

2023 Northern Colorado

Parade of homes

presented by  **fnbo**
MORTGAGE

September 8-10 & September 15-17
10:00am-5:00pm



**Northern
Colorado**
Home Builders Association

Your *mortgage moment* starts with me.

If you're thinking
about building and
not sure where to
begin, let's connect.



Jen Ammerman
Construction
Mortgage Lender
970.481.9370
NMLS 1271884 

The logo for fnbo Mortgage, featuring a stylized '1' inside a circle followed by the text 'fnbo' and 'MORTGAGE' below it. The logo is overlaid on a large green circular graphic that partially obscures the woman's image.

1 fnbo
MORTGAGE



**THE PARADE IS YOUR
CHANCE TO WIN \$1,000!**



FNBO Mortgage is giving away one \$1,000 Visa® gift card to a lucky Parade of Homes attendee!

The giveaway runs both weekends, and every home you visit is another opportunity to enter. Look for and scan the QR code in each home or showroom to enter.

One lucky Parade of Homes attendee will be drawn at random to win an FNBO \$1,000 Visa® gift card!

2023 Northern Colorado

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MORTGAGE

10:00am-5:00pm

PARADE OF HOMES - SEPT 8-10 & 15-17

For more information visit nocoehba.com

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FIND ENTRIES IN YOUR AREA

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PARADE DATES: SEPTEMBER 8–10, SEPTEMBER 15–17

PRESENTED BY



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As a home builder, remodeler or homeowner, what does the future hold?

Join us at the NoCo HBA Housing Summit as experts provide an update on the economy and housing market in Northern Colorado. Former Denver Bronco Karl Mecklenburg, “The Albino Rhino”, will lead off the summit, followed by Dr. Robert Dietz, Senior Vice President & Chief Economist for the National Home Builders Association, who will provide an economic overview and forecast for 2024. This will be an event you won’t want to miss!

KEYNOTE SPEAKERS



ROBERT DIETZ
NAHB Chief Economist



KARL MECKLENBURG
Former Denver Bronco

Save the Date: Thursday, October 26
Housing Summit & Quarterly Membership Meeting
Loveland Embassy Suites

8:00 a.m. - 11:30 a.m.

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

RSVP online at www.NoCoHBA.com or

by phone 970.686.2798



SCAN ME



THANK YOU TO OUR *Generous Sponsors!*

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Maverick Insurance
& Warranties

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FNBO Mortgage

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LETTER FROM THE HBA CHAIR



MIKE WELTY
HARTFORD HOMES,
PRESIDENT OF
HOMEBUILDING
CHAIR NOCO HBA 2023



CHASITY PETERSON
SPIRE FINANCIAL,
HEAD OF BUILDER DIVISION
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PARADE OF HOMES
COMMITTEE 2023



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& WARRANTIES,
REGIONAL SALES MANAGER
CO-CHAIR
PARADE OF HOMES
COMMITTEE 2023



KELLY SCHRAMM
EXECUTIVE OFFICER
NOCO HBA

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 members.

For two extended weekends, September 8–10 and 15–17, 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 21 homes and 1 showroom.

This year, you will be able to kick-start your next home improvement project by visiting **Hughes Kitchen & Bath's** showroom at 903 East Lincoln Avenue in Fort Collins. They will be open on both Fridays, September 8 and 15.

After you've explored everything there is to see, please remember to vote for your favorite entry to help select our **People's Picks winners** for 2023. At every home, you **can also enter to win \$1,000** 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!



MIKE WELTY
CHAIR NOCO HBA 2023

BUILDING DREAMS, HONORING HEROES



NoCO Custom Homes, LLC
2026 Bear Mountain Drive, Unit #107
Fort Collins, CO 80525
970.581.0481
www.nococustomhomes.com

WHERE CRAFTSMANSHIP MEETS COMPASSION

Building a custom home is likely one of the biggest decisions and purchases a person will ever make; a homeowner must put their family's safety, finances, and satisfaction all on the line, so it's crucial to work with a trustworthy builder that will put the care and attention into a home that it deserves. The team at NoCO Custom Homes truly understands the weight of that decision and the responsibility that comes with it every time a family decides to build with them.

At NoCO Custom Homes, the pursuit of excellence in custom home building converges with unwavering compassion for those who have served our nation. Founded and led by veterans with a passion for building extraordinary living spaces, NoCO Custom Homes has carved a distinctive niche in the industry. Their commitment to both exceptional craftsmanship and community service sets them apart as a shining example of how a company can make a positive impact in people's lives.

A LEGACY OF EXCELLENCE

NoCO Custom Homes was established in 2012 by Jason and Dani Jones who sought to bring the discipline, dedication, and attention to detail Jason acquired in his military service to the realm of custom home building. Over the years, the company has earned a stellar reputation for creating bespoke homes that reflect the unique vision and lifestyle of each client. With a portfolio boasting diverse architectural styles and an impressive array of amenities, NoCO Custom Homes has consistently demonstrated their ability to bring dreams to life, one brick at a time.

CRAFTING DREAMS, SUPPORTING HEROES

As a veteran-owned company, NoCO Custom Homes is deeply rooted in the principles of service, integrity, and commitment. The company's team brings not only a profound understanding of the home building industry but also a sense of camaraderie, dedication, and connection that resonates with their

clients. What sets the company apart is not only their craftsmanship but also their profound commitment to giving back to the community, especially those who have served in the military. NoCO Custom Homes proudly partners with Homes for Our Troops, a nonprofit organization dedicated to building specially adapted custom homes for severely injured post-9/11 veterans. Through this partnership, NoCO Custom Homes has played a role in helping to provide mortgage-free, specially-adapted homes to veterans who have sacrificed so much for our country.

"Having served in the military myself, it was vital for me to ensure our business always stays involved in giving back to the veteran community," says founder Jason Jones. "Those men and women have sacrificed so much, so we want to support them in any way that we can in their lives back home."

TRUE CUSTOMIZATION

One of the key aspects that make NoCO Custom Homes stand out is their unwavering dedication to personalized





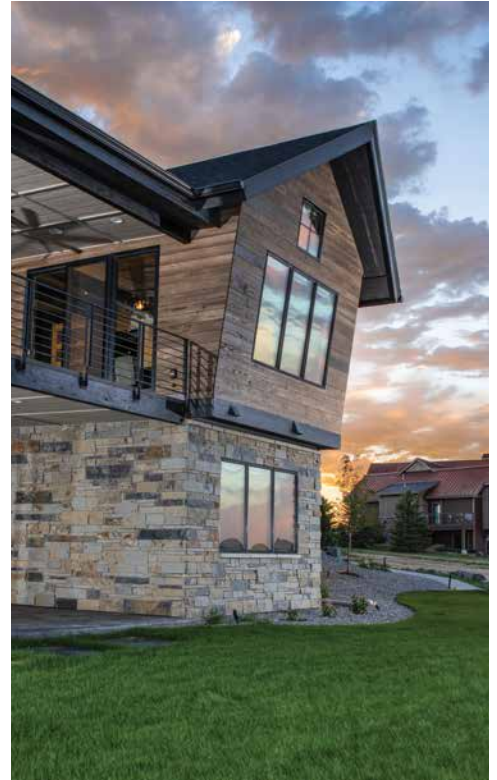
service. Every project is approached with meticulous attention to detail, tailoring the design and construction process to match the unique needs and desires of their clients. Have dogs? They'll build a custom dog wash station in your mudroom. Committed to maintaining your fitness? No problem, a home gym it is. Need a place to bond with your growing kids? Let's craft a home theater with surround sound and all the works. No need is too big or too small to accommodate because, at the end of the day, the team at NoCO Custom Homes wants your home to work for *you*.

A VISION FOR THE FUTURE

As NoCO Custom Homes continues to thrive, their vision remains clear: to be the premier custom home builder in Northern Colorado, leaving a positive impact on the lives of their clients and the community. In the words of NoCO Custom Homes, "We don't build houses; we build homes. We love creating spaces in which our clients will spend years making memories that will last a lifetime. And we would love to create one for you."

From crafting dream homes to honoring the nation's heroes, NoCO Custom Homes stands as a beacon of inspiration in the home building industry. Their commitment to excellence and compassion is a testament to the power of service and the impact that a dedicated team can make when driven by a noble purpose.

A big thank you to the partners who helped create NoCO Custom Homes' 2023 Parade of Homes project: Dahl Plumbing, Milarc Cabinets, Advanced Interiors, Sight Sound & Security, J + J Drywall, Andersen Windows, HomeSpun Staging & Design, and Builder Supply Inc.



SUSTAINABLE | HEALTHY | ENERGY EFFICIENT | INNOVATIVE

thrive
HOME BUILDERS

Homes

THAT DO MORE



Thrive is now offering three, single-level home collections with resort-style living and lakeside access at Sonders in Fort Collins. Fused with the most sustainable and healthy home features, Thrive homes are the most energy-efficient homes on the Colorado and US market today and they are now carbon neutral too—the future of homebuilding is here.

www.ThriveHomeBuilders.com | From the mid \$500s



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STACIE LOCKE

Vice President of Sales, Rocky Mountain Region

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scan to contact me!

HOW THE NATION'S BEST BUILDERS PROTECT THEIR BUYERS

REINSURED BY

LLOYDS



Four Designer Model Homes!

Attainable, design centric homes at Sugar Mill Village. Explore four decorated model homes and discover why Tri Pointe Homes is Life Changing by Design[®].



Scan for pricing
and information.



445 Clara Ct, Longmont | 720-572-1426 | Colorado@TriPointeHomes.com

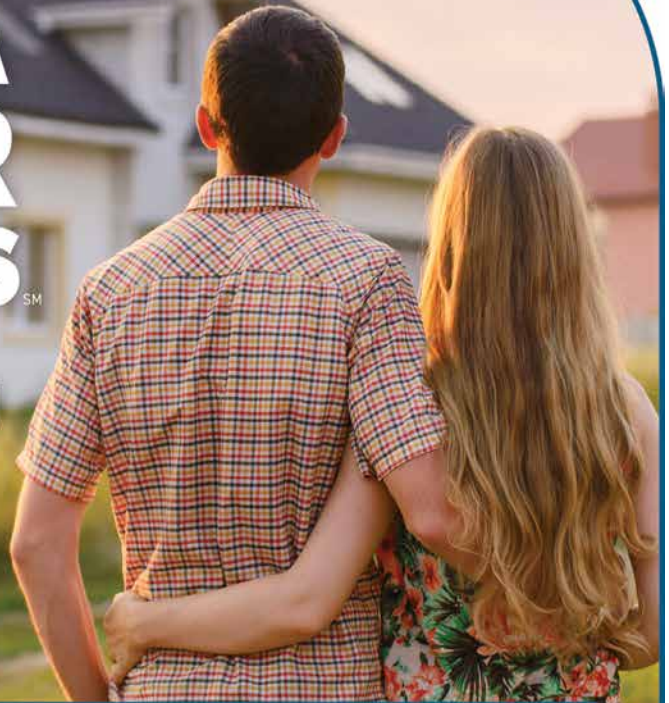
The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Our name and the logos contained herein are registered trademarks of Tri Pointe Homes, Inc. and/or its subsidiaries. © 2023 Tri Pointe Homes Holdings, Inc. All rights reserved.





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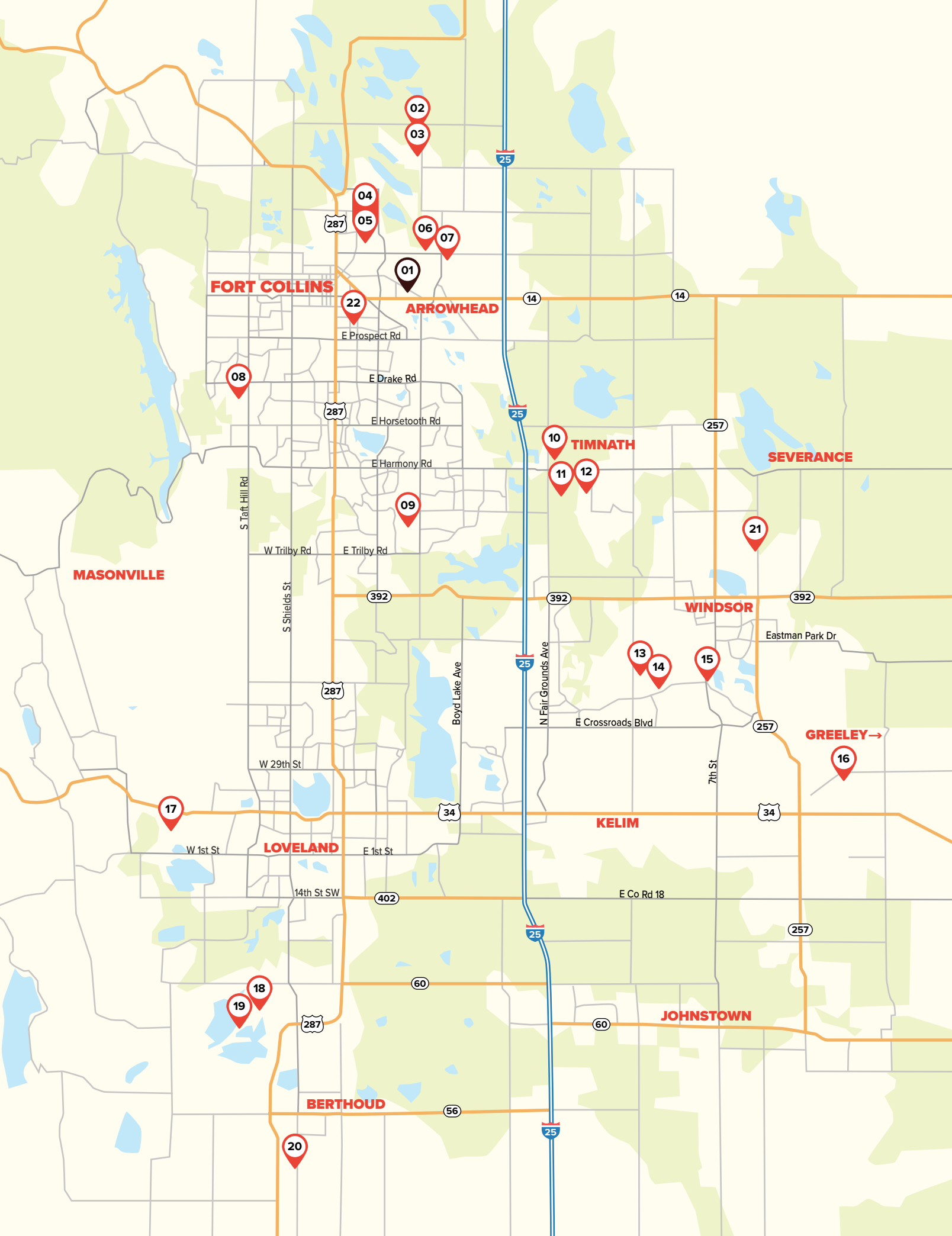


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Equal Housing Opportunity | Insured by NCUA | ©2023 Ent Credit Union

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FORT COLLINS

ARROWHEAD

TIMNATH

SEVERANCE

MASONVILLE

WINDSOR

GREELEY →

LOVELAND

KELIM

JOHNSTOWN

BERTHOUD

17

02

03

04

05

06

07

01

22

08

10

11

12

09

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15

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20

2023 BUILDER PAGES



HUGHES KITCHEN & BATH SHOWROOM

Open during the parade on Fridays from 10:00am–5:00pm.

1903 East Lincoln Avenue, Fort Collins

1



WWW.HUGHESFORTCOLLINS.COM

DIRECTIONS

From I-25, take County Road 14 Exit (269-B), west on County Road 14, right on South Timberline Road, left on East Lincoln Avenue.

LISTING AGENT

Brooke Leach
brooke.leach@hajoca.com
970.657.2475

TOP BRANDS

Kohler/Kallista, Delta/Brizo, GESSI, Hydro Systems, MTI Baths

TOP SERVICES

Showroom Consultations, Residential New Construction, Kitchen & Bath Remodel & Renovation, Commercial Design, Hospitality Design

DESCRIPTION

Hughes Kitchen & Bath offers Northern Colorado a destination showroom that is home to world-class plumbing fixtures & 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. Come check out our showroom!



COUNTRY CLUB RESERVE

2060 Ballyneal Drive, Fort Collins

\$749,990

2

Square Feet

2,600

Bedrooms

5

Bathrooms

3

Garage

3

Single Family



MEET THE BULDER

Dream Finders Homes is a national home builder committed to helping buyers have a unique experience by personalizing each home to fit their lifestyle while also offering quality and affordability. We believe owning your DREAM home should always be within reach!

LISTING AGENT

Jeanne White
colorado.onlinesales@
dreamfindershomes.com
888.208.7455

BROKER



DREAM FINDER'S HOMES
HOMES BUILT TO FIT YOUR LIFESTYLE

VENDORS

Rio Grand Co. | Kimbel Mechanical Systems |
L&W Supply | Fireplace Warehouse Design
& Showroom | Heritage Title Company |
Builders FirstSource

DESCRIPTION

The Denali floor plan is an exquisite 2,600-square-foot home, thoughtfully designed for comfort and functionality. Boasting 5 bedrooms and 3 bathrooms, it ensures ample space for a growing family or visiting guests. A remarkable feature is the full bedroom and bathroom conveniently located on the first floor, offering accessibility and privacy. The second floor houses the primary suite and three additional bedrooms, along with the practicality of an upstairs laundry room. The heart of the home lies in the open floor plan, where the kitchen's centerpiece island enhances entertaining possibilities.

DIRECTIONS

Take Exit 271 for Mountain Vista Drive. Follow East County Road 50/Mountain Vista Drive, North County Road 9/North Giddings Road and East County Road 54/East Douglas Road to Ballyneal Drive. Turn left onto East County Road 50/Mountain Vista Drive. Turn right onto North County Road 9/North Giddings Road. Turn left onto East County Road 54/East Douglas Road. Turn left onto North County Road 11/Turnberry Road. Turn right onto Ballyneal Drive.

[HTTPS://DREAMFINDERSHOMES.COM/](https://dreamfindershomes.com/)

[NORTHERN-COLORADO/COUNTRY-CLUB-RESERVE](https://dreamfindershomes.com/northern-colorado/country-club-reserve)

Square Feet

5,195

Bedrooms

5

Bathrooms

3.5

Garage

3

Single Family



MEET THE BULDER

Dedicated to service, quality, and craftsmanship, a Bridgewater home is built to last a lifetime. We believe a home is where memories are made and special moments are shared. Every home we build is Energy Star-certified, which leads to a healthier way of living and lower homeownership costs.

DESCRIPTION

The Camden by Bridgewater Homes! This stunning ranch-style home brings luxury and low maintenance living together. This exquisite home features 5 bedrooms and 3.5 baths with an expansive kitchen for the perfect spot to gather. The large slider provides access to the covered patio, complete with a full outdoor kitchen, creating true indoor/outdoor living. The basement includes a gym, theatre room, wet bar, and large rec room. The Camden is built within Sonders Fort Collins—a community that creates a sense of life-enriching ambiance through many parks, a resort-style pool, and lake access within the neighborhood.

DIRECTIONS

Near Fort Collins Country Club and Richards Lake in North Fort Collins area. From I-25, take Exit 271; turn west on East County Road 50/Mountain Vista Drive; turn north on North County Road 9/North Giddings Road; turn west on Richards Lake Road; turn north on Turnberry Road; turn west on Morningstar Way.

WWW.BRIDGEWATERHOMES.COM

LISTING AGENT

Leslie Bell
 sales@bridgewaterhomes.com
 970.444.5322

BROKER



VENDORS

Boxwood Photos | Imagine More LLC | Sutherlands | C3 Real Estate Solutions

Square Feet
1,431

Bedrooms
3

Bathrooms
2

Garage
1

Condo



WWW.MYLANDMARKHOMES.NET

DIRECTIONS

From I-25, take Mulberry (14) west toward Lemay Avenue. Go right (north) on Lemay Avenue and turn left (west) on East Suniga Road. Make a right on Steeley Drive and make your first right on Schlagel. The model home will be on your right.

\$471,900

LISTING AGENT

Kendra
kendra@mylandmarkhomes.net
970.614.7621

VENDORS

IMS Heating & Air | L&L Acoustical

BROKER



DESCRIPTION

Come see our popular and newly updated Flats series floor plan, the Cambridge. This home offers 2 bedrooms with an office that can be converted into a 3rd bedroom, 2 baths, and an attached 1-car garage. This is luxury single-level living at its finest. The Cambridge is one of 7 home plans found in our Northfield community. This community is Green and LEED Gold, equipping homeowners with solar panels, 220V outlets in all garages, HRV ventilation systems, and much more. This community will feature its own clubhouse and pool.



EDUCATE - EMPOWER - EMPLOY

CAREERS IN CONSTRUCTION COLORADO

We believe construction-based vocational education and skilled trades are meaningful career opportunities for high school students and graduates.

Career Choices = transformative impacts on students, communities, and the economy.

“CICC has helped me in the classroom by allowing me to grow as a team player and a leader. Overall, it has taught me a vast amount of knowledge about the trades that I never knew before. As a result, I’ve become more confident in myself when faced with any situation. I am grateful for everything it has taught me.”

- Teagan, N., Manitou Springs High School

OUR REACH

- 62 Colorado Schools
- 2,773 Students in 2022-2023 school year
- 7 homes
- 7,462 Certificates Earned (PACT&OSHA 10)
- 5 Trade Associations across the state
- 1,000+ students employed in the industry



Contact us to learn more! Website: CICColorado.org Email: Glenn@cshba.com Call: 719-592-1800



NORTHFIELD

845 Birdwhistle Lane, #1, Fort Collins

\$647,990

5

Square Feet

1,935

Bedrooms

3

Bathrooms

4

Garage

2

Attached



MEET THE BUILDER

Dream Finders Homes is a national home builder committed to helping buyers have a unique experience by personalizing each home to fit their lifestyle while also offering quality and affordability. We believe owning your DREAM home should always be within reach!

DESCRIPTION

The Avery floor plan is an exquisite three-story townhome boasting 3 bedrooms, 2 full bathrooms, and 2 half bathrooms, making it a perfect fit for modern families. With 1,935 square feet of space, it offers ample room for comfortable living. On the first floor, a versatile flex room awaits, ideal for a home office or entertainment area. The second floor welcomes you with a spacious great room, covered deck, laundry, and a luxurious primary suite. Ascending to the third floor, you'll discover two more bedrooms, a full bathroom, and a cozy loft, providing extra space for relaxation or play.

DIRECTIONS

Take Exit 269-B to merge onto County Road 14 West. Continue onto County Road 14 West. Take South Lemay Avenue to Birdwhistle Lane in Fort Collins. Merge onto County Road 14 West. Turn right onto South Lemay Avenue. Turn left onto East Suniga Road. Turn right onto Steely Drive. Turn right onto Schlagel Street. Turn right onto Birdwhistle Lane.

LISTING AGENT

Jeanne White
colorado.onlinesales@
dreamfindershomes.com
888.208.7455

BROKER



[HTTPS://DREAMFINDERSHOMES.COM/NORTHERN-COLORADO/NORTHFIELD](https://dreamfindershomes.com/northern-colorado/northfield)



WATERFIELD

2221 Arborwood Lane, Fort Collins

\$749,990

6

Square Feet

2,520

Bedrooms

4

Bathrooms

3.5

Garage

2

Single Family



NOTICE:
This home is **UNDER CONSTRUCTION** and is closed for touring. Please be sure to visit the other 21 Homes and 1 Showroom in the Parade of Homes.
— Sincerely,
NoCo HBA

MEET THE BULDER

Dream Finders Homes is a national home builder committed to helping buyers have a unique experience by personalizing each home to fit their lifestyle while also offering quality and affordability. We believe owning your DREAM home should always be within reach!

DESCRIPTION

The Parmalee floor plan is a thoughtfully designed, contemporary home offering 4 bedrooms, 3.5 bathrooms, and a 2-car garage, sprawled over 2,520 square feet. Emphasizing modern living, the first floor boasts an inviting open floor plan, seamlessly connecting the great room and a generous kitchen with an island for culinary delights. A study provides a versatile space for work or relaxation, complemented by a convenient half bath. Ascending to the second floor, a comfortable loft adds flexibility, while the laundry room ensures practicality. This home blends style and functionality, providing a perfect sanctuary for families to thrive.

DIRECTIONS

Take Exit 269-A to merge onto County Road 14 East toward Ault. Follow NE Frontage Road/East Interstate 25 Frontage Road/Interstate 25 NE Frontage Road and East Vine Drive to Arborwood Lane in Fort Collins. Merge onto County Road 14 East. Turn left onto NE Frontage Road/East Interstate 25 Frontage Road/Interstate 25 NE Frontage Road. Turn left onto East Vine Drive. Turn right onto Emmerson Boulevard. Turn left at the first cross street onto Arborwood Lane.

[HTTPS://DREAMFINDERSHOMES.COM/NORTHERN-COLORADO/WATERFIELD](https://dreamfindershomes.com/northern-colorado/waterfield)

LISTING AGENT

Jeanne White
colorado.onlinesales@
dreamfindershomes.com
888.208.7455

BROKER



Square Feet
1,171

Bedrooms
2

Bathrooms
2

Garage
1

Condo



WWW.HARTFORDCO.COM

DIRECTIONS

Get on I-25 North from McWhinney Boulevard, Rocky Mountain Avenue and East Eisenhower Boulevard/East US-34 for 6 minutes (1.6 miles). Follow I-25 North to County Road 14 West. Take Exit 269-B from I-25 North for 11 minutes (12.3 miles). Follow County Road 14 West and South Timberline Road to Conquest Street in Fort Collins.

\$414,685

LISTING AGENT

Kendall Pashak
kendall@hartfordco.com
970.716.6088

BROKER



VENDORS

Walrite LLC | Independent Plumbing Solutions | Re/Max Alliance

DESCRIPTION

The Morgan floorplan is a cute 2-bed, 2-bath condo with generous entertaining space. The front entry leads you into the cozy living room and extends into the kitchen. Down the hall, you will find a guest bedroom or office space, a guest bathroom, and a quaint mudroom/laundry room right off the garage. At the end of the hall, you will find the owner's suite with large, beautiful windows and an impressive master bath. This unit has an attached garage.



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- Builder's Risk
- General Liability



LEARN MORE

Colleen Judge | cjudge@maverickbuilders.com | 309.351.0164



Square Feet
5,423

Bedrooms
5

Bathrooms
6

Garage
4

Single Family



MEET THE BULDER

NoCO Custom Homes is a veteran-owned custom home builder specializing in crafting custom and semi-custom homes across Fort Collins and the Northern Colorado area. Founded in 2012 by husband and wife team Jason and Dani Jones, NoCO Custom Homes has developed a reputation for quality craftsmanship, transparent communication, and superb customer service from their clients as well as their trade partners and vendors. Their mission is to "exceed your expectations," which they continue to accomplish time and time again with each new home they build, impacting the lives of the families they serve for generations to come.

LISTING AGENT

Devin Ferrey
devin@fr-corp.com
970.284.3200

BROKER



VENDORS

Imagine More | Advanced Interiors |
Bloedorn Lumber | Specialty Appliance

DESCRIPTION

Experience opulent living with NoCO Custom Homes in the coveted Talon Estates. This 5,000-plus-square-foot luxury home seamlessly blends comfort and style. The primary bedroom features a lavish en suite with a deck connected to an office with stunning views of Horsetooth. The kitchen boasts a full-height quartz backsplash while accordion doors in the great room create an indoor/outdoor fusion. A fireplace wall that carries through all 3 stories adds charm while the lower level offers a guestroom and cabana bathroom with exterior access to the pool, a BBQ-equipped carriage house, plus a basement with a rec room, gym, guest room, and bath.

DIRECTIONS

Go west on Harmony Road. Go north on Taft Hill Road. Go west on Falcon Drive into the Talon Estates subdivision. Address: 2338 Falcon Drive.

WWW.NOCOCUSTOMHOMES.COM



RESERVE AT TIMBERLINE

6003 Windy Willow Drive, Fort Collins

\$709,990

9

Square Feet

2,658

Bedrooms

4

Bathrooms

3.5

Garage

3

Single Family



MEET THE BULDER

Dream Finders Homes is a national home builder committed to helping buyers have a unique experience by personalizing each home to fit their lifestyle while also offering quality and affordability. We believe owning your DREAM home should always be within reach!

LISTING AGENT

Jeanne White
colorado.onlinesales@
dreamfindershomes.com
888.208.7455

BROKER



DESCRIPTION

The Linden floor plan is a modern two-story home with 4 bedrooms, 3.5 bathrooms, and a 3-car garage. It spans 2,658 square feet and boasts an open floor plan, perfect for gatherings and entertaining. All bedrooms are located on the second floor, with the primary room featuring an en suite bathroom. The first floor includes a study and a patio for outdoor enjoyment. This design perfectly blends practicality and comfort, making it an ideal choice for a spacious and inviting home to create lasting memories in.

DIRECTIONS

Take Exit 262 toward Fort Collins. Use any lane to turn left onto County Road 392/Carpenter Road/East County Road 32. Turn right onto South Timberline Road. Turn left onto Zephyr Road. Turn right onto Foggy Brook Drive. Turn left onto Windy Willow Drive.

[HTTPS://DREAMFINDERSHOMES.COM/NORTHERN-COLORADO/RESERVE-AT-TIMBERLINE](https://dreamfindershomes.com/northern-colorado/reserve-at-timberline)

Square Feet
1,617

Bedrooms
3

Bathrooms
2.5

Garage
2

Townhome



WWW.LENNAR.COM/NEW-HOMES/COLORADO/DENVER

DIRECTIONS

North I-25, exit East Harmony Road, turn right, turn left on Signal Tree Drive, round about to 2nd Avenue, destination on the right.

\$471,900

VENDORS

Titan Construction

DESCRIPTION

Welcome to the enchanting realm of Timnath Lake's Townhome! Nestled in the heart of Timnath, this captivating abode boasts 1,617 square feet of pure bliss across two magnificent stories. Immerse yourself in the allure of 3 exquisite bedrooms, 2.5 luxurious baths, and a splendid 2-bay garage that's every car lover's dream. A symphony of elegance and comfort awaits with the sun's embrace. Discover your dream home—embrace Timnath Lakes!

Square Feet
1,921

Bedrooms
3

Bathrooms
2.5

Garage
2

Single Family



WWW.BRIGHTLANDHOMES.COM/NEW-HOMES/COLORADO/DENVER

DIRECTIONS

From I-25 and Harmony Road, head east to Signal Tree Drive and turn right (south) on Signal Tree Drive. The community is behind the Timnath Town Center and Fire Station. Continue on Signal Tree Drive and, at the second roundabout, turn left on Stone Fly Drive and head straight (east) until Kidd Street and take a right (south). The parking lot is next to 5712 Jedidiah Drive on the corner of Kidd St. & Jedidiah Drive. The Blossom is next door, to the east of the first model home.

\$685,000

LISTING AGENT

Tessa Mondragon
tmondragon@brightlandhomes.com
720.262.7644

BROKER

DESCRIPTION

Introducing the EnergyStar-certified Farmhouse Blossom plan at 5724 Jedidiah Drive! This two-story home features a charming design with modern amenities. Enter through the spacious covered porch to an open-concept layout with a pocket office and dining area. The great room and kitchen with an oversized island encourage quality time with loved ones. Upstairs, the owner's suite offers a vaulted ceiling and an optional private covered balcony. Two secondary bedrooms share a Jack and Jill bathroom. The 2-car garage provides storage, and the covered patio off the side yard offers great space for outdoor living.

Square Feet
1,739

Bedrooms
3

Bathrooms
2.5

Garage
2

Paired Home



WWW.BRIGHTLANDHOMES.COM/NEW-HOMES/COLORADO/DENVER

DIRECTIONS

Model home sales office is located at 5038 Rendezvous Parkway, Timnath, CO 80547. From I-25 and Harmony Road, head east. Then turn right (south) on Signal Tree Drive. The community is behind the Timnath Town Center and Fire Station. At the first roundabout, turn left on Timnath Trail Road and continue straight on Kidd Street. Turn left on Stone Fly Drive; this street will turn into Rendezvous Parkway. Follow this road all the way down past John Muir Drive, you'll see our signs on the left (north) side of the street.

\$605,900

LISTING AGENT

Tessa Mondragon
tmondragon@brightlandhomes.com
720.262.7644

BROKER



DESCRIPTION

Welcome to the EnergyStar-certified Rosemary Craftsman plan at 5034 Rendezvous Parkway. This 1,739-square-foot, 3-bedroom, 2.5-bathroom home presents our medium-sized paired floor plan. The entrance reveals a spacious 10-foot ceiling on the main level and a covered patio for enjoying Colorado mornings. Inside, the expansive great room and dining area set the stage for entertaining. The kitchen boasts generous counter space and a giant kitchen island. The kitchen has ample counter space. Upstairs, the primary suite and walk-in closet offer comfort. An attached 2-car garage and fenced yard complete this remarkable home.

Square Feet
2,733

Bedrooms
4

Bathrooms
4

Garage
3

Single Family



WWW.TRUMARKHOMES.COM

DIRECTIONS

Take the E Crossroads Blvd. exit and head East. Turn left onto Colorado Blvd., and then turn right at Pear Blossom Dr. Continue onto Covered Bridge Pkwy and turn left onto Branching Canopy Dr.

\$868,500

LISTING AGENT

Susan Larson
slarson@trumarkco.com
720.434.2214

BROKER



DESCRIPTION

The plan 2 is a single-story home featuring an in-home office, teen room leading to the secondary bedrooms with en suite bathrooms, great room, and a covered outdoor room, which is accessible from both the dining room and the great room. The gourmet kitchen features a spacious walk-in pantry and center preparation island for all your entertaining needs. Downstairs, the finished basement includes a bedroom, full bathroom, wet bar, and entertaining room.

VENDORS

Imagine More | Builder's FirstSource | Zonda | Builders Supply

FESTIVAL AT RAINDANCE

1554 Winter Glow Drive, Windsor

14

Square Feet
2,875

Bedrooms
5

Bathrooms
4

Garage
3

Single Family



DESCRIPTION

The plan 4 is a contemporary two-story home with five bedrooms and four baths. The home features an inviting porch with a secondary bedroom and an en suite bathroom off the front of the home. Beyond the entrance hall is the gourmet kitchen, featuring a spacious walk-in pantry and a center preparation island that overlooks the light-filled, open-ceiling great room, connecting to the covered outdoor room. Upstairs, you'll find a teen room, connecting the three secondary bedrooms with an en suite bath, and a private luxury primary suite.

[HTTPS://TRUMARKHOMES.COM](https://trumarkhomes.com)

DIRECTIONS

Take the East Crossroads Boulevard exit and head east. Turn left on Colorado Boulevard and right onto New Liberty Road. Turn left onto Raindance National Drive and left onto Winter Glow Drive.

\$795,000

LISTING AGENT

Brandi Garifi
bgarifi@trumarkco.com
970.837.3201

BROKER

TRUMARK HOMES

VENDORS

Imagine More | Builder's FirstSource |
Zonda | Builders Supply

PELICAN SHORES AT WATER VALLEY

1788 Barefoot Drive, Windsor

15

Square Feet
2,130

Bedrooms
3

Bathrooms
2

Garage
2

Single Family



DESCRIPTION

The Riviera is a charming single-story luxury patio home at Pelican Lakes. Past the entry hall, you'll find the gourmet kitchen with a walk-in pantry and a center preparation island overlooking the spacious dining, great room, and covered patio. This home includes granite countertops in the kitchen, bathrooms, and laundry room. Adjacent is the primary suite with a luxurious bathroom with dual sinks, a free-standing tub, and a walk-in closet. This home also comes with water-resistant laminate in the entry and kitchen, carpet in bedrooms, contemporary bath fixtures, a tankless water heater, an insulated steel garage door, and much more!

[HTTPS://VIP-PELICANSHORES.COM](https://vip-pelicanshores.com)

DIRECTIONS

From I-25, take East Crossroads Boulevard exit (#259). East on Crossroads Boulevard, continue through traffic circles, left on Colorado Boulevard, at traffic circle, take first exit to New Liberty Road, at traffic circle, take third exit to 7th Avenue. Right on Barefoot Drive, and then follow Barefoot Drive to the right toward the home.

\$850,000

LISTING AGENT

Tracie Fiegel
tfiegel@trumarkco.com
970.213.8475

BROKER

TRUMARK HOMES

VENDORS

Builder's FirstSource | Imagine More |
Titan Construction | Builders Supply



PROMONTORY POINT

1236 104th Avenue Court, Greeley

\$516,608

16

Square Feet

2,356

Bedrooms

3

Bathrooms

3

Garage

2

Single Family



MEET THE BULDER

Bartran Homes has been committed to custom satisfaction since 1951, when respected builder W.E. Bartran founded the company. His son, Bill, joined the business in 1959. Bill's son, Dan, came on board in 1979.

DESCRIPTION

The popular Boyd plan by Bartran Homes is a favorite! Located in beautiful Promontory Point and in the desirable Windsor School District. This Bartran quality-built home is ready to go! The Boyd is an open 2-story home, featuring 3 beds up and a main-floor study. Quartz countertops in kitchen and baths, upgraded flooring tile and counter tops, A/C, white Shaker cabinets throughout with 42-inch uppers in the kitchen. Standard features included are class 4 roofing shingles, smart home package, Dex plumbing, Cat 5 prewire, 50 gal HWH, 95% energy-efficient furnace, and much more!

DIRECTIONS

Take Exit 257 to East Eisenhower Boulevard/East US-34. Keep left at the fork to continue toward East Eisenhower Boulevard/East US-34. Continue on US-34 East to Greeley. Take the US-34 BUS exit from US-34 East. Continue onto US-34 BUS East/West 10th Street. Turn right onto County Road 257 Spur. County Road 257 Spur turns slightly left and becomes Promontory Parkway. At the traffic circle, take the second exit onto West 11th Street. West 11th street turns right and becomes 105th Avenue. Turn left onto West 12th Street. Turn right onto 104th Avenue Court. Destination will be on the left.

WWW.BARTRAN.COM

LISTING AGENT

Maria McClain
mmclain@c3-re.com
970.217.8500
Alex Garcia
agarcia@c3-re.com
970.646.1619

BROKER



VENDORS

Alpine Lumber | Signature Stone |
C3 Real Estate Solutions



THE RESERVE

5308 Fox Hollow Court, Loveland

17

Square Feet
2,243

Bedrooms
3

Bathrooms
2.5

Garage
3

Single Family



DESCRIPTION

Masterfully crafted, custom ranch home by Savant Design & Build, sits on 3/4 acre in coveted Mariana Butte with golf course/foothills views. Inviting, modern home space with over 4,000 total square feet. This is a 3-bed, 2.5-bath beauty. Welcoming entryway into open floor plan with picture windows and STUNNING designer finishes throughout. Main level living boasts vaulted ceilings with dark wood ceiling beams with beautiful character. Stunning, gourmet kitchen opens to dining room with custom finishes. Luxurious primary suite and bath. Outside living space with huge heated patio with natural stone, gas fireplace. Oversized, heated, 3-car garage.

WWW.SAVANTHOMESINC.COM

DIRECTIONS

West on US-34 toward Madison Ave, turn left on Rossum Drive. At the roundabout, take the second exit. At the roundabout, take the first exit for Cedar Valley Drive. Turn right on to Fox Hollow Court.

\$1,200,000

LISTING AGENT

Maria McClain
mmclain@c3-re.com
970.217.8500

BROKER



VENDORS

Independent Plumbing Solutions | Advanced Interiors | Builder's FirstSource | Weaver Stone

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

HERON LAKES

2843 Newfound Lake Road, Berthoud

18

Square Feet
1,956

Bedrooms
2

Bathrooms
2

Garage
2

Single Family



DESCRIPTION

The Boyd's inviting covered entry and welcoming extended foyer open onto the spacious great room and a view of the desirable covered patio beyond. The well-designed kitchen overlooks a bright, casual dining area and is equipped with a large center island with breakfast bar, plenty of counter and cabinet space, and ample pantry. The beautiful primary bedroom suite is highlighted by dual walk-in closets and spa-like primary bath with dual-sink vanity, large, luxe, glass-enclosed shower with seat, and private water closet. Additional highlights include a desirable office off the foyer, centrally located laundry with linen storage, and ample storage throughout.

WWW.TOLLBROTHERS.COM

DIRECTIONS

Follow I-25 North to County Road 56/Weld County Road 44 in Berthoud. Take Exit 250 from I-25 North. Keep left to continue toward County Road 56 West/East State Highway 56. Take North 1st Street to Newfound Lake Road in Larimer County. At the traffic circle, take the third exit onto County Road 56/Weld County Road 44. At the traffic circle, take the first exit. Continue onto County Road 56 West/East State Highway 56. At the traffic circle, take the first exit onto North 1st Street. Turn left onto County Road 10-E. Turn right onto Berthoud Parkway. At the traffic circle, take the third exit onto Grand Market Avenue. Turn right onto TPC Parkway. Turn right at the first cross street onto Newfound Lake Road. Destination will be on the left.

\$773,995

LISTING AGENT

Darin and Erin Glenn
darinanderiglenn@gmail.com
970.820.0267

BROKER



VENDORS

Heritage Title | Ferguson



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fortmorgan.homesincolorado.com

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970.593.0999

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crossroads.homesincolorado.com

970.206.8343

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wellington.homesincolorado.com

970.330.5000

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greeley.homesincolorado.com



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Square Feet
5,522

Bedrooms
5

Bathrooms
6

Garage
3

Single Family



MEET THE BULDER

Our vision is for homeowners to love their home, community, and the Landmark experience. We are dedicated to building homes and communities that make a difference, improve the quality of life for every homeowner, and design places that people love and are proud to call home.

LISTING AGENT

Tamara Sherrill
tsherrillbroker@gmail.com
970.371.9241

BROKER



VENDORS

Specialty Appliance | L&L Acoustical |
IMS Heating & Air | Alpine Lumber

DESCRIPTION

This Mountain Modern home was designed by HGTV's Lux for Less stars Michel Smith Boyd & Anthony Elle and was featured on season 4 of Rock the Block. Gorgeous, luxury interior finishes throughout this home, including drop down island in kitchen, 60" range from Italy, designer wallpaper, ceiling accents, custom arched French doors in kitchen, custom panel appliances, beautiful wood accents in exterior covered patios, and must-see speakeasy. Retreat to the primary suite with an oversized, curbless wet room, and wrap-around deck off the primary bedroom. Entertain in the expansive walk-out basement complete with a full kitchen and accordion windows connecting to the outdoor built-in bar top.

DIRECTIONS

West on WCR 60. 42nd from I-25. Left (south) on Heron Lakes Parkway.
Right at Rookery Entry Gates. Left on Southwind Road.

WWW.MYLANDMARKHOMES.NET



HARVEST

1269 Swan Peter Drive, Berthoud

\$1,020,144

20

Square Feet

4,262

Bedrooms

3

Bathrooms

2.5

Garage

4

Single Family



MEET THE BUILDER

We have built our reputation one outstanding home at a time. Our hands-on attention to detail ensures your home will be an expression of timeless beauty. Each home is designed, engineered, and built by our team of professionals. We build personalized spaces that reflect your vision and our commitment to excellence.

DESCRIPTION

Fall in love with this beautiful ranch home located on a perfect lot abutting farmland with mountain views off the back covered patio. The fully sheetrocked and insulated, oversized 4-car garage offers plenty of room for cars, trucks, boat, shop, or toys!! Enjoy the stunning kitchen with gas range, pantry, and oversized island. The primary suite has a large walk-in closet and a beautiful primary bath with two separate vanities and large walk-in shower. Beautiful hickory flooring is throughout much of the main floor. The outdoor space is fabulous, with full landscaping. The neighborhood offers only custom builders, no metro tax, and low HOA.

DIRECTIONS

From Exit I-25, Highway 56/County Road 8 and head west. Head south onto Berthoud Parkway. Then turn west onto Swan Peter Drive/ The Harvest Subdivision. The lot is the first lot on the left.

LISTING AGENT

Tara Moreno
taramoreno@gmail.com
970.443.5034

BROKER



VENDORS

Specialty Appliance

WWW.COSBUILDERS.COM



GREENSPIRE AT WINDSOR LAKE

356 Blue Fortune Drive, Windsor

\$1,180,000

21

Square Feet

5,027

Bedrooms

5

Bathrooms

3.5

Garage

3

Single Family



MEET THE BULDER

Windmill Homes is more than just a homebuilder. We are blazing new trails in the homebuilding experience so that we can reflect the uniqueness of those who live in our communities. Our approach to design, build, and a more collaborative experience has resulted in an empowered and confident homebuyer.

DESCRIPTION

Welcome home to the Steamboat, an expertly curated semi-custom ranch in Greenspire. Hone your knives and chef's skills in the gourmet kitchen featuring Cambria countertops, stainless and paneled Dacor appliances, and custom touches Windmill Homes delivers in every home. Every space is bursting with delightful finishes; the primary suite includes a spectacular standalone tub, elegantly tiled steam shower, heated floors, and custom tray ceiling. The finished basement is ready for entertaining with a theater room, gorgeous bar and guest spaces. An oversized 3-car garage, dog wash, and unique fireplace work harmoniously to create a home that must be seen.

DIRECTIONS

Take Exit 262 off I-25 and drive East to Hollister Lake Road. Turn North onto Hollister Lake Road. Turn West onto County Road 70. Turn South onto Clydesdale Drive. Turn East onto Blue Fortune. Home will be on your left.

LISTING AGENT

Ryan White
ryanwhite@remax.net
970.313.7944

BROKER



VENDORS

Binns Design Services | Signature Stone |
Specialty Appliance | Limelight Services

WWW.MYWINDMILLHOMES.COM



Square Feet

3,720

Bedrooms

4

Bathrooms

4

Garage

2

Single Family



MEET THE BULDER

We're big enough to meet all your needs but small enough to provide personalized service. We don't design homes for Pinterest—we design and build spaces for everyday people who want to feel great in their homes. That means every one of you.

DESCRIPTION

This lovely custom Craftsman style home graces this prize corner lot in historic Fort Collins. Expertly curated to offer a magnificent covered porch w/wooden ceilings and soffit lighting, elegant Monterey Bay hickory hardwood floors, a sophisticated chef's kitchen featuring granite and custom Tharp Cabinets, beautiful coffered dining room ceilings, main floor study, and four beds each offering a walk-in closet. Intentionally designed by HWG Services with Architect work by Millard Associates, together they worked to bring the aesthetic of historic architecture to life accompanied by the comfort of modern amenities and the peace of mind provided by new construction.

DIRECTIONS

Exit west on Prospect. Turn North on Whedbee. Turn East on Edwards. At the corner of Edwards and Whedbee.

WWW.HWGCOLORADO.COM

LISTING AGENT

Kristie Dehn
kristie@hopsandhomes.com
970.488.0262

BROKER



VENDORS

HWG Services | Thermal Concepts-Allied Insulation | Floor & Decore | Florida Tile | Alpine Cabinets

NOCO HBA PARADE OF HOMES FEATURE STORY



The World Has Changed. Our Values Haven't.

In 1983, CSU student Lisa Curtis was working on a master's degree in consumer sciences and serving as the director of the student center's Consumer Services Office. While she enjoyed advocating for student consumers, she realized what Fort Collins needed was a Better Business Bureau (BBB) that could serve the entire community.

As it turns out, it was an easy sell. Many businesses wanted a way to communicate to both consumers and their employees that they cared about ethics and were willing to hold themselves accountable to a higher standard.

On May 17, 1983, the Better Business Bureau of Northern Colorado, Inc. officially opened its doors, operating out of an office at 140 Oak Street (above the Fort Collins Museum). There was no ribbon cutting or party—just a lot of hard work by a dedicated team of staff members and business leaders, including Curtis as the branch's first president. Together, the BBB welcomed 215 Charter Members.

Over the next 40 years, BBB would grow and change by leaps and bounds. The initial service territory covering Larimer and Weld counties would expand to cover 38 counties in Northern Colorado and Wyoming. Staff reading business reports over the phone and printed member directories would give way to BBB.org, of which BBB serving Northern Colorado and Wyoming was one of three local BBBs to pilot test and which receives over 13 million visitors per month. New programs would be added, including the BBB Foundation, Safety Group workers' compensation program, the BBB Torch Awards for Ethics, the Spark Awards for Entrepreneurship, and charity accreditation.

BBB would also move from the heart of Fort Collins in 2004 to its current location between Windsor and Fort Collins on County Road 5 just south of CO 392. Over the following 15 years, BBB would acquire the entire building, which in 2019 was fully remodeled. The highlight of the remodel is the BBB Community Center, a set of meeting rooms and private offices available to BBB-accredited businesses and charities, free of charge, for meetings, retreats, seminars, networking events, client presentations, and private work.

From the founding in 1983 until today, BBB's unique advantage has always been the strong partnerships with local business leaders and consumers. As a nonprofit, BBB listens to the needs of the community and aligns its efforts accordingly. BBB still provides foundational services, like investigating businesses, educating the public on common red flags and scams, assisting to resolve complaints, and maintaining accurate information about area businesses. And, BBB continues providing ethics-based assessment, training, and recognition programs for businesses, nonprofits, consumers, and students. This has not changed.

"Even as Northern Colorado and Wyoming have changed, as well as BBB's business, contracting and home services remain one of the largest industries that make up our over 4,000 accredited businesses and which consumers reach out to us to find trustworthy businesses," said BBB president and CEO Shelley Polansky. "People's homes are normally their largest investment, so more so than any other industry, consumers want to be sure they are dealing with reputable companies that stand by their promises and deal with them fairly."

CONTACT US TODAY!



BBB Serving Northern Colorado & Wyoming
8020 S. County Road 5, Fort Collins, CO 80528
(970)484-1348

HOW TO IMPROVE BATHROOM SAFETY FOR SENIORS



TRANSFORM YOUR BATH into a beautiful shower



You might be surprised to know that, of all the rooms in your house, there's one room that's universally considered the most dangerous. If you thought it was the kitchen, think again. In fact, most injuries in the house occur from falls in the bathroom. These injuries are usually the result of wet and slippery surfaces. These surfaces create a range of hazards when getting in and out of bathtubs and showers.

Did you know that according to the National Institute on Aging, 80% of all senior citizen falls occur in the bathroom? As we age, our sense of balance is reduced, resulting in more frequent falls and injuries. Shower and bathroom safety for seniors is a necessity in every household.

To help seniors with balance, you can install grab bars and shower safety handles in almost all areas of the bathroom. Commonly used to help people get in and out of showers or bathtubs, grab bars are also helpful near the toilet to aid in sitting and standing. Sometimes, simply moving around the bathroom can be made easier with a bar to hold on to. It reduces the need to rely on things like unstable towel bars and sink tops for balance. Please be aware that not all grab bars meet the exact specifications required to bear the weight of repeated usage. The length of the bar, the diameter, and the bar position are also factors you need to consider.

Other safety concerns can be addressed with simple adjustments to the bathroom, such as converting the tub into a shower, creating easy-to-reach shelving, adding seating, and installing ergonomic and clearly marked faucets.

Any improvements families can make will result in lowering the potential for injury for seniors. These changes can make day-to-day living for seniors easier, reduce the risk of injuries, and give peace of mind to the entire family.

Editor's Note: This article was submitted by Bath Fitter (abbreviated article from the bathfitter.com blog on Senior Safety). Bath Fitter may be reached at 303.788.0200.



Chasity Peterson
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 1123 Auraria Parkway,
 Suites #300 and #400
 Denver, CO 80204

Parade of Homes co-chair and second-generation Colorado native Chasity Peterson is unofficially known as the “Master Connector” of the Spire team. As Head of the Builder Division, she effectively cultivates relationships with partners and clients alike and is ready to do the same for you.

At Spire Financial, we understand that everyone’s homebuying journey is unique. Our ability to tailor the homebuying experience includes offering customized financing options for all clients, from those considering their first house to call home or who are energy and conservation conscious to the more experienced buyer contemplating upgrades and materials down to the last finish.

Over the past decade, Spire Financial has proudly served as the preferred lender for over 60 residential projects in the Denver area. This track record speaks volumes about our local mortgage expertise. Real estate agents, developers, and home buyers consistently turn to us for unparalleled service that ensures a smooth and efficient journey to the closing table.

We genuinely share the vision of homeownership and eagerly await the chance to become your trusted partner. At Spire Financial, we are dedicated to helping you turn homeownership dreams into a reality.



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Cindy Wallace
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SONDERS FORT COLLINS: A LIFELONG COMMUNITY WITH HOMES TO LAST A LIFETIME



Cindy Milnick
cmilnick@artandbusinessone.com
303.475.9431
sondersfortcollins.com



Bridgewater Homes
970.458.4447



Thrive Home Builders
970.661.3067

A home at Sonders is more than just walls and a roof—it's an experience that allows you to live as good as healthy feels.

The community's name comes from the word sonder, which refers to the realization that each random passerby is living a life as vivid and complex as your own. At Sonders Fort Collins, your neighbors are each living their best life, and the community is designed to support that on an individual and group level—for a lifetime.

The Nation's First Pre-Certified Lifelong Community

Sonders Fort Collins is the nation's first Pre-Certified Lifelong Community. Developed by the Institute for the Built Environment (IBE) at Colorado State University, this pilot certification program identifies community design features that contribute to a healthy, sustainable, and accessible community for people of any age or ability. "The future of community design is being implemented today at Sonders," says Brian Dunbar, executive director of the IBE. "This is truly a visionary community that is going above and beyond standard practices to create a place where people of all ages and abilities can live healthy, meaningful, and engaged lives. We look forward to a continued beneficial partnership between CSU and Sonders."

Sonders Community Amenities

The Sonders Learning Center campus is in the heart of the community, with an outdoor pool, hot tub, two pickleball courts, BODY Studio, ARTS Studio, technology center, and more. Flourish Park features raised garden beds for resident use. Serene Park provides access to Richards Lake.

Homes to Last a Lifetime

Sonders features all single-level living new homes from Bridgewater Homes and Thrive Home Builders.

Bridgewater Homes has three model homes at Sonders: the 3,600-square-foot Hudson plan, the slightly larger Sophia 55, and the expansive 4,778-square-foot Camden model. These luxury floor plans have modern finishes and EnergyStar-certified features throughout. Comfort and efficiency reign in the seven floor plans offered: enjoy the ease of main-level living with oversized outdoor spaces and luxury living areas. Bridgewater



homes start in the mid \$600s. Thrive Home Builders offers three distinct home collections at Sonders. Thrive's carbon-neutral construction offers homes that do more: each home is built from the ground up with indoor air quality and health and wellness at the forefront, earning certifications like LEED® Certified, EPA Indoor airPLUS Qualified, Solar Powered, and Zero Energy Ready.

Thrive's Concord Patio Homes (3,317–4,041 square feet) offer endless layout options, from two to five bedrooms, and the option for a 300-square-foot accessory unit with an additional living room and kitchenette. Two models. From the high \$600s.

Harmony Courtyard Homes by Thrive (3,250–4,361 square feet) are thoughtfully designed one-story homes with options for a finished second level coach house or basement. One model. From the low \$600s.

The Parkview Townhome collection by Thrive features single-story, 2- to 3-bedroom townhomes. From the high \$500s. Homes available now for preview.

Visit SondersFortCollins.com to explore the community interactive map and learn more.

PEOPLE'S PICKS AWARDS



BROUGHT TO YOU BY THE HOME BUILDERS ASSOCIATION OF NORTHERN COLORADO



1

1903 East Lincoln Avenue, Fort Collins



2

2060 Ballyneal Drive, Fort Collins



\$749,990



3

2045 Morningstar Way, Fort Collins



\$764,990



4

827 Schlager Street, #1, Fort Collins



\$471,900



5

845 Birdwhistle Lane, #1, Fort Collins



\$647,990



6

2221 Arborwood Lane, Fort Collins



\$749,990



7

2608 Conquest Street, Unit B, Fort Collins

HH HARTFORD HOMES

\$414,685



8

2338 Falcon Drive, Fort Collins



\$2,600,000



9

6003 Windy Willow Drive, Fort Collins

 DREAM FINDERS HOMES
HOMES BUILT TO FIT YOUR LIFESTYLE

\$709,990



10

5394 Second Avenue, Timnath

LENNAR

\$471,900



11

5724 Jedidiah Drive, Timnath

Brightland
HOMES

\$685,000



12

5034 Rendezvous Parkway, Timnath

Brightland
HOMES

\$605,900



13

1716 Branching Canopy Drive, Windsor

TRUMARKHOMES

\$868,500



14

1554 Winter Glow Drive, Windsor

TRUMARKHOMES

\$795,000

15

1788 Barefoot Drive, Windsor

TRUMARK HOMES \$850,000

16

1236 104th Avenue Court, Greeley

BARTRAN Generations of Homes \$516,608

17

5308 Fox Hollow Court, Loveland

SAVANT DESIGN + BUILD \$1,200,000

18

2843 Newfound Lake Road, Berthoud

Toll Brothers AMERICA'S LUXURY HOME BUILDER \$773,995

19

2531 Southwind Road, Berthoud

LANDMARK HOMES \$2,995,000

20

1269 Swan Peter Drive, Berthoud

CUSTOM ON-SITE BUILDERS INC BUILDING YOUR DREAM \$1,020,144

21

356 Blue Fortune Drive, Windsor

WM \$1,180,000

22

501 Edwards Street, Fort Collins

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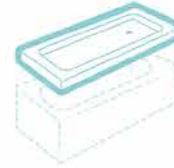
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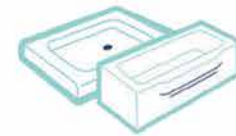
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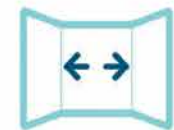
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HOW TO PARADE

By: 2023 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 one \$1,000 Visa® gift card to a lucky Parade of Homes attendee! The FNBO Visa® gift card giveaway runs both weekends of the 2023 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. One lucky Parade of Homes attendee will win a \$1,000 Visa® gift card from our presenting sponsor FNBO Mortgage. A simple scan could make you a winner!



Photo: Courtesy of Colorado Stone Quarries

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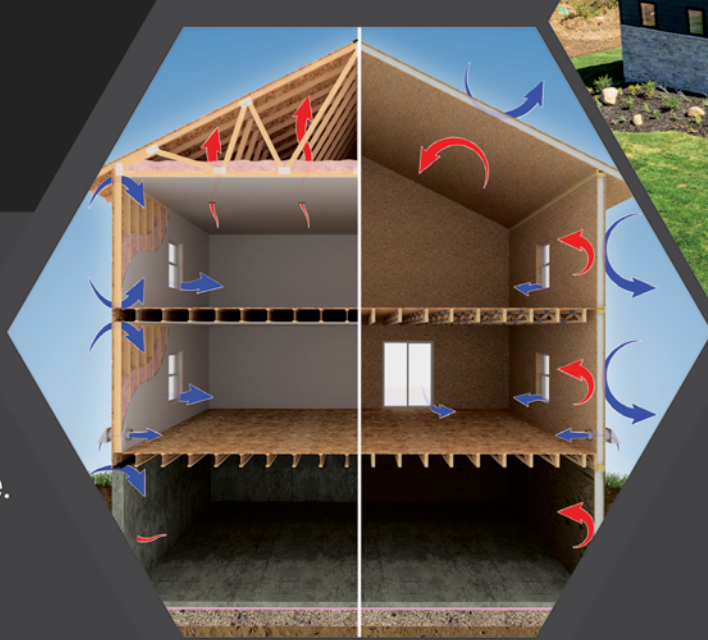


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