

THE  
*Retreat* AT



**PH** Payant  
Homes, LLC

*Customer Satisfaction . . . Our Goal, Our Passion*

**HAWKSTONE**  
*a place for living*

*Build your custom home here and enjoy:*

- Homeowner design flexibility & input
- Up to 5-car garages available
- Complete landscaping
- Maintained yard
- Snow removal
- Extra large lots
- Architectural consistency
- Attention to privacy
- Spacious outdoor living areas

Eaton Country Club



True Custom Homes  
priced from the high \$300,000's



[www.payanthomes.com](http://www.payanthomes.com)  
[www.hawkstonehomes.com](http://www.hawkstonehomes.com)

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**Layne Payant**

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 (970) 454-0883 Eaton office  
(970) 229-0700 Fort Collins office



THE

# Retreat

AT



Built By:



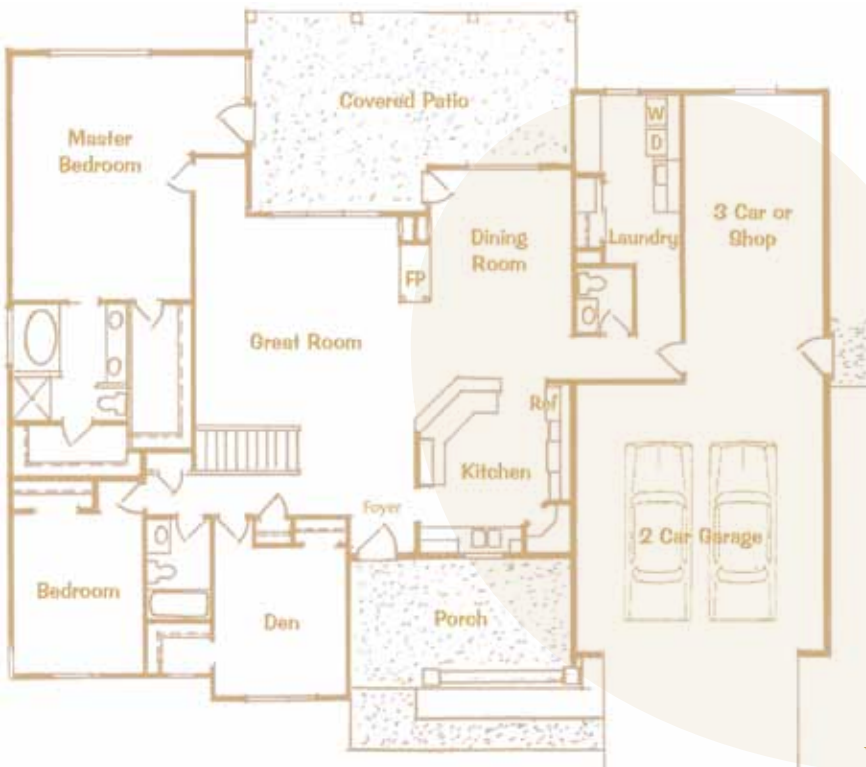
# Payant Homes, LLC

*Customer Satisfaction . . . Our Goal, Our Passion*

## HAWKSTONE

*a place for living*

THE *Rawah*



Sun-Catching Design

2 Bedrooms Plus Den

2 ½ Bathrooms

2104 SQ. FT.

2 Patios, Outside Cooking Area

Beautiful Master Suite

Oversize 3-Car Garage

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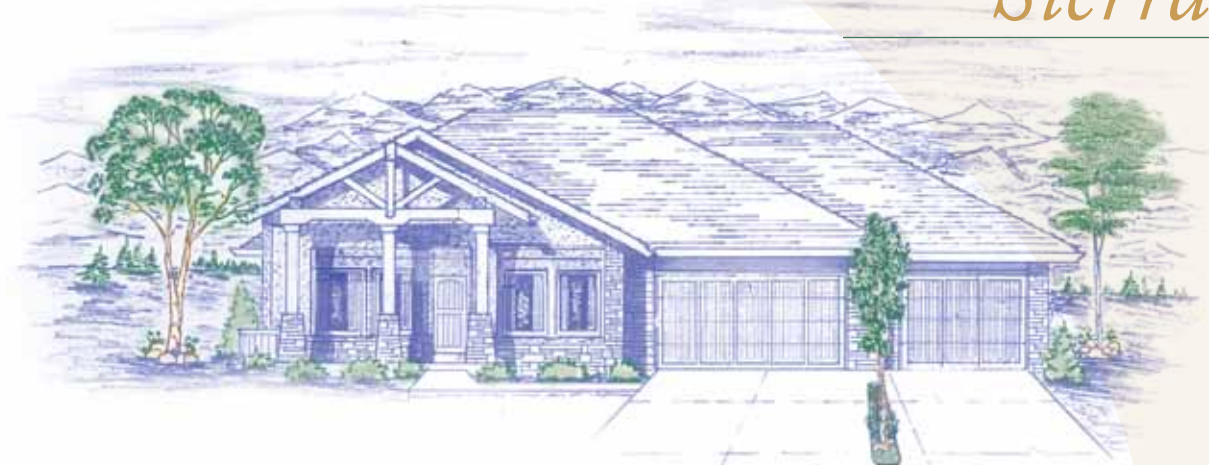
# Payant Homes, LLC

*Customer Satisfaction . . . Our Goal, Our Passion*

## HAWKSTONE

*a place for living*

THE *Sierra*



Sun-Catching Design

2 Bedrooms Plus Den

2 ½ Bathrooms

2985 SQ. FT.

3 Patios, Outside Cooking Area

Beautiful Master Suite

His & Hers Closets

Steam Shower

Oversize 3-Car Garage

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## Payant Homes, LLC

*Customer Satisfaction . . . Our Goal, Our Passion*

### HAWKSTONE

*a place for living*

THE *Cascade*



Sun-Catching Design

3 Bedrooms Plus Den

2 Bathrooms

2450 SQ. FT.

3 Patios, Outside Cooking Area

Beautiful Master Suite

3-Car Garage

Side Load Shop/Garage

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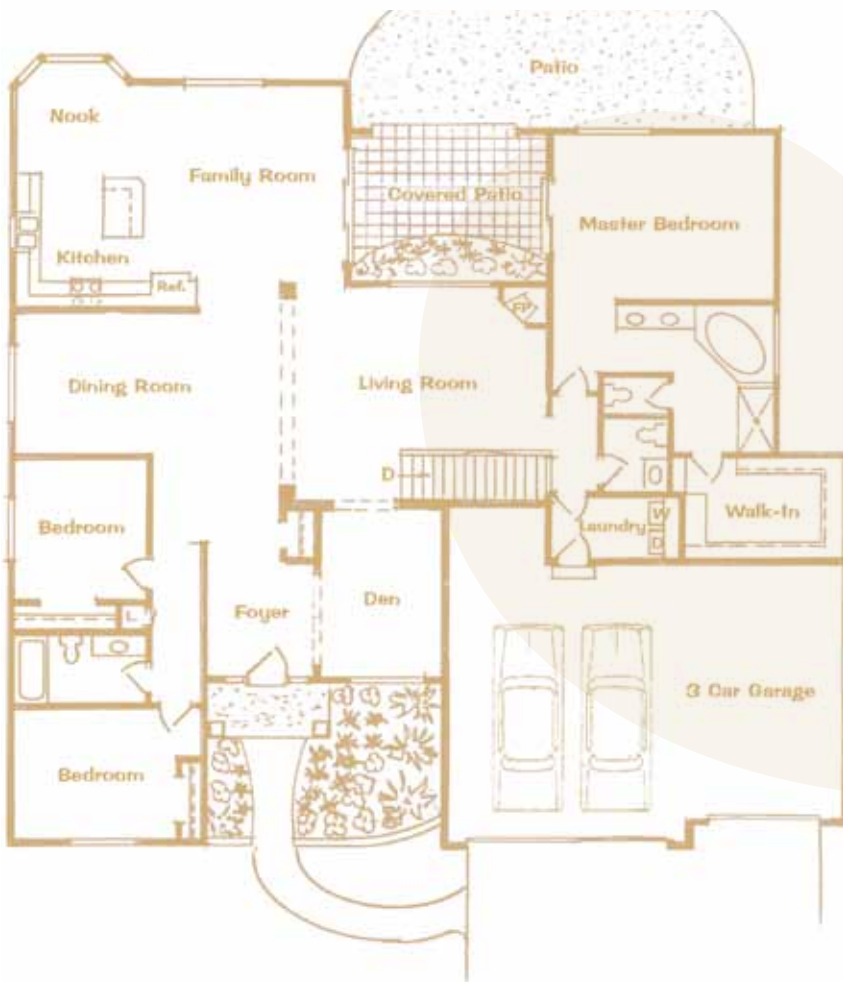


**Payant**  
Homes, LLC

*Customer Satisfaction . . . Our Goal, Our Passion*

**HAWKSTONE**  
*a place for living*

THE *Cameron*



Sun-Catching Design

2 Bedrooms Plus Den

2 ½ Bathrooms

2440 SQ. FT.

3 Patios, Outside Cooking Area

Beautiful Master Suite

Oversize 3-Car Garage

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Homes, LLC**

*Customer Satisfaction . . . Our Goal, Our Passion*

**HAWKSTONE**  
*a place for living*

THE *Kenosha*



Sun-Catching Design

Beautiful Front Courtyard

2 Bedrooms Plus Den

2 ½ Bathrooms

Steam Shower

2750 SQ. FT.

2 Patios, Outside Cooking Area

Beautiful Master Suite

Oversize 3-Car Garage

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*Customer Satisfaction . . . Our Goal, Our Passion*

**HAWKSTONE**  
*a place for living*

THE *Terryall*



Sun-Catching Design

2 Bedrooms Plus Den

2 ½ Bathrooms

2100 SQ. FT.

3 Patios, Outside Cooking Area

Beautiful Master Suite

Oversize 3-Car Garage



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**HAWKSTONE**  
*a place for living*

## THE *Sangre de Cristo*



Sun-Catching Design

2 Bedrooms 2 Bathrooms

2440 SQ. FT.

2 Patios, Outside Cooking Area

Beautiful Master Suite

Oversize 3-Car Garage

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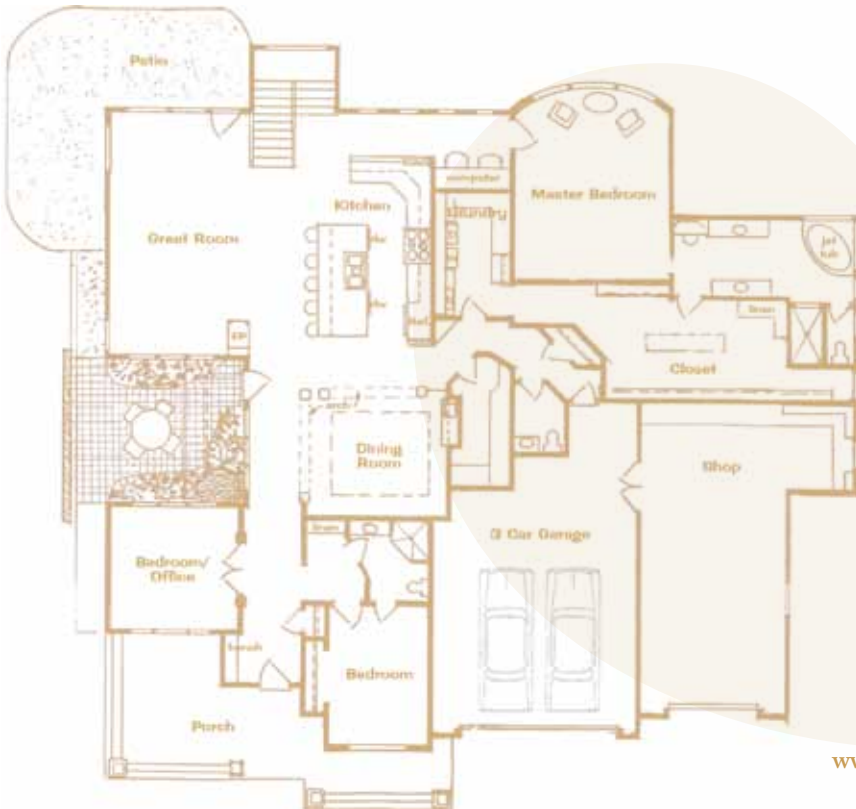


**Payant**  
Homes, LLC

*Customer Satisfaction . . . Our Goal, Our Passion*

**HAWKSTONE**  
*a place for living*

THE *Larkspur*



Sun-Catching Design

Gourmet Kitchen

2 Bedrooms Plus Den

Oversize Walk-in Closet

2 ½ Bathrooms

2950 SQ. FT.

3 Patios, Outside Cooking Area

Beautiful Master Suite

Oversize 3-Car Garage / Shop

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## Standard Features

### Energy Features

- Tankless water heater
- Energy efficient lighting
- 2-stage programmable thermostat
- Energy efficient seal package
- Raised heel on roof trusses to allow for additional attic insulation
- Low-E, double paned insulated glass windows
- All ductwork joints sealed, full pan return air vents
- 90% energy efficient furnace
- Ceiling fan in great room and master bedroom
- Custom wood insulated garage doors with openers and key pad
- 2 x 6 exterior walls for superior strength and insulation
- R-19 blown in fiberglass insulation in exterior walls
- R-38 blown insulation in all ceilings
- Foam sealant around all mechanical exterior penetrations
- Passive radon mitigation ventilation system
- Energy efficient egress basement windows per plan
- Full seamless gutters and downspouts with 5' tip outs
- Landscaping includes native, low water-use/drought tolerant plants

### Structural Integrity

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

### Interior Features

- Hardwood, tile, and carpet flooring per plan
- 3 paint colors (trim, walls, ceilings)
- Welcoming front entry
- Direct vent gas log fireplace(s) per plan with electronic ignition
- 100 amp electrical service disconnects
- Paint grade solid core interior doors (6 panel)
- Paint grade oversized door trim
- Paint grade oversized baseboard trim
- Choice of satin nickel or oil rubbed bronze hardware
- Custom wood handrail
- Decorator rocker switches
- 220 volt service for range/oven and dryer hookups

### Kitchen Features

- Dishwasher, range, microwave over-the-range (vented to the outside)
- Granite kitchen countertops
- Stainless steel under mounted kitchen sink
- Cabinetry with crown moulding
- Alder raised panel cabinets
- Full ceramic tile backsplash in kitchen

### Bathroom Features

- One row ceramic tile in bathrooms
- China lavatories
- Tiled bathroom floors and bath surrounds
- 5 piece master bath
- Raised "backsaver" vanities
- Elongated bowl toilets in all baths

### Comfort Features

- Smoke/CO detectors
- 13 seer A/C cooling system
- Security system pre-wired
- Bedrooms, kitchen and great room pre-wired for cable tv, phone, and CAT5
- Upgraded carpet and pad
- Base and upper cabinets in laundry
- Frost free water faucet in garage and courtyard
- Address sign with light

### Design Features

- 9' Basement walls
- Square drywall corners
- 36" wide interior doors per plan
- Drywall knockdown finish on walls and rosette ceiling texture
- Large closets in master bedroom with ample shelving
- Designed and built to ensure privacy and best sun exposure
- Sun catching private courtyard
- Stamped concrete in courtyard
- Craftsman inspired soffit and fascia
- Covered patio or porch with colored concrete

### Exterior Features

- Stucco with Craftsman wood accented exterior
- 8' Fiberglass insulated Craftsman front door
- Roof vents painted to match roof
- 2 x 4 exterior insulated garage walls
- Professionally landscaped with sprinkler system, Association maintained
- Completely insulated and finished garage with epoxy/coat floor
- Exterior environmental stone, many styles and color choices
- 40 year dimensional asphalt roof shingles
- Dampproofing of foundation walls
- Weatherproof GFI exterior electrical outlets

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Existing Single Family

Existing Single Family

Golf Cart Path

## Lot Premiums

1515 Prairie Hawk Road	\$5,000
1585 Prairie Hawk Road	\$35,000
1595 Prairie Hawk Road	\$35,000
1491 Prairie Hawk Road	\$35,000
1481 Prairie Hawk Road	\$35,000
1471 Prairie Hawk Road	\$40,000
1452 Prairie Hawk Road	\$10,000
1550 Prairie Hawk Road	\$5,000
1451 Prairie Hawk Road	\$5,000
1421 Prairie Hawk Road	\$10,000

True Custom Homes  
priced from the high \$300,000's



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Payant Homes, LLC  
360 Oak Avenue  
Eaton, CO 80615  
Ph: 970-454-3452  
Websites: [www.hawkstonehomes.com](http://www.hawkstonehomes.com)  
[www.payanthomes.com](http://www.payanthomes.com)



Payant Homes, LLC is a Northern Colorado Built Green® builder specializing in building homes from entry level to semi-custom. We build energy efficient and environmentally friendly 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 grow 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:

- Environmentally conscious building practices
- Flexibility in the building process
- Well thought out home plans
- The home buyer's needs are at the top of the list
- Quality craftsmanship
- Follow through after the purchase of your home
- Commitment to home buyers' satisfaction

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

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

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