

# Highlands Preserve – Block 11, Lot 12

## FACT SHEET

16926 Ballinger Circle  
Mead, CO 80542

### Gunnison Plan

3,945 Sq. Ft.  
3 Bedrooms  
3.5 Bathrooms  
3-Car Garage  
Loft + Study

### HOA DUES

Residents will be part of the Highlands Preserve Community HOA and will pay monthly dues for the maintenance of amenities and common areas, including landscaping and parks. Monthly dues are \$67/monthly.

### ESTIMATED PROPERTY TAXES

Metro Tax District: Estimated tax rate is approximately 1.1%.

### LENDING PARTNER

**LANDSEA® MORTGAGE**

*Powered by NFM Lending*



### SCHOOLS

Weld RE-1J School District

#### Elementary School (K – 5)

Mead Elementary School  
520 Welker Ave.  
Mead, CO 80542

#### Middle School (6 – 8)

Mead Middle School  
620 Welker Ave.  
Mead, CO 80542

#### High School (9 – 12)

Mead High School  
12750 Co. Rd. 7  
Longmont, CO 80504

**For more information, call (888) 827-4421**

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## GUNNISON – A

3,945 Sq. Ft. • 3 Bedrooms • 3.5 Bathrooms • 3-Car Garage • Loft + Study



FIRST FLOOR



SECOND FLOOR



BASEMENT

# Highlands Preserve – Included Features

## DURABLE EXTERIORS

- 2' x 6' Exterior Walls
- Cement Fiber Siding with Stone (Per Elevation)
- 8' Garage Door with Opener
- 2-Car Garages
- Therma-Tru® 8' Entry Door

## ELEGANT INTERIORS

- 9' and 10' Ceiling on the Main Level (Per Plan)
- 9' Ft. Ceiling on the Second Level (Per Plan)
- 9' Ft. Lower level Walls
- 8' Ft. Sliding Glass Door (Per Plan)
- Shaw® Carpet
- Shaw® Engineered Wood Floors in the Kitchen, Nook, Entry and Great Room
- 12" x 12" Ceramic Tile at Baths and Laundry
- Lighting Package (Per Plan)
- Wood (MDF) in Lieu of Wire Shelving in Closets and Pantry
- Low-E Vinyl Windows
- Kwikset® Door Hardware
- Sherwin-Williams® Interior Paint

## GORGEOUS KITCHENS

- MasterCraft 42" Maple Cabinets with 2" Crown Molding
- Granite Countertops with 4" Granite Backsplash
- Undermount Sink
- Whirlpool® Stainless Steel Range, Microwave and Dishwasher

## LUXURIOUS BATHS

- Granite Countertops in Owner's and Secondary Baths
- Undermount Sinks (Per Plan)
- MasterCraft 36" Maple Cabinets
- Delta® Satin Nickel Faucets
- 6' x 6' Ceramic Tile Shower Surrounds
- 12" x 12" Ceramic Tile Floors
- High-Efficiency, WaterSense® Toilets with Elongated Bowls

## BONUS FEATURES

- One-Year Warranty
- Structural Warranty
- 92% Efficient Furnace and Air Conditioning
- Individualized HERS Rating
- Passive Radon Mitigation
- Coach Lights (Per Plan)
- Duct Cleaning

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