



# Portfolio Homes

## Daybreak at Wolf Ranch

**Price Improvement**    **MLS# 4250601**

**Lancashire    6153 Radiant Sky Ln.    Lot: 96    Lot: 7,425 sqft.    \$449,888-Available NOW!**  
**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!

**Price Improvement**    **MLS# 2971419**

**Lancashire    6169 Radiant Sky Ln. Lot: 97    Lot: 7,425 sqft.    \$449,888-Available NOW!**  
**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!

Pricing and Availability Subject to Change Without Notice!  
Updated October 24, 2018

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

Scan with your  
smart phone  
for more  
information!





# Portfolio Homes

## Daybreak at Wolf Ranch

**Price Improvement**    **MLS# 3025201**

**Falkirk      6276 Cabbage Dr.    Lot: 66    Lot: 9,529 sqft.    \$449,888-Available NOW!**  
**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!

**MLS#9495546**

**Canton      6420 Cabbage Dr.    Lot: 57      Lot: 5,040 sqft.      \$458,888-Available in December!**  
**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!
- 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!

Pricing and Availability Subject to Change Without Notice!  
Updated October 24, 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

**Price Improvement**    **MLS# 4556711**

**Falkirk    10021 Thrive Lane    Lot: 22    Lot: 5,500    \$449,888-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!

**Price Improvement**    **MLS# 6994284**

**Waterford    10045 Thrive Lane    Lot: 13    Lot: 5,500 sqft.    \$489,888-Available in November!**  
**3 Bedroom    2.5 Bathroom    Study    3 Car Tandem Garage    3,036 finished sqft. /4,400 total sqft.**

- European Cottage Elevation-Stucco, Stone, Composite Roof- 2 Story Plan!
- Inviting and Spacious Entryway to a Stunning Curved Staircase!
- Enjoy your Great Room in front of the gas fireplace with stone surround, and plenty of 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 Area with Hardwood Flooring!
- A Study, 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 with separated vanities from tub/shower room, and the laundry room are conveniently located on the upper level.
- A spacious loft makes entertaining easy with a covered balcony just steps away, yielding Views!
- Unfinished Basement with 9' Ceilings gives you room to grow or excellent storage!
- Located in the Desirable Wolf Ranch Community!





# Portfolio Homes

## Wolf Ranch

MLS# 7924604

**Somerton III 6015 Griffin Dr. Lot: 7 Lot: 7,766 sqft. \$499,888-Available in January!**  
**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
- 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!

MLS# Pending

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

- Colorado 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 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!





# Portfolio Homes

## Bison Pointe

**Falkirk      10561 Kelowna View      Lot: 7      Lot: 5,900 sqft.      MLS# 5073984**  
**4 Bedroom      3 Bathroom      2 Car Garage      3,367 finished sqft. /3,618 total sqft.      \$533,888-Available in April!**

- 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 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!

**Edinburgh      10567 Kelowna View      Lot: 6      Lot: 5,861 sqft.      MLS# 7274798**  
**4 Bedroom      3 Bathroom      2 Car Garage      3,331 finished sqft. /3,713 total sqft.      \$526,888-Available in April!**

- 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 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!

