



TRADITIONS

Fresh, New Series of Single-Family Homes

BLOCK 4

1513 Cottonwood Avenue - Emerson II/Cottage - Block 4, Lot 5

Price: \$353,155

Ranch-style home with covered front porch has 3 bedrooms, 3 baths, study, finished basement, and 2-car garage. Great room-style open floor plan for living room, dining room & kitchen area. Main level laundry room. Owner's suite with walk-in closet & deluxe 5-piece bath. Beautiful upgrades include french doors at study, gas fireplace in living room, stainless steel gas range with microwave hood & dishwasher, rich hardwood floors, lush carpeting, gorgeous cabinets & granite slab countertop in kitchen, garage door opener & 2 remotes, A/C, and finished basement with window coverings! Over 2000 finished sq. ft. of living space.

1517 Cottonwood Avenue - Montview/Prairie - Block 4, Lot 4

Price: \$361,647

Two-story home with covered front porch has 3 bedrooms, 2.5 baths and study. Laundry room on upper level. Owner's suite has walk-in closet and deluxe 5-piece bath. Gorgeous upgrades include gas fireplace in living room, upgraded kitchen cabinets with under cabinet lighting, black dishwasher and gas range w/ microwave hood, red oak hardwood floors, and lush carpeting. 1692 finished sq. ft. with 792 sq. ft. unfinished basement and 2-car garage.

1521 Cottonwood Avenue - Larimer/Federal - Block 4, Lot 3

Price: \$366,581

Two-story home with covered front porch has 3 bedrooms, 2.5 baths and family foyer. Great room-style open floor plan for living room, dining room and kitchen area. Owner's suite has walk-in closet and deluxe 5-piece bath. Laundry room on upper level. Dazzling finishes & upgrades include red oak hardwood flooring, carpeting, upgraded countertops, stainless steel dishwasher and gas range w/ microwave hood. 1639 finished sq. ft. with 677 sq. ft. unfinished basement and 2-car garage.

ALSO AVAILABLE ARE THE FOLLOWING FLOOR PLAN DESIGNS:

(FLOOR PLANS PENDING FINAL APPROVAL AND ARE SUBJECT TO CHANGE WITHOUT NOTICE)

The Emerson Cottage: Ranch ~ Base Price \$282,900

2 bedrooms, 2 baths, 2-car garage. 1,226 Total Finished Sq. Ft.
(Main Level-1,266 sq. ft. ~ Unfinished Basement-1,129 sq. ft)

The Emerson Prairie: Ranch ~ Base Price \$286,900

2 bedrooms, 2 baths, 2-car garage. 1,238 Total Finished Sq. Ft.
(Main Level-1,238 sq. ft. ~ Unfinished Basement-1,141 sq. ft)

The Larimer Federal: 2-Story ~ Base Price \$322,900

3 bedrooms, 2.5 baths, 2-car garage. 1,632 Total Finished Sq. Ft.
(Main Level-754 sq. ft. ~ Upper Level-878 sq. ft. ~ Unfinished Basement-677 sq. ft)

The Larimer Prairie: 2-Story ~ Base Price \$327,900

3 bedrooms, 2.5 baths, 2-car garage. 1,639 Total Finished Sq. Ft.
(Main Level-754 sq. ft. ~ Upper Level-885 sq. ft. ~ Unfinished Basement-677 sq. ft)

The Montview Federal: 2-Story ~ Base Price \$336,900

3 bedrooms, 2.5 baths, 2-car garage. 1,688 Total Finished Sq. Ft.
(Main Level-876 sq. ft. ~ Upper Level-812 sq. ft. ~ Unfinished Basement-792 sq. ft)

The Montview Prairie: 2-Story ~ Base Price \$338,900

3 bedrooms, 2.5 baths, 2-car garage. 1,692 Total Finished Sq. Ft.
(Main Level-876 sq. ft. ~ Upper Level-816 sq. ft. ~ Unfinished Basement-792 sq. ft)

****PRICING IS SUBJECT TO CHANGE WITHOUT NOTICE PRIOR TO CONTRACT****

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