

OSPREY | $489,900
1707 SF | 4 Bed | 2.5 Bath

DISCOVER YOUR DESTINATION

TO AFFORDABLE,
QUALITY-BUILT HOMES

DESIGN/BUILD SERVICES

YOUR FLOOR PLAN OR OURS,
WE BUILD TO SUIT!

NIGHT HAWK

GRAND JUNCTION, COLOADO

FALCON
$418,900
1522 SF
4 Bed | 2.5 Bath



BLAZE
$418,900
1380 SF
3 Bed | 2 Bath



KESTREL
$379,900
1105 SF
3 Bed | 2 Bath

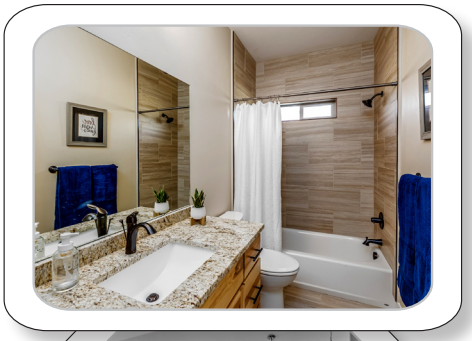


SANCTUARY
$454,900
1642 SF
4 Bed | 2 Bath

NEW BEGINNINGS NEW HOMES
Dreams to Reality

DESIGN • BUILD • CONSULT
PHONE: 970-812-5006 | **WEB:** www.newbeginningsnewhomes.com
ADDRESS: 536 31 1/2 Road · Grand Junction, CO 81504

A-Z REALTY
KC Miller, Realtor
(970) 201-2592
kcgjrealtor@hotmail.com







Welcome!

FIND STYLE & AFFORDABILITY AT NIGHT HAWK

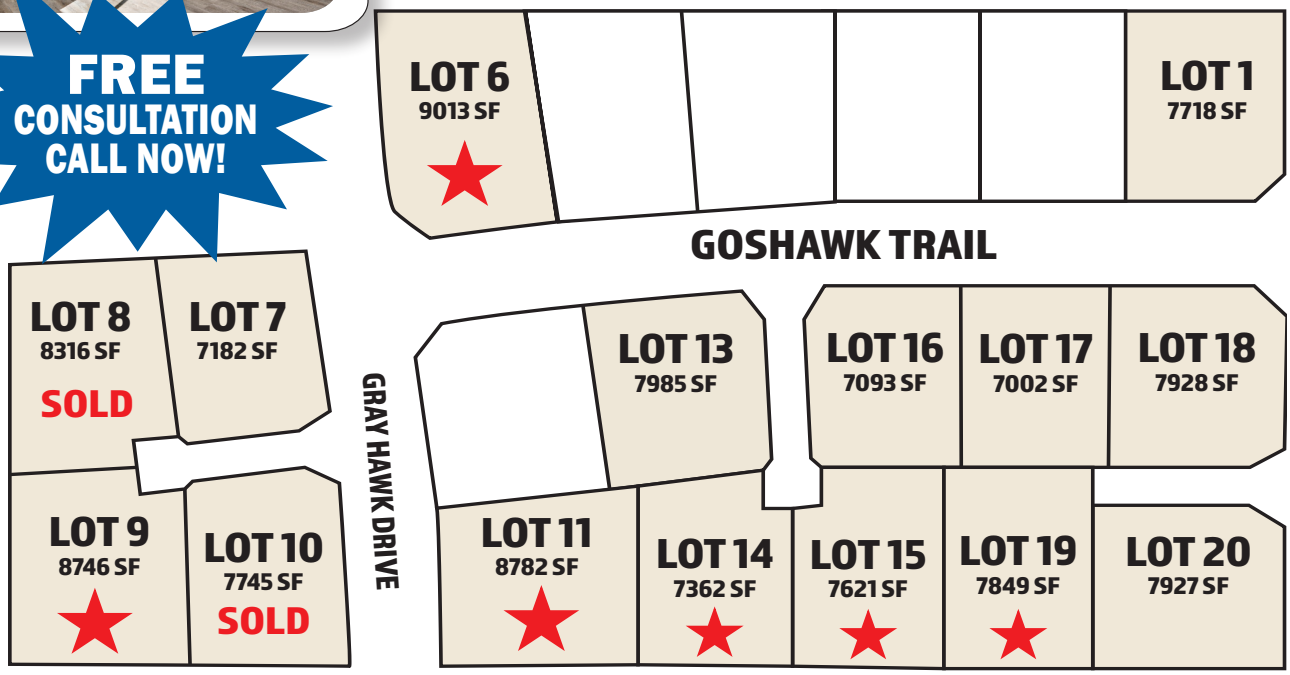
Nestled in Orchard Mesa, Night Hawk presents an exceptional opportunity to experience a harmonious blend of quality, comfort, and affordability.

Our newly constructed homes, challenge the notion of what budget-friendly living can be, all while showcasing the outstanding craftsmanship that defines New Beginnings New Homes.

Choose from four meticulously designed floor plans, each offering a distinctive and welcoming living atmosphere. Whether you envision yourself in a cozy three-bedroom ranch or require the spaciousness of a four-bedroom home, you'll find the ideal layout tailored to suit your unique lifestyle and preferences. Experience the perfect sanctuary to create lasting memories in a home that truly reflects your needs.

NOW TAKING LOT RESERVATIONS
970-812-5006

FREE CONSULTATION CALL NOW!



STAR = PREMIUM LOTS - ADDITIONAL COSTS APPLY
CALL FOR DETAILS - 970-812-5006

NextMortgage

David Koons | Loan Officer | NMLS# 2059931
NextMortgage, LLC | Corporate NMLS# 1937279
(303) 875-3573 | david.koons@nextmortgage.com
www.nextmortgage.com

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STANDARD FEATURES

KESTREL & FALCON

- Low Maintenance Stucco, Cultured Stone Exterior
- Laminate Countertops Throughout House
- Brushed Nickel or Chrome Fixtures/Hardware
- Garage Door with Automatic Opener
- High Efficiency Central Air/Heat
- R-49 Ceiling Insulation, R-30 Wall Insulation
- Double Glazed Low-E Windows
- Limited Lifetime Architectural Shingles
- House Drain Moisture Barrier
- Seamless Gutters and Downspouts, Concrete Patio
- Living Room & Bedrooms Wired for Data
- (2) Ceiling Fans

*Standard Features and Subject to Change and Availability

BLAZE & OSPREY

- Low Maintenance Stucco, Cultured Stone Exterior
- Granite Countertops Throughout House
- Crown Moulding on Cabinets
- Cabinet Hardware
- Oil Rubbed Bronze Fixtures/ Hardware
- Tile Backsplash in Kitchen / Bathrooms
- Tile Shower in Master Bathroom
- Garage Door with Automatic Opener
- High Efficiency Central Air/Heat
- R-49 Ceiling Insulation, R-30 Wall Insulation
- Double Glazed Low-E Windows
- Limited Lifetime Architectural Shingles
- House Drain Moisture Barrier
- Seamless Gutters and Downspouts, Concrete Patio
- Living Room & Bedrooms Wired for Data
- (2) Ceiling Fans
- Covered Patio

*Standard Features and Subject to Change and Availability

Major Appliances Included

- EnergyStar Appliances: Dishwasher, Garbage Disposal
- Gas or Electric Smooth Top Range, Microwave Hood

UPGRADE OPTIONS

New Beginnings New Homes offers fantastic upgrade options! If you're looking for something specific, just let us know, and we'll gladly explore additional possibilities for you!

- Additional Ceiling Fans
- Additional Concrete (Labor & Material)
- Additional Outlets (Electric, Phone, Cable)
- Additional Wall Or Floor Tile
- Solid Surface Countertops
- Granite Countertops
- Carpet Upgrades and/or Pad
- Fence With Gate (6 ft Privacy Vinyl)
- Gas Line For Single Appliance (or BBQ)
- Landscaping & Irrigation
- Oil Rubbed Bronze or Rose Gold Fixtures/Hardware
- Design Plan Changes
- Refrigerator with Ice Maker (18-24cf)
- Tankless Hot Water Heater
- Upgraded Lighting Package
- Tile Backsplash in Kitchen
- Crown Moulding on Cabinets
- Cabinet Hardware
- Covered Patio
- Other Changes Per Request

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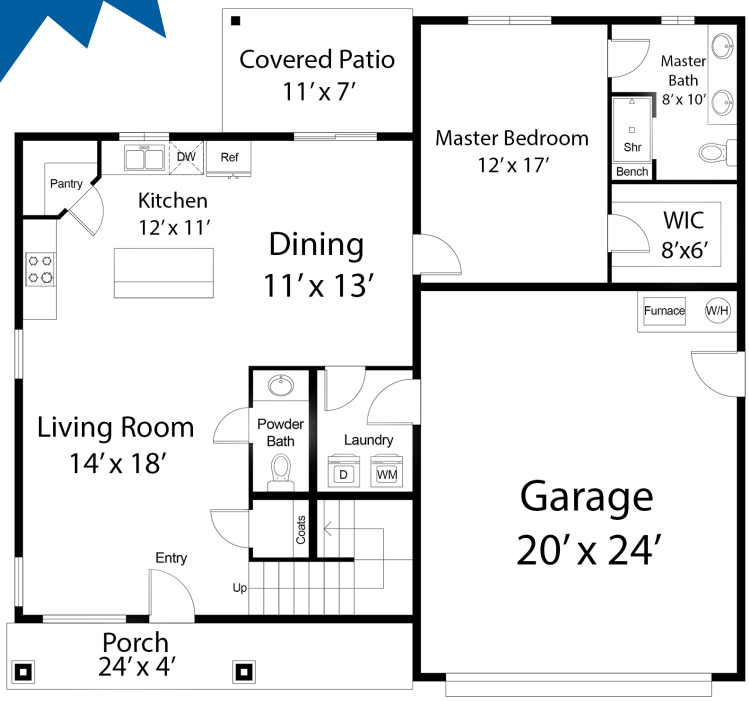
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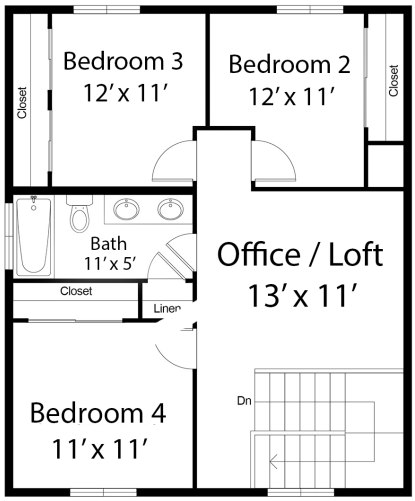
NIGHT HAWK

1707 Sq. Ft.
4 Bedrooms | 2.5 Baths
2 Car Garage

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MAIN LEVEL



UPPER LEVEL

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FALCON

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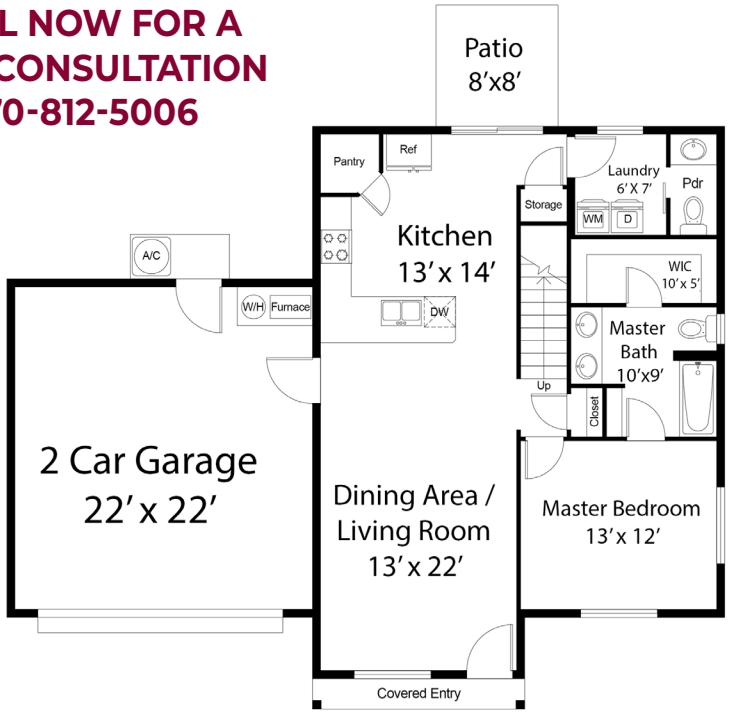
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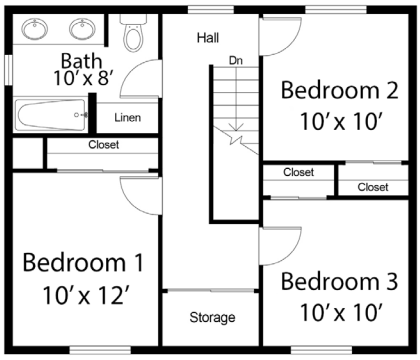
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15 LOTS NOW AVAILABLE!

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MAIN LEVEL



SECOND LEVEL

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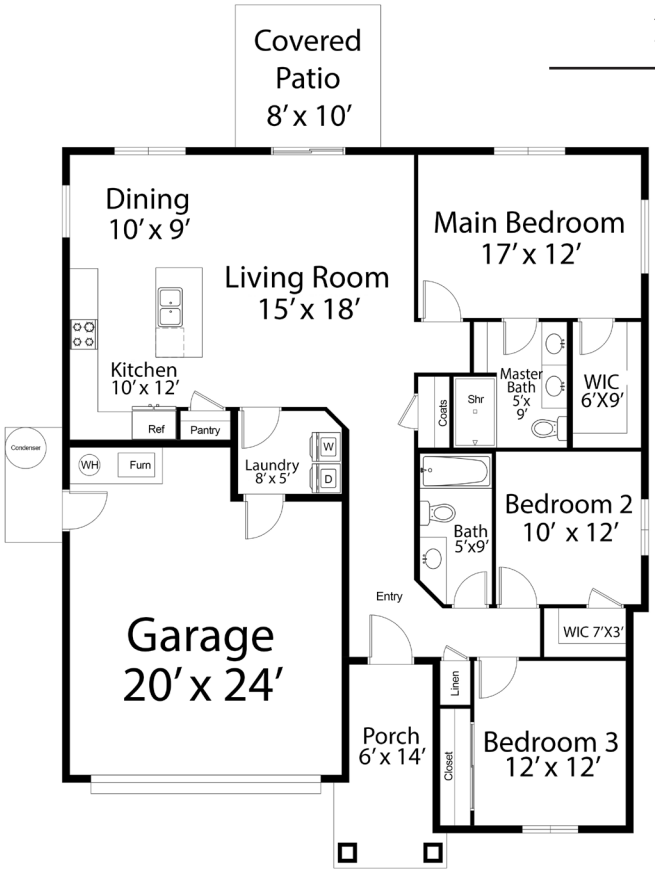
$424,900

1380 Sq. Ft.
3 Bedrooms | 2 Baths
2 Car Garage

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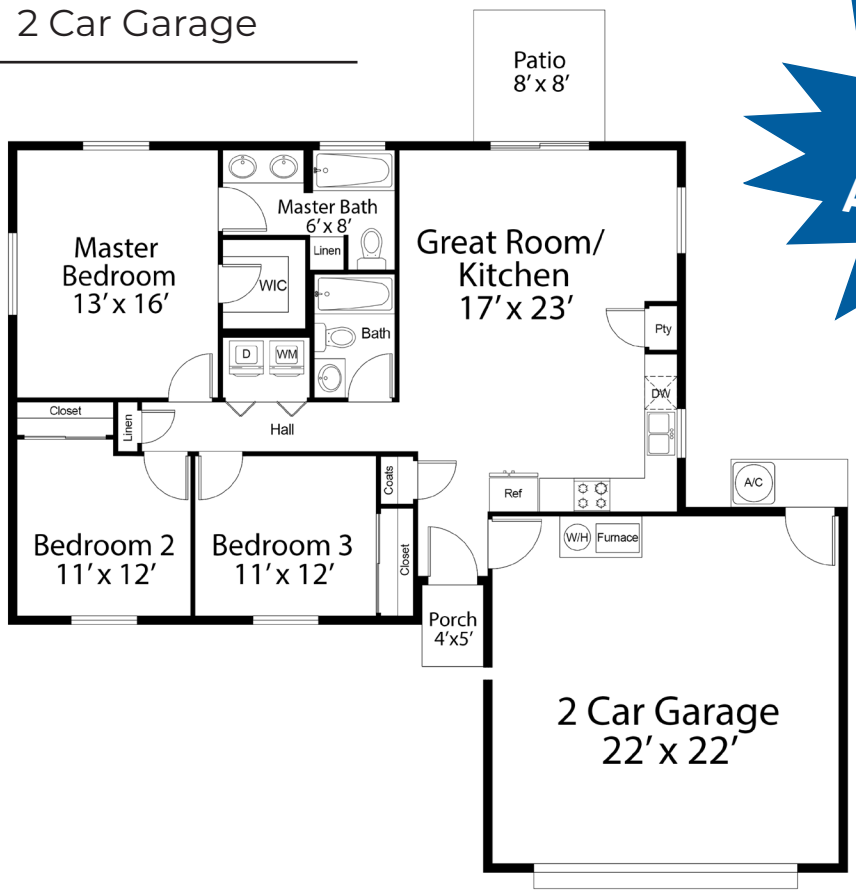
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KESTREL

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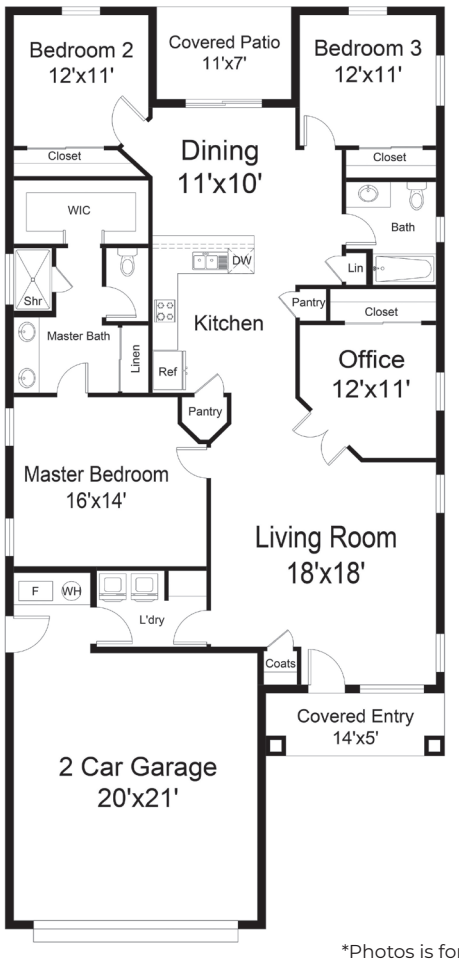
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