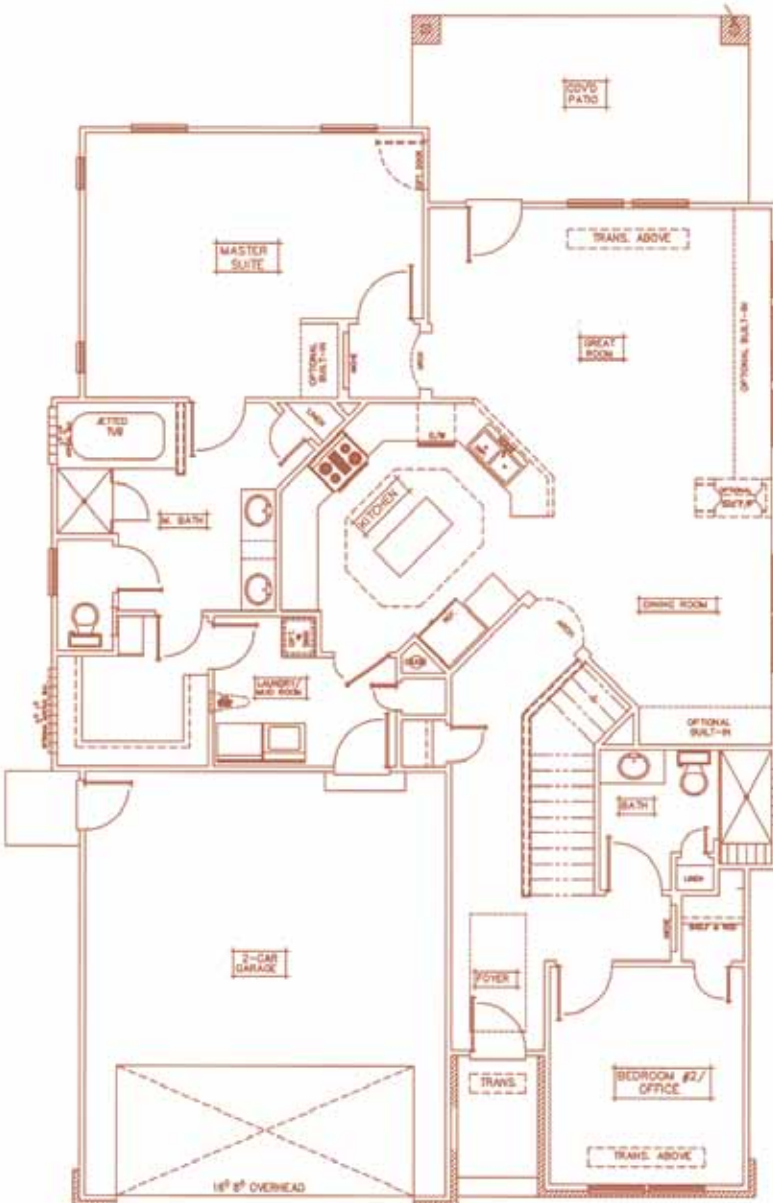


The Cambridge



The Cambridge

1,579 square feet

Wide stairs and doors

Fully landscaped

Beautiful covered patio

Fabulous kitchen with island

Luxurious master suite

Built By:



Payant
 Homes, LLC

Marketed By:

Layne Payant

www.payanthomes.com



(970) 302-6894 Layne mobile

(970) 454-0883 Eaton office

(970) 229-0700 Fort Collins office

learn more at

www.hawkstonehomes.com

The Devon



The Cottages
at Hawkstone



The Devon

1,745 square feet

Open plan with 10' ceilings

Fully landscaped

2 bedrooms plus office

8' garage door

25' covered patio backs to open space

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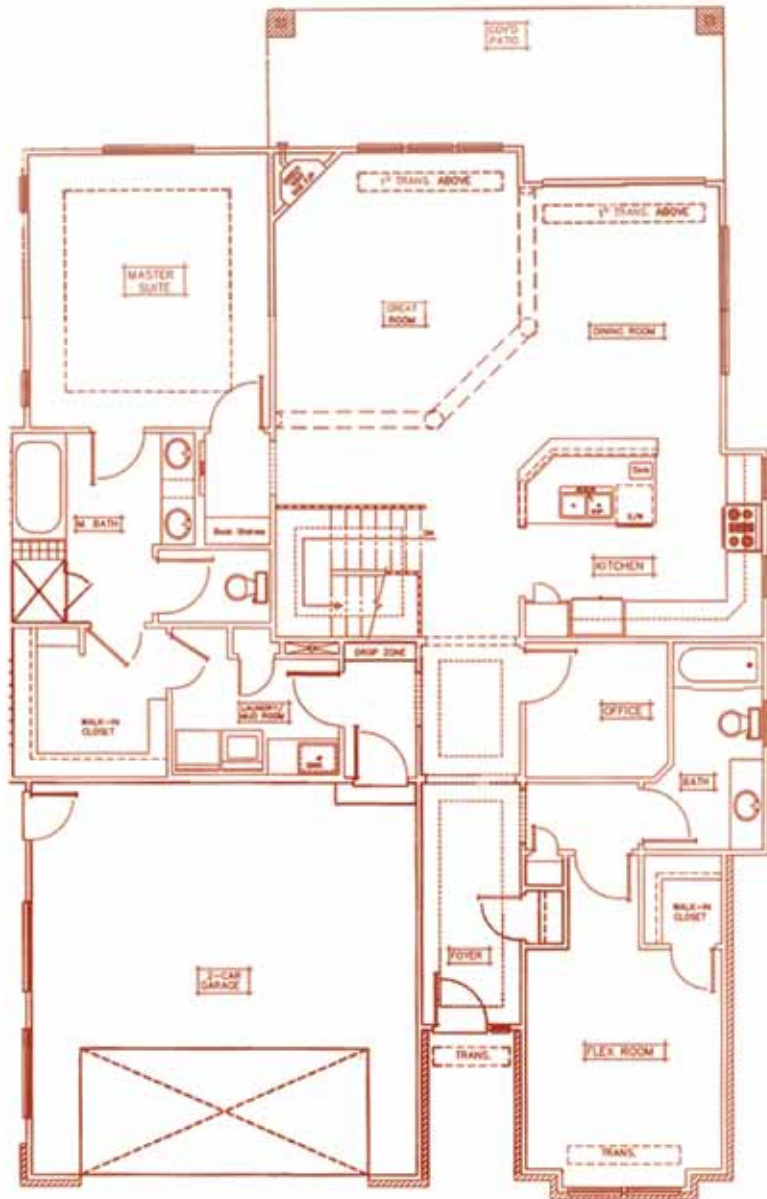
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The Hampton



The Hampton

1,322 square feet

Great room fireplace with tile front
Brushed nickel plumbing, electrical fixtures & door hardware

3 ft. arched panel doors throughout interior

Glass block windows - master closet and main bath

Interior paint (2) colors

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About the Builder

The Cottages
at Hawkstone

Built By:



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Homes, LLC

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Payant Homes, LLC is a Northern Colorado building company specializing in building homes from entry level to semi-custom. We build homes in several different neighborhoods throughout the Colorado Front Range.

Payant Homes was created to provide individuals and families with a quality home that they can feel comfortable in and grown in for many years. With team members holding an extensive range of backgrounds and experience, such as home building, land development, remodeling, interior/exterior design, tenant finish, and customer service, Payant Homes can work with all types of home buyers to create their perfect home, whether for a growing family or empty nesters.

Our goal is to design and build homes that are environmentally friendly, well organized, have plenty of storage, appealing exterior elevations and with lots of value for the price. From our personal experiences, we understand the importance of listening to our customers before, during, and after building their home. We stand behind our warranty and value timely responses to your questions, concerns and comments. Taking a personal approach to be in constant communication throughout the building process is very important to us. One of our missions is to exceed all expectations so homeowners will enthusiastically refer Payant Homes to friends and family. Whether a first time buyer or moving up, Payant Homes makes the building process smooth and stress free.

We offer you:

- Well thought out home plans
- Energy efficient homes
- Environmentally conscious building practices
- Quality craftsmanship
- Commitment to home buyers' satisfaction
- Flexibility in the building process

Payant Homes has accepted awards in the 2007 Parade of Homes for:

- Best Floor Plan
- Best Interior Design & Decorating
- Best Kitchen
- Best Master Suite

Customer Satisfaction... Our Goal, Our Passion.



BUILT GREEN
BUILT BETTER



The Cottages

Maturing Trees & Beautiful Landscaping

Golf Course Community

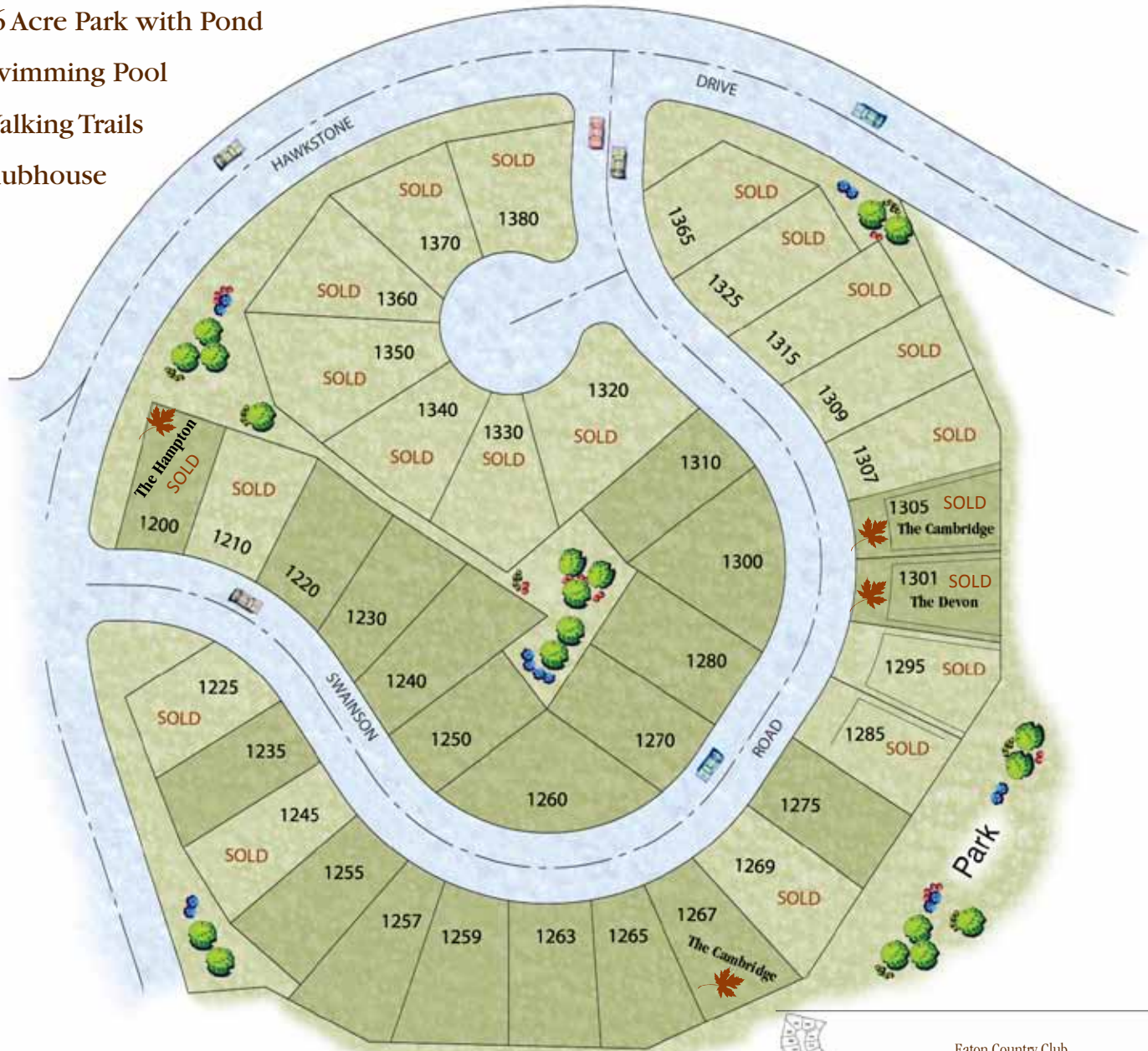
Own Your Golf Cart

16 Acre Park with Pond

Swimming Pool

Walking Trails

Clubhouse



www.payanthomes.com



HAWKSTONE
a place for living



Revised 02/02/10

Standard Interior/Exterior Features

Energy Features:

- 2-stage programmable thermostat
- Energy efficient seal package
- Smart-framing techniques used
- R-38 Attic insulation
- R-15 Blown in fiberglass insulation in exterior walls
- Foam sealant around all mechanical exterior penetrations
- Passive radon mitigation ventilation system
- No maintenance exterior
- Raised heel on roof trusses to allow for additional attic insulation
- Low-E, Double paned insulated glass windows
- Energy efficient egress basement windows per plan
- Full seamless gutters and downspouts with 5' tip outs
- All ductwork joints sealed, full pan return air vents
- Landscaping includes native, low water-use/drought tolerant plants

Structural Integrity:

- Engineered floor joists and steel beams
- Perimeter drain system
- 9' Engineered foundations for the specific site conditions - a licensed engineer reviews soils report, foundation plans and performs open hole inspection

Interior Features:

- Hardwood, tile, vinyl and carpet flooring per plan
- 3 paint colors in main areas of home (trim, walls, ceilings) 2 colors in other areas (trim, walls and ceilings the same)
- Plant shelves and art niche areas per plan
- 2-Panel arch top interior doors-painted
- Painted oversized baseboard trim
- Painted interior door trim
- Drywall wrapped windows with painted window sill
- Satin nickel hardware

Kitchen Features:

- Dishwasher, range, and refrigerator included
- Granite kitchen countertops
- Stainless steel under mounted kitchen sink
- 36" and/or 42" high raised panel alder or oak cabinets with crown molding
- Single handle chrome high rise kitchen faucet with sprayer
- Full ceramic tile backsplash
- Pull-out trash/recycle bins

Bathroom Features:

- One row ceramic tile in bathrooms
- China lavatories
- Chrome faucets in vanity, shower and tub areas
- Satin nickel towel and toilet paper holders
- Elongated toilets in all baths (ADA height)
- Soaker tub in master bath with tile deck
- Full width plate glass mirrors in all bathrooms
- Formica countertops with hardwood edge
- Tile flooring in master bath and guest bath
- 36" high vanities in all baths
- Future basement rough-in plumbing per plan

Comfort Features:

- 40 gallon water heater
- 80% Efficient, 2-stage, variable speed forced air furnace
- 13 Seer A/C Cooling system
- Humidifier
- Dryer Pan
- Smoke detectors in all bedrooms and on each level per code
- Garage door opener with keypad
- CAT5 Wiring
- 5 Telephone jacks
- 4 Cable outlets

- Satellite TV pre-wire
- 2 Ceiling fan pre-wire

Design Features:

- 9' high ceilings in main level
- 9' basement walls
- Raised ceilings per plan
- Wide staircases and hallways
- Square drywall corners
- Drywall knockdown finish on walls
- 36" interior doors per plan
- Beveled hardwood edge on all non-ceramic countertops
- Hardwood flooring in kitchen, dining and great room

Exterior Features:

- Stucco with stone accents
- Vinyl soffit, fascia and door jambs
- Hardboard ceiling on covered patios
- 8' High steel insulated overhead garage door with opener
- Large concrete patios
- 36" Entry door
- 30 Year dimensional asphalt roof shingles
- Roof vents painted to match roof
- Full landscaping



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