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2022 Northern Colorado

Parade of homes

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10 A.M. TO 5 P.M.



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FNBO Mortgage is giving away \$500 Visa® gift cards to three lucky Parade of Homes attendees! The FNBO Visa® gift card giveaway runs both weekends of the 2022 Parade of Homes. Every home you visit is another opportunity to enter. Just scan the QR code or fill out an entry in each home or showroom to enter for your chance to win. Three lucky Parade of Homes attendees will win a \$500 Visa® gift card from our presenting sponsor FNBO Mortgage. A simple scan could make you a winner!

For more information visit www.nocohba.com





As a homeowner, what does the future hold?

Join us at the NoCo HBA Housing Summit as experts provide an update and forecast on the economy and housing market in Northern Colorado. National Home Builders' Association's Senior Vice President & Chief Economist Dr. Rob Dietz (keynote speaker) and John Covert, principal of advisor for Zonda Home, will give their economic over and forecast for 2023.

KEYNOTE SPEAKERS



ROBERT DIETZ
NAHB Chief Economist



JOHN COVERT
Zonda, Principal Advisor

Save the Date: Thursday, December 8

11:30 a.m. - 2:00 p.m.

\$45 for Members, \$55 for Non-Members

RSVP online at www.NoCoHBA.com or

by phone 970.686.2798

www.NoCoHBA.com



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PRESENTED BY



The Parade is Your Chance to Win! 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.



SEPTEMBER 9 - 11 & 16 - 18
10 A.M. TO 5 P.M.

ON THE COVER CUSTOM ON-SITE BUILDERS, INC.

Our cover features a beautiful home designed and built by Custom On-Site Builders, Inc. This home won a coveted Golden Key in 2021, this prestigious award is given to the highest quality home based on craftsmanship, design and innovation by members of the NoCo Home Builders Association. With more than 25 years of experience it is clear they are a leader in the industry. Read more about Custom On-Site Builders, Inc. on page 8.

Photo credit: Boxwood Photos



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LETTER FROM THE CHAIR



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

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 associate members.

For two extended weekends, September 9-11 and 16-18, 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 24 homes. This year we have four 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 Lone Creek Custom Homes' 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 Mortgage.

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!

A handwritten signature in blue ink that reads "Doug Buer".

DOUG BUER | CHAIR, NOCO HBA 2022



DOUG BUER
CHAIR, NOCO HBA
2022



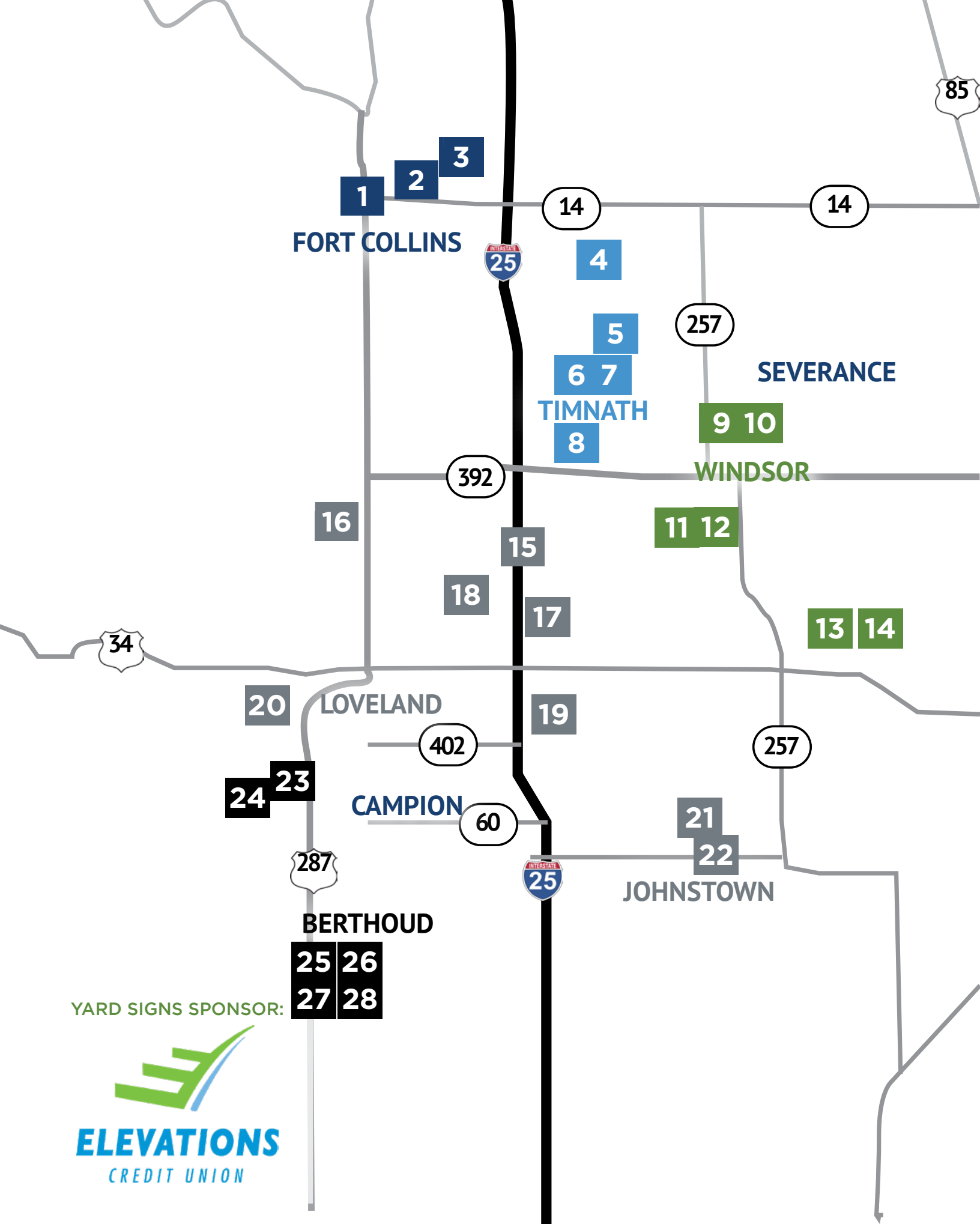
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PARADE OF HOMES LISTINGS

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A REPUTATION FOR EXCELLENCE: ONE BUILD AT A TIME

THE BUILDING PROCESS IS METHODICAL. It shouldn't be rushed. There's an order that ensures a quality outcome. Craftsmanship takes time and patience. Each step builds on the next to create a more finished product. Custom On-Site Builders, Inc. understands the importance of the process and how it leads to amazing results. That's how the company has approached building its stellar reputation, one home at a time.

For over 25 years, Custom On-Site Builders, Inc. has provided Northern Colorado with the highest level of craftsmanship and homeowner satisfaction. The company creates distinct custom homes in the unique Rocky Mountain tradition. The

company prides itself on affordable luxury. They make the process seamless: pick the lot, house model and floorplan. It's also a one-time closing, so homebuyers don't need to close separately on the lot and home. Custom On-Site Builders, Inc. is devoted to building dream homes for Coloradans. The company's innovative designs ensure homes have a timeless sense of beauty while maximizing the latest energy-efficient materials and designs. Every home is built with the highest standards of energy efficiency. These homes are better for the environment, reduce monthly costs and boost long-term home value. The team works closely with homebuyers to build personalized spaces that reflect their vision and Custom On-Site Builders, Inc.'s

commitment to excellence. Whether they choose to build on their lot or one of the company's, each home is designed and engineered to maximize the space. Buyers can pick from existing floorplans that can then be customized to the family's uniqueness. They can also work with an architect to create an entirely custom home.

Custom On-Site Builders, Inc. has built homes across Northern Colorado. They're currently one of only several select custom builders who are building in the master-planned community of Heron Lakes in Berthoud. This subdivision has it all: water, mountain views and custom-built homes. The community also boasts one of the only TPC golf courses in the country – and the



only one in Colorado. Heron Lakes is conveniently located and has everything residents need nearby. The subdivision also features a clubhouse that includes a bar, pool, restaurants and workout facility. From location to community amenities and home features, Heron Lakes is a fabulous place to come home to.

it or ready to downsize, Custom On-Site Builders, Inc. provides homebuyers with reputable design experts and unparalleled customizations. Each build is done with the homeowner in mind as the team creates a space to make memories, while also continuing to build the company's reputation for excellence one outstanding home at a time.



The location is one of the biggest perks. This prestigious neighborhood is close to Loveland, Fort Collins, Longmont and Boulder. For recreationists, it has everything within a stone's throw.

This master-planned community offers an extensive mix of housing opportunities starting from deluxe townhomes to high-end waterfront custom homes. With beauty and endless recreational opportunities right outside, Heron Lakes is the perfect Colorado community.

Whether you're just getting started on your path to your dream, expanding on





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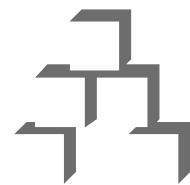
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HUGHES KITCHEN & BATH SHOWROOM

FORT COLLINS

1903 E LINCOLN AVENUE

1



Nestled against the foothills of the front range, Hughes Kitchen & Bath offers Northern Colorado a destination showroom that is home to world-class plumbing, lighting and expertise. With a visionary consulting team, Hughes provides an inspiring space for clients to enhance their design goals by immersing themselves in the innovative fixtures of today.

Directions: From I-25, take CO-14 Exit (269B), West on CO-14, R on S Timberline Rd, L on E Lincoln Ave

Contact: Brooke Leach
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FORT COLLINS

141 RACQUETTE DRIVE, UNIT 2

2



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3 2914 CONQUEST STREET

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FORT COLLINS

Price: \$775,000 Bathrooms: 2.5
Sq. Ft.: 2,570 Garage: 3
Bedrooms: 4 Single Family

Fall in love with the Twain floorplan the minute you walk through the door. It features a stunning foyer, office up front and a generous kitchen. Upstairs hosts 4 bedrooms, laundry room and exceptional loft space. Our largest floorplan also has a finished basement with a rec room.

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



www.hartfordco.com

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HOW THE NATION'S BEST BUILDERS PROTECT THEIR BUYERS

2823 MAJESTIC VIEW DRIVE WILD WING

4

TIMNATH



Price: \$3,250,00
Sq. Ft.: 7,768

Bedrooms: 6
Bathrooms: 5

Garage: 4
Single Family

This well-placed luxurious home features custom beam work at the forefront. Opening to views right on the Timnath Reservoir and breathtaking sights of Colorado mountains, this is a must see. Featuring a full Viking gourmet kitchen, this paradise is ready for entertainment. Built around comfort and energy efficiency, this home boasts high level air filtration, state of the art water heating, as well as smart home integrated control system. Vaulted ceilings paired with five fireplaces; this mountain modern lodge feels like a magnificent resort retreat. Although not complete, tour this under construction home and see how building science meets luxury.

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 Majestic View Dr

Meet the Builder | www.lonecreekhomes.com

From concepts to completion, Lone Creek Custom Homes focuses on the experience of living in a home. We use building science methods and techniques to better your dream home. From energy efficiency to trending technology, there are numerous methods of building more durable, long-lasting, comfortable and efficient homes.



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HARTFORD HOMES

A COMPANY CULTURE OF EXCELLENCE

Home should be a place of joy and relaxation. It's a space to love and make memories. A home is the largest investment most people make in their lifetime. It's also where they spend most of their time. The team at Hartford Homes understands the responsibility that comes with building homes. That's why they're committed to building thoughtfully crafted, new construction homes across Northern Colorado. They are also committed to delivering an excellent homebuying experience.

But Hartford Homes is also taking responsibility for another space where people spend time. Outside of the home, people often spend the most time at work. The leadership at Hartford Homes is creating a company culture that reflects not only their dedication to excellence in their craft but also their commitment to the wellness of their employees.

"We want to intentionally design and build Hartford's culture, systems and processes, so we create Hartford, as a place that enriches people's lives. We want to build a culture and company that can endure," said Landon Hoover, owner and chief executive of Hartford Homes.

In combination with Hartford's mission of enriching lives through the homes and communities they build, they're now intensifying their focus on enriching lives through Hartford as a place of work. The company culture centers around the values: "Great Places! Great Relationships! And Great Finance!" and

a "high-performance, balanced lifestyle".

"It is easy to think about these lines in the context of the external places we create, homes and communities, but more unique in the context of the internal place we create, Hartford Homes," Hoover said.

This focus is about recognizing the value and importance of a proper work-life balance. With today's constant connectivity and hustle culture, it means many people never truly "clock out." Hartford Homes doesn't want or expect that from their team. Hoover recognizes the value of rest & renewal and the importance of life outside work. "This focus also recognizes that high-performing people want to be around other high-performing people. As well, the ability to truly unplug comes from being surrounded by high performers that are committed to systems, process, strong communication and care for one another."

"Hartford Days" is a new tradition where every employee is given one Friday off per month. The additional day off is meant to be one of relaxation, recharging and reconnecting. People do their best work when they've had time away from work.

"High-performance, balanced lifestyle" is a value that is meant to reward employees for accomplishing goals and being focused during their time at work. Hartford Homes believes in celebrating successes and the company has a lot to celebrate. They're a multi-year Avid

Award Winner and Great Places to Work award in 2020 and 2021. When people work hard, they should be rewarded. For example, after setting a new company record for monthly sales, the team took a party bus to Denver for a food and drink tour.

"Great Places! Great Relationships! Great Finance!" was established as the standard for every home the company builds and the experience every buyer should expect. But Hartford strives in equal measure to provide this experience to its employees. When it comes to working at Hartford Homes, people can expect a great place to work. They will build great relationships with coworkers and team members. And finally, they can expect great financial stability and benefits.



Whether it's building homes or employing Coloradans, Hartford Homes is doing its part to make Colorado a great place to live and work.



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**ELEMENT
DESIGN**



Price: \$1,930,000
Sq. Ft.: 5,227

Bedrooms: 5
Bathrooms: 6

Garage: 3
Single Family

Stunning mountain modern design, hand-crafted by award-winning NoCO Custom Homes. Timeless architecture with post-and-beam work, natural stone and reclaimed wood blended effortlessly with modern black accents. This 5,226-square-foot ranch has a 19-foot grand entry, suspended walnut live-edge slab fixture, wide plank heathered grey hardwood floors, boxed wood beams and a 13-foot grand fireplace. The wall of windows captures natural light and mountain views. The primary suite includes direct access to the covered patio. Massive mud room, basement wet bar and wine room with custom racks and seated bar overlooking the theater room.

Directions: From I-25 N, take Harmony Rd Exit (#265), East on Harmony Rd, L on Club Dr, at traffic circle take first exit to continue on Club Dr, R on Grand Park Dr, L on Prestwich Ct

Meet the Builder | www.nococustomhomes.com

Since 2012, NoCO Custom Homes has been building relationships with clients while building beautiful custom homes. Unlike many builders, the relationship we choose to build with each of our clients is open, honest and transparent. Our goal is to exceed your expectations and build you the home of your dreams!



LISTING AGENT

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6 5038 RENDEZVOUS PARKWAY

TRAILSIDE ON HARMONY

TIMNATH

Price: \$522,900 Bathrooms: 2
Sq. Ft.: 2,092 Garage: 2
Bedrooms: 2 Attached Dwelling

The Caraway paired model home is accentuated with vaulted ceilings in the great room. It features a roomy, open main level with a large kitchen island, a spacious laundry room with multiple closets and generous storage. The finished lower level adds an extra bedroom, bathroom and flex room.

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

www.wonderlandhomes.com
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5034 RENDEZVOUS PARKWAY

TRAILSIDE ON HARMONY

7

TIMNATH



Price: \$537,900
Sq. Ft.: 1,739

Bedrooms: 3
Bathrooms: 2.5

Garage: 2
Attached Dwelling

The Saffron paired model home is an ENERGY STAR certified, spacious floorplan. Walking into this home, the main level feels luxurious high ceilings and connects directly to the generous side porch, which is perfect for entertaining. Enjoy a 3-bedroom upper level with a secluded owner's suite. It's about character.

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

Meet the Builder | www.wonderlandhomes.com

Wonderland Homes is a Colorado-born builder that offers character-filled, 100% ENERGY STAR certified floor plans with opportunities to personalize to make each home "your personal Wonderland." Wonderland builds homes in Broomfield, Castle Rock, Erie, Timnath, Wheat Ridge and Windsor. They take pride in providing an elite customer experience.



LISTING AGENT

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LINDA SMYTH

Mortgage Loan Officer
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GREELEY



JASMINE GAXIOLA *Hablo Espanol*

Mortgage Loan Officer
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jasmine.gaxiola@bankofcolorado.com
NMLS# 2000887
GREELEY



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TIMNATH

5116 BECKWORTH STREET TRAILSIDE

8



Price: \$758,860 Bathrooms: 3
 Sq. Ft.: 2,540 Garage: 3
 Bedrooms: 4 Single Family

The Christie floorplan is a ranch-style home with versatile design. The foyer and galley way entrance make this home feel elegant. The kitchen flows seamlessly into the living and dining rooms. The finished basement has 2 bedrooms and a bath. The front room has a vaulted ceiling to spark conversation.

Directions: From I-25 N, take Harmony Rd Exit (#265), East on Harmony Rd, R on Three Bell Pkwy, R on Bouganville Blvd, L on Rendezvous Pkwy, L on Goodnight Ave, L on Beckworth St

www.hartfordco.com

LISTING AGENT

Kendall Pashak | kendall@hartfordco.com
 (970) 601-4003

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WINDSOR

206 BLUE FORTUNE DRIVE GREENSPIRE AT WINDSOR LAKE

9



Price: \$950,000 Bathrooms: 3.5
 Sq. Ft.: 4,366 Garage: 3
 Bedrooms: 5 Single Family

The Tabernash is a design masterpiece; awash in meticulous details and exciting spaces. A grand entrance seamlessly flows into the gourmet kitchen with two islands! The private master suite and fully-finished basement replete with a theater room, custom bar, recreation room, 2 bedrooms and bathroom complete this absolute stunner.

Directions: From I-25 to CO-392 Exit (#262), East on CO-392, L on Hollister Lake Rd, L on Co Rd 70L on Clydesdale Ln, L on Blue Fortune Dr

www.mywindmillhomes.com

LISTING AGENT

Ryan White | info@mywindmillhomes.com
 (970) 397-5652

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Price: \$850,000 Bathrooms: 4.5
Sq. Ft.: 4,472 Garage: 3.5
Bedrooms: 6 Single Family

Welcome to the Cameron, a sophisticated main floor master. Come inside and discover the elegant Dacor furnished gourmet kitchen. Retreat outside through a folding glass wall or head to the master suite and recharge. The loft provides creative space or venture to the finished basement for some refreshments and fun!

Directions: From I-25 to CO-392 Exit (#262), East on CO-392, L on Hollister Lake Rd, L on Co Rd 70, L on Clydesdale Ln, L on Blue Fortune Dr

www.mywindmillhomes.com

LISTING AGENT

Ryan White | info@mywindmillhomes.com
(970) 587-6966

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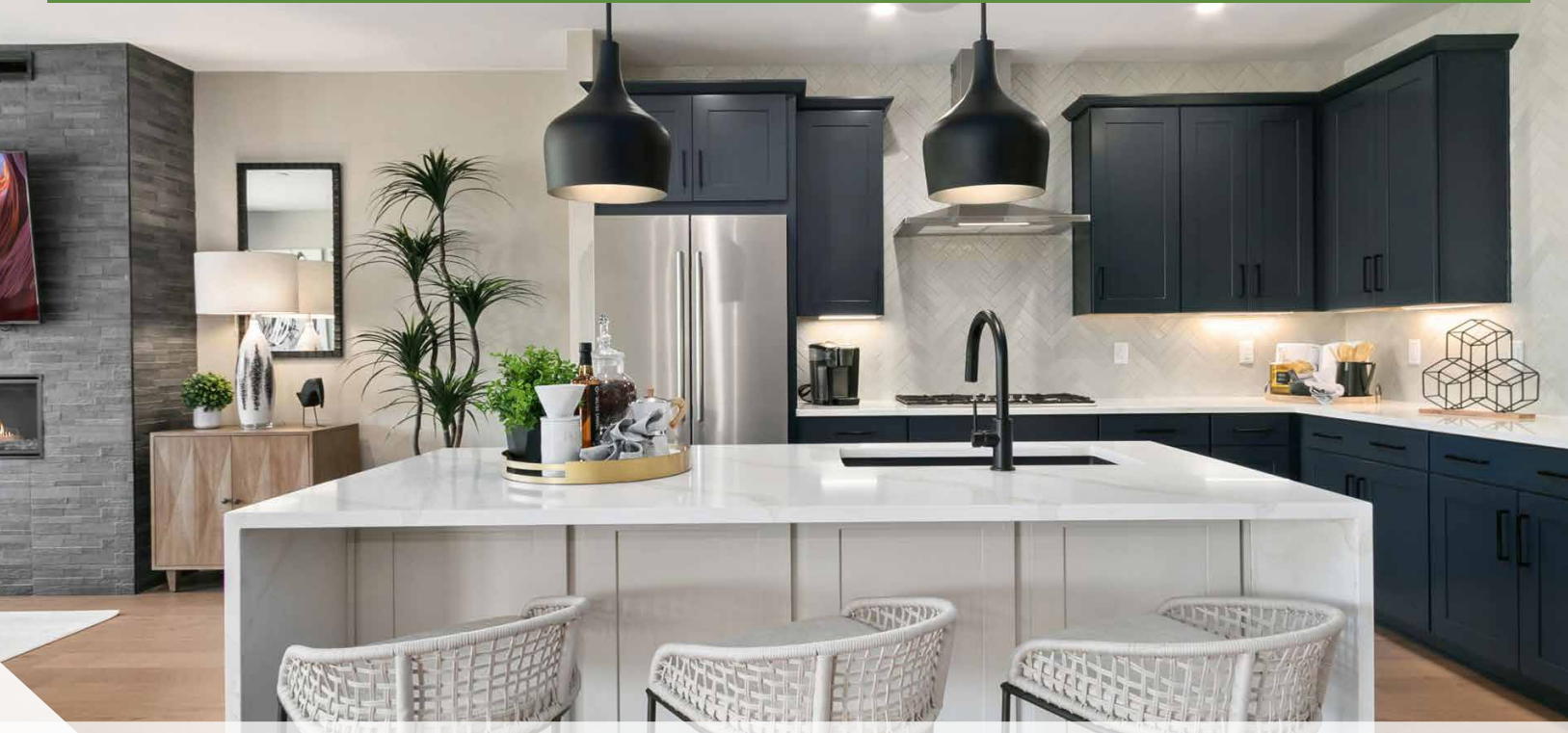
Cell: 970.443.5034

cosbuilders.com



Office is 750 West Eisenhower Blvd Loveland Co 80537
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TRUMARK HOMES

Price: \$825,000
Sq. Ft.: 3,200Bedrooms: 4
Bathrooms: 3Garage: 2
Single Family

The Huntington features an inviting covered porch with a secondary bedroom off the front of the home. This expansive two-story home is 3,200-square-foot. The entry hall leads to a dining room, gourmet kitchen and multi-functional great room. Granite countertops are located in the kitchen, bathrooms and laundry room. The spacious master suite features a stunning spa-like bathroom with dual sinks, free-standing tub and walk-in closet. The second-floor includes 2 secondary bedrooms, a bathroom and an open game room with an optional wet bar. This home comes with engineered hardwood throughout and Delta plumbing features.

Directions: From I-25, take E Crossroads Blvd Exit (#259). East on Crossroads Blvd, at first traffic circle take second exit to continue on Crossroads Blvd, at second traffic circle take first exit to continue on Crossroads Blvd, keep left to continue on Crossroads Blvd, L on Colorado Blvd, at traffic circle take first exit to New Liberty Rd, at traffic circle take 3rd exit to 7th Ave, R on Barefoot Dr

Meet the Builder | www.trumarkco.com

The Trumark Group of Companies includes: Trumark Communities, a master-planned community developer; Trumark Homes, a next-generation homebuilder; Trumark Commercial, which builds, leases and sells commercial buildings; and Trumark Urban, a vertically integrated residential developer. In 2020, Trumark Homes entered an agreement with Daiwa House Industry to provide additional resources www.trumarkco.com.

 **LISTING AGENT**
Kathy Beck | kbeck@thegroupinc.com
(970) 213-8475



TRUMARK HOMES

Price: \$750,000
Sq. Ft.: 2,130

Bedrooms: 3
Bathrooms: 2

Garage: 2
Single Family

The Riviera is a charming single-story, 2,130-square-foot home featuring a secondary bedroom off the front of the home. Past the entry hall, you'll find the gourmet kitchen, featuring a walk-in pantry and a center preparation island overlooking the spacious dining, great room and back covered patio. This home includes granite countertops in the kitchen, bathrooms and laundry room. The Bosch stainless steel appliance package comes with a Zephyr chimney hood. The master suite has a stunning spa-like bathroom with dual sinks, free-standing tub and a walk-in closet.

Directions: From I-25, take E Crossroads Blvd Exit (#259). East on Crossroads Blvd, at first traffic circle take second exit to continue on Crossroads Blvd, at second traffic circle take first exit to continue on Crossroads Blvd, keep left to continue on Crossroads Blvd, L on Colorado Blvd, at traffic circle take first exit to New Liberty Rd, at traffic circle take 3rd exit to 7th Ave, R on Barefoot Dr

Meet the Builder | www.trumarkco.com

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 **LISTING AGENT**
Kathy Beck | kbeck@thegroupinc.com
(970) 213-8475



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RidgewayCustomHomes.com



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**CHRISTINE
TORRES**



Office - 750 W Eisenhower Blvd, Loveland, CO 80537 Each office independently owned and operated.

Christine is a 23 year resident of Berthoud and a local realtor of 16 years. Serving clients in residential, commercial and land development projects.

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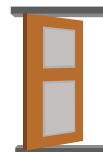
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THE HARVEST: CONTEMPORARY LIVING WITH SMALL TOWN CHARM



In historic Berthoud, known as the “Garden Spot of Colorado,” there’s a new kind of harvest happening in this small town with a history rooted in agriculture.

Berthoud’s setting in Northern Colorado - wide open spaces surrounded by farmland and majestic mountain views - is the new home to Harvest. This development closed phase 2 with seven custom builders in September. The growing community sits just outside of Old Town Berthoud and will feature custom-built homes on quarter-acre lots with breathtaking views and exciting amenities close by. The regional trail that will ultimately connect Berthoud to Loveland and Fort Collins runs on the east side of the subdivision. Perfect for a scenic bike ride for an avid rider or a leisurely ride with the family.

The first phase of development will complete 31 homes in the new community, and phases 2 and 3 will bring the total to just under 100 custom homes. A defining difference with the Harvest subdivision is that there is not a Metro Tax District. This alleviates the higher property tax burden of other Metro Taxed subdivisions. The homeowners association fee is \$1,000 for the year and that includes walking paths, open space areas, a pocket park and trash service.

Prices for completed homes range from \$950,000 to \$1,300,000. Homeowners work with builders and their architects to create their most ideal floor plan and style. The future resident then hand picks their finishes with local vendors to further customize every detail. An additional bonus to the lots is the larger than typical side-to-side setbacks to increase privacy. Phase 1 has many

homes nearing completion and some lots still available. Phase 2 lots become available in early September to begin working with builders.

The HOA architectural guidelines for the Harvest subdivision promote a style that blends mountain craftsman with modern farmhouse, which gives prospective homebuyers ample opportunity to bring their dream home inspirations to life. The Harvest developer is utilizing only local custom builders for their project. For phase 1, builders include Bronze Door Custom Homes, Fricke Custom Homes, Keirns, OMNI Homes and Rhoades. For Phase 2, the additional builders are Calbuilt, Custom On-Site Builders, Sigg Brothers, and Ridgeway Custom Homes. The builders’ lots are mixed throughout the development to ensure an ample variety of style.

Harvest’s tagline “Growing Community” is fitting. The developer established a relationship with the family that had been farming the land for over 100 years and three generations. The streets are named after the homesteaders such as William Way and Sophie Street. The winter wheat logo for Harvest was grown and harvested on the land itself. The entryway features swaying winter wheat in the wind, and was created by local Berthoud sculptor Charlotte Zink. The intention of the developer was to create an environment where Harvest residents feel connected to the past agricultural history and embrace the beauty of the Colorado landscape.

Harvest residents have easy access to the very best of Northern Colorado living. The TPC Colorado PGA golf course and the brand new Berthoud Recreation Center are within a few

miles. Carter Lake is a 12 minute drive for

boating, fishing and hiking. Historic Old Town Berthoud is another draw with family owned restaurants, two award-winning breweries and quaint downtown shopping. This is a town that celebrates community with three parades winding downtown for Berthoud Days, Homecoming and Christmas. Oktoberfest and Fourth of July celebrations bring the town together for the holidays. The schools have a proud hometown heritage and are well sought after. Go Spartans!

Overall, Harvest offers Colorado homeowners a chance to build a new custom home in a place that is steeped in rich history and small town charm. Berthoud and the Harvest Community are truly a place where good things grow.

Come visit the information tent at the Harvest where lots from many of the builders are entered into the Parade of Homes. Daily drawings, beverages, snacks, lender incentives and lots of information about the builders and the town of Berthoud will be provided.

Prospective homebuyers can find more details about available lots for both phase 1 and phase 2 of the development at www.BerthoudHarvest.com or call Christine Torres with RE/MAX Alliance at 720-320-1405.



13 1224 104TH AVE COURT PROMONTORY POINT

GREELEY

Price: \$562,849 Bathrooms: 3
Sq. Ft.: 3,029 Garage: 2
Bedrooms: 4 Single Family

This 4 bed, 3 bath home with large loft comes complete with window coverings, garage door opener, stainless kitchen appliances, white shaker cabinets with 42-inch kitchen uppers, air-conditioning as well our extensive list of standards. Builder is offering special financing on this home through September. Contact listing agents for details.

Directions: From 1-25 take the Hwy 34 Exit (#257), East on Hwy 34 to Business 10, take business 10 East to Promontory Pkwy, R on Promontory Pkwy, at roundabout take the 2nd exit onto W 11th St, R on 105th Ave, L on 12th St, R on 104th Ave Ct



LISTING AGENT

Tawnya Yurt & Joey Porter
tyurt@thegroupinc.com | (970) 481-1810

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1229 104TH AVE COURT PROMONTORY POINT

14



Price: \$519,736
 Sq. Ft.: 2,356
 Bedrooms: 3

Bathrooms: 2.5
 Garage: 2
 Single Family

This 3 bed, 2.5 bath home with main floor office/bonus room, comes complete with window coverings, garage door opener, stainless kitchen appliances, knotty alder pewter cabinets with 42-inch kitchen uppers, air conditioning as well our extensive list of standards. Special financing on this home through September. Contact listing agents for details.

Directions: From I-25 take the Hwy 34 Exit (#257), East on Hwy 34 to Business 10, take business 10 East to Promontory Pkwy, R on Promontory Pkwy, at roundabout take the 2nd exit onto W 11th St, R on 105th Ave, L on 12th St, R on 104th Ave Ct

LISTING AGENT

Tawnya Yurt & Joey Porter
 tyurt@thegroupinc.com | (970) 481-1810

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LOVELAND

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Directions: From I-25, take Eisenhower Blvd Exit (#257), West on Eisenhower Blvd, R on Hwy 287, L on W 71st St, L on N Franklin Ave

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www.kamtz.com

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LOVELAND

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Price: \$578,900 Bathrooms: 2.5
Sq. Ft.: 2,138 Garage: 2
Bedrooms: 4 Single Family

This two-story single-family home features an open first level where the kitchen, nook and great room share a footprint. The second level provides room for the entire family or guests with 4 bedrooms, including the sophisticated owner's suite with an ensuite bathroom and a large walk-in closet.

Directions: From I-25, take US-34 Exit (#257), East on US-34E, L on Centerra Pkwy, R on Wild Millet St, R on Silverheels Dr

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Sonders

FORT COLLINS

SONDERS FORT COLLINS: WHERE EASY LIVING MEETS COMMUNITY

At Sonders Fort Collins, a sense of community is woven into every detail of the new development, from the home designs to the neighborhood footprint to its exciting onsite amenities.

Sonders, formerly known as Water's Edge, opened for sales this summer. It's creating a new sustainable luxury community in charming Fort Collins. The homes are impressive and blend contemporary style with sustainable, locally-sourced products. But the homes are just one element of what sets this new community apart from other developments.

MASTER PLANNED COMMUNITY

The big idea behind Sonders Fort Collins is to create a place that redefines the concept of a "home." One that extends beyond the walls of a house and into a community where residents feel connected and live their best life.

This master-planned community is built with intention and connection in mind. Nature paths lead to the neighborhood park, to nearby Richard's Lake or to downtown Fort Collins, a convenient five miles away. The resort-style pool and onsite Sonders Learning Center offers more opportunities for casual connections and friendships built with neighbors, such as workshops and gatherings at the cottage studio.

Walking paths, green spaces and nature trails, dog park and fitness centers were strategically integrated into this luxury community with intention and purpose. The driving force behind this concept

is to build a place that is life-enriching and that gives homeowners everything they value right in their surroundings. Sonders isn't just about building homes, it's about building community.

ABOUT THE HOMES

Of course, this idea cannot exist without the innovative new homes that make up the foundation of Sonders Fort Collins.

Thrive Home Builders and Bridgewater Homes are two local Colorado homebuilders that are bringing dream home plans to life in a variety of new home collections. Both builders are committed to luxury and energy-efficient homes that last generations.

Thrive Home Builders offers single-level family homes and single-level townhomes that range between two to five bedrooms and up to 3,500-square-feet. Thrive Home Builders is a LEED certified home builder that achieves the highest standards of green building, with health and efficiency in mind. Each of their three home collections come with designer-curated finishes.

Bridgewater Homes is building ranch-style, single-family homes with two to three bedrooms and range between 3,200 to 5,100-square-feet in size. Bridgewater's single-story homes are EnergyStar certified and combine quality, efficiency and a variety of home styles that homebuyers can choose from. The homes start in the mid \$600s.

With both builders, luxury and efficiency is at the forefront, and it's apparent in every home design,

from oversized outdoor spaces that allow residents to connect with nature to exquisite finishes throughout the home.

EASY LIVING

Even better, Sonders Fort Collins emphasizes the concept of low-maintenance living, not only in home design but in home maintenance, too. When it comes to snow removal, yard maintenance and fertilizing and watering that front lawn, Sonders will shoulder the burden and give you that time back.

This luxury community is also redefining "easy living." It doesn't just apply to home maintenance anymore. At Sonders, easy living is also about the ease of getting out and enjoying amenities right outside, like fishing off the dock at Serene Park or launching a canoe or kayak. Sip on a refreshing beverage poolside, get your creative juices flowing in the ART Studio, enjoy a relaxing walk stroll on a lakeside trail or bike to Old Town Fort Collins. Easy living is doing the things you love most and this master-planned community makes that possible.

Sonders is re-imagining a healthy and vibrant, low-maintenance, luxury lifestyle and creating a community that serves every stage of life. It's for the nature lover, the fitness enthusiast, the on-the-go family and anyone who seeks to live their life to the fullest.

For more information on Sonders Fort Collins and the homes available, visit SondersFortCollins.com.



LANDMARK
HOMES™



Price: \$382,900
Sq. Ft.: 1,264

Bedrooms: 2
Bathrooms: 2

Garage: 1
Attached Dwelling

The Cascade by Landmark Homes combines functionality and innovative design in the premier Lakes at Centerra community. This home is a stacked ranch-style condominium offering open concept living, a charming built-in desk area for your work-from-home needs, a spacious storage closet, a covered front porch and an attached one-car garage. One of the best perks about this home is that it offers a low-maintenance lifestyle with wildly convenient amenities.

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

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LISTING AGENT

Kendra | kendra@mylandmarkhomes.net
(970) 614-7621

VENDORS

L&L Acoustical



Price: \$507,300
Sq. Ft.: 2,196

Bedrooms: 3
Bathrooms: 3.5

Garage: 2
Single Family

This low-maintenance home is part of the Carriage House collection and offers snow removal, front yard landscaping and more. The Volante is a three-story home that opens to a flex room that you can personalize to fit your family's lifestyle and needs. On the second floor, you'll find the enlarged kitchen island that's perfect for entertaining. The primary suite is located on the third floor, as well as 2 secondary bedrooms and a convenient laundry room.

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

Meet the Builder | www.OakwoodHomesCO.com

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LISTING AGENT

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(303) 378-7601

20 1124 BLUE AGAVE COURT

THE ENCLAVE AT DAKOTA GLEN

LOVELAND

Price: \$1,100,000 Bathrooms: 3
Sq. Ft.: 3,632 Garage: 2
Bedrooms: 3 Single Family

This new patio home design is extraordinary! The unique plan features ingenious functionality with uncompromising quality, perfect for savvy buyers. The main floor boasts 2 bedrooms, 2 bathrooms, large great room and pocket office offering storage, workspace and the ability to feel like you are part of the living area.

Directions: From I-25, take Eisenhower Blvd Exit (#257), West on Eisenhower Blvd, L on S Wilson Ave, R on Blue Agave Ct

www.dakotaglen.com



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Jeanice Prohs | jprohs@gmail.com
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JOHNSTOWN

223 MOLINAR STREET MOUNTAIN VIEW TOWNHOMES

21



Price: \$330,000 Bathrooms: 2
 Sq. Ft.: 1,384 Garage: 2
 Bedrooms: 3 Attached Dwelling

The Silvercliff is the best of both worlds. It offers room for your family while supporting a low-maintenance lifestyle. An extended island is the centerpiece of the open kitchen and great room. The second floor has a spacious loft that's a perfect option for a second living space.

Directions: From I-25, take CO-60 E Exit (#252), East on CO-60E/South 1st St, R on S Parrish Ave, L on Herrera St, Continue on to Molinar St

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Jamison Walsh | jamison@searsrealestate.com
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JOHNSTOWN

517 COLUMBIA STREET LENNAR AT JOHNSTOWN FARMS

22



Price: \$615,900 Bathrooms: 4
 Sq. Ft.: 2,764 Garage: 3
 Bedrooms: 5 Single Family

This two-story home offers an open layout where the great room, nook and kitchen merge effortlessly on the first level. The bedroom near the foyer is an ideal space for guests. The second floor provides space with 4 bedrooms, including the owner's suite with walk-in closets and a spa-inspired bathroom.

Directions: From I-25, take CO-60 E Exit (#252), East on CO-60E/South 1st St, R on S Parish Ave, L on Country Rd 46 1/2, R on Crestone St, R on Columbia St

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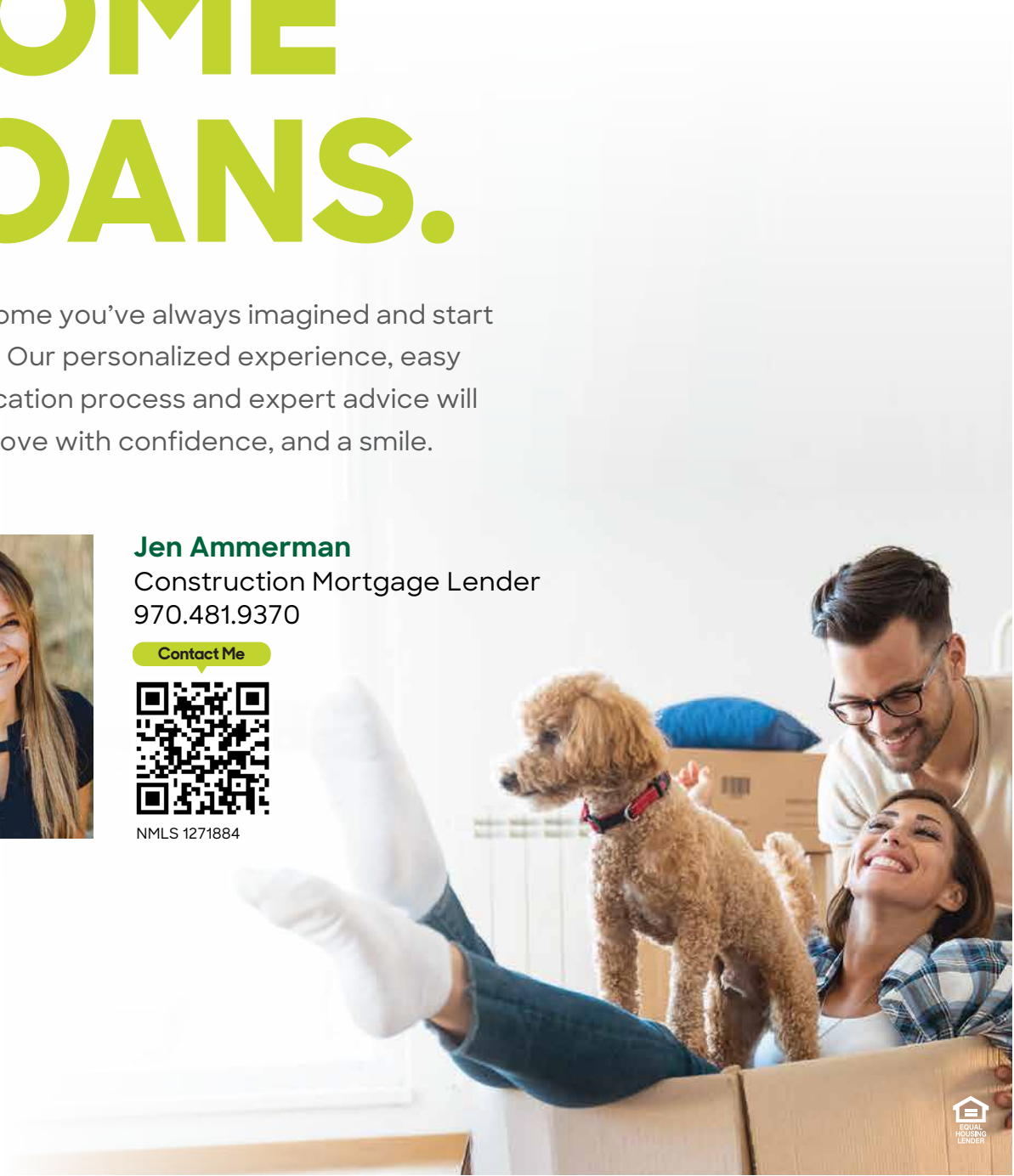


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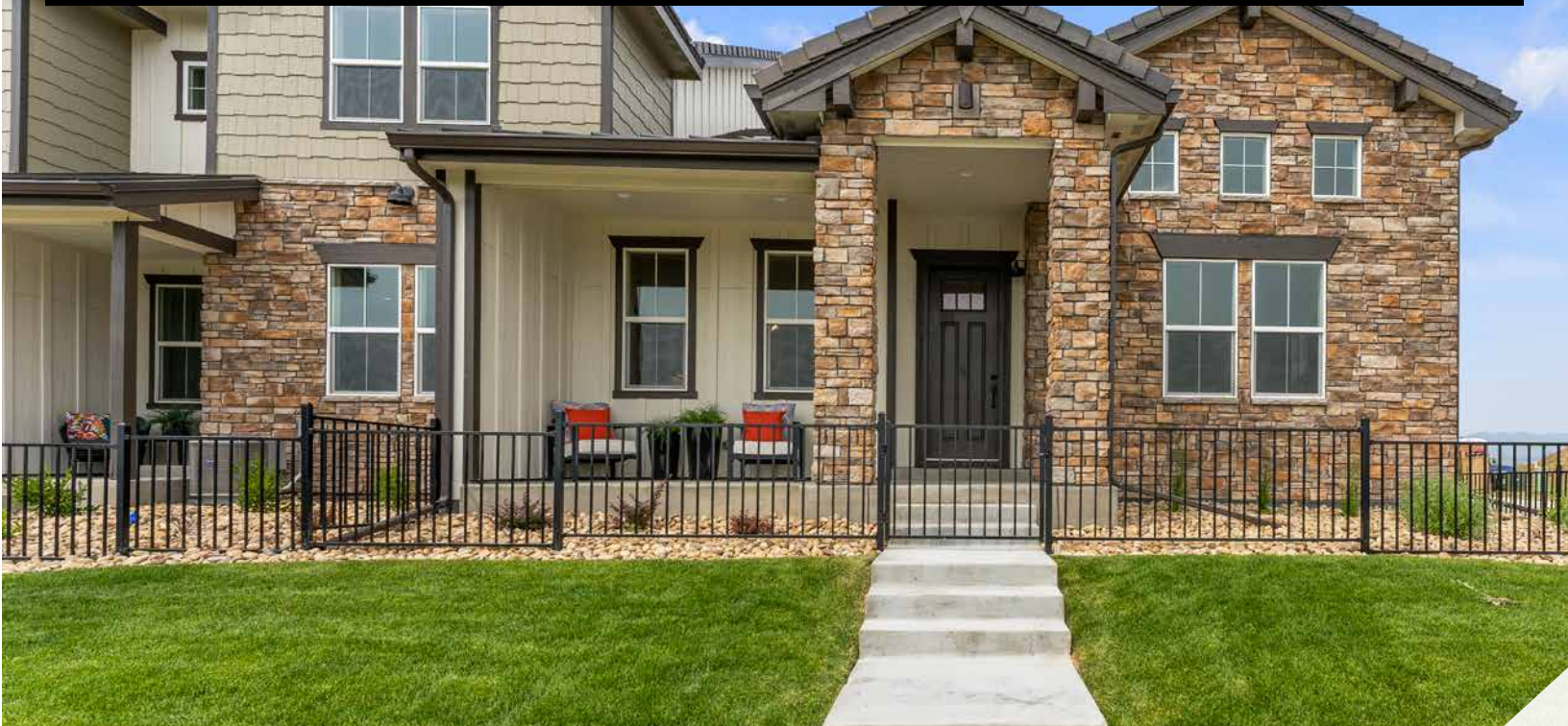
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BERTHOUD

1548 STONESEED STREET
HERON LAKES AT TPC COLORADO

23



Price: \$704,900
Sq. Ft.: 2,559

Bedrooms: 3
Bathrooms: 3.5

Garage: 2
Attached Dwelling

The Duxbury by Landmark Homes is built to inspire. This home is an end-unit, ranch-style townhome that comes standard with a partially finished basement and a two-car attached garage. This stunner features grand vaulted ceilings and an open and airy design. The finished basement adds the ideal entertaining space with a built-in wet bar, spacious recreational room and an additional bed and bath. The sophisticated neutral design finishes complete the luxury home.

Directions: From I-25, take CO-60 W Exit (#254), West on CO-60, L on Berthoud Pkwy, at traffic circle take second exit and stay on Berthoud Pkwy, at 2nd traffic circle take first exit, L on Harebell St, R on Stoneseed St

Meet the Builder | www.mylandmarkhomes.net

Landmark Homes is proud to deliver homes designed for your lifestyle and built to last. With over 20-plus years in the industry, we build custom, semi-custom homes, townhomes and condominiums. We combine thoughtful floor plans, distinct architecture and premier locations. We believe in building long-lasting relationships.

LISTING AGENT

Kendra | kendra@mylandmarkhomes.net
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when you have a higher cash flow, you can make a larger payment, when you do not, you can make a smaller payment. Your payments go toward your principal first, helping you lower your loan balance faster and pay less on interest.



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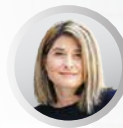
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E seades@cmgfi.com



Sandy Hawn

Loan Officer, NMLS# 1067586
P (970) 227-7251
E shawn@cmgfi.com

2843 NEWFOUND LAKE ROAD

TOLL BROTHERS AT HERON LAKES

24

BERTHOUD



Price: \$767,995 Bathrooms: 2
Sq. Ft.: 1,956 Garage: 2
Bedrooms: 3 Single Family

The Boyd's welcoming foyer opens onto the spacious great room and luxurious chef's kitchen overlooking the dining area. The beautiful primary bedroom suite includes dual walk-in closets and dual-sink vanity and luxe glass-enclosed shower. Additional highlights include an office, generous secondary bedroom, centrally located laundry, covered patio and ample storage.

Directions: From I-25, take CO-60 W Exit (#254), West on CO-60, L on Heron Lakes Pkwy, take first L, L on Newfound Lk Rd

www.tollbrothers.com

LISTING AGENT

Darin Glenn | daringlenn@hubreal.com
(970) 820-0267

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VENDORS

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Rio Grande Fireplaces
Katie the Cleaning Lady

1291 SWAN PETER DRIVE LOT

HARVEST

25

BERTHOUD



Price: Custom built to suit
Lot Sq. Ft: 10,284

Nearly quarter-acre lots with mountain views. No metro tax. Harvest subdivision features larger lots with spacious setbacks to ensure privacy and space. Walking paths connect to Berthoud and the new rec center. Custom On-Site Builders, Inc. prides itself in bringing our clients highly-customized, award-winning homes designed to exceed their expectations.

Directions: From I-25 to CO-56W Exit (#250), West on CO-56, at traffic circle take second exit to continue on CO-56, L on Berthoud Pkwy, R on Swan Peter Dr

www.cosbuilders.com

LISTING AGENT

Tara Moreno | taramoreno@gmail.com
970.443.5034

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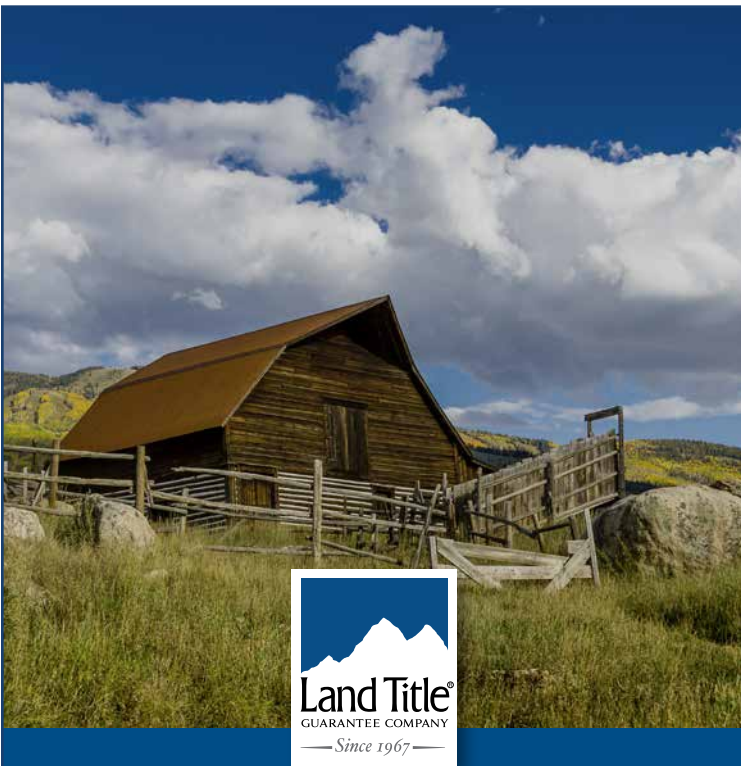


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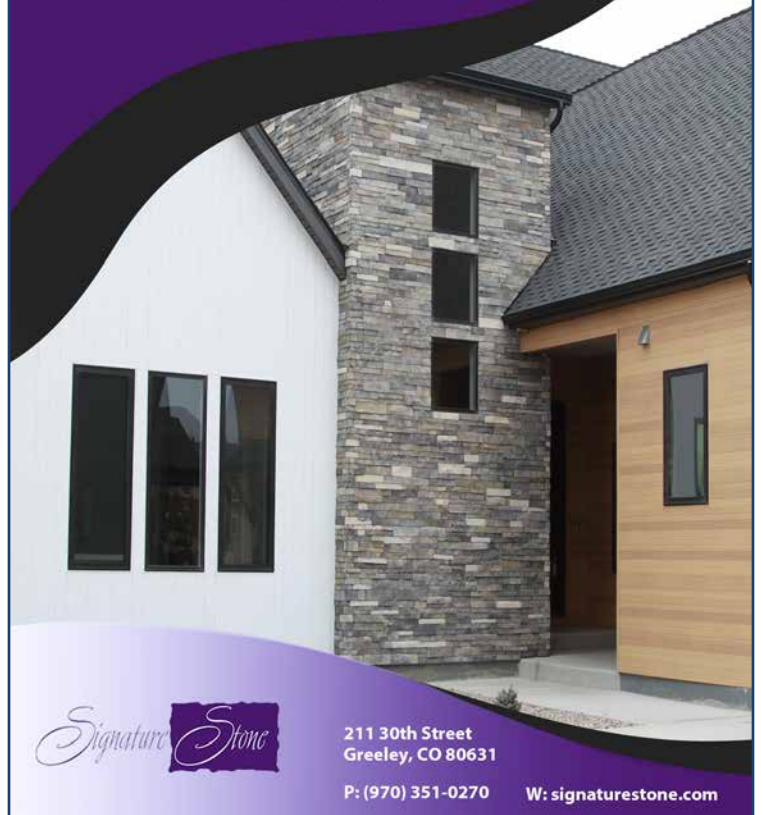
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1292 SWAN PETER DRIVE LOT HARVEST

26

BERTHOUD



Price: Custom built to suit
Lot Sq. Ft. 9,976

Build your dream home on a nearly quarter-acre lot. No metro tax. The Harvest's trails connect to the Town of Berthoud. Spacious setbacks for privacy. We look forward to working with you to build the home of your dreams in a quiet rural setting close to town.

Directions: From I-25 to CO-56W Exit (#250), West on CO-56, at traffic circle take second exit to continue on CO-56, L on Berthoud Pkwy, R on Swan Peter Dr

www.ridgewaycustomhomes.com

LISTING AGENT

Amber Baray | amberbaray25@gmail.com
(970) 213-0194

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BERTHOUD

1311 ELIZA AVENUE HARVEST

27



Price: Custom built to suit
Lot Sq. Ft. 9,780

Nearly quarter-acre lots to build your custom home with us. No metro tax. Harvest is a community with walking trails connected to the small town of Berthoud and the new rec center. Larger side setbacks allow for privacy and space. Corridor views of the mountains.

Directions: From I-25 to CO-56W Exit (#250), West on CO-56, at traffic circle take second exit to continue on CO-56, L on Berthoud Pkwy, R on Eliza Ave

www.keirnsconstructionco.com

LISTING AGENT

Cliff Johnson | johnson.cliff1@gmail.com
(970) 566-9716

BROKER





SALES & MARKETING COUNCIL

Represents Marketing and Sales professionals within the building industry by serving its members and affiliated partners through education, recognition, networking, and career development.

This council is affiliated with the NAHB Sales & Marketing Council.

COUNCIL MEETS:
2nd Wednesday of every month
at 8 a.m.



BUILDERS COUNCIL

Works with the association's membership and government officials within the community on matters concerning local building codes, ordinances, rules and/or regulations affecting the construction of housing in the community.

COUNCIL MEETS:
1st Friday of every month
at 10:30 a.m. via Zoom.



GOVERNMENT AFFAIRS COMMITTEE

Oversees and coordinates the government affairs activities and programs of the Association. They aim to better the industry by identifying legislative and regulatory issues, making recommendations on political appointees and by encouraging changes to regulations and local political issues.

COMMITTEE MEETS:
1st Tuesday of every month
at 2 p.m.



WORKFORCE DEVELOPMENT COMMITTEE

Focuses on creating and maintaining local school district partnerships, promoting the benefits of the construction industry while encouraging career opportunities through events and education of students, parents, and community members. They also develop effective ways for students to connect with NoCo HBA members and benefit from work experience opportunities and job placement.

COMMITTEE MEETS:
2nd Wednesday of every month
at 3 p.m.



Price: Custom built to suit
Lot Sq.Ft. 10,840

Enjoy mountain views and nearly quarter-acre lots available to build your custom home. Live in a community with walking trails connected to the small town of Berthoud and a new rec center. Larger side setbacks for privacy and space. Come see all that the Harvest has to offer.

Directions: From I-25 to CO-56W Exit (#250), West on CO-56, at traffic circle take second exit to continue on CO-56, L on Berthoud Pkwy, R on Eliza Ave

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LISTING AGENT

Christine Torres | christine.torres@remax.net
(720) 320-1405

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HOW TO PARADE

By: 2022 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 to be. 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 those Colorado summer storms that pop up.



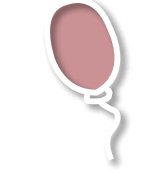
WEAR COMFORTABLE SHOES

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.



PLAN A ROUTE

There are 24 homes and four showrooms. 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, about 20 minutes each.



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 Timnath Reservoir 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!



WIN BIG

FNBO Mortgage is giving away \$500 Visa® gift cards to three lucky Parade of Homes attendees! The FNBO Visa® gift card giveaway runs both weekends of the 2022 Parade of Homes. Every home and showroom you visit is another opportunity to enter. Just scan the QR code or fill out an entry in each home or showroom to enter for your chance to win. Three lucky Parade of Homes attendees will win a \$500 Visa® gift card from our presenting sponsor FNBO Mortgage. A simple scan could make you a winner!

PEOPLE'S PICKS

BROUGHT TO YOU BY
Lone Creek
 — CUSTOM HOMES —



1 1903 E LINCOLN AVENUE
HUGHES
 Kitchen & Bath SHOWROOM



2 141 RACQUETTE DRIVE, UNIT 2
MIGHTY HAND CONSTRUCTION SHOWROOM



3 2914 CONQUEST STREET
HH
 HARTFORD HOMES \$775,000



5 4181 PRESTWICH COURT
NoCO \$1,930,000



6 5038 RENDEZVOUS PARKWAY
WONDERLAND HOMES \$522,900



7 5034 RENDEZVOUS PARKWAY
WONDERLAND HOMES \$537,900




8 5116 BECKWORTH STREET
HH
 HARTFORD HOMES \$758,860



9 206 BLUE FORTUNE DRIVE
WINDMILL HOMES \$950,000



10 226 BLUE FORTUNE DRIVE
WINDMILL HOMES \$850,000



11 1784 BAREFOOT DRIVE
TRUMARK HOMES \$825,000



12 1788 BAREFOOT DRIVE
TRUMARK HOMES \$750,000



13 1224 104TH AVE COURT
BARTRAN
 Generations of Homes \$562,849



14 1229 104TH AVE COURT
BARTRAN
 Generations of Homes \$519,736



15 6843 N FRANKLIN AVENUE
KAMTZ
 CUSTOM CABINETS SHOWROOM



16 6002 BYRD DRIVE
ELEMENT
 DESIGN SHOWROOM

2022 Northern Colorado

Parade of homes

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MORTGAGE

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VOTING WILL END AT 8 P.M. TUESDAY, SEPTEMBER 20



17 2597 SILVERHEELS DRIVE

LENNAR \$578,900



18 4128 SOUTH PARK DRIVE #100

LANDMARK HOMES \$382,900



19 3611 VALLEYWOOD COURT

OAKWOOD HOMES \$507,300



20 1124 BLUE AGAVE COURT

glen homes \$1,100,000



21 223 MOLINAR STREET

BAESSLER HOMES \$330,000



22 517 COLUMBIA STREET

LENNAR \$615,900



23 1548 STONESEED STREET

LANDMARK HOMES \$704,900



24 2843 NEWFOUND LAKE ROAD

Toll Brothers \$767,995
AMERICA'S LUXURY HOME BUILDER



25 1291 SWAN PETER DRIVE

CUSTOM ON-SITE BUILDERS INC LOT
BUILDING YOUR DREAM



26 1292 SWAN PETER DRIVE

RIDGEWAY CUSTOM HOMES LLC LOT



27 1311 ELIZA AVENUE

KEIRNS Construction Co. LOT



28 1344 ELIZA AVENUE

BRONZE DOOR LOT
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