

**15 LOTS**  
**MANY FLOOR PLANS**  
**TO CHOOSE FROM**



**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!



GRAND JUNCTION, COLOADO



**FALCON**  
**\$459,900**

1522 SF  
4 Bed | 2.5 Bath



**BLAZE**  
**\$424,900**

1380 SF  
3 Bed | 2 Bath



**KESTREL**  
**\$379,900**

1105 SF  
3 Bed | 2 Bath



DESIGN • BUILD • CONSULT

PHONE: 970-812-5006 | WEB: [www.newbeginningsnewhomes.com](http://www.newbeginningsnewhomes.com)

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

**HOMESMART**  
REALTY PARTNERS

KC Miller, Realtor • (970) 201-2592  
[kcjrealtor@hotmail.com](mailto:kcjrealtor@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.

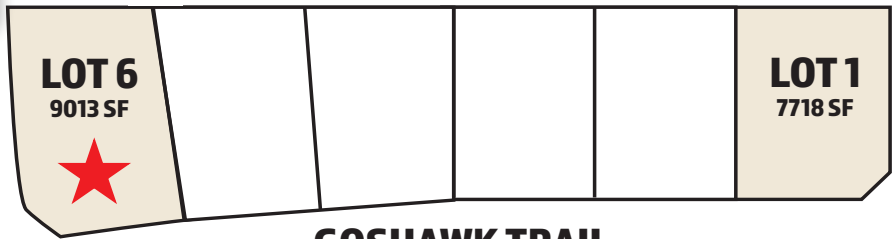
Our newly constructed homes, challenge the notion of what budget-friendly living can be, all while showcasing the outstanding craftsmanship that defines New Beginnings New Homes.

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.

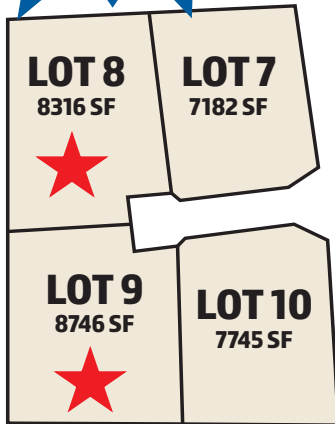
**NOW TAKING LOT RESERVATIONS  
970-812-5006**



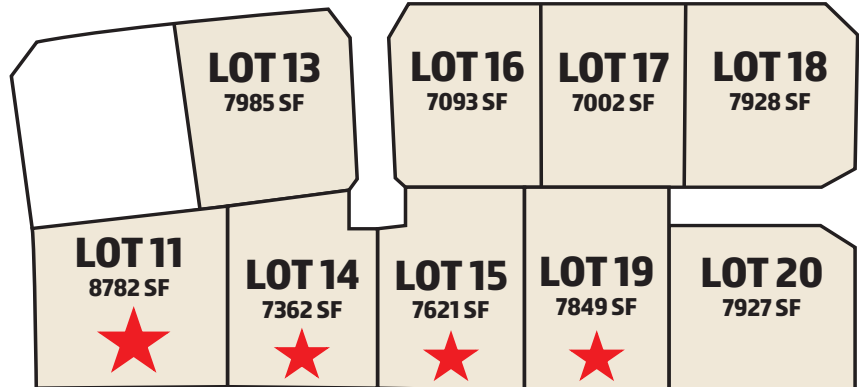
**FREE  
CONSULTATION  
CALL NOW!**



### GOSHAWK TRAIL



GRAY HAWK DRIVE



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



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



# OSPREY

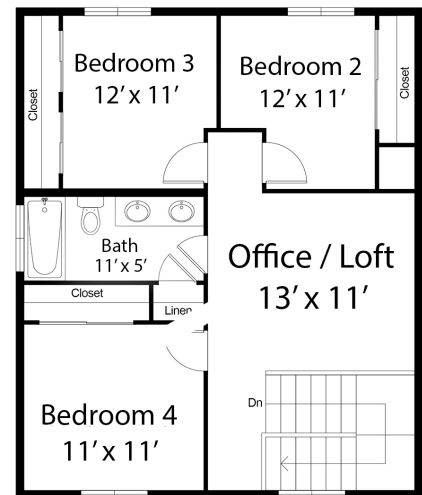
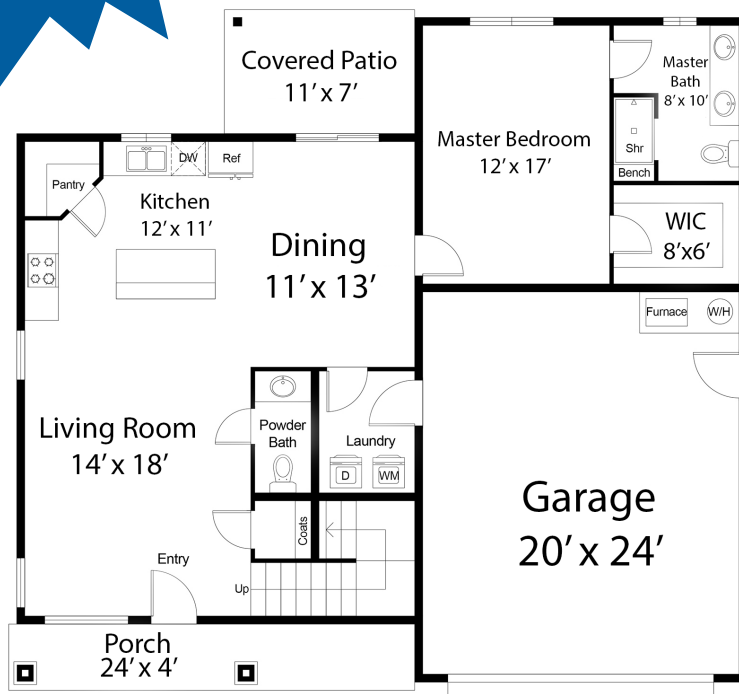
## \$489,900

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

**FREE  
CONSULTATION  
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**WE ARE NOW TAKING  
LOT RESERVATIONS!  
970-812-5006**





# FALCON

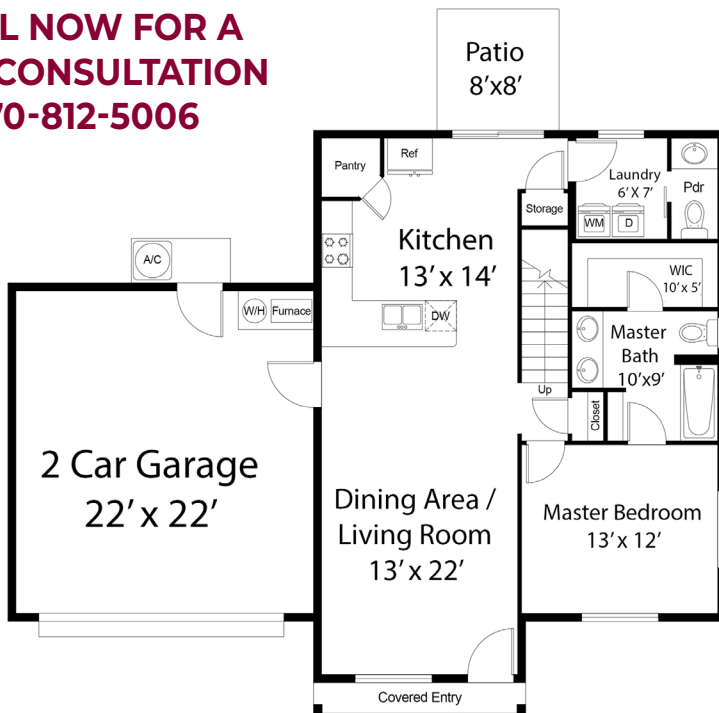
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1522 Sq. Ft.  
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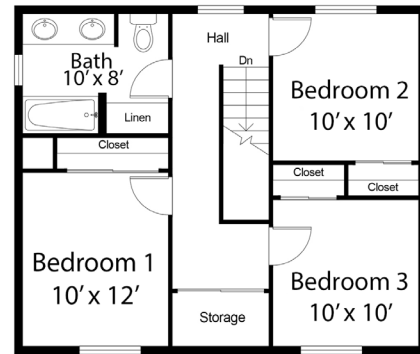
**CALL NOW FOR A  
FREE CONSULTATION  
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Located In Orchard Mesa  
Grand Junction, CO



MAIN LEVEL



SECOND LEVEL



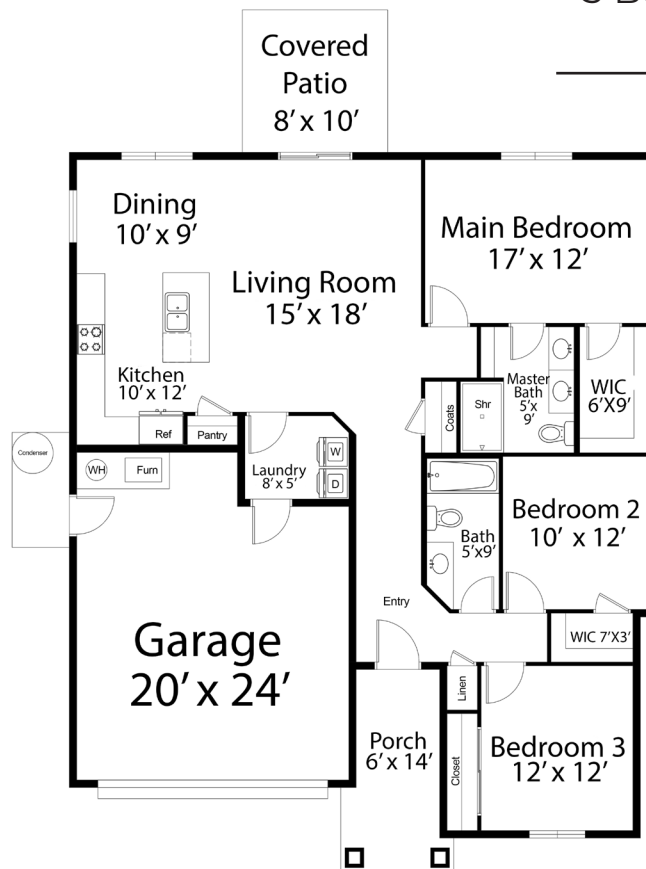
# BLAZE \$424,900

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

**FREE  
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Grand Junction, CO



**WE ARE NOW  
TAKING LOT  
RESERVATIONS!**

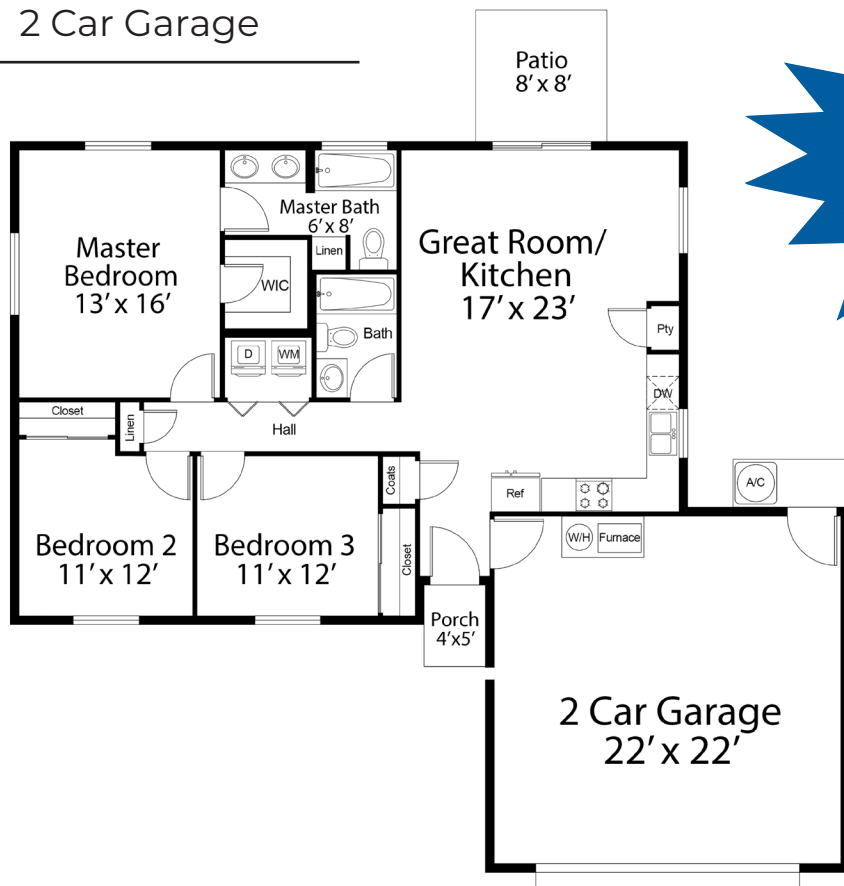
\*Photos is for example only. Base price is subject to change.



# KESTREL

## \$379,900

1105 Sq. Ft.  
3 Bedrooms | 2 Baths  
2 Car Garage



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NOW  
AVAILABLE!**



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Grand Junction, CO

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