

2020 Northern Colorado

# Parade of homes

presented by 



Featuring Wonderland Homes

*Home Builders Association of Northern Colorado*



2020 Northern Colorado

Parade of homes  
presented by ①fnbo

SEPTEMBER 11 - 13 & SEPTEMBER 18 - 20

**ENTER - 2 - WIN**

**\$2,500**

**Toward a New Home Purchase or Remodel**

The FNBO \$2,500 Parade of Homes Giveaway Contest runs both weekends. Every home you visit during the 2020 Parade of Homes is an opportunity to enter. Just enter the code found in each home or showroom, or like NoCo HBA or FNBO on Facebook to enter the contest. A simple code could get you the money you need to help your home dreams come true.

For more information visit [www.nocohba.com](http://www.nocohba.com)







**Sleep better at night  
knowing your investment  
is protected by StrucSure  
Home Warranty.**



**STRUCSURE**  
HOME WARRANTY

## **HOW THE NATION'S BEST BUILDERS PROTECT THEIR BUYERS**



Ask your builder about multi-layer reinsurance protection for your home's HVAC, Plumbing, Electrical Systems and Structural Components from industry-leader, StrucSure Home Warranty.

**STACIE LOCKE**

Vice President of Sales, Rocky Mountain Region

1.877.806.8777 | [www.strucsure.com](http://www.strucsure.com)

REINSURED BY

**LLOYD'S**

**THE BEST HOMES IN AMERICA ARE PROTECTED BY STRUCSURE HOME WARRANTY**

# TABLE OF CONTENTS

## FEATURES

Letter from the HBA Chair .....	5
Map of Parade Homes .....	6
Getting to Know Wonderland Homes .....	8
Northern Colorado Housing Trends .....	17
How to Parade .....	21
Life at RainDance, Where Every Day is a Vacation .....	26
Homebuilding Industry Helps Rebuild Colorado's Economy .....	35
Before You Build: The Blueprint for Financing Your Dream .....	47
Matte Black vs. Gorgeous Gold: Which Fixtures are For You? .....	51
Building Happiness at Thompson River Ranch .....	53
StrucSure Home Warranty's People's Picks Voting Information .....	54



### COVER FEATURING WONDERLAND HOMES:

Our cover features a beautiful home designed and built by Wonderland Homes. Wonderland Homes is a local homebuilder that has been in Colorado for over 50 years. Wonderland prides itself on giving back to the community and on building quality homes which are 100% ENERGY STAR® certified. They strive to build homes that last and provide an experience that surpasses expectations. Read more about Wonderland Homes on page 8.

## FIND HOMES IN YOUR AREA

Longmont Area Parade Homes .....	11
Johnstown Area Parade Homes .....	13
Loveland Area Parade Homes .....	18
Greeley Area Parade Homes .....	25
Windsor Area Parade Homes .....	27
Timnath Area Parade Homes .....	33
Fort Collins Area Parade Homes .....	45

## PRESENTING SPONSOR:



We're proud to be partnering with the generous folks at FNBO on our \$2,500 Enter-to-Win Parade Contest. This amazing prize can help you purchase your brand new home or remodel your existing one. Every home you visit during this year's two-weekend Parade of Homes is another chance to win. Learn more at [www.nocohba.com](http://www.nocohba.com).



# HOME BUILDERS ASSOCIATION OF NORTHERN COLORADO COVID-19 PREVENTION PLAN



Staff and customers will practice frequent hand-washing.

Hand sanitizer will be available.



Frequently touched surfaces will be cleaned and disinfected often.

In accordance with Colorado Executive Order D 2020 138, masks are mandatory inside the homes.



We will consistently practice social-distancing strategies including maintaining a 6-foot distance from others and avoid shaking hands.

1907 N. Boise Ave., Unit 1  
Loveland, CO 80538  
970.686.2798



[www.NoCoHBA.com](http://www.NoCoHBA.com)  
Source: World Health Organization

# THANK YOU TO OUR GENEROUS PARTNERS!

PARADE OF HOMES PRESENTING  
SPONSOR:



PEOPLE'S PICKS SPONSOR:



COVER SPONSOR:



YARD SIGNS SPONSOR:



SILVER SPONSOR:



JUDGING SPONSOR:



## 2020 PARADE OF HOMES COMMITTEE

KELSI ADAMS, LANDMARK HOMES

DULCE ALIRE, NOCO HBA

JEN AMMERMAN, FIRST NATIONAL BANK

MORGAN GORDON, FERGUSON ENTERPRISES

ERIC MARR, ALPINE LUMBER

LORRI MCGREGOR, HERITAGE TITLE COMPANY

DAN MEDEIROS, LAND TITLE GUARANTEE

AMY MOOREHEAD, COMCAST

BRANDON MYERS, WESTMARK HOMES

MATT MYERS, GRANITE IMPORTS

STEVE NICHOLS, ALPINE LUMBER

LAURA OWNBEY, AMERICAN LEGEND HOMES

JENNIFER PURKEY, COLORADO BLINDS & DESIGN

MARY ROMANO, LOVELAND REPORTER-HERALD

JENNIFER SHEPERD, ELEVATIONS CREDIT UNION

STEPHANIE SHEPHARD, SPECIALTY APPLIANCE

LINDSEY SPINELLI, SAGGIO

TRICIA STEINBOCK, BEST EVENT RENTALS

CASSY TORRES, WELLS FARGO HOME MORTGAGE

LAUREN ULVEDAL, SPECIALTY APPLIANCE

HOME BUILDERS ASSOCIATION OF NORTHERN COLORADO





NAMED  
**BEST  
PARADE**  
IN THE  
UNITED  
STATES



## LETTER FROM THE CHAIR DAN ORMESHER

Welcome to the Annual Northern Colorado Home Builders Association Parade of Homes presented by FNBO.

This year has been a bit unusual, but we are working hard to bring you the same award-winning Parade of Homes that you have come to expect.

DAN ORMESHER  
CHAIR, NOCO HBA

The parade is the perfect opportunity to view some of the best-built homes in Northern Colorado. These homes showcase the value, quality, innovations and craftsmanship of NoCo HBA's builder members.



For two extended weekends, Sept. 11-13 and 18-20, these professionals open their doors and welcome you inside to enjoy the designs they've created. We encourage you to take part in the parade by visiting all 27 homes. This year we have three showrooms participating in the parade allowing homebuyers and homeowners to take their inspiration and put it into action. There's truly something for everyone. After you've explored everything there is to see, please remember to vote for your favorite entry to help select our StrucSure Home Warranty's People's Picks winners. At every home you can also enter to win \$2,500 to help with your new home purchase provided by FNBO.

MICHELLE MARISON  
CHAIR, PARADE OF  
HOMES COMMITTEE

Join us to see the latest design trends and newest materials. Builders, realtors and financial representatives will be at select sites answering questions. This is an excellent opportunity to establish relationships that will get you into a new home or have your existing home updated to fit your growing and changing needs.

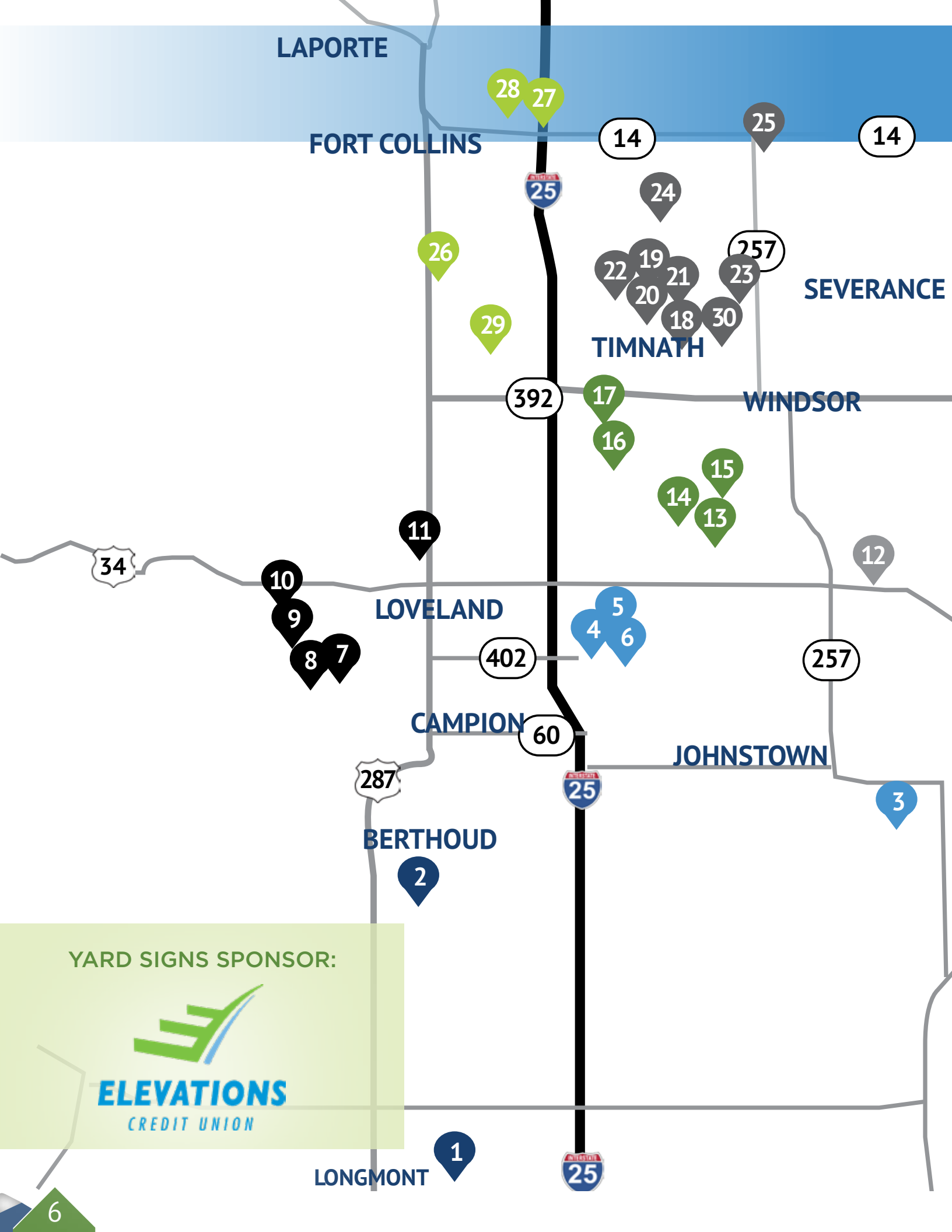


We appreciate your support and a big thanks to all of our partners, staff and volunteers who make our association a success.

We look forward to seeing you at the NoCo Parade of Homes!

DAN ORMESHER,  
2020 Chairman

NIKKI GIORDANO  
EXECUTIVE OFFICER,  
NOCO HBA



YARD SIGNS SPONSOR:



**ELEVATIONS**  
CREDIT UNION



# PARADE MAP

## LONGMONT AREA

1. Lennar | 1518 Otis Drive | \$527,900 | Page 11
2. American Legend Homes | 534 South 5th Street | \$691,753 | Page 12

## JOHNSTOWN AREA

3. Windmill Homes | 2780 Dawner Court | \$615,000 | Page 13
4. Oakwood Homes | 3617 Valleywood Court | \$357,900 | Page 15
5. Oakwood Homes | 3668 Crestwood Lane | \$382,600 | Page 15
6. Oakwood Homes | 3663 Driftwood Drive | \$379,115 | Page 18

## LOVELAND AREA

- ~~7. Custom On-Site Builders | 3689 Saguaro Drive | \$438,958 | Page 18~~
8. Glen Homes | 3704 Saguaro Drive | \$545,300 | Page 19
9. American Legend Homes | 4456 Martinson Drive | \$741,855 | Page 22
10. Custom On-Site Builders | 4795 Mariana Ridge Court | \$920,000 | Page 23
11. Tharp Custom Cabinetry | 380 West 37th Street | Page 24

## GREELEY AREA

12. Bartran Construction | 10417 12th Street | \$410,000 | Page 25

## WINDSOR AREA

13. American Legend Homes | 2132 Glean Court | \$762,380 | Page 27
14. Wonderland Homes | 2006 Autumn Moon Drive | \$715,603 | Page 28
15. Bridgewater Homes | 1901 Cloud Court | \$760,000 | Page 29
16. Landmark Homes | 8412 Cromwell Circle | \$684,809 | Page 30
17. Bath and Kitchen Idea Center | 4630 Royal Vista Circle, Ste 103 | Page 32

## TIMNATH AREA

18. WestMark Homes | 5177 School House Drive | \$534,830 | Page 33
19. Hartford Homes | 5711 Stone Fly Drive | \$550,000 | Page 34
20. Wonderland Homes | 5724 Jedidiah Drive | \$542,904 | Page 38
21. Wonderland Homes | 5800 Rendezvous Parkway | \$492,938 | Page 39
22. Toll Brothers, Inc. | 5601 Jedidiah Drive | \$650,000 | Page 40
23. Landmark Homes | 4288 Ardglass Lane | \$799,521 | Page 42
24. Hartford Homes | 2659 San Cristobal Court | \$635,835 | Page 43
25. Envision Homes | 2665 Cutter Drive | \$1,195,000 | Page 44
30. Lifestyle Custom Homes | 6950 Dornoch Court | \$1,276,000 | Page 41

## FORT COLLINS AREA

26. Specialty Appliance | 3710 Mitchell Drive, Ste 110 | Page 45
27. Lennar | 2903 Comet Street | \$464,900 | Page 46
28. Lennar | 458 Zeppelin Way | \$380,900 | Page 46
29. Toll Brothers, Inc. | 5944 Fall Harvest Way | \$750,000 | Page 49

34

# Getting to Know Wonderland Homes

Local character with a legacy of award-winning design and experience

**Wonderland Homes** is a local homebuilder with a 50-year legacy in Colorado. With such a longstanding Colorado history, we sometimes find it surprising that many people haven't heard of us before. Well here's your chance to get to know us. Our company's story began in 1966, in Boulder where we operated as a custom homebuilder. Since then, we have evolved into a local leader in building sustainable, character-filled homes and communities for thousands of happy homeowners throughout Colorado. We are privately owned by Steve Phua, Kolby O'Herron and John Picon; three genuine, down-to-earth men that truly care about our customers and strive for excellence in everything they do.



*Steve, Kolby and John –  
The Wonderland Homes Ownership Team*

What's unique about Wonderland Homes? Our mission and our tagline is "it's about character..." Character means a lot of things to us. Our team is filled with characters, we hire trade partners that bring character to the building process, and ultimately the most apparent quality is the character that we bring to the home designs we offer. We focus on contemporary styles and designs that stand out, while being pioneers in building science and comfort. Our homes are built for today's buyers with a discerning taste, while keeping our homes attainable for people from all walks of life. We work with some of the most sought-after architects in the country, to design a new collection of homes for every community. Personalization matters to Wonderland homeowners, which is why we offer a fully tailored experience for

each of our customers. We give you the option to visit the Saddleback Design showroom to choose from over 10,000 items - from wood flooring to kitchen backsplashes. With all of these choices, you can turn your home into your own little Wonderland! Like smart home features? Customers also have the option



*Wonderland Homes Courtyard in Denver*

to fully equip their home with key home automation upgrades, as well as high-end sound and security systems with our partners at Home Run Electronics.

Another key element that sets Wonderland Homes apart is that we pride ourselves on building 100% ENERGY STAR® Certified homes, homes that take care of our planet, and our customers. These days, energy is a limited resource and costs are climbing, so we make sure our processes and standards align with the guidelines set forth by ENERGY STAR®, a government-backed entity, guiding businesses in creating practices to help them achieve sustainability in their products. Say goodbye to poorly performing cooling and heating systems, and unnecessarily high energy bills. ENERGY STAR® is a process that is verified by our third-party building science inspectors at EnergyLogic, ensuring efficiency in all aspects of your future home and we take its guidelines very seriously.

We build with low emission building materials, which helps to improve the overall air quality within your home. Additionally, our energy-efficient homes are well insulated and moisture and air sealed, so when you're using heat or air-conditioning, the air is not escaping through windows and door cracks. Because we "build tight and ventilate right," our homes



provide fresh, clean air, and protect you from harmful pollutants like carbon monoxide. As a Wonderland homeowner - you can rest easy - we have done the work to make sure your home is not only “built to



*Blossom Model at Trailside on Harmony, Timnath*

code,” but rather, we strive for a higher standard of modern living.

Our team has selected some of the most unique and architecturally appealing homes to be part of this year’s parade. Each one of these homes brings fresh and modern design thanks to our partnership with amazing professional designers of Jones Design Group. Also, we have selected finishes through the Saddleback Design showroom to produce distinctively stunning homes. At the Trailside on Harmony community in Timnath, Colorado, we are showcasing our modern farmhouse Blossom floorplan – the former Denver HBA “Home of the Year” winner that has a large, private balcony off of the owner’s suite. Plus, you’ll see something unique in our mid-century modern Basil ranch floorplan that brings new meaning to duplex “paired” homes. At the exciting RainDance Community in Windsor, Colorado, we are showcasing a large two-story home that features a carriage house above a two-car detached garage.

As we build upon this continuing relationship with the communities in Northern Colorado, it is important to invest in the lives of the people who have lived and grown in the area. We take pride in the many philanthropic organizations we support, to have a positive impact on the communities in which we build.

One organization that is near and dear to our hearts is the Colorado Initiative for Inclusive Higher Education, also known as “IN!”. IN! strives to

2020 PARADE OF HOMES



*Owner, Steve Phua with his son Max*

create inclusive college opportunities in Colorado for students with intellectual disabilities; to foster academic growth, social development, and career advancement. Wonderland Homes is a proud sponsor of IN! and our President and CEO, Steve Phua, serves on the Board of Directors, as a Past President of IN!. Phua is extremely passionate about giving back to his local community



*Our Daphne Model with Carriage Unit at RainDance, Windsor*

and his work at IN!, partly due to the pride and passion he has in raising his son with intellectual disabilities. Because of Phua’s enthusiasm and dedication to IN!, Wonderland Homes is donating all of the proceeds from a home that is currently under construction and for sale in Timnath, Colorado.

As you tour in this year’s Parade of Homes, we hope that you’ll take a moment to stop into one of our five models currently open Tuesday through Saturday, from 10 a.m. to 6 p.m., and Sunday from 12 p.m. to 5 p.m. and Monday from 12 p.m. to 6 p.m. Come by, say hello, and get to know our team, company and homes!

To learn more visit [wonderlandhomes.com](http://wonderlandhomes.com) or call our specialist, Christina at 970-329-8889 to schedule your private tour today.

# We'll guide you home, NoCo.



**Jen Ammerman**

[jammerman@1stnationalbank.com](mailto:jammerman@1stnationalbank.com)

970-481-9370

NMLS# 1271884



**William Griffiths**

[wgriffiths@fnni.com](mailto:wgriffiths@fnni.com)

970.494.5291

NMLS# 36542

## Our Construction Mortgage Experts

 **fnbo** | MORTGAGE

[fnbo.com/mortgage](https://fnbo.com/mortgage)







www.lennar.com

Price: \$527,900  
Sq. Ft.: 2,763  
Bedrooms: 5

Bathrooms: 4  
Garage: 3  
Single Family

The Stonehaven is a 2,763 square foot two-story home featuring 5 bedrooms. Master suite includes a garden tub, dual vanities and walk-in closets. Main level's open area encompasses the kitchen, breakfast nook and family room. Kitchen features a pantry, working island, owner's entry and pocket office off the 3-car garage.

**Directions:** From I-25, take CO-66 Exit (#243), West on CO-66, L on E County Line Rd, R on E 17th Ave, L on Moonlight Dr, L on Otis Dr

LISTING AGENT

Jacie Dickerson | jacie.dickerson@lennar.com  
(720) 713-7574

BROKER  
LENNAR

# AGGIE

## Plumbing & Service, Inc.



**We provide installation, maintenance and repair services in the following areas:**

- Residential Construction
- Commercial Construction
- Residential Services
  - General Plumbing issues
  - Garbage Disposals
  - Gas Lines
  - Tankless Water Heaters
- New Fixtures/Installations/Remodels
- Rental/Realtor Property Services



***"Superior Service at the Most Reasonable Rates"***

**AGGIE**  
Plumbing & Service, Inc.

aggieplumbing.com

(970)226-9979



2

534 SOUTH 5TH STREET  
BERTHOUD

HERITAGE  
RIDGE



**Price: \$691,753**  
**Sq. Ft.: 3,166**

**Bedrooms: 4**  
**Bathrooms: 5**

**Garage: 3**  
**Single Family**

This creatively styled two-story home has wow factors around every corner. From a blue barn door enclosed office, to a massive great room with cross-hatched ceiling beams and large windows, a fresh gourmet kitchen, and a guest suite are just a few features on the main level. Transcending up the grand staircase you are greeted with a large laundry room and open game room. Also on the upper level you will find a large master en suite, and 2 bedrooms attached to a Jack-n-Jill style bath. For the golf lovers there is a surprise in the basement of this home!

**Directions:** From I-25, take CO-56 Exit (#250), West on CO-56, at traffic circle take second exit to continue on CO-56, L on S 5th St

**Meet the Builder | [www.amlegendhomes.com](http://www.amlegendhomes.com)**

At American Legend Homes we create more than just innovative designs. We emphasize the importance of building enduring relationships with our clients and achieving unparalleled customer satisfaction. American Legend Homes is a family- and employee-owned, award-winning organization focused on thoughtful designs, quality craftsmanship and superior customer service.

LISTING AGENT

Melissa Chana | [mchana@alhld.com](mailto:mchana@alhld.com)  
(970) 528-0148

BROKER



VENDORS

Academy Mortgage  
Land Title Guarantee | Imagine More



FOSSIL PARK AT  
CENTENNIAL  
CROSSING

2780 DAWNER COURT  
MILLIKEN

3



**Price: \$615,000**  
**Sq. Ft.: 3,223**



**Bedrooms: 5**  
**Bathrooms: 3**

**Garage: 3.5**  
**Single Family**

The Copper by Windmill Homes is a masterpiece, a stunning open floorplan ranch with an amazing finished basement. With Colorado living in mind, the Copper was designed to be full of light and windows, showcasing the wide-open space behind the home. Carefully curated spaces and finishes complete the home, while the finished basement provides the ultimate access to grand outdoor living and relaxation.

**Directions:** From I-25, take CO-60 Exit (#252), East on CO-60/State Hwy 60, R on Alice Ave, L on Co Rd 46, L on Dawner Ln, R on Dawner Ct

**Meet the Builder | [www.mywindmillhomes.com](http://www.mywindmillhomes.com)**

At Windmill Homes, we're more than just a homebuilder. Our approach to design, personalization and a collaborative experience has resulted in a more empowered and confident homebuyer. More importantly we reflect the uniqueness of those who live in our communities.

LISTING AGENT  
info@mywindmillhomes.com  
(970) 587-6966



VENDORS  
Binns Design Services | Imagine More  
Moen | Signature Stone





# Stuck at home? You may as well enjoy it.

## Enhancing Your Landscape

Outdoor living is an essential part of any Colorado lifestyle. With over 20 years of experience, let our team transform your outdoor area into somewhere you can enjoy and relax.

**Contact Us For a Free Estimate**

Call or Text @ 970-231-2151 | [www.BlocLLC.com](http://www.BlocLLC.com)



## Serving Northern Colorado Residential and Commercial Properties

Landscape Design  
 New Installations  
 Hardscaping  
 Fences & Pergolas  
 Water Features  
 Irrigation

Concrete  
 Patios  
 Walkways  
 Landscape Lighting  
 Outdoor Kitchens  
 Firepits





THOMPSON RIVER RANCH

# 3617 VALLEYWOOD COURT JOHNSTOWN

4



[www.oakwoodhomesco.com](http://www.oakwoodhomesco.com)

**Price: \$357,900**  
**Sq. Ft.: 2,234**  
**Bedrooms: 3**

**Bathrooms: 3.5**  
**Garage: 2**  
**Single Family**

The low maintenance Volante floorplan is a three-story home and part of The Carriage House Collection. Features include an enlarged island, spa master shower and "flex room" which gives you the flexibility to create the room that fits your lifestyle. Come discover one of our most popular floorplans – the Volante.

**Directions:** From I-25, take 14th St SE/E Co Rd 18, East on E Co 18, keep R at fork and continue on E Co 18, at traffic circle take second exit to SE Frontage Rd, R on River Ranch Pkwy

## LISTING AGENT

Kristen White | [kristen@frsold.com](mailto:kristen@frsold.com)  
(720) 607-4337

## BROKER



THOMPSON RIVER RANCH

# 3668 CRESTWOOD LANE JOHNSTOWN

5



[www.oakwoodhomesco.com](http://www.oakwoodhomesco.com)

**Price: \$382,600**  
**Sq. Ft.: 3,507**  
**Bedrooms: 4**

**Bathrooms: 3**  
**Garage: 3**  
**Single Family**

Combining thoughtful floor plans, distinct architecture and premier locations make our homes one-of-a-kind. We pride ourselves in building homes tailored to your lifestyle that are built to last. With over 20 years in the industry, our portfolio consists of everything from custom and semi-custom homes to townhomes and condominiums.

**Directions:** From I-25, take 14th St SE/E Co Rd 18, East on E Co 18, keep R at fork and continue on E Co 18, at traffic circle take second exit to SE Frontage Rd, R on River Ranch Pkwy, L on Crestwood Ln

## LISTING AGENT

Kristen White | [kristen@frsold.com](mailto:kristen@frsold.com)  
(720) 607-4337

## BROKER



# We build foundations.

**Not the kind these beautiful homes sit on. The kind that relationships are built on. To us, what we do is less important than what we can do for you. Help you build a home? Help you buy a home? That's why we're here. And here matters, because that's where all the decisions are made – here in Northern Colorado.**



## **Jerry Runta**

Sr. Vice President – Commercial  
Real Estate & Builder Loans  
Ph (970) 466-9068  
jrunta@fmsbank.com  
NMLS #1009125



## **Tracy Axton**

Sr. Vice President – Real Estate  
Ph (970) 978-4502  
taxton@fmsbank.com  
NMLS #460740

fmsbank.com



Baessler Homes brings innovative and thoughtful new home designs at price points you can afford. New communities across Northern Colorado with Townhomes and Single Family Homes starting in the \$200's.

Contact Us Today!

970-573-7033

www.BaesslerHomes.com

*Building Your Lifestyle*

Your Hometown Builder Since 1968





# NORTHERN COLORADO

## HOUSING TRENDS

By: Jerry Runta, FMS Bank

COVID-19 quickly made many people realize the limitations of urban life. Cities with higher population densities, like New York, saw more cases and restrictions. Suburban areas give people more space and the ability to socially distance more effectively. Suddenly, for many people the idea of bustling city life was much less appealing than the prospect of a quiet home in the suburbs.

As the economy rebounds and people return to work or search for new jobs, suburban areas are expected to see a boom in people wanting to leave the city. In recent years, Northern Colorado created more jobs at an annual percentage than the Denver Market, according to John Covert, a director at Metrostudy. In March 2020, Weld and Larimer counties reached a peak labor force of 290,000. With increased activity, home prices are rising in Larimer, while Weld county prices have remained a little steadier.

Northern Colorado entered 2020 underbuilt. The majority of the new homes under construction will be

single-family homes. The coronavirus hit multifamily homes significantly more than single-family, especially apartments. Sales for these types of units are expected to be down more than 20% this year. Most of these units are purchased as rentals. Robert Dietz, the chief economist for the National Association of Home Builders predicts that there's a small window where there will be an increase in demand for single-family homes built to rent instead of own.

The pandemic might also leave a lasting mark on home design. People aren't necessarily looking for more square footage, however they are looking to allocate space to home gyms and offices. Although it was originally forced by COVID, many employers now recognize the benefits and possibilities of employees doing part-time or full-time remote work. With this shift in work, homeowners recognize the importance of having a dedicated office space that allows them to be more productive and efficient while at home.

Northern Colorado's construction industry remained open during the shutdown, however changes in the process were made to make buying and selling homes a safe and enjoyable experience. Virtual tours and private self-tours grew in popularity and will probably stick around as options for viewing homes on the market.



**JERRY RUNTA**  
Senior VP  
Commercial Real Estate & Builder Loans  
NMLS#: 1009125  
Cell: (970) 466-9068  
jrunta@fmsbank.com

Jerry Runta's career as a residential and commercial mortgage banker began in 1979. He's held many executive level positions ranging from big banks to community banks and mortgage banking to working as an entrepreneur. He started at FMS Bank in 2016 and loves the model of developing lasting relationships with customers. He currently serves on the Board of Directors for NoCo HBA and the Colorado Association of Home Builders.





6

# 3663 DRIFTWOOD DRIVE JOHNSTOWN

THOMPSON  
RIVER  
RANCH



[www.oakwoodhomesco.com](http://www.oakwoodhomesco.com)

**Price: \$379,115**

**Bathrooms: 3.5**

**Sq. Ft.: 2,717**

**Garage: 2**

**Bedrooms: 4**

**Single Family**

The beautiful Granby floorplan is a two-story home with a finished basement. The Granby "wow" features include the enlarged island, spa master shower and our "flex room" which gives you the flexibility to create the room your family needs. Come discover one of our most popular floorplans - The Granby.

**Directions:** From I-25, take 14th St SE/E Co Rd 18, East on E Co 18, keep R at fork and continue on E Co 18, at traffic circle take second exit to SE Frontage Rd, R on River Ranch Pkwy, R on Driftwood Dr

## LISTING AGENT

Kristen White | [kristen@frrsold.com](mailto:kristen@frrsold.com)  
(720) 607-4337

## BROKER



7

# 3689 SAGUARO DRIVE LOVELAND

DAKOTA GLEN



[www.cosmo.com](http://www.cosmo.com)

**Price: \$438,958**

**Bathrooms: 2**

**Sq. Ft.: 1,500**

**Garage: 2**

**Bedrooms: 2**

**Single Family**

Enjoy finishes like slab granite, tile backsplash and stainless steel appliances. Hardwood floors in great room, kitchen, dining and hallways. Open floor plan with beautiful corner gas fireplace. Large master bedroom, en suite bath with granite counters, poured pan tile shower with bench and master closet. Enjoy the outdoor covered patio.

**Directions:** From I-25, take Hwy 402 Exit (#255), West on Hwy 402, R on Angora Dr, L on Prickly Pear Dr, L on Saguaro Dr

## LISTING AGENT

Venna Hillman | [vennarealty@mac.com](mailto:vennarealty@mac.com)  
(970) 590-1832

## BROKER



## VENDORS

The Light Center | Loveland Design Center  
Specialty Appliance | D&I Prehung Door



**Price: \$545,300**  
**Sq. Ft.: 3,118**

**Bedrooms: 3**  
**Bathrooms: 3**

**Garage: 2**  
**Single Family**

The new Vail Valley plan by Glen Homes offers a well-thought-out interior design that creates a warm and relaxed feel in a downsized ranch. Large southern exposure windows enhance the open floor plan in the kitchen/dining/great room area. Superior craftsmanship is evident throughout the designer finishes, right down to a convenient barn door! The kitchen boasts today's newest black stainless options for appliances. Added living space in the finished basement delivers more options for today's families. Dakota Glen's next phase, The Enclave offers new luxury patio home plans with amazing mountain and water views.

**Directions:** From I-25, take Hwy 402 Exit (#255), West on Hwy 402, R on Angora Dr, L on Prickly Pear Dr, L on Saguaro Dr

**Meet the Builder | [www.dakotaglen.com](http://www.dakotaglen.com)**

Glen Homes is one of Loveland's premier homebuilders. We'll work with you to build your dream home. Whether you want to start with one of our floor plans and change it up, or bring in an architect to start from scratch, we'll help you create a custom home for you.

**LISTING AGENT**

Venna Hillman | [vennarealty@mac.com](mailto:vennarealty@mac.com)  
(970) 590-1832

**BROKER**



**VENDORS**

The Light Center | Dale's Carpet One  
Bloedorn Lumber | Loveland Ready Mix





# SD | ELEVATING THE LENDING EXPERIENCE

## Why choose Sandy and her team?

### *Local and Respected*

- Local Greeley Office
- Part of Cherry Creek Mortgage Family of Companies
- In-House Processing, Underwriting, Closing and Funding
- Preferred Lender for 5+ Builders / Developers in Colorado

### *Knowledgeable and Efficient*

- No Origination, Processing or Underwriting Fees
- Access to Multiple Loan Products & Down Payment Assistance Programs
- Faster, More Efficient Closings
- Secure Buyer Portal for Your Documents and Loan Status Updates
- Competitive Rates

### *Hablamos Español*

We deliver a smarter, faster, and all-around better home financing experience through fine-tuned processes and expert support.



**Sandy Lisenbee** *Loan Originator NMLS # 1418941*  
O: (719) 277-9241 | C: (720) 577-5940 | [slisenbee@pentrustmortgage.com](mailto:slisenbee@pentrustmortgage.com)





# HOW TO PARADE

By: 2020 Parade of Homes Committee

The annual Parade of Homes is a highly anticipated event in our Northern Colorado community. If you're looking for a home to purchase, staging and décor inspiration, or just want to spend the day viewing what our local builders have to offer, the parade is always packed with inspiration and enjoyment. Whether this is your first Parade of Homes or you're an annual attendee, here are some tips and tricks to help you have a successful experience.



**Essentials Checklist** – Before you hit the road be sure to stock the car with water and snacks. Also,

check that you have sunglasses, a phone charger and an extra layer of clothes for pop-up Colorado summer storms.



**Pick Your Playlist** – You're going to be on the road most of the day, make your drive time enjoyable with a playlist of your favorite tunes!



**Bring a Friend** – Brighten your day by bringing a friend! Sharing your opinions and inspiration from all the beautiful homes you visit is an even more special experience.



**Plan a Route** – There are 27 homes and three showrooms in the Parade this year. In order to make the most of your day we highly recommend planning a route. Start with your “must see” homes. Don't worry – if you don't get to all of your homes in one day you can split your route up into two days or even two weekends as the parade takes place Sept. 11-13 and Sept. 18-20.



**Budget Your Time** – Since there are many homes to see and only two weekends to do so, we suggest setting a time limit for every home you visit. A good amount of time is about 20 minutes.



**Be a Judge** – This year's Parade of Homes invites you to be a judge and cast your vote in the virtual

StrucSure Home Warranty People's Picks categories. Come with your best viewing eyes and make notes of your favorite rooms, finishes, overall homes and more!



**Safety First** – Assure that you're ready to safely parade the day away with

a mask, gloves, hand sanitizer and social distancing practices in mind. Each home will adhere to local COVID mandates and encourage all of these practices for everyone's health and safety.



**Shoes Off, Shoes On** – It's polite home visiting etiquette to either wear shoe

booties or to take your shoes off. To make things easy, wear shoes that are easy to slip off and on all day or ones that you're OK placing booties over.



**Follow the Red Balloon** – As you are traveling from house to house, keep an eye out for large balloons

in the sky. These help you locate some of the homes. Many new communities don't register on GPS quite yet, so these big red balloons will help you find your destination.



**Stay Connected** – Take photos and tag the builders on social media. Share

your photos so they can hear about what you liked in their homes and you may even get featured on their page!



**Win Big** - FNBO is giving away \$2,500 to one lucky attendee! Visit all 30 parade entries for multiple chances to win!

## MORE PARADE FUN

- Hungry? Stop by [Specialty Appliances](#) for live cooking demos and snacks!
- [Tharp Cabinets](#) will be providing snacks, drinks, goodie bags and door prizes.
- Visit [Bath & Kitchen Design](#) and enter to win several giveaways including new plumbing items and luxury products.
- [Landmark Homes](#) will be raffling off rounds of golf and giving out coupons for Pizza Vino.
- Visit the [Windmill Homes](#) beer tent on Friday, Sept. 11 and Sno-Cone truck on Friday, Sept. 18.
- [Lennar](#) will be giving away a \$100 gift card drawing at Shadow Grass and Mosaic locations:  
1518 Otis Dr. – Longmont  
458 Zeppelin Way – Fort Collins
- [American Legend Homes](#) will have pre-packaged snacks and beverages at their locations:  
534 South 5th St. – Berthoud  
4456 Martinson Dr. – Loveland  
2132 Glean Court – Windsor

9

4456 MARTINSON DRIVE  
LOVELAND

THE ENCLAVE AT  
MARIANA BUTTE



**Price: \$741,855**  
**Sq. Ft.: 3,119**

**Bedrooms: 3**  
**Bathrooms: 3**

**Garage: 2**  
**Single Family**

A home with impressive views! This ranch style home boasts 11-foot ceilings in the main living area, allowing impressive lake and mountain views through large windows. Wood beams across the ceilings and a shiplap encased fireplace make the family room a showstopper. The great room is home to a chef's kitchen featuring a large island and farm-style sink. The master suite features a double vanity bathroom and large walk-in closet that connects to the laundry room. The finished basement has a large rec room and bedroom styled as a gym. Enjoy amazing lake and mountain views from the lower level.

**Directions:** From I-25, take Eisenhower Blvd Exit (#257), West on Eisenhower Blvd, L on S Wilson Ave, R on W 1st St, L on Green Valley Dr, R on Martinson Dr

**Meet the Builder | [www.amlegendhomes.com](http://www.amlegendhomes.com)**

At American Legend Homes we create more than just innovative designs. We emphasize the importance of building enduring relationships with our clients and achieving unparalleled customer satisfaction. American Legend Homes is a family- and employee-owned, award-winning organization focused on thoughtful designs, quality craftsmanship and superior customer service.

LISTING AGENT

Zuzana Balzerova | [zbalzerova@alhlt.com](mailto:zbalzerova@alhlt.com)  
(970) 966-7771

BROKER



VENDORS

Academy Mortgage | Kimbel Mechanical Systems | Ferguson Enterprises





THE RIDGE AT MARIANA

# 4795 MARIANA RIDGE COURT LOVELAND

# 10



**Price: \$920,000**

**Bathrooms: 4**

**Sq. Ft.: 3,664**

**Garage: 3**

**Bedrooms: 4**

**Single Family**

Views at the end of a cul-de-sac. Enjoy landscaping, outdoor deck and custom stamped concrete. Features extended hardwood flooring, knotty alder cabinetry and trim, butler's pantry, barn doors, pot filler, built-in cabinetry, farmhouse sink and two-zone heating. Walkout basement offers 2 bedrooms, full bath, wet bar and family room.

**Directions:** From I-25, take Eisenhower Blvd Exit (#257), West on Eisenhower Blvd, L on Rossum Dr, R on Mariana Ridge Ct

[www.cosbuilders.com](http://www.cosbuilders.com)

## LISTING AGENT

Tara Moreno | [taramoreno@gmail.com](mailto:taramoreno@gmail.com)  
(970) 443-5034

## BROKER



## VENDORS

The Light Center | Loveland Design Center  
Specialty Appliance | D&I Prehung Door

# We nail the advertising, so you can focus on the building.



[WWW.SAGGIO.COM](http://WWW.SAGGIO.COM) [CHAT@SAGGIO.COM](mailto:CHAT@SAGGIO.COM)



Locally-owned and operated since 1971, Tharp has grown to be Colorado's largest custom cabinet manufacturer. Over 7,000 square feet of showroom selections and 100,000 square feet of manufacturing space in Loveland. Through passionate craftsmen and expert on-staff designers, we help each client bring it all together to fit their personality and lifestyle. But don't take our word for it... Experience it for yourself.

**Directions:** From I-25, take CO-392/East Country Rd 32 Exit (#262), West on CO-392, L US-287/Lincoln Ave, R on W 37th St, L on Directory Pl

**Top Brands**

Traditional Face Frame cabinets; European Frameless cabinets; Custom cabinets for all rooms including vanity, kitchen, basement, bedroom, mudroom, living room, wet bar, home office, laundry room, etc.

**Tharp Custom Cabinetry** | [www.tharpcabinets.com](http://www.tharpcabinets.com)

Ming Rummery | [info@tharpcabinets.com](mailto:info@tharpcabinets.com) | (970) 667-7144



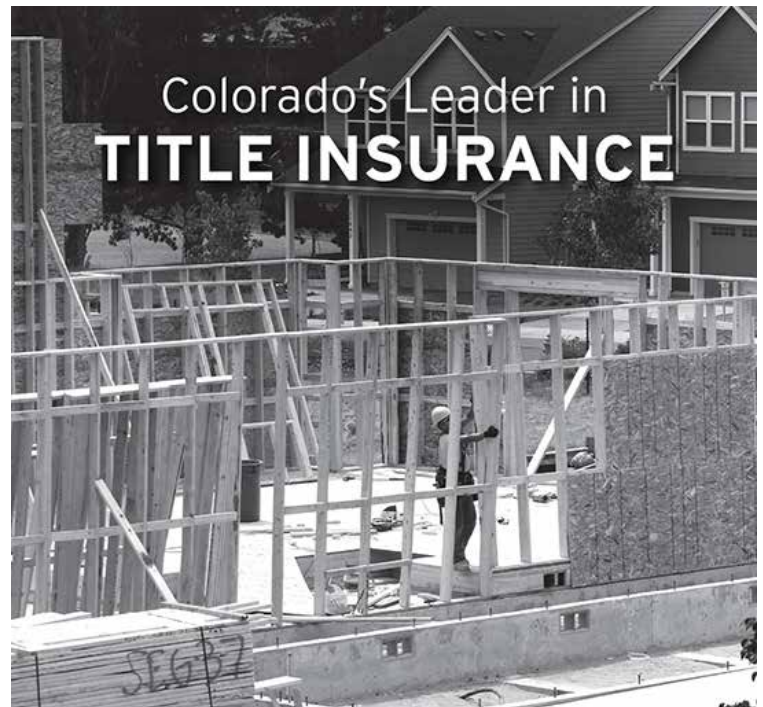
**INDEPENDENT  
PLUMBING  
SOLUTIONS, INC.**



*Your solution for a beautiful home.*

IPS can help you achieve stunning projects like these with high quality, professional, competitively plumbing services. When you're considering new construction, remodeling or repairs, give us a call to discover how a partnership with IPS can help you realize the home of your dreams.

[www.iplumbingsolutions.com](http://www.iplumbingsolutions.com) **970-566-1377**



Colorado's Leader in  
**TITLE INSURANCE**

Land Title is a proud supporter of the 2020 Northern Colorado Parade of Homes.

Visit us at [www.ltgc.com](http://www.ltgc.com)







PROMONTORY  
POINT

10417 12TH STREET  
GREELEY

12



**Price: \$410,000**  
**Sq. Ft.: 2,766**

**Bedrooms: 4**  
**Bathrooms: 4**

**Garage: 2**  
**Single Family**

Named after Colorado Supreme Court Justice George H. Bradfield whose Greeley home was built in 1907. The main floor has an eating bar in the open kitchen/family room, and an office. Upstairs has 3 bedrooms, 2 baths and an open loft. Lower level has a recreation room and 4th bath.

**Directions:** From I-25, take US-34 E Exit (#257), East on US-34, take Business 34/10th St Exit, North-East on Business 34/10th St, R on Promontory Pkwy, at traffic circle take second exit to 11th St, L on 12th St

**Meet the Builder | [www.promontorypoint.net](http://www.promontorypoint.net)**

Dan Bartran is a third-generation builder with a tradition of quality. Bartran Homes has been serving Northern Colorado for over 70 years. Dan and his team provide assurance that you and your new home are in capable hands with Bartran Homes.

LISTING AGENT

Tawnya Yurt | [tyurt@thegroupinc.com](mailto:tyurt@thegroupinc.com)  
(970) 481-1810

BROKER



VENDORS

Alpine Cabinets | Independent Roofing  
Poudre Valley Air | Ferguson



# LIFE AT RAINDANCE, WHERE EVERY DAY IS A VACATION



*By: Nikki Giordano, Executive Officer, NoCo HBA*

Colorado living often feels like a vacation destination with its scenic views at every turn and endless recreation opportunities throughout every month of the year. But one community truly embodies the feeling of vacation-style living. RainDance is the largest master-planned community in Northern Colorado and one of the nation's top-selling.

This picture-perfect community is set among a beautiful landscape sprinkled with parks, miles of trails and a planned 18-hole golf course. The 13-acre RainDance Park, at the center of the community, is full of summer fun. Inside residents will find the RainDance River Resort, Northern Colorado's largest water park that includes a lazy river, waterslide, lap lanes, play pool and splash pond. It also has a concession stand and a weekly food truck. The water park is free to residents and qualified builder customers for the first two years.

RainDance Park will also have gardens and open lawns, with plenty of room for families to roam and explore the outdoors. The community has 15 miles of planned community trails for walking, jogging and biking. The trails connect to the 21 miles of the Poudre River Trail Corridor and the 40-plus miles of paved, natural and open space trails of Windsor. Water activities do not end at the water park, the community also has a trout pond for anglers. If you don't get a bite, grab a bite at Ted's Sweetwater Grill next to the pond. If you do find success, bring your freshly caught trout in for the chefs to incorporate in your meal.

"The cool thing about the future of RainDance is it's only going to get better," said Martin Lind, RainDance developer. "The trees will get more rooted in. The orchards will get more fruitful. When you come down Crossroads Blvd. and you see all this open space and all these farms that will be preserved forever, the future generations are going to

go 'Wow, something really special happened in these 4,000 acres of Windsor, Colorado.' And that's the legacy we want to leave."

RainDance feels like an oasis but its central location makes it a quick commute anywhere. The community is centrally located 2 miles east of I-25 along Crossroads Blvd., making it within a 15-minute drive of downtown Fort Collins, Greeley and Loveland. Six of Northern Colorado's finest homebuilders are building beautiful homes for RainDance residents. The diversity of builders gives potential homebuyers the luxury of finding the right fit for their family's unique needs and lifestyle. You can also purchase a fresh homesite to create a custom home.

Dining, recreation, beautiful homes and fun-in-the-sun, RainDance is a great option for any Colorado family looking to live a full life right outside their backyard. For more information visit [www.raindancecolorado.com](http://www.raindancecolorado.com).







**Price: \$762,380**

**Sq. Ft.: 3,896**

**Bedrooms: 5**

**Bathrooms: 4**

**Garage: 3**

**Single Family**

A fresh ranch with a finished basement is one of ALH's most popular designs. This tastefully curated home displays smart storage and modern style throughout. The open main floor entry features an office, 2 beds and a bath. Continuing further you're greeted with an 11-foot great room highlighted by an eye-catching fireplace and open chef's kitchen. The bright master suite features custom wall detailing and a crisp dual vanity bath. Continuing down the open stairs you'll find a rec room with bar, bath and 2 more bedrooms – one styled as a crafter's dream.

**Directions:** From I-25, take E Crossroads Blvd Exit (#259), East on Crossroads Blvd, at traffic circle take second exit onto Covered Bridge Pkwy, L on Iron Wheel Dr, L on Glean Ct

**Meet the Builder | [www.amlegendhomes.com](http://www.amlegendhomes.com)**

At American Legend Homes we create more than just innovative designs. We emphasize the importance of building enduring relationships with our clients and achieving unparalleled customer satisfaction. American Legend Homes is a family- and employee-owned, award-winning organization focused on thoughtful designs, quality craftsmanship and superior customer service.

LISTING AGENT

Nicole Kelly | [nkelly@alhlt.com](mailto:nkelly@alhlt.com)  
(970) 460-9106

BROKER



VENDORS

Ferguson | Rio Grande Co  
Imagine More





**Price: \$715,603**  
**Sq. Ft.: 2,720**

**Bedrooms: 4**  
**Bathrooms: 3.5**

**Garage: 3**  
**Single Family**

This home's carriage house has everybody talking. See the amazing extended living options that the carriage house provides over the 2-car detached garage. Call it a "tiny house" or an extravagant apartment complete with a bedroom, bathroom, living room and kitchenette. Not to mention, customers are loving the main home and all of the character-filled design elements. You won't want to miss seeing an amazing home that you won't see anywhere else.

**Directions:** From I-25, take E Crossroads Blvd Exit (#259), East on Crossroads Blvd, L on Co Rd 13, at the roundabout take first exit onto New Liberty Rd, R on Autumn Moon Dr

### Meet the Builder | [www.wonderlandhomes.com](http://www.wonderlandhomes.com)

Wonderland Homes is a local homebuilder that has been in Colorado for over 50 years. Wonderland prides itself on giving back to the community and on building quality homes which are 100% ENERGY STAR® certified. They strive to build homes that last and provide an experience that surpasses expectations.

### LISTING AGENT

Christina Tamerlano | [sales@wonderlandhomes.com](mailto:sales@wonderlandhomes.com)  
(970) 329-8889

### BROKER







[www.bridgewaterhomes.com](http://www.bridgewaterhomes.com)

**Price: \$760,000**

**Bathrooms: 3**

**Sq. Ft.: 3,709**

**Garage: 5**

**Bedrooms: 4**

**Single Family**

The Hudson by Bridgewater Homes features a 5-car garage. Entertainer's dream with covered patio backing to the RainDance Orchard, gourmet kitchen and finished basement with wet bar. As you enter one of our homes, you'll understand our commitment and guarantee of service, quality and craftsmanship.

**Directions:** From I-25, take E Crossroads Blvd Exit (#259), East on Crossroads Blvd, L on Co Rd 13, at the roundabout take first exit onto New Liberty Rd, R on Orchard Bloom Dr, R on Reliance Dr, R on Cloud Ct

LISTING AGENT

Leslie Moen | [Leslie@bridgewaterhomes.com](mailto:Leslie@bridgewaterhomes.com)  
(970) 371-7966

BROKER



VENDORS

Tharp Cabinets | Sutherlands  
BLOC Landscape | Barton Supply

THIRD ANNUAL  
**HOLIDAY HOME TOUR**  
BENEFITING VOICES CARRY CHILD ADVOCACY CENTER



*Holiday Home Tour*

**FRI, NOV. 20**  
2PM - 7PM

**SAT, NOV. 21**  
10AM - 3PM

- Thank You to our Sponsors -



**GET IN THE HOLIDAY SPIRIT!**  
Tour four luxurious homes in the Fossil Lake Ranch neighborhood – decorated by top local designers and florists for this festive time of year!

**TICKET SALES BEGIN**  
Monday, October 5th

Purchase tickets online at  
[voicescarrycac.org](http://voicescarrycac.org)  
or at the following locations:



More info at [voicescarrycac.org](http://voicescarrycac.org) or email [jill@mantoothcompany.com](mailto:jill@mantoothcompany.com)

Look closely, you will find the amazing deal that our client was able to get\*



**CENTENNIAL LEASING & SALES**  
OF NORTHERN COLORADO

Look at the right corner. The BEST deals are always in the corner. Look at the skyline.

970-225-2205 [fortcollins.clscars.com](http://fortcollins.clscars.com)



16

8412 CROMWELL CIRCLE  
WINDSOR

THE PARKS AT  
COUNTRY FARMS  
VILLAGE



**Price: \$684,809**  
**Sq. Ft.: 3,773**

**Bedrooms: 4**  
**Bathrooms: 3.5**

**Garage: 3**  
**Single Family**

Welcome home to the open concept, ranch-style floor plan from Landmark Homes, where function meets form! The Hillsdale model provides ample main floor living space, including two en suites, a bright study, powder room and generous space for entertaining in the living room directly offset from the gourmet kitchen. The finished basement is ideal for movie/game night and comes complete with a well-appointed wet bar, and 2 bedrooms and bathrooms. Gorgeous designer finishes, quality and central location adjacent to a brand new elementary, make The Parks at Country Farms Village the perfect place to call home!

**Directions:** From I-25, take CO-392 Exit (#262), East on CO-392, R on Co Rd 5, R on Annapolis Dr, R on Cromwell Cir

**Meet the Builder | [www.mylandmarkhomes.net](http://www.mylandmarkhomes.net)**

Combining thoughtful floor plans, distinct architecture and premier locations make our homes one-of-a-kind. We pride ourselves in building homes tailored to your lifestyle that are built to last. With over 20 plus years in the industry, our portfolio consists of everything from custom and semi-custom homes to townhomes and condominiums.

LISTING AGENT

Jeremy Johnson | [jeremy.johnson@remax.net](mailto:jeremy.johnson@remax.net)  
(970) 313-6166

BROKER



VENDORS

Builders First Source | CMG Financial  
Pro Design



# LANDMARK Homes

*Designed for your lifestyle. Built to last.*

Our homes wouldn't be a Landmark home without our trade partners, who share our passion for quality, craftsmanship and innovative design.

We hope you enjoy touring the quality homes we built together.



## THANK YOU 2020 PARADE PARTNERS

ALPINE LUMBER  
CMG FINANCIAL  
IMAGINE MORE  
IMS HEATING & AIR  
HUGHES PLUMBING SUPPLY  
WEST POINT INTERIORS

LYNN CUNNINGHAM  
APPLIANCES  
MILARC CABINETS  
PRO DESIGN COUNTERTOPS  
SIERRA MASONRY  
TCE



The Bath & Kitchen Idea Center is Northern Colorado's brand-new plumbing showroom. It offers the latest products from quality manufacturers and first-class service from our knowledgeable consultants.

**Directions:** From I-25, take exit CO-392E/ East County Road 32 (#262), West on East County Rd 32, R on Westgate Dr, R on Royal Vista Cir, R into Westgate Center parking lot

### Top Brands

Delta/Brizo, MTI, Watermark, Moen, Newport Brass, Toto, American Standard/DXV, Native Trails, Mr. Steam, Fleurco, etc.

**Bath & Kitchen Idea Center** | [www.winsupplyinc.com](http://www.winsupplyinc.com)

Samantha Rasico | [mlrasico@winsupplyinc.com](mailto:mlrasico@winsupplyinc.com) | (970) 229-9020



YOU HAVE THE POWER TO PICK THE WINNERS!

# PEOPLE'S PICKS



STRUCSURE  
HOME WARRANTY

Make the time to vote online for your favorite home, neighborhood, builder, master suite, kitchen, bathroom and landscaping.

VOTING WILL END AT 8 P.M. MONDAY, SEPTEMBER 21.





**Price: \$534,830**  
**Sq. Ft.: 2,175**

**Bedrooms: 5**  
**Bathrooms: 4.5**

**Garage: 2**  
**Single Family**

Get away from it all with our Sanctuary floor plan. This spacious 4 bedroom dream home offers everything you're looking for including expansive open concept living/dining/kitchen, 4 full bathrooms plus a bonus powder room, a basement rec room, a cozy covered porch, generous storage, and much more. While the ample space of the Sanctuary plan feels grand, our warm and modern custom finishes make it home.

**Directions:** From I-25 N, take Harmony Rd Exit (#265), East on Harmony Rd, R on Club Dr, at traffic circle take second exit to continue on Club Dr, R on School House Dr



**Meet the Builder | [www.westmarkhomesco.com](http://www.westmarkhomesco.com)**

Since 1985, WestMark has been building our business and homes with superb attention. Because we focus on roughly 20 homes per year, we're able to maintain a personal relationship with each client and put our mark of quality on every home. We pride ourselves on craftsmanship and communication.

**LISTING AGENT**

Brandon Myers | [Brandon@WestMarkHomesCO.com](mailto:Brandon@WestMarkHomesCO.com)  
(970) 217-6423

**BROKER**



**VENDORS**

Independent Plumbing Solutions | FNBO  
Specialty Appliance | The Light Center

19

# 5711 STONE FLY DRIVE TIMNATH

TRAILSIDE ON  
HARMONY



**Price: \$550,000**  
**Sq. Ft.: 2,600**

**Bedrooms: 3**  
**Bathrooms: 2.5**

**Garage: 2**  
**Single Family**

The Galileo floor plan features an open-concept main floor layout with living room, dining area, kitchen with eat-in center island, and patio doors that lead to a private side yard and patio. The second floor provides an open loft space or optional 4th bedroom along with a restful master suite.

**Directions:** From I-25, take Harmony Rd Exit (#265), East on Harmony Rd, R on Signal Tree Dr, at traffic circle take the second exit to continue on Signal Tree Dr, at traffic circle take the third exit on to Stone Fly Dr

## Meet the Builder | [www.hartfordco.com](http://www.hartfordco.com)

As a second-generation, family-owned Northern Colorado home builder, we are dedicated to creating places that enrich people's lives. With over 25 years of experience welcoming thousands of families to a better quality of life, Hartford Homes offers what no other home builder can in some of Northern Colorado's finest neighborhoods.

### LISTING AGENT

Kendall Barnes | [kendall@hartfordco.com](mailto:kendall@hartfordco.com)  
(970) 716-6088

### BROKER







# HOMEBUILDING INDUSTRY HELPS REBUILD COLORADO'S ECONOMY

By: Nikki Giordano, Executive Officer, NoCo HBA

Colorado homebuilders expected 2020 to be a strong year, but COVID-19 had other plans. Most of the country was in complete lockdown by April and the economy was headed toward a recession. Colorado's construction industry kept its doors open because of its critical infrastructure designation but with homebuyers facing layoffs and a recession, sales stalled and contracts fell through.

Nearly half a year later, the worst is likely over for Colorado's economy, according to Robert Dietz, the chief economist for the National Association of Home Builders. But it will probably take about two full years for Colorado to get where it was economically before the virus, predicts Dietz. He believes the housing market will help lead the economic

comeback because its foundation was strong at the beginning of 2020.

According to NAHB, 15% of Colorado residents planned to purchase a home within the next year. These homebuyers will most likely be able to take advantage of the historically low interest rates. Dietz predicts interest rates to remain around their current rate for the next two years. But even with low rates, unemployment and the cost of housing are two of the biggest barriers prospective homeowners face.

The U.S. unemployment rate skyrocketed during COVID, however it never reached 25%, which is what some economists were predicting. As states began to open, the homebuilding industry played a role in helping people get back to work.

Colorado has seen a steady stream of people moving to the state in recent years. And that trend will likely continue. However, it will probably stall a little during 2020. When the economy faces a big shock, people usually stay put for a while. However, because COVID hit large cities the hardest, as the uncertainty settles there are predictions that many people will move out of large, urban areas and relocate to smaller communities.

Northern Colorado is currently underbuilt, meaning new construction is in demand. As current and incoming Colorado residents seek new housing, new construction will help lead the economic rebuild. Although most homebuilders won't likely meet their initial goals for the year, many are now predicting roughly 80% of their original plan.



# CONNECT

With Us



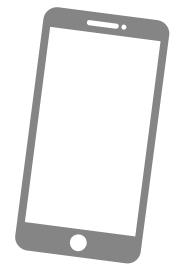
## CHAT WITH US

Simply click to chat with us during business hours. One of our trained professional associates can help answer your questions in an instant!



## REQUEST A QUOTE

Browse appliances by brand or category, build and request a quote which will be returned to you by the following business day.



## CALL US

Have questions? Need answers fast? We are here! Give us a call at any of our 3 locations.

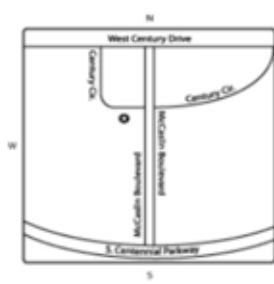
## VISIT A SHOWROOM

### Store Hours

Monday- Friday 9:00-5:30 Saturday 10:00-4:00



Greenwood Village  
8775 E. Orchard Rd. #805  
303-790-9349



Louisville  
305 McCaslin Blvd. #1  
303-516-4015



Fort Collins  
3710 Mitchell Dr. #110  
970-223-2098







# BUY SMARTER

With Us



Since 2001 Specialty Appliance has been Colorado's premier retailer of kitchen appliances. They stock the widest variety of appliances, ensuring that customers get the best appliances at the best prices.

There are many choices when it comes to kitchen appliance retailers, but none will help you buy smarter than Specialty Appliance. Their knowledgeable sales staff will evaluate your needs and help identify the best product for you.

The factory certified in-house appliance installers at Specialty Appliance strive to exceed customers' expectations from the moment they walk through the door until all appliances are ready to use. They will deliver, unpack, connect, inspect and test all of your new appliances so you can enjoy them, hassle-free.

Their local customer service team is just a quick call away to resolve any post purchase product issues, should any arise.

## VALUED PARTNERS

Specialty Appliance truly cares about the people they work with - builder and designer clients, retail customers and trade partners.

Continuously adapting to stay on the cutting edge of kitchen appliance design, they know how important it is to marry form and function while helping their clients save big and buy smarter. They have the brands and designs to fit any style kitchen - from rustic to modern, traditional to contemporary. Specialty Appliance has dedicated purchasing, scheduling, and customer service teams, who make sure that products are delivered and installed correctly.



20

5724 JEDIDIAH DRIVE  
TIMNATH

TRAILSIDE  
ON  
HARMONY



**Price: \$542,904**  
**Sq. Ft.: 1,801**

**Bedrooms: 3**  
**Bathrooms: 2.5**

**Garage: 2**  
**Single Family**

You won't want to miss this award-winning home. The luxurious owner's retreat is its most memorable feature, highlighted by a vaulted ceiling, private lounge area and balcony. Design elements feature natural wood, gold and black accents, and the kitchen is to die for. Local builder, character-filled design.

**Directions:** From I-25, take Harmony Rd Exit (#265), East on Harmony Rd, R on Signal Tree Dr, at traffic circle take the second exit to continue on Signal Tree Dr, at traffic circle take the third exit on to Stone Fly Dr, R on Jedidiah Dr

**Meet the Builder | [www.wonderlandhomes.com](http://www.wonderlandhomes.com)**

Wonderland Homes is a local homebuilder that has been in Colorado for over 50 years. Wonderland prides itself on giving back to the community and on building quality homes which are 100% ENERGY STAR® certified. They strive to build homes that last and provide an experience that surpasses expectations.

LISTING AGENT

Christina Tamerlano | [sales@wonderlandhomes.com](mailto:sales@wonderlandhomes.com)  
(970) 329-8889

BROKER







TRAILSIDE  
ON  
HARMONY

5800 RENDEZVOUS PARKWAY  
TIMNATH

21



**Price: \$492,938**  
**Sq. Ft.: 1,482**

**Bedrooms: 2**  
**Bathrooms: 2**

**Garage: 2**  
**Attached Dwelling**

This ranch-style attached home with an open concept is a top seller at Trailside on Harmony. The home includes private spaces for work-from-home and a spacious owner's retreat with additional outdoor living. The reason our customers love this home is because of the amount of storage this plan provides with plentiful pantry and personal storage closets.

**Directions:** From I-25, take Harmony Rd Exit (#265), East on Harmony Rd, R on Signal Tree Dr, at traffic circle take the second exit to continue on Signal Tree Dr, at traffic circle take the third exit on to Stone Fly Dr, R on Jedidiah Dr, L on Oakley Dr, R on Rendezvous Pkwy

### Meet the Builder | [www.wonderlandhomes.com](http://www.wonderlandhomes.com)

Wonderland Homes is a local homebuilder that has been in Colorado for over 50 years. Wonderland prides itself on giving back to the community and on building quality homes which are 100% ENERGY STAR® certified. They strive to build homes that last and provide an experience that surpasses expectations.

LISTING AGENT

Christina Tamerlano | [sales@wonderlandhomes.com](mailto:sales@wonderlandhomes.com)  
(970) 329-8889

BROKER



22

# 5601 JEDIDIAH DRIVE TIMNATH

TRAILSIDE ON  
HARMONY

**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER



**Price: \$650,000**  
**Sq. Ft.: 2,843**

**Bedrooms: 3**  
**Bathrooms: 3.5**

**Garage: 3**  
**Single Family**

The Crawford's covered entry and inviting foyer reveal the expansive two-story great room, with views of the covered patio. The kitchen overlooks the dining area, and is equipped with a center island with breakfast bar, plenty of counter and cabinet space, and walk-in pantry. The master bedroom is highlighted by a gigantic walk-in closet and spa-like master bath with dual-sink vanity, large luxe glass-enclosed shower with seat, free standing tub, linen storage and water closet. Central to a loft, secondary bedrooms feature walk-in closets, one with private full bath, the other with shared full half bath with separate vanity area.

**Directions:** From I-25, take Harmony Rd Exit (#265), East on Harmony Rd, R on Signal Tree Dr, at traffic circle take the second exit to continue on Signal Tree Dr, at traffic circle take the third exit on to Stone Fly Dr, R on Jedidiah Dr

### Meet the Builder | [www.tollbrothers.com](http://www.tollbrothers.com)

Toll Brothers, an award-winning Fortune 500 company founded in 1967, is the nation's leading builder of luxury homes. Embracing an unwavering commitment to quality and customer service, Toll Brothers operates in 24 states nationwide, and is a publicly owned company with its common stock listed on the New York Stock Exchange.

LISTING AGENT  
Laurice Leigh | [lleigh@tollbrothers.com](mailto:lleigh@tollbrothers.com)  
(970) 372-2774

BROKER  
**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER





**Price: \$1,276,000**  
**Sq. Ft.: 5,124**

**Bedrooms: 5**  
**Bathrooms: 5**

**Garage: 3**  
**Single Family**

Check out this stunning home in Desired Harmony Club. This custom home by Lifestyle Custom Homes/Ed Rust backs up to a stocked water feature. The home boasts 5 bedrooms and 5 bathrooms. Enjoy a gourmet kitchen with a custom wine rack and wine fridge. There's a built-in BBQ grill for all your outdoor entertaining. This home is not to be missed.

**Directions:** From I-25, take Harmony Rd Exit (#265), East on Harmony Rd, L on Club Dr, R on Grand Pk, L on Dornoch Ct

**Meet the Builder | [www.lifestylecustomhomes.com](http://www.lifestylecustomhomes.com)**

Lifestyle Custom Homes is proud to be a leading custom homebuilder in Northern Colorado. With over 30 years of building experience, you can be confident that your home will be constructed with the quality of workmanship and attention to detail you would expect from one of the area's top builders.

LISTING AGENT  
Melissa Doherty | [Coluxuryhomes@gmail.com](mailto:Coluxuryhomes@gmail.com)  
(970) 391-5800

BROKER  


23

4288 ARDGLASS LANE  
TIMNATH

HARMONY  
TOWNHOMES



**Price: \$799,521**  
**Sq. Ft.: 3,250**

**Bedrooms: 4**  
**Bathrooms: 3.5**

**Garage: 2**  
**Attached Dwelling**

Landmark Homes is honored to bring luxury townhomes to Harmony. Raising the bar for maintenance-free living on the golf course, residents now have a first-class option to right-size or move loved ones close by, without compromising the look and feel discerning buyers should expect. With over 2,000 finished and 3,000 total square feet, each 3 bedroom floor plan comes with an oversized 2-car garage equipped with golf cart garage space, and top-shelf finishes throughout.

**Directions:** From I-25, take Harmony Rd Exit (#265), East on Harmony Rd, L on Club Dr, at traffic circle take first exit to continue on Club Dr, L on Ardglass Ln

**Meet the Builder | [www.mylandmarkhomes.net](http://www.mylandmarkhomes.net)**

Combining thoughtful floor plans, distinct architecture and premier locations make our homes one-of-a-kind. We pride ourselves in building homes tailored to your lifestyle that are built to last. With over 20 plus years in the industry, our portfolio consists of everything from custom and semi-custom homes to townhomes and condominiums.

LISTING AGENT

Jeremy Johnson | [jeremy@getrealhomes.net](mailto:jeremy@getrealhomes.net)  
(970) 313-6166

BROKER



VENDORS

Alpine Lumber | Imagine More  
CMG Financial | Pro Design





[www.hartfordco.com](http://www.hartfordco.com)

**Price: \$635,835**

**Sq. Ft.: 2,287**

**Bedrooms: 3**

**Bathrooms: 3**

**Garage: 2**

**Single Family**

The Pateros Creek floor plan includes a spacious master suite plus 2 guest rooms in addition to 2 full baths on the main floor. The great room, dining and kitchen all open to one another. The master suite features a stunning 4-piece bath. The full unfinished basement has endless possibilities.

**Directions:** From I-25, take Harmony Rd Exit (#265), East on Harmony Rd, L on Latham Pkwy, L onto WildWing Dr, at traffic circle continue on WildWing Dr, at second traffic circle take the second exit onto San Cristobal Crt

LISTING AGENT

Kendall Barnes | [kendall@hartfordco.com](mailto:kendall@hartfordco.com)  
(970) 716-6088

BROKER



**GSi IS HERE FOR ALL YOUR WASTE AND RECYCLING NEEDS**

*If you are a new homeowner or ready to remodel*

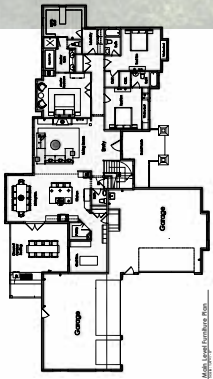
Choose Northern Colorado's most reliable service for  
**Weekly Cart Pickup • Dumpster Service • Large Rolloff Containers**

**Contact us for a quote today!**

[GSIwaste.com](http://GSIwaste.com)

970.484.5556

[CustServ@GSIwaste.com](mailto:CustServ@GSIwaste.com)



**Price: \$1,195,000**  
**Sq. Ft.: 5,000**

**Bedrooms: 6**  
**Bathrooms: 7**

**Garage: 5**  
**Single Family**

Discover this spectacular custom walk-out ranch. The Kennedy will “wow” you. From the profound living area and vaulted ceilings, to the gourmet kitchen, pantry, mudroom, office/study, laundry and 400 square foot covered deck. Luxurious owner’s suite features fireplace, soaking tub, rain-head shower and large closet. Additional 2 bedrooms on the main floor are en suites, featuring private baths with walk-in closets. Walk-out basement has 9-foot ceilings, full wet bar, theatre room and great room with fireplace. The additional en suite and 2 more beds share a Jack-n-Jill bath. Lower level laundry and expansive storage. Majestic views cultivate the home and area.

**Directions:** From I-25, take Mulberry St Exit (#269B), East on Mulberry St, L on Hwy 257/ County Rd 17, R on Saddler Blvd, L on Cutter Dr

### Meet the Builder

Envision Homes LLC is owned and operated by Andy Wakkinen, a local custom homebuilder with an eye for detail and quality craftsmanship. His new construction knowledge and experience sets him apart. The company builds homes exceeding the expectations of homebuyers. He works closely with clients to make their dream home.

LISTING AGENT

Teresa Jackson | [sellwithteresa@gmail.com](mailto:sellwithteresa@gmail.com)  
(303) 523-9092

BROKER

NoCo  
Real Estate, LLC





Specialty Appliance has been Colorado's premier kitchen appliance retailer for over 15 years with three convenient locations in Denver, Louisville and Fort Collins. From luxury brands like Sub-Zero to great value packages from Whirlpool, we're your one-stop appliance shop for purchase, delivery, installation and haul away.

**Directions:** From I-25, take Harmony Rd Exit (#265), East on Harmony Rd, R on S College Ave, R on Bockman Dr, L on Mitchell Dr, R into Specialty Appliance parking lot

### Top Brands

Bosch, JennAir, Sub-Zero, Wolf, KitchenAid, Whirlpool, GE, Viking, Samsung, Thermador

**Specialty Appliance** | [www.buyfromsa.com](http://www.buyfromsa.com)

Stephanie Shephard | [info@buyfromsa.com](mailto:info@buyfromsa.com) | (970) 223-2098

## Building Relationships from the Ground Up

We want to say thank you to our local homebuilders for helping us create a stronger community in Northern Colorado. At Caliber Home Loans, Inc., our team is ready to help your clients finance the home of their dreams.

Visit us online at [www.caliberhomeloans.com](http://www.caliberhomeloans.com) or give our team a call!



**Eric Engel**  
NMLS# 636431  
970-590-3753



**Douglas Klein**  
NMLS# 335178  
970-227-1585



**Roberto Manzo**  
NMLS# 1167278  
720-745-4607



**Chris Murphy**  
NMLS# 1675161  
323-363-6760



**Jim Jamsay**  
NMLS# 269026  
970-405-3332



**Doug Ramsey**  
NMLS# 294362  
720-937-6754



**Karen Davidson**  
NMLS# 422613  
970-227-3383



**Tia Jaffee**  
NMLS# 636438  
970-690-0943



**Daniel Spiegler**  
NMLS# 300993  
720-643-1705



**Ron Dick**  
NMLS# 418650  
303-827-7504



**Trish Modrowski**  
NMLS# 1319704  
970-672-7114



**Joe Whitlock**  
NMLS# 858990  
702-281-5928



**Christina DeLaTorre**  
NMLS# 247320  
970-388-2969



**Mary Edwards**  
NMLS# 404576  
970-412-2159



**Brenda Frank**  
NMLS# 288317  
970-690-6461



Boulder Branch 720 Pearl St., Suite 1B Boulder, CO 80302 | 2900 S. College Avenue Suite 1A Fort Collins, Colorado 80525 | 2015 Clubhouse Drive Suite LL 01 Greeley, Colorado 80634 | 2020 Terry Street, Suite 325 Longmont, CO 80501 | 5285 McWhinney Blvd., Suite 110 Loveland, Colorado 80538. Caliber Home Loans, Inc., 1525 S. Beltline Rd Coppell, TX 75019 (NMLS #15622). Copyright © 2020. All Rights Reserved. Equal Housing Lender. For real estate and lending professionals only and not for distribution to consumers. Distribution to the general public is prohibited. CO: Regulated by the Division of Real Estate. (38448)



27

2903 COMET STREET  
FORT COLLINS

MOSAIC

LENNAR



www.lennar.com

Price: \$464,900

Sq. Ft.: 2,141

Bedrooms: 4

Bathrooms: 2.5

Garage: 2

Single Family

With 4 bedrooms and 2 1/2 baths, the two-story Sherman floorplan offers space for families. It's about 2,141 square feet of space with an optional loft. All 4 bedrooms are located upstairs and joined by a laundry room. The large master bedroom connects to a luxurious en suite and walk-in closet.

**Directions:** From I-25, take Mulberry St Exit (#269B), West on Mulberry St, R on Timberline Rd, R on Skyes Dr, R on Dassault St, L on Commet St

LISTING AGENT

Jason Lange | jason.lange@lennar.com  
(970) 797-0748

BROKER

LENNAR

28

458 ZEPPELIN WAY  
FORT COLLINS

THE PAIRED  
COLLECTION AT  
MOSAIC

LENNAR



www.lennar.com

Price: \$380,900

Sq. Ft.: 1,466

Bedrooms: 2

Bathrooms: 2.5

Garage: 2

Attached Dwelling

The Sparkle offers over 1,400 square feet of space with 2 bedrooms plus a loft, 2 1/2 baths and a 2-car attached garage. This home features a spacious living room open to kitchen and dining space, tech center on main floor, and drop and storage space off the garage entry.

**Directions:** From I-25, take Mulberry St Exit (#269B), West on Mulberry St, R on Timberline Rd, R on Skyes Dr, R on Dassault St, L on Commet St

LISTING AGENT

LoReeta Baker | loreeta.baker@lennar.com  
(970) 797-0748

BROKER

LENNAR





# Before You Build

## *The Blueprint for Financing Your Dream*

By: Jen Ammerman, FNBO Construction Mortgage Specialist

Whether you've been sketching, searching, spec-ing and dreaming about it forever, or you're just starting to think about building a home, you may likely be wondering about financing and how the process differs from buying an existing structure.

### PURCHASING LAND FOR YOUR FUTURE HOME

The first thing to understand: you'll need to purchase land to build upon.

Unless you're able to fund the cost of the property out-of-pocket, you'll obtain a "lot loan." While this type of financing can resemble a standard mortgage—that's where the similarities end.

With a lot loan, you may have to say "buh-bye" to zero-down financing deals available with a home mortgage, and many financial institutions require an even larger down payment. It could be 25 percent, or more. You may also need to provide proof of reserve savings to cover future payments, and expect the lender to require a higher, qualifying credit score.

Keep in mind, too, that financing doesn't end with the purchase of your lot. Before you break ground, you'll need to secure a construction loan to bring your blueprints to life.

### FINANCING YOUR CUSTOM HOME

A construction loan is a short-term loan designed to fund expenses related to building your home. The process is similar to that of a mortgage, but there are differences.

First, you'll be applying for two loans. One to cover the material costs for construction and one to convert that loan to a "permanent" mortgage.

With a construction loan, you and your builder will draw down the loan during the construction phase, allowing your lender to make periodic disbursements to cover materials and supplies. During this time, you will typically make interest-only payments based upon the amount drawn. Once the construction is complete, your lender will transition your loan into the "permanent" mortgage to cover the cost of your finished home.

Since you are applying for more than one loan, you may have multiple closings. A buyer purchasing land with no immediate plans to build will require one closing for the lot loan and a separate closing for the construction loan when building begins.

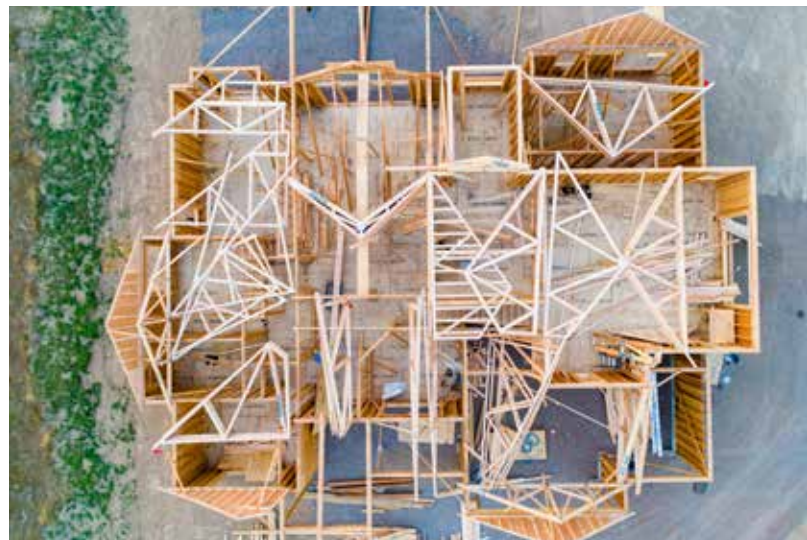
If construction starts immediately, it's possible to close on the lot purchase and the construction loan simultaneously; same time and place.

### STARTING EARLY, THE KEY TO SUCCESS

Given the complexities of financing a custom build, it's a good idea to start the process well in advance and get preapproved through your lender. That way, you are fully prepared to discuss a realistic budget with contractors. It's also wise to select your floor plan and get builder estimates before buying land.

There are also ancillary expenses, like the cost of connecting utilities, health department fees for septic and water, and even third-party testing that may be required for adherence to codes. A qualified builder will include them when providing estimates, so be prepared.

Building a home is exciting! You can create your vision from the ground up and bring your personality to the project. Can it be stressful? Yes. So, start early, know what you're getting into, and work closely with your lender and builder. You may have only ideas on paper today, but with good planning, those dreams will become your future home, sweet home.





# Move

INTO THE RIGHT  
MORTGAGE FOR YOU!

Let us help you find the right loan to meet your unique financial situation.

Discover our latest home loan programs and learn how we have a variety of loan options to meet your specific needs.

Wherever you're headed next, *let us help you make the right move!*



Subject to borrower and property qualifications. Not all applicants will qualify. NMLS #6606. Corporate office 14511 Myford Rd., Suite 100, Tustin, CA 92780. Phone: (800) 450-2010. 08/2020



STEVE LAFOREST  
BRANCH MANAGER | LOAN CONSULTANT  
970.381.4374  
NMLS 292178 · LMB 100018717  
STEVE.LAFOREST@NAFING.COM  
STEVELAFOREST.COM



**BLANCO**

Grandis Silgranit sink

# MAKE THE MOST OF YOUR HOME

YOUR LOCAL SHOWROOMS: FORT COLLINS | ENGLEWOOD

Shop online or schedule a personalized appointment from the comfort of your home today at [fergusonshowrooms.com](http://fergusonshowrooms.com).

**FERGUSON**  
Bath, Kitchen & Lighting Gallery

HOME BUILDERS ASSOCIATION OF NORTHERN COLORADO





**Price: \$750,000**  
**Sq. Ft.: 2,600**

**Bedrooms: 3**  
**Bathrooms: 2.5**

**Garage: 3**  
**Single Family**

The Haywood II's enticing covered porch and entry lead into the welcoming foyer, with views to the beautiful dining room, soaring two-story great room, and desirable covered patio beyond. The well-equipped, stylish kitchen overlooks the main living areas and features a large center island, plenty of counter and cabinet space, and roomy pantry. The secluded first floor master bedroom is complete with a sizable walk-in closet and spa-like master bath with dual-sink vanity, luxe glass-enclosed shower, and private water closet. Central to a bright bonus room, the secondary bedrooms each feature ample walk-in closets and share a full hall bath with dual-sink vanity.

**Directions:** From 1-25, take Harmony Rd Exit (#265), W on Harmony Rd, L on Ziegler Rd, at traffic circle continue on Ziegler Rd, R on Trilby Rd, at traffic circle take first exit on Zephyr Rd, R on Fall Harvest Wy

**Meet the Builder | [www.tollbrothers.com](http://www.tollbrothers.com)**

Toll Brothers, an award-winning Fortune 500 company founded in 1967, is the nation's leading builder of luxury homes. Embracing an unwavering commitment to quality and customer service, Toll Brothers operates in 24 states nationwide, and is a publicly owned company with its common stock listed on the New York Stock Exchange.

**LISTING AGENT**

Amy Glavin | [aglavin@tollbrothers.com](mailto:aglavin@tollbrothers.com)  
(970) 221-2227

**BROKER**





# Your Northern Colorado Lender

HELPING INDIVIDUALS AND FAMILIES OPEN THE DOORS TO THEIR HOMEOWNERSHIP DREAMS - *Let us open one for you!*



**JENNIFER HIGHERSON**  
Branch Manager, Producing  
NMLS #391776



**LUKE CRONIN**  
Loan Officer  
NMLS #395240



**MIKE STEIN**  
Loan Officer  
NMLS #1267535



**TORRIE BARR**  
Loan Officer  
NMLS #401213



**GREG GRANDCHAMP**  
Loan Officer  
NMLS #389896



**JOSEPH WOODMAN**  
Loan Officer  
NMLS #1600831



**JB CORBEIL**  
Loan Officer  
NMLS #1453694



**STEPH CHAPPLE**  
Loan Officer  
NMLS #1667806



**CHRIS HOWELL**  
Loan Officer  
NMLS #331216



**CALVIN JOHNSON**  
Loan Officer  
NMLS #1080617



**NATALIE THOMAS**  
Loan Officer  
NMLS #185453



**RYAN ABRAHAMSON**  
Loan Officer  
NMLS #295176



**SANDY HAWN**  
Loan Officer  
NMLS #1067586



**JIM CRUZ**  
Loan Officer  
NMLS #1862111



**CHER CRUZ**  
Loan Officer  
NMLS #246806



**ACADEMY**  
MORTGAGE CORPORATION\*

**970.530.0450**

Branches Located in Fort Collins, Berthoud & Greeley  
[Academymortgage.com/FortCollinsBranch](http://Academymortgage.com/FortCollinsBranch)

Corp. NMLS# 5115 | Equal Housing Lender | MAC821-1471150



# Matte Black vs. Gorgeous Gold:

*Which Fixtures are For You?*



## THE ARGUMENT FOR MATTE BLACK.

Do you want your style to stand out? Do you want that “wow” reaction when people walk into your kitchen? Stainless steel is headed out the door and gold is so your grandma’s go-to. Matte black is the modern finish for you!

## TIMELESS OR TRENDY?

Matte black isn’t flashy, literally. While various metals go in and out of style, matte black is reliable. It’s elegant yet edgy. It pairs perfectly with

classic, modern or farmhouse style. Matte black is the little black dress of faucets.

## DOES IT STREAK?

There’s nothing more annoying than streaks even when something is clean. Matte black is smudge resistant. This finish is easy to clean and doesn’t require anything special.

## HOW ABOUT BOTH?

Matte black works with anything, even gold. That’s why it’s so great. It can be paired with white for a classic farmhouse feel or with gold for a more luxurious look. Matte black has a place in everyone’s home.



## THE CASE FOR GORGEOUS GOLD.

Gold finishes are the latest trend in luxury bathrooms. We’re not talking about your grandma’s brass. This trend has been updated to include new shades like brushed gold and champagne bronze. C’mon, champagne and bathrooms are a perfect pairing.

## TIMELESS OR TRENDY?

Trends come and go but good design is never dated. That brassy look you might think of when you hear gold has been updated to reflect a more

subtle, sophisticated sparkle. Gray tones are on their way out and warm neutrals are becoming popular again, which pair perfectly with gold.

## DOES IT STREAK?

I won’t lie, metals are shiny which makes them prone to streaking. However, with the right cleaning solution you can get them polished up and looking fantastic in no time.

## HOW ABOUT BOTH?

Absolutely! There are definitely some tones that clearly clash, but gold and matte black can work well together. It’s an extremely elegant combination. Gold provides that rich pop of color while matte black gives a modern feel. If your heart is set on both, we’re here to help you find the right way to make it come to life!



# Family Owned & Quality Guaranteed



## Complete Home Remodeling & Custom Homes

Bathrooms • Kitchens • Additions

Flooring • Cabinetry • Countertops • Lighting

Plumbing Fixtures • Paint Color & More

*Consultations & Conceptualizing are Key to a Successful Project!*



associates in  
building +  
design ltd.

*Call Today to Schedule Your Consultation*

970.237.5306

[www.abd-ltd.com](http://www.abd-ltd.com)





# BUILDING HAPPINESS

## at Thompson River Ranch

Homebuyers make a lot of decisions based on budget but one company is committed to giving everyone access to the luxurious finishes they want. Livable luxury is the standard at Oakwood Homes. Through purposeful and efficient design, the company serves homebuyers at every stage of life.

One of the most popular communities for Oakwood Homes is Thompson River Ranch, located in Johnstown southeast of I-25 and Hwy 34. This master-planned community features a mountain backdrop showcasing Northern Colorado's beauty. Thompson River Ranch offers an abundance of amenities including parks and trails, an outdoor pool center and disc golf course. With even more amenities to come which include a second pool, a community clubhouse and new community park. Homes are just minutes away from shopping, restaurants, the Loveland Outlet Mall and Promenade Shops at Centerra. To top it off, a brand-new pre-kindergarten through eighth-grade school is currently under construction and scheduled to open Fall 2021.



### PARK HOUSE COLLECTION:

- Single-family detached homes
- Ranch and two-story homes
- Homes range from 1,627 to 3,174 square feet above the ground
- Open floorplans great for entertaining, large islands, 3-car garage choices and more
- From the mid \$300,000's



OAKWOOD HOMES IS CURRENTLY OFFERING THREE COLLECTIONS OF HOMES:

### CARRIAGE HOUSE COLLECTION:

- Single-family detached homes
- Two- and three-story homes
- Homes range from 1,160 to 2,202 square feet above the ground
- Rooftop decks, large islands, wrap-around porches and more
- From the low \$300,000's



### HORIZON COLLECTION:

- Single-family detached homes
- Ranch and two-story homes
- Homes range from 2,253 to 4,076 square feet above the ground
- Open floorplans with flex rooms, luxury kitchens and oversized 3-car garages
- From the high \$300,000's

For more information about Thompson River Ranch call a new home counselor at (970) 347-8344.

*Photos courtesy: Oakwood Homes*



STRUCSURE  
HOME WARRANTY

# PEOPLE

VOTE ONLINE AT

1 1518 OTIS DRIVE



\$527,900



2 534 SOUTH 5TH STREET



\$691,753



3 2780 DAWNER COURT



\$615,000



4 3617 VALLEYWOOD COURT



\$357,900



5 3668 CRESTWOOD LANE



\$382,600



6 3663 DRIFTWOOD DRIVE



\$379,115



7 3689 SAGUARO DRIVE



\$438,958



8 3704 SAGUARO DRIVE



\$545,300



9 4456 MARTINSON DRIVE



\$741,855



10 4795 MARIANA RIDGE CT



\$920,000



11 380 W 37TH STREET



12 10417 12TH STREET



\$410,000



13 2132 GLEAN COURT



\$762,380



14 2006 AUTUMN MOON DR



\$715,603



15 1901 CLOUD COURT



\$760,000



16 8412 CROMWELL CIRCLE



\$684,809





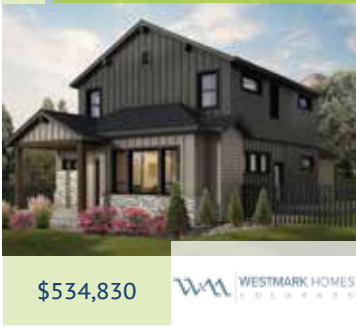
# E'S PICKS

T NOCOHBA.COM

17 4630 ROYAL VISTA CIR, STE 103



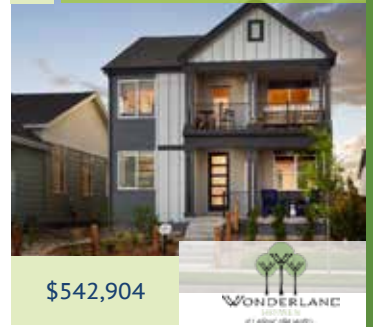
18 5177 SCHOOL HOUSE DR



19 5711 STONE FLY DRIVE



20 5724 JEDIDIAH DRIVE



21 5800 RENDEZVOUS PKWY



22 5601 JEDIDIAH DRIVE



30 6950 DORNOCH COURT



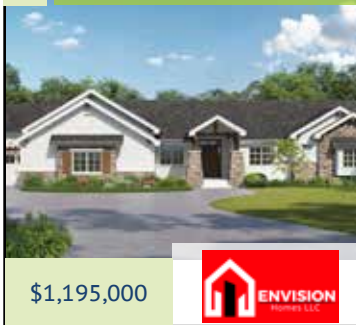
23 4288 ARDGLASS LANE



24 2659 SAN CRISTOBAL CT



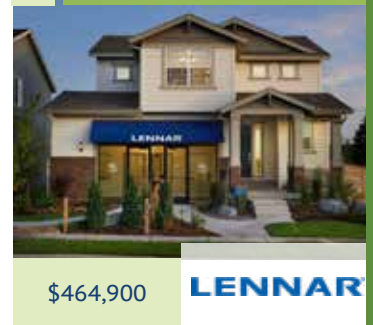
25 2665 CUTTER DRIVE



26 5710 MITCHELL DR, STE 110



27 2903 COMET STREET



28 458 ZEPPELIN WAY



29 5944 FALL HARVEST WAY



**YOU HAVE THE POWER TO PICK THE WINNERS!**

Make the time to vote online for your favorite home, neighborhood, builder, master suite, kitchen, bathroom and landscaping.

**VOTING WILL END AT 8 P.M. MONDAY, SEPT. 21.**



# 10 REASONS YOU NEED A REAL ESTATE AGENT FOR YOUR NEW CONSTRUCTION PURCHASE

- 1. YOUR AGENT WORKS FOR YOU, NOT THE BUILDER**  
When you work with the Taylor Woodard Team, we are responsible for protecting your best interests. We will use our expertise to help you understand the intricacies of your new home transaction.
- 2. THE BUILDER PICKS UP THE BILL**  
It's a common misconception that you have to pay any agent's commission or that you will get a better deal without an agent. Most builders have marketing funds specifically allocated to compensate an agent to represent you.
- 3. NEW CONSTRUCTION REQUIRES EXPERIENCE**  
Choosing your REALTOR® before you start your new home search is one of the smartest choices you can make! The Taylor Woodard Team will recommend the best builders and walk you through all the steps of buying your new home.
- 4. YOUR AGENT IS AN EXPERT NEGOTIATOR**  
The Taylor Woodard Team is confident in negotiating with builders to get you the lowest price and the best upgrades for your Dream Home! We will help you protect your investment and advise you on options to enhance the value and enjoyment of your home.
- 5. TIMELINE MANAGEMENT**  
The Taylor Woodard Team understands the expectations and timelines in new construction and will ensure the builder and client are in sync with a realistic timeline.
- 6. YOUR AGENT ENSURES COMMUNICATION**  
The Taylor Woodard Team and a professional transaction coordinator are here to ensure that all parties are fulfilling the terms of the contract. If any situation comes up, we will work to achieve a result that is in your best interest.
- 7. THIS IS A COMPLEX PROCESS**  
Buying a home is the most expensive purchase that most people ever make. Real estate transactions have serious financial obligations that you are expected to fulfill. The Taylor Woodard Team keeps you on track.
- 8. YOUR AGENT ASSISTS IN LOAN GUIDANCE**  
The Taylor Woodard Team has relationships with preferred lenders to help you determine the best mortgage options for your unique situation.
- 9. ACCESS TO RESOURCES**  
The Taylor Woodard Team will recommend home inspectors, structural engineers, movers, handymen, attorneys and more. Being an industry expert comes with connections to support a successful transaction when you most need it.
- 10. EXPLORE ALL OF YOUR OPTIONS**  
With so many new communities to explore, the Taylor Woodard Team has the inside scoop and will help guide you to the perfect community to suit your needs and lifestyle.





# Taylor Woodard Team

**NEW  
CONSTRUCTION  
EXPERTS!**

**BUILDERS LIKE  
OUR LIST ASSIST  
STRATEGIES TO  
HELP BUYERS  
SAVE MONEY AND  
EFFECTIVELY SELL  
THEIR CURRENT  
HOME**

**ASK US ABOUT  
100% FINANCING**



**Buy with Confidence. Sell with Clarity.**



**RE/MAX  
ALLIANCE**

750 W. Eisenhower Blvd., Loveland, CO 80537 | 970-669-1234  
Each office independently owned & operated

**Stephanie Woodard**  
970.215.2676

**John Taylor**  
970.541.1003

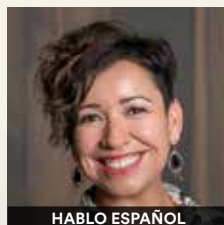
**[www.TaylorWoodardTeam.com](http://www.TaylorWoodardTeam.com)**



Ask about our \$1,500 Preferred Builder credit toward your closing cost  
 Exclusively for Buyers Purchasing with Elevations Preferred Home Builders\*



**Chris Basford**  
 NMLS 408744  
 970.481.7090



HABLO ESPAÑOL

**Anabel Allman**  
 NMLS 401774  
 720.467.6024



**Dave Armstrong**  
 NMLS 409932  
 970.388.3903



**Chris Coley**  
 NMLS 1614974  
 970.690.3514



**Sam Hoaster**  
 NMLS 398406  
 303.402.7901



**Anita Kelly**  
 NMLS 377922  
 970.430.2345



**Susie Kiesling**  
 NMLS 121598  
 970.217.4950



**Peggy Kramer**  
 NMLS 667668  
 970.231.6787




**Jill Hartman**  
 NMLS 481108  
 970.310.7005



**Kelley Spight**  
 NMLS 420438  
 970.617.4034

Elevations Credit Union. The personal mortgage attention you need.  
 The real world advice you deserve. **It matters where you bank.**  
[elevationscu.com](http://elevationscu.com) | 970.667.8585 x2289



 Equal Housing Opportunity  
 Federally insured by NCUA

\*Offer is subject to underwriting and credit approval for new home builds with Elevations approved preferred builders. A total of up to \$1,500 credit is applied to Elevations Credit Union applicable closing costs. All Credit Union loan programs, rates, promotions, terms and conditions subject to change anytime without notice.