

# FAIRPLAY

SANCTUARY  
AT HUNTINGTON TRAILS



EURO COTTAGE



COLORADO LODGE



CRAFTSMAN

This home is “Built Green”  
and Built Better!

#### Better Windows

All windows are double pane, superior casement with Low-E coatings providing superb comfort and reducing the size of furnaces and air conditioners to optimize energy efficiency.

#### 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.

#### Better-Insulated Shell

Every exterior wall is sprayed with 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.

#### Combustion Safety

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

#### Multi-Zone Heating and Cooling

To achieve optimum comfort and temperature consistency, Sopris installs separately controlled heating and cooling equipment on every floor of conditioned living space.

#### Guaranteeing Your Comfort

By setting tough standards for the way we build your home inside and out, you’ll benefit from environmental efficiencies and lower energy bills. In addition, we’ll guarantee that no room in your home will have a temperature variation of more than three degrees. Ask your sales representative about the Sopris Homes difference and for more information about our comfort and energy use guarantee.

## Fairplay

**3117 finished square feet,  
unfinished basement, 3  
bedroom, 3 bath, home  
center, courtyard, 3 car  
garage.**

Welcome Home! As an option, the warm front courtyard is the perfect beginning for this easy living ranch. Guests are warmly welcomed into this home as they view the rear courtyard through a wall of casement windows. Relax at the breakfast bar or open the doors from the nook and enjoy a courtyard breakfast. When the weather keeps you inside, you will still enjoy entertaining with the convenience of the Butler's service pantry. The Owner's Entry is just as inviting with drop station, bench and walk-in coat closet while the Home Center provides a practical work space for the family. The private study overlooks the front courtyard away from the busy living areas of the home. Meander from the Master sitting room to relax in the courtyard for completely comfortable lifestyle. Every bedroom features walk-in closets including His & Her walk-in closets in the Master suite.

Optional Second courtyard in the front of the home.

*Sopris Home's policy is of continual research and improvement. Dimensions and specifications therefore are subject to change from time to time in the interest of the purchaser. Comparable equipment may be substituted based on availability. Please consult with a Sopris Homes representative or sales associate for details.*

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