



LIFE WITH COMFORT • LIFE WITH STYLE


CORDERA[®]
The rest is up to you.



Step inside a Campbell Home and you'll experience a living environment that goes beyond good looks alone. The Campbell Homes style is about functional and classic design combined with smart solutions for contemporary living.

Our attention to energy efficiency, temperature control and quality performance features is what sets us apart from other builders.

Add the combination of well-planned space and trend-setting features and you'll understand why our clients become repeat clients. It's the gold standard and it's what makes us Campbell Homes. We hope you'll consider a Campbell Home - it would be our pleasure to make your dreams a reality.



Randy Deming
CEO, Campbell Homes

INSIDE

Neighborhood Overview - Cordera

The Features - Standard Features in Campbell Homes at Cordera

Design Inspiration - The "Carnegie"

Expert Guidance - Community Sales Manager & The Building Process

The Choice is Yours - Upgrades

Home Plans in Cordera

Playful Spaces and Peaceful Retreats

Easy is a Good Thing



LIFE WITH COMFORT • LIFE WITH STYLE





CORDERA®

The rest is up to you.



MODEL HOME

**4407 Outlook Ridge Trail
Colorado Springs, CO 80924
719.434.7251**

cordera@campbellhomes.com

campbellhomes.com

THE COMMUNITY OF CORDERA

Cordera, a Master Planned Community in northeast Colorado Springs, is thoughtfully designed to offer excellent amenities such as an extensive trail system, cul-de-sac streets, storybook-themed parks, the 5 acre Grand Lawn Park, a top-notch landscaping program, high architectural standards, and the state-of-the-art Community Center.

CAMPBELL HOMES AT CORDERA

Campbell Homes is pleased to be a premier builder at Cordera, offering a variety of architectural styles designed to fit within this ideal and serene location. With both ranch and two-story options, you'll be sure to find your dream home with Campbell Homes.

Our spacious and stylish home plans feature vaulted ceilings, main level studies, flex space or upper level loft options. All Campbell Homes at Cordera include a finished basement in addition to other features that many builders consider upgrades.

SCHOOLS

Cordera is located in the renowned Academy School District 20 and even has an elementary school within the community. From science to Shakespeare, District 20 students receive a firm foundation in the essential academic areas. Standardized test scores in the district remain consistently high, and each year District 20 boasts a great many recipients of awards and scholarships among its graduates.

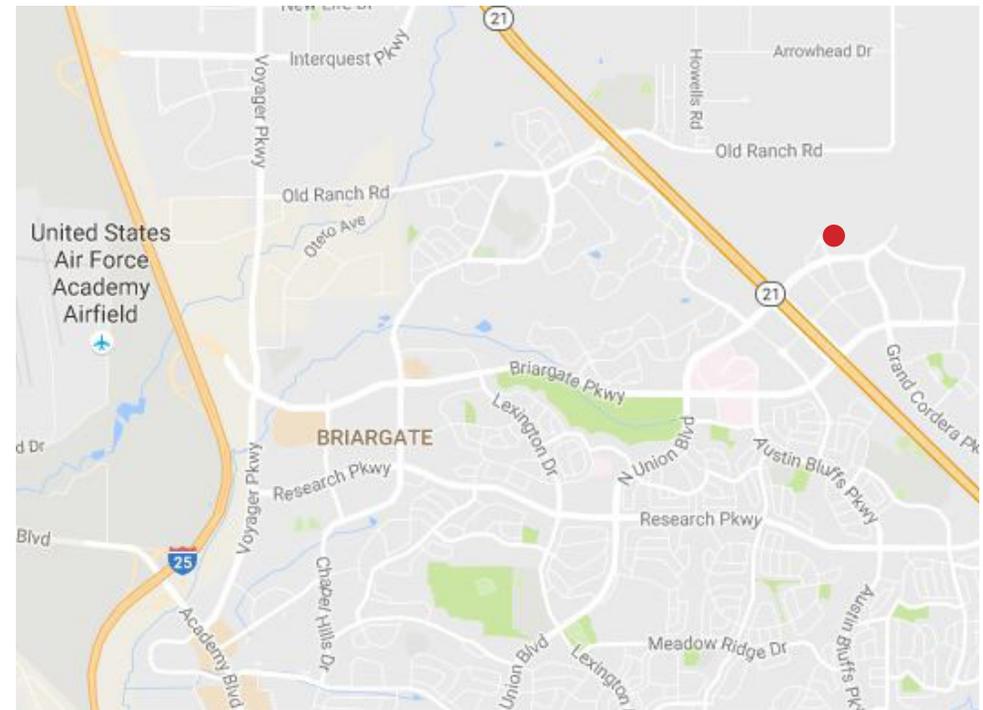
Music and physical education teachers are present in every District 20 elementary school. At the high school level, complete programs are offered in all areas of the performing arts. Students can participate in a wide variety of intramural and interscholastic athletic activities. Every school houses an up-to-date library/media and computer center, and the district is continually redefining its technology programs to give students the latest in technological education.

Within the Briargate Master Plan, Academy District 20 consists of four high schools, four middle schools, eight elementary schools, and charter schools utilizing a K-5, 6-8, 9-12 grade level configuration.

AREA ATTRACTIONS & OUTDOOR RECREATION

You'll find fun and recreation in your own backyard with Cordera's Community Center and Grand Lawn, complete with a heated outdoor pool, fitness room and meeting rooms. Enjoy year-round golf at the Pine Creek Golf Club, less than 10 minutes from Cordera. Nearby Shops at Briargate offer easy access to the finest shopping and restaurants in Colorado Springs.

Along with spectacular mountain views, Cordera also offers convenient access to the Powers Boulevard corridor, the Colorado Springs Airport and both Peterson and Schriever Air Force bases.



● Cordera Model Home - 4407 Outlook Ridge Trail

the FEATURES



ENTRY

- Therma-Tru® insulated fiberglass entry door
- Schlage® brushed nickel door hardware
- #1 Red oak flooring
- Covered front porches (per plan)

KITCHEN

- Granite slab countertop with 12x12 ceramic tile backsplash
- Stainless steel undermount kitchen sink
- Stylish cabinets with lower pull out shelves
- Moen® designer washer-less faucet
- 1/3 horse power disposal
- Maytag® stainless steel self-cleaning smooth top range
- Maytag® stainless steel microwave, 2.0 cubic feet
- Maytag® stainless steel dishwasher, Quiet Series 100
- Water line hook-up for ice maker
- Breakfast nook (per plan)
- Walk-in pantry (per plan)

MASTER SUITE

- Oversized walk-in closet with wood shelving
- Kitchen-height vanities in all bathrooms
- Tile flooring in Master Bath
- Recessed mirrored medicine cabinet
- Oval soaking tub with tile surround (jets optional)
- Separate shower with tile surround and glass enclosure (per plan)
- Granite countertops with undermount sinks in Master Bath
- Snow White quartz countertops - all secondary/guest bathrooms
- Brushed nickel finish bathroom plumbing fixtures
- 8" diameter rainshower showerhead

“The attention to detail that Campbell puts into each home is really unique in comparison to the other homebuilders we visited. We were especially impressed with the workmanship and the high quality materials that were being used in all the new homes being built by Campbell.”

Bill & Page R.

ENERGY AND MONEY SAVING FEATURES

- Lennox® 93% high efficiency sealed combustion gas furnace
- Blown in fiberglass wall insulation
- R-38 Ceiling, R-23 to R-15 side walls
- OSB sheathing on all exterior walls
- Programmable day/night thermostat with wifi connectability
- Air-tight recessed sealed can lighting
- Low-E vinyl double pane windows and patio doors
- Sealed HVAC ducts
- Precision mechanical sizing of the homes furnace
- Energy Star® labeled appliances

ENGINEERED BUILDING SYSTEMS

- Engineered pre-manufactured wall panels and roof trusses
- Engineered foundation drain system
- Engineered steel reinforced concrete foundations
- BOISE BCI® Engineered floor system

PLUMBING

- Moen® chrome designer faucets throughout
- Moen Posi-Temp® scald protection valves for showers
- Sprinkler system stub and pre-wire
- Rheem® 50 gallon gas water heater
- Viega Manabloc® plumbing system
- Pex® water distribution system

DESIGNER FEATURES

- Rounded bullnose corners (including windows)
- Heat & Glo direct vent gas fireplace
- Masonite Classique painted interior doors
- Painted 3 1/2" base trim and 2 1/4" door casings
- Schlage brushed nickel door hardware
- Knowockdown texture on all walls and ceilings
- Hand stained and lacquered oak handrails

ELECTRICAL

- Garage door opener pre-wire
- Rocker-style light switches
- Ceiling lights in all secondary bedrooms
- High speed data, phone and satellite TV pre-wire
- 150 amp electrical service
- Two ceiling fan pre-wires (Great Room and Master Bedroom)
- Kichler® brushed nickel light fixture package
- Front and rear waterproof exterior electrical outlets

EXTERIOR

- James Hardie® exterior siding, fascia and soffits
- 30-year architectural roof shingles
- Sherwin Williams/Kwal Liquid Vinyl® exterior paint
- 100 SF concrete patio (per plan)
- Two freeze proof exterior faucets
- Low-E vinyl double pane windows and patio doors
- Soil tests on ALL sites
- Steel embossed and insulated garage doors
- Foam infiltration reduction package on exterior walls

Finished basements included!

- Oversized basement windows
- Shaw stain resistant carpet with 1/2", 6 lb pad
- Sherwin Williams/Kwal® 2 tone paint with choice of 6 color schemes
- Sherwin Williams/Kwal® drywall primer and velvet sheen interior paint
- Plant ledges and arched doorways (per plan)
- Elevated or vaulted ceilings (per plan)
- Built-in entertainment centers (per plan)

DESIGN INSPIRATION: The “Carnegie”



The “Carnegie”
Main Level Living - Traditional Elegance

HOME STYLE
Ranch

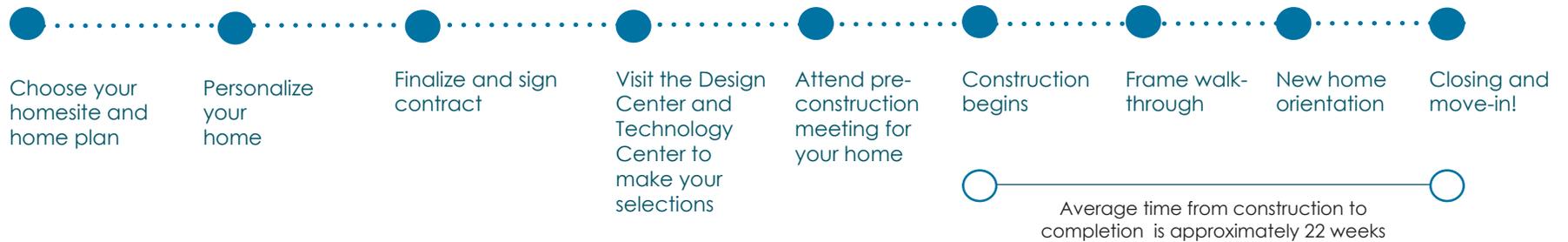


LIFE WITH COMFORT • LIFE WITH STYLE

expert guidance

When you choose Campbell Homes to build your dream home, you'll be working closely with our Community Sales Managers and their assistants. From selecting your plan and homesite through the closing, you'll be guided with expertise by some of the most experienced and qualified new home professionals in Colorado Springs.

We like to call them our "wow" team because that's what we hear from our customers. Here's a quick overview of the process our Community Sales teams will lead you through:



RHODA SCHARFENBERG

Whether you're new to Colorado Springs or a long-time resident, Rhoda will quickly become a trusted resource as you build your new home. She is known by all as incredibly warm, and very knowledgeable about the home building process. In fact, Rhoda built a Campbell Home and understands the many decisions and challenges that go along with the process. She'll be there for you from start to finish!



LIFE WITH Style

The choice is yours

UPGRADES AT A GLANCE

Part of what makes Campbell Homes unique is that our standard features include what many other builders consider upgrades. So, choosing Campbell Homes means you're ahead of the game! Our buyers typically use that cost savings to make their Campbell Home "their own" - whether that means a gourmet Kitchen or a relaxing Theater Room - we've got upgrade options to make your dreams a reality.

Your Community Sales Manager, and our Design Center and Smart Home Technology professionals will help guide you through the selection process - it's usually the highlight of the building process!

So go ahead and dream. The choice is always yours.

BRINGING
YOUR
IDEAS
TO
LIFE





Cambridge (Plan 2433.3)

- 3551 Finished Square Feet
- 3605 Total Square Feet
- 5-6 Bedrooms
- 3.5 Bathrooms
- 18' Ceiling in Great Room
- Main Level Study
- Formal Dining Room
- Formal Living Room



Whitman (Plan 2655.2)

- 3320 Finished Square Feet
- 3399 Total Square Feet
- 5-6 Bedrooms
- 3.5 Bathrooms
- Standard Front Porch
- Main Level Flex Space/Study
- Upper Level Loft
- Upper Level Laundry Room



Hemingway (Plan 2656.1)

- 3362 Finished Square Feet
- 3401 Total Square Feet
- 4-6 Bedrooms
- 3.5 Bathrooms
- Formal Dining Room
- Main Level Flex Space/Study
- Vaulted Ceiling in Master Bedroom
- Upper Level Laundry Room



Wilshire (Plan 2436.3)

- 3794 Finished Square Feet
- 3845 Total Square Feet
- 5-6 Bedrooms
- 3.5 Bathrooms
- Main Level Study
- Upper Level Loft
- Formal Dining Room
- Formal Living Room



Thoreau (Plan 2651.2)

- 3426 Finished Square Feet
- 3604 Total Square Feet
- 3-6 Bedrooms
- 3.5 Bathrooms
- Standard 3-Car Tandem Garage
- Standard Acrylic Stucco Exterior
- Upper Level Exterior Balcony
- Main Level Study



Steinbeck (Plan 2653.2)

- 4269 Finished Square Feet
- 4543 Total Square Feet
- 6-8 Bedrooms
- 3.5 Bathrooms
- Standard 3-Car Garage
- Standard Acrylic Stucco Exterior
- 18' Ceiling in Great Room
- Upper Level Loft



Kirkland (Plan 2652.2)

- 3099 Finished Square Feet
- 3176 Total Square Feet
- 4-5 Bedrooms
- 3 Bathrooms
- Standard Acrylic Stucco Exterior
- Available 28' Deep 3-Car or 4-Car Garage
- Main Level Laundry Room
- Available Private bath in Basement Bedroom



Edinburgh (Plan 2431.3)

- 3633 Finished Square Feet
- 3724 Total Square Feet
- 4 Bedrooms
- 3 Bathrooms
- Large Walk-In Master Shower
- 10' Ceilings on Main Level
- Formal Dining Room
- Main Level Flex Space/Study



Hawthorne (Plan 2437.4)

- 2915 Finished Square Feet
- 3198 Total Square Feet
- 4-5 Bedrooms
- 3 Bathrooms
- 10' Ceilings on Main Level
- Formal Dining Room
- Main Level Laundry Room



Emerson (Plan 2650.3)

- 3249 Finished Square Feet
- 3453 Total Square Feet
- 3-8 Bedrooms
- 3 Bathrooms
- Standard 3rd Car Tandem Garage
- Formal Dining Room
- Main Level Laundry Room
- Available Junior Master Suite in Basement



Carnegie (Plan 2654.2)

- 3523 Finished Square Feet
- 3890 Total Square Feet
- 4-5 Bedrooms
- 3 Bathrooms
- Standard 3-Car Garage
- 12' High Ceiling in Great Room
- Formal Dining Room
- Main Level Laundry Room



Heritage (Plan 2438.2)

- 3949 Finished Square Feet
- 4031 Total Square Feet
- 4-6 Bedrooms
- 3.5 Bathrooms
- Large Walk-In Master Shower
- 10' Ceilings on Main Level
- Available Junior Master Suite in Basement
- Main Level Study



Our plans offer playful spaces and peaceful retreats. That's life with comfort!



EASY IS A GOOD THING

At Campbell Homes, we understand that building a home can be somewhat overwhelming. That's why we provide our home buyers with mix and match options for necessities such as exterior paint and stone selections, lighting fixtures, plumbing fixtures and appliance packages.

Your Community Sales Manager will walk you through the entire selection process and the experts at our Design Center and Smart Home Technology Centers will give you additional guidance.

FUSS-FREE FAUCETS

Choose from cutting edge or traditionally styled faucets.

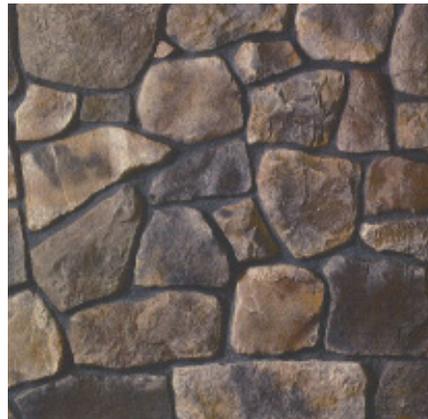


EFFORTLESS LIGHTING

We make it easy to choose lighting that hangs together perfectly.

EXPERT EXTERIORS

Our designers have created both traditional and trend-setting options for exterior finishes.



Premier Neighborhood Locations



- 1** **Cordera**
 From the high \$400's
 719.282.9250
cordera@campbellhomes.com
 Model: 4407 Outlook Ridge Trail
 This model is the "Emerson"
- 2** **Meridian Ranch**
 From the low \$300's
 719.418.3969
meridianranch@campbellhomes.com
 Model: 12650 Clark Peak Court, Peyton
 This model is the "Monarch"
- 3** **Village Center at Woodmoor**
 From the high \$300's
 719.494.8010
monument@campbellhomes.com
 Model: 17970 Gypsum Canyon Ct, Monument
 This model is the "Montarbor"
- 4** **North Fork**
 From the high \$300's
 719.247.8021
northfork@campbellhomes.com
 Model: 10816 Hidden Brook Circle
 This model is the "Kipling"

