



PROVINCE
Building Homes of Excellence

Web Brochure Bison Ridge

Bison Ridge (Area and Detail Map)

Situated in the heart of Northern Colorado, our available lots provide easy access to Fort Collins, Loveland, Windsor, Greeley, regional shopping and I-25 with a short 50 minute drive to Denver International Airport (DIA). If you've been looking for the perfect place to call home, visit the Province model home at BISON RIDGE today for your tour of our new and exciting development at HIGHPOINTE ESTATES. Our plans are innovative and exciting, offering luxurious master suites, gourmet kitchens, and large patios to enhance outdoor living.

Area Map

Detail Map

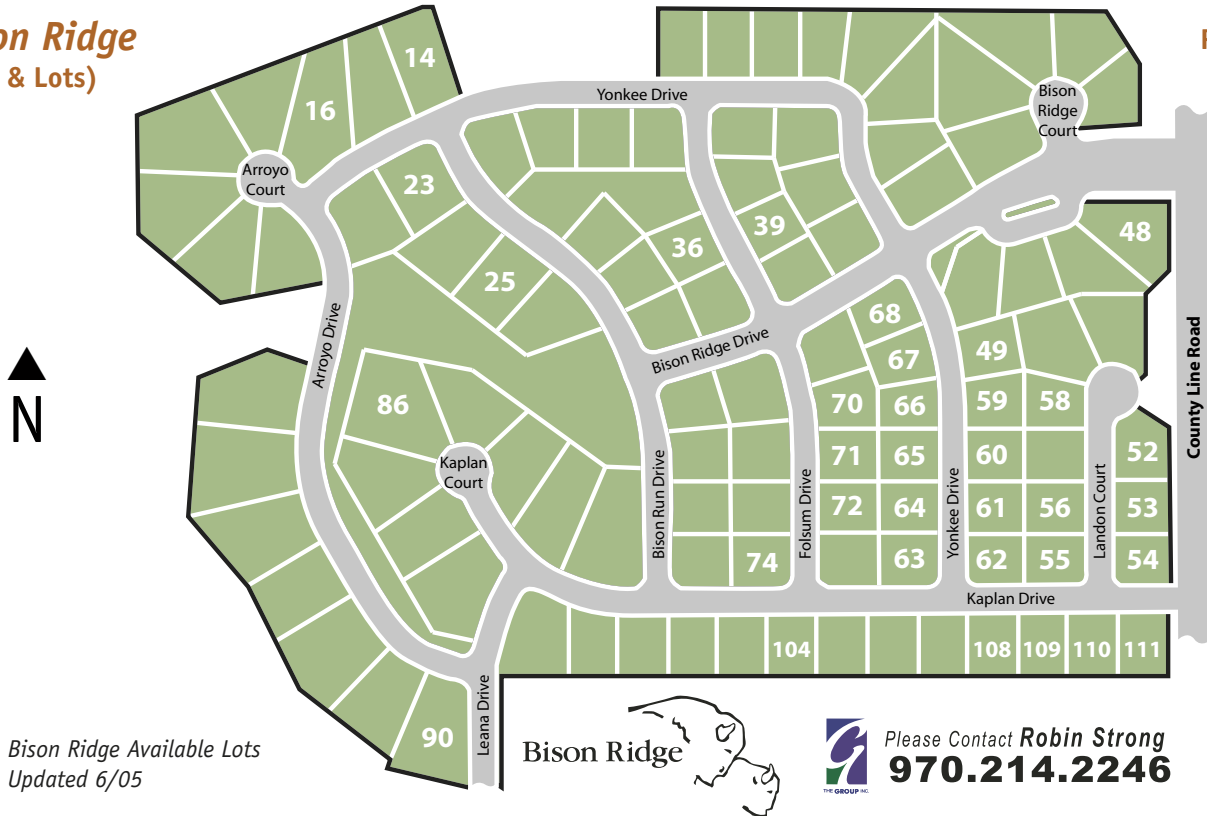


Points of Interest, 1 Hour or Less Drive

- ✓ Rocky Mountain National Park, Estes Park, Poudre Canyon, Carter Lake, Horsetooth Lake...
- ✓ Denver International Airport
- ✓ Universities: CSU, CU, UNC & DU
- ✓ Community Shopping: Fort Collins, Loveland, Windsor and Greeley
- ✓ Retail (Superstore) Shopping at I-25 & Hwy 34
- ✓ Major Medical and Technology Employers
- ✓ Budweiser Event Center, Pepsi Center, Coors Field. Denver Art Museum



**Bison Ridge
(Plat & Lots)**



Bison Ridge Available Lots
Updated 6/05

Bison Ridge



Please Contact **Robin Strong**
970.214.2246

Status	Lot #	Style*	Sq Ft	Lot Premium	Status	Lot #	Style*	Sq Ft	Lot Premium
Sold	Lot 14	W	19,343	\$75,000	Sold	Lot 63	BG	11,414	\$6,000
Sold	Lot 16	W	23,337	\$75,000	Sold	Lot 64	BG	11,500	\$7,000
Sold	Lot 23	W	17,848	\$80,000	Sold	Lot 65	BG	11,500	\$7,000
Sold	Lot 25	W	17,666	\$135,000	Sold	Lot 66	BG	10,162	\$7,000
Sold	Lot 36	BG	12,018	\$8,000	Sold	Lot 67	BG	11,079	\$7,000
Sold	Lot 39	A	11,221	\$4,000	Sold	Lot 68	B	11,651	\$10,000
Sold	Lot 48	B	19,291	\$4,000	Sold	Lot 70	A	12,198	\$3,000
Sold	Lot 49	A	11,838	\$2,000	Sold	Lot 71	A	11,511	\$3,000
Sold	Lot 52	AG	13,435	\$0	Sold	Lot 72	A	11,500	\$3,000
Sold	Lot 53	M	11,000	\$0	Sold	Lot 74	BW	11,414	\$10,000
Sold	Lot 54	M	10,914	\$0	Sold	Lot 86	W	28,372	\$90,000
Sold	Lot 55	A	11,414	\$5,000	Sold	Lot 90	W	23,717	\$135,000
Sold	Lot 56	AG	11,500	\$5,000	OPEN	Lot 97	W	121,731	\$195,000
Sold	Lot 58	AW	11,062	\$8,000	Sold	Lot 104	B	11,186	\$4,000
Sold	Lot 59	A	11,696	\$2,000	Sold	Lot 108	B	11,445	\$8,000
Sold	Lot 60	A	11,500	\$2,000	OPEN	Lot 109	I	11,510	\$6,000
Sold	Lot 61	I	11,500	\$2,000	Sold	Lot 110	B	11,575	\$4,000
Sold	Lot 62	A	11,414	\$3,000	Sold	Lot 111	B	11,636	\$0

*Style A - Ranch 1800 SF, 2-Story 2100 SF
G - Garden

B - Ranch 2000 SF, 2-Story 2300 SF
I - Inventory Home/Bridgeford

W - Walkout

Province, Inc. is proud to present “Colorado Homes of Excellence”, offering many custom features, such as gourmet kitchens, relaxing master suites, fireplaces and open floor plans. Each house can be customized with your own personal touches to become the home you’ve always dreamed of.



Welcome to Bison Ridge, a small community nestled among the arroyos of Windsor, with large lots and plenty of mountain views.

Construction Standards and Warranties

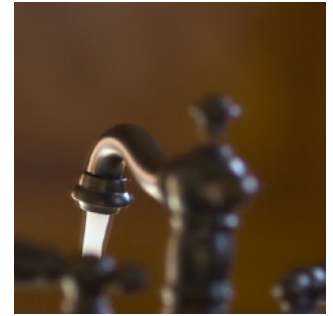
- ✓ Copper Water Supply Throughout Home
- ✓ First Year Comprehensive Warranty
- ✓ Engineered Roof Trusses
- ✓ Silent Floor System
- ✓ Foundations Engineered and Inspected by Licensed Engineer
- ✓ 3000 PSI Concrete
- ✓ Full, Unfinished Basements with Bath Rough-in

Distinctive Exteriors

- ✓ Liberal Use of Brick on All Elevation Fronts
- ✓ Anderson Double-Glazed Wood-Clad Casement Windows
- ✓ Architecturally Controlled Color Schemes
- ✓ Choice of Window Grids on Elevation Fronts
- ✓ 30-year “High Definition” Asphalt Shingles
- ✓ Many Oversized and Architectural Windows
- ✓ Architectural Detailing on All Elevations
- ✓ Durable, Energy Efficient, Insulated, Fiberglass, 6-Panel Entry Door, Satin Chrome Handle Set
- ✓ Deadbolt Locks on All Entry Swing Doors
- ✓ Pre-primed, Seamless Gutters and Downspouts
- ✓ Two-car Attached Garage
- ✓ Low Maintenance, Raised Panel Garage Doors with Top Panel Having Windows
- ✓ Concrete Entry Walk, Driveway and Large Patio
- ✓ Two Frost Proof Exterior Faucets

Elegant Interiors

- ✓ Dramatic Entries with Red Oak Wood Floors
- ✓ Nine Foot or Higher Ceilings; Many Rooms with Ceiling Treatments
- ✓ Choice of Raised-Panel Painted Interior Doors with Satin Chrome Lever Handles
- ✓ Easy to Clean Painted Woodwork
- ✓ Post-to-Post Stained Wood Handrail System
- ✓ “Knockdown” Wall and Ceilings Texture
- ✓ Bullnose “Rounded” Drywall Corners
- ✓ Sealed Gas Log Fireplace(s)
- ✓ Generous Use of Red Oak Flooring in Kitchen, Nook and Hearth rooms
- ✓ Large Selection of Plush Carpet
- ✓ “100% New” “ ” 6 lb. Pad
- ✓ Large Walk-in Master Bedroom Closets with Built-in Shelving
- ✓ Base and Upper Cabinetry in Laundry Room with Drop-in Laundry Tub



Refined Baths

- ✓ Luxurious 5-Piece Master Bath with “Jacuzzi” Soaking Tub (non-jetted)
- ✓ Raised “Back Saver” Vanities in Master Bath
- ✓ Delta “Innovations” Chrome Faucets
- ✓ Oval China Lavatories
- ✓ Large Pedestal Lavatories in Powder Room
- ✓ Choice of White, Biscuit or Almond Fixtures
- ✓ Elongated Bowl Toilets in All Baths
- ✓ Two-40 gallon Quick Recovery Hot Water Heaters
- ✓ The Safety of Pressure Balanced Valves on Showers

Gourmet Kitchens

- ✓ Choice of Tharp Custom Oak or Alder Raised Panel Cabinets with Crown Molding and Knobs
- ✓ Full-Tile Backsplash
- ✓ Red Oak Flooring in Kitchen and Nook Areas
- ✓ Cast Iron Sink
- ✓ Delta “Innovations” Single-Handle Chrome Faucet with Sprayer
- ✓ Laminate Countertops with Beveled Wood Edging
- ✓ GE Smooth-Top Electric Range and Oven
- ✓ GE Spacemaker Microwave/ Hood Combo
- ✓ GE Nautilus Dishwasher with Electronic Controls and QuietPower
- ✓ Choice of White, Bisque or Black Appliances
- ✓ Waterline to Refrigerator
- ✓ 1/2 Horsepower Garbage Disposal

Energy Saving Features

- ✓ Low-E Glass on All Above Ground Windows
- ✓ Carrier 80% Efficient Gas, Forced –Air Furnace
- ✓ R-30 Ceiling Insulation
- ✓ R-13 Exterior Wall Batten Insulation
- ✓ Vapor Barrier on All Exterior Walls
- ✓ Exterior Caulking Around Doors and Windows
- ✓ Foam Sealant in All Mechanical Penetrations

Electrical

- ✓ Liberal \$2000 Lighting Fixture Allowance
- ✓ Category 5E Wiring
- ✓ Four Television Outlets and Four Phone Outlets
- ✓ Pre-Wired for Future Air-Conditioning
- ✓ Pre-Wire for Two Future Ceiling Fans
- ✓ Recessed Can Lighting in Kitchen and Other Selected Areas
- ✓ Two GFI Outlets in Garage
- ✓ Four-Plex Outlets for Entertainment Center Site
- ✓ 150 AMP Electrical Service to House