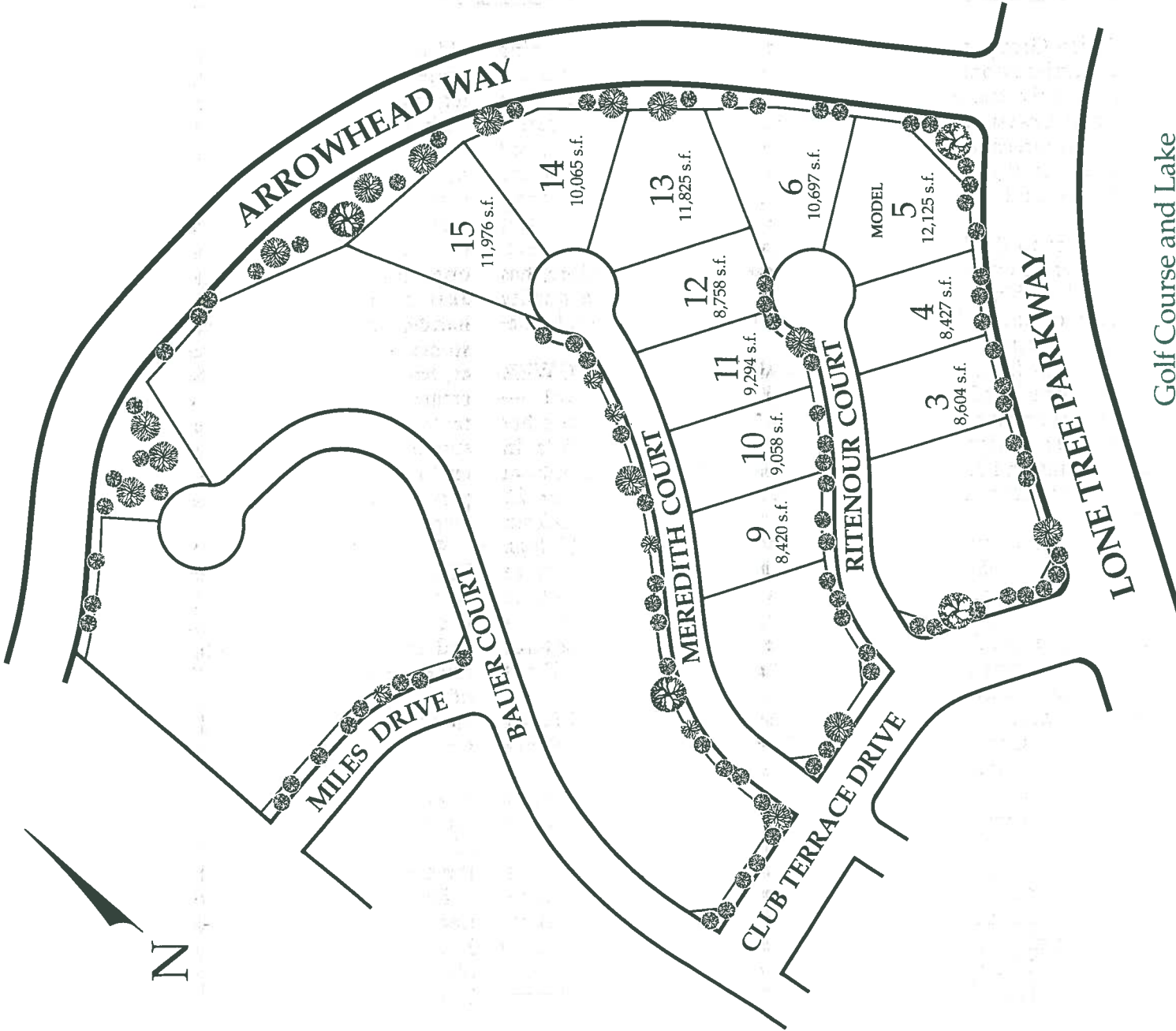




# EMERALD ON THE GREEN



Golf Course and Lake

We'll build our home on your lot, or a custom home of your choice.

# PRICE LIST



## CHAMPLAIN

Three bedroom with library (converts to fourth bedroom), two-story, three baths.  
2750 sq. ft. finished, 1603 sq. ft. basement, unfinished.

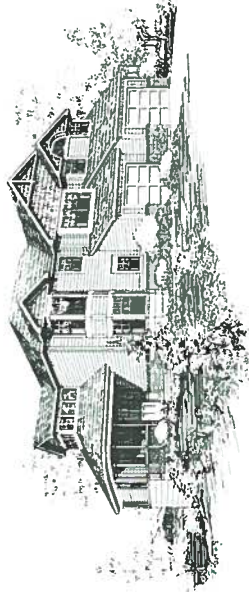
Priced from \$ To be determined



## AZURE

Four bedroom with library, two-story, 2-1/2 baths.  
3200 sq. ft. finished,  
1700 sq. ft. basement, unfinished.

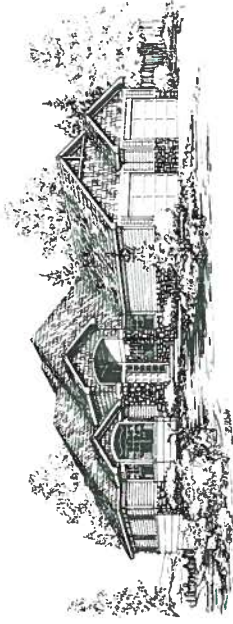
Priced from \$ 233,200



## MORRAINE

Four bedroom with library, two-story, 2-1/2 baths.  
2950 sq. ft. finished,  
1490 sq. ft. basement, unfinished.

Priced from \$ 215,900



## JASPER

A Ranch plan with lower level walk-out. Two bedroom with library (converts to third bedroom), 3 baths.  
2950 sq. ft. finished, 535 sq. ft. unfinished.

Priced from \$ 232,000

*Emerald*  
DESIGN



EMERALD  
ON THE  
GREEN

Lone Tree Sales Center • 799-4924

Prices are subject to change without notice. The square footages and dimensions are approximate sizes and are only intended to give an estimate of the size of the home.

# Personal attention defines homes

Emerald Design Group, a Denver custom and semi-custom home-builder, has recently started construction on their newest community, Emerald on the Green, located in Douglas County, at the corner of Lonetree Parkway and Arrowhead Way.

Located adjacent to the Lonetree Golf Course, Emerald on the Green is truly a "jewel within a jewel." Within minutes of the DTC, the community of Lonetree now has more than 600 happy families, all of whom enjoy the benefits of living in a master-planned community, with an Arnold Palmer designed golf course nearby, parks and recreation facilities, and excellent Douglas County Schools.

All Emerald Design Group homes have been rated "Three-Star Ideal Energy Homes," and are further backed up by a 10-year HBW structural warranty. As a family-owned business, Paul Nafel, president and owner of Emerald, always builds with the family in mind.

Emerald on the Green offers homebuyers several features unlikely to be found elsewhere.

## 1. PRIVACY LOTS — Just as a master jeweler would craft his fine gemstones, Emerald Design Group, has crafted a homeowner's dream — lots with no backyard neighbors. These large lots (ranging from 8,400 square feet to over 17,000 square feet, but averaging 11,000 square feet) are "single-loaded," meaning that the front and rear lot lines are adjacent to streets. This type of lot development is costly, and rarely found (even in much higher-priced communities). The benefit to the buyer is that spacing to neighboring houses is as much as 80 to 100 feet rather than the typical 30 to 40 feet. Each Emerald home, therefore, has a high degree of privacy, a quality feature to be enjoyed by each homeowner.

## 2. WALKOUTS WITH LOWER PRICE PER SQUARE FOOT —

Emerald has hand-crafted another benefit to buyers — walkout lots. In this Limited Edition of 30 lots at Emerald on the Green, there are 25 walkout homes available. Walkout ceilings are approximately 8'6" high — allowing a homebuyer to add as much as 30 percent to the total usable living space of their home. As well, the costs-per-square-foot-for Emerald's master-crafted walkout homes lessens.

## 3. PERSONAL ATTENTION TO DETAIL — Builder-developer Paul Nafel is no novice to the Denver real estate community. Active in Denver since 1979, Mr. Nafel has personally overseen the successful developments of projects in excess of \$120 million. His personal attention to detail has been evident in each of his development projects.

Unlike most builders, Mr. Nafel oversees the development of Emerald on the Green from the job site aid on the Green from the job site trailer. On site daily as master jeweler/master builder, Paul hand-crafts each home on a custom basis by being there to ensure that each home enjoys the best possible siting location (to capture views, etc.) and that windows are appropriately added to create the best possible living opportunity for each homebuyer. Just as a master jeweler would hand-craft each of his fine gemstones, Mr. Nafel, as master builder, hand-crafts each of his homes to create "jewels" for his buyers. Attention to detail, and total care, ensure high quality homes for the buyer. "Customers deserve this kind of personal care and attention that I give to each home."

## 4. MOUNTAIN LIVING IN THE CITY — "We've hand-selected a project that allows the buyer to live within a successful master-planned community in Denver, at the same time as enjoying the benefits of living in the mountains. The views available at Emerald on the Green, combined with the single-loaded lots and walkout levels, is what you would normally find in the mountains." Emerald offers the same time as being in the city.

Emerald on the Green at Lonetree is now open for pre-model sales. For more information, contact Shauna Nafel or Gary Dodson at 799-4924.



#3 White Fir Court  
Littleton, Colorado 80127  
(303) 972-6664  
FAX (303) 972-6663

November 2, 1992

Deirdre Cryer  
Thomas Cryer Appraisals  
7292 South Jersey Court  
Englewood, CO 80112

Dear Deirdre:

I'm Shauna Naftel with Emerald on the Green and we just want to let you know of a wonderful new subdivision in Lone Tree.

These semi-custom homes were especially designed for our beautiful walkout lots with views, we have a standard three car garage and incredible floor plans. The base prices start in the low \$200's. Please come visit us at Emerald on the Green at Lone Tree Parkway and Club Terrace Drive, just across from the lake.

We're open from 10am until 6pm Tuesday through Saturday and 1pm until 5pm Sunday and Monday. If you would like to contact us, please call 799-4924.

Sincerely,

A handwritten signature in black ink, appearing to read "Shauna Naftel", written in a cursive style.

Shauna Naftel