

WILDER AT TIMNATH RANCH



C - Cascade
M - Monarch
E - Eldorado
T - Timberline
T2 - Telluride

Model Home
TIMBERLINE

6838 Stonebrook Drive
Timnath, CO 80547

www.mylandmarkhomes.net | 970-614-7621

Site maps, floor plans, and elevations are artist's renderings only and details may not be accurate. Details and dimensions are not to scale. Pricing and information is subject to change without notice. Contact your New Home Specialist for more details. 5/22/26

INCLUDED FEATURES

Wilder at Timnath Ranch

LuxMark
Standard Inclusions



INTERIOR

- Luxury vinyl plank flooring in entry, kitchen, and baths per plan
- Carpeting with 1/2" 6-pound pad
- Two-tone paint with drywall primer: walls and ceiling same color and sheen, trim painted a different color
- Satin nickel lighting package
- Decora rocker light switches
- Sound batts in bathroom walls, utility room, primary bedroom, and separation walls
- Primary bath vanity with dual sinks
- Quartz countertop and backsplash in bathrooms
- Shower surrounds and/or tubs with large format tile
- Satin nickel Delta kitchen and Peerless bath plumbing fixtures



KITCHEN/DINING

- Quartz kitchen countertop and full tile backsplash
- Luxury vinyl plank flooring in kitchen
- Maple cabinets: 42 inch uppers with multiple stain options and crown molding
- Undermount stainless steel double-bowl sink
- Frigidaire stainless steel appliances: dishwasher, electric range, and microwave
- Kitchen island and pantry cabinet(s) per plan



EXTERIOR

- Contemporary-style architecture with stone, siding, and accents
- Fiberglass front door
- Covered terrace with railing on 2nd floor per plan
- Front private fenced courtyard



COMFORT & ENERGY

- 2X6 exterior wall construction
- Air conditioning — 13 seer — high efficiency
- 95% high-efficiency furnace
- Tankless hot water heater
- Programmable thermostat
- Dampened dual-zone HVAC system in townhomes per building



GARAGE

- Insulated garage — finished walls and ceilings (drywall & tape)
- Garage door opener with 2 remote controls and keyless entry



SAFETY & SECURITY

- Fire and sound-rated common wall systems
- Fire sprinkler system in all homes



NEIGHBORHOOD

- Access to neighborhood pool, Timnath Community Park, Poudre River Trail, and Timnath Reservoir

SCHOOLS

Poudre School District

Bethke Elementary
Preston Middle School
Fossil Ridge High School



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All information is not guaranteed and subject to change without notice. Certain materials and finishes contained in the model may be unavailable and Seller has the right to substitute comparable finishes and materials without notice so long as they are of like kind and quality and do not impair the quality of construction. Details and dimensions are not to scale. Pricing and information is subject to change without notice. Contact your New Home Specialist for more details. 4/13/26

