

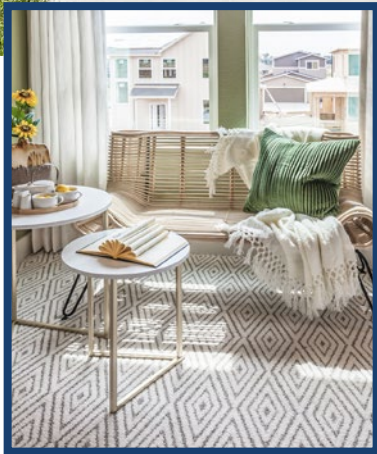
Home Builders Association of Northern Colorado

2021

Northern Colorado

Parade of homes

presented by



Featuring
Hartford Homes





2021 Northern Colorado
Parade of homes
presented by **fnbo**
MORTGAGE

SEPTEMBER
10 - 12 & 17- 19
10 a.m. to 5 p.m.

ENTER TO WIN
\$1,500 CASH

A new home, home project, new shoes, family trip - what would you do with \$1,500? The \$1,500 Parade of Homes Giveaway Contest, sponsored by FNBO, runs both weekends. Every home you visit during the 2021 Parade of Homes is an opportunity to enter. Just scan the code found in each home or showroom 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



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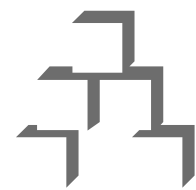
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PRESENTED BY



We're proud to be partnering with the generous folks at FNBO on our \$1,500 Text-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.



ON THE COVER

HARTFORD HOMES: THOUGHTFULLY PLANNED, ENDURING QUALITY

Our cover features a beautiful home designed and built by Hartford Homes. The company has been a cornerstone of Northern Colorado since 1988. Hartford Homes has developed more than 35 communities and built over 4,000 homes. They're always aiming for a higher standard in their work, company values and commitment to community. Read more about Hartford Homes on page 11.

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LETTER FROM THE CHAIR



Welcome TO THE ANNUAL NORTHERN COLORADO HOME BUILDERS ASSOCIATION PARADE OF HOMES PRESENTED BY FNBO.

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 and remodeler members.

For two extended weekends, September 10-12 and 17-19, 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 18 homes. This year we have one showroom 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 \$1,500 in cash to help with your new home purchase provided by FNBO.

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!



Cassy Torres
Chair, NoCo HBA
2021



Laura Ownbey
Chair, Parade of
Homes Committee
2021

Cassy Torres



Kelly Schramm
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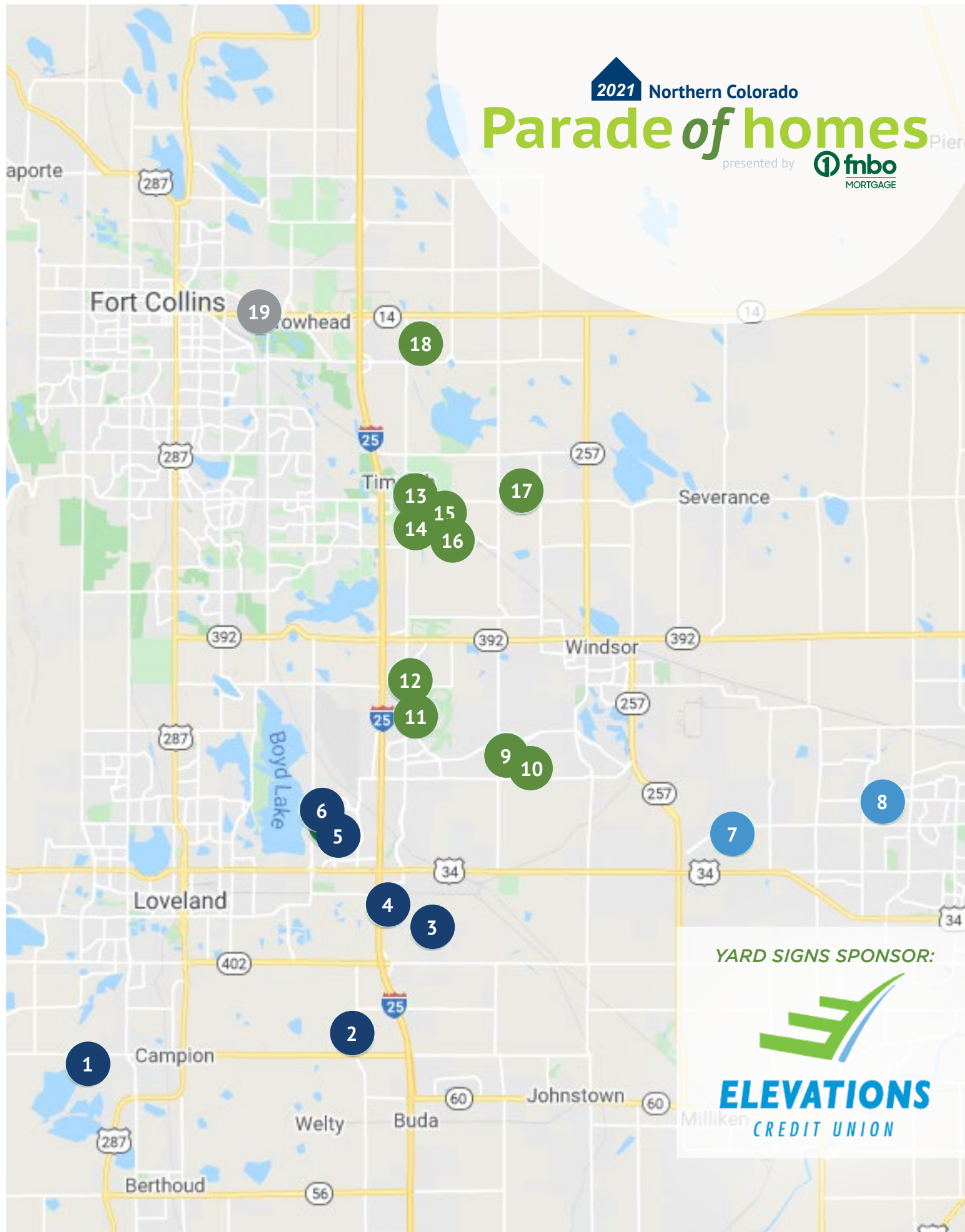


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**HARTFORD
HOME'S NEWEST
COMMUNITY**

Northridge Trails

6610 W 4th Street Road
Greeley, CO 80634

Northridge Trails is a high-spirited community with small-town charm, located in West Greeley, Colorado. Greeley offers its residents true community feel, firmly rooted in agriculture and Colorado life. You'll appreciate the limitless outdoor recreation, local art and music and an average of 300 days of sunshine per year! Northridge Trails is a unique and vibrant master planned community that Greeley has never seen before!

Home and Community Details

3-4 bedrooms
2,013 - 2,570 sq ft
Base prices start at:
\$480,490

2 car garages
6 unique floorplans
6 acre neighborhood park



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HOME SWEET HARTFORD HOMES

Northern Colorado's Community Builder

From the neighborhoods we develop to the homes we build, we aim for a higher standard. We aim to create places that enrich people's lives here in Northern Colorado.

When developing communities and building homes, we aim for a higher standard. We recognize that each home we design, build and sell is likely the biggest single investment of a homeowner's life. We realize our homeowners spend every day in our homes and communities. Therefore, our homes and communities are thoughtfully planned and built with enduring quality. They've been a cornerstone of Northern Colorado since 1988. Hartford Homes has developed more than 35 communities and built more than 4,000 homes that enrich homeowners' lives.

When creating a company culture, we aim for a higher standard. With a shared purpose of building, "Great Places! Great Relationships! and Great Finance!" our high-performing team is committed to excellence and delivering homes to customers they can enjoy for years. We expect excellence from ourselves and one another. We are held accountable for our choices and performance. We also recognize that there are more important things in life than work. So, we aim to maintain balanced lifestyles. We are relentlessly working to build Hartford as a place of work that enriches our employees' lives.

When influencing the Northern Colorado culture, we aim for a higher standard. Through volunteering, participating on local boards and giving financially, the Hartford team supports the larger Northern Colorado community. We are fortunate to partner with organizations like Fort Collins Habitat for Humanity, Fort Collins Chamber of Commerce, The Northern Colorado Homebuilders Association, Northern Colorado Young Life, Partners Mentoring Youth, and many others to enrich our neighbor's lives.

**WE WELCOME YOU TO AIM FOR
A HIGHER STANDARD WITH US.**

To learn more about our homes and our communities,
call our online sales counselor, Kendall Barnes at 970-716-6088.



33
Years

Hartford Homes has been welcoming homebuyers to Northern Colorado since 1988.



HOME SWEET HARTFORD HOMES

Our homes and communities are thoughtfully planned and built with enduring quality. Many of our customers build with us again and again, and we know that responsibility is to ensure that you will proudly tell others that you own a Hartford Home, whether it is your first, third, or sixth one.

HOMES BUILT

4,400

COMMUNITIES DEVELOPED

35+

LIVES ENRICHED

5000+



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Our team is committed to excellence in everything we do. We're the only builder in Northern Colorado that offers a 60-day home trial period. We're the only builder in Northern Colorado that offers a 60-day home trial period.



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Learn more at www.hartfordhomes.com



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HERON
LAKES

3318 DANZANTE BAY COURT
BERTHOUD

1



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Price: \$1,200,000 Bathrooms: 3.5
Sq. Ft.: 4,194 Garage: 3 tandem
Bedrooms: 3 Single Family

Fall in love with this low maintenance villa located in the desirable Heron Lakes neighborhood. This home will feature 3 bedrooms, 3.5 baths with a total of 4,194 square feet. Highlights include top of the line finishes like extended hardwood flooring, custom cabinets, large island, fireplaces, large loft and a finished basement with a brewery and theater room. Full landscaping is also included.

Directions: From I-25, take CO-60 W Exit (#254), West on CO-60, L on Heron Lakes Pkwy, R on Osprey Valley Drive, R on Danzante Bay Ct

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www.nocohba.com

2

3519 COUNTY ROAD 7 LOVELAND



HIGHCRAFT BUILDERS



Price: Not For Sale
Sq. Ft.: 2,640

Bedrooms: 2
Bathrooms: 2

Garage: 4
Single Family

The Bunkhouse is a 2 bedroom, 2 bath guest apartment over a finished garage on a 10-acre ranch. Used as a vacation rental, it reflects the homeowners' love of travel, western life and everything cowboy. The kitchen's open shelving, terracotta backsplash and copper sink feel at home on the ranch, and the metal stair railings and second-floor deck make the apartment feel lighter and larger.

Directions: From I-25, take CO-402 W Exit, West on CO-402, L on County Rd 7

Meet the Builder | www.highcraft.net

HighCraft has been the builder to trust in Northern Colorado since 1998. Whether you build a new home, or remodel what you have, our design-build team is here to help with your project, large or small.

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THOMPSON RIVER RANCH

3663 DRIFTWOOD DRIVE JOHNSTOWN

3



OAKWOOD HOMES
www.oakwoodhomesco.com

Price: Low \$500's
Sq. Ft.: 1,725
Bedrooms: 3
Bathrooms: 3
Garage: 2
Single Family

The Springfield offers a ranch-style home within walking distance from the new PK-8 school. You're welcomed in by an office and open floorplan perfect for entertaining. This home comes with a 2-car garage, 9-foot ceilings throughout the main level, large eat-in kitchen island and windows that bring in the light. The primary suite has a spa shower and California style walk-in closet.

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

Erin Glenn | erin@hubreal.com
970.420.3967

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THOMPSON RIVER RANCH

3617 VALLEYWOOD COURT JOHNSTOWN

4



OAKWOOD HOMES
www.oakwoodhomesco.com

Price: \$453,300
Sq. Ft.: 2,196
Bedrooms: 3
Bathrooms: 3.5
Garage: 2
Single Family

Modern and contemporary architectural details make The Volante unique. The home has a 2-car garage, 9-foot ceilings throughout the main level and large windows that provide an abundance of light. The private primary suite features a spa shower and California style walk-in closet. There's a large eat-in kitchen island and upstairs laundry room. Homes have professional front-yard landscaping, privacy fences and snow removal.

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 Valleywood Ct

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ATMOS ENERGY AND GREELEY-WELD HABITAT FOR HUMANITY LAUNCH ZERO NET ENERGY HOME PROJECT

2021 Demonstration Project Leverages Natural Gas and Renewable Energy to Meet State's Climate Goals While Lowering Utility Bills for Colorado Families

Greeley-Weld Habitat for Humanity, Atmos Energy and the Schlessman Family Foundation have launched an innovative partnership to building a natural gas-powered Zero Net Energy home in Evans, Colorado. The project will demonstrate that natural gas is not only affordable but also provides significant greenhouse gas emission reductions. The ZNE home project also aims to produce as much energy as it consumes over a year. To make the home and its family truly self-sufficient it will incorporate building envelope efficiency, passive and active solar technology, and the latest in energy-efficient natural gas appliances and lighting.

Located within Greeley-Weld Habitat's Mission Springs development in Evans, Colorado, the 1,500 square foot single-family ZNE home will have five bedrooms and two bathrooms. The home will be completely carbon neutral, producing as much energy as it consumes over a year. It's expected to reduce average monthly utility bills by half, providing significant cost savings for the partner family. The goal of this project is to achieve a Home Energy Rating System index score of zero. The home's energy-efficient appliances and features include a .95 AFUE natural gas furnace, a .97 Energy Factor natural gas water heater, a 13 SEER air conditioning system and 7 kWh of solar photovoltaic panels.

"Atmos Energy is proud to partner with Habitat for Humanity in providing innovative energy solutions that support affordable homeownership through lower utility bills," said Rob Leivo, vice president of marketing at Atmos Energy. "Affordable housing provides strength and stability to individuals and families, and we are committed to meeting that need while also delivering resilient and sustainable energy options for all Coloradans."

Frankie Rodriguez was selected to receive this innovative and energy-efficient home. She's a hard-working, single mother raising four children, including her adult son with special needs and one grandchild. This home is a dream come true for Rodriguez, who's been renting an apartment for 30 years. The energy efficiency abilities of this home will give her family peace of mind when it comes time to pay the utility costs.

In addition to delivering an innovative project for a deserving family, Greeley-Weld Habitat is excited to use this project as a template for future developments. The money that families save on monthly energy bills can help them make mortgage payments, or pay for food, clothing and other essentials. These are investments that stay within the local community. Energy efficiency also reduces health risks from internal contaminants and building envelope efficiency offers fewer entry points for dust, pollen and pests. Additionally, increased efficiency prevents wasted energy, reducing overall energy use and resulting in a healthier and more sustainable environment.

While energy efficiency may modestly increase construction costs, the resulting homes are safe and sustainable. Increased building efficiency and decreased utility costs more than offset the up-front investment and result in quality, affordable and sustainable communities. This project will provide a working model for future affordable housing development, providing strength and community stability while meeting the climate resiliency and sustainability needs of Colorado for years to come.

**2910 LAKE VERNA DR
LOVELAND**

THE LAKES AT
CENTERRA



Price: \$1,100,100 **Bathrooms: 3.5**
Sq. Ft.: 4,778 **Garage: 3**
Bedrooms: 5 **Single Family**

The Camden floor plan features amenities throughout allowing you to live, work, and play without leaving home. Workout in the home gym, stay in on Friday night and watch a movie in the theater room, work from home with built in office desks, entertain inside with the gourmet kitchen, or take the party outside with the outdoor kitchen and fireplace.

Directions: From I-25, take US-34 Exit (#257), West on US-34, R on N Boyd Lake Ave, R on Long Pine Lake Dr, L on Cub Lake Dr, R on Lake Verna Dr



www.bridgewaterhomes.com

LISTING AGENT

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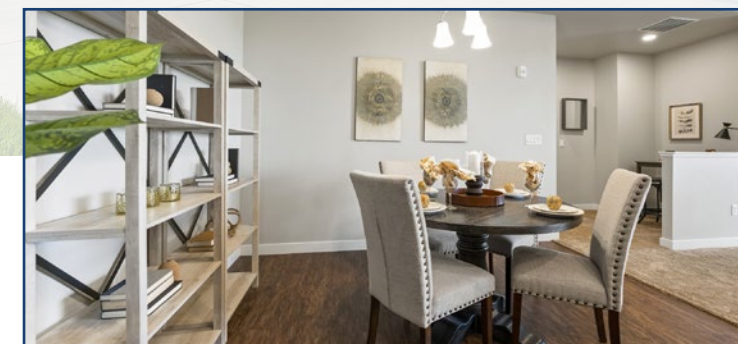


VENDOR

Sutherlands, Tharp, Imagine More

DISCOVERY AT THE
LAKES AT CENTERRA

**4128 SOUTH PARK DRIVE #200
LOVELAND**



Price: \$349,900
Sq. Ft.: 1,509

Bedrooms: 3
Bathrooms: 2

Garage: 1
Attached Dwelling

The Monarch is where smart storage meets modern style. This unique ranch-style condominium offers 1,509 square feet featuring 3 beds, 2 baths, a spacious living room opens to the luxurious kitchen and dining room, and a flex space to suit your individual needs. Off the foyer resides a covered deck for outdoor living, hidden storage area and a staircase that will lead you to the attached garage and front door entry for guests. This luxury condominium offers maintenance-free living without sacrificing your privacy or living space.

Directions: From I-25, take Crossroads Blvd Exit (#259), West on Crossroads Blvd, L on Rocky Mountain Ave, R on Kendall Pkwy, L on Mirror Lake Dr, R on South Park Dr

Meet the Builder | www.mylandmarkhomes.net

At Landmark Homes, we pride ourselves in building homes tailored to your lifestyle that are built to last. As a locally-owned company, we are dedicated to quality craftsmanship, thoughtful design, and establishing premier locations so our homebuyers love their Landmark home, community and homebuying experience. With over 20-plus years in the industry, our portfolio consists of everything from semi-custom homes, luxury townhomes to condominiums.

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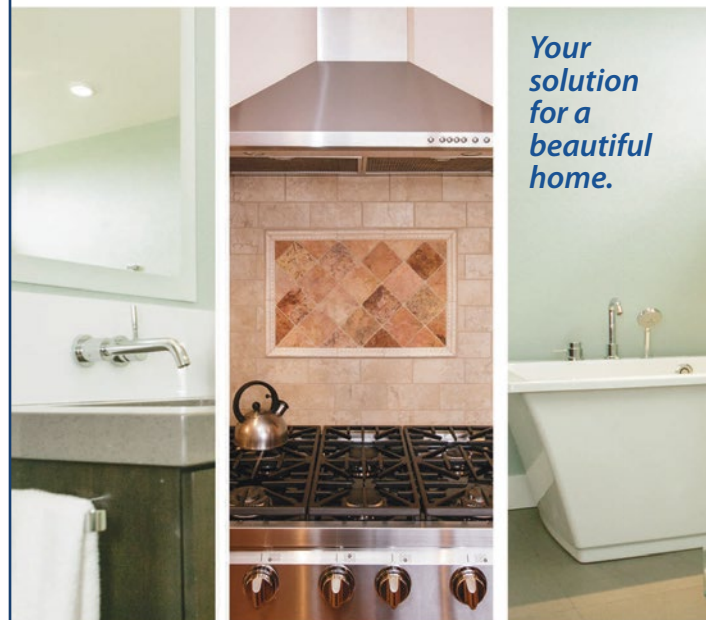
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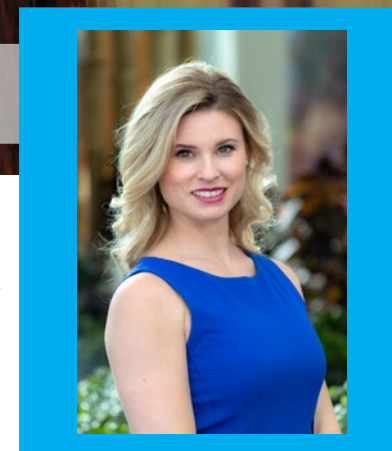
View Mortgage, LLC NMLS #2185181



Unlock Opportunity in Today's Housing Market



By: **Sandy Lisenbee, Managing Director, NMLS # 1418941**



There's a lot to celebrate when it comes to selling, buying, financing and building a home! With rates still at ultra-lows and property values soaring, the current homebuying market presents a unique opportunity benefiting current and prospective homeowners. Home appreciation continues to rise. Prices are up 16.6% over the past year, according to the Case-Shiller Home Price Index.

For homeowners, this means it's a great time to sell, build or apply for a cash-out refinance. If you've been debating whether to pull money out to update the kitchen, reduce debt or purchase that second home, there's never been a better time or a higher value to your property. If you want to skip the bidding wars and inspection surprises, buying new construction can help you get into a new home with less competition and less stress.

Today's low-rate environment is being driven primarily by a cautionary Federal Reserve that wants to keep rates low until the economy improves. This creates an incredible opportunity to take advantage of refinancing to a lower rate or customized term, get rid of that unwanted mortgage insurance, waive the collection of escrows to increase your monthly cash flow, or purchase your dream home at a comfortable payment.

Now is a great time for first-time homebuyers. The price of rent keeps going up. Rental payments are up 14% and

will likely go up every year. However, the principal and interest payment on a fixed-rate mortgage will remain the same for the life of the loan. And unlike rental payments, your monthly mortgage payment becomes a valuable investment. Home equity is a powerful asset and a smart long-term strategy for building wealth.

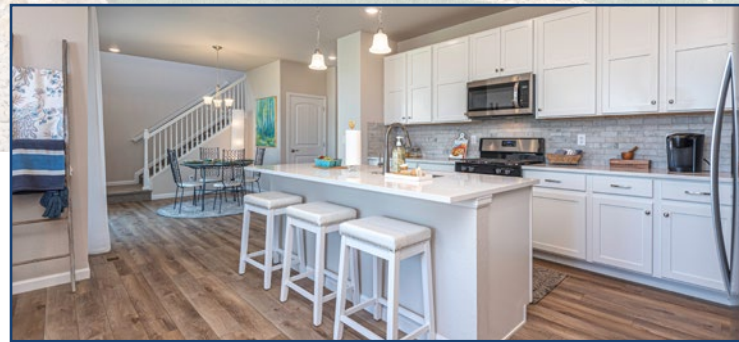
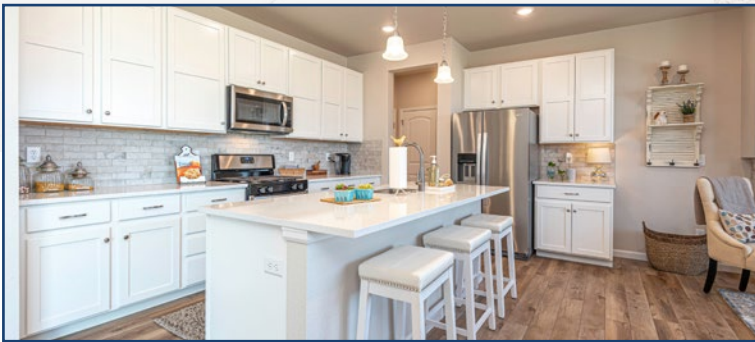
If you're ready to act on your financial goals, reach out to one of our loan experts at View Mortgage. With the launch of our new mortgage company, our goal is to elevate the lending experience by delivering a smarter, faster and all-around better home financing experience through fine-tuned processes and expert support. Our experienced team will be by your side, guiding you through every step of the process. Don't delay taking advantage of this historic time in the home-building market. Get into a lower payment or that new home you've always dreamed of before the market shifts.

View Mortgage, LLC NMLS #2185181. This material is informational only and not an advertisement to extend credit as defined by TILA/Regulation Z nor an application for credit as defined by RESPA/Regulation X. All applications are subject to underwriting approval and determining applicant's ability to repay. Not all applicants are eligible for or qualify for all loan products offered. All loan programs, terms and conditions are subject to change without notice. Rates and terms are valid as of the date of printing/distribution [09-2021].

7

10147 12TH STREET
GREELEY

PROMONTORY
POINT



Price: \$528,500
Sq. Ft.: 2,900

Bedrooms: 4
Bathrooms: 4

Garage: 2
Single Family

This contemporary home fits the needs and lifestyle of today's busy families with a main floor that is open and spacious with a big kitchen, great room and private office. Upstairs there are 3 bedrooms, 2 baths and large loft. The lower level offers growing families the room to expand into a recreation room, bedroom and fourth bathroom. Awesome family neighborhood!

Directions: From I-25, Exit at US-34, East on US-34 (10th) towards Greeley, R on Promontory Pkwy, East on 12th St

Meet the Builder | www.promontorypoint.net

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

LISTING AGENT

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970.481.1810

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8

NORTHRIDGE
TRAILS

6610 W 4TH STREET ROAD
GREELEY



Price: \$550,000
Sq. Ft.: 2,540
Bedrooms: 4
Bathrooms: 3
Garage: 2
Single Family

The Christie floor plan is a 2 bed, 2 bath ranch style home with versatile design. Featuring a foyer and galley way entrance, this home immediately feels elegant. The kitchen flows seamlessly into the living and dining rooms, giving you ample space to gather with your family. The front room of the house has an amazing pointed, vaulted ceiling.

Directions: From I-25 US-34 (#257), East on US-34 toward Greeley, L on 83rd Ave, R on 4th St

LISTING AGENT

Kendall Barnes | Kendall@hartfordco.com
970.716.6088

BROKER



RAINDANCE

2006 AUTUMN MOON DRIVE
WINDSOR

9



Price: \$589,900
Sq. Ft.: 2,720
Bedrooms: 4
Bathrooms: 3.5
Garage: 2
Single Family

The Daphne floorplan is full of possibilities. The farmhouse exterior has a detached "red barn" garage. There's a multi-generational suite option above the garage that adds additional finished square feet and a bedroom, full bath and kitchenette interior. In the main home the kitchen, dining and great rooms flow seamlessly.

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

LISTING AGENT

Christina Tamerlano | sales@wonderlandhomes.com
970.410.3176

BROKER



VENDOR

Ferguson, HomeRun Electronics

10

2060 AUTUMN MOON DRIVE #3
WINDSOR

RAINDANCE



Price: \$376,345
Sq. Ft.: 1,171

Bedrooms: 2
Bathrooms: 2



Garage: 2
Attached Dwelling

The Morgan is a quaint 2 bed, 2 bath main floor condo unit with an attached 2-car garage. This open floor plan gives you a generous room for entertaining in the kitchen/living and dining area. Upon arrival from the garage, you're greeted by a cute entryway/laundry room that leads into the hallway where you will find a generous master bedroom and a second guest bedroom. This unit has stunning views of bountiful crops and the RainDance River Resort!

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.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 30 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
970.716.6088

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24

11

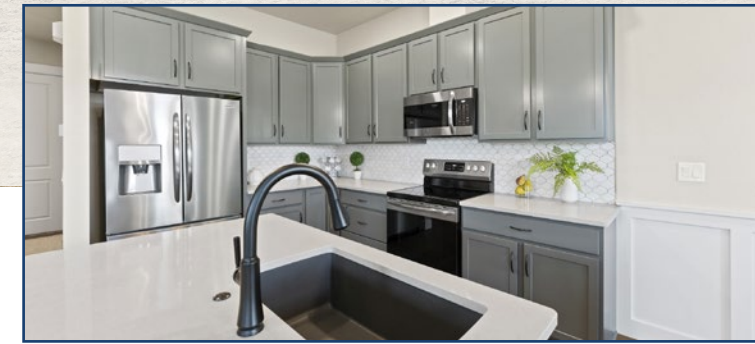
VERNAZZA

6248 VERNAZZA WAY #4
WINDSOR



Price: \$509,900
Sq. Ft.: 3,043

Bedrooms: 4
Bathrooms: 3.5



Garage: 2
Attached Dwelling

The impressive Avalon boasts 10-foot ceilings, a cozy gas fireplace, and private main floor master en suite for relaxation. A convenient mudroom, laundry and powder bath complete the main floor. The second floor is highlighted by a vast flex space that can be turned into an office, entertainment area or both! A full bath with double vanity sinks and 2 bedrooms complete the space. The finished basement has an additional bed and bath, family room, wet bar and storage space – an entertainer's dream. Don't forget about the attached 2-car garage that adds the ultimate convenience to your day-to-day lifestyle.

Directions: From I-25, take CO-392 Exit (#262), East on CO-392, R on CO Rd 5, L on Colonial Park Dr, R on Highland Meadows Pkwy, R on Crystal Downs Dr, L on Vernazza Wy

Meet the Builder | www.mylandmarkhomes.net

At Landmark Homes, we pride ourselves in building homes tailored to your lifestyle that are built to last. As a locally-owned company, we are dedicated to quality craftsmanship, thoughtful design, and establishing premier locations so our homebuyers love their Landmark home, community and homebuying experience. With over 20-plus years in the industry, our portfolio consists of everything from semi-custom homes, luxury townhomes to condominiums.

LISTING AGENT

Kendra | kendra@mylandmarkhomes.net
970.231.2710

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Baessler Homes Brings a *Personal Touch* to Production Building

Your hometown builder since 1968, Baessler Homes serves a variety of communities in Northern Colorado. With an established presence in Greeley and Evans, alongside growing communities in Ault, Wiggins and Fort Lupton, we're committed to providing each person the gift of homeownership at an attainable price.

We're a family-owned business that grew its reputation in the custom homebuilding industry for over five decades. Now led by Jamie Baessler, CEO and Steve Bricker, president, Baessler Homes employs over 50 people and is projected to close over 250 homes this year.

FROM CUSTOM TO PRODUCTION

The transition from custom to production homebuilding has allowed us to live out our vision of building the most valuable homes in the marketplace. We've perfected a variety of innovative slab, basement, and townhome floor plans without losing the touch of personal service. By streamlining production, managing trade partner relationships and curating the most desirable design options, Baessler Homes can meet the growing demand for new homes without compromising price, quality or personalization.

FLOOR PLANS

We currently offer 10 single-family and two multi-family floor plans, each with a unique style to accommodate homebuyers in many stages of life. Our ranch and two-story homes range from two to four bedrooms and span between roughly 1,000 to 2,000-plus square feet. Additionally, our increasingly popular townhome units—now available in Conestoga and Fort Lupton—give buyers the space of a single-family home with a low maintenance lifestyle at an attainable price point.

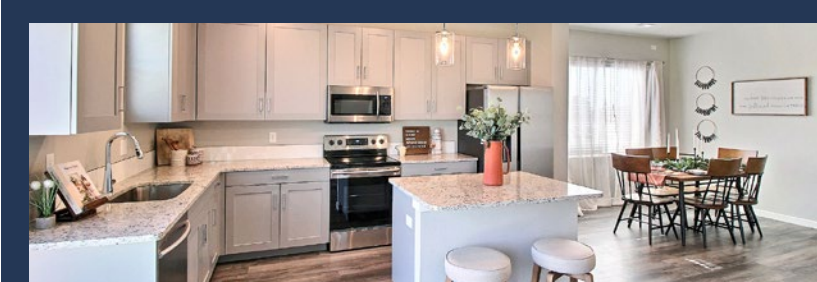
PERSONALIZED SERVICE

At Baessler Homes, our mission to love and serve all remains our number one priority. We're dedicated to enhancing

customer experience through innovative trends and personalized service. For prospective homebuyers, we offer virtual tours, interactive plat maps and an on-call sales consultant to help find the home that best fits you. When you trust us to build you a brand new Baessler Home, you can expect a team that cares and will deliver weekly updates, meetings with our experienced construction managers and photo galleries that allow you to follow along the build process.

ON THE HORIZON

With our growing land development and construction teams, we're ready to take on new opportunities in 2022. Most notable is the new Lupton Village community, which will provide 90 single-family homes and 73 townhomes with the opportunity for even more growth in Fort Lupton.



To get more information about our different floor plans and communities, or to schedule a visit to one of our model homes in Ault, Wiggins or Fort Lupton, contact **Morgan Edwards at 970-573-7033.**

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12

8414 CROMWELL CIRCLE
WINDSOR

COUNTRY FARMS
VILLAGE - THE PARKS



LANDMARK
HOMES



Price: \$714,900
Sq. Ft.: 2,496

Bedrooms: 3
Bathrooms: 2.5

Garage: 3
Single Family

Don't miss this spectacular home featured on HGTV House Hunters! The Mid-Century Boardwalk is characterized by distinct architecture and warm finishes. The inviting blue door laced with windows opens up to reveal the extensive two-story living room highlighted by lavish windows and a cozy fireplace. The living room flows to a polished dining room and kitchen styled by a barn door pantry. A spacious flex room, luxurious main floor master en suite, powder bath and mudroom complete the main floor plan. The second floor features another flex space and 2 sizable bedrooms separated by a full bath.

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

At Landmark Homes, we pride ourselves in building homes tailored to your lifestyle that are built to last. As a locally-owned company, we are dedicated to quality craftsmanship, thoughtful design, and establishing premier locations so our homebuyers love their Landmark home, community and homebuying experience. With over 20-plus years in the industry, our portfolio consists of everything from semi-custom homes, luxury townhomes to condominiums.

LISTING AGENT

Kendra | kendra@mylandmarkhomes.net
970.214.4028

VENDOR

Imagine More, Western Fireplace Supply, Builders FirstSource

13

4441 BARROW LANE
TIMNATH

TIMNATH
LAKES



David Weekley Homes



Price: \$465,000
Sq. Ft.: 2,027

Bedrooms: 3
Bathrooms: 2.5

Garage: 2
Attached Dwelling

This paired home lives like an upscale home with a private and fully fenced backyard. This home features a chef's island kitchen ready to impress guests. There's an oversized side entry garage, separate laundry and upstairs loft space.

Directions: From I-25, take Harmony Rd Exit (#265), East on Harmony Rd, L on Main St, R on Second Ave, L on Barrow Ln

Meet the Builder | www.davidweekleyhomes.com

David Weekley Homes enhances owners lives with livable and energy efficient spaces designed for today's lifestyle. Our homes are well suited to enjoy life in Northern Colorado.

LISTING AGENT

Kevin Wiederhold | kwiederhold@dwhomes.com
303.565.7261

BROKER

David Weekley Homes



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Price: \$885,995 **Bathrooms: 3.5**
Sq. Ft.: 2,865 **Garage: 3**
Bedrooms: 3 **Single Family**

Built for the way you live, the Crawford is a beautiful, open home design with a bright two-story great room, private first-floor office, chef's kitchen with generous center island, convenient loft, and a stunning primary suite featuring a serene primary bath with glass-enclosed shower and dual vanity.

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 second exit on to Stone Fly Dr, R on Jedidiah Dr

LISTING AGENT

Joanna Kruse | jkruse1@tollbrothers.com
970.372.2774



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Price: \$493,900 **Bathrooms: 3**
Sq. Ft.: 2,152 **Garage: 2**
Bedrooms: 3 **Single Family**

The Abilene ranch model provides main-floor living with 12-foot ceilings, private office, secondary bedroom with full bath and laundry room. The kitchen features prep space and cabinetry. A dining room overlooks the kitchen and great room. Enjoy the covered patio and secluded owner's suite featuring 12-foot ceilings.

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

LISTING AGENT

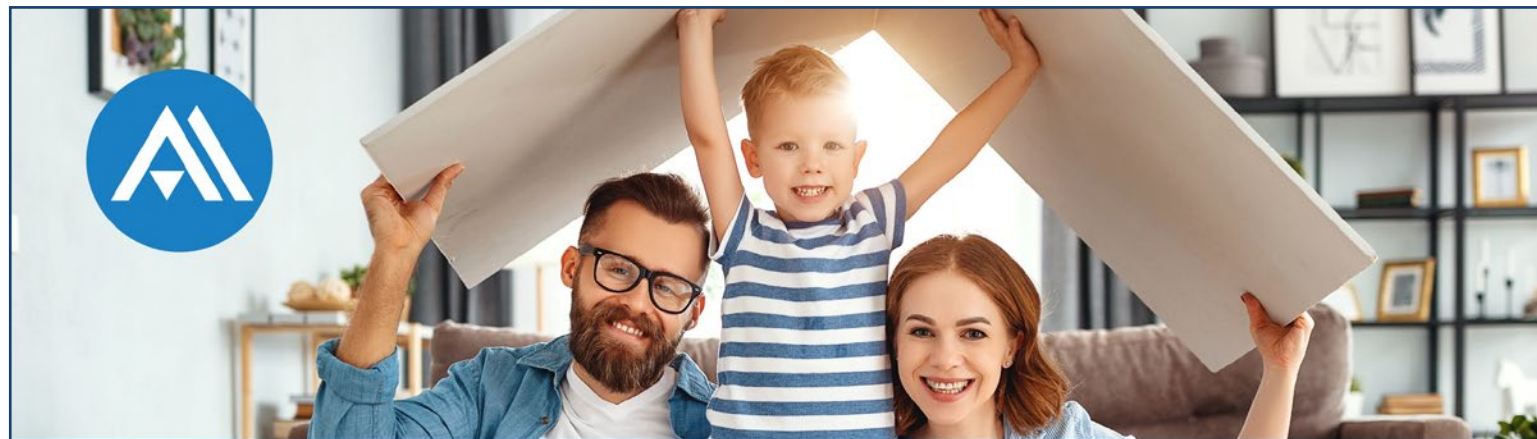
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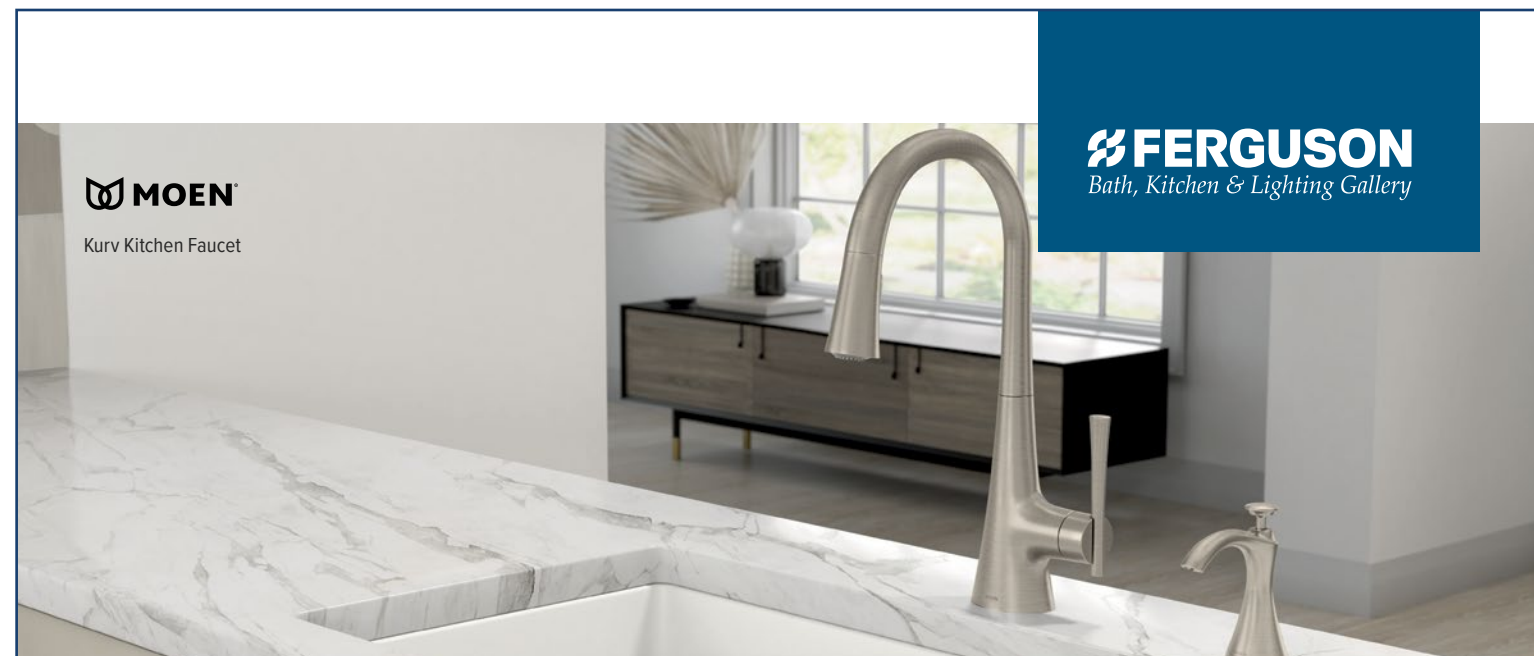


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16

5820 RENDEZVOUS PARKWAY TIMNATH

TRAILSIDE AT HARMONY



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Price: \$470,900
Sq. Ft.: 1,646
Bedrooms: 3
Bathrooms: 2.5
Garage: 2
Attached Dwelling

The Thyme is a two-story ENERGY STAR® certified paired home. The kitchen offers an oversized island, pantry and cabinet space. Upstairs has secondary bedrooms, a full hall bathroom, and laundry and linen closets. Private owner's suite has large windows, vaulted ceiling and barn door leading to the en suite bathroom.

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

LISTING AGENT

Christina Tamerlano | sales@wonderlandhomes.com
970.410.3176

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VENDOR

Ferguson, HomeRun Electronics

17

THE RIDGE AT HARMONY ROAD

1687 CORBY DRIVE WINDSOR



BRIDGEWATER
HOMES
www.bridgewaterhomes.com

Price: \$875,000
Sq. Ft.: 3,795
Bedrooms: 5
Bathrooms: 3
Garage: 3
Single Family

The Sophia floor plan is stylish and functional, well-designed for living and entertaining. The warm and inviting layout features grand ceilings and a great room with a modern fireplace. The secondary bedroom is located opposite of the master bedroom. The secondary bedroom could easily become an office space with built-in functionality. Continuing into the lower level, there's a beautiful and spacious rec room with a wet bar.

Directions: From I-25, take Harmony Rd Exits (#265), East on Harmony Rd, L on Duncroft Dr, R on Rycroft Dr, L on Wandales Dr, and L on Corby Dr

LISTING AGENT

Cynthia Murphy | cynthia@bridgewaterhomes.com
970.674.1663

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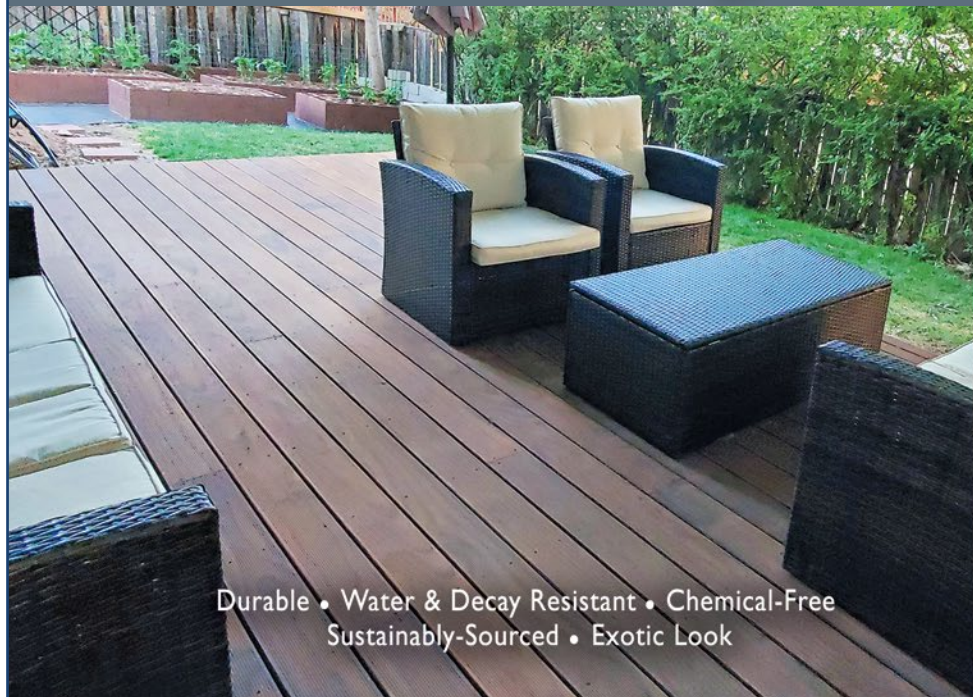


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COVID-19 AND NORTHERN COLORADO'S HOUSING MARKET

BY KELLY SCHRAMM, NOCO HBA

The COVID-19 pandemic stalled much of the economy across Northern Colorado but one area ramped up. The housing market remains hot and shows no signs of slowing down. The Home Builders Association of Northern Colorado along with the National Association of Home Builders fought to designate homebuilding and support services as an essential business during the pandemic. This allowed builders to continue operations and keep employees on the job, with the proper safety precautions in place.

"I think this past year most of us realized the importance of our home," said Cassy Torres, NoCo HBA's board chair. "It was important that people in our communities have access to safe homes and the services that provide support to our industry. We were proud to be able to continue to safely provide this essential service, while also keeping people employed throughout this difficult time."

Continuing these critical operations only helped fuel the demand for homes. As the economy begins to rebound, homebuilding is leading the comeback. And while there's been a lot of good news for homeowners in Northern Colorado like low interest rates, there are some obstacles for both homebuyers and builders. Here's a look at how the pandemic is affecting the housing industry in Northern Colorado.

LOW INTEREST RATES

Homeowners across the country were treated to record low interest rates in 2020 and into 2021. This made Coloradan's buying power much stronger. For many homeowners, this became a once-in-a-lifetime opportunity to buy the home of their dreams at a price-point they could afford. Or, in the case of first-time homebuyers, low interest rates allowed them to be able to afford a home.

PEOPLE WANT MORE FROM THEIR HOMES

Last year, employees worked from home, students attended school from home and activities like dining in and working out all became home-based activities. This lifestyle change caused a shakeup in how people utilize their space.

"Suddenly instead of an extra bedroom people wanted space for home offices and workout rooms," Torres said. "And as the pandemic continued we began to see people shopping for homes with more deluxe kitchens because they had finally had the time to cook after work or just discovered they enjoyed fixing more elaborate meals for their families."

LOW INVENTORY

Extremely low supply, along with increased demand, have home prices on the rise. 2020 was a strong seller's market in Northern Colorado. People came to the table ready to buy. Whether it was because they wanted a different space or to take advantage of low interest rates while they could, people did not want to wait. They wanted a home now. Many listings fielded multiple offers almost instantly and had bidding wars that resulted in higher prices. And this competitiveness continued throughout the winter, which is when the housing market usually slows down.

BUILDING SUPPLY SHORTAGES

Not everyone went shopping for a new home during the pandemic. For many homeowners, more time at home meant time for home improvement projects. That "honey-do" list finally became a reality. The unexpected rush on building supplies coupled with shutdowns and shipping slowdowns meant materials went quick and didn't come back for quite some time.

LUMBER PRICE SPIKE

When lumber mills shut down due to safety precautions at the start of the pandemic it created a shortage of raw materials. NAHB says at one point lumber prices went up nearly 200%. And while prices are still volatile, they have come down in recent weeks. NoCo and NAHB have been advocating for Congress to find ways to end tariffs and examine the lumber supply chain to increase availability.

NoCo HBA will continue to elevate the profile of the homebuilding industry through advocacy and education. For more information on how to become a member, visit www.nocohba.com.



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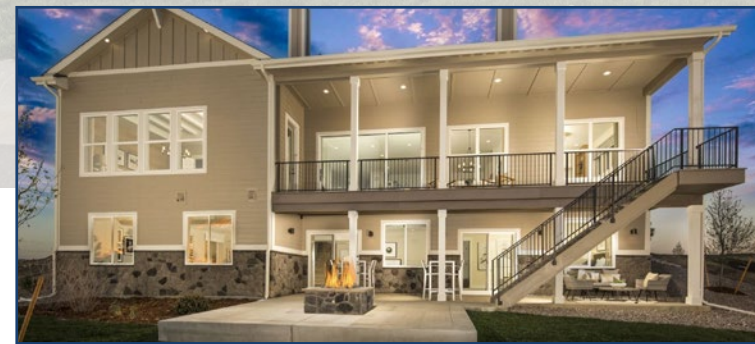
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1183 LARIMER RIDGE PARKWAY
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18



Price: \$802,990

Sq. Ft.: 4,803

Bedrooms: 4

Bathrooms: 4

Garage: 3

Single Family

Breathtaking views are just part of what makes this stunning 4 bedroom, 4.5 bath home so unique. Impressive design features can be found throughout, including a private study, handsome millwork, a sleek kitchen with adjoining tech center, and a double-sided fireplace that serves both the dining area and a secluded wine room with dual glass doors. The space also opens seamlessly to an oversized balcony that leads down to more entertaining areas. The walkout basement is a showstopper with an in-law suite and ample space for games, gatherings or just relaxing.

Directions: From I-25, take Mulberry St (#269B), East on Mulberry St, R on S CO Rd 5, L on Serratoga Falls Pkwy and L on Larimer Ridge Pkwy

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NOCO HBA WELCOMES NEW EXECUTIVE OFFICER

The Home Builders Association of Northern Colorado is excited to welcome its new executive officer, Kelly Schramm. He brings more than 20 years of executive and manager-level experience in program and project management, staff development and service delivery. Schramm has proven himself as a leader who identifies needs, leverages resources, and collaboratively creates long-term, sustainable solutions.

child welfare systems. He also has eight years of experience in workforce development with the Wyoming Workforce Alliance, Community College Commission and Department of Employment.

Schramm and his wife Paula, have two daughters, Makena and Morgan. He enjoys home improvement projects, mountain biking, playing soccer and sampling locally crafted beers.

"I look forward to helping NoCo HBA grow and continue to be a valuable resource for Northern Colorado's building community," Schramm said. "My goal is to help the organization and its members to build their network as they work to build our community."

Schramm has long been committed to improving communities. He spent 12 years with Youth & Family Connections helping to keep youth involved in multiple systems of care out of juvenile justice and



HOW TO PARADE

By: 2021 Parade of Homes Committee

People look forward to Northern Colorado's annual Parade of Homes every year. If you're looking for a home to purchase, staging and décor inspiration, or just want to spend the day viewing the latest from our local builders, the parade is the place. Whether this is your first Parade of Homes or you're an annual attendee, here are some tips and tricks to make the most of the event.

ESSENTIALS CHECKLIST



Before you hit the road stock the car with water and snacks. Check that you have sunglasses, a phone charger and extra layer of clothes for pop up Colorado summer storms.

PLAN A ROUTE



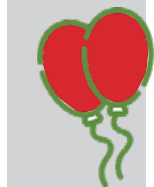
There are 18 homes and one showroom. In order to make the most of your day we highly recommend planning a route. Start with your "must see" homes. Don't worry – if you don't get to all of them in one day, you can split your route up into two days or even two weekends. We also suggest setting a time limit for every home, like 20 minutes.

WEAR COMFORTABLE SHOES



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



Watch for large red balloons in the sky. Many new communities don't register on GPS quite yet, so these big red balloons will help you find homes.

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 maybe even get featured on their page!

TAKE A BREAK



Community is what really makes a house a home. Take time to see what neighborhoods along the route have to offer. Take a walk at Arapaho Bend Natural Area or Boyd Lake State Park. Find a local playground or grab a bite at a nearby restaurant.

BE A JUDGE



This year's Parade of Homes invites you to be a judge and cast your vote in the virtual People's Picks categories. Come with your best viewing eyes and make notes of your favorite rooms, finishes, overall homes and more!



SPECIALTY APPLIANCE MOBILE SHOWROOM
SATURDAY, SEPT. 11, 2021,
10 A.M. – 4 P.M.

Entry #1 Custom On-Site Builders
3318 Danzante Bay Court
Berthoud, Colorado

Experience this fully equipped indoor and outdoor kitchen showcasing a variety of fully functioning Lynx and Bosch appliances. A corporate chef will prepare delicious food while demonstrating the latest innovation and technology. Enjoy music, games, activities and more.

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13 4441 BARROW LANE
David Weekley Homes \$465,000



5 2910 LAKE VERNA DR
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6 4128 SOUTH PARK DRIVE #200
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7 10147 12TH STREET
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15 5712 JEDIDIAH DRIVE
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16 5820 RENDEZVOUS PKWY
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8 6610 W 4TH STREET ROAD
HARTFORD HOMES \$550,000



9 2006 AUTUMN MOON DRIVE
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10 2060 AUTUMN MOON DRIVE #3
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17 1687 CORBY DRIVE
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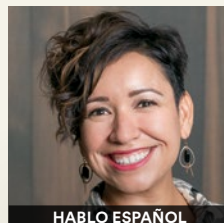


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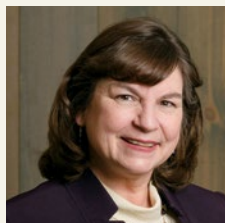
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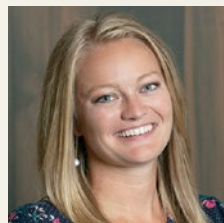
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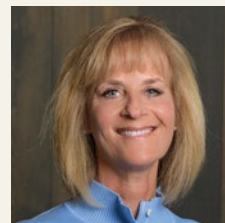
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