

SANFORD HOMES

There is a sincere dedication to quality at Sanford Homes—a dedication evidenced in every community that Sanford plans, develops and builds. Quality starts with prime locations, the finest craftsmanship and materials, and professional support people. Then, quality is reinforced with a critical 12-point inspection process during construction.

Finally, quality is ensured by SHARP, an acronym for Sanford Homes—A Reputable Product.

SHARP sets a comprehensive standard of quality by which all subcontractors, workmen, superintendents and sales personnel can measure their performance. In conjunction with Sanford's first year warranty system, this aggressive stand on quality control protects one of Sanford's most valuable assets—the satisfied customer referrals that account for more than 70% of Sanford Home sales.

A Tradition of Uncompromised Quality.



Olde Mill at Homestead

Date November 11, 1986

Show Homes	Number of Bedrooms	Price
Alton	2 + Loft + 1 1/2 Baths	From **
Brunswick	1 + Study + 1 Bath	From \$65,900
Chadwick*	2 + 1 1/2 Baths	From **
Durham	2 + 2 Baths	From \$74,900
Easton	2 + Loft + 2 Baths	From \$74,900
Finlay	2 + 2 Baths	From ** Sold Out
Hensley*	1 + Study + 1 Bath	From \$70,900

** Temporarily Sold Out

All these outstanding features are available with your Olde Mill Home.

Superior Sanford Features

- Vaulted ceilings
- G.E. dishwasher
- G.E. self-cleaning oven
- Wall-to-wall carpeting
- "Sanford" oval bathtub
- Ceramic tiled tub/shower area
- Garbage disposal
- Fireplace with quarry tile hearth
- Quarry tile entry
- Six-panel Colonist doors
- Solid wood cabinetry
- Plastic laminate countertops in bathrooms and kitchen
- 40-gallon hot water heater
- Gas forced air furnace
- Textured hardboard siding
- Private patio
- Double wall sound insulation
- Sound minimizing floor construction

Custom Decorator Options

- Upgraded carpeting
- Vinyl flooring in kitchen and bath
- Ceramic entry tile
- Refrigerator
- Microwave oven
- Stacked washer/dryer
- Mirrored closet doors
- Tub enclosure
- Fireplace doors
- Ceiling fan in vaults
- Air conditioning

Energy-Saving Features

- Insulated exterior doors
- Magnetic weather-stripping around steel entry doors
- Thermal-break dual-glazed colonial sash windows
- Outside air ducts for fireplace and furnace
- Insulation R-30 in flat and vaulted ceilings, R-11 in walls with 4-mil vapor barrier
- Water-saving devices on all plumbing fixtures

Community Features

- Private recreation facilities with swimming pool and poolhouse
- Maintained exterior landscaping with sprinkler system
- Convenient shopping
- Excellent Cherry Creek schools
- South Suburban Parks facilities nearby
- Close to Denver Tech Center, Inverness, Greenwood Plaza and Meridian business parks
- Easy access to major highways and rapid transit

Olde Mill Showhomes are decorated and furnished to suggest their livability and versatility. They reflect the same quality and expert craftsmanship that are a part of every Olde Mill Home.

The Homeowners' Association

The Olde Mill Homeowners' Association is a non-profit corporation which maintains and makes improvements on home exteriors, yards, greens and common areas. Trash and snow removal, interior water, street maintenance and property insurance are also included. Membership in the Association is included in the price of your home, with annual maintenance expenses met by moderate dues, presently set at \$ per month. Additionally, the Association owns and maintains the greenbelts and recreation facilities, including swimming pool and poolhouse, and areas adjacent to them.

Special Note: The above data is subject to change without notice. Prices and floor plans may vary according to location in building.

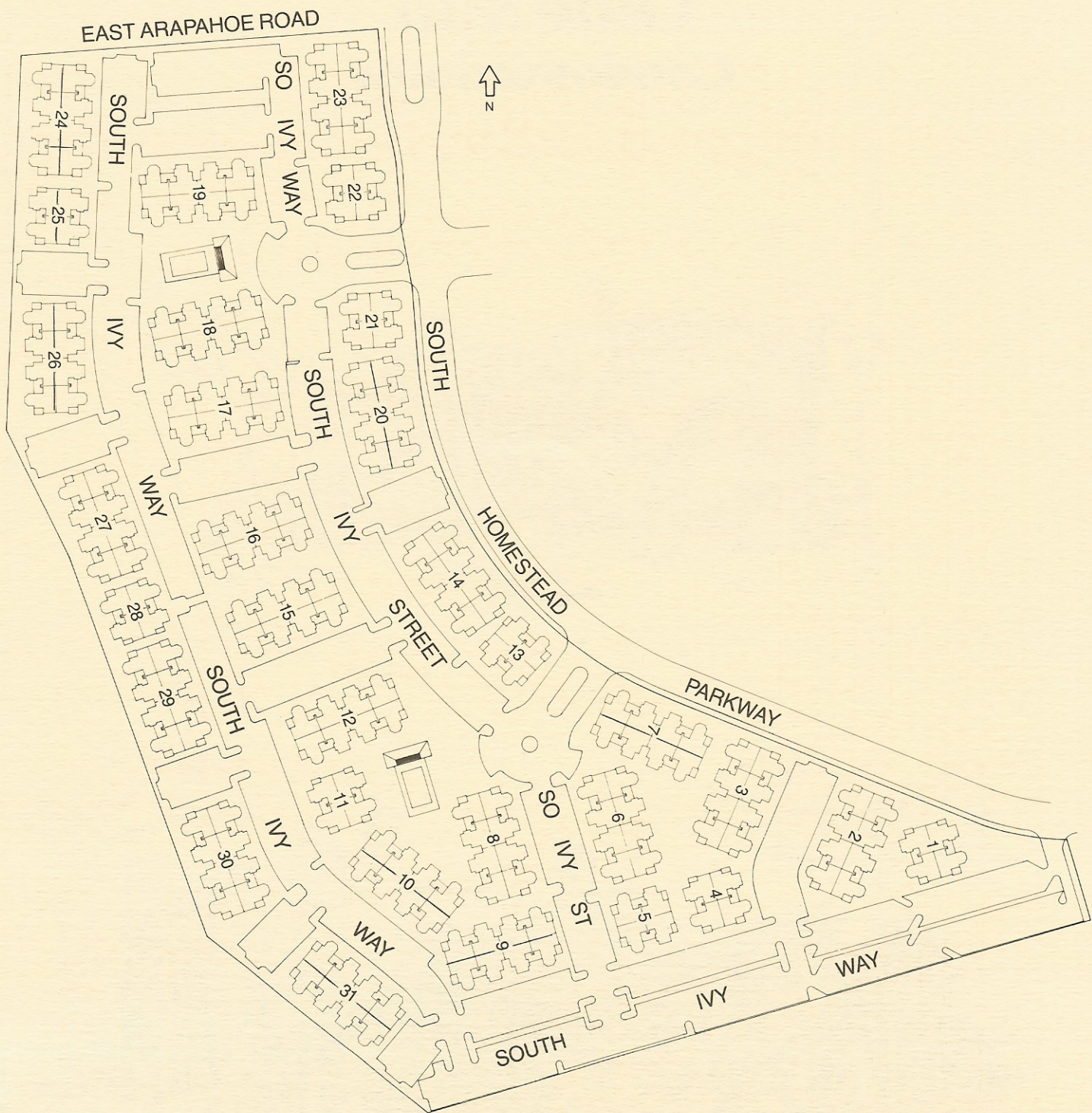
General Office:

Sanford Homes, Inc.
6851 South Holly Circle, Suite 200
Englewood, Colorado 80112
Phone: (303) 771-8410

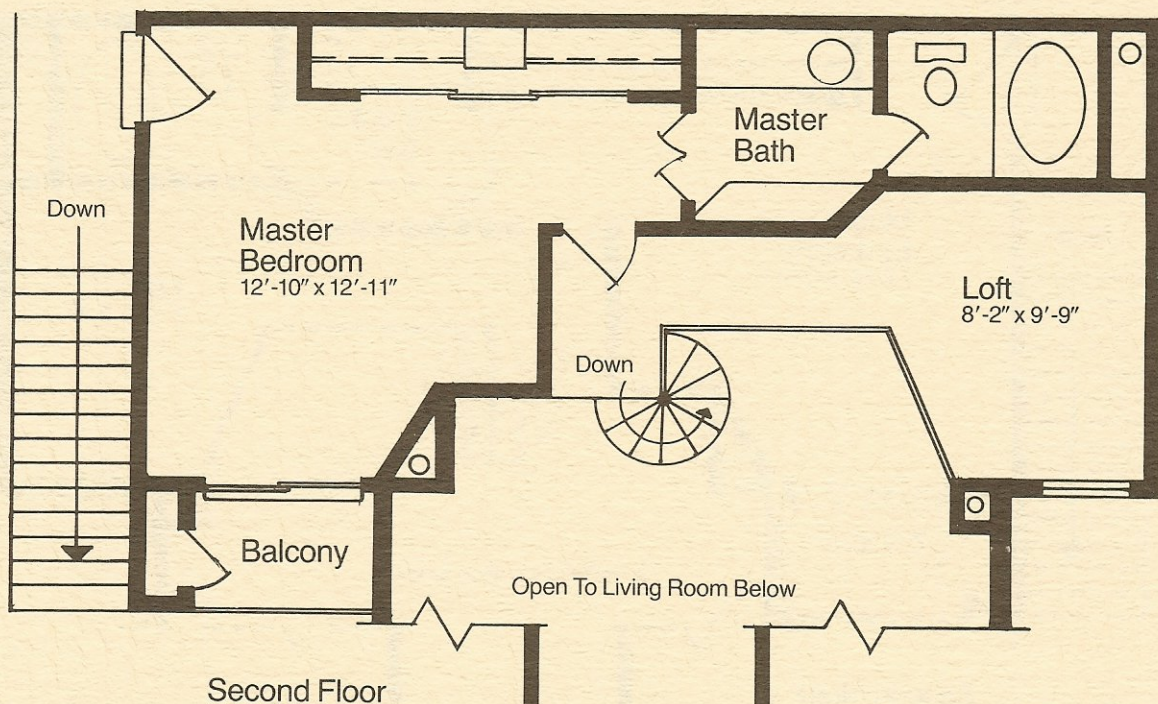
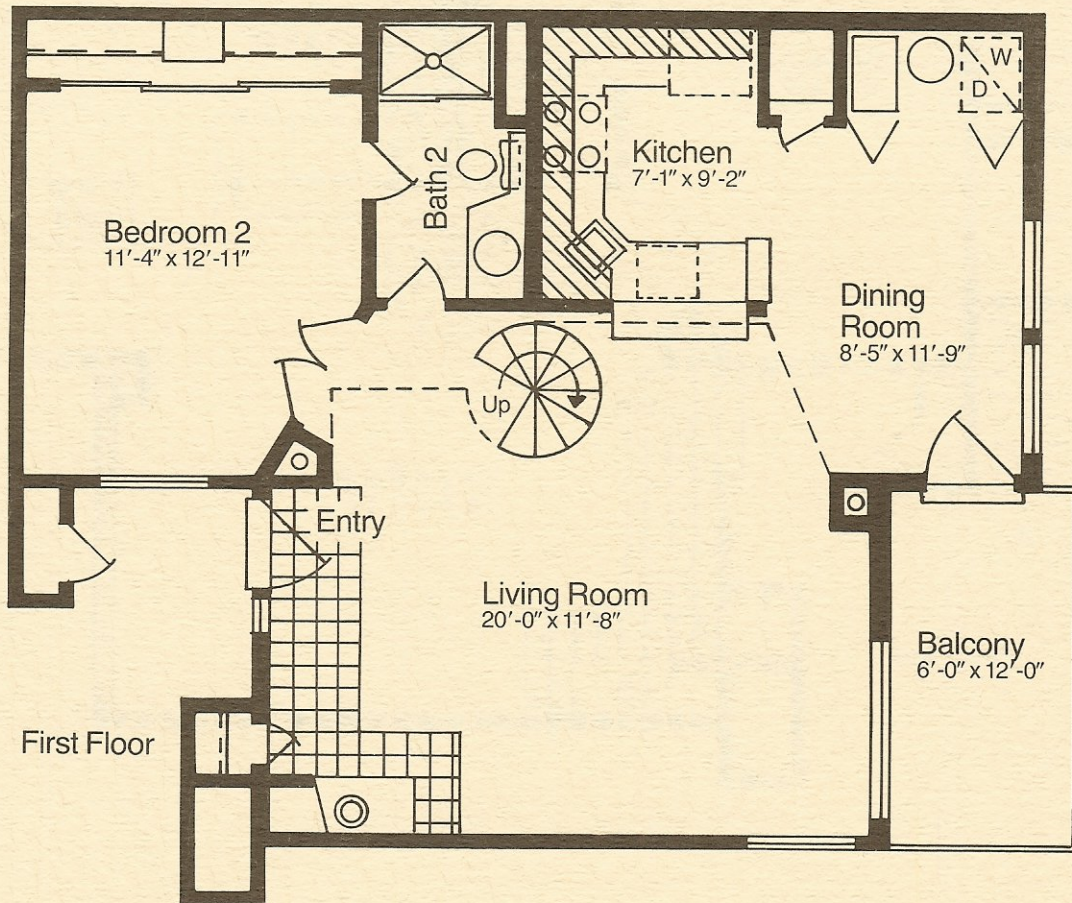
Showhomes:

Arapahoe Road and Homestead Parkway, 1/4 mile east of Holly.
Open 10 a.m.-6 p.m. daily
11 a.m.-6 p.m. Sunday
Phone: (303) 771-8752

*Chadwick and Hensley not shown as models.



The Alton

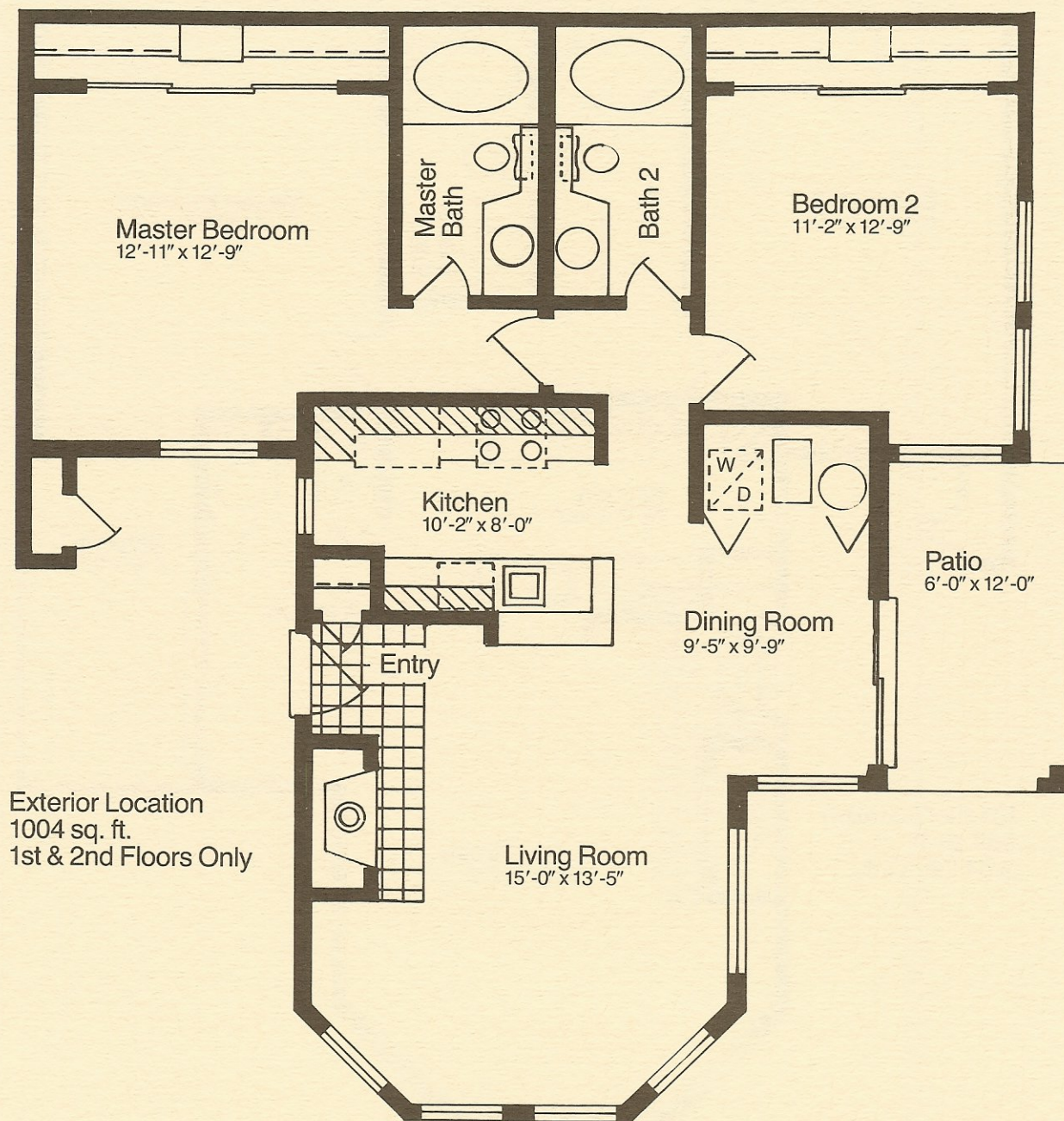


Exterior Location
1264 sq. ft.
Occupies 2nd & 3rd Floors

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Illustrations and floor plans are artist's conceptions only and are not intended to show specific detailing. All dimensions are approximate. See reverse side for alternate floor plans.

The Durham

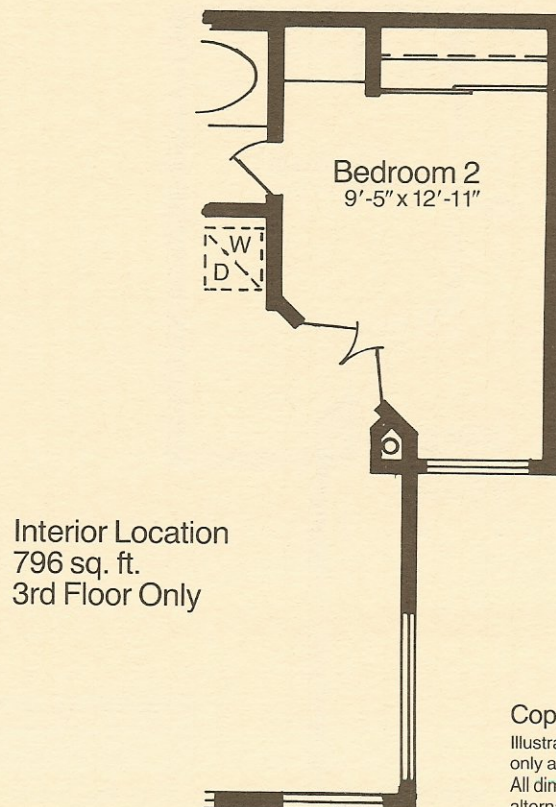
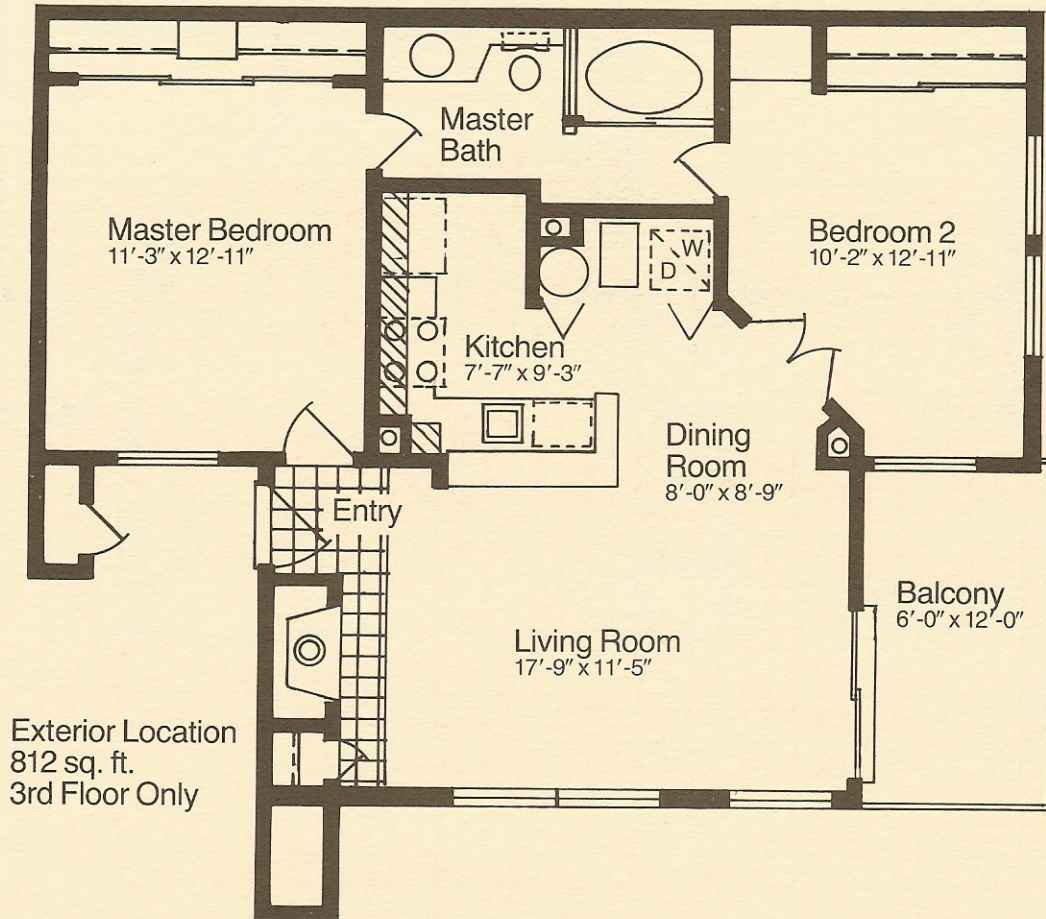


Exterior Location
1004 sq. ft.
1st & 2nd Floors Only

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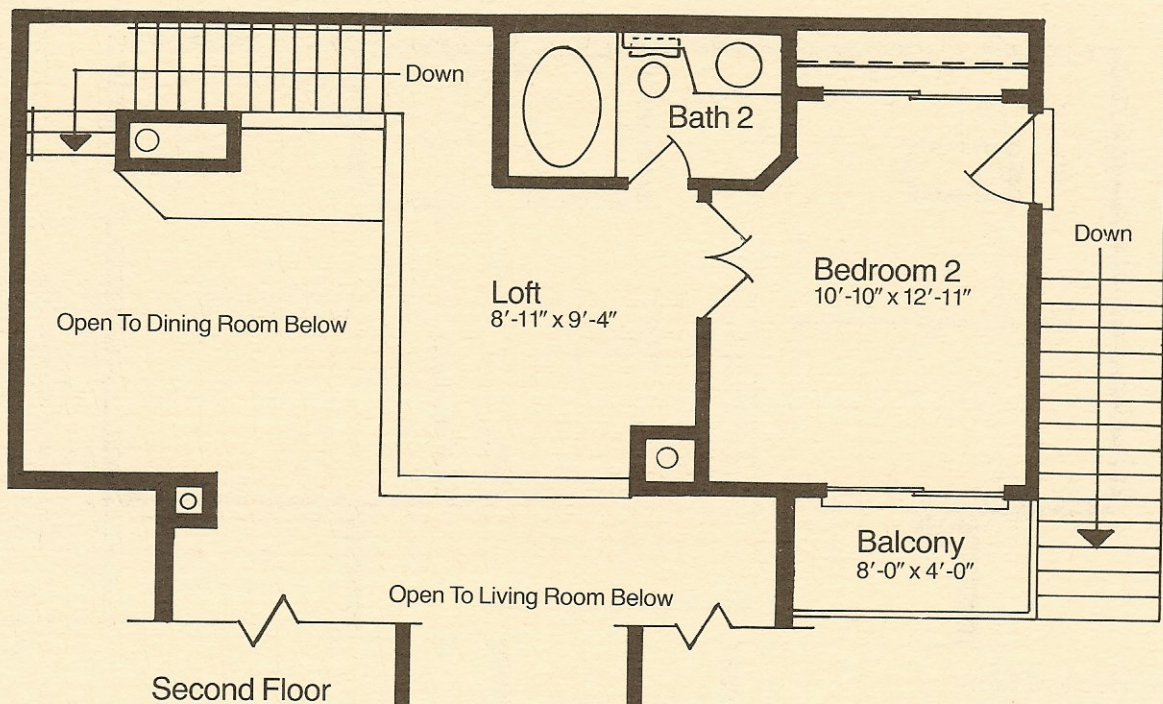
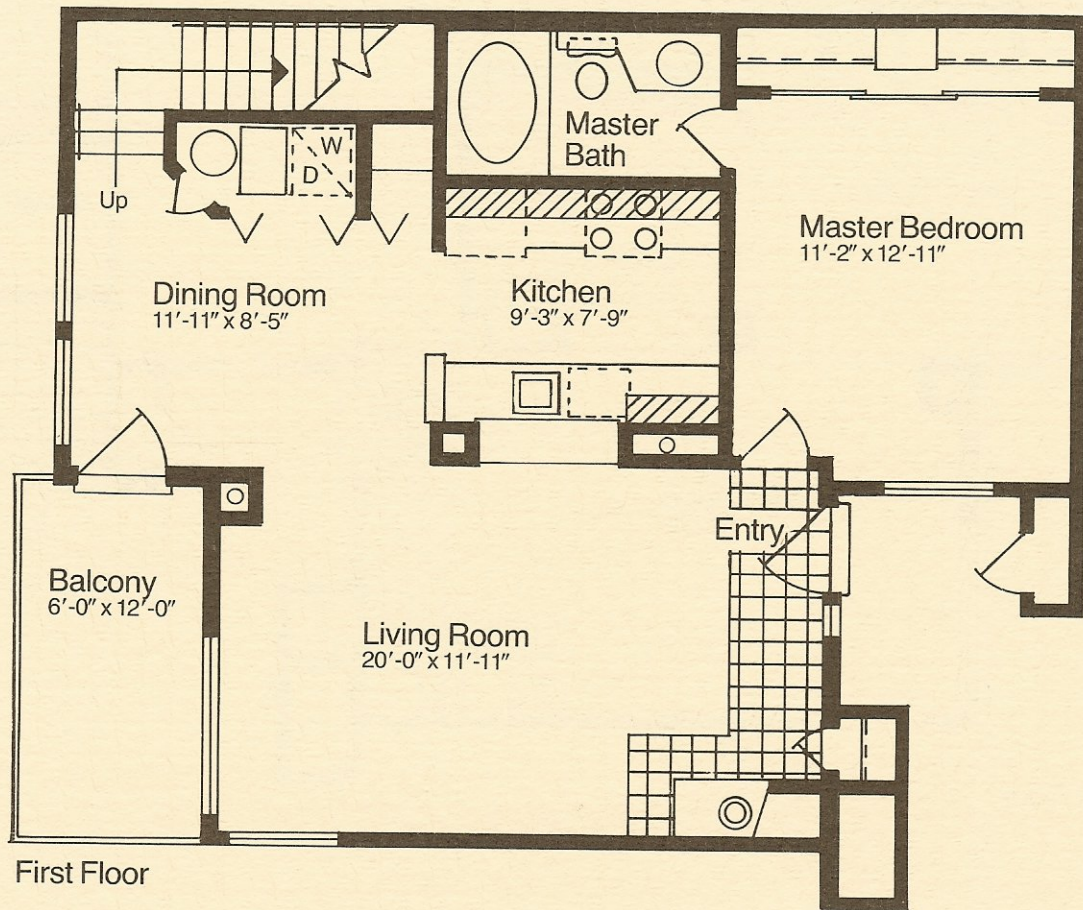
The Brunswick



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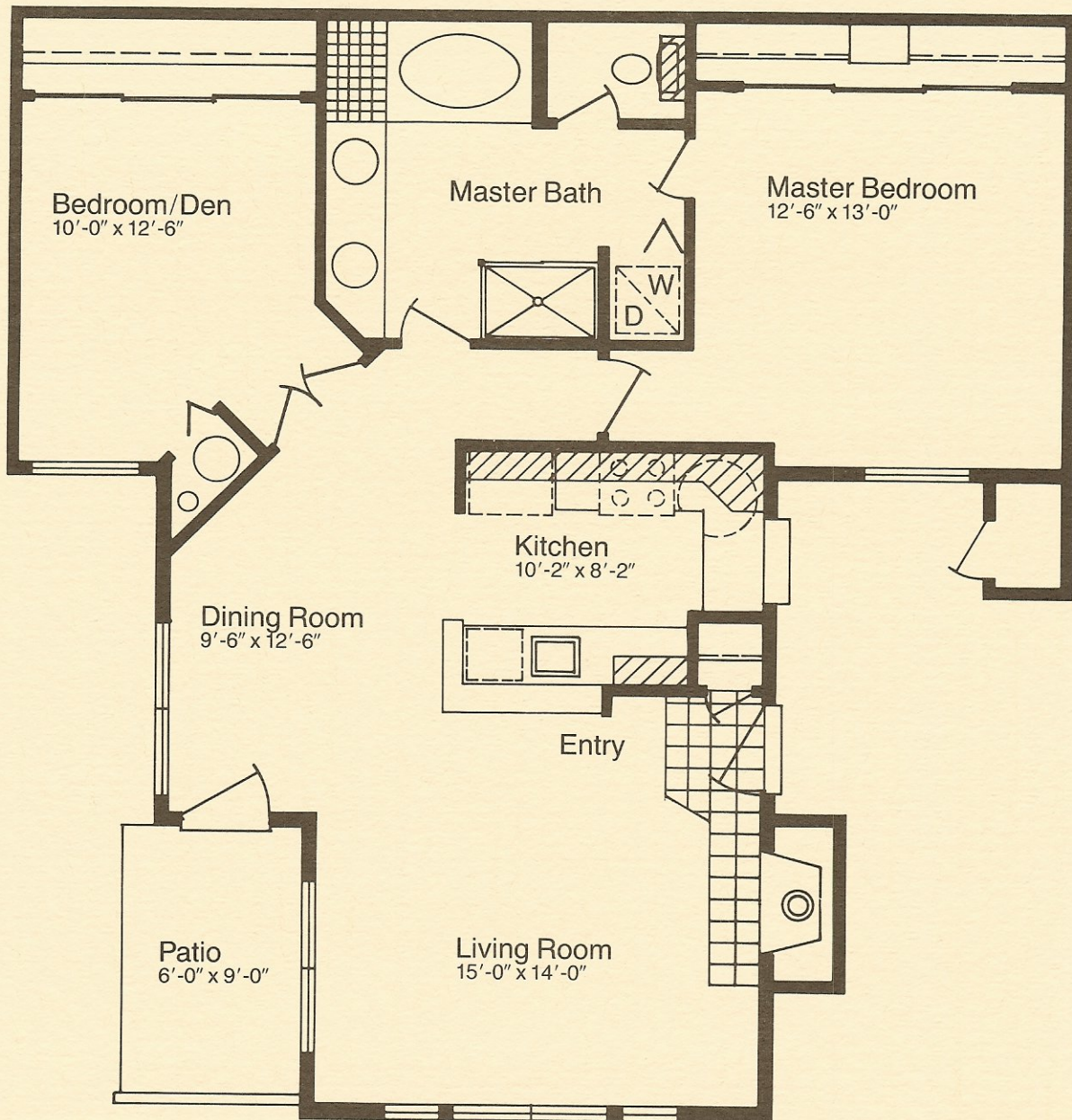
The Easton



Exterior Location
1140 sq. ft.
Occupies 2nd & 3rd Floors

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The Hensley



Interior Location or Exterior Location
1st Floor Only
988 Sq. Ft.

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