

# The Meadows, Wellington

**Model Home: 4302 Carlyle Lane**  
Open: Saturday & Sunday 1-4

## Silver Series Plans-pricing is for The Meadows

Plan	Style	Bedrooms	Baths	Finished Square Feet	Basement Square Feet	Total Square Feet	Pricing
Yellowstone	Ranch	3	2.0	1310	1310	2620	\$276,000
Yampa	Ranch	3	2.0	1365	1365	2730	\$278,000
North Platte	Ranch	3	2.0	1576	1576	3152	\$295,000
Stillwater	Ranch	3	2.5	1597	1597	3194	\$297,000
Madison II	2-Story	3	2.5	1659	840	2499	\$297,000
Cimarron II*	Ranch	3	2.0	1660	1660	3320	\$298,000
Denali II	2-Story	3	2.5	1935	1060	2995	\$305,000
Kenai*-Model	2-S MFM	3	2.5	1945	1292	3237	\$315,000
Denali III*	2-Story	3	2.5	2188	1313	3501	\$325,000
Rio Grande*	2-Story	3	2.5	2187	1527	3714	\$330,000
Roaring Fork*	2-Story	4	2.5	2362	1130	3492	\$331,000

\*These plans have a 5 piece Master Bath

Ask us about a 4-car garage

**ALL HOMES INCLUDE FRONT YARD LANDSCAPING!**

**THE MEADOWS IS SOLD OUT – SAGE MEADOWS IS COMING THIS SUMMER. Please call or stop by for information**

Address	Lot/Block	Lot Size	Plan	Price	Estimated Build Stage	Delivery

**The Group, Inc. Real Estate (970) 229-0700**

**Michael Hurd (970) 227-5932    Jim Hauan (970) 481-9280    Jo Carney (970) 310-1836    Ray Henry (970) 215-0918**





# SAGE HOMES, LLC

## Silver Series Standard Features

August 2015

### EXTERIOR

- Engineered Foundation Plan
- Graded Perimeter Drain with Sump Pit
- Two Large Basement Windows
- 10X 12 Concrete Patio
- Covered Front Porch (size per plan)
- 30 Year Fire Halt Dimensional Shingles over 15# Felt
- 2-Car Garage with 7' Insulated Steel Raised Panel Door
- Garage Pre-wired for Opener & one GFI Outlet
- Entry Light at Front Porch with Two Exterior Garage Lights
- Cultured Stone at Front Elevation (per plan)
- Insulated Fiberglass Entry Door with Deadbolt (sidelight per plan)
- Low E, Dual Pane Vinyl Windows
- Decorative Grids on all Front Elevation Windows
- Two Frost Proof Silcocks

### INTERIOR

- All Interior Walls – Knock-down texture
- Rounded Drywall Corners (excludes windows & closets)
- 2-Panel Planked (Cheyenne style) Painted Interior Doors with Hemlock Trim
- All Closet Jambs wrapped in Wood
- Painted By-pass Bedroom Closet Doors (per plan)
- Hemlock Interior Trim
- Tharp Birch Flush Cabinets
- Two coats washable Satin Latex Interior Paint
- 12X12 Quarry Tile Entry Flooring
- Flooring at Kitchen - #2 Red Oak, 2 1/4" planking
- Flooring at Laundry and Baths - vinyl
- Flooring at All Other Areas – Carpet with 6lb, 1/2" Rebound Pad

### INTERIOR (continued)

- Laminate Countertops with Beveled Alder Self- Edge
- 6X6 Ceramic Tile Backsplash and one row of 1 1/2" Trim with Full Backsplash behind Range
- Oil Rubbed Bronze or Satin/Brushed Nickel Lighting Fixtures/Door Hardware
- Shower Enclosure at Master Bath (per plan); Chrome with Clear Glass
- Full Width Plate Glass Mirrors at Baths
- Radiant Range, Upgraded Dishwasher, Microwave

### PLUMBING AND MECHANICAL

- Double compartment Stainless Steel Kitchen Sink with Single Lever Chrome Faucet and Sprayer
- Ice Maker Valve for Refrigerator
- White China Lavatories in Baths with Moen Single Handle Chrome Faucets
- Natural Gas 50 Gallon High Recovery Water Heater
- Natural Gas Forced Air, 95% Efficient Furnace
- Programmable Thermostat
- Passive Radon Mitigation System

### ELECTRICAL

- Total of 6 Telephone / TV Outlets
- Recessed Cans at Kitchen (per plan)
- One Ceiling Fan/Light Combination with Speed Control installed and one electrical pre-wire for fan/light
- Ventilation Fans in All Baths
- Smoke Detectors in Every Bedroom and at Every Level
- Carbon Monoxide Detector within 15' of all bedrooms
- Two Exterior Weatherproof GFI Outlets

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## One Year Builder Warranty

**\*\*Builder reserves the right to modify these standards on spec homes without notice or obligation.**