

515 LONE EAGLE DRIVE

Lot 4 - 0.28 Acres

GRANBY RANCH - COLORADO



Lodgepole
homes

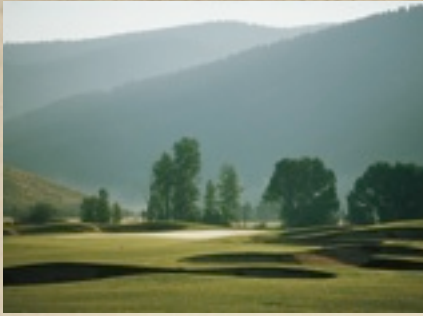
- Ranch style home with mountain features
- 9 foot ceilings through-out
- Main floor master with 5-piece bath
- Walk-in closets
- Oversized 2-car garage
- Great room with expansive views & Stone fireplace
- Lower level oversized family room
- Slab granite counter tops
- Large covered front & side porch with maintenance free deck surface
- Alder wood kitchen cabinets with 42" uppers
- Designer selected tile & carpet
- Hand trowel drywall texture through-out
- Extensive hardwood floors
- Oil rubbed bronze hardware & fixtures
- Range, microwave, & dishwasher included
- 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

- 3 Bedroom
- 3 Baths
- Finished Sq Ft: 2,084
- Heated Sq Ft: 2,339
- Garage Sq Ft: 552
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Includes membership to:

THE CONNECTION at Granby Ranch

- Family Ski Pass to Sol Vista plus guest passes
- 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



Pricing Summary:

Base List Price	505,900
Lot Premium	10,000
Sub-Total before Options	515,900

Options at List Price:

2nd garage bay	16,000
Add bed #4 to lower level	8,000
Hardwood extension - dining & great room	3,300
Hardwood extension - hallway	700
Enlarge closet in bed #3	
Jetted tub in master	1,800
Add tub to master bath	2,000
Enlarge lower level family room	3,000
Pre-wire & coolant lines for air conditioning	1,000
Lower level laundry	
Bronze oil rubbed hardware	350
Pre-wire for 5 ceiling fans	500
Upgraded carpet throughout	1,500
Sub-Total of Options Added	38,150

Total List Price	554,050
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Existing Incentives:

Lot premium waived	-10,000
Financing Incentive	-7,500
Inventory Incentive	-36,650
Sub-Total of Incentives	-101,500

Summer 2010 Pricing - 24% off Original Price	452,550
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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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