

Welcome. Sheffield Homes is a family-owned company that has been building distinctive residential communities and custom homes in the Denver area since 1978. Its principals have over a half-century of combined real estate experience.

The principles behind our growth and success remain the same.

Quality. Service. Innovation.

Integrity. Quality in the materials we use and the personnel that serve you. Service both during and after the purchase. Innovation in determining your preferences, in architectural designs, floor plans and features we offer. Integrity of our people that can give you peace of mind when purchasing a new home.

At Sheffield Homes, our dedication to these ideals is your assurance of enduring value in a distinctive new home for you and your family.



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SHEFFIELD HOMES PROVIDES THESE CUSTOM FEATURES IN EVERY HOME TO GIVE YOU THE VERY BEST IN DESIGN, QUALITY AND VALUE

QUALITY EXTERIOR FEATURES

- *Impressive Exterior Curb Appeal with Brick Detailing
- *Large Selection of Exterior Elevations for Personalization
- *Three Car Garages Standard on All Floor Plans
- *Cedar Shake Roof Shingles
- *Large Basements (Expansions Available)
- *4X6 Concrete Patio (Depending on Grade)
- *Complete Underground Utilities
- *Engineered Steel Reinforced Concrete Foundations
- *Schlage Custom Brass Entry Set
- *Individual Soils Report and Engineering per Home Site
- *Sump Pump Pits and Interior Drain System in All Homes
- *Landscaped Home Site to Include, Sprinkler, Wing Fence, Front Yard Sod, Decorative Rock, and Shade Tree

CUSTOM CRAFTED KITCHENS

- *Gourmet Kitchens Capture Large Innovative Designs with Adjoining Breakfast Nook Featuring Large Windows
- *Mastercrafted Oak Cabinets
- *Spacious Pantries
- *Upgrade No Wax Vinyl Flooring in Kitchen
- *Jenn-Air Appliances
- *Copper Plumbing and Water Lines
- *Pre-Plumb Ice maker Line

ENERGY EFFICIENT FEATURES

- *80% Efficient Gas Forced Air Furnace
- *Vinyl Double Paned Windows and Sliding Glass Doors
- *Ideal Energy Home to Include:
 - R-13 Insulation in Perimeter Walls
 - R-19 Insulation in 2"x6" Exterior Walls
 - R-38 Insulation in Flat Ceilings
 - Polycel Caulk & Polyethylene Vapor Barrier
- *Energy Efficient Gas Fireplace
- *Honeywell Set Back Thermostat

DISTINCTIVE INTERIOR FINISHES

- *Innovative Floor Plans
- *Unique Recirculating Gas Fireplace with Classical and Functional Detailing
- *Soaring Volume Ceilings are a Trademark Feature
- *Knock Down Textured Ceilings
- *Colonist 6 Panel Doors with Painted Trim or Birch Doors with Stained Trim Package
- *Window Grids in All Windows
- *6 Panel Fir Entry Doors
- *Garage Service Door
- *50 Gallon Hot Water Heater
- *Pre-Wired for Telephone to Kitchen & Master
- *Pre-Wired for Cable TV. Outlets & Ceiling Fan in Family Room and Master Bedroom
- *Main Floor Laundry and Utility Rooms (Per Plan)
- *Underlayment Installed Beneath All Vinyl Flooring
- *Electrical Pre-wire to Garage Doors
- *Custom Lighting as Shown Throughout
- *Schlage Round Brass Door Hardware

ELEGANT MASTER SUITES

- *Large Owners Suite with Upscale Appointments
- *Oversized Soaking Tub with Separate Shower
- *Medicine Cabinet
- *Ceiling Fan Pre-Wire
- *Walk-In Closets Feature Custom Closet Shelves
- *Raised Vanity with Double Sink
- *Brass faucets and Valves

HOMEOWNERS SECURITY

- *Fully Integrated Smoke Detection System
- *Exterior Lighting at Front and Back Doors
- *10 Year RWC Warranty
- *GFI Safety Outlets in Kitchen, Bathrooms and Garage
- *Dead Bolt Locks on Exterior Doors
- *Fully Operational Perimeter Alarm System For Your Added Security
- *Wood Structural Basement Floors

Custom Options Are Available, Please Consult With Your Sales Consultant For Suggestions On How To Personalize Your "One Of A Kind" Sheffield Home.

All Features And Prices Are Subject To Change Without Prior Notice Effective 3/21/96

Home Plans Available at Terra Ridge

Canterbury

\$183,900

1915 sq. ft. finished / 2 Story, 4 Bedrooms, 2 1/2 Baths

*2 Car Garage *2 Exteriors *Spacious Kitchen / Nook that Flows into a Large Family Room with 9 Ft. Ceilings
*Upper Floor Features a Vaulted Master Suite *3 Additional Bedrooms *Unfinished Basement, Size per Plan
*Plan # 1915.

Wimbledon

\$187,950

1984 sq. ft. finished / 2 Story, 3 or 4 Bedrooms, 2 1/2 Baths

Wimbledon II - 2172 sq. ft. finished / + \$7,000

*3 Car Garage *2 Exteriors *Spectacular Open Entry Boasts Vaulted Ceilings *Spacious Kitchen *Family Friendly
Floor Plan * Master Suite has Optional Sitting Area for Retreat with Optional Fireplace *Comfortable Bedroom
Sizes *Unfinished Basement, Size per Plan *Plan #1984.

Stonewood

\$193,950

2038 sq. ft. finished / Multi-Level, 3 Bedrooms, 2 1/2 Baths

*3 Car Garage *2 Exteriors *Innovative Design Provides for a Private Master Suite on its Own Level *Open Bridge
Looks into a 2 Story Family Room Surrounded by Windows *Kitchen is a Masterpiece *Unfinished Basement, Size
per Plan *Plan #2038.

Brookside

\$197,950

2152 sq. ft. finished / 2 Story, 3 Bedrooms + Den, 2 1/2 Baths

*3 Car Garage *2 Exteriors *Unique Design that Opens to a Turning Staircase *Main Floor Den Opening to the Loft-
Bridge that Separates the Master Suite from the Other Bedrooms *Family Room is Filled with Windows *Study Next to
the Entry Makes a Great Office *Unfinished Basement, Size per Plan *Plan #2152.

Manchester

\$207,900

2442 sq. ft. finished / 2 Story, 4 Bedrooms + Study, 2 1/2 Baths

*3 Car Tandem Garage *Traditional home *Main Floor Study *Formal living Room *Bay Window in Master
Bedroom *Enormous Walk-In Closet in Master Bedroom *Conveniently Located Main Floor Laundry Room
*Oversized Family Room *Luxury Bath in Master Bedroom *Unfinished Basement, Size per Plan *Plan #2442.

Willshire

\$210,900

2162 sq. ft. finished / Ranch, 2 Bedrooms + Study (or 3rd Bedroom), 2 Baths

*3 Car Garage *3 Exteriors *Exciting Contemporary Ranch Designed to Fit Many Lifestyles *Elegant Spacious
Kitchen *Living Room is a Masterpiece *Main Floor Laundry *Unfinished Basement, Size per Plan *Plan #2162.

Summerfield

\$213,950

2408 sq. ft. finished / 2 Story, 4 Bedrooms + Study, 2 1/2 Baths

Summerfield II - 2457 sq. ft. finished / + \$5,000

*3 Car Garage *2 Exteriors *Stunning Entry Graced by a Cascading Circular Staircase *Volume Ceilings *Bridge
Separates Master Suite from the Three Additional Bedrooms *Gourmet Kitchen with Center Island and Large
Breakfast Nook *Main Floor Laundry is Very Impressive *Unfinished Basement, Size per Plan *Plan #2408

Stonefield

\$226,950

2544 sq. ft. finished / 2 Story, 3 or 4 Bedrooms, Main Floor Master, 2 1/2 Baths.

*3 Car Garage *2 Exteriors *Expansive Main Floor master Suite *Large kitchen and Nook *Main Floor Study *3
Bedrooms upstairs or 2 with a Loft *Well Appointed with all the Drama You Expect from Sheffield homes
*Unfinished Basement, Size per Plan *Plan #2544.

Buckingham

\$232,950

2818 sq. ft. finished / 2 Story, 4 Bedrooms, 3 Baths

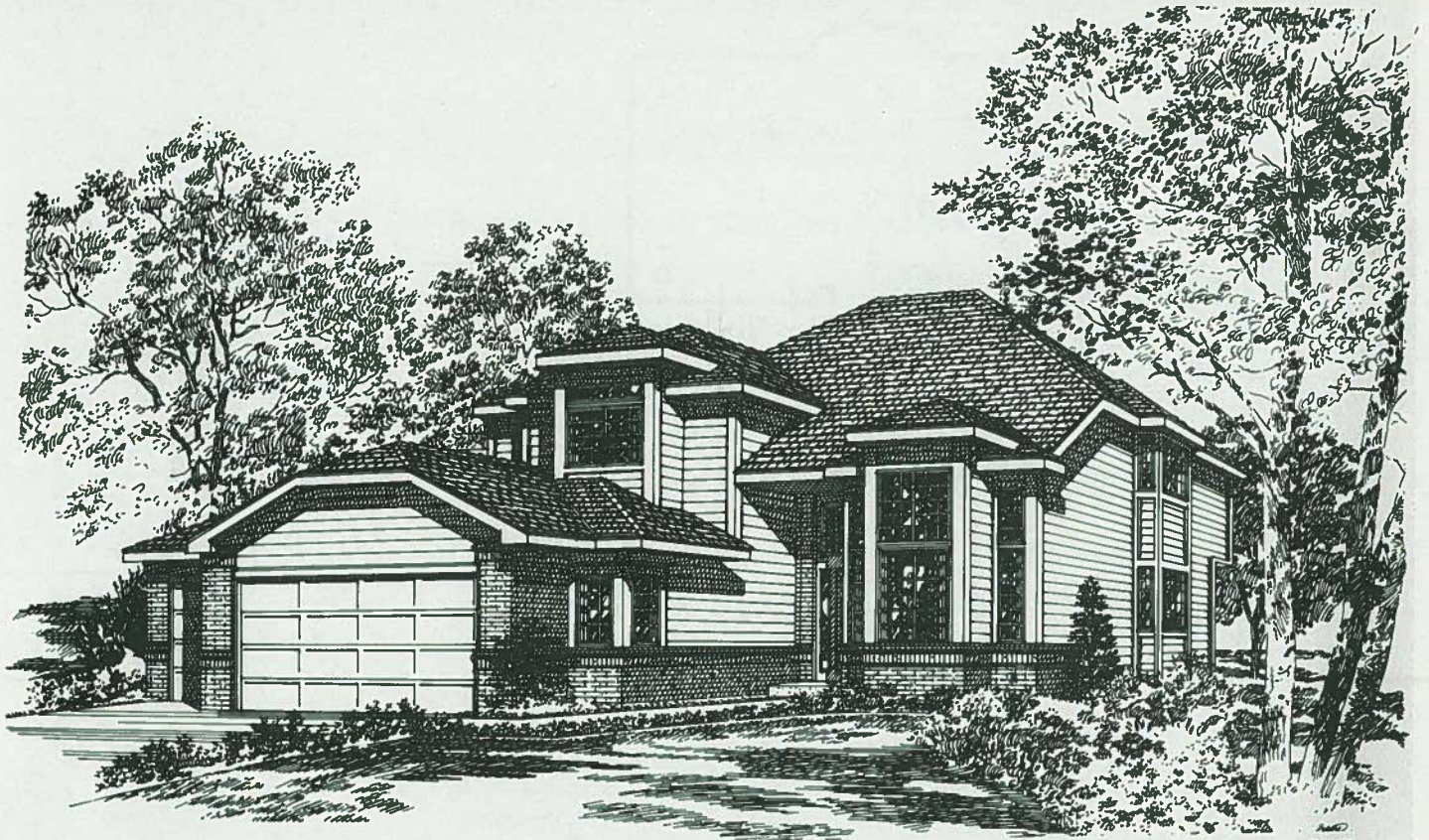
*3 Car Garage *2 Exteriors *Classic Looks *Large Rooms *Double Entry Stairway *Elegant Main Floor Study
*Large Master Suite with Sitting Room *Unfinished Basement, Size per Plan *Plan #2818.



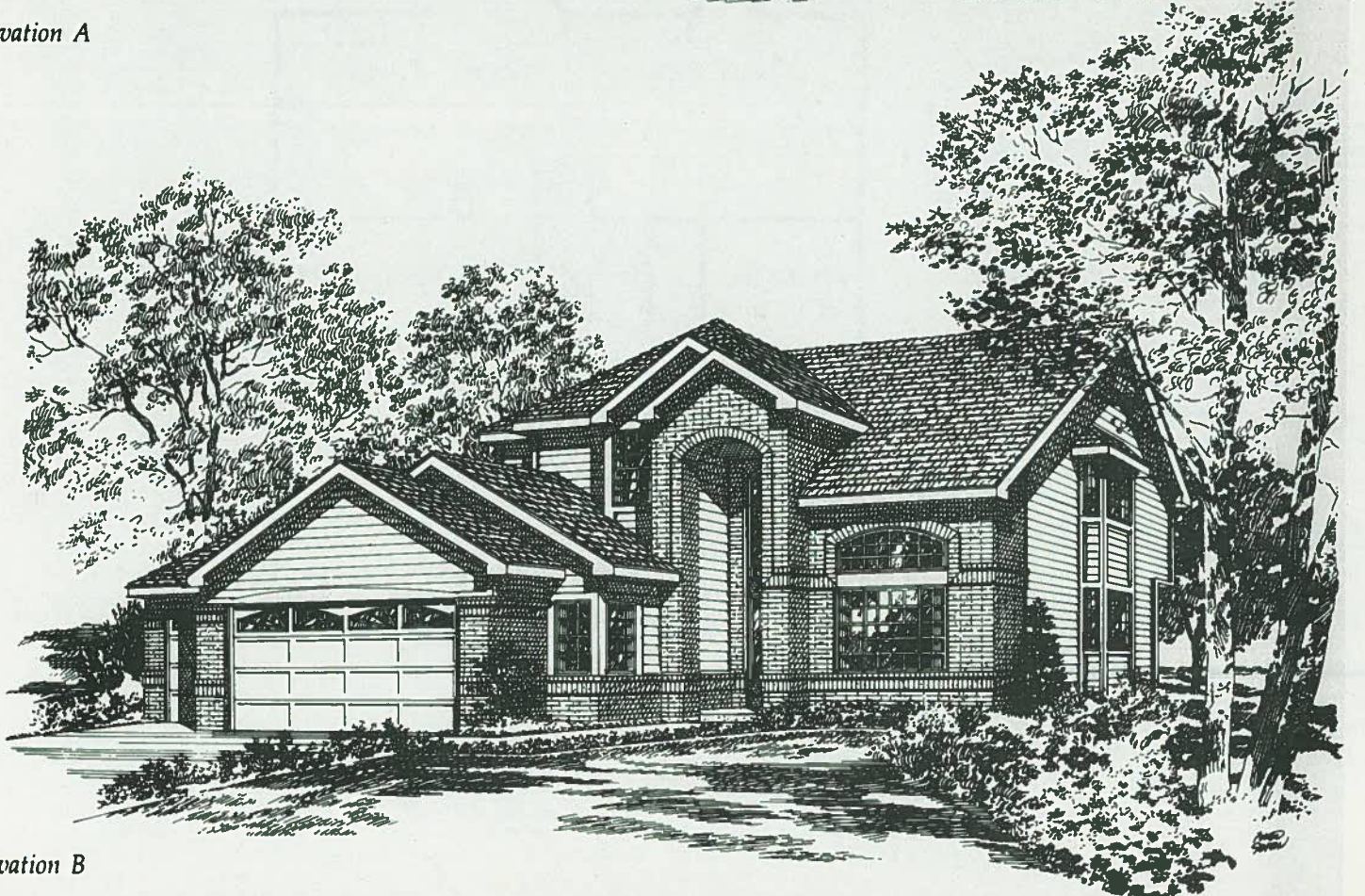
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FOR MORE INFORMATION CALL BOB HARRIS AT 792-0960

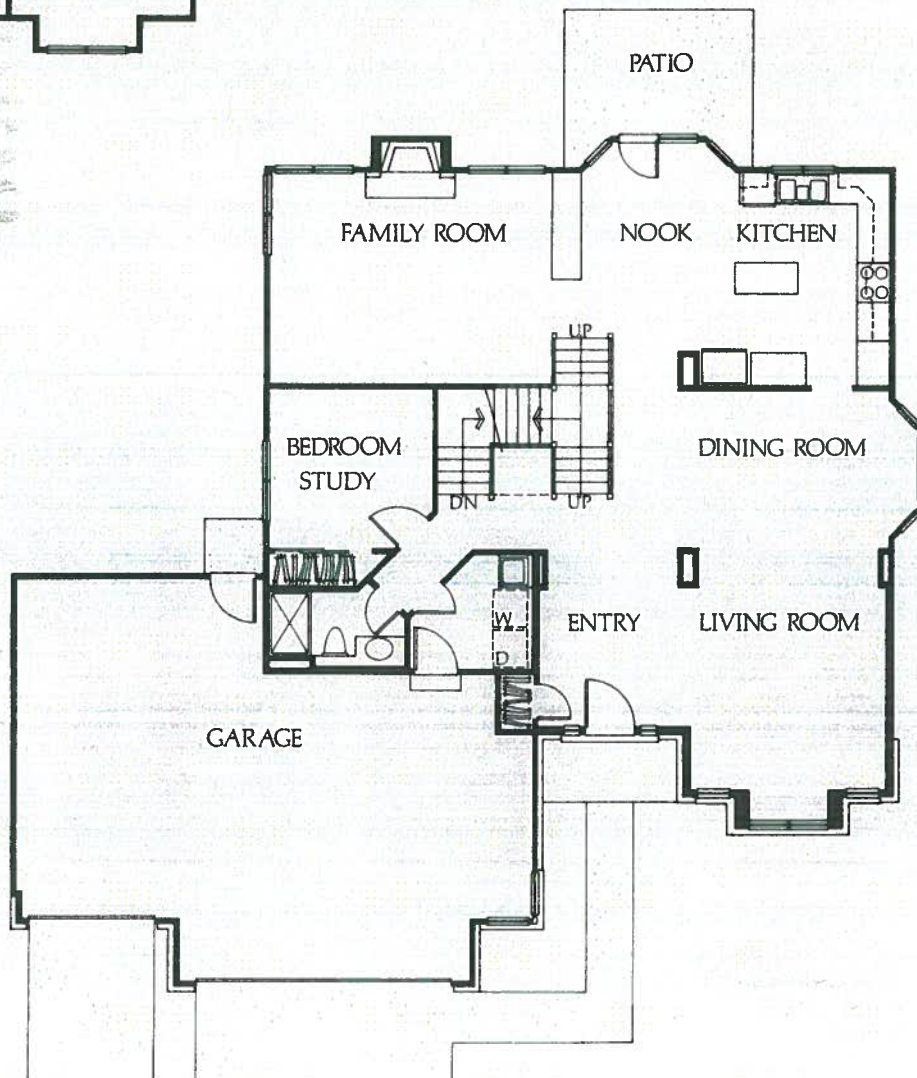
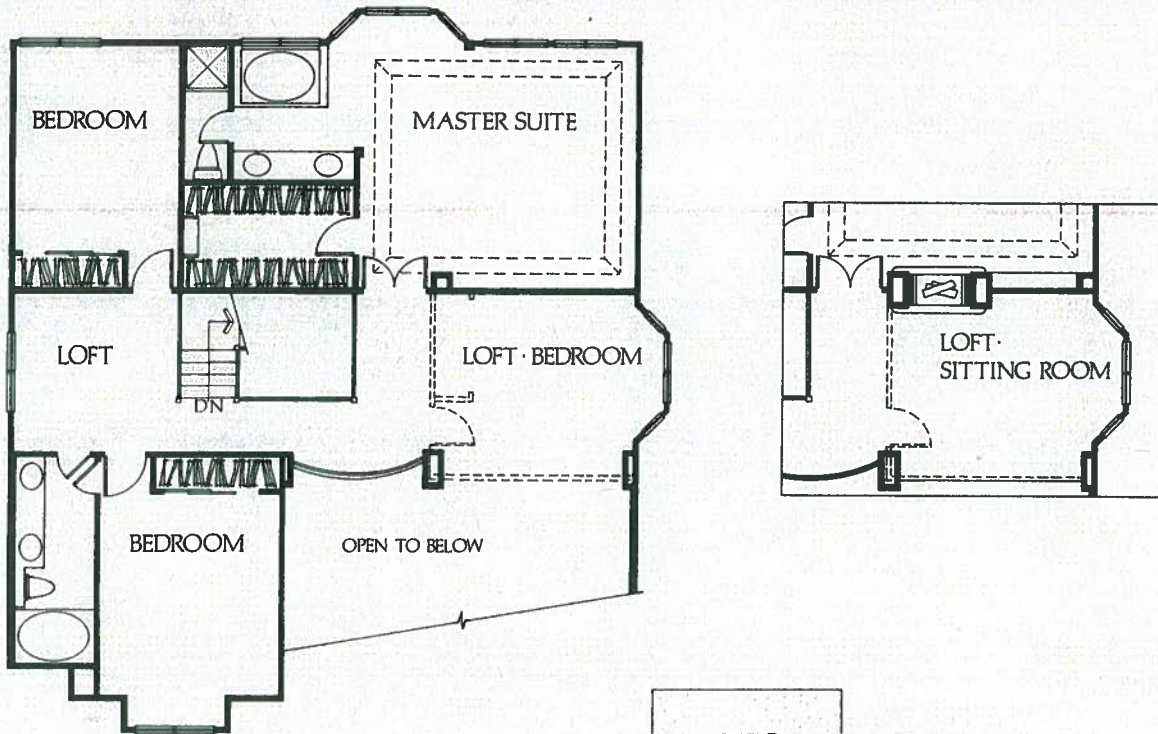
Prices, specifications and availability of floor plans may be changed at any time without notice effective 3/21/96



Elevation A



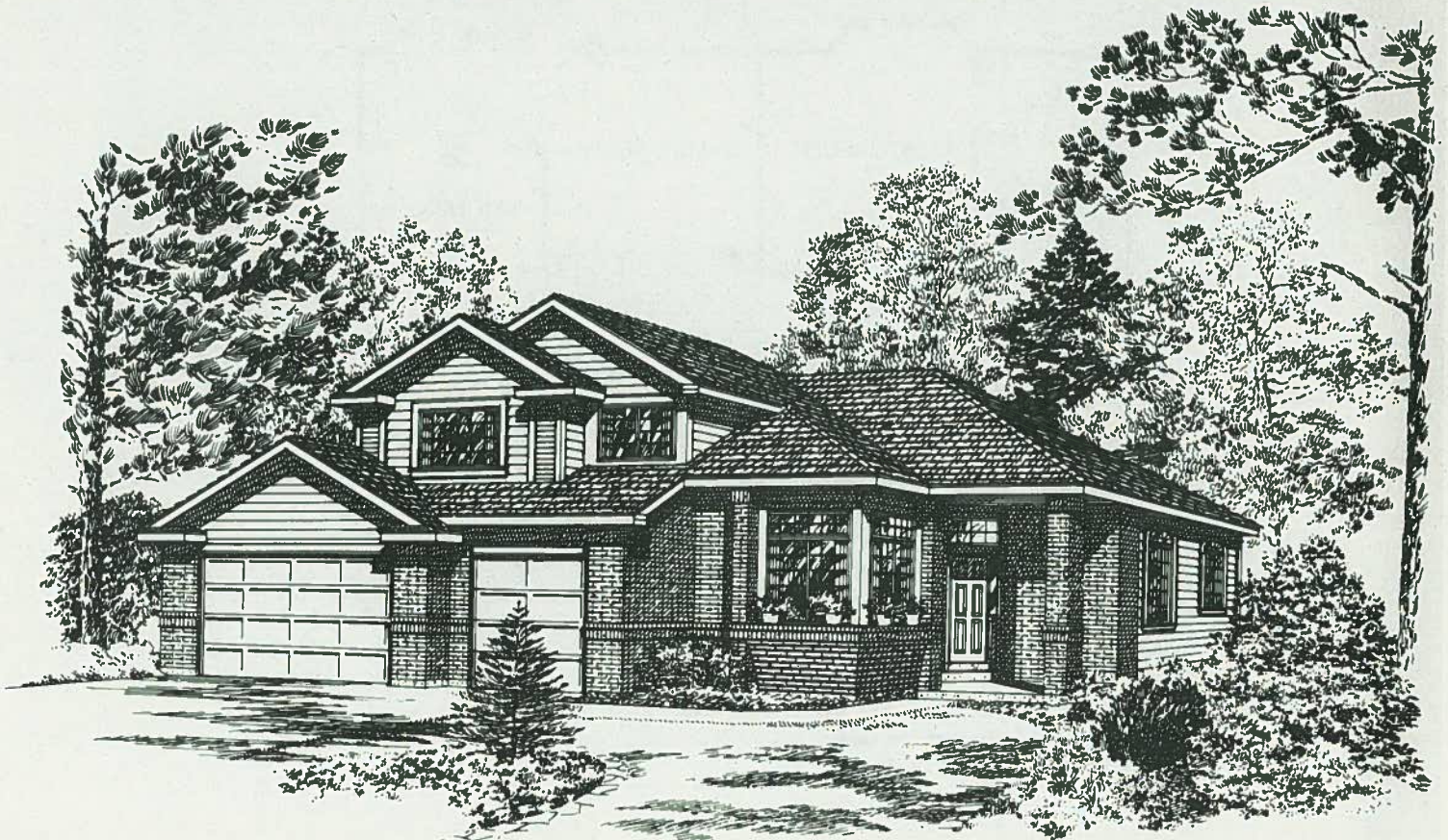
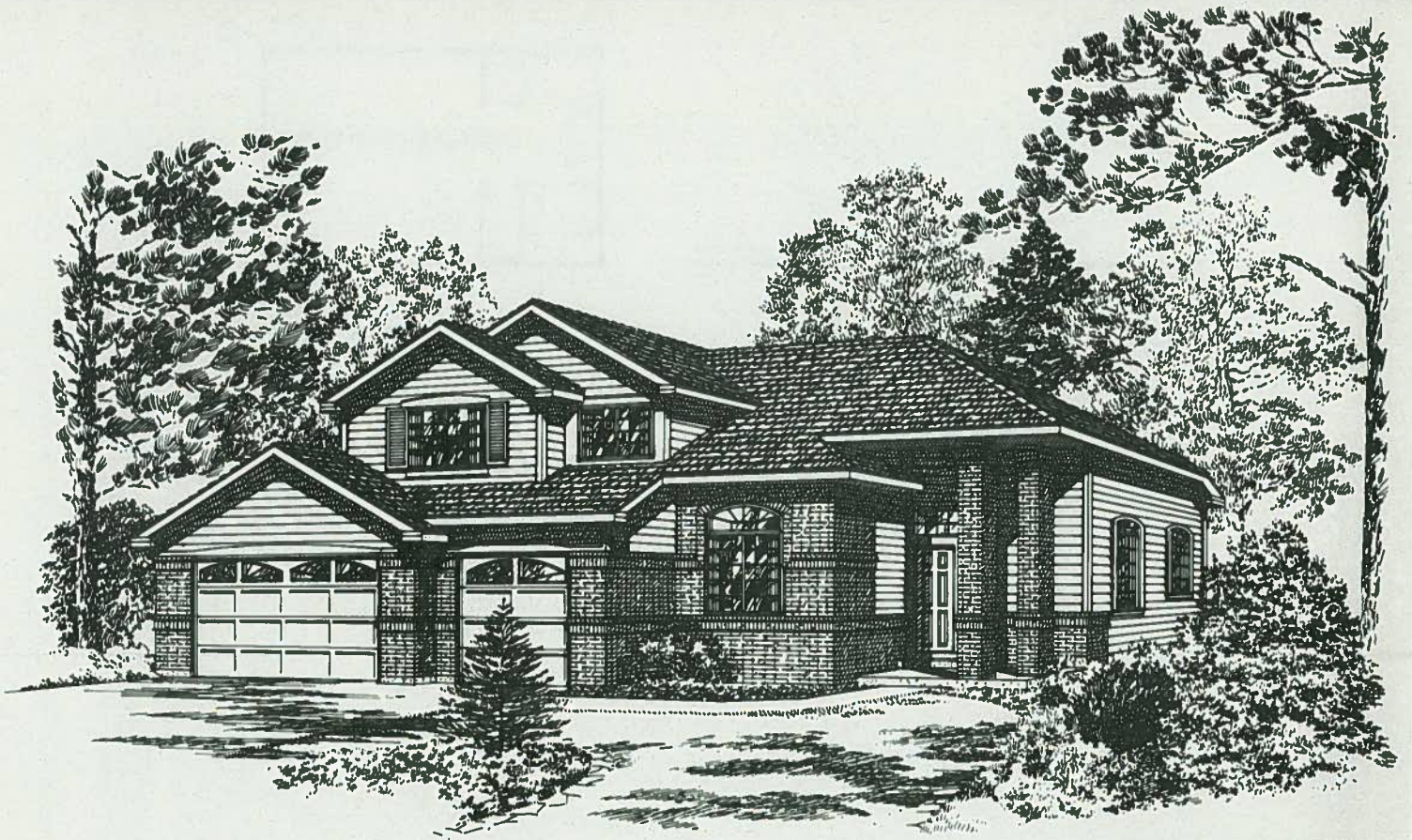
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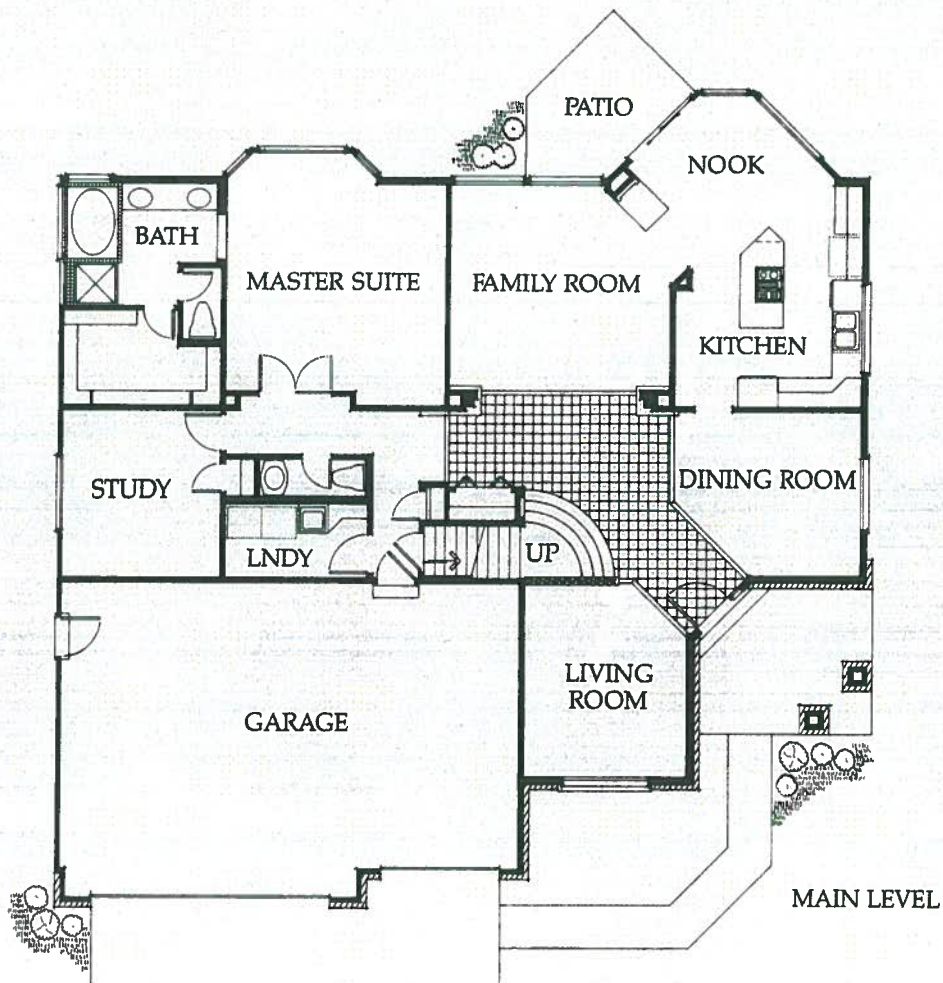
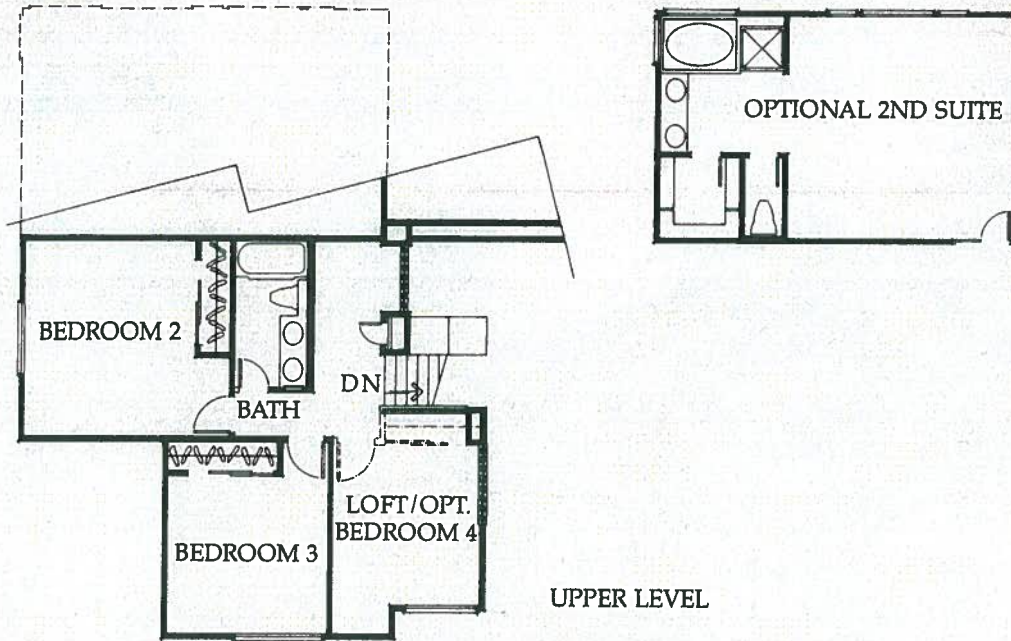


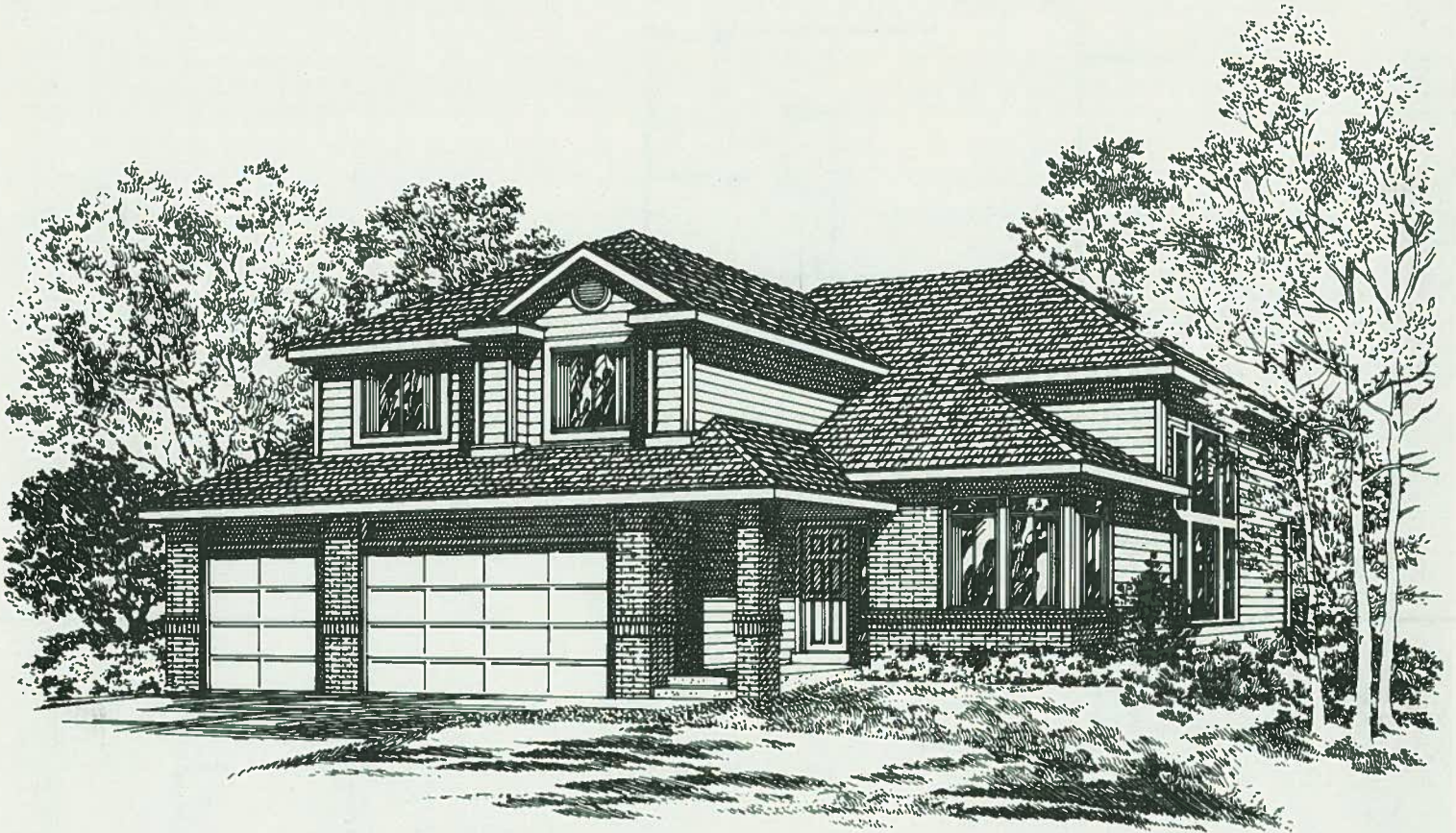


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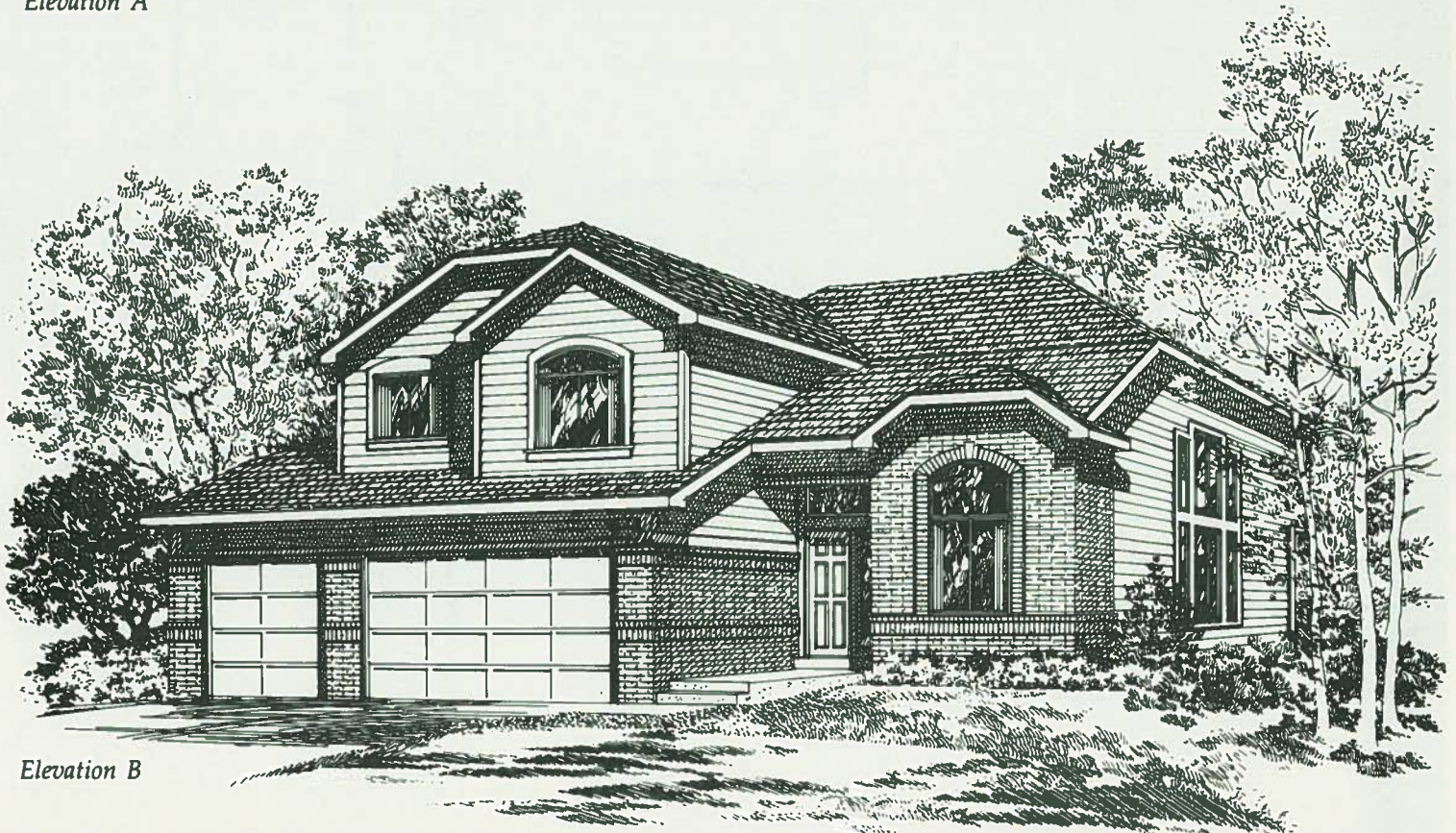
Stonefield
#2544



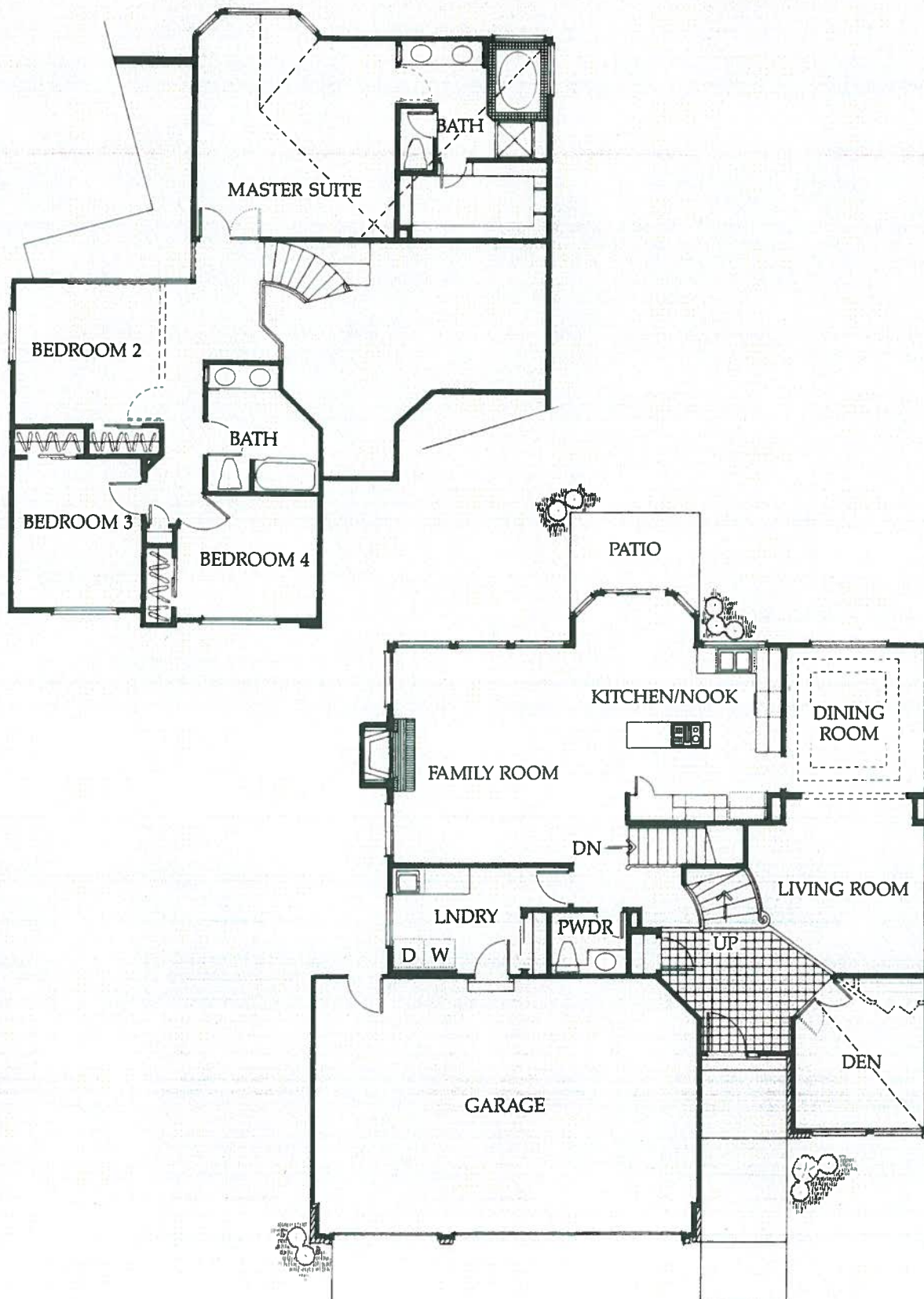


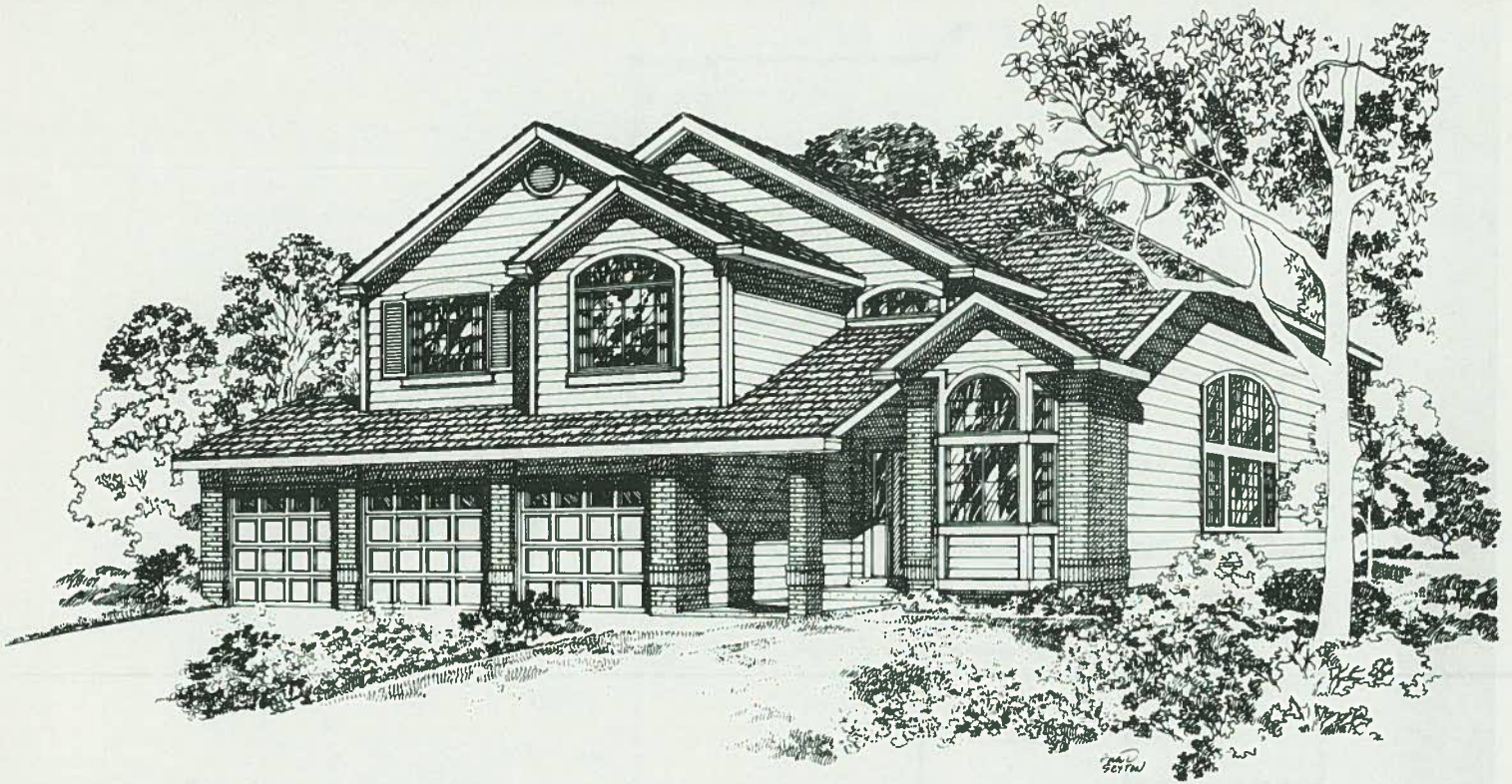


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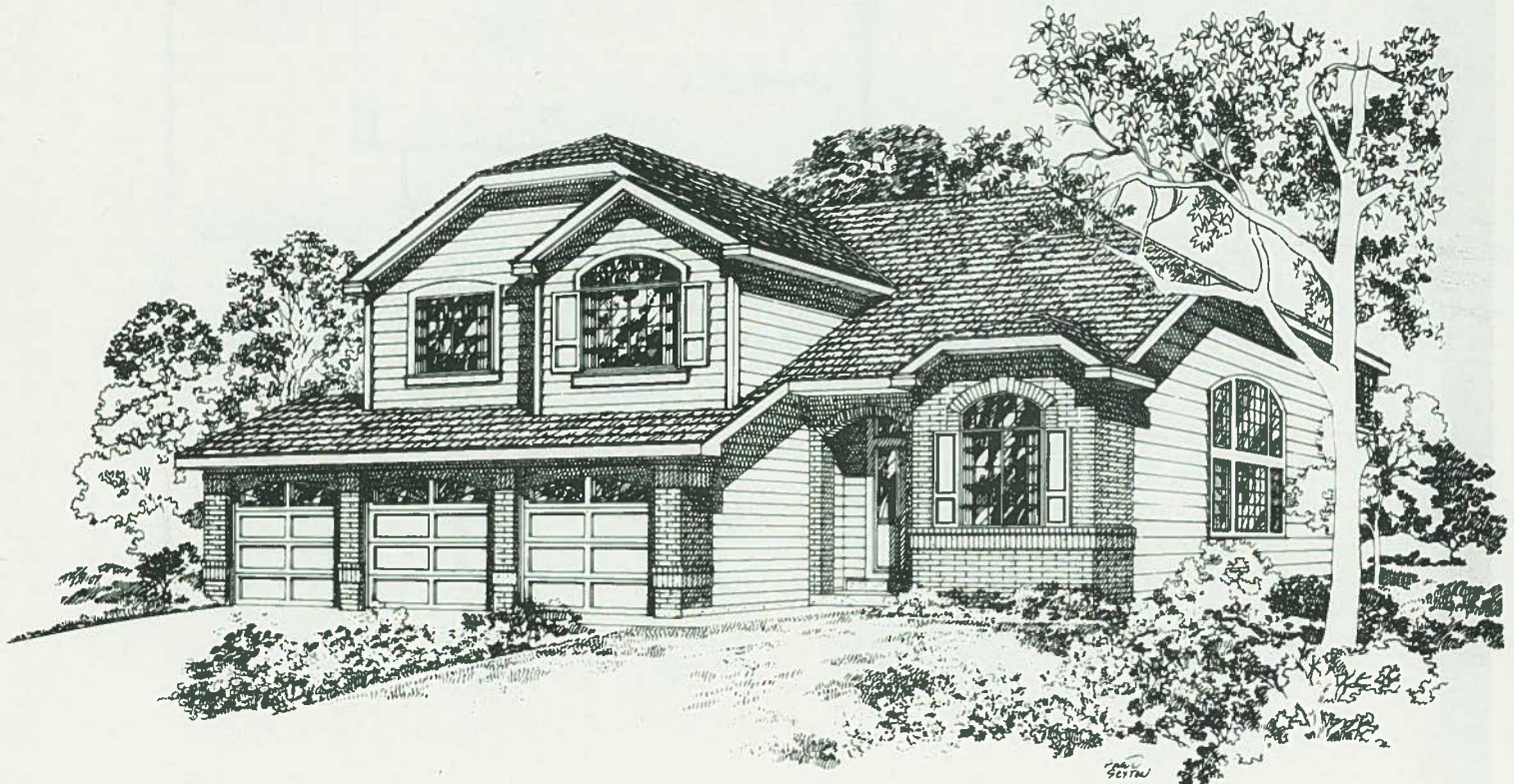


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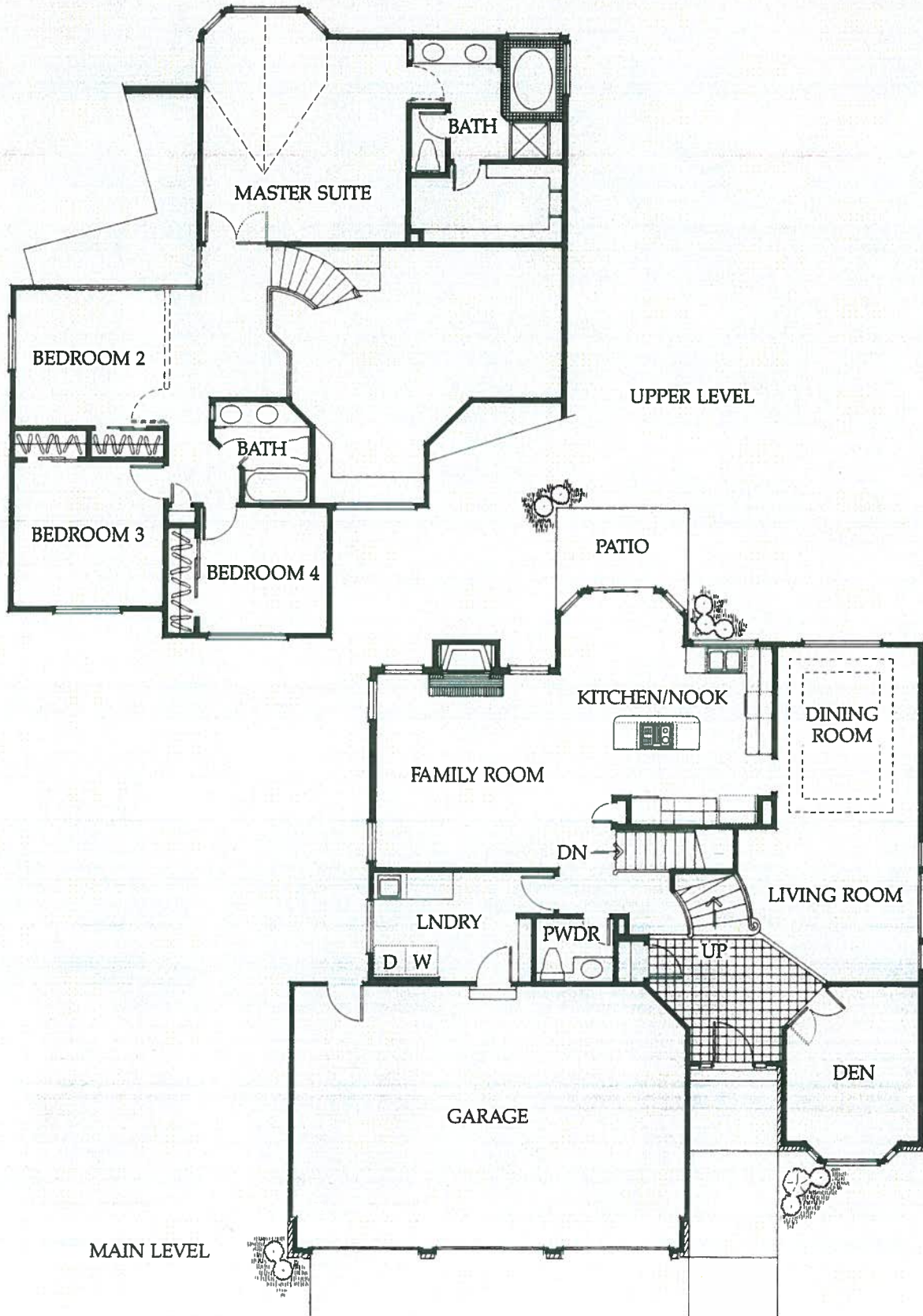
ELEVATION A



ELEVATION B

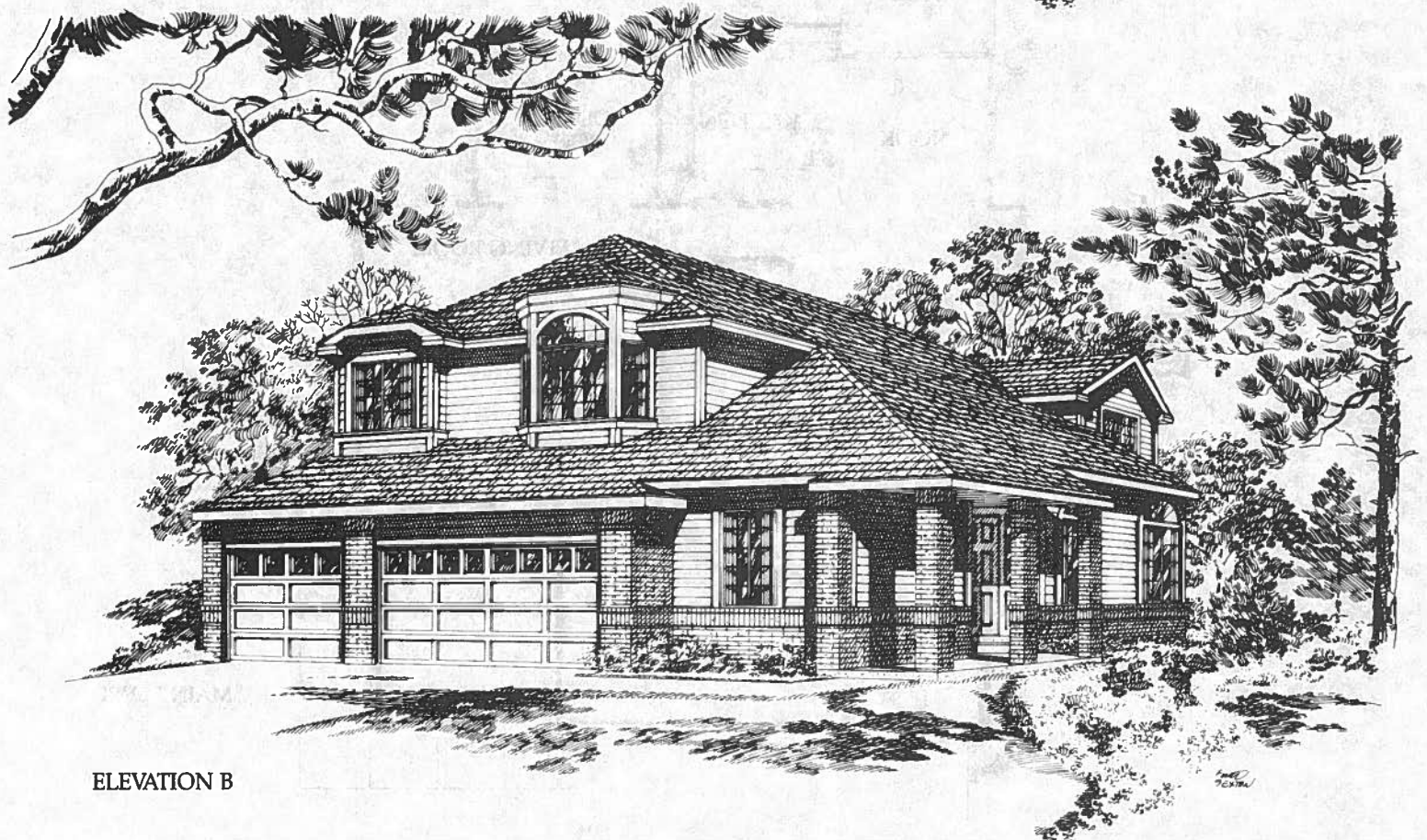
Summerfield

#2408

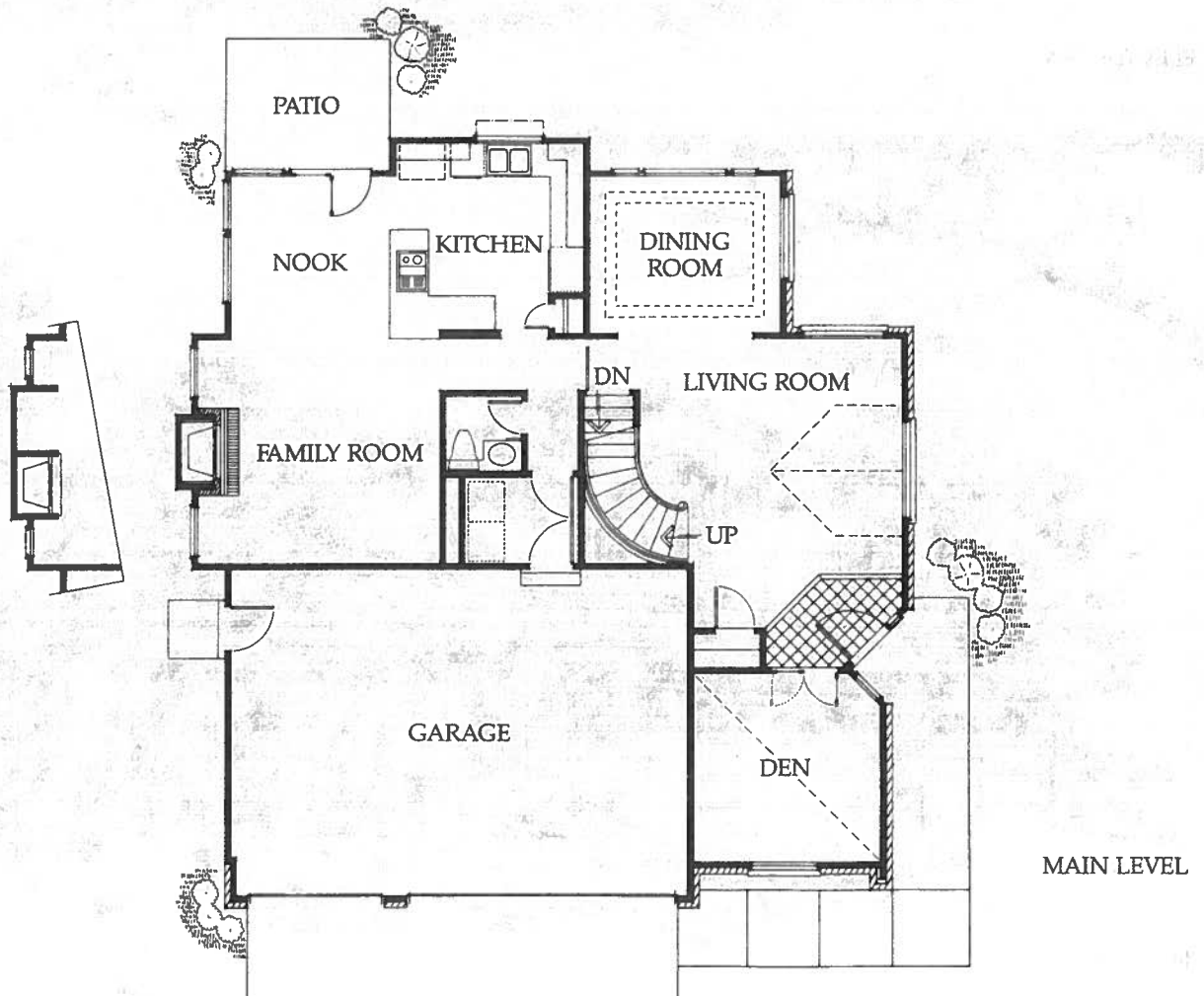
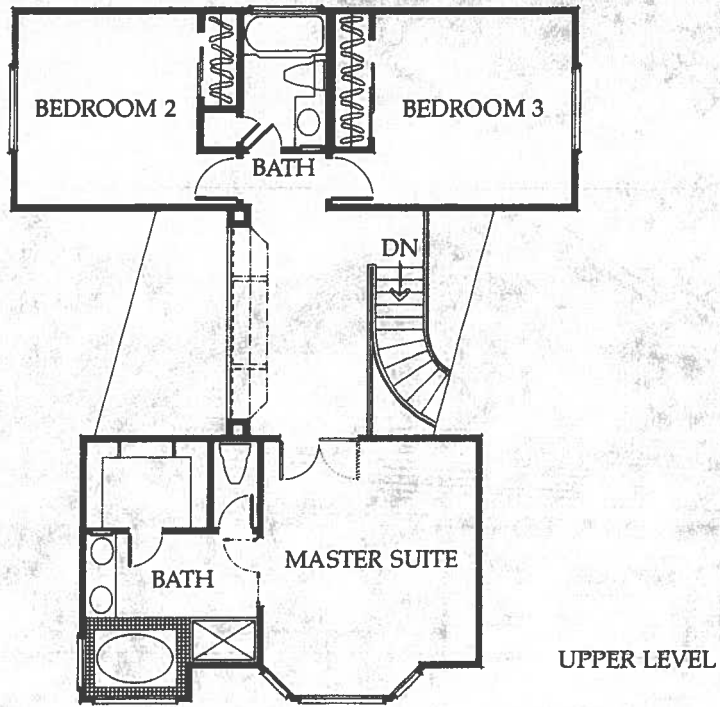


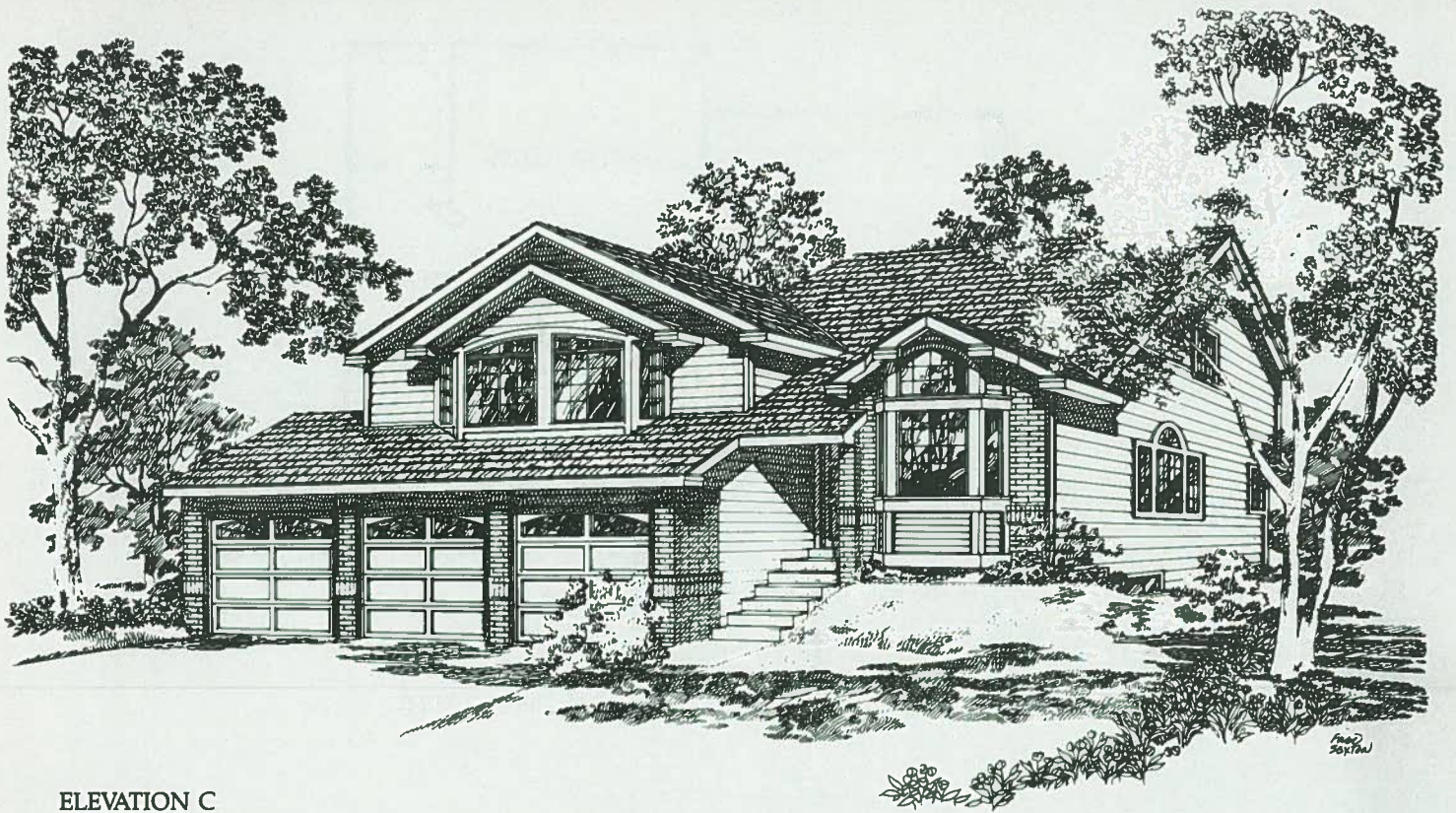


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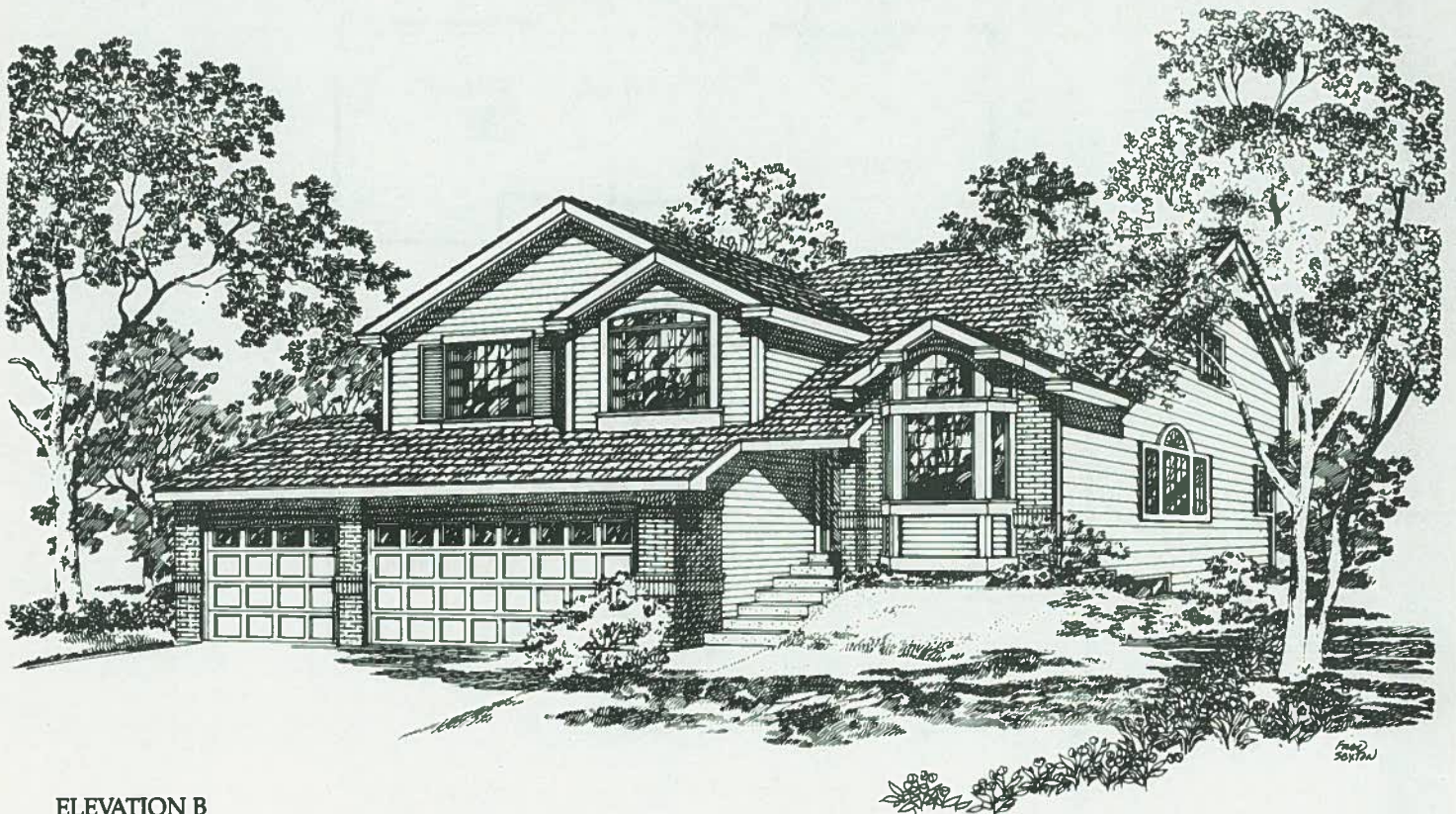


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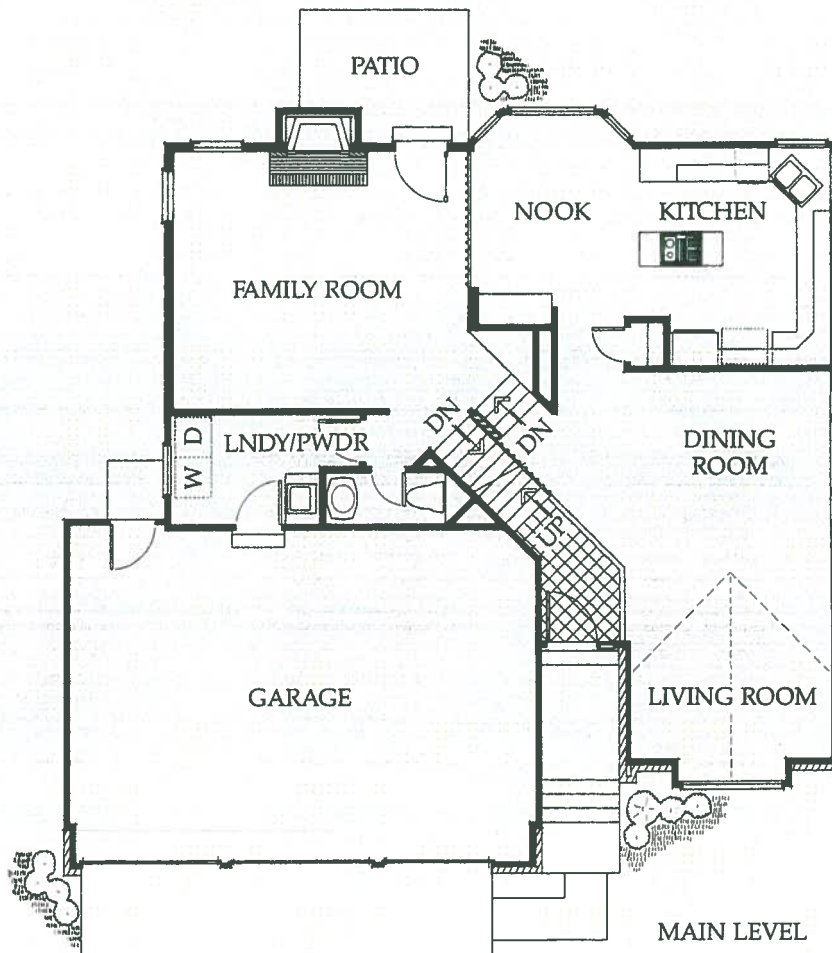
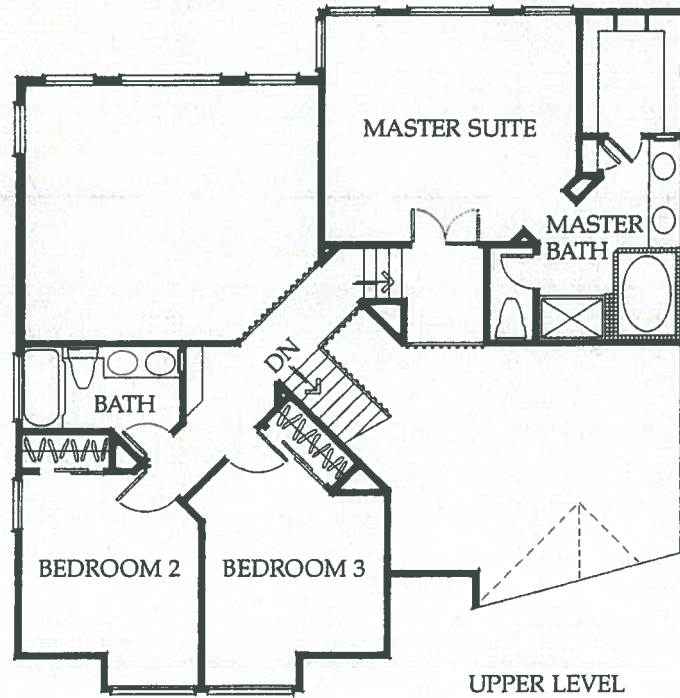




ELEVATION C



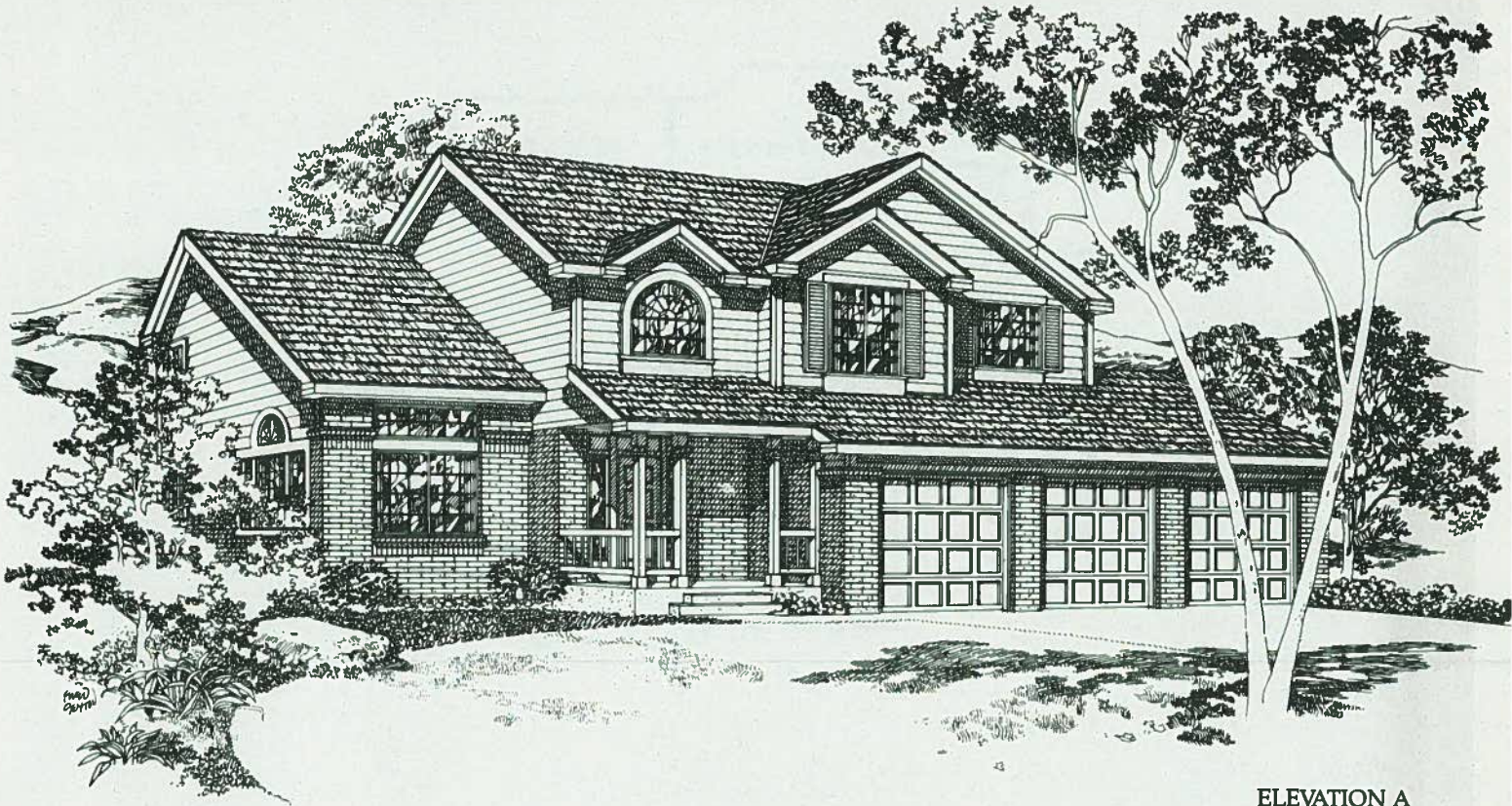
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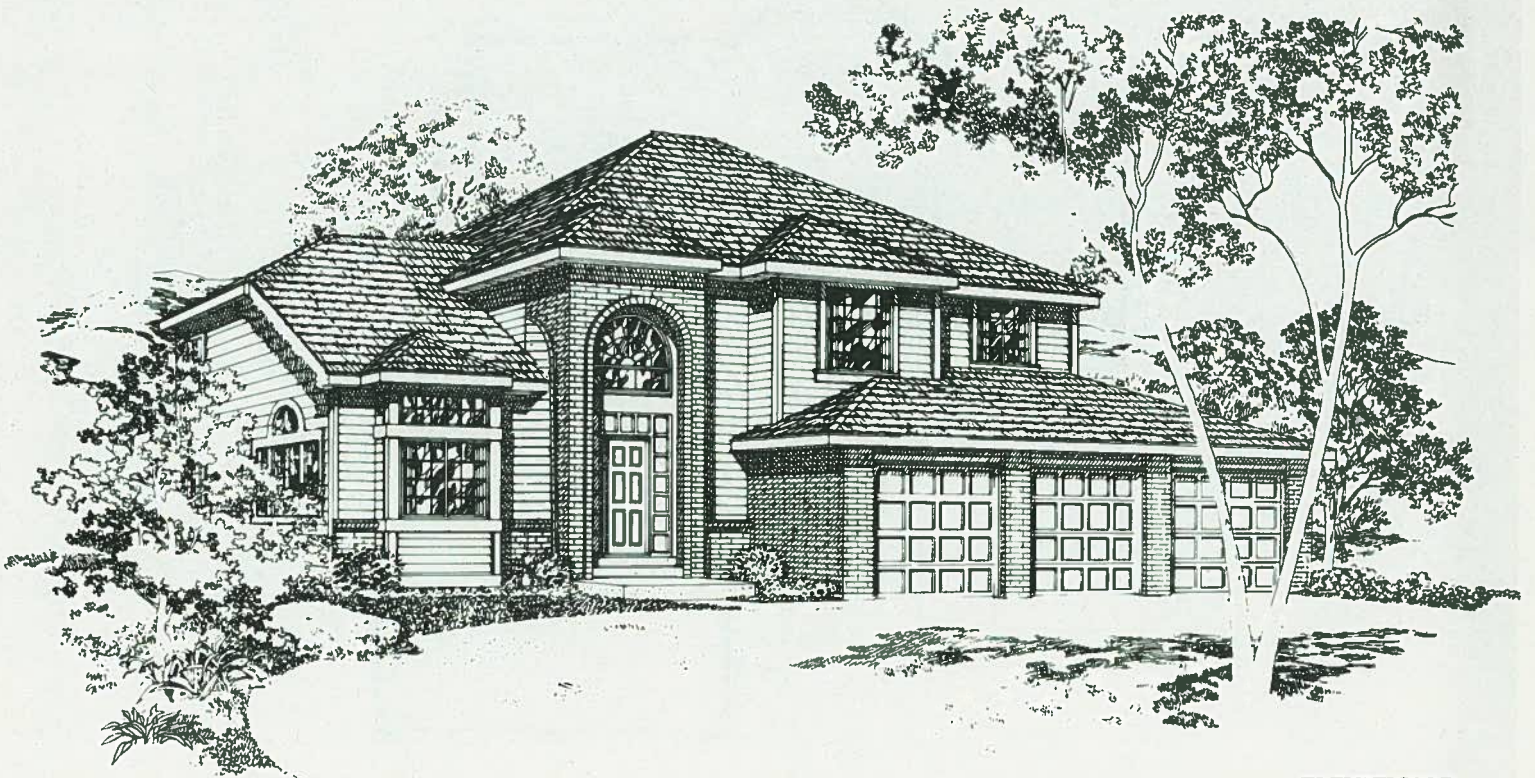


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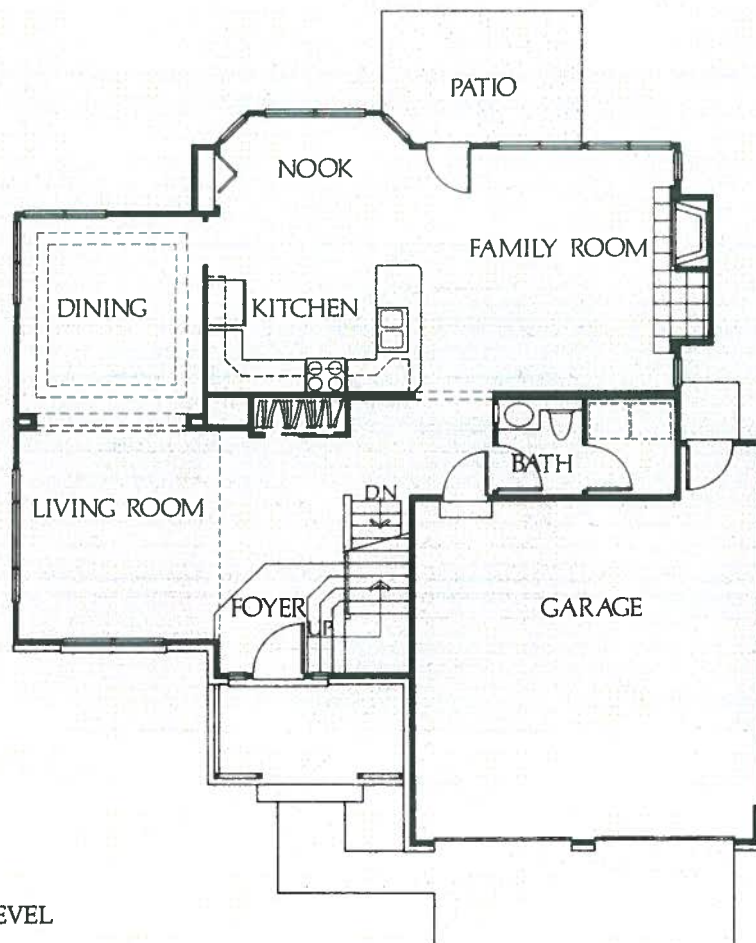
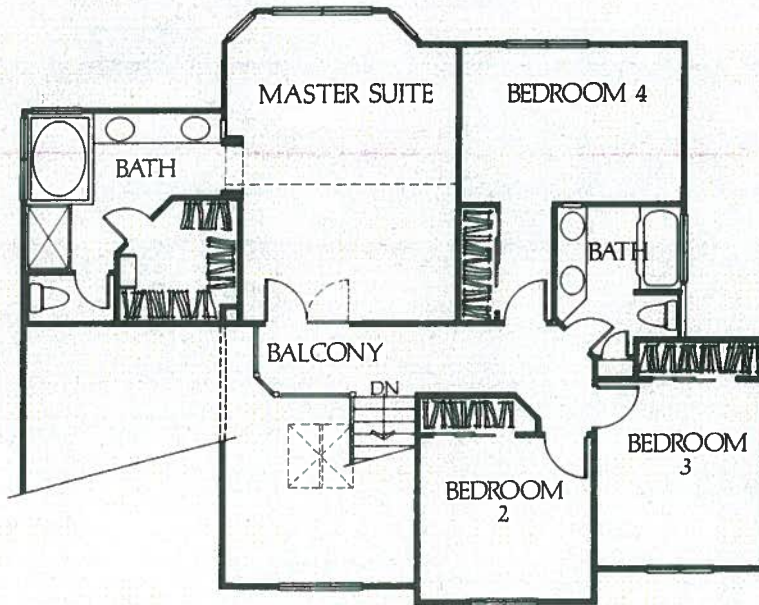
Wimbledon
#1984EX



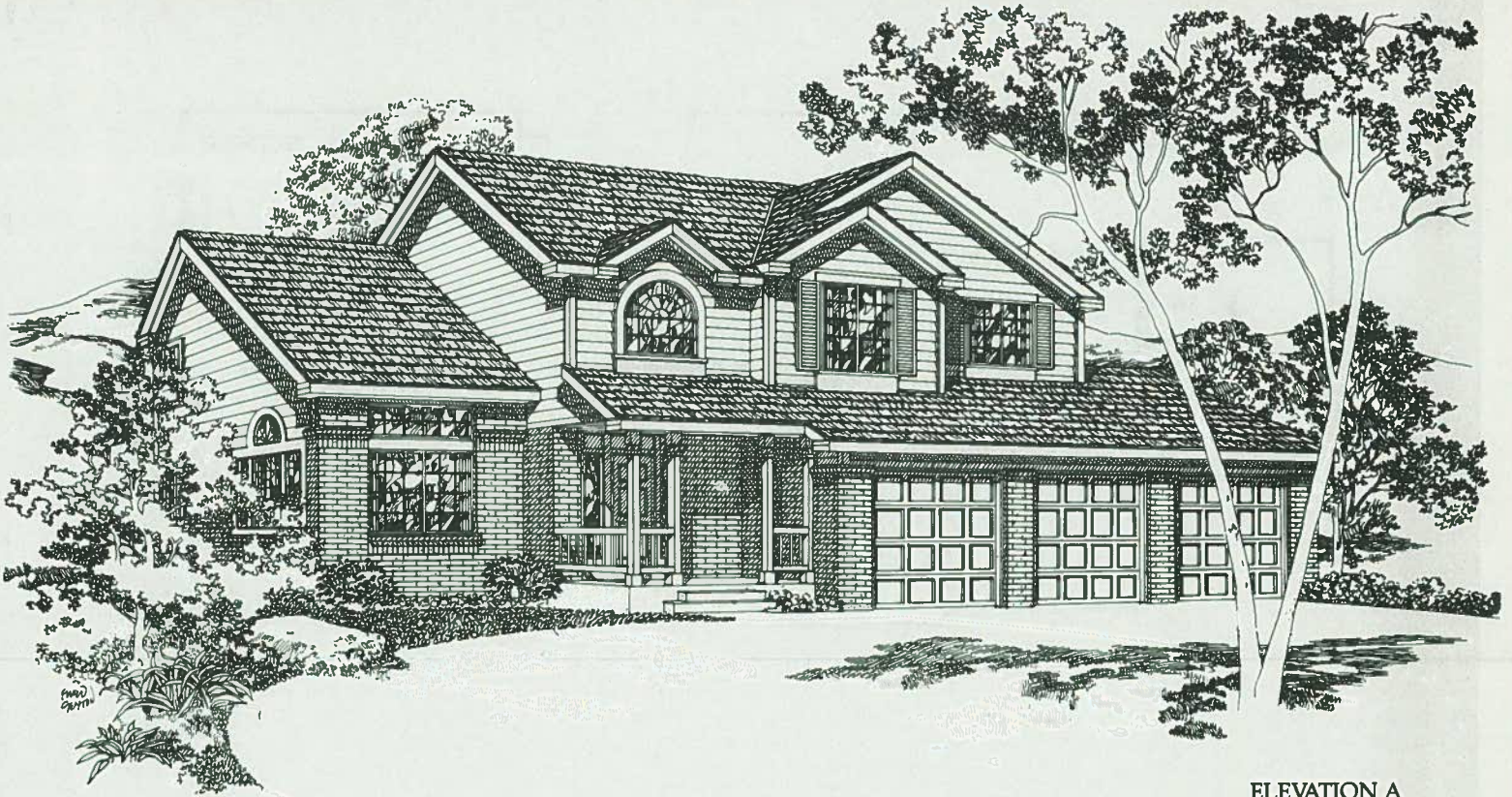
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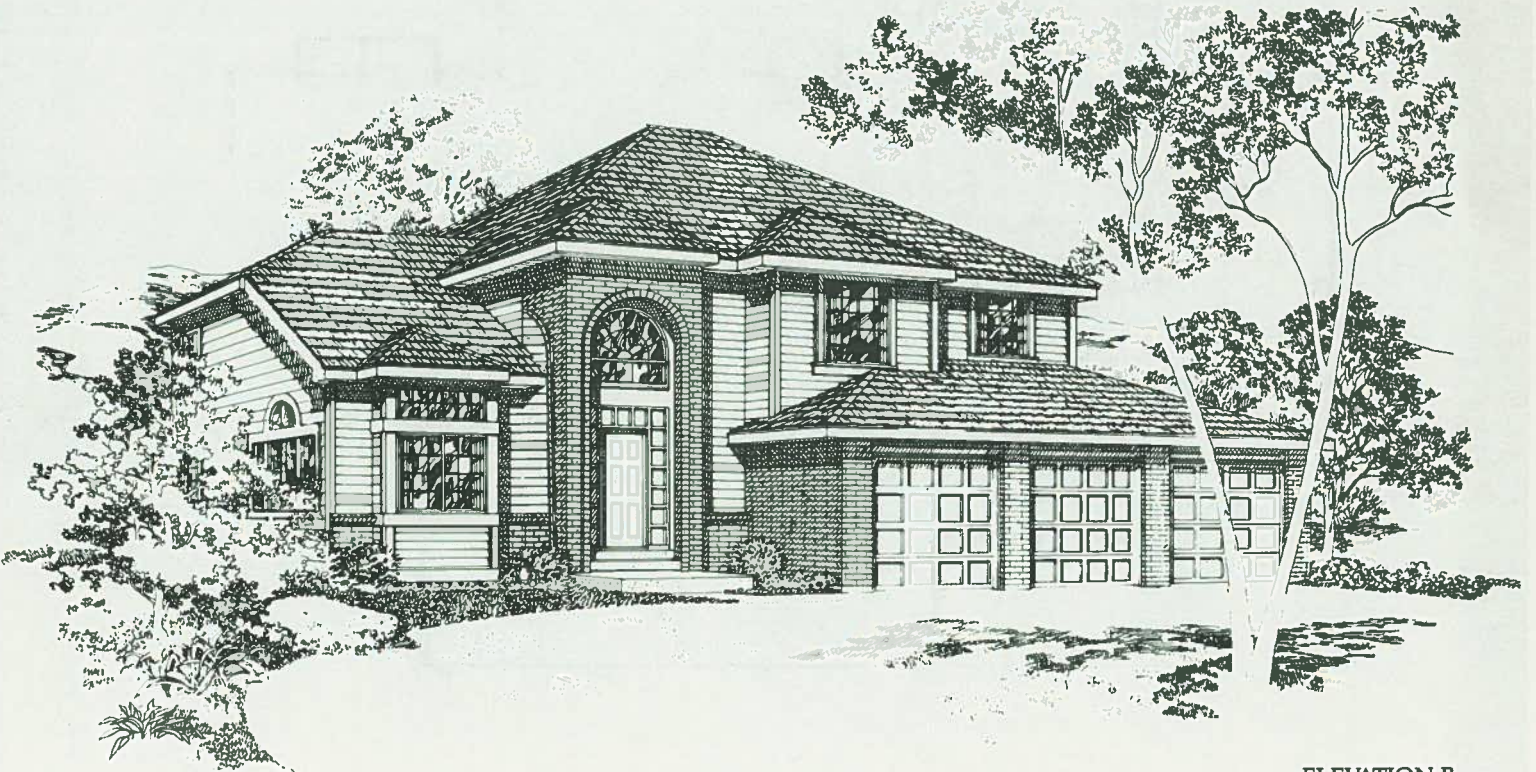
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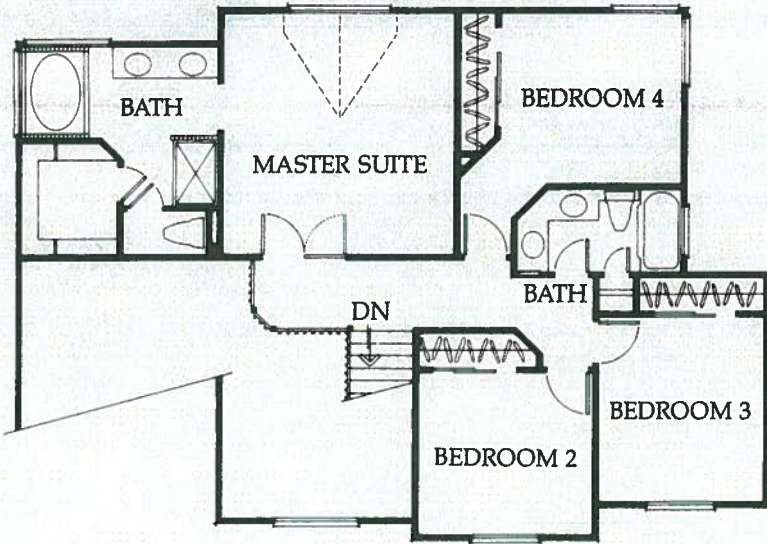
MAIN LEVEL



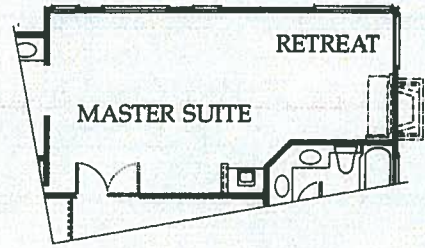
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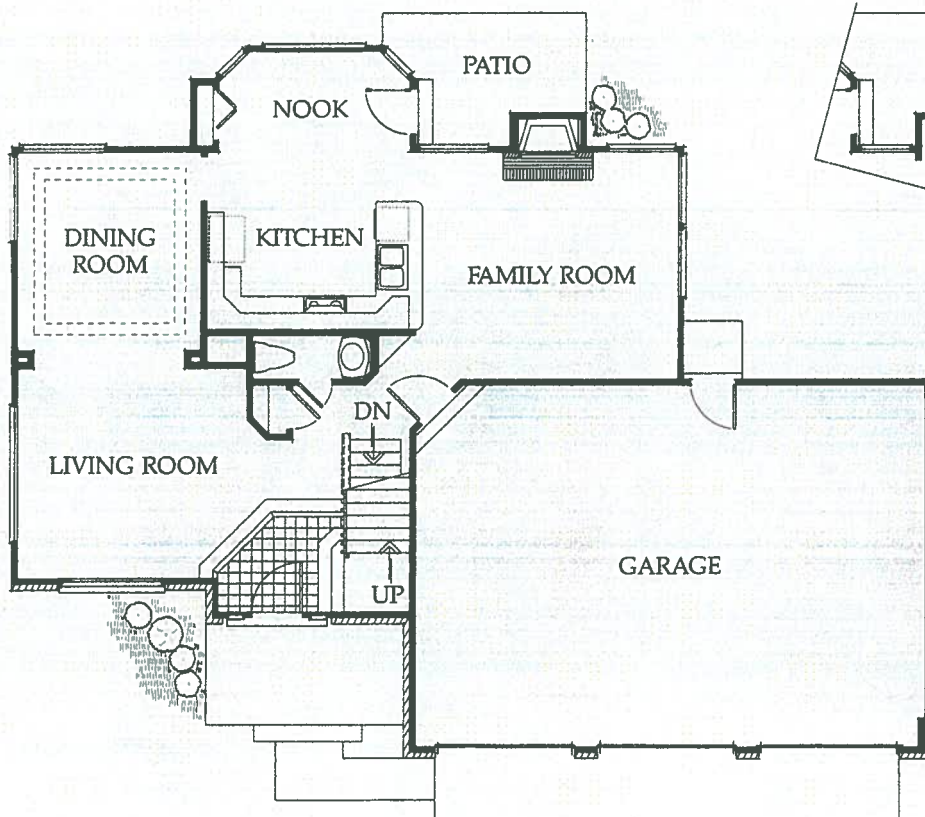
ELEVATION B



UPPER LEVEL



RETREAT OPTIONAL



MAIN LEVEL