Dr. Lot#: 7 Lot: 5,940 sqft. \$TBD-Available in September!

4 Bedroom Study 3 Bathroom 3 Car Garage 3,260 finished sqft./3,495total sqft.

- Athens-Craftsman Elevation with Stucco, Stone, Composite Roof-Ranch Plan! Cool Scheme
- 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 Area with a walk-out to your private patio!
- Relax in your Master Suite accompanied with a plush Master Bathroom and walk-in closet!
- A Bedroom, Study, Full Bathroom, and Laundry Room are all located on the Main Level!
- Finished Lower Level with 9' Ceilings is perfect for entertaining with a spacious Family Room and Game Area!
- There are 2 Oversized Bedrooms, a Jack and Jill Full Bathroom, and Storage Room to complete the lower level!
- Energy Rated, Full Landscaping in the Desirable Low Maintenance Community of Daybreak at Wolf Ranch!

## Wolf Ranch

MLS# 7924604

Somerton III 6015 Griffin Dr. Lot: 7 Lot: 7,766 sqft. \$488,888-Available NOW!

4 Bedroom 3 Bathroom Extended 2 Car Garage 3,189 finished sqft. /3,364 total sqft.

- Craftsman Elevation with Stucco and Stone Exterior-Ranch Plan! Cool Scheme
- 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 deck 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!

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## Wolf Ranch

**MLS# 6324615**

**Inverness 10063 Thrive Lane Lot: 16 Lot: 6,500 sqft. \$492,888-Available in May!**  
**3 Bedroom 3 Bathroom 3 Tandem Car Garage 2,895 finished sqft. /3,395 total sqft.**

- Colorado Elevation with Stucco and Stone Exterior-Ranch Plan! Cool Scheme
- 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 patio with a Twilight Fireplace!
- Relax in your Master Suite accompanied by a plush 4-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!
- There is 1 Bedroom, a Full Bathroom, and Storage Room to complete the lower level!
- Desirable Wolf Ranch Community!

**MLS# 3804294**

**Brentford 10057 Thrive Lane Lot: 15 Lot: 6,500 sqft. \$485,888-Available in June!**  
**4 Bedroom Study 3 Bathroom 2 Car Garage 3,342 finished sqft. /3,724 total sqft.**

- European Cottage Elevation with Stucco and Stone Exterior-Ranch Plan! Warm Scheme
- 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 with granite slab counters, stainless steel appliances, staggered cabinets, pantry, and a large island provides additional seating!
- Master Suite is accompanied with a plush 5-piece Master Bathroom and huge walk-in closet!
- A Study with French doors, 2<sup>nd</sup> Bedroom, Full Bathroom, and Laundry room complete the Main Level!
- Finished Lower Level with 9' Ceilings enjoys a huge Family/Rec. Room, 2 Bedrooms, Full Bathroom, and large storage room!
- Energy Rated Home Located in the Desirable Wolf Ranch Community!





# Portfolio Homes

## Wolf Ranch

MLS# Pending

**Brentford 10069 Thrive Lane Lot: 17 Lot: 10,707 sqft. \$589,888-Available for Leaseback!**  
**4 Bedroom Study 3 Bathroom 3 Car Garage 3,555 finished sqft. /3,724 total sqft.**

- Model Home with Professional Decorating and Window Coverings!
- Colorado 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 with Granite Slab Counters, Black Stainless 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 Lower Level 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!
- Energy Rated!
- Located in the Desirable Wolf Ranch Community!

## Gold Hill Mesa

MLS# 6855395

**Brentford 49 S. Olympian Dr. Lot#: 1 Lot: 8,400 sqft. \$598,888-Available in June!**  
**4 Bedroom Study 3 Bathroom 3 Car Garage 3,663 finished sqft./4,367 total sqft**

- Colorado Farmhouse 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 with granite slab counters, stainless steel appliances, staggered cabinets, pantry, and a large island provides additional seating!
- Master Suite is accompanied with a plush 5-piece Master Bathroom and huge walk-in closet!
- A Study with French doors, 2<sup>nd</sup> Bedroom, Full Bathroom, and Laundry room complete the Main Level!
- The Finished Walk Out Lower Level has 9' Ceilings and enjoys a huge Family/Rec. Room, 2 Bedrooms, Full Bathroom, and large storage room!
- Front Yard Landscaping and Rear Fencing Included!
- Energy Rated Home Located in the Gold Hill Mesa Community!





# Portfolio Homes

## Bison Pointe

**MLS# 5073984**

**Falkirk      10561 Kelowna View      Lot: 7      Lot: 5,900 sqft.      \$533,888-Available in April!**

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

- Prairie Elevation with Stucco and Stone Exterior-Ranch Plan! Warm Scheme
- 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 Spa 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 Gated, Low Maintenance Community of Bison Pointe!

**MLS# 7274798**

**Edinburgh      10567 Kelowna View      Lot: 6      Lot: 5,861 sqft.      \$526,888-Available in April!**

**4 Bedroom      3 Bathroom      2 Car Garage      3,331 finished sqft. /3,713 total sqft.**

- Craftsman Elevation with Stucco and Stone Exterior-Ranch Plan! Cool Scheme
- 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 Spa Master Bathroom and walk-in closet!
- 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!
- Located in the Gated, Low Maintenance Community of Bison Pointe!







# Portfolio Homes

## Bison Pointe

MLS# Pending

**Falkirk 10406 Kelowna View Lot: 1 Lot: 7,286 sqft. \$560,888-Available for Leaseback!**  
**4 Bedroom 3 Bathroom 2 Car Extended Garage 3,374 finished sqft. /3,625 total sqft.**

- Model Home with Professional Decorating and Window Coverings!
- Colorado 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 Spa 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 Lower Level with 9' Ceilings with a spacious Family Room and Game Area!
- There are 2 Bedrooms, a Full Bathroom, and Storage Room to complete the lower level!
- Energy Rated Home!
- Located in the Gated, Low Maintenance Community of Bison Pointe!

## Villas at Mountain Shadows

MLS# Pending

**Rockledge 5471 Silverstone Terrace Lot: 13 Lot: 4,017 sqft. \$499,888-Available in August!**  
**3 Bedroom 3 Bathroom 2 Car Garage 2,701 finished sqft./3,364 total sqft.**

- Paired Patio Home- Paired with a Meadow Ridge-Prairie Elevation-Ranch Plan! Cool Scheme
- Main Level Living at its' Finest!
- Enjoy your Great Room in Front of the Gas Fireplace!
- The Chef Will Love this open 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 Area with plenty of natural light!
- Relax in your Master Suite accompanied by a plush Master Bathroom and large walk-in closet!
- A Bedroom/Study with a walk-in closet and Laundry Room are all located on the Main Level!
- Finished Walk Out Basement with 9' Ceilings is perfect for entertaining with a spacious Family Room!
- There is 1 Bedroom, a Full Bathroom separated from the vanity for guest convenience, and a large Storage Room to complete the lower level!
- Energy Rated Home in the Desirable Low Maintenance Community of Villas at Mountain Shadows!

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## Villas at Mountain Shadows

<b>Meadow Ridge</b>	<b>5461 Silverstone Terrace</b>	<b>Lot: 14</b>	<b>Lot: 4,017 sqft.</b>	<b>MLS# Pending</b>
<b>3 Bedroom</b>	<b>3 Bathroom</b>	<b>3 Car Tandem Garage</b>		<b>\$499,888-Available in August!</b>
				<b>2,707 finished sqft./3,162 total sqft.</b>

- Paired Patio Home- Paired with a Rockledge-Prairie Elevation-Ranch Plan! Cool Scheme
- 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 deck!
- Relax in your Master Suite accompanied by a plush 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!
- There is 1 Bedroom, a Full Bathroom, and a large Storage Room to complete the lower level!
- Energy Rated Home in the Desirable Low Maintenance Community of Villas at Mountain Shadows!

