

Home #1  
Porter Homes, LLC  
The Peaceful Escape  
1013 Ute Canyon Ave, Fruita  
Contact Nate Porter: 210-6324

A home you must experience! This simple and efficient 1,676 sq. ft home flows beautifully. The 3 bed/2bath layout is nicely upgraded with solid granite countertops and solid wood floors. RV parking is included for all those extras. Priced to sell at \$274,900 it is affordable quality. Every wall in the house is fully insulated for soundproofing, and the exterior walls are blown in insulation. Custom designed tile work is displayed on the kitchen floor and in master shower. The 6cm granite bar top in the kitchen presents a great place for entertaining guests. The label for the house was chosen because of the water feature in the backyard. The tall walls and backyard fence provide a place to get away from the stress of the world amidst the echo effect the flowing water creates. Before you leave, take in the unobstructed views from the dining area and front porch of your very own Colorado National Monument!

Driving Directions: Take Hwy 6&50 West past Fruita High School. Turn North on 18 Rd (Pine). Turn West on Wingate Drive (2<sup>nd</sup> left after K.6). Turn right on Ute Canyon Avenue. 1<sup>st</sup> house on the right.

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Home #2  
Sunshine Development Company  
The Applewood  
1113 Daisy Lane, Fruita  
2 Bedroom, 2 Bath, 1,340 SF  
\$252,950  
Contact Bonnie Walker: 201-4050

[www.villageatcountrycreek.com](http://www.villageatcountrycreek.com)

Country style patio home with 1340 square feet situated in the Valley's premier 55 plus community, "The Village at Country Creek". The E-star rated home offers an open concept with 2 bedrooms, 2 baths, 2 car garage, large front porch and ground source heat pump heating and cooling system. The home has been upgraded with hardwood & ceramic tile floors, maple cabinets with Handstone counter tops, and an entertainment center complete with flat screen TV, surround sound and electric fireplace. At the "Village" you can enjoy a relaxing limited maintenance lifestyle, meet new friends and enjoy the various activities at the centrally located Community Center.

Driving Directions: 6&50 to Fruita; right on Pine (18 Rd), Right on Primrose, Left on Daisy

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Home #3  
Griffin Concepts, Inc.  
The Beckett Residence  
998 Crown Court, Grand Junction  
5 Bedroom, 3 Bath, 4,016 SF  
Contact Rob Griffin: 260-4706

[www.gcihomes.net](http://www.gcihomes.net)

This Colorado-style home located on a three-acre lot in Crown Point subdivision is 4,016 SF with a 650 SF screened-in porch and a 1,110 SF garage. The exterior is highlighted with cedar beams, stone, and stucco, a dramatic arched entry and inviting front courtyard. The kitchen boasts granite countertops, whirlpool appliances, double ovens and a large walk-in pantry. The family room is appointed with an elaborate bar including a sink and refrigerator. This inviting floor plan is a single-level home with four bedrooms, three full baths, study and bonus room above the garage. The master bedroom has a covered porch, sitting area and a master bath with a jetted tub, and a coffee bar.

Driving Directions: North on 24 Rd to J Rd, West on J Rd. approx. ¼ mile to Crown Court, South on Crown Ct.

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Home #4

Grace Homes Real Estate & Construction, Inc.  
The Centennial  
2461 1/2 Brookwillow Loop, Grand Junction  
3 Bedroom, 2.5 Bath, 1,611 SF  
\$208,900

Contact Danny Kuta, Sales Manager: 248-8523

[www.gracehomescolorado.com](http://www.gracehomescolorado.com)

Our model is a two story open floor plan with 1,607 SF of living space, which includes four bedrooms and 2.5 bathrooms, along with two separate living and family rooms. This home is perfect for growing families that enjoy entertaining. Come by and get inside our show model today!

Driving Directions: West on Patterson Rd, Right on 24.5 Rd, Follow 24.5 to Brookwillow Village Subdivision, Turn Right on Brookwillow Loop.

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#### Home #5

Davidson Homes

Mt. Sneffels

911 Kami Circle, Grand Junction

3 Bedroom, 2 Bath, 1,677 SF

\$-Ask Builder

Contact Darren Davidson: 243-3355

[www.davidsonhomesco.com](http://www.davidsonhomesco.com)

All Davidson Homes offer spacious living areas. This plan is one of our favorites; it features a very open floor plan with three bedrooms plus an office. Before entering this home you'll find a spacious courtyard with built in seating plus a fountain to top it off. The generous use of windows provides outstanding views in every direction. Upgraded carpet and custom tile flooring, Alder cabinets with crown moulding, granite countertops, upgraded stainless steel appliances are just a few highlights of this home. Whether you're working in your oversized 3-car garage, inside relaxing or outside enjoying one of the two large covered patios you can hear the custom installed surround sound system with speakers throughout. The luxurious master suite offers a 5-piece master bath with a two large walk in closets. Don't forget the hand textured drywall and 9 ft. trayed ceilings throughout the entire home. In short, this home is every family's dream come true.

Driving Directions: North on 26.5 Road, East on I Road, North on Kami Circle.

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#### Home #6

Chaparral West, Inc.

The Chianti

591.5 Pacino Way, Grand Junction

3 Bedroom, 2 Bath, 1,354 SF

\$199,900

Contact Jordan Abeloe: 234-5685

[www.cwihomes.com](http://www.cwihomes.com)

The Chianti is one of Chaparral West Inc.'s new floor plans. Here you will get the quality you expect from Chaparral West at a more affordable price. This plan has a large walk in master closet, exterior stucco, open kitchen and covered patio. There are two other wonderful floor plans in the new Volare Series. We also still offer our well-known Tuscan Series. Any of these plans can be built to your personal taste and needs.

Driving Directions: East on Patterson, Take Legends way on the South side of Patterson, Left at stop sign, heading East on Grand Falls, North onto Pacino Way.

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#### Home #7

Davidson Homes

The Prescott

2842 1/2 Kelso Mesa Drive, Grand Junction

3 Bedroom, 2 Bath, 1,818 SF

\$-Ask Builder

Contact Darren Davidson: 243-3355

[www.davidsonhomesco.com](http://www.davidsonhomesco.com)

The Prescott is one of eight floor plans offered at Mesa Estates Subdivision. All of the homes in this newest Davidson Homes development boasts full tile roofs with stucco and stone exteriors. Because of the cost, tile roofs are unheard of in a home under \$500,000.00, so it's easy to understand when we say our motto in this subdivision is affordable luxury! With homes modestly priced from the mid \$200's to the low \$300's you won't believe what else we were able to put in as standard amenities. Just a few include beautiful tile and hardwood floors, 9 ft. ceilings, stainless steel appliances, raised panel cabinets, hand textured drywall and two tone paint. The low E windows, refrigerated air and extra insulation explain the energy efficiency of these homes. This model portrays an open concept floor plan with a luxurious kitchen and dining room for entertaining. The master suite includes trayed ceilings with a ceiling fan, walk in closet and large 5-piece master bath. Since the front yards are included and maintained by the HOA you'll enjoy fabulous Grand Mesa and Monument views while entertaining on your covered back patio.

Driving Directions: South on Hwy 50, North on 28.5 Rd, West on Granite Springs, South on Love Mesa Drive to Kelso Mesa Drive.

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Home #8

Dorssey Custom Homes & Framing, LLC

The House of Fleur-de-lis

2658 Eagle Ridge Court, Grand Junction

3 Bedroom, 2.5 Bath, 2,515 SF

Presold

Contact Robert Dorssey: 986-1783

From the open Great Room concept, taken a step further by the designer/owners' infusion of electric design and passion for collecting, comes a stunning entry with a custom leaded glass door and curved walls, a comfortable sitting area in front of the copper & bronze linear fireplace, flowing into a relaxed television area which is open to the curved entertaining counter and open kitchen. Add a formal dining room with a wall of windows and domed gold detailed ceiling and an 1800's era French Bronze Doire' Chandelier, and a Master Suite that awes you from your first step inside the door. It is apparent the three bedroom, 2 1/2 bath home was designed with entertaining and comfort in mind.

As if all the special features of this home weren't enough to make you want to call it home, build it atop the hillside with views encompassing the Grand Mesa, Mt. Garfield, the Bookcliffs, the City below and reaching far past Fruita.

Driving Directions: Take the 5<sup>th</sup> Street Bridge as if going toward Delta/Montrose to light at 27 Road (Choice Hotels Center on Right). Turn right onto 27 Road, then right onto Spyglass Drive, up the hill and right onto Eagle Ridge Drive. It is the second home on the right just past Liberty Park.

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Home #9

Conquest Construction

Santa Rosa

448 High Pointe Circle, Grand Junction

4 Bedroom, 3 Bath, 3,000 SF

\$875,000

Contact Darren Caldwell: 243-1242

[www.conquestconstruction.com](http://www.conquestconstruction.com)

**448 High Pointe Circle, Grand Junction**

This remarkable home sits in High Pointe Estates. We are proud of the beautiful neighborhood that we have created: safe, friendly, a great park, close proximity to downtown and a host of other amenities. The "Santa

Rosa” is our latest creation in this neighborhood of beautiful homes all designed and built by Conquest Construction. With 3,000 SF of living space, the design offers flexibility in lifestyle. Whether you are a family or empty nesters, this floor plan can accommodate each with ease. Enter the home through a private walled courtyard. The front door takes you into a Grand Hall that takes you to either a luxurious Master Suite with den or 2 guest bedrooms with a flex space. There is a large great room open to the Kitchen with a generous island. The back patio has a great fireplace with built-in BBQ. This home has all the modern conveniences, with automated lighting control system, energy-star-rated, Jenn-Air oil rubbed bronze appliances, 3 fireplaces, 3 car garage with a large storage-shop room and the home comes fully landscaped.

Driving Directions: From Broadway, turn North on High Pointe Drive (across Broadway from Redland’s Community enter) go to the stop sign, the House is on the left.