



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!





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 September!
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!

Wolf Ranch

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!

Pricing and Availability Subject to Change Without Notice!
Updated February 20, 2018

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

Scan with your
smart phone
for more
information!





Portfolio Homes

Wolf Ranch

Price Improvement **MLS# 8341180**

Eastleigh 5822 Thurber Dr. Lot: 24 Lot: 6,050 sqft. \$419,888-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 excellent storage needs!
- Desirable Wolf Ranch Community backing to an open trail! **HERS Rating 58**

MLS# 6072212

Lancashire 9812 Surrey Run Lot: 42 Lot: 7,897 sqft. \$480,888-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!

Pricing and Availability Subject to Change Without Notice!
Updated February 20, 2018

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

Scan with your
smart phone
for more
information!





Portfolio Homes

Wolf Ranch

MLS# 5816843

Hillingdon II 5798 Thurber Dr. Lot: 26 Lot: 6,600 sqft. \$474,888-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 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 and backs to a Walking Trail!

MLS# Pending

Kingsbridge 9828 Surrey Run Dr. Lot: 44 Lot: 9,954 sqft. \$478,888-Available in October!
3 Bedroom Study Loft 2.5 Bathroom 3 Car Garage 2,832 finished sqft. /4,146 total sqft.

- French Country 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 Party!
- A Study, Powder Room, and Mud Room complete the Main level!
- A Loft is the perfect place for a game night with a covered balcony just steps away!
- 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 Walk-Out Basement with 9' Ceilings gives you room to expand or outstanding storage!
- Located in the cul-de-sac in the Desirable Wolf Ranch Community!

