

# 325 LONE EAGLE DRIVE

Lot 1 - 0.36 Acres

GRANBY RANCH - COLORADO



Lodgepole  
homes

- Ranch style home with mountain features
- 9 foot ceilings through-out
- Main floor master
- Walk-in closets throughout
- Oversized single car garage
- Great room with expansive views
- Stone fireplaces both main level and lower level
- Slab granite counter tops w/island
- Large covered front porch & large rear deck with maintenance free deck surface
- Alder wood kitchen cabinets with 42" uppers
- Painted interior trim
- Designer selected tile & carpet -Upgrade pkg #2
- Extensive hardwood floors
- Range, microwave, & dishwasher included
- Hot tub rough-in wiring
- Low maintenance fiber cement exterior
- Double-pane windows with Low E glass
- Insulation blown in blanket R-21 exterior walls / R-38 batt ceilings
- Breathtaking mountain views; Minutes to Club Ski Area, Golf, Fly Fishing
- Builder Warranty - 1 Yr whole house, 2 Yr mechanical, 3 Yr Structural

- 4 Bedroom
- 3 Baths
- Finished Sq Ft: 1,902
- Heated Sq Ft: 2,163
- Garage Sq Ft: 260
- Deck Sq Ft: 205

***Includes membership to:***

***THE CONNECTION at Granby Ranch***

- Family Ski Pass to Sol Vista
- Shuttle Service to Winter Park
- Member Only Lift Lines
- 4 - Foursomes at Headwaters Golf Course (A Nicklaus Design)
- Special Golf access, golf tournaments and clinics
- Free summer chair lift rides
- Access to miles of biking and hiking trails
- Grange Hall Access
- Priority Access to private 3 mile stretch of the Fraser River
- Year round member activities (Wine tastings, tournaments, BBQ's, family activities, etc.)
- And more! Contact us for details



As one of Colorado's greenest builders, Lodgepole Homes is an enterprising company driven by a deep commitment to build homes of energy-efficient design in remarkably beautiful places.

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### Pricing Summary:

<b>Base List Price</b>	<b>491,900</b>
Lot Premium	10,000
<b>Sub-Total before Options</b>	<b>501,900</b>

### Options at List Price:

Bedroom 4 - Lower level - custom	8,000
Fireplace in lower level family room	6,200
Oil rubbed hardware (main)	200
Oil rubbed hardware (lower)	300
Hardwood extension - Great room	3,200
Trowel drywall texture - main	2,100
Trowel drywall texture - lower	1,400
Gas range pipe - rough in	600
Hot tub wiring - rough in	1,200
Interior finish - upgrade #2 - main	2,000
Interior finish - upgrade #2 - lower	1,500
Stainless appliance - upgrade	200
Dual fuel range - upgrade	800
Rear deck	7,000
<b>Sub-Total of Options Added</b>	<b>34,700</b>

<b>Total List Price</b>	<b>536,600</b>
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### Existing Incentives:

Lot premium waived	-10,000
Financing Incentive	-7,500
Inventory Incentive	-36,300
<b>Sub-Total of Incentives</b>	<b>-127,700</b>

<b>Summer 2010 Pricing - 24% off Original Price</b>	<b>408,900</b>
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