



Portfolio Homes

Daybreak at Wolf Ranch

Price Improvement **MLS# 4250601**

Lancashire 6153 Radiant Sky Ln. Lot: 96 Lot: 7,425 sqft. \$459,888-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. \$459,888-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 October 9, 2018

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

Scan with your
smart phone
for more
information!



Daybreak at Wolf Ranch

Price Improvement **MLS# 3025201**

Falkirk 6276 Cabbage Dr. Lot: 66 Lot: 9,529 sqft. \$459,888-Available NOW!
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#9495546

Canton 6420 Cabbage Dr. Lot: 57 Lot: 5,040 sqft. \$458,888-Available in December!
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!





Portfolio Homes

Wolf Ranch

Brentford **9551 Tutt Blvd.** **Lot: 32** **Lot: 7,098 sqft.** **Price Improvement** **MLS# 4852710**
4 Bedroom **Study** **3 Bathroom** **3 Car Garage** **\$569,888-Available in November!**
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!

Falkirk **10021 Thrive Lane** **Lot: 22** **Lot: 5,500** **Price Improvement** **MLS# 4556711**
4 Bedroom **3 Bathroom** **2 Car Garage** **\$465,888-Available in November!**
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!





Portfolio Homes

Wolf Ranch

Price Improvement **MLS# 6994284**

Waterford 10045 Thrive Lane Lot: 13 Lot: 5,500 sqft. \$489,888-Available in November!
3 Bedroom 2.5 Bathroom Study 3 Car Tandem Garage 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!

MLS# 7924604

Somerton III 6015 Griffin Dr. Lot: 7 Lot: 7,766 sqft. \$504,888-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!





Portfolio Homes

Bison Pointe

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

- 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 3,331 finished sqft. /3,713 total sqft. \$526,888-Available in April!

- 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!

