



Portfolio Homes

Daybreak at Wolf Ranch

Price Improvement **MLS# 5974620**

Eastleigh 6164 Cabbage Dr. Lot: 89 Lot: 6,182 sqft. \$425,888-Available NOW!

- 3 Bedroom 2.5 Bathroom Study 3 Car Tandem Garage 2,650 finished sqft. /3,678 total sqft.**
- French Country Elevation-Stucco, Stone, Composite Roof- 2 Story Plan!
 - Inviting and Spacious Entryway!
 - Enjoy your Great Room which boasts a built-in entertainment center, gas fireplace with stone surround, and 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 Nook with Hardwood Flooring walks out to your private patio!
 - A Study and Powder 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, and the laundry room are conveniently located on the upper level.
 - A spacious loft makes entertaining easy!
 - Unfinished Basement with 9' Ceilings gives you room to grow or storage!
 - Located in the Desirable Low Maintenance Community in Daybreak at Wolf Ranch with pre-selected Full Landscaping!
 - **HERS Rating 59!**

Price Improvement **MLS# 2879054**

Madison 6436 Cabbage Dr. Lot: 56 Lot: 5,040 sqft. \$440,888-Available NOW!

- 3 Bedroom Study 3 Bathroom 3 Car Alley Garage 2,866 finished sqft. /3,120 total sqft.**
- Modern Elevation-Stucco, Stone, Composite Roof-Ranch Plan!
 - Main Level Living in the Low Maintenance Community in Daybreak at Wolf Ranch!
 - Cozy up in your Great Room in front of the gas fireplace and hardwood flooring!
 - Gather your Family and Friends in the open Kitchen and Dining for a delicious meal!
 - Master boasts a plush 5-piece Master Bathroom and a walk-in closet!
 - A Study, Full Bathroom, and Laundry Room are conveniently located on the Main Level!
 - The Finished Lower Garden Level has 9' Ceilings and a spacious Family Room!
 - 2 oversized bedrooms with walk-in closets and access to the full bathroom-complete the lower level!
 - Pre-Selected Full Landscaping and Vinyl Fencing included!
 - Located in the Desirable Low Maintenance Community in Daybreak at Wolf Ranch!
 - **HERS Rating 65!**

Pricing and Availability Subject to Change Without Notice!
Updated May 16, 2018

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

Scan with your
smart phone
for more
information!





Portfolio Homes

Daybreak at Wolf Ranch

MLS# 1695357

Athens 6452 Cabbage Dr. Lot: 55 Lot: 6,531 sqft. \$525,888-Available in September!
5 Bedroom 3 Bathroom 3 Car Alley Garage 3,260 finished sqft. /3,495 total sqft.

- **Parade Home 2018!!!**
- Craftsman Elevation-Stucco, Stone, Composite Roof-Ranch Plan!
- Main Level Living at its' finest in this open concept home!
- Cozy up in the Great Room in front of the gas fireplace and entertain in the Kitchen and Dining!
- Master Suite is accompanied with a plush 5-piece Master Bathroom!
- 2 Bedrooms, Full Bathroom, and Laundry Room are all conveniently located on the Main Level!
- The Finished Basement with 9' Ceilings enjoys a spacious Family Room!
- 2 Oversized Bedrooms with Jack and Jill Bathroom that is also accessible from the Family Room!
- Pre-Selected Full Landscaping and Vinyl Fencing Included!
- Professionally Decorated!
- Located on a Corner Lot in the Desirable Low Maintenance Community in Daybreak at Wolf Ranch!

MLS# 6319113

Madison 6308 Cabbage Dr. Lot: 64 Lot: 5,040 sqft. \$454,888-Available in August!
4 Bedroom 3 Bathroom 3 Car Alley Garage 2,866 finished sqft. /3,120 total sqft.

- French Country Elevation-Stucco, Stone, Composite Roof-Ranch Plan!
- Main Level Living in the Low Maintenance Community in Daybreak at Wolf Ranch!
- Cozy up in your Great Room in front of the gas fireplace!
- Gather your Family and Friends in the open Kitchen and Dining for a delicious meal!
- Master boasts a plush 5-piece Master Bathroom and 2 walk-in closets!
- A 2nd Bedroom or Study, Full Bathroom, and Laundry Room are conveniently located on the Main Level!
- The Finished Lower Garden Level has 9' Ceilings and a spacious Family Room!
- 2 oversized bedrooms with walk-in closets with access to the full bathroom complete the lower level!
- Pre-Selected Full Landscaping and Vinyl Fencing included!
- Located in the Desirable Low Maintenance Community of Daybreak at Wolf Ranch!

Pricing and Availability Subject to Change Without Notice!
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Portfolio Homes

Daybreak at Wolf Ranch

MLS# 3025201

Falkirk 6276 Cubbage Dr. Lot: 66 Lot: 9,529 sqft. \$470,888-Available in September!
4 Bedroom 3 Bathroom 2 Car Garage 3,367 finished sqft. /3,618 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 private patio!
- Relax in your Master Suite accompanied with a plush Master Bathroom and walk-in closet conveniently attached to the laundry room!
- 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!
- Full Landscaping in the Desirable Low Maintenance Community of Daybreak at Wolf Ranch!

MLS# 2971419

Lancashire 6169 Radiant Sky Ln. Lot: 97 Lot: 7,425 sqft. \$481,888-Available in October!
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!



Daybreak at Wolf Ranch

Canton	6420 Cabbage Dr.	Lot: 57	Lot: 5,040 sqft.	MLS# Pending \$456,888-To Be Built!
3 Bedroom	2.5 Bathroom	3 Car Alley Garage	2,271 finished sqft. / 3,343 total sqft.	
<ul style="list-style-type: none"> • 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! 				

Wolf Ranch

Kingsbridge	10045 Thrive Lane	Lot: 13	Lot: 5,500 sqft.	MLS# Pending \$494,888-Available in November!
3 Bedroom	2.5 Bathroom	Study	3 Car Tandem Garage	3,036 finished sqft. /4,400 total sqft.
<ul style="list-style-type: none"> • 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# Pending

Falkirk 10021 Thrive Lane Lot: 22 Lot: 5,500 \$477,888-Available in November!
4 Bedroom 3 Bathroom 2 Car Garage 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 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 Desirable Wolf Ranch Community!

MLS# 4852710

Brentford 9551 Tutt Blvd. Lot: 32 Lot: 7,098 sqft. \$574,888-Available in December!
4 Bedroom Study 3 Bathroom 3 Car Garage 3,463 finished sqft. /3,723 total sqft.

- Model Home with Professional Decorating, Window Coverings, and Speakers to name a few!
- French Country 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 has Quartz Counters, Slate 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 Basement 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!
- Backs to Open Space and in the Desirable Wolf Ranch Community!

