

# VILLAGE HOMES

*The place you want to be.*

Every Village Home begins with a great **Colorado** location. Parks, trails and beautiful **recreational** facilities surround our Front Range and mountain communities. Our scenic locations and lifestyle amenities define **community**.

We want your home to be a great **destination**, as well. One that is well designed, finely crafted and built with a commitment to sustainability, green building practices, **energy-efficient technologies**, and one that provides exceptional value, backed by a comprehensive warranty.

**You'll find all that—and more—in every Village home.**

Acclaimed as one of Colorado's most **respected** community developers and homebuilders, our communities have been honored with an unprecedented seven **“Community of the Year”** awards in the greater Denver area and America's Best Builder award from Builder Magazine.

The Village Homes commitment to the **highest standard** of ethics and building practices continues as we move forward with Village Homes' core management team under the direction of new ownership. We are a financially stable, privately held Colorado company which allows us to be more responsive, **innovative** and customer-focused than our counterparts.

We strive to create a great customer experience. During our team's **25 year** history building homes for over **10,000** Colorado families, customer satisfaction has been and continues to be our top priority. In fact, we have been consistently recognized as one of Colorado's top ranked builders in customer satisfaction, which may be why many Village families are on their third or even fourth Village home.

*A great location, a great home, a great experience and enduring value:  
that's what matters to you and that's what matters to us.*



## VILLAGE HOMES

*The place you want to be.*

### Watercolor

In The Meadows At Historic Castle Rock

303-680-1380

Stacy Geiger [sgeiger@villagehomes.com](mailto:sgeiger@villagehomes.com)

#### **Park Collection – Traditional Single-Family Homes**

##### **The Platt – 2748 Dragonfly Ct.**

1,667 sq. ft. Ranch with 1,042 sq. ft. of finished basement

Featuring slab granite counters and Merillat maple cabinets in the kitchen, extended hardwood floors including kitchen and breakfast nook. This home has a covered front porch, 3 bedrooms, 3 baths including a 5-piece master bath, study, laundry room, rec room in the basement and an oversized 2 car garage, good for workshop area or storage.

**\$333,081 – Available October/November**

##### **The Congress – 3007 Dragonfly Ct.**

2,189 sq. ft., Two story home with 718 sq. ft. of finished garden level basement

This spacious home has a covered front porch, 4 bedrooms, 2 ½ baths plus a 5-piece Master Bath, a main floor study and laundry room, a rec room in the basement and a 3 car tandem garage. Kitchen features include granite counters, hardwood floors and Merillat maple cabinets.

**\$343,872 – Available November**

##### **The Crestmoor – 2953 Dragonfly ct.**

1,917 sq. ft., Two story home with 687 sq. ft. unfinished walk-out basement

This home has a covered front porch, 3 upper bedrooms and 2 ½ baths including 5-piece Master Bath, a main floor study and laundry room, open floor plan with granite counters, Merillat maple cabinets and hardwood floors in the kitchen and a 3 car tandem garage.

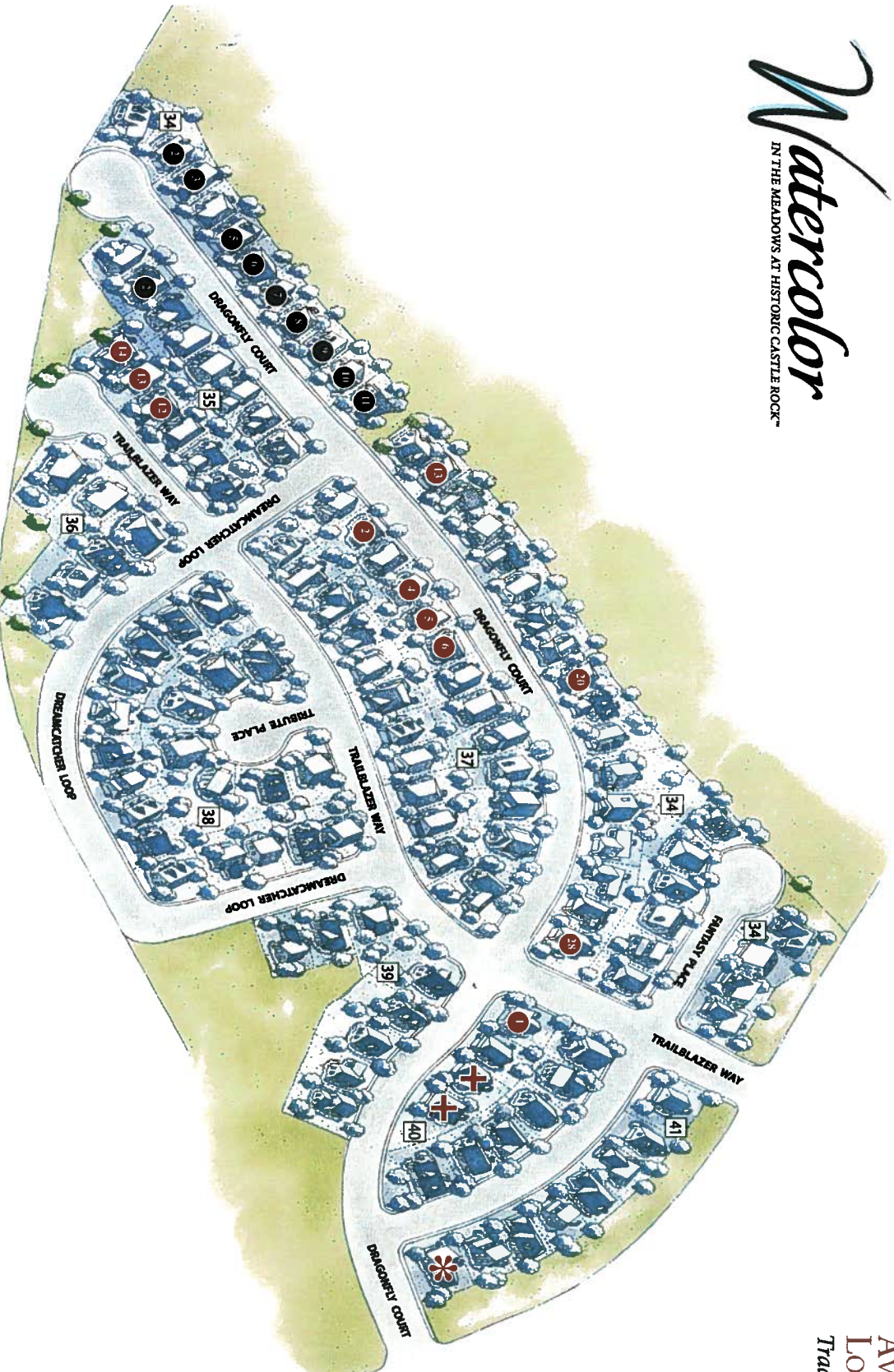
**\$309,840 – Available November**

**Coming Soon: The Haven Collection – Single-Family Homes**



# Watercolor

IN THE MEADOWS AT HISTORIC CASTLE ROCK™



## AVAILABLE HOME SITES & LOCATION PREMIUMS

Traditional Single-Family Homes

Block 34  
 Lot 13 - \$7,500  
 Lot 20 - SOLD  
 Lot 28 - \$7,500

Block 35  
 Lot 12 - \$20,000  
 Lot 13 - \$25,000  
 Lot 14 - \$35,000

Block 37  
 Lot 2 - \$2,000  
 Lot 4 - \$3,000  
 Lot 5 - \$3,000  
 Lot 6 - \$5,000

Block 40  
 Lot 1 - \$7,500

- \* Sales Information Center
- + Future Models
- Available for reservation - Haven Collection only

This document was prepared based on information available at the time of its preparation and may not reflect proposed development that has not yet been approved by the appropriate governing agencies. Map not to scale. Prices, information, home site availability and home collections subject to change without notice. Artist conception. Areas marked in green do not indicate all landscaped areas, some may be natural landscaping. 08/12/2010

**VILLAGEHOMES**

The place you want to be.



# The Washington

Plan 3004

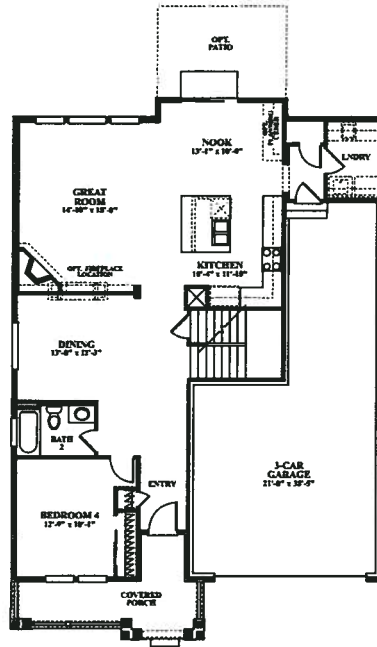
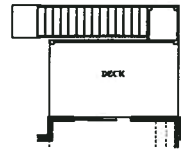
~ 2,541 square feet

~ Two-story

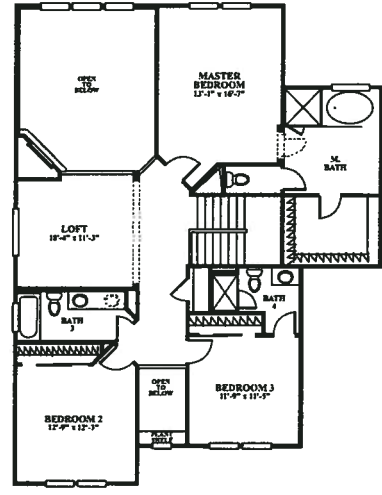
~ 4 Bedrooms plus a loft

~ 4 Baths

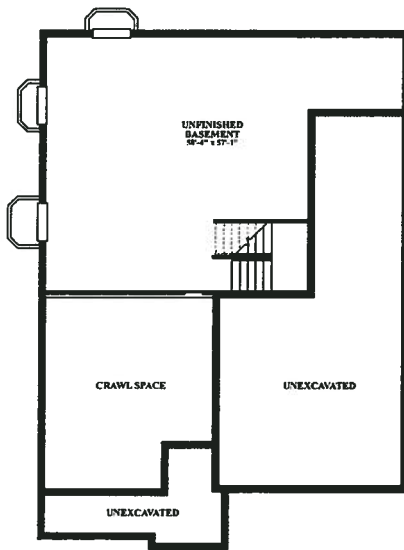
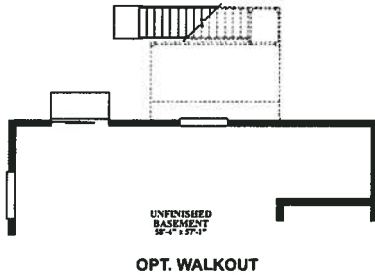
~ 3-Car Garage



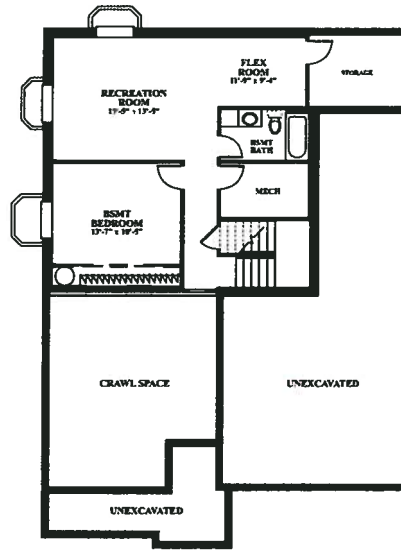
FIRST FLOOR



SECOND FLOOR



BASEMENT



OPT. FINISHED BASEMENT



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# Park Collection



*Elevation B — Craftsman*



*Elevation C — Prairie*



*Elevation D — Farmhouse*

*The Washington*

*Watercolor*  
IN THE MEADOWS AT HISTORIC CASTLE ROCK™

# PARK COLLECTION

## Watercolor

IN THE MEADOWS AT HISTORIC CASTLE ROCK™

### BASE PRICING

<b>THE OVERLAND</b>	Two-Story 1,868 Sq. Ft.	3 bedrooms plus study, 2 1/2 baths, 2-car garage, optional dining or living room	Elev. B - \$257,000 Elev. D - \$255,000
<b>THE CRESTMOOR</b>	Two-Story 1,917 Sq. Ft.	3 bedrooms plus study, 2 1/2 baths, 3-car garage, 4 <sup>th</sup> bedroom option	Elev. B - \$265,000 Elev. C - \$262,000 Elev. D - \$264,000
<b>THE PLATT</b>	Ranch with opt. 2 <sup>nd</sup> level 1,667 Sq. Ft.	2 bedrooms plus study, 2 baths, 2-car garage. Optional 2 <sup>nd</sup> level, plus 3 <sup>rd</sup> , 4 <sup>th</sup> & 5 <sup>th</sup> bedroom options	Elev. B - \$266,000 Elev. C - \$264,000 Elev. D - \$266,000
<b>THE CONGRESS</b>	Two-Story 2,189 Sq. Ft.	3 bedrooms plus study, 2 1/2 baths, 3-car garage, 4 <sup>th</sup> bedroom option	Elev. B - \$277,000 Elev. C - \$274,000 Elev. D - \$276,000
<b>THE WASHINGTON</b>	Two-Story 2,541 Sq. Ft.	4 bedrooms plus loft, 4 baths, 3-car garage, 5 <sup>th</sup> bedroom option	Elev. B - \$293,000 Elev. C - \$294,000 Elev. D - \$291,000

WATERCOLOR | 3470 FANTASY PLACE | CASTLE ROCK  
303-680-1380

STACY GEIGER, COMMUNITY MANAGER | [SGEIGER@VILLAGEHOMES.COM](mailto:SGEIGER@VILLAGEHOMES.COM)  
NANCE MEYER, COMMUNITY REPRESENTATIVE | [NMEYER@VILLAGEHOMES.COM](mailto:NMEYER@VILLAGEHOMES.COM)



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VILLAGE HOMES

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the place you want to be.

### **FIRST IMPRESSIONS<sub>sm</sub>**

- A vast array of home designs to match the neighborhood setting and your lifestyle
- Pre-selected blend of exterior Kwal® Howell paint colors providing variety and individuality
- Spectacular sites to enjoy Colorado living at its finest

### **VILLAGE LIVING<sub>sm</sub>**

To assist you in personalizing your home, Interior Resource Group, staffed by expert designers, will offer professional assistance with interior color selections.

### **Striking Highlights**

- Volume ceilings in living room or family room (per plan)
- Knock down textured walls and ceilings
- Six designer interior paint colors
- Painted trim with matching six-panel doors
- Quality carpeting throughout major living areas
- Hardwood floor entry (per plan)
- Elegant formal satin nickel lighting and doorknob hardware
- Environmentally preferred natural gas fireplace
- Square chrome towel bars
- Round toilets
- Basement stairwell textured and painted
- Front yard landscaping (Idylwilde & Meadows only)

### **Gourmet Kitchens**

- Appliances including Energy Star® dishwasher, microwave and ceran top range
- Merillat® 36" birch cabinetry with flat panel finish
- Wide selection of Formica® and Wilsonart® laminate countertops with postform laminate backsplach
- Stainless steel kitchen sink by Sterling from Kohler® with chrome Delta® faucet
- Food waste disposal
- Ice maker hook-up
- Vinyl flooring in kitchen, nook, laundry room and baths
- Kitchen islands (per plan)

### **Master Suites**

- Walk-in closets with built-in wire shelving
- Chrome bar lights and recessed can lights (per plan)
- Delta® chrome bath faucets
- Pampering oval soaking tub
- Ceramic tile surround at tub and shower (per plan)
- Wide selection of Formica® and Wilsonart® laminate countertops with postform backsplach
- Full counter width vanity mirror
- Vinyl floor

### **Safety and Security**

- Smoke and carbon monoxide detectors
- Dexter by Schlage® deadbolt entry door locks
- PEX (acronym for crosslinked polyethylene) plumbing for lasting durability
- Perimeter drains around basement and sump pit with pump
- Weatherproof exterior outlet

### **Notable Additions**

- Exterior air infiltration system house wrap
- Upgraded air infiltration system w/ foam outlet covers
- Engineered wood product flooring system

- LP SmartTrim® Siding for improved durability
- Garage drywalled and fire taped on adjoining living space walls
- Square drywall corners
- Steel window area wells
- Composite decking on deck floors (per plan)
- Oval China sinks in all baths
- White toggle-style light switches

### **Energy Efficiency**

- Ceiling fan pre-wire in master bedroom
- As an Energy Star Partner, every Village home is more energy efficient
- 92% efficient gas forced-air furnace with programmable thermostat
- 40 gallon power vented hot water heater
- Low E insulated, double pane almond or white vinyl windows (per community)
- R-38 blown fiberglass or cellulose insulation
- Water saving plumbing fixtures with bright white finish
- Insulated garage door
- 50% CFL bulbs

### **SIGNATURE QUALITY, SUPERIOR CRAFTSMANSHIP<sub>sm</sub>**

- 10-Year Limited Structural Warranty provided by Bonded Builder Warranty Group
- Foundation engineered for tested soil conditions
- 30-Year Warranty Dimensional shingles
- Two frost-proof hose bibs (per plan)
- 3<sup>rd</sup> party Quality Assurance inspections

### **TECHTOUCH<sub>SM</sub>**

- TECHPorts include 4 ports in the master bedroom and family room
- Single phone outlet in the kitchen and master bedroom
- ON Q structured wiring distribution panel

### **Plus select one of the following:**

- 5.1 home theater prewire allowing you to enjoy all the benefits of a home theater (speakers and equipment not included)
- Complete security prewire covering all main level accessible operable doors and windows and prewire for 3 keypad locations
- Two rooms of audio prewire including prewire for 1 set of speakers, 1 volume control prewire, run back to a central location. Choose any two rooms, or even the deck. (Deck prewire counts as one room)
- Low voltage package which includes a two port tech outlet (1 CAT5 , 1RG 6) in each auxiliary bedroom, loft and study (per plan)

### **EXCLUSIVELY YOURS**

We invite you to personalize your new home. Below, we have listed a sample of what we offer, but encourage you to meet with your Sales Representative and Designer for a complete list of options.

- Varied floor plan options offer versatility for personalization
- Rounded drywall corners
- Flooring in a wide variety of styles and colors
- Designer selected countertops for kitchen and baths
- Upgraded kitchen appliances
- Staggered height cabinets with crown molding and glass doors
- Railings at stairs/loft
- Finished basements
- Laundry cabinets
- Extended patio (patio stoop is standard)

Village Homes reserves the right to modify or change these specifications without notice or obligation.

# HAVEN COLLECTION

## Watercolor

IN THE MEADOWS AT HISTORIC CASTLE ROCK™

### BASE PRICING

<b>THE VALENCIA</b>	Ranch 2,014 Sq. Ft.	3 bedrooms, 2 bathrooms, optional 4 <sup>th</sup> and 5 <sup>th</sup> bedrooms, 2-car garage	Elev. A - \$319,000 Elev. B - \$322,000 Elev. D - \$322,000
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WATERCOLOR | 3470 FANTASY PLACE | CASTLE ROCK  
303-680-1380

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# Park Collection



*Elevation B — Craftsman*



*Elevation D — Farmhouse*

# The Overland

Plan 3006

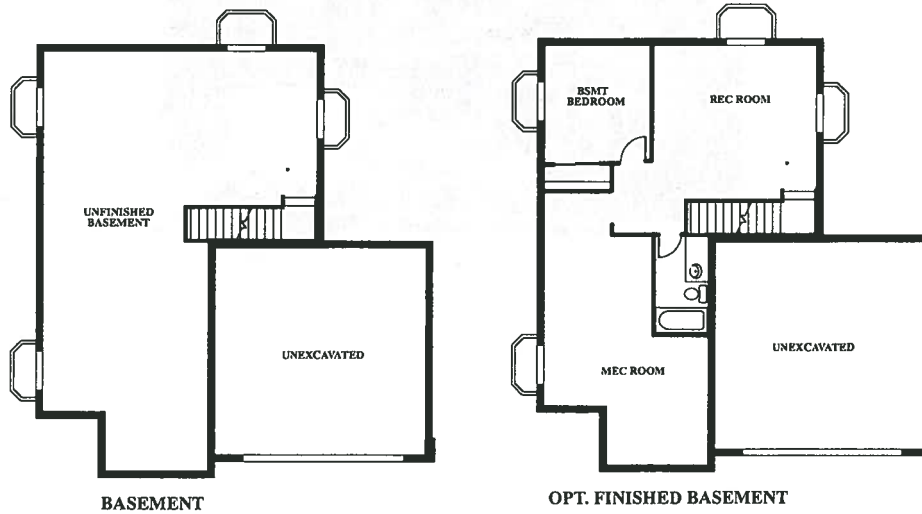
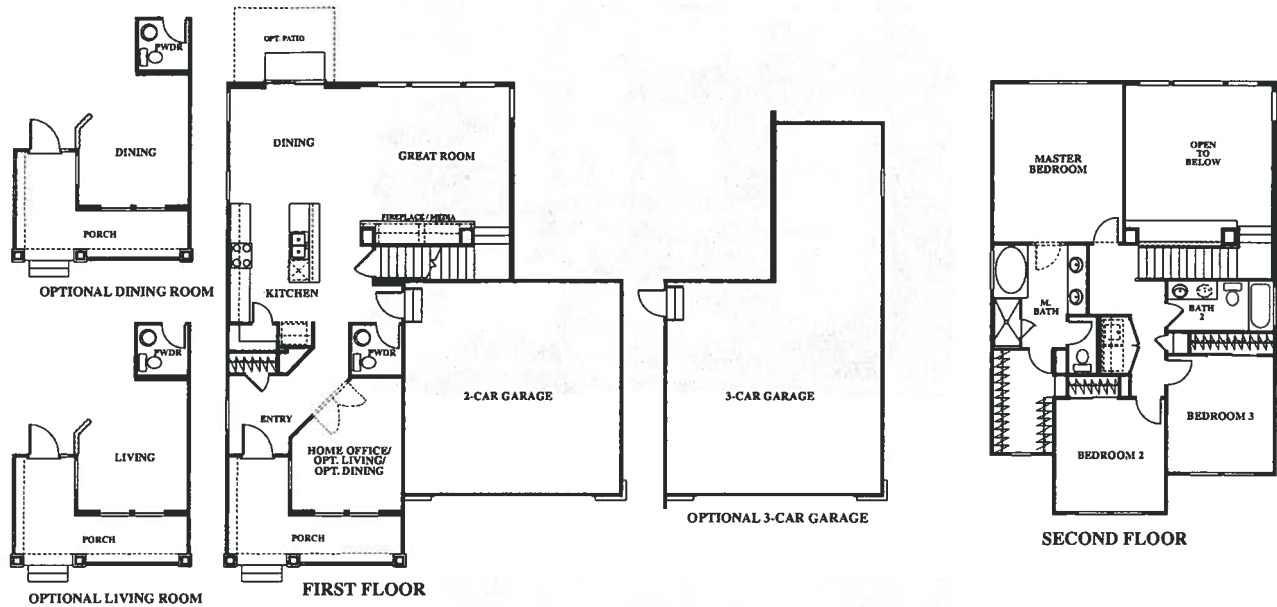
~ 1,868 square feet

~ Two-story

~ 3 Bedrooms plus a study

~ 2 1/2 Baths

~ 2-Car Garage



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The place you want to be.

# Park Collection



*Elevation B — Craftsman*



*Elevation C — Prairie*



*Elevation D — Farmhouse*

*The Crestmoor*

*Watercolor*  
IN THE MEADOWS AT HISTORIC CASTLE ROCK™

# The Crestmoor

Plan 3002

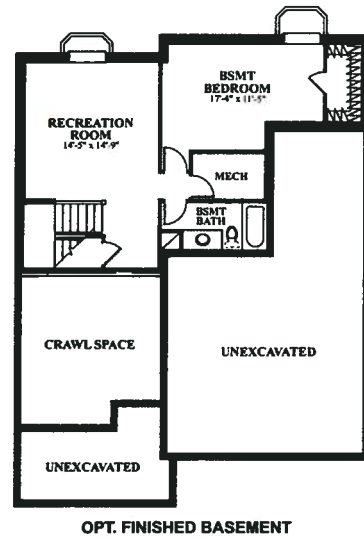
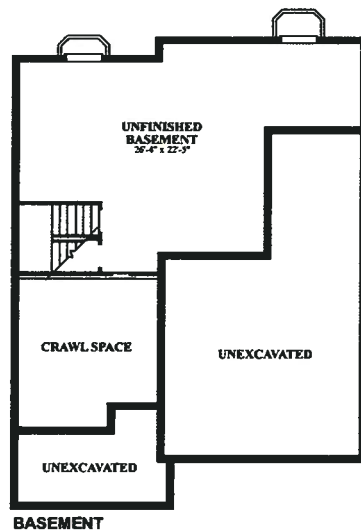
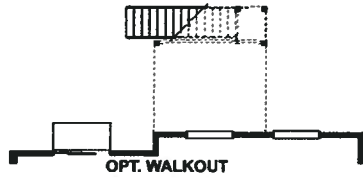
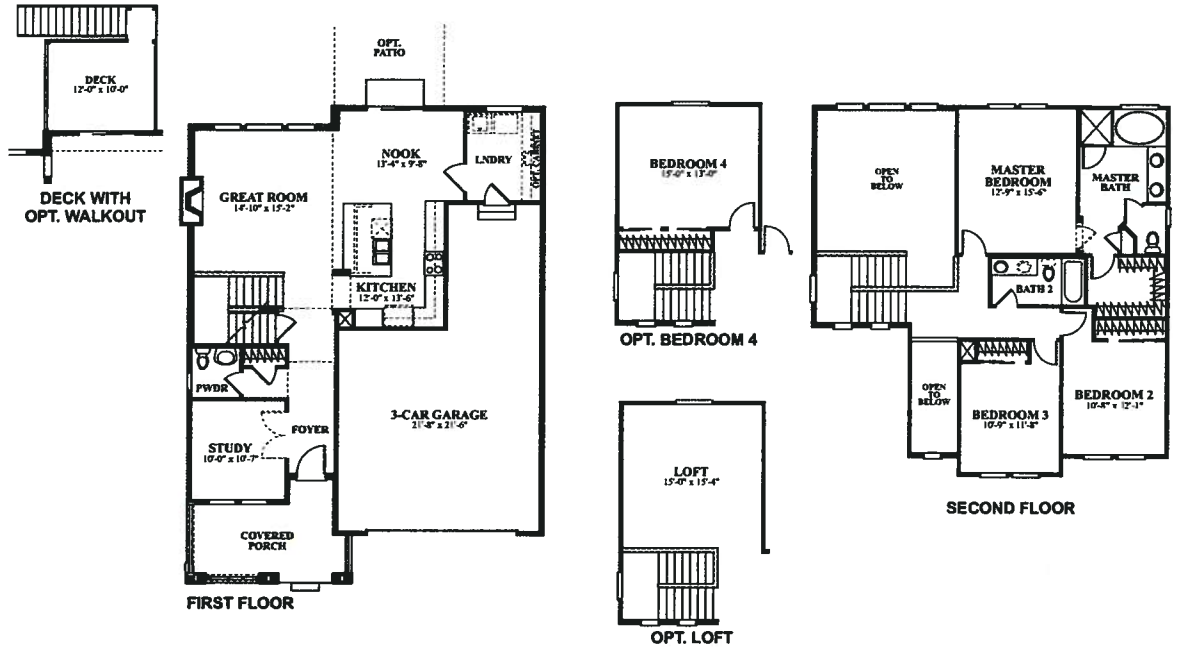
~ 1,917 square feet

~ Two-story

~ 3 Bedrooms plus a study

~ 2 1/2 Baths

~ 3-Car Garage



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# Park Collection



*Elevation B — Craftsman*



*Elevation C — Prairie*

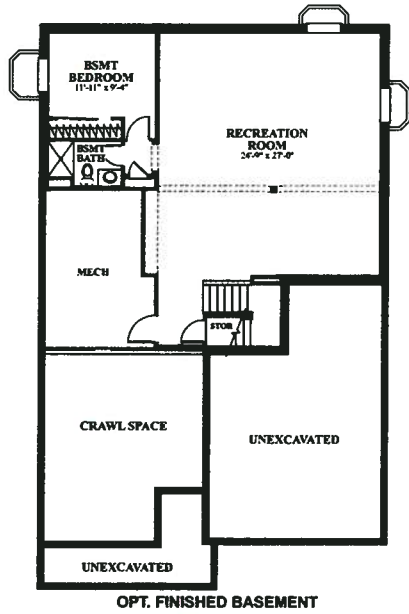
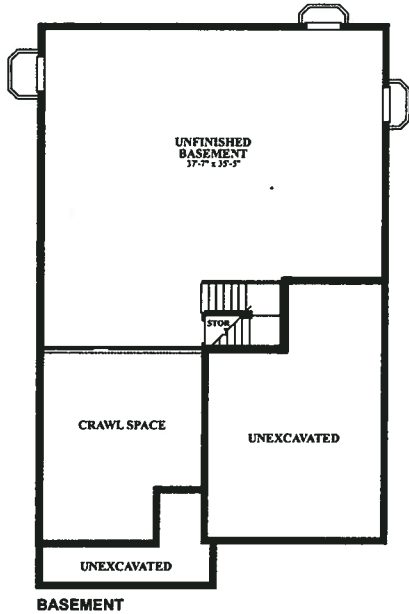
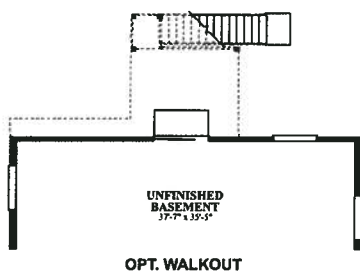
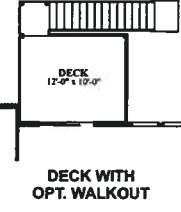
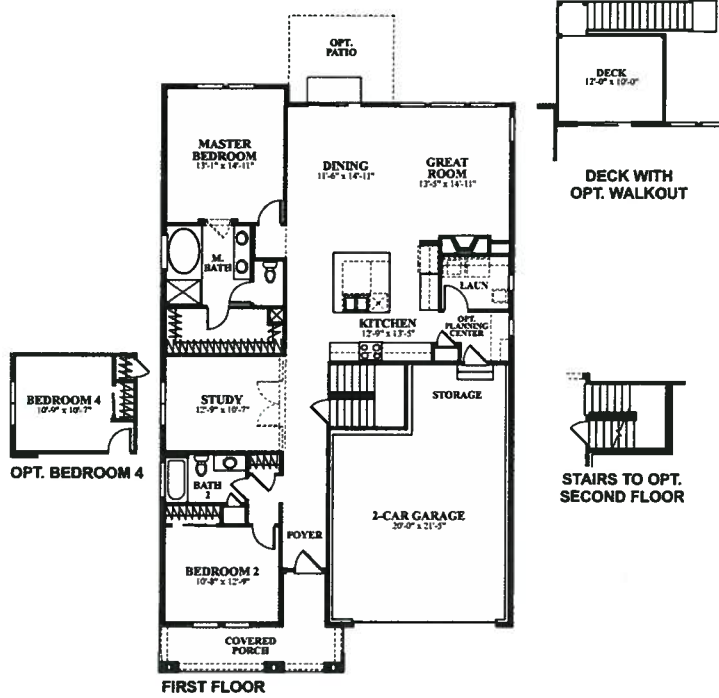
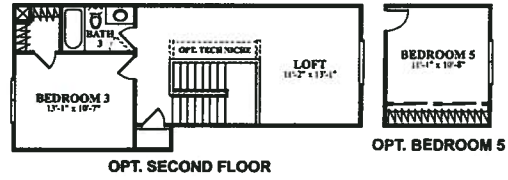


*Elevation D — Farmhouse*

# The Platt

Plan 3001

- ~ 1,667 square feet
- ~ Ranch with optional 2nd floor loft
- ~ 2 Bedrooms plus a study
- ~ 2 Baths
- ~ 2-Car Garage



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# Park Collection



*Elevation B — Craftsman*



*Elevation C — Prairie*



*Elevation D — Farmhouse*

*The Congress*

*Watercolor*  
IN THE MEADOWS AT HISTORIC CASTLE ROCK™

# The Congress

Plan 3003

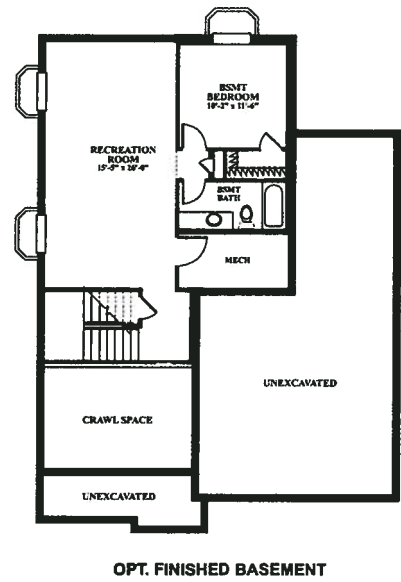
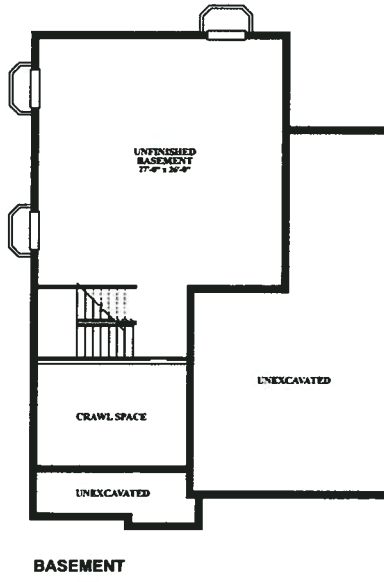
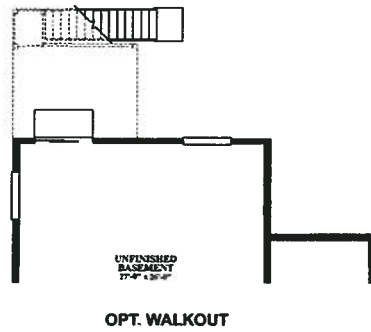
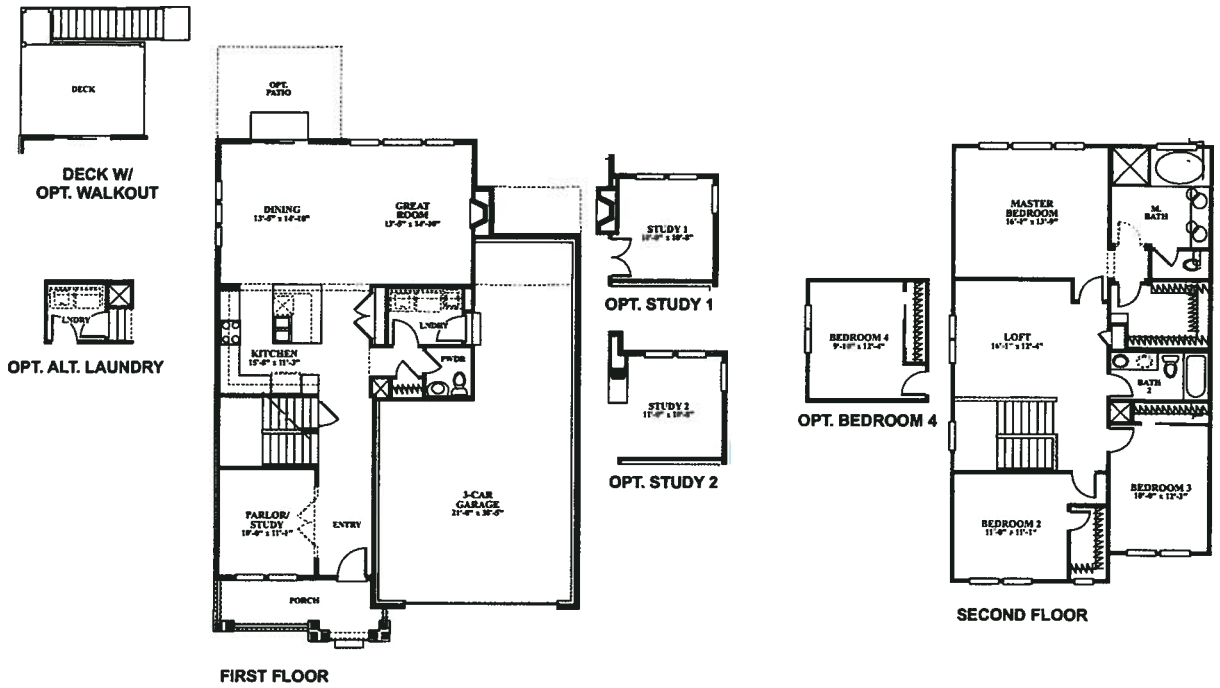
~ 2,189 square feet

~ Two-story

~ 3 Bedrooms plus a study

~ 2 1/2 Baths

~ 3-Car Garage



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# Haven Collection



*Elevation A — Traditional*



*Elevation B — Craftsman*



*Elevation D — Farmhouse*

*The Valencia*

*Watercolor*  
IN THE MEADOWS AT HISTORIC CASTLE ROCK™

# The Valencia

Plan 3608

~ 2,014 square feet

~ Ranch plan

~ 3 Bedrooms

~ Optional 4th & 5th bedrooms

~ 2 Baths

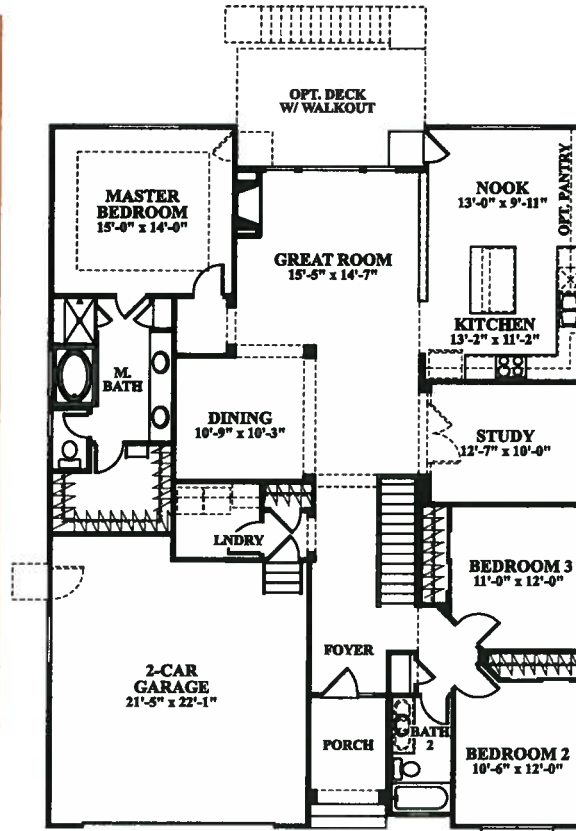
~ 2-Car Garage

Watercolor in The Meadows

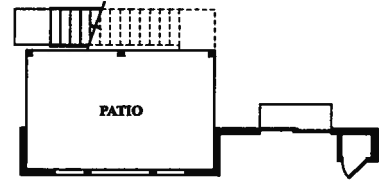
3470 Fantasy Place

Castle Rock, CO 80109

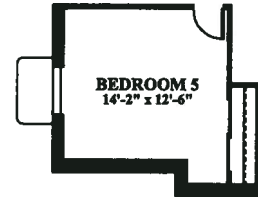
303-680-1380



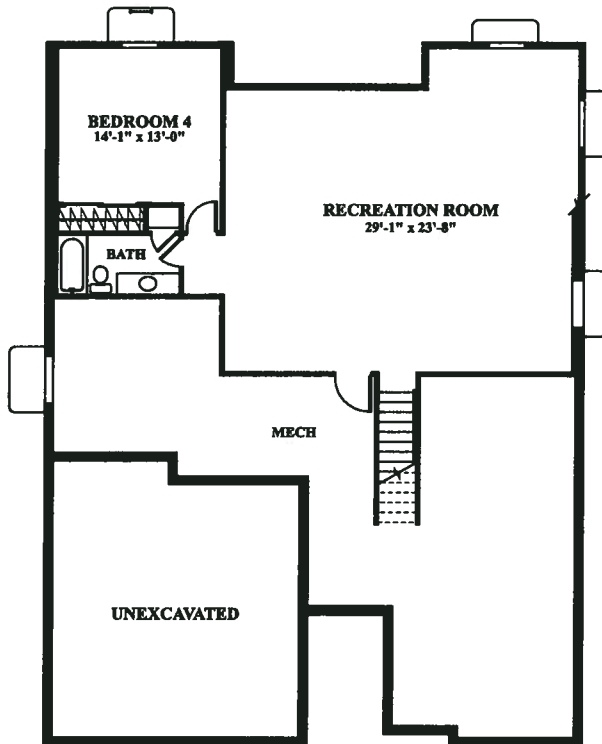
**FIRST FLOOR**



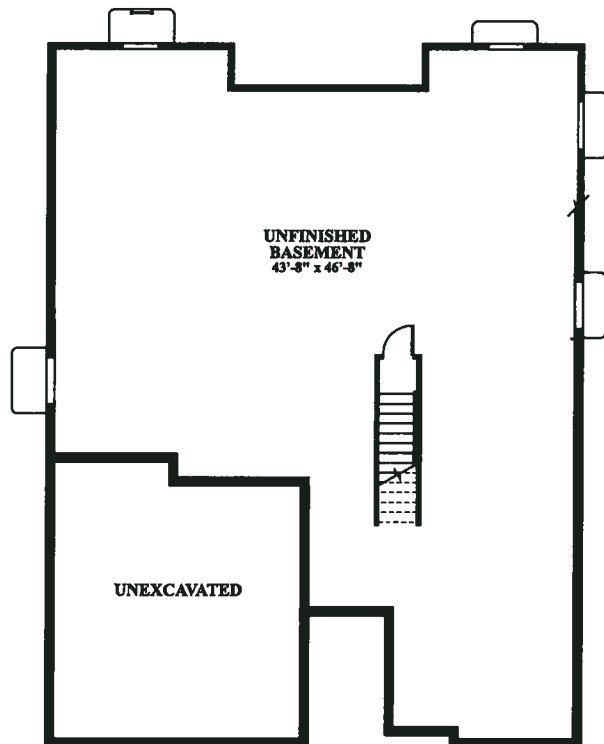
**OPTIONAL WALKOUT**



**OPTIONAL BEDROOM 5**



**OPTIONAL FINISHED BASEMENT**



**BASEMENT**



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The place you want to be.