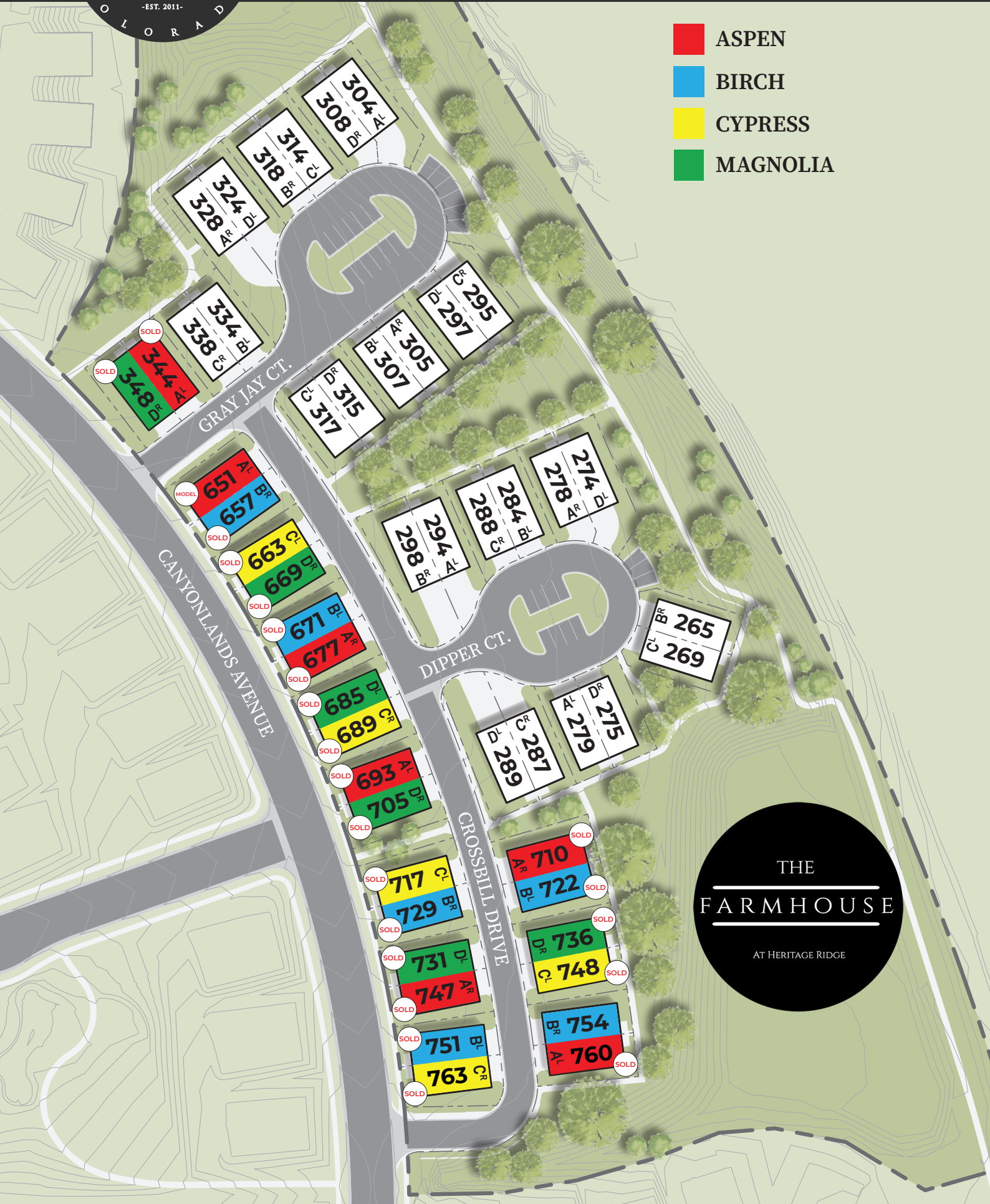




- ASPEN
- BIRCH
- CYPRESS
- MAGNOLIA



THE

FARMHOUSE

 AT HERITAGE RIDGE



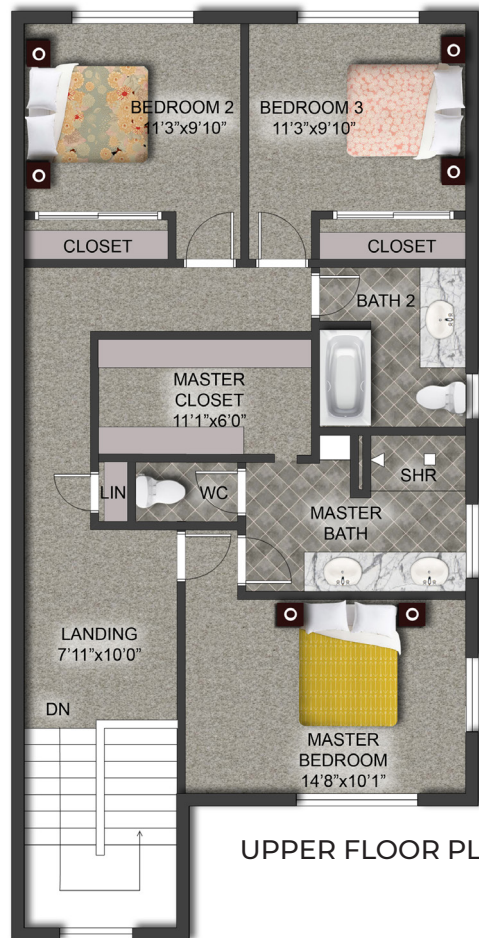
The Aspen

Starting at \$481,000

1,688 Finished | 2,423 Total Square Feet | 3 Bedroom | 2.5 Bathroom



MAIN FLOOR PLAN



UPPER FLOOR PLAN

Robbie Miner

970-978-0222

rminer@blacktimbergroup.com





The Birch

Starting at \$477,000

1,629 Finished | 2,368 Total Square Feet | 3 Bedroom | 2.5 Bathroom



MAIN FLOOR PLAN



UPPER FLOOR PLAN

Robbie Miner

970-978-0222

rminer@blacktimbergroup.com

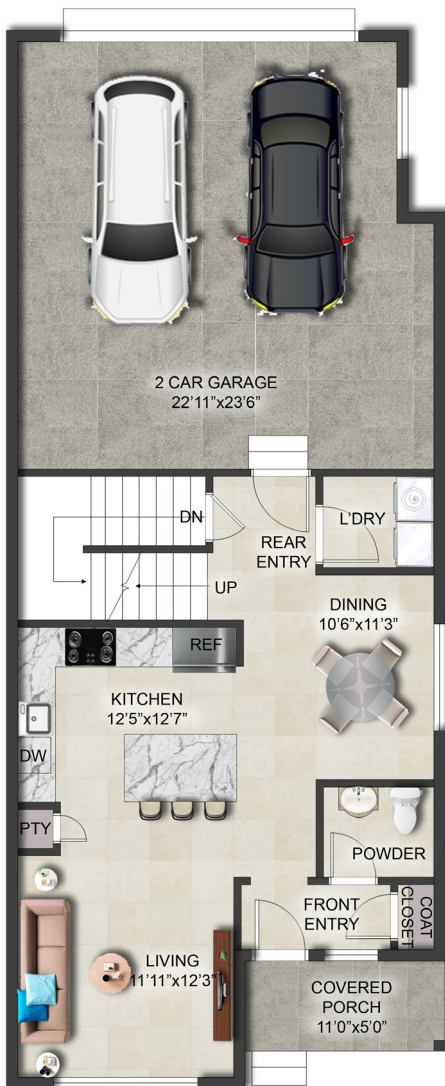




The Cypress

Starting at \$483,000

1,645 Finished | 2,384 Total Square Feet | 3 Bedroom | 2.5 Bathroom



MAIN FLOOR PLAN



UPPER FLOOR PLAN

Robbie Miner

970-978-0222

rminer@blacktimbergroup.com





The Magnolia

Starting at \$487,000

1,593 Finished | 2,296 Total Square Feet | 3 Bedroom | 2.5 Bathroom



MAIN FLOOR PLAN



UPPER FLOOR PLAN

Robbie Miner

970-978-0222

rminer@blacktimbergroup.com





Included Luxury Features

Exterior

- Farmhouse inspired architecture
- Covered front porch
- 8' tall front entry door
- Oversized 2-Car garage with opener and keypad
- 30-year dimensional shingle
- Durable, low maintenance siding
- Full landscaping

Interior

- Full unfinished basement with 9' ceiling (option to finish with 2 beds, bath, and great room)
- Luxury vinyl plank flooring throughout the main floor
- Pre-wire ceiling fan in master bedroom
- Custom interior accent wall (per plan)
- Expansive walk-in closets in all master suites
- 2-tone interior paint

Designer Bathroom

- Quartz/Granite countertops
- Designer tile shower/tub surrounds
- Designer tile floor
- Raised height vanities with dual sinks in master suite
- Framed glass shower door in master suite
- Pedestal sink in powder bath

Energy & Comfort

- Central A/C
- Direct vent 96% high-efficiency furnace
- Tankless water heater
- R-23 blown insulation with 2x6 framing on exterior walls
- R-49 blown insulation in attic
- Fully drywalled and insulated garage
- Sound mitigation wall design between units
- Blanket draped insulation in unfinished basement
- Passive radon system

Gourmet Kitchen

- Quarts/Granite countertops
- Designer island with seating (per plan)
- 42" Upper shaker style cabinets with crown molding and hardware
- Stainless steel appliances with gas range, dishwasher, and microwave

Community

- Pool/Clubhouse
- Walking trails & parks
- Landscape maintenance
- Snow removal
- Exterior Water

Robbie Miner

📞 970-978-0222

✉️ rminer@blacktimbergroup.com



Upgrade Options

Gourmet Kitchen - \$10,000

- Includes upgraded stainless steel appliance package with a front control slide-in gas range, 30" range hood, microwave with trim kit, StormWash dishwasher, side-by-side counter depth refrigerator, farmhouse sink, slow close drawers, tile backsplash extended to ceiling behind hood, and upper cabinets extended to ceiling.

Painted Cabinets Throughout Home - \$3,000

Slow Close Drawers Throughout Home - \$1,500

Upgraded Carpet Selection - \$2,000

Upgraded Flooring for Main Floor - \$2,300

Counter Depth Refrigerator - \$2,000

Ceiling Fan - \$350

Additional Ceiling Fan Prewire - \$150

Level 2 Quartz Countertops Throughout - \$2,000

Level 3 Quartz Countertops Throughout - \$3,500

Finished Basement - \$40,000

- Includes one bedroom, one bathroom, and large living room per plan

Please note there is a 50% Non-refundable deposit due at time of contract for all upgrade selections.

Robbie Miner

📞 970-978-0222

✉️ rminer@blacktimbergroup.com



Receive \$2,500 in incentives when you work with our local lender

Meet Your New Lending Partner - PRMI

Primary Residential Mortgage, Inc. (PRMI) is proud to work with The Farmhouse at Heritage Ridge and Black Timber Builders to help you reach your homeownership goals. As local lenders, PRMI Loan Originators understand the needs of the Colorado community and have the experience to match you with a loan that fits with your finances and your lifestyle.

Why PRMI?

- \$2,500 in lender incentives
- Fund, process, and underwrite in house
- Hundreds of loan options
- Decades of lending experience
- Convenient online application and processing

Contact us today for home financing that fits



BILLY CAMPBELL

Branch Manager • Team Leader

NMLS# 224672 · CO# 100011233

(970)-LENDING (536-3464)

www.970LENDING.com

Office: (970) 223-5052

bcampbell@primeres.com

3553 Clydesdale Parkway, Suite 310

Loveland, CO 80538



PRMI

Primary Residential Mortgage, Inc.

PRMI NMLS 3094. PRMI is an Equal Housing Lender. Credit and collateral are subject to approval. Terms and conditions apply. Programs, rates, terms and conditions are subject to change and are subject to borrower(s) qualification. This is not a commitment to lend. Colorado- Regulated by the Division of Real Estate. *The PRMI (6283) will provide (\$2500) as a consumer incentive to be used toward the payment of the loan closing costs. Available for properties located in (CO) only. Borrowers are eligible for a credit toward closing costs on the CLOSING DISCLOSURE. Loan must be secured by a first mortgage or deed of trust (New Loan) only, subject to qualification, approval, and closing with Primary Residential Mortgage, Inc. Loan must close within (60) days from the date of loan application. Consumer incentive may not exceed (\$2500) in total and may not be used for any other purpose. Consumer incentive (marketing piece) must be presented at time of application and all eligibility requirements met no later than (60) days prior to the New Loan closing date. Only one consumer incentive permitted per loan. Cannot be used in conjunction with any other current promotions. This consumer incentive is void where prohibited and is non-transferable, subject to the terms herein, and valid on all complete applications received on or after (3/15/21). Loan must close on or before (12/15/21). PRMI NMLS 3094. PRMI is an Equal Housing Lender. Credit and collateral are subject to approval. Terms and conditions apply. Programs, rates, terms and conditions are subject to change and are subject to borrower(s) qualification. This is not a commitment to lend.