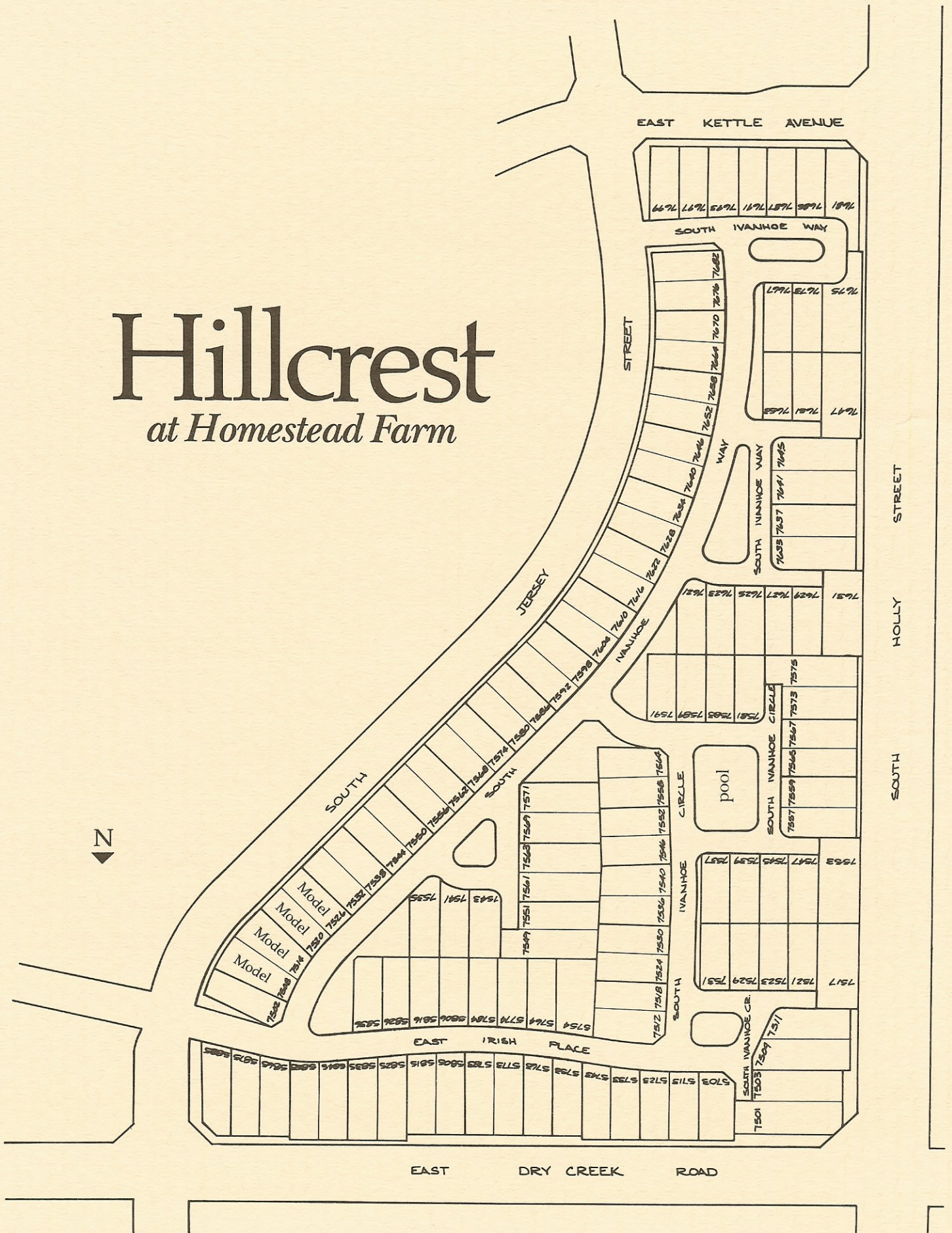


Hillcrest

at Homestead Farm



SANFORD HOMES

There is a sincere dedication to quality at Sanford Homes—a dedication evidenced in every community that Sanford plans, develops and builds. Quality starts with prime locations, the finest craftsmanship and materials, and professional support people. Then, quality is reinforced with a critical 12-point inspection process during construction.

Finally, quality is ensured by SHARP, an acronym for Sanford Homes—A Reputable Product.

SHARP sets a comprehensive standard of quality by which all subcontractors, workmen, superintendents and sales personnel can measure their performance. In conjunction with Sanford's first year warranty system, this aggressive stand on quality control protects one of Sanford's most valuable assets—the satisfied customer referrals that account for more than 70% of Sanford Home sales.

A Tradition of Uncompromised Quality.



Hillcrest at Homestead Farm

Showhomes	Number of Bedrooms	Date	Price
Dillon <i>model #147,900</i>	2 + Loft or 3 Bedrooms	<i>November 1987</i>	From <i>124,900 to 140,900</i>
Marston <i>model #151,900</i>	3 Bedrooms		From <i>129,900</i>
Chatfield	3 + Family or 4 Bedrooms		From <i>149,900</i>
Highline	3 Bedrooms		From <i>134,900</i>

*All of these outstanding features
are available with your Hillcrest home.*

Superior Standard Features

Kitchen

- Garbage disposal
- G.E. microwave oven
- G.E. "Potscrubber" dishwasher
- G.E. self cleaning oven
- Mastercraft wood cabinetry
- Plastic laminate counter tops with bevelled edges
- Upgraded vinyl

Baths

- Plastic laminate counter tops in bathrooms
- Polished brass fixtures in master baths and powder rooms
- Pearl "Sanford" oversized oval bathtubs in master baths
- Ceramic tiled showers and bathtubs

Throughout

- Sloped ceilings as shown
- Crown molding in all plans
- Wall-to-wall carpeting
- Masonry fireplaces with brick or tile hearth
- Polished brass door fixtures
- Full basements
- Laundry chutes in some models

Exterior

- Generous use of exterior brick
- Two-car garage
- Cedar shake shingle roofs
- Textured hardboard siding

Energy Saving Standard Features

- Insulated exterior doors
- Compression weather seal around steel entry doors
- Thermal-break dual-glazed colonial sash windows
- Outside combustion air ducts for fireplace and furnace
- Insulation R-30 in flat ceilings, R-30 in vaulted ceilings, R-11 in walls with four mil vapor barrier
- High recovery 50-gallon hot water heater
- Gas forced air furnace

Optional Features

- Air conditioning
- Humidifier
- Colored kitchen and bath fixtures
- Upgraded doors
- Chair railing, corner molding, and plate molding
- Mirrored closet doors
- Additional fireplaces
- Private screened porch and sundeck available in some locations
- Upgraded carpet, tile, vinyl, or hardwood flooring
- Built-in bookcases, cabinetry
- Storm windows
- Masonry fireplace with marble-faced hearth as shown

Please ask your Sales Representative for details on these and other options

Hillcrest at Homestead Farm Homeowners' Association

Traditionally, Sanford Homes establishes a strong, viable homeowners' association which protects your property values as well as providing services and amenities which complement your life style.

The Hillcrest at Homestead Farm HOA, which is a non-profit corporation, owns and is responsible for the maintenance of the greenbelts, the private streets, and the pool facilities. In addition, the Association will provide for snow removal, exterior painting, and multi-peril property insurance.

Membership in the Association is included with the purchase of your home and the expenses are met through monthly dues, which currently are \$68.00 per month.

Special Note: The above data is subject to change without notice.

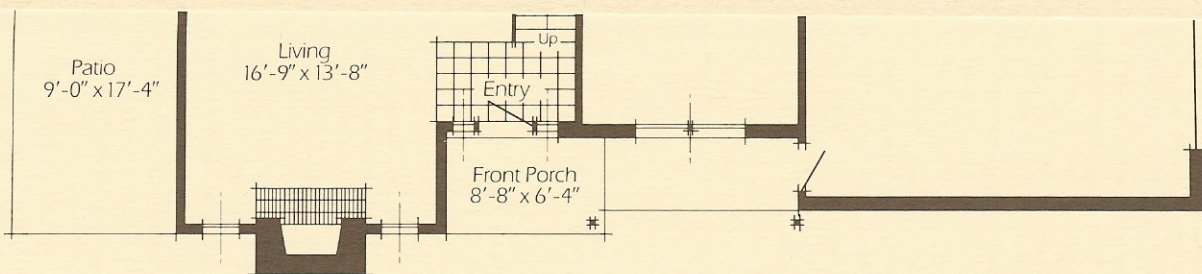
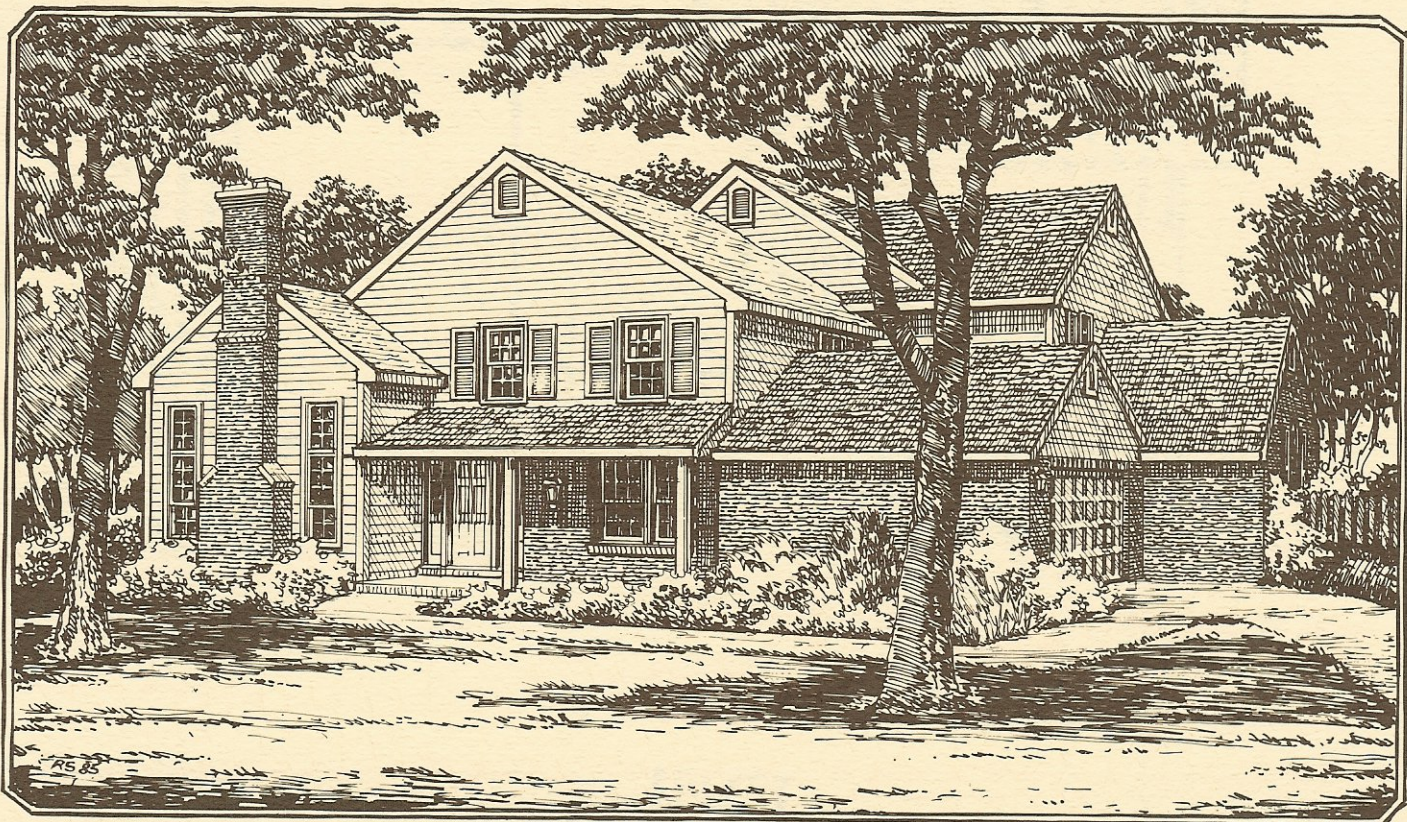
General Office:

Sanford Homes, Inc.
6851 S. Holly Circle
Suite 200
Englewood, Colorado 80112
Phone: (303) 771-8410

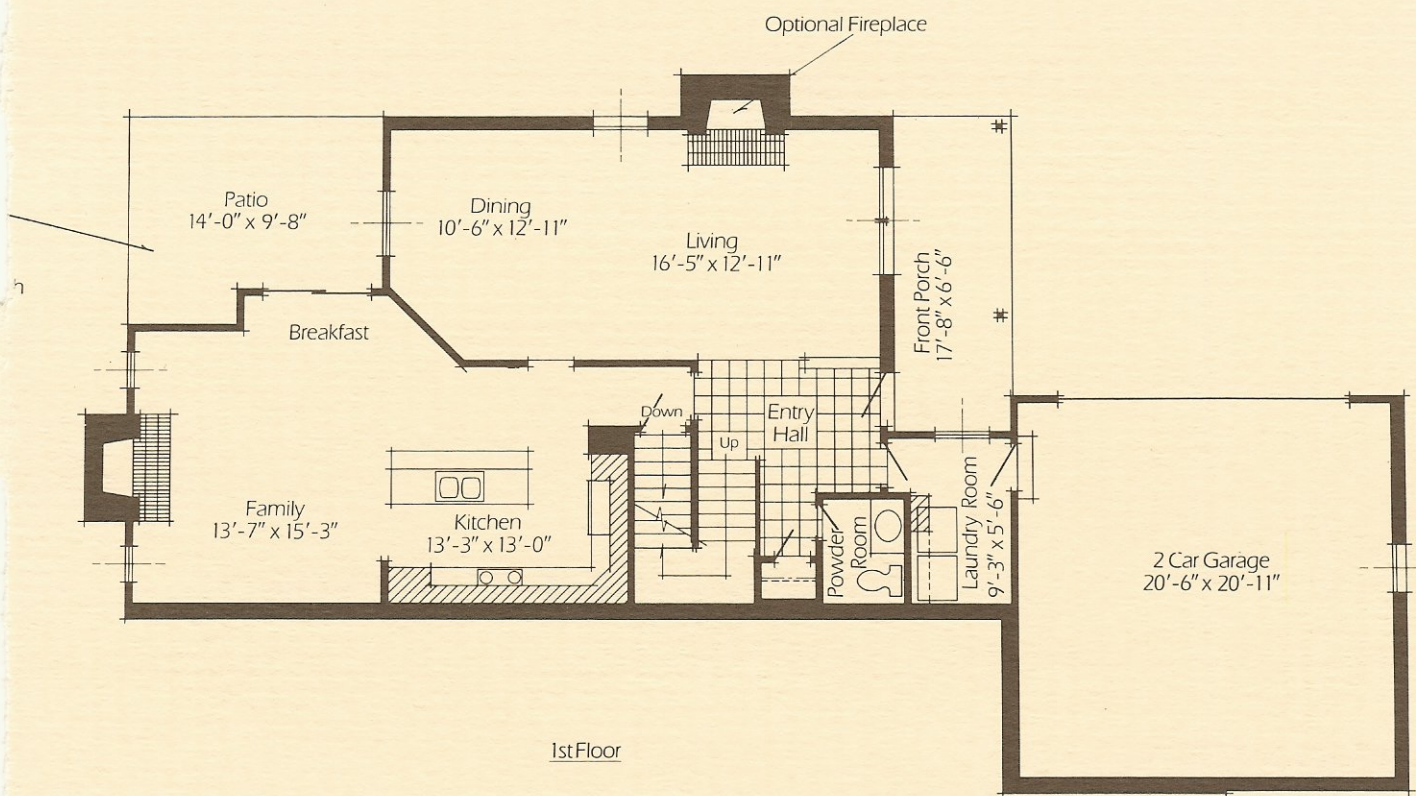
Showhomes:

Dry Creek at Holly,
Phone (303) 771-8748

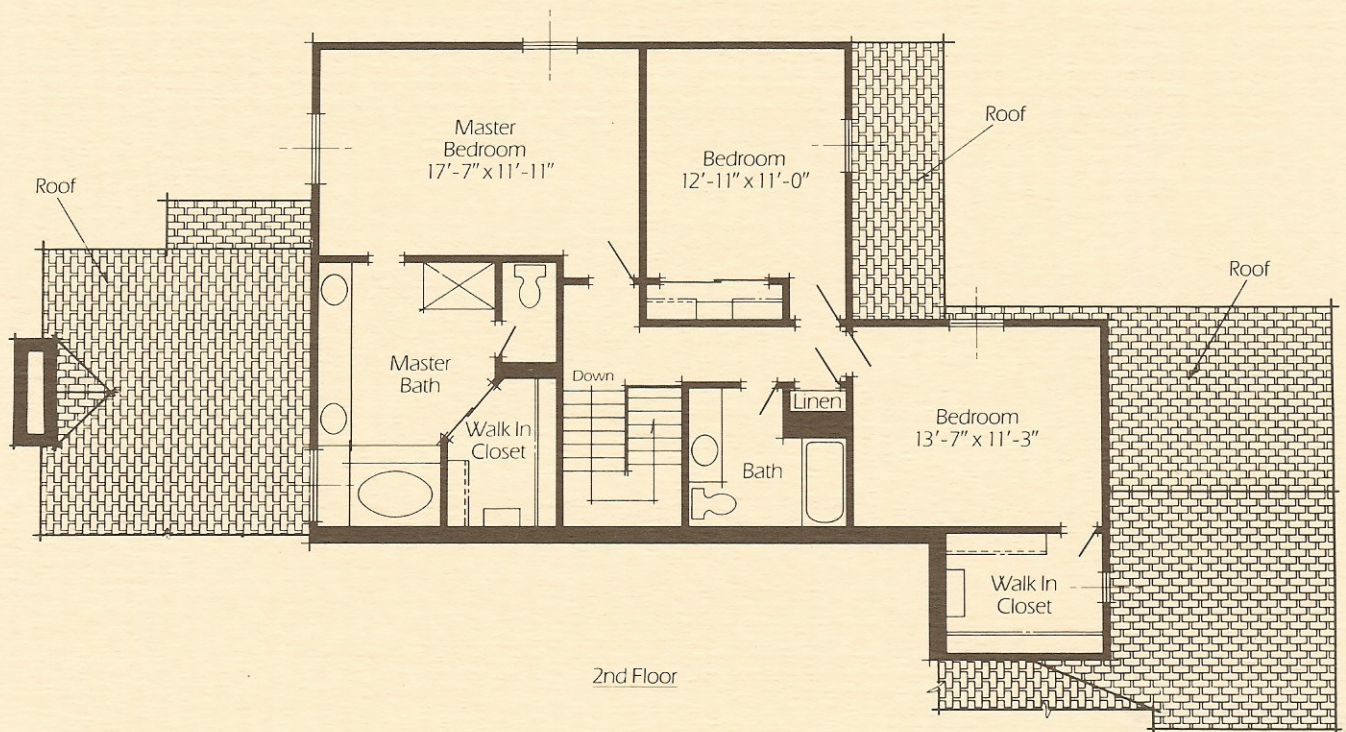
Dillon



Note:
The above plan indicates standard features. Plans
may vary according to building combinations.

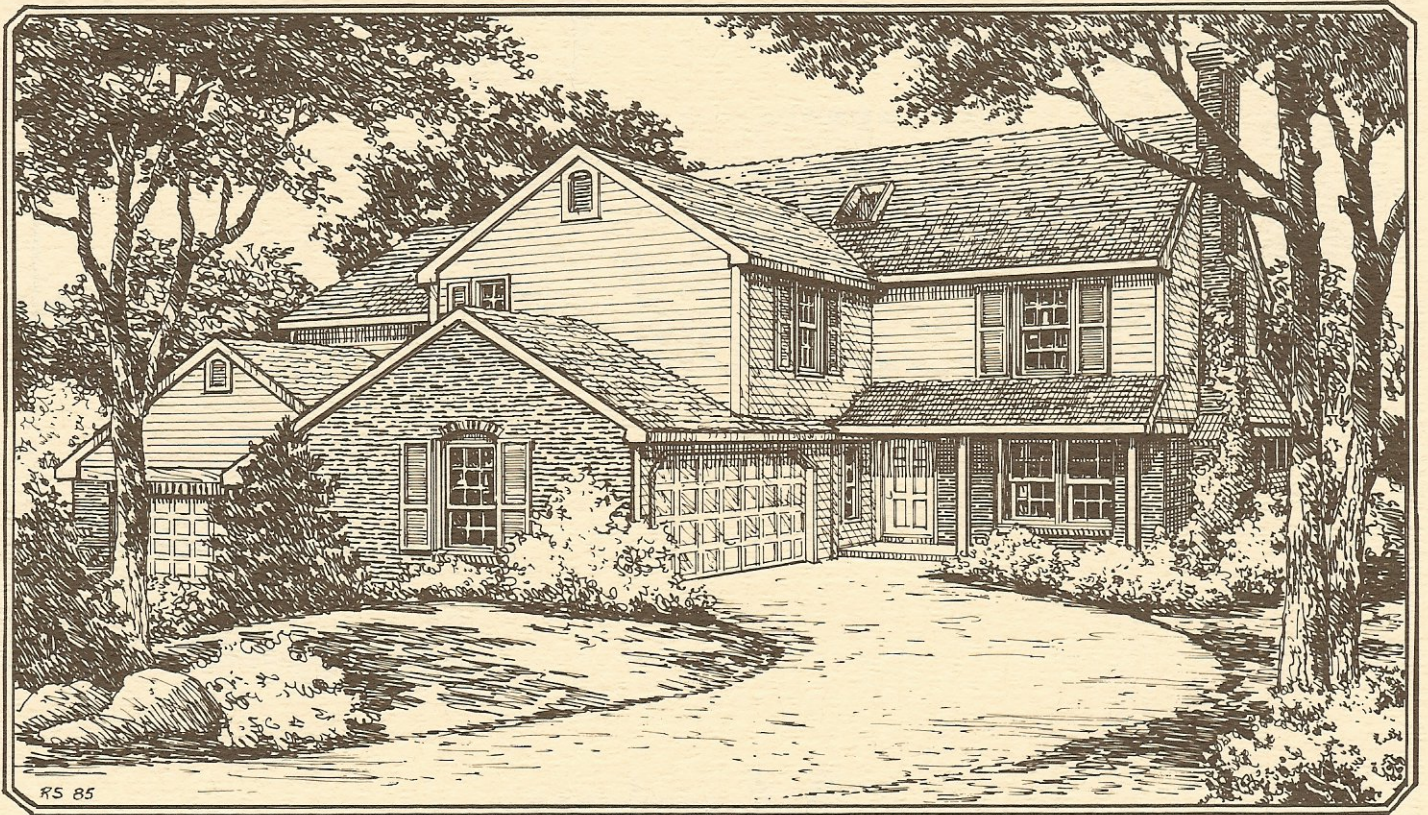


Note:
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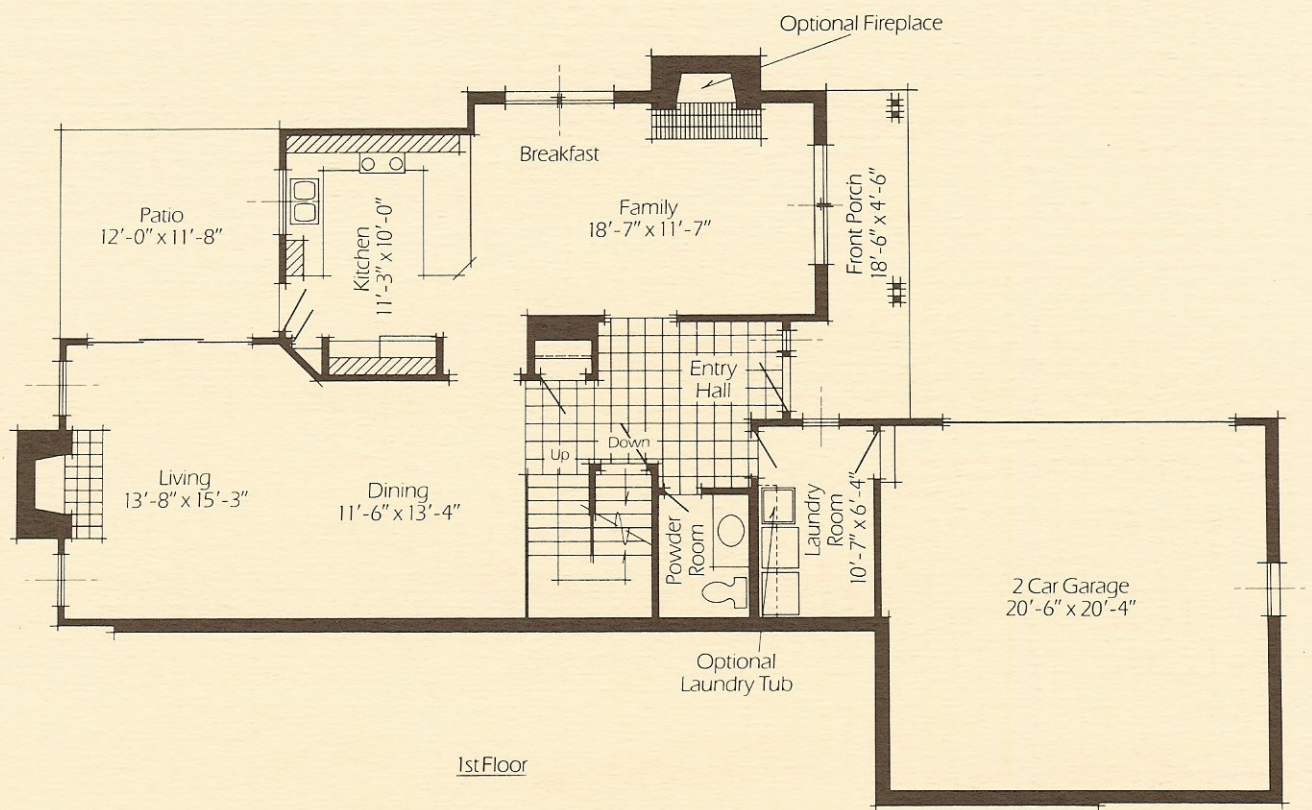


Note:
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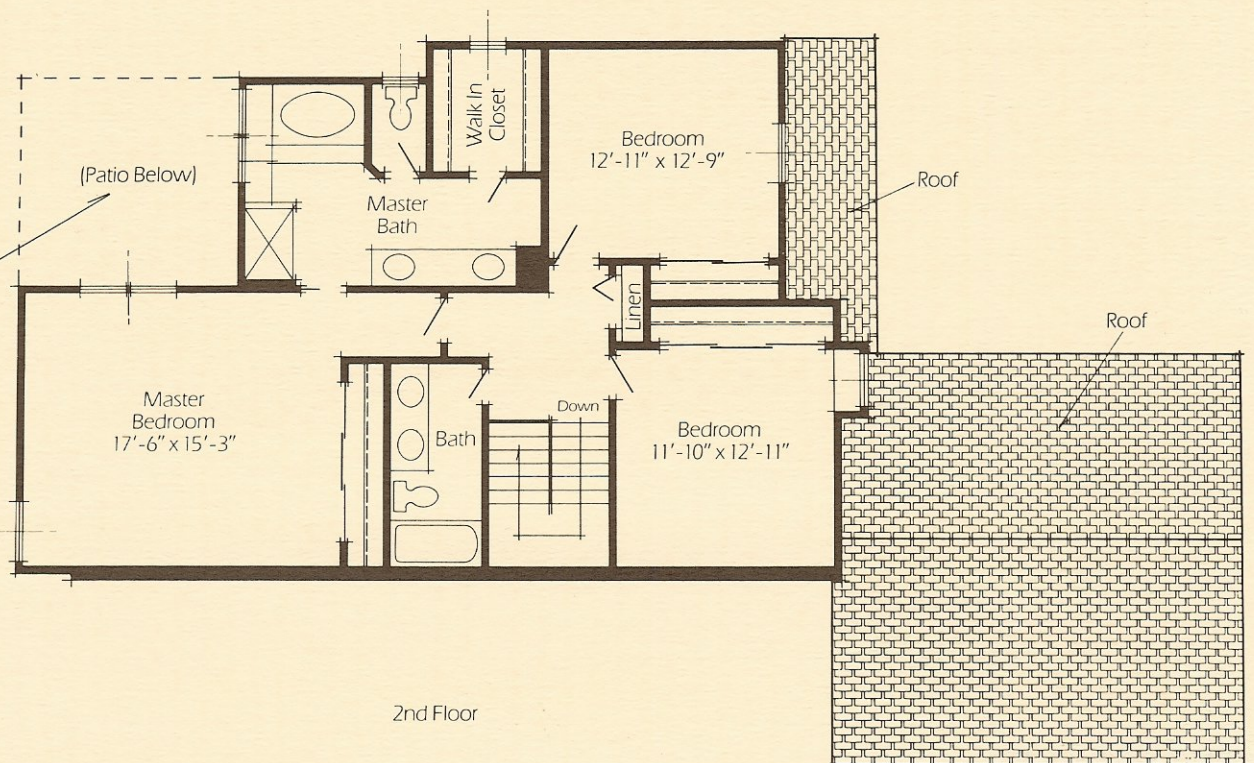
Marston



RS 85

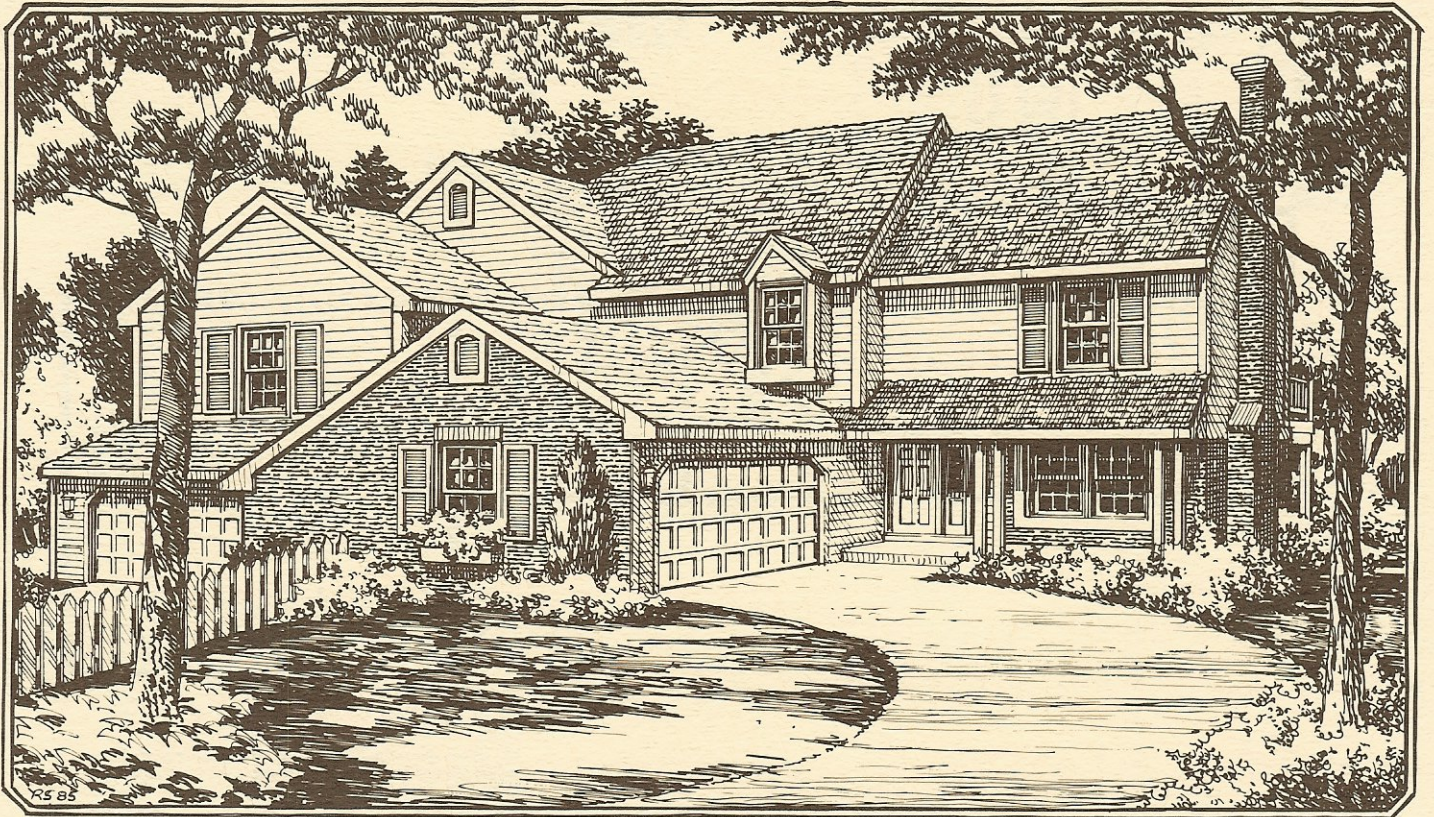


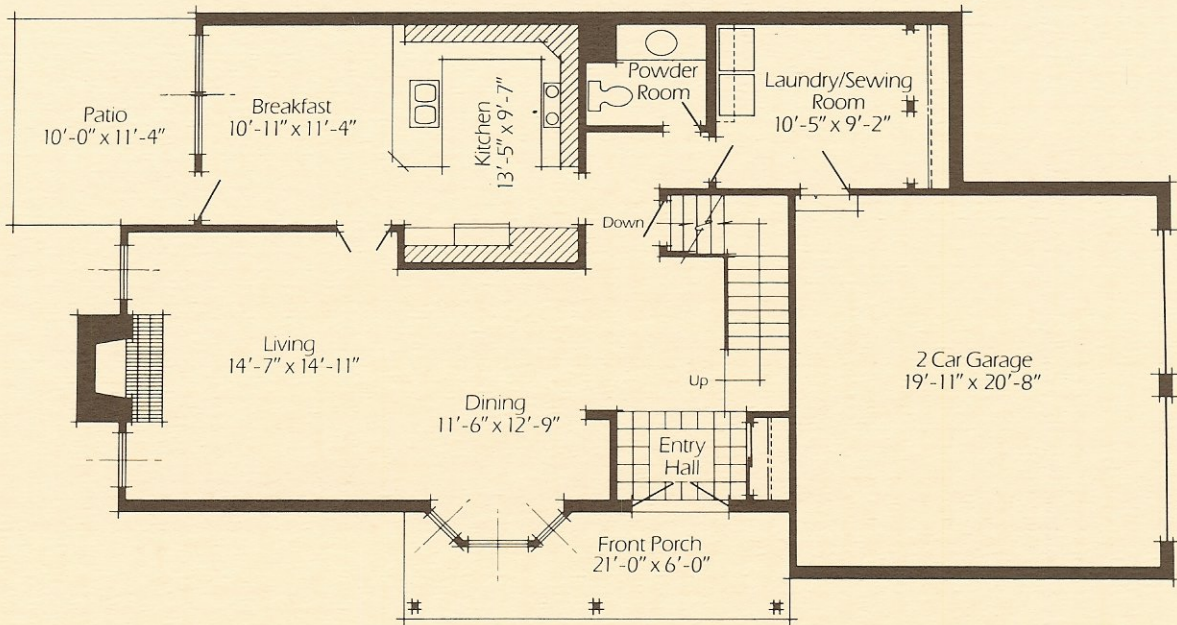
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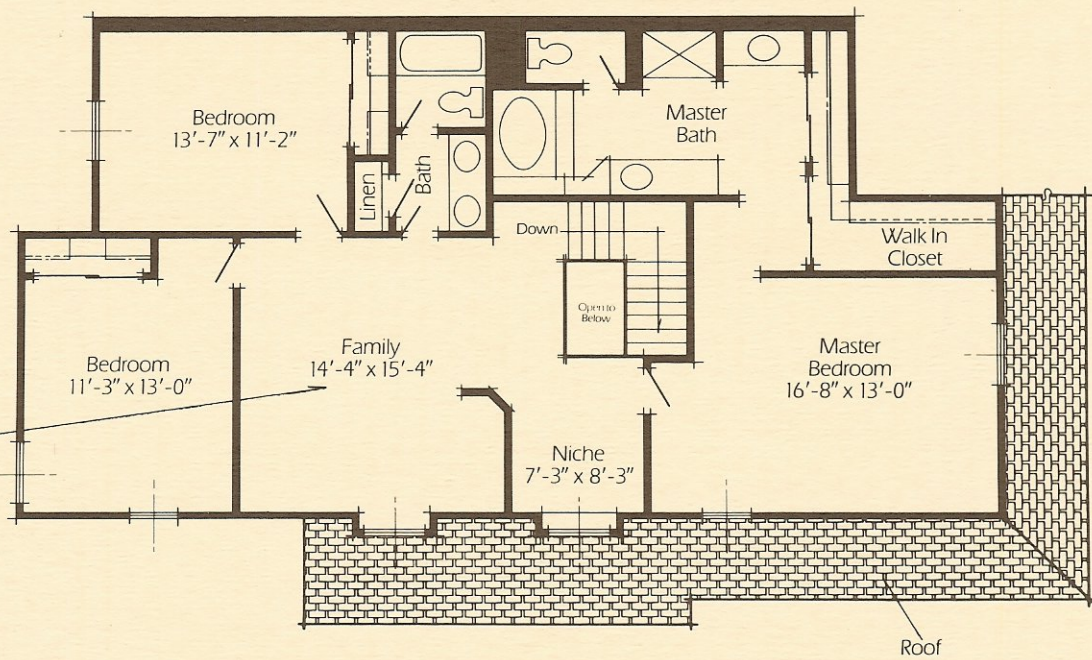
Highline





1st Floor

Note:
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2nd Floor

Note:
The above plan indicates standard features with the exception of items marked optional. Plans may vary according to building combinations.

Chatfield

