



*DISCOVER
YOUR DESTINATION
TO AFFORDABLE,
QUALITY-BUILT HOMES*

**28 LOTS
4 FLOOR PLANS
TO CHOOSE FROM**

STARTING AT \$348,900

 **CLEAR CREEK
MEADOWS**

D 1/2 ROAD & CLEAR CREEK DRIVE, GRAND JUNCTION
BROUGHT TO YOU BY NEW BEGINNINGS NEW HOMES

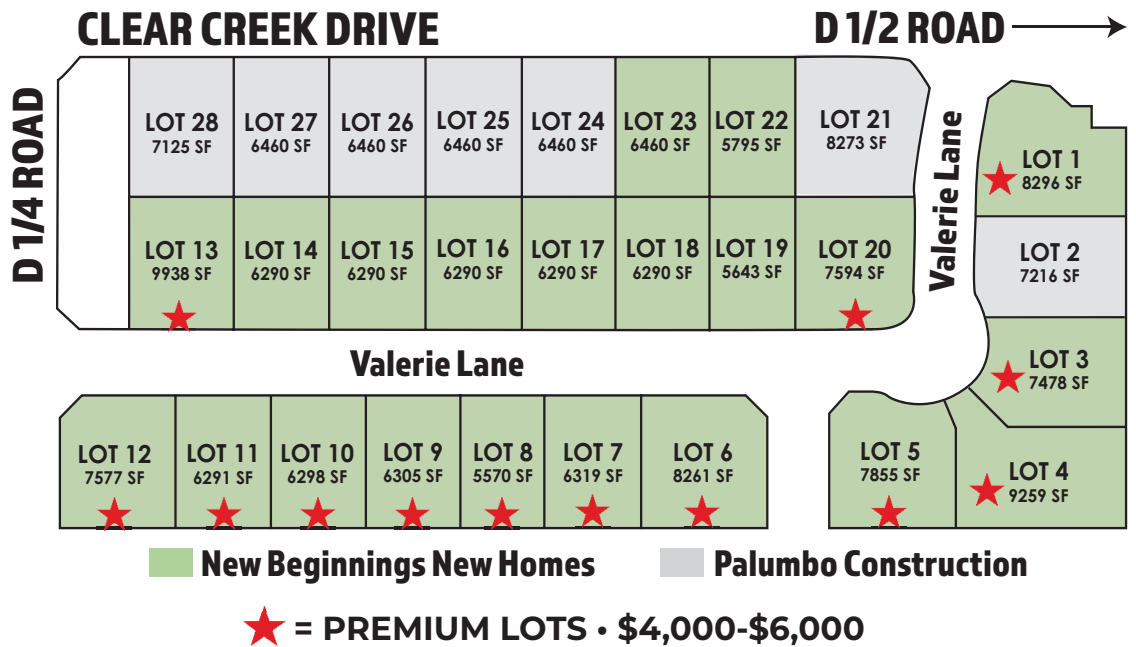
www.clearcreekmeadows.homes

Welcome!

Nestled in a tranquil residential area, just a short drive from downtown Grand Junction, Clear Creek Meadows is designed to provide you with the perfect blend of quality, comfort, and value.

Our new homes are priced in the mid to high \$300's - we've redefined affordability, without compromising on the superior craftsmanship that defines our homes at New Beginnings New Homes.

You can choose from four thoughtfully designed floorplans, each offering a unique and inviting living experience. Whether you desire a three bedroom ranch, or require the additional spaciousness of four bedrooms, we have the perfect layout to suit your lifestyle.

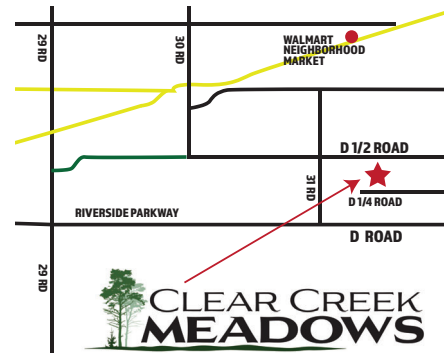


DESIGN | BUILD | CONSULT

536 31 1/2 Road • Grand Junction, CO 81504

WWW.NEWBEGINNINGSNHOMES.COM

www.ClearCreekMeadows.homes



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 (970) 239-1569

84 LUMBER
 Build on what we know.
 779 22 Road
 Grand Junction, CO
 (970) 245-8400



*Photos for example only and do not represent the base model.
Many upgrades available, call for details. Prices subject to change.

FEATURES

STANDARD

- Low Maintenance Stucco, Cultured Stone Exterior
- Granite Counters in Kitchen
- Brushed Nickel Fixtures/Hardware
- Garage Door with Automatic Opener
- High Efficiency Central Air/Heat
- R-38 Ceiling Insulation, R-13 Wall Insulation
- Double Glazed Low-E Windows
- 30 Year Architectural Shingles
- House Wrap Moisture Barrier
- Seamless Gutters and Downspouts, Concrete Patio
- Living Room & Bedrooms Wired for Data
- Primary Bedroom Ceiling Fan

**Standard Features and Subject to Change and Availability*

Major Appliances Included

- EnergyStar Appliances: Dishwasher, Garbage Disposal
- Gas or Electric Smooth Top Range, Microwave Hood
- Double Stainless Steel Kitchen Sink

OPTIONS LIST

The following options may be available through New Beginnings New Homes. Other options may be available upon request.

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

**Optional Features and Subject to Change and Availability*

Castello

Home ... Where Your Story Begins!



Discover the Castello, a brand-new ranch style home that combines comfort and simplicity. This charming home boasts 3 bedrooms, 2 baths, and a cozy 1,306 square feet of living space, all with the convenience of an attached 2-car garage. Experience the ease of single-story living in this modern retreat – your new beginning starts here!

\$348,900*

- 3 Bedrooms
- 2 Baths
- 2 Car Garage
- 1306 SF

NOW TAKING LOT RESERVATIONS!

Call Today To Schedule Your Free Consultation:

970-812-5009



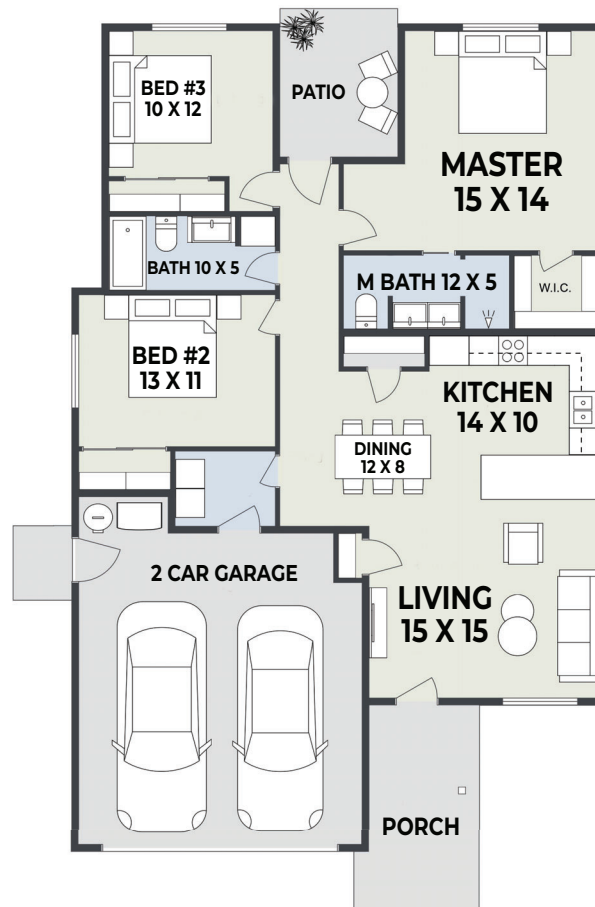
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D 1/2 Road & Clear Creek Drive
Grand Junction, CO

