



Portfolio Homes

Daybreak at Wolf Ranch

Price Improvement **MLS# 4250601**

Lancashire 6153 Radiant Sky Ln. Lot: 96 Lot: 7,425 sqft. \$445,888-Available NOW!
4 Bedroom 3 Bathroom 3 Car Tandem Garage 3,390 finished sqft. /3,680 total sqft.

- Colorado Contemporary Elevation with Stucco and Stone Exterior-Ranch Plan
- Main Level Living at its' Finest!
- Enjoy your Great Room in Front of the Twilight Gas Fireplace!
- The Chef Will Love this Kitchen with Granite Slab Counters, Stainless Steel Appliances, Staggered Cabinets, Pantry, and an Island providing additional seating!
- Gather your Family and Friends in the Dining Nook with a walk out to your private covered patio with a Twilight Fireplace!
- Relax in your Master Suite accompanied by a plush 5-piece Master Bathroom and walk-in closet!
- A Bedroom/Study and Laundry Room are all conveniently located on the Main Level!
- Finished Basement with 9' Ceilings is perfect for entertaining with a spacious Family Room and Game Area!
- There are 2 Bedrooms, a Full Bathroom, and Storage Room to complete the lower level!
- Full Landscaping in the Desirable Low Maintenance Community of Daybreak at Wolf Ranch!

Price Improvement **MLS# 2971419**

Lancashire 6169 Radiant Sky Ln. Lot: 97 Lot: 7,425 sqft. \$443,888-Available NOW!
4 Bedroom 3 Bathroom 3 Tandem Car Garage 3,390 finished sqft. /3,680 total sqft.

- Prairie Elevation with Stucco and Stone Exterior-Ranch Plan
- Main Level Living at its' Finest!
- Enjoy your Great Room in Front of the Twilight Gas Fireplace!
- The Chef Will Love this Kitchen with Granite Slab Counters, Stainless Steel Appliances, Staggered Cabinets, Pantry, and an Island providing additional seating!
- Gather your Family and Friends in the Dining Nook with a walk out to your private covered patio with a Twilight Fireplace!
- Relax in your Master Suite accompanied by a plush 5-piece Master Bathroom and walk-in closet!
- A Bedroom/Study and Laundry Room are all conveniently located on the Main Level!
- Finished Basement with 9' Ceilings is perfect for entertaining with a spacious Family Room and Game Area!
- There are 2 Bedrooms, a Full Bathroom, and Storage Room to complete the lower level!
- Full Landscaping in the Desirable Low Maintenance Community of Daybreak at Wolf Ranch!

Pricing and Availability Subject to Change Without Notice!
Updated December 22, 2018

www.VanguardNewHomes.com
Kelly Price 719-650-1778

Scan with your
smart phone
for more
information!



Daybreak at Wolf Ranch

MLS#9495546

Canton 6420 Cabbage Dr. Lot: 57 Lot: 5,040 sqft. \$447,888-Available NOW!
3 Bedroom 2.5 Bathroom 3 Car Alley Garage 2,271 finished sqft. / 3,343 total sqft.

- Modern Elevation-Stucco, Stone, Composite Roof-Award Winning 2 Story Plan!
- Cozy up in your Great Room in front of the gas fireplace with beautiful stone surround and plenty of natural light through the large windows!
- Entertaining is easy in the open concept floor plan, have your Family and Friends over for a delightful evening in the spacious Kitchen and Dining Room!
- The Luxurious Kitchen has it all with granite slab counters, stainless steel appliances, staggered cabinets, Pantry, and a huge island providing additional seating!
- Powder Room and Laundry complete your Main Level!
- Master Suite on the upper level with have you relaxed in no time with a plush 5-piece Master Bathroom and spacious walk-in closet!
- 2 Bedrooms both with walk-in closets, full bathroom, and a covered deck complete the upper level!
- Plenty of room to grow or excellent storage needs in the unfinished basement with 9' ceilings!
- Full Landscaping and Vinyl Fencing Included in the Desirable Low Maintenance Community of Daybreak at Wolf Ranch!

MLS# 5024446

Inverness 6325 Cabbage Dr. Lot: 51 Lot: 6,050 sqft. \$479,888-Available in June!
3 Bedroom 3 Bathroom 3 Car Tandem Garage 2,895 finished sqft. / 3,395 total sqft.

- Colorado Elevation with Stucco and Stone Exterior-Ranch Plan
- Main Level Living at its' Finest!
- Enjoy your Great Room in Front of the Twilight Gas Fireplace!
- The Chef Will Love this Kitchen with Granite Slab Counters, Stainless Steel Appliances, Staggered Cabinets, Pantry, and an Island providing additional seating!
- Gather your Family and Friends in the Dining Nook with a walk out to your patio with a Twilight Fireplace!
- Relax in your Master Suite accompanied by a plush 4-piece Master Bathroom and walk-in closet!
- A Bedroom/Study and Laundry Room are all conveniently located on the Main Level!
- Finished Garden Level Basement with 9' Ceilings is perfect for entertaining with a spacious Family Room!
- There is 1 Bedroom, a Full Bathroom, and Storage Room to complete the lower level!
- Full Landscaping Included in the Desirable Low Maintenance Community of Daybreak at Wolf Ranch!





Portfolio Homes

Daybreak at Wolf Ranch

Hillingdon 6229 Cabbage Dr. Lot: 47 Lot: 6,600 sqft. **MLS# Pending**
4 Bedroom 3 Bathroom 3 Car Garage **\$479,888-Available in June!**
3,175 finished sqft./3,778 total sqft.

- European Cottage Elevation-Stucco, Stone, Composite Roof-Ranch Plan!
- Luxurious Main Level Living in this open concept home!
- Relax in your Great room in front of the gas fireplace and built-in entertainment center!
- Grand Kitchen with granite countertops, stainless steel appliances, staggered cabinets, pantry, and a huge island providing additional seating! Dining with hardwood flooring walks out to deck!
- Private Master Suite boasts a sitting room, a plush 5-piece Master Bathroom, and walk-in closet that is conveniently attached to the laundry room!
- A second bedroom/study, full bathroom, and laundry room complete the Main level!
- Finished Garden Level with 9' ceilings, enjoys a spacious Family room, game area, 2 bedrooms, full bathroom, and a huge storage/utility room!
- Energy Rated, Full Landscaping in the Desirable Low Maintenance Community of Daybreak at Wolf Ranch!

Wolf Ranch

Waterford 10045 Thrive Lane Lot: 13 Lot: 5,500 sqft. **Price Improvement** **MLS# 6994284**
3 Bedroom 2.5 Bathroom Study 3 Car Tandem Garage **\$478,888-Available in NOW!**
3,036 finished sqft. /4,400 total sqft.

- European Cottage Elevation-Stucco, Stone, Composite Roof- 2 Story Plan!
- Inviting and Spacious Entryway to a Stunning Curved Staircase!
- Enjoy your Great Room in front of the gas fireplace with stone surround, and plenty of natural light through the large windows!
- The Chef Will Love this open Kitchen with granite slab counters, stainless steel appliances, pantry, and an island providing additional seating!
- Dining Area with Hardwood Flooring!
- A Study, Powder Room, and Mud Room complete the Main Level!
- Private Master Suite on the upper level enjoys a plush 5-piece Master Bathroom, and a walk-in closet!
- 2 Bedrooms, a full bathroom with separated vanities from tub/shower room, and the laundry room are conveniently located on the upper level.
- A spacious loft makes entertaining easy with a covered balcony just steps away, yielding Views!
- Unfinished Basement with 9' Ceilings gives you room to grow or excellent storage!
- Located in the Desirable Wolf Ranch Community!





Portfolio Homes

Wolf Ranch

MLS# 7924604

Somerton III 6015 Griffin Dr. Lot: 7 Lot: 7,766 sqft. \$498,888-Available in January!
4 Bedroom 3 Bathroom Extended 2 Car Garage 3,189 finished sqft. /3,364 total sqft.

- Craftsman Elevation with Stucco and Stone Exterior-Ranch Plan
- Main Level Living at its' Finest!
- Enjoy your Great Room in Front of the Twilight Gas Fireplace!
- The Chef Will Love this Kitchen with Granite Slab Counters, Stainless Steel Appliances, Staggered Cabinets, Pantry, and an Island providing additional seating!
- Gather your Family and Friends in the Dining Nook with a walk out to your private covered deck with a Twilight Fireplace!
- Relax in your Master Suite accompanied by a plush 5-piece Master Bathroom and walk-in closet!
- A Bedroom/Study and Laundry Room are all conveniently located on the Main Level!
- Finished Walk-Out Basement with 9' Ceilings is perfect for entertaining with a spacious Family Room and Game Area!
- There are 2 Bedrooms, a Full Bathroom, and Storage Room to complete the lower level!
- Located in the Desirable Wolf Ranch Community!

MLS# 6324615

Inverness 10063 Thrive Lane Lot: 16 Lot: 6,500 sqft. \$494,888-Available in May!
3 Bedroom 3 Bathroom 3 Tandem Car Garage 2,895 finished sqft. /3,395 total sqft.

- Colorado Elevation with Stucco and Stone Exterior-Ranch Plan
- Main Level Living at its' Finest!
- Enjoy your Great Room in Front of the Twilight Gas Fireplace!
- The Chef Will Love this Kitchen with Granite Slab Counters, Stainless Steel Appliances, Staggered Cabinets, Pantry, and an Island providing additional seating!
- Gather your Family and Friends in the Dining Nook with a walk out to your patio with a Twilight Fireplace!
- Relax in your Master Suite accompanied by a plush 4-piece Master Bathroom and walk-in closet!
- A Bedroom/Study and Laundry Room are all conveniently located on the Main Level!
- Finished Basement with 9' Ceilings is perfect for entertaining with a spacious Family Room!
- There is 1 Bedroom, a Full Bathroom, and Storage Room to complete the lower level!
- Desirable Wolf Ranch Community!





Portfolio Homes

Wolf Ranch

MLS# Pending

Brentford 10057 Thrive Lane Lot: 15 Lot: 6,500 sqft. \$485,888-Available in June!
4 Bedroom Study 3 Bathroom 2 Car Garage 3,342 finished sqft. /3,724 total sqft.

- European Cottage Elevation with Stucco and Stone Exterior-Ranch Plan!
- Relax in your Great Room in front of the gas fireplace!
- Gather your Family and Friends in the Dining and Kitchen for a delicious meal and great conversation!
- The Kitchen with granite slab counters, stainless steel appliances, staggered cabinets, pantry, and a large island provides additional seating!
- Master Suite is accompanied with a plush 5-piece Master Bathroom and huge walk-in closet!
- A Study with French doors, 2nd Bedroom, Full Bathroom, and Laundry room complete the Main Level!
- Finished Lower Level with 9' Ceilings enjoys a huge Family/Rec. Room, 2 Bedrooms, Full Bathroom, and large storage room!
- Energy Rated Home Located in the Desirable Wolf Ranch Community!

MLS# Pending

Brentford 10069 Thrive Lane Lot: 17 Lot: 10,707 sqft. \$589,888-Available for Leaseback!
4 Bedroom Study 3 Bathroom 3 Car Garage 3,555 finished sqft. /3,724 total sqft.

- Model Home with Professional Decorating and Window Coverings!
- Colorado Elevation with Stucco and Stone Exterior-Ranch Plan
- Relax in your Great Room in front of the gas fireplace!
- Gather your Family and Friends in the Dining and Kitchen for a delicious meal and great conversation!
- The Kitchen with Granite Slab Counters, Black Stainless Appliances, Staggered Cabinets, Pantry, and a huge island providing additional seating!
- Retreat to your Master Suite with a plush 5-piece Master Bathroom and walk-in closet!
- A Study with French Doors, Cheerful Guest Bedroom, Full Bathroom, and Laundry Room complete the Main Level!
- Finished Lower Level with 9' Ceilings enjoys a huge Family Room with a Wet Bar and Game Area!
- 2 Oversized Bedrooms, Full Bathroom with Double Vanities, and a Bonus Room Complete the Lower Level!
- Energy Rated!
- Located in the Desirable Wolf Ranch Community!





Portfolio Homes

Bison Pointe

Falkirk 10561 Kelowna View Lot: 7 Lot: 5,900 sqft. MLS# 5073984
4 Bedroom 3 Bathroom 2 Car Garage \$533,888-Available in April!
3,367 finished sqft. /3,618 total sqft.

- Prairie Elevation with Stucco and Stone Exterior-Ranch Plan
- Main Level Living at its' Finest!
- Enjoy your Great Room in Front of the Gas Fireplace!
- The Chef Will Love this Kitchen with Granite Slab Counters, Stainless Steel Appliances, Staggered Cabinets, Pantry, and an Island providing additional seating!
- Gather your Family and Friends in the Dining Nook with a walk out to your patio!
- Relax in your Master Suite accompanied with a plush Spa Master Bathroom and walk-in closet conveniently attached to the laundry room!
- A Bedroom or Study, Full Bathroom, and Laundry Room are all conveniently located on the Main Level!
- Finished Basement with 9' Ceilings is perfect for entertaining with a spacious Family Room and Game Area!
- There are 2 Bedrooms, a Full Bathroom, and Storage Room to complete the lower level!
- Located in the Gated, Low Maintenance Community of Bison Pointe!

Edinburgh 10567 Kelowna View Lot: 6 Lot: 5,861 sqft. MLS# 7274798
4 Bedroom 3 Bathroom 2 Car Garage \$526,888-Available in April!
3,331 finished sqft. /3,713 total sqft.

- Craftsman Elevation with Stucco and Stone Exterior-Ranch Plan
- Main Level Living at its' Finest!
- Enjoy your Great Room in Front of the Gas Fireplace!
- The Chef Will Love this Kitchen with Granite Slab Counters, Stainless Steel Appliances, Staggered Cabinets, Pantry, and an Island providing additional seating!
- Gather your Family and Friends in the Dining Nook with a walk out to your patio!
- Relax in your Master Suite accompanied with a plush Spa Master Bathroom and walk-in closet!
- A Bedroom, Study, Full Bathroom, and Laundry Room are all conveniently located on the Main Level!
- Finished Basement with 9' Ceilings is perfect for entertaining with a spacious Family Room and Game Area!
- There are 2 Bedrooms, a Full Bathroom, and Storage Room to complete the lower level!
- Located in the Gated, Low Maintenance Community of Bison Pointe!





Portfolio Homes

Bison Pointe

MLS# Pending

Falkirk 10406 Kelowna View Lot: 1 Lot: 7,286 sqft. \$560,888-Available for Leaseback!
4 Bedroom 3 Bathroom 2 Car Extended Garage 3,374 finished sqft. /3,625 total sqft.

- Model Home with Professional Decorating and Window Coverings!
- Colorado Elevation with Stucco and Stone Exterior-Ranch Plan
- Main Level Living at its' Finest!
- Enjoy your Great Room in Front of the Gas Fireplace!
- The Chef Will Love this Kitchen with Granite Slab Counters, Stainless Steel Appliances, Staggered Cabinets, Pantry, and an Island providing additional seating!
- Gather your Family and Friends in the Dining Nook with a walk out to your private patio!
- Relax in your Master Suite accompanied with a plush Spa Master Bathroom and walk-in closet conveniently attached to the laundry room!
- A Bedroom or Study, Full Bathroom, and Laundry Room are all conveniently located on the Main Level!
- Finished Lower Level with 9' Ceilings is perfect for entertaining with a spacious Family Room and Game Area!
- There are 2 Bedrooms, a Full Bathroom, and Storage Room to complete the lower level!
- Energy Rated Home!
- Located in the Gated, Low Maintenance Community of Bison Pointe!

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