

350 LONE EAGLE DRIVE

Lot 37 - 0.28 Acre

GRANBY RANCH - COLORADO



Lodgepole
homes

**This home has a EnergyStar
Rating of:**



5 Star Plus

Rated by EnergyLogic. This home has been rated for its energy efficiency. Scoring a HERS Index of 26

- Walkout Basement Finished
- 9 Foot Ceilings Through-Out
- Main Floor Master
- 5 Piece Master Bath
- Gourmet Kitchen with Stainless Appliances
- Cherry Kitchen Cabinets
- Slab Granite Counter tops w/island
- Log Interior Siding and Extended Stone fireplace
- Upgraded Tile & Carpet
- Upgraded Hickory Hardwood Floors
- Oil Rubbed Bronze Hardware & Fixtures
- Oversized 2-Car Garage
- Extensive and large covered porches and decks with maintenance free deck surface
- Stained Interior Trim - Main & Upper Level
- Range, Microwave, & Dishwasher Included
- Low Maintenance Fiber Cement Exterior
- Double-Pane Windows with Low E glass
- SIP Panel Construction
- GeoThermal Furnace / ERV system
- Tankless Water Heater
- Breathtaking mountain views;
- Minutes to Club Ski Area, Golf, Fly Fishing

• 4 Bedroom	• Finished Sq Ft:	2,646
• Study	• Unfinished Sq ft:	471
• Sleeping Loft	• Total Sq Ft:	3,117
• 4 Baths	• Garage Sq Ft:	624
	• Deck Sq Ft:	695

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:

Base List Price	486,344
Walk-out Elevation	19,589
M-2 Main Level Plan	7,474
2 Car Detached Garage	15,943
Finished Basement No. 4	47,205
Attic Finish No. 1	24,307
Sub-Total before Options	600,862

Options at List Price:

Solar Panel System	26,500
Geo-Thermal Heating System	26,000
Dormers - Qty 2	2,500
Stone - Exterior Walkout	8,000
Stone - Exterior Garage Wainscot	4,600
Porch Extension	7,200
Porch Cover	7,000
Stone Posts	5,750
Side Deck	2,800
Cover - Side Deck	3,800
Stained Trim - Main Level	8,400
Stone Fireplace - Extended to Ceiling	1,175
Window Color - Red	2,500
Finish Upgrade No. 3 - Main & Upper	31,250
Finish Upgrade No. 2 - Lower	9,050
Hardwood Extension, Main Level	2,800
Gourmet Kitchen (Double Oven & Gas Cook Top)	5,475
Gourmet Hood	2,525
Refrigerator	1,500
Rough In Bath - Attic	500
Sub-Total of Options Added	159,325

Total List Price **760,187**

Existing Incentives:

Options Discounts - Model Home	-29,000
Financing Incentive	-7,500
Inventory Incentive	-123,688
Sub-Total of Incentives	-170,687

Summer 2010 Pricing - 23% Off! **589,500**

Optional Furniture **40,000**