SOPRIS HOMES LLC

EXCELLENCE IN HIGH PERFORMANCE LUXURY LIVING

Get ready for a home buying experience you never thought was possible from a new home builder!

HOMES DESIGNED AND BUILT FOR THE WAY YOU REALLY LIVE

committed to
EXCELLENCE

HBA of Metro Denver Urban Infill Home of the Year

Everybody talks about quality. At Sopris, we pride ourselves on going beyond quality and focusing on excellence. You get a team of perfectionists passionately committed to designing and building your dream home or upgrading your existing home.

Our goal is to work closely with you to create timeless designs, both inside and out. We know your new home must be inviting and comfortable as well as a personal statement about you and your lifestyle.

Our team of leading architects, engineers, interior design consultants and exterior colorists will create your perfect blend of art and science.

We take great pride in the luxury homes we build and our collective achievements; including being one of the first U.S. EPA's exclusive Energy Star builders in the state. We construct all of our homes to exceed the latest International Energy Conservation Code. In addition, all Sopris homes are rigorously performance tested and carry the Energy Star label.

These collective standards create a safer, more comfortable and longer lasting home that has greater value to you and your family. And then we guarantee it!

Buyers can choose to work with our architect, or choose from an innovative portfolio of custom floor plans insightfully designed for the way you really live. Sopris will also build on your lot, or choose from a home site in one of our featured Boulder, Northern Colorado or greater Denver Communities. No matter what you choose, you will enjoy the benefits of Sopris' superior and streamlined building processes and cost efficiencies.

Sopris Homes offers comfort and energy usage guarantees in the homes we build. By guaranteeing no more than three-degrees temperature variance between rooms, your Sopris home will have a more comfortable living environment with reduced energy costs.

I hope you will take a few moments to learn more about Sopris through this brochure, via our web site, www.soprishomes.com, calling me by phone at 303-527-0000 or visiting our sales office.

Thank you for your interest in Sopris.

John Stevens
President

THIS IS WHAT YOU CAN *expect from* SOPRIS HOMES

"While I know Kim and I can sometimes be very demanding and tough to please, the bottom line is that you designed and built our dream home on budget and ahead of schedule and we love it. It's just taken us a couple of weeks to recover from the stress of moving! I would certainly be enthusiastic about talking with any potential homeowners that you would be working with. While I am biased, I find it hard to believe that there are many homes out there that are more beautiful yet as energy efficient as our home."

Brian and Kim N.

"Looking back over the entire endeavor, I can say with complete certainty, that there is nobody else I would rather contract with to build a new home."

Stephen S.

- An individual and highly personalized building process for your home.
- The benefits of custom builder flexibility with volume builder efficiencies.
- Personalized service and guidance throughout the entire process.
- Established communication guidelines that enable us to understand your expectations every step of the way.
- Ability to customize your dream home's exterior and interior design and finishes.
- One of the most comprehensive 7-Year limited warranties in the industry.
- A perfectionist minded team committed to building long-lasting relationships.

And above all else, Sopris homes are designed for the way you really live, with a place for everything and everyone. Homes that feel warm, comfortable and function ideally for entertaining and daily living with features like the Owner's Entry with places for coats, back packs, sports gear and mail. Our signature Home Centers provide a logical space for everything from menu planning and bill paying to project room and homework stations.

SOPRISHOMES.COM

Built Better,

So well in fact, we'll even guarantee your comfort and energy usage.

THE COMFORT AND ENERGY USAGE GUARANTEE

The confidence in our engineering, materials, and workmanship, allows us to guarantee the temperature in your home will not vary more than three degrees between rooms and the energy you use to heat and cool your home will not exceed a guaranteed usage.

QUALITY ASSURANCE

We employ rigorous procedures and tests to ensure the quality of your home every step of the way:

- Licensed Engineers design and inspect your home's structure from top to bottom throughout construction including soils, grading and drainage, stucco, insulation and energy efficiency.
- All Sopris employees, including office staff, walk through each and every home to ensure 100% completeness in every detail at time of delivery. We also employ a dedicated warranty department with no other responsibilities but to ensure your home is complete and up to our high standards.

LEADERSHIP

Sopris was one of the first Colorado Builders to use:

- Home Centers
- Silent Floor Systems
- High performance Low-E windows
- Pre-wire w/high-speed data connections
- Computer analysis to predict and improve energy efficiency
- Energy efficient framing techniques
- Testing of the ductwork and thermal envelope to ensure super energy efficiency.

In all of our homes...

BUILT GREEN™ · ENERGY STAR PARTNER · BGBG MEMBER · Member NAHB National Association of Home Builders

BETTER-INSULATED SHELL

Every exterior wall is sprayed with superior high-tech insulation (no fiberglass insulation batts here!). Floors above garage ceilings are dense-packed with blown insulation to ensure full coverage, eliminating the chance for outdoor air to bypass insulation as well as reducing outside noise.

TIGHTER CONSTRUCTION

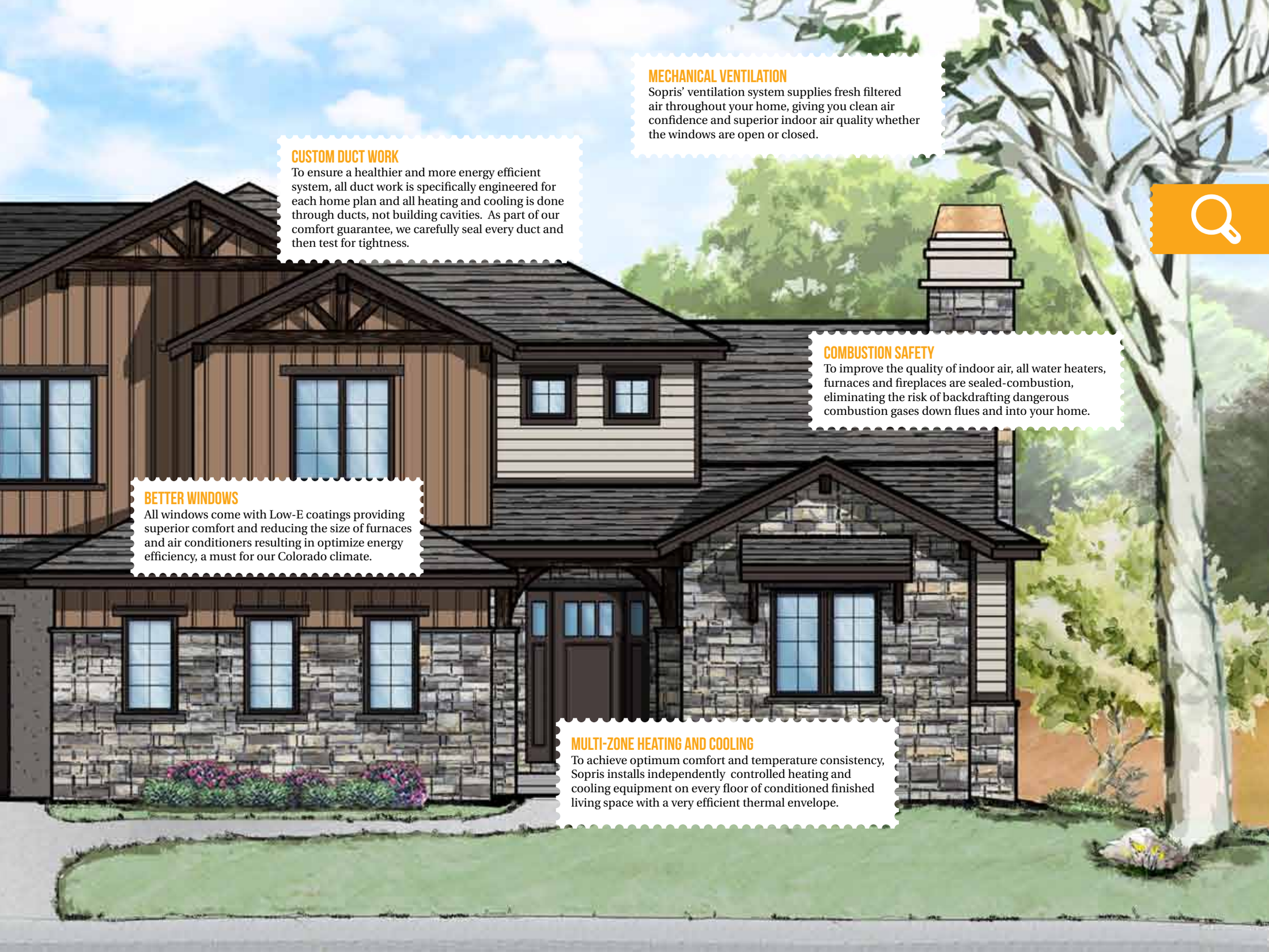
We give priority attention to sealing traditional problem areas such as cantilevered floors, house and garage connections, attic passageways and bathtubs, fireplace and exterior walls. Prior to closing, every home is "tightness tested" to Sopris' – and your – high standards.

HIGH-EFFICIENCY EQUIPMENT

The furnaces we install exceed 90 percent efficiency and air conditioners are 13 SEER minimum. Heating and cooling equipment are right-sized according to detailed energy calculations to maximize efficiency, performance and comfort.

EXTERIOR DRAINAGE PLANE

Offering a major durability and mold prevention advantage, we install drainage planes to avoid water infiltration. Your home will be covered with a layer of waterproof material behind all siding, stucco and masonry, significantly reducing potential leakage and mold problems from rain and snow.



MECHANICAL VENTILATION

Sopris' ventilation system supplies fresh filtered air throughout your home, giving you clean air confidence and superior indoor air quality whether the windows are open or closed.

CUSTOM DUCT WORK

To ensure a healthier and more energy efficient system, all duct work is specifically engineered for each home plan and all heating and cooling is done through ducts, not building cavities. As part of our comfort guarantee, we carefully seal every duct and then test for tightness.

COMBUSTION SAFETY

To improve the quality of indoor air, all water heaters, furnaces and fireplaces are sealed-combustion, eliminating the risk of backdrafting dangerous combustion gases down flues and into your home.

BETTER WINDOWS

All windows come with Low-E coatings providing superior comfort and reducing the size of furnaces and air conditioners resulting in optimize energy efficiency, a must for our Colorado climate.

MULTI-ZONE HEATING AND COOLING

To achieve optimum comfort and temperature consistency, Sopris installs independently controlled heating and cooling equipment on every floor of conditioned finished living space with a very efficient thermal envelope.

The Sopris

SERVICE COMMITMENT

We can talk about having negligible punch lists at closing, meeting your expectations every step of the way, and backing up our work with a dedicated warranty department and one of the strongest 7-Year limited warranties in Colorado.

Sopris' commitment does not end at the time of delivery. We continue to stay in touch and initiate post-closing inspections through our warranty department to make sure everything is in working order.

Our commitment to the value of your home is evident not only in price, but in every aspect of location, design, engineering, construction, and quality assurance that goes into each and every home we build.

Beyond rhetoric - you'll see us start to finish and beyond!

"From start to finish, this has been an extremely pleasurable experience that far exceeded our expectations. Sopris' primary goal has been clearly evident throughout the process – 100% customer satisfaction. We couldn't be more satisfied with the way our new home has turned out! The Sopris team was extremely flexible throughout each phase of the construction and the patience and expertise of your design team was critical in helping us to finalize specific modifications to suit our individual needs."

"Following the closing transaction, the Sopris team has provided meticulous attention to detail to ensure uncompromising standards are maintained during the warranty period. Prompt and courteous service is the norm, and the team has gone "beyond the call of duty" on numerous occasions to help maintain this standard. Clearly, no detail is too small to escape their attention.

We honestly can't imagine enjoying a more satisfying home building experience – thanks for everything!"

Mike and Kristin B.

"Cindie and I would like to express our appreciation to you and all those at Sopris who were involved in the construction of our new home. From the design process through completion of the construction, we found everyone to be courteous, accommodating to our requests and a pleasure to work with.

One of the things that was particularly impressive was your effort to make sure the house was totally finished with few, if any, punch list items at the time of closing. The few punch list items we did have were taken care of promptly and left us felling very happy and satisfied with the whole process."

Terry and Cindie S.

BUYING CHOICES

Our commitment to excellence begins by offering you a range of options and cost efficiencies to maximize your investment for years to come.

Your choices include:

ONE OF OURS

Choose one of our homes from our extensive portfolio of ranch and two-story models.

ALL ABOUT YOUR STYLE

We can quickly and efficiently modify our portfolio home designs to best suit your taste with a wide array of designer, comfort and convenience selections throughout your new home.

TOTALLY CUSTOM

Let Sopris build your custom dream home on your lot and take advantage of our superior and streamlined building processes that offer time and cost efficiencies. Take advantage of our in-house architectural design team or we can partner with your architect and add efficiencies to their design.

Avon Model by Sopris Homes

Modifying our plans to more specifically suite your individual preferences is never a hassle with Sopris as design and engineering are in-house making the process very efficient.

INDIVIDUAL *as* YOU ARE

"One of the reasons we fell in love with the home is that the quality of both materials and workmanship. Everything has been done first class! Coming from our production home in Parker, we can really see the importance of stepping up in quality. With this quality comes the amenities of a custom home. Little things like closets, cabinets, and outlets where they should be. We have all owned homes where we have wished for things after the purchase. This has not been the case with our home!

Your policy of having an orientation with your staff before the closing date is outstanding. This procedure catches all of the minor problems that catch the eye of the buyer and fixes them before they become an issue.

My final comment would be the quality of your staff. Great people! I enjoyed every encounter."

Keith D.

DESIGNED AND BUILT FOR THE WAY YOU REALLY LIVE

Most of our homes include custom cabinetry (hand-rubbed stain, 7-step finish, extensive use of deep drawers, staggered depth tall uppers, crown and bottom moldings and wood ends), comfort and energy use guarantee, owner's entry (with bench, closet and drop off station), 3-car garage, luxury master baths and functional home centers (per plan) that fit the way you live in your home.

IF YOU'RE GOING TO LIVE SOMEWHERE,
why not make it someplace
REALLY GREAT?

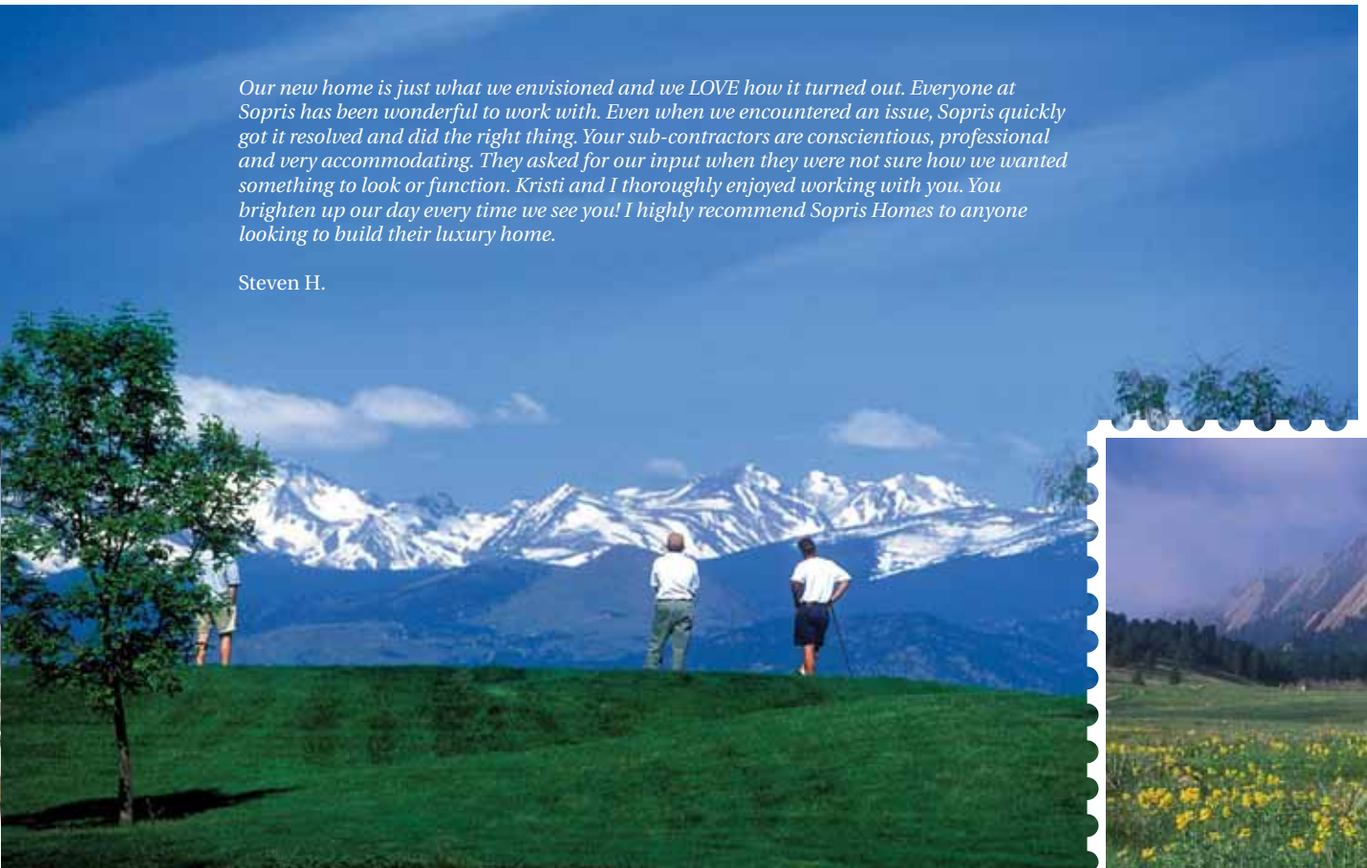
BUILDING IN THE BEST FRONT RANGE PLACES

We looked at a lot of houses in the area. We decided to go with Sopris because we were impressed by the quality of the design and construction, the beautiful location, the spaciousness and thoughtful layout of the neighborhood, and the responsiveness of the Sopris team. The process of working with Sopris on construction was very well organized and we are thrilled with our new home.

Ed and Madeline M.

Our new home is just what we envisioned and we LOVE how it turned out. Everyone at Sopris has been wonderful to work with. Even when we encountered an issue, Sopris quickly got it resolved and did the right thing. Your sub-contractors are conscientious, professional and very accommodating. They asked for our input when they were not sure how we wanted something to look or function. Kristi and I thoroughly enjoyed working with you. You brighten up our day every time we see you! I highly recommend Sopris Homes to anyone looking to build their luxury home.

Steven H.



Sopris Homes takes great pride for our ability to match the right home on the right lot in the right location. We choose our communities wisely for the perfect combination of location, amenities and value for today's Colorado home buyer.

Sopris can assist you with incorporating green building principles into your new home like solar, geothermal, or structural modifications that make sense for you.

Make

A LITTLE DIFFERENCE EVERY DAY

This 6,624 sq ft high-performance Sopris built solar and geothermal home near Boulder pays no energy bills. Systems can be monitored remotely with an internet connection. Ask us how your new home can be Built Smart, offering you savings in many ways over the life of your home.

ARE YOU READY?

Everybody's being green these days, and that's a good thing, but understanding it in a rapidly changing environment is another. Sopris has a long history in helping homeowners make the right choices, including the first builder in Colorado to guarantee comfort and minimize energy use. See for yourself our unique perspective on quality construction and just how affordable superior design, engineering and craftsmanship can be created.

Building green and smart just makes sense, let Sopris show you how!

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