



# COMMUNICATOR



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## Water Valley Offers Unique Setting For Discriminating Homeowners

Pictured above is the distinctive Colorado Custom Homes Windsor Model located in picturesque Water Valley South. This home is just one of four model designs that we currently have built in this unique development.

The 'Windsor' permits you to experience Colorado's gracious lifestyle through design elements such as stone and stucco exterior and rough-hewn timber accents which lend an earthy feel that anchors this home to its environment. Expansive picture windows bring the beauty of the outdoors inside. This home is as beautiful inside as outside, as its graceful architectural curves are echoed in the circular staircase and hearth of the great room fireplace.

Homebuyers have personalized choices of an extensive selection of Hardwood, Tile, and Granite Finishes. An isolated master retreat with a bay window affords the homeowner a safe haven for quiet privacy and reflection. Colorado Custom Homes carefully constructs every home with an unwavering commitment to excellence that is why our standards far exceed other builders' upgrades.

Understanding that a home is a reflection of the homeowners personality and values, Colorado Custom Homes

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## Happy Homeowner Appreciates Special Customization And CCH Service

Building a new, custom home obviously requires a good deal of communication between the homebuyer and the homebuilder. Every custom home has unique features and subtle nuances that make it one-of-a-kind, and the ability of the builder to understand the buyer's requests and make them a reality is an important key to success.

This was especially true for Milo Flagel and his wife Paula. Not only did they want a custom home they would be proud of, but they had special design requirements that would accommodate Mr. Flagel's needs as a paraplegic. It was critical that the home was designed to address all that was needed on his behalf. Adding to the challenge was the fact that the Flagels were living in Virginia during the entire design process.

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## Water Valley Offers Unique Setting For Discriminating Homeowners

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is committed to bringing the discerning homebuyer custom-crafted designs at affordable prices suited to each homebuyer's unique lifestyle. We choose to build in communities like Water Valley that provide quality environmentally-friendly environments in an incomparable setting for discriminating homeowners who wish to purchase a home with enduring, quality of life prerequisites.

One of the most unique facts about the Water Valley community is the unusually low proportion of residential units per total developed acres. Water Valley was master planned to contain approximately 2,100 homes upon build-out on 1,500 acres of land. And, considering the community contains 27 holes of golf, miles of beaches and trails, numerous wetlands and ponds, 5 lakes and a river, it becomes obvious that Water Valley was designed with quality of life in mind for its residents.

With breathtaking views of the Rocky Mountains, Water Valley holds the distinction of being Northern Colorado's premier resort-style lake front/golf course development. Located along the southern edge of Windsor, Water Valley residents enjoy an outdoor lifestyle with all the amenities of city living a few minutes away at the Promenade Shops Mall. It's a strategic location – 15 minutes from Fort Collins, Loveland or Greeley and an hour from Denver provide residents with neighborhoods close enough for convenience, but also peaceful ambiance – worlds away from city and traffic congestion.



For more information on Colorado Custom Homes Water Valley Models, floor plans and availability please check out our website [www.cocustomhomes.com](http://www.cocustomhomes.com) or call CCH.

## Happy Homeowner Appreciates Special Customization & Service

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None of these things hindered the progress of Colorado Custom Home's design and construction of the Flagel's home. The homebuilding team was very responsive to the Flagel's requests, and made sure that all of the pieces were in place prior to the couple's move to Colorado. Nothing could be left to chance.

This spring, Colorado Custom Homes welcomed the Flagels to their new patio home in Ft. Collins. True to the company's name, CCH de-



signed and built a home that is comfortably accommodating Mr. Flagel's needs. The home includes a modified bathroom and

bathroom fixtures, extra wide hallways, a single-level lower floor (without any step downs onto the porch or into the garage) and other important details. It was designed and built with a tremendous amount of attention to all of the important details, without any interruptions in scheduling.

*According to Mr. Flagel, "Colorado Custom Homes was right on schedule and gave us a very comfortable home with everything we wanted and needed."*



Colorado Custom Homes takes a great deal of pride in satisfying all of our customers' requests, and the outstanding work and commitment we provided on behalf of the Flagels is no different from the dedication we show to all of our customers.



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## Promotion Continued By Request

Colorado Custom Homes Spring Fling Promotion was received with great interest. But due to the late arrival of our Newsletter announcing the promotion, a number of interested Realtors were unable to qualify within the timeline of the promotion. Therefore to be fair, we have extended the promotion to give everyone a chance and timeline to take advantage of this opportunity to cash in on a bonus for both the you and your buyer.



Realtors!!

How about a great buyer incentive included with a spectacular new home? Combine this with a great getaway for you!

Bring your buyers to The Reserve at Fossil Lake Patio Homes in Fort Collins or Clearview Subdivision in Johnstown -- contract and close on a Colorado Custom Homes inventory home by August 15, 2006 and you and your buyer will receive the following:

**PURCHASER** will receive a \$3000 gift certificate for either Best Buy or American Furniture! Dreaming of a big screen TV, a new washer and dryer, or that beautiful bedroom suite? Just select one of our inventory homes, ready for move-in and the purchaser will receive their gift certificate at closing -- what a special way to begin your purchaser's life in their exceptional new home!



**REALTORS!** You will receive a \$1000 travel package with Allegiant Airlines which includes round-trip airfare and hotel for three nights in exciting Las Vegas for TWO people!!! What a great way to unwind and enjoy some superb entertainment and wonderful, gourmet restaurants! Plus, traveling from the Fort Collins airport is so much easier than DIA!! Travel must originate on a Thursday with a Sunday return, and departure must begin before 12/15/06. (Maximum value of certificate not to exceed \$1000)



## Home Building Drives Growth At The Local Level

When a new home comes on the market, it is another sign of how the real estate industry drives the economy. A house, unlike any other large purchase product, is a culmination of hundreds of products and services in one purchase, which explains partly why houses cost so much. As the economy continues its strengthening exercise, we should see strong demand for new homes in the coming months, especially if interest rates remain relatively low.

"If you consider what it takes to build a house, you'll understand why a strong real estate market feeds the economy with such healthy financial nutrition. The builder isn't the only company finding work when you decide to buy a house from him. You would expect the builder to have his own construction crews -- and most do -- but then he may subcontract the finish work to other companies.

After the builder, there are the plumbers, electricians, drywall hangers, painters, window installers, siding installers and bricklayers, and landscapers who will all benefit from the sale of a new home. Many of these folks don't work for the builder, but rather have their own companies".

Just in this group, you'll begin to understand how much product is being created for the building of one house, not to mention a whole development (with hundreds or thousands of homes) being constructed.

For instance, in 2005, Northern Colorado Front Range builders in Weld and Larimer counties were issued 2,213 building permits -- that means 2,213 orders for flooring, hot water heaters, concrete orders, roofing supplies, electrical wiring, indoor plumbing, etc. Most homes have five major appliances -- meaning the 2,213 homes interpret into 11,065 washers, dryers, stoves, dishwashers and refrigerators.

Manufacturers of all the products put into your house benefit. Makers of bricks, siding, lumber, steel, electrical wiring, insulation, windows, roofing, flooring, concrete, asphalt, plumbing, just to name a few, all benefit largely when the new-home business is booming.

The economic impact isn't finished at the settlement table. New furniture, window treatments, more paint, wallpaper, electronics, and all the gadgets that make a house a home get purchased as well. It's a great thing when the new-home numbers are up because it benefits everyone.

Some Comments Excerpted from RealtyTimes



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## CURRENTLY AVAILABLE PROPERTIES

### WATER VALLEY

Colorado Custom Home properties currently available in Water Valley South--- a community that holds the distinction of being Northern Colorado's premier resort-style lake front/golf course development. Residents of Water Valley can enjoy breathtaking views of the Rocky Mountains while sailing or fishing on a lake outside of their back door. With 700 acres of lakes and open space, living at Water Valley makes everyday seem like a vacation. Windsor and Water Valley lay at the epicenter of Northern Colorado's tri-city region - a short 15 minute drive to Fort Collins, Loveland or Greeley. This strategic location provides residents with neighborhoods close enough for convenience, yet creates a peaceful ambiance - worlds away from city and traffic congestion.

Address	Model	Price	Square Footage	Available
209 Tidewater Drive	Windsor	\$690,000	3486 Finished	Model open daily 12-5 PM

**DESCRIPTION:** Custom personalized finishes include the magnificent entry with sweeping staircase and custom designer banister, the woodwork throughout, crafted in knotty alder, slate and hickory floors, oil rub bronze fixtures, granite slab and alder cabinets. The master suite features a walk-in shower and custom closet with built-ins crafted on site by our craftsmen. Additional features include stone and stucco exterior, Andersen® low-E clad windows™, 90% efficient furnaces, central air; Optima Blow™ insulation, generous patios in stamped concrete and much, much more. Colorado Custom Homes is a 5 star+ Energy Star® builder that provides unique design features, attention to the smallest detail, and features that most builders call upgrades.

**MLS #472967 Model Home Rep: Nancy Daniel 970-674-1818**



Address	Model	Price	Square Footage	Available
197 Tidewater Drive	Pierce	\$649,000	3253 Finished	June 2006

**DESCRIPTION:** Custom personalized finishes include extensive hardwood and custom tile throughout. Gracious sweeping staircase and custom designer banister, granite slab, custom cabinets. Main floor master suite featuring a steam shower, custom closet system built on site by our craftsmen, jetted tub for your relaxation and fireplace. Other upgrades include Andersen® low-E clad windows™, 90% efficient furnaces, central air, Optima Blow™ insulation, stamped concrete, and much, much more. Colorado Custom Homes is a 5 star+ Energy Star® builder that provides unique design features, attention to the smallest detail, and features that most call upgrades.

**MLS #477736 Model Home Rep: Nancy Daniel 970-674-1818**



Address	Model	Price	Square Footage	Available
1969 Cataluna Drive	Sterling	\$749,000	3792 Finished	August 2006

**DESCRIPTION:** Custom personalized finishes include extensive hardwood throughout, custom tile work, custom cabinets, oversized secondary bedrooms, granite slab or equal, a master suite featuring an oversized walk-in shower a complete walk-in closet with custom built-ins built on site by our craftsmen. Exterior features include stucco, Andersen® low-E clad windows™, 90% efficient furnaces, central air, Optima Blow™ insulation, extensive patios done in stamped concrete and an alley load garage. Colorado Custom Homes is a 5 star+ Energy Star® builder that provides unique design features, attention to the smallest detail, and features that most call upgrades.

**MLS #477756 Model Home Rep: Nancy Daniel 970-674-1818**



**SOLD**



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## CURRENTLY AVAILABLE PROPERTIES (con't)

Address	Model	Price	Square Footage	Available
1972 Cayman Drive	Windsor II	\$699,900	3712 Finished	June 2006

**DESCRIPTION:** Custom personalized finishes include the magnificent entry with sweeping staircase and custom designer bannister, with color and finish material selections still available for customer selection. Master suite featuring a walk-in shower and custom closet with built-ins hand-crafted on site. A spectacular country kitchen with extensive custom cabinetry and slab granite or equal highlights the main floor. Additional features include stone and stucco exterior, Andersen® low-E clad windows™, 90% efficient furnaces, central air, Optima Blow™ insulation, extensive patios crafted in stamped concrete, back staircase and more. Colorado Custom Homes is a 5 star+ Energy Star® builder that provides unique design features, attention to the smallest detail, and features that most call upgrades.

**Model Home Rep: Nancy Daniel 970-674-1818**



## FOSSIL LAKE RANCH

You'll find everything you want in The Preserve at Fossil Lake Ranch. Fully maintained home sites on greenbelt and cul-de-sacs, Colorado Custom Homes dynamic luxury patio homes series features three spectacular plans with the added option to design your own. Recognized as one of the premier builders in the country by Energy Star®, Colorado Custom Homes builds efficiency behind their beauty. All of our Patio Homes have cost savings features like 90% furnaces, air-to-air exchangers, direct power vent appliances, Andersen LowE-4™ windows and Optima Blow™ insulation. These are just a few of the efficiencies found in every Colorado Custom Home. What's not to like! – awesome views, lots of friendly neighbors, walking trails, neighborhood parks, gazebo, pool and clubhouse for outdoor activities and lots of fun. What more can you ask for in a neighborhood? Visit us today and let us show you that Colorado Custom Homes is where "Dreams Become Reality".

Address	Model	Price	Square Footage	Available
3614 Green Spring Drive	Merlot	\$499,900	1929 Main Floor	Immediately

**DESCRIPTION:** The third model in our patio home series is the Merlot. Our uncompromising attention to detail, quality craftsmanship and energy saving building methods ensure you a customized home at an affordable price that will provide years of quality living and a lifetime of cherished memories. Even at this price, just like more expensive custom homes, the Merlot is built with the same cost saving features found in every Colorado Custom Home. Our patio homes special personalized features include beautiful exterior elevations in full stone and stucco, abundant hardwood flooring, cherry cabinetry, granite slab, walk-in master showers, master closets as large as bedrooms with custom built-ins, hand rails with metal ballisters, 2 1/2 car garage, architectural arches and drywall design, and landscaping. AND, best of all, it's all standard. At Colorado Custom Homes, our standards far exceed most builders' upgrades. Visit our model home open 12-5 PM daily.

**MLS #472959**

**Model Home Rep: Alison Harper 970-266-0500**





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## CURRENTLY AVAILABLE PROPERTIES (con't)

Address	Model	Price	Square Footage	Available
3608 Green Spring Drive	Chardonnay	\$513,500	2076 Main Floor	Immediately

**DESCRIPTION:** Another in our luxury patio homes series is the Chardonnay. There is no better value in a fully maintained luxury patio home site. The Colorado Custom Homes at the Preserve at Fossil Lake Ranch reflect the very best of the Colorado lifestyle at an affordable price. Our patio homes showcase personalized features like beautiful exterior elevations in full stone and stucco, abundant Brazillian cherry hardwood flooring, cherry cabinetry, granite slab, walk-in master showers, master closets as large as bedrooms with custom built-ins, hand rails with metal ballisters, 2 1/2 car garage, architectural arches and drywall design, and landscaping. Best of all is the fact that all of these individualized features are standard. In fact, our standards and quality far exceed most builders' upgrades.

**MLS #471697 Model Home Rep: Alison Harper 970-266-0500**



Address	Model	Price	Square Footage	Available
3602 Green Spring Drive	Bordeaux	\$528,900	2311 Main Floor	Model open daily 12-5 PM

**DESCRIPTION:** The Bordeaux is just one of our premier maintenance-free luxury patio homes. The outstanding locations within The Preserve at Fossil Lake feature fully maintained home sites situated on greenbelt and cul-de-sacs. Our homes also feature personalized customization like beautiful exterior elevations in full stone and stucco, abundant hardwood and slate flooring, alder wood doors, trim and cabinetry, granite slab, walk-in master showers, master closets as large as bedrooms with custom built-ins, hand rails with metal ballisters, 2 1/2 car garage, architectural arches and drywall design, and landscaping. AND, best of all, it's all standard. In fact, our standards far exceed most builders' upgrades. Visit our model home open 12-5 PM daily.

**MLS #453793 Model Home Rep: Alison Harper 970-266-0500**



## CLEARVIEW AT JOHNSTOWN

Clearview at Johnstown is an exciting new community that offers its residents the best of Colorado lifestyles. Great views, small town values with access to all the cultural and urban amenities found close by. Clearview is located a short drive North of Denver and near the now developing major area at I-25 and Highway 34. The location provides an easy commute to Loveland, Greeley, Fort Collins and Boulder. This well-established small community enjoys a high quality of life. The citizens have access to excellent recreational facilities, first-rate medical services, and other conveniences. Johnstown is growing rapidly as many people see it as a small town with well-located good highway access to jobs in Denver and the northern tri-city area.

Address	Model	Price	Square Footage	Available
329 Buckeye Ave.	Monterey	\$259,900	1861 Finished	Immediately

**DESCRIPTION:** Colorado Custom Homes leaves the typical entry-level home-builder in the dust. Recognized as one of the premier builders in the country by Energy Star®, we build efficiency behind our beauty. Cost saving features like 90% furnaces, direct power vent appliances, and Optima Blow™ insulation are just some of the efficiencies found in every Colorado Custom Home. These efficiencies allow our new homebuyer access to special financing designed only for those homes built with energy efficiency in mind. Our homes showcase customization through our beautiful exterior elevations, abundant hardwood flooring, extensive tile including granite tile counters, elegant master showers, large master closets, oversize 2 car garage, architectural arches and drywall design, and best of all its all standard. In fact, our standards far exceed most builders' upgrades. Visit our model home open 12-5 PM daily at 151 Basswood.

**MLS #453152 Model Home Rep: Brandon Teeples 970-213-2692**

