

life

WITH



CORDERA®
The rest is up to you.





MODEL HOME

4746 Hanging Lake Circle
Colorado Springs, CO 80924

Hours: Mon-Sat 10-5; Sun 12-5

CONTACT

719.434.7251
cordera@campbellhomes.com

www.campbellhomes.com



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 above-standard performance features is what sets us apart from other builders.

Add the combination of well-planned space and trend-setting style 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 dream home a reality.



Manuel Rodrigues
COO, Campbell Homes

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LIFE WITH COMFORT • LIFE WITH STYLE

THE FRIENDLY 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 YOU CAN WALK (OR BIKE) TO

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

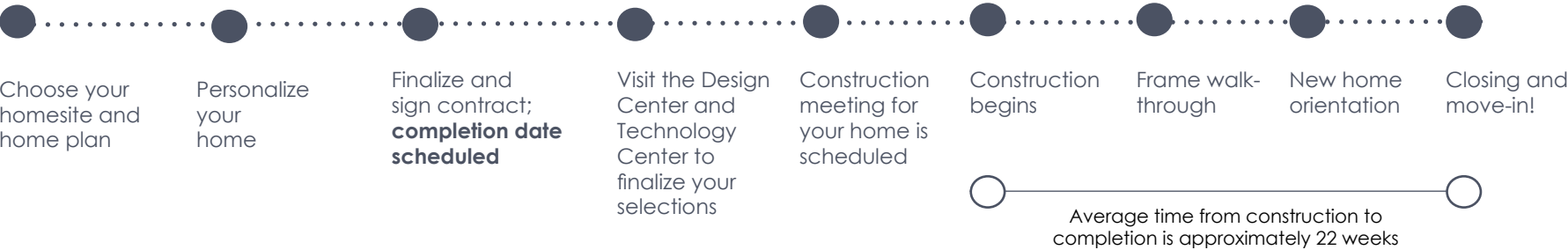
You'll find fun and recreation in your own backyard with Cordera's Community Center and Grand Lawn, complete with a heated outdoor pool, fitness room and meeting rooms. Enjoy year-round golf at the Pine Creek Golf Club, less than 10 minutes from Cordera. Nearby Shops at Briargate offer easy access to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

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 SCHARFENBURG

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!



the FEATURES

ENTRY

- Insulated Therma-Tru® fiberglass entry door
- Schlage® brushed nickel door hardware
- Red oak real hardwood flooring with oak vents
- Covered front porches (per plan)

KITCHEN

- Granite slab countertop
- Full tile backsplash
- Stainless steel undermount kitchen sink
- Stylish cabinets with lower pull out shelves
- Moen® designer stainless steel faucet with pull-out sprayer
- Moen® 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 with wood shelving (per plan)

MASTER SUITE

- Oversized walk-in closet with cedar accent flooring and wood shelving
- Comfort-height (36") vanities in all bathrooms
- Tile flooring in master bath
- Recessed mirrored medicine cabinet
- Oval soaking tub with tile surround
- Separate shower with tile surround and glass enclosure (per plan)
- Snow White quartz countertops - all bathrooms
- 8" Rainshower shower heads, 80" above shower floor, plus extended wall tile

ENERGY AND MONEY SAVING FEATURES

- Lennox® 93% high efficiency sealed combustion gas furnace
- Air conditioning rough-in
- Blown in fiberglass wall insulation (R-50 Attic, R-23 side walls)
- 7/16" OSB sheathing on all exterior walls
- Programmable WiFi day/night thermostat
- Air-tight recessed sealed can lighting
- Low-E vinyl double pane windows and patio doors (0.30 U-value)
- 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® water-saving designer faucets
- Moen Posi-Temp® scald protection valves for showers
- Sprinkler system rough-in with backflow preventer
- Rheem® 50 gallon gas water heater
- Viega Manabloc® silent water plumbing system

ELECTRICAL

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

EXTERIOR

- 2x6 Exterior walls
- James Hardie® exterior siding, fascia and soffits
- Acrylic stucco (per plan/elevation)
- 35-year architectural roof shingles
- Sherwin Williams® exterior paint
- 100 SF concrete patio (per plan)
- 1500 SF sod installation
- Two freeze-proof exterior faucets
- Insulated Therma-Tru® fiberglass front door
- 8' Insulated steel embossed garage doors (windows per elevation)
- Foundation perimeter drain
- Soil and foundation inspected by engineer
- Air infiltration reduction package on exterior walls
- Radon mitigation rough-in

Basement Finish Included!

DESIGN FEATURES

- 9' Basement foundation walls
- Rounded bullnose corners (including windows)
- Heat & Glo® direct vent 42" deluxe gas fireplace
- Masonite® Carrara painted interior doors
- Painted 3.5" base trim and 2.25" door casings
- Schlage® brushed nickel door hardware
- Knockdown texture on all walls and ceilings
- Stairs - stained oak handrails and wrought iron spindles

- Laundry room cabinets
- Oversized basement windows
- Stain resistant carpet with 1/2" 6 lb pad
- Sherwin Williams® 2 tone paint with choice of 9 interior color schemes
- Sherwin Williams® drywall primer and velvet sheen interior paint
- Elevated or vaulted ceilings (per plan)
- Built-in entertainment centers (per plan)
- Four-sided exterior architecture

“Hands-down Campbell Homes is one of the best home builders I have worked with. They beat the others hands down. They have a lot of different customization options, great floor plans, and really partner wit the buyer throughout the process.”

- Jordan and Alex



Kirkland (Plan 2652)

- 3176 Total Square Feet
- 4-5 Bedrooms
- 3-4 Bathrooms
- Finished Basement
- Standard Acrylic Stucco Exterior
- Available Indoor/Outdoor Gas Fireplace
- Covered Front Porch
- Optional Bedroom Suite with Private Bath in Basement
- Available 28' Deep 3-Car or 4-Car Garage



Edinburgh (Plan 2631)

- 3724 Total Square Feet
- 4 Bedrooms
- 3 Bathrooms
- Finished Basement
- Gas Fireplace in Great Room
- 10' Ceilings on Main Level
- Formal Dining Room
- Main Level Study/Flex Space



Hawthorne (Plan 2637)

- 3191 Total Square Feet
- 3-5 Bedrooms
- 3-4 Bathrooms
- Finished Basement
- 10' Ceilings on Main Level
- Formal Dining Room plus Nook
- Walk-in Kitchen Pantry
- Optional Den/Study



Emerson (Plan 2650)

- 3453 Total Square Feet
- 3-8 Bedrooms
- 2.5-3 Bathrooms
- Finished Basement
- Optional 2nd Closet with Island in Master
- Formal Dining Room plus Nook
- Main Level Study Option
- Junior Master Suite Option in Basement
- Standard 2-Car Garage (opt. 3 car)



Carnegie (Plan 2654)

- 3890 Total Square Feet
- 4-5 Bedrooms
- 3-3.5 Bathrooms
- Finished Basement
- Standard 3-Car Garage (opt. 4 car)
- 12' Ceilings in Great Room
- Formal Dining Room plus Nook
- Great Room Stone-Surround Gas Fireplace



Newton (Plan 2638)

- 4102 Total Square Feet
- 3-6 Bedrooms
- 3.5-4.5 Bathrooms
- Finished Basement
- 12' Sliding Door Option in Great Room
- 10' Ceilings on Main Level
- Addt'l Bedroom Suite with Private Bath on Main Level
- Junior Master Suite Option in Basement



Whitman (Plan 2655)

- 3399 Total Square Feet
- 5-6 Bedrooms
- 3.5 Bathrooms
- Finished Basement
- Vaulted Ceilings in Great Room and Master Bedroom
- Main Level Study/Flex Space
- Upper Level Loft
- Mudroom from Garage



Hemingway (Plan 2656)

- 3401 Total Square Feet
- 4-6 Bedrooms
- 3.5-4 Bathrooms
- Finished Basement
- Formal Dining Room
- Main Level Flex Space/Study
- Vaulted Ceilings in Master Bedroom
- Mudroom from Garage
- Standard 2-car garage (opt. 3 or 4 car)



Wilshire (Plan 2636)

- 3853 Total Square Feet
- 5-6 Bedrooms
- 3.5 Bathrooms
- Finished Basement
- Main Level Study
- Upper Level Loft
- Available Master Retreat
- Formal Living Room and Dining Room



Thoreau (Plan 2651)

- 3726 Total Square Feet
- 3-5 Bedrooms
- 3.5 Bathrooms
- Finished Basement
- Standard 3-Car Garage (opt. 4-car)
- Formal Dining Room
- Master Retreat with Access to Balcony
- Main Level Study



Steinbeck (Plan 2653)

- 4534 Total Square Feet
- 5-7 Bedrooms
- 3.5-4.5 Bathrooms
- Finished Basement
- Standard 3-Car Split Garage (opt. 4-car)
- Optional Upper Level 2nd Master Suite
- 18' Ceilings in Great Room
- Formal Dining Room and Study on Main Level

“Campbell Homes provided the only floorplan to fit our needs AND allowed us to customize it even more! It was an amazing experience!”
- Liz and David



BRINGING
YOUR
IDEAS
TO
LIFE

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, a luxurious bedroom suite, a home workstation, or a theater room - we offer upgrade options to make your dreams a reality.

Your Community Sales Manager, Design Center Specialist 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.



DESIGN INSPIRATION: The Carnegie



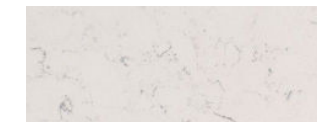
The "Carnegie" Kitchen

Far from the humble work spaces of the past, today's kitchens are both a gathering spot and a showplace, even if owners are not diehard cooks. Kitchen islands are larger and serve multiple purposes. Trendy backplashes make a statement and bold decor accents add energy. No wonder today's buyers spend more time designing these great spaces - what's not to love?



Sherwin Williams Paint Colors:

Inky Blue SW 9149
Iron Ore SW 6768
Repose Gray SW 7015
Extra White SW 70006



Quartz:
Carrara Marmi



Cabinets:
Stone Gray

LIFE WITH COMFORT • LIFE WITH STYLE

CHOICES ARE 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 our experts at our Design Center and Smart Home Technology Centers will give you additional guidance.

So don't worry. Be happy - you're with Campbell Homes.



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



make it
YOUR OWN



FUSS-FREE MOEN FAUCETS
Choose from cutting edge or traditionally styled faucets.



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



life **WITH**

Our Neighborhoods

Campbell Homes sits at the intersection of comfort and style, and our distinctive neighborhoods mark the spot. Come get a feel for what they're like, what's available, and most importantly, what's possible.



1

The Beach at Woodmoor

Model Home Plan: *The Carnegie*
1598 Coronado Beach Drive, Monument, CO 80132
monument@campbellhomes.com | 719.344.5758



2

Cordera

Model Home Plan: *The Carnegie*
4746 Hanging Lake Cir, Colo Springs, CO 80924
cordera@campbellhomes.com | 719.434.7251



3

Meridian Ranch

Model Home Plan: *The Kipling*
10186 Boulder Ridge Drive, Falcon, CO 80831
meridianranch@campbellhomes.com | 719.418.3969



4

Woodmoor Greens

Model Home Plan: *The Carnegie at The Beach*
1598 Coronado Beach Drive, Monument, CO 80132
monument@campbellhomes.com | 719.344.5758



5

Paint Brush Hills - *Coming Soon!*

Model Home Plan: *The Kipling at Meridian Ranch*
10186 Boulder Ridge Drive, Falcon, CO 80831
meridianranch@campbellhomes.com | 719.418.3969



6

Jackson Creek - *Coming Soon!*



7

Sterling Ranch - *Coming Soon!*



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