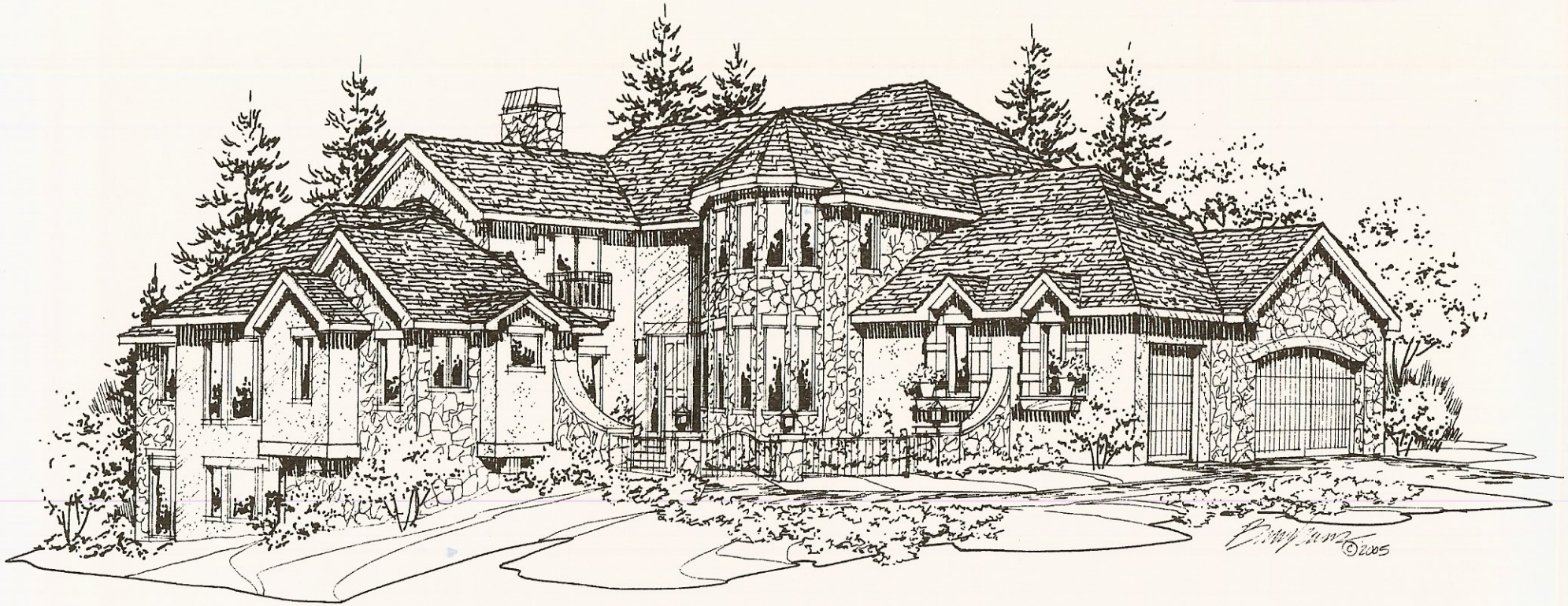


\$1,075,000

4,020 Sq. Ft.

4 Bdrms, 4 + (2) ½ Baths

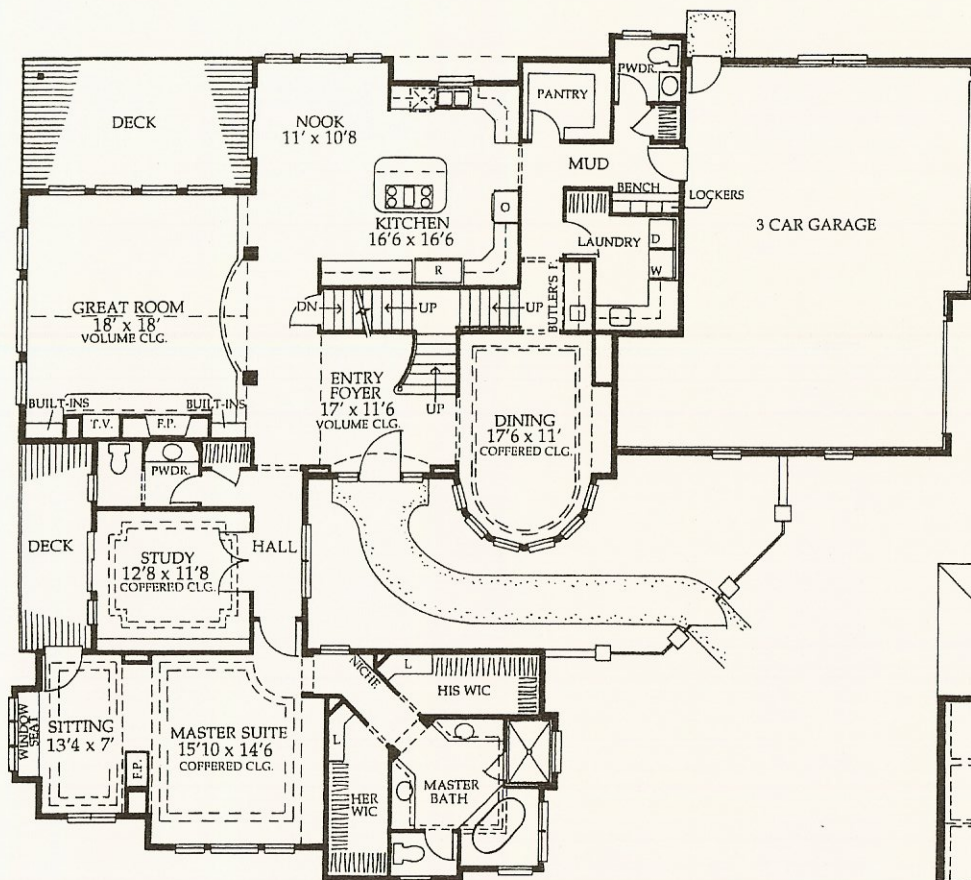
.52 acre



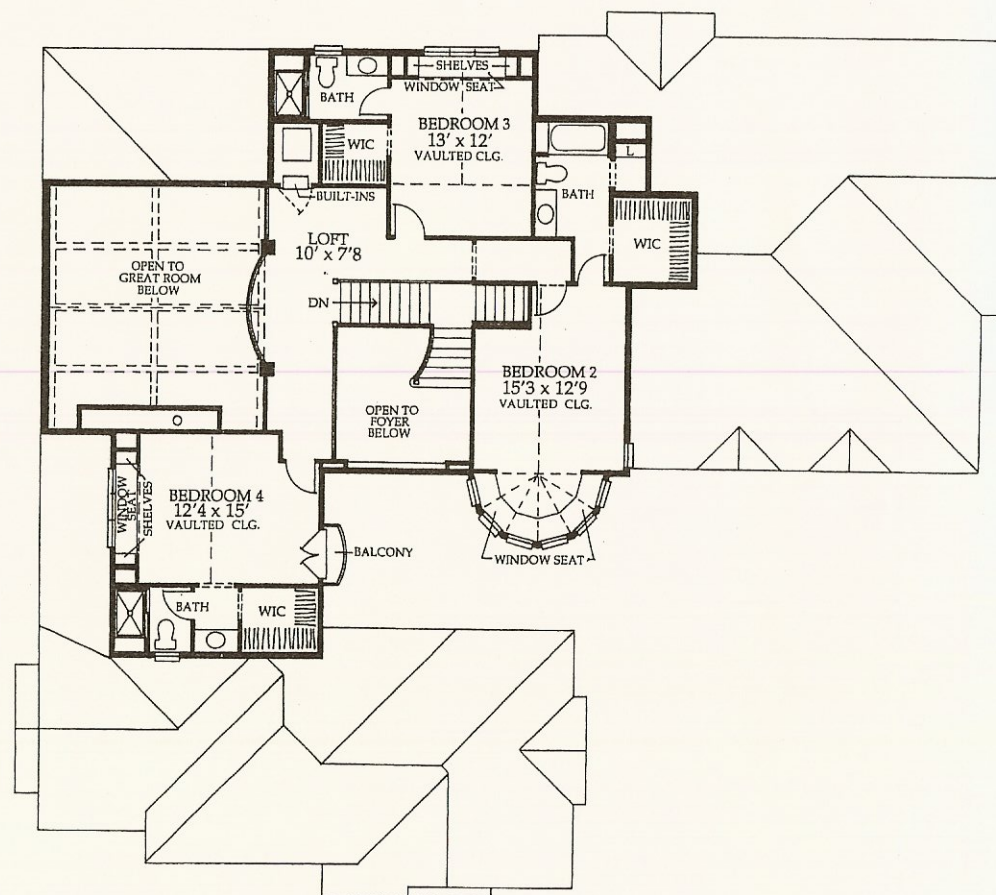
TELLURIDE HOMES

9159 Scenic Pine Drive

Timbers at The Pinery



MAIN FLOOR PLAN



UPPER FLOOR PLAN

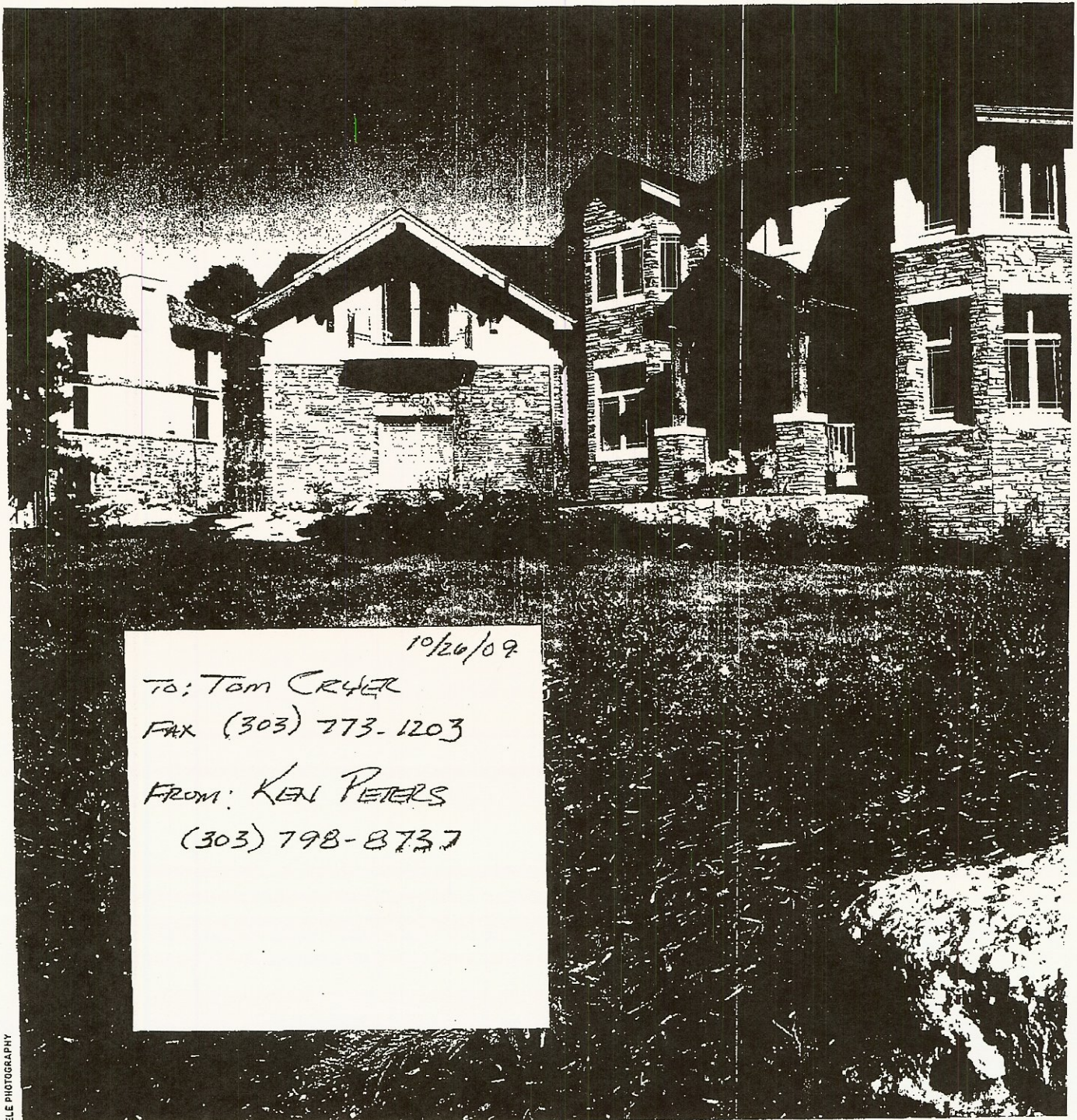
PLANS AND ILLUSTRATIONS ARE ARTIST'S REPRESENTATIONS AND ARE NOT INTENDED TO SHOW SPECIFIC DETAILS OR FEATURES. SINCE EACH HOME IS MODIFIED TO SUIT ITS SPECIFIC SITE, ITEMS SUCH AS WINDOWS, DECKS, AND FINISHES MAY BE ALTERED WHEN BUILT.



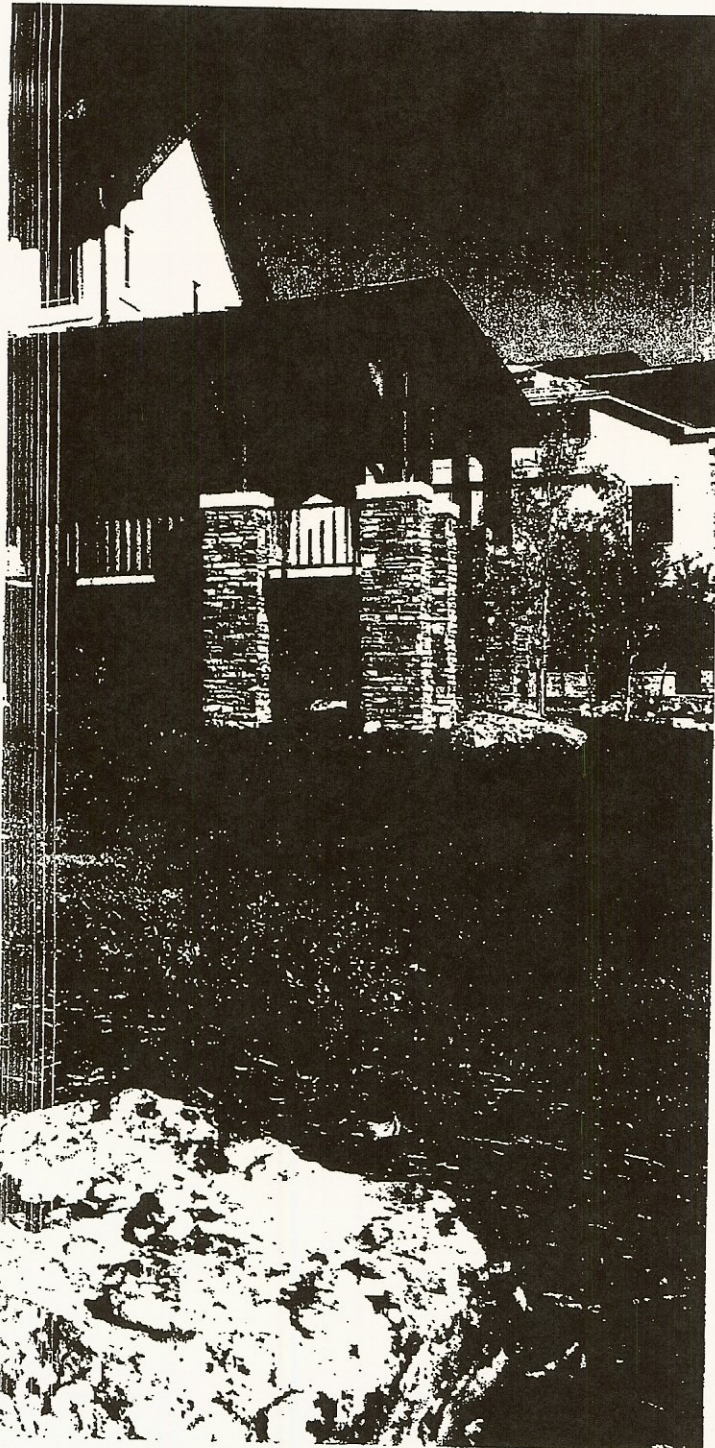
cover
story

The Telluride Custom Homes Story

By Kenneth L. Peters and Ruth Peters



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THE VISION, DESIGN, MATERIALS AND CRAFTSMANSHIP

The story of Telluride Custom Homes, LLC is about many things. It is about a family, an appreciation of Colorado history, the utilization of quality materials and master craftsmanship, combined with a unique team vision and a passion to excel in creating inspirational and unique custom homes that reflect the dreams of people who want to live in Colorado.

Colorado has been blessed with a wealth of natural beauty and resources. Many of us who now live here were drawn to the state by the same resources and open spaces that once compelled early pioneers to leave the safety of their warm homes and take the many risks to develop and settle a new land. A visit to the early ranch lands and the quickly disappearing mining and railroad ruins of the high country serve to instill in us a sense of the tremendous sacrifices and achievements of Colorado's early developers.

Telluride Custom Homes, LLC has attempted to set itself apart as a building company by capturing the vision of a group of people with a unique view of Colorado living, and by producing a product that excels in the three essential elements required to produce a successful home. These three essential elements are *design, materials and craftsmanship*, but without vision and passion, these elements alone can become lifeless and uninspiring. Vision and passion are God-given gifts to be exercised and shared with others, as Telluride Custom Homes sees it, and Telluride is driven by those gifts.

Though Telluride's vision for a dwelling starts long before the purchase of a lot, the lot will put shape to that vision. Selecting lots for building sites is a process in itself, of course. Potential lots are visited often, going through multiple levels of preliminary screening to evaluate issues such as views, shape of lot and building envelope, grade, driveway and utilities approach, natural lighting, offset housing and road development, vegetation, etc. A potential site may be visited six or more times before it will be determined suitable for purchase. During these visits, the vision and the lot must come together. If they do and the lot is purchased, the vision is transformed into a design plan for the house, always with the prospective family in mind. The lot is never purchased to accommodate a preexisting plan, but to fit the vision already in place. That vision is more than just a house. It is a home — the tangible extension of a family who will be living there one day.

After the design is in place, a construction schedule is planned and started, conforming to the original Telluride vision through the daily supervision of the structure. The construction process is not a rigid sequence of events, however, that cannot yield to the possibility of design changes if something better presents itself in the process.



Thus the vision is not static and the design can be enhanced by anyone involved with the site.

Changes driven by vision and inspiration, which have been the early hallmark of Telluride Custom Homes, LLC, can lead to doing things differently than most other builders. Innovative stone and stucco designs, and the use of secondary spaces and roofing materials are examples that translate into risk exposure for Telluride. When a structure rises successfully from this point of risk and then is copied by other builders attempting to replicate Telluride's novel concepts without that risk, it hurts. Unlike other forms of art, the original work of a builder is not as easily protected!

Quality materials are used throughout the structure, whether they are hidden or exposed, inside or out. There is no substitute for constant use of quality material. For instance, in Telluride Custom Homes, LLC spec-built homes, the same high-quality cabinets gracing the kitchen are also used in the laundry rooms and baths. Likewise, interior case window trim is also used on the garage windows. It is important for people to recognize the consistent quality when they visit Telluride Custom Homes.

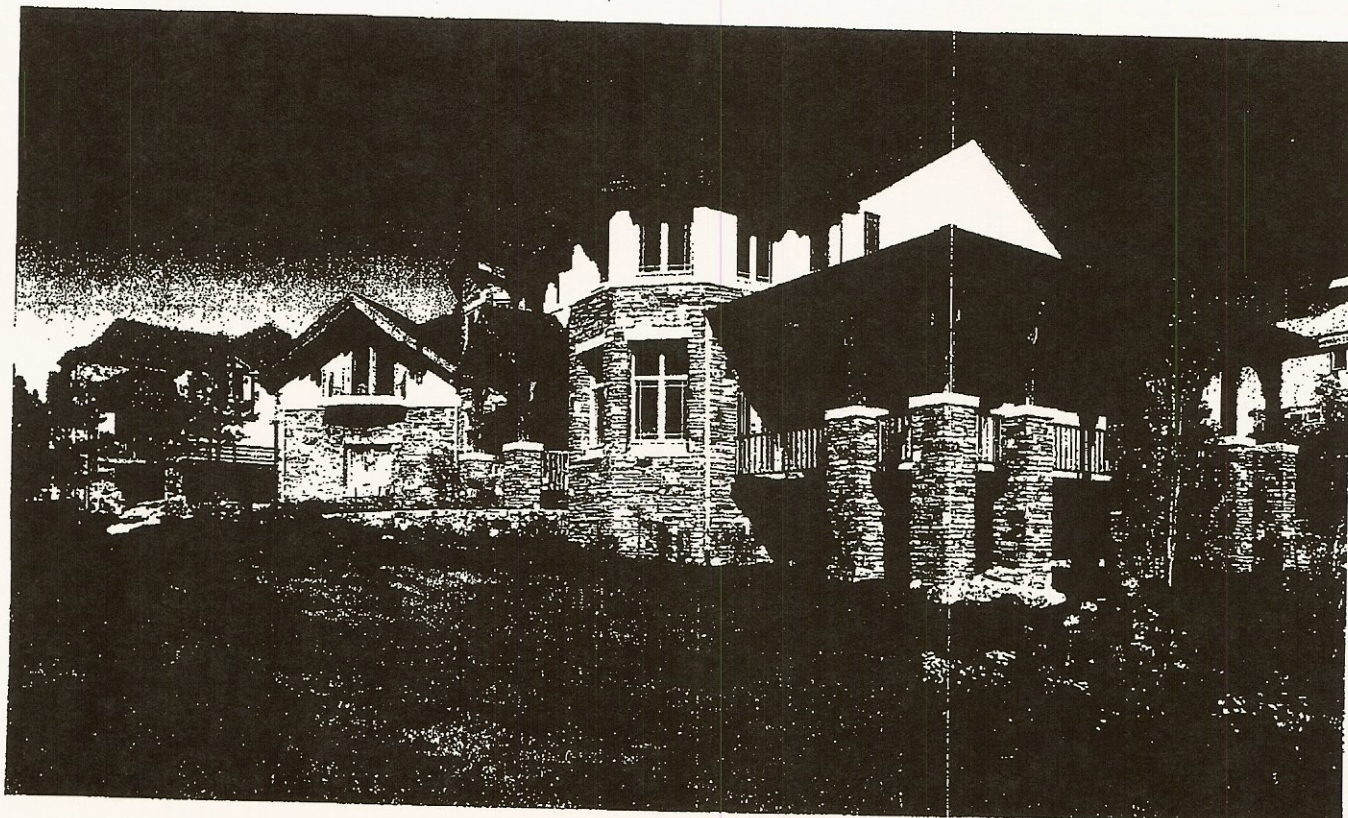
Given the demands of construction schedules that may be impacted by bank financing, weather conditions and concurrent completion schedules, it is not practical for a general contractor to attempt to do many individual crafts, if any. This creates a great dependence on the contribution of the supporting cast of craftsmen and subcontractors. Great craftsmanship cannot be separated from the first two

fundamental components of the building trio: good design and good materials. They are mutually dependent. Apart from spiraling insurance issues, perhaps the greatest challenge a general contractor faces today is maintaining good communications with his subcontractor. This certainly has been the biggest problem in the past, even before the use of the fax, cell phones, express overnight mail, e-mail, etc. If, for some reason, a sub refuses to communicate, Telluride pursues a policy of accountability with that person on a personal level.

The Peters family of Telluride Custom Homes has been richly blessed in this life, and the goals they have set in completing the homes are not driven by commercial gain alone. The construction process and design input are equally rewarding as creative outlets, especially for Ken, whose past professional experience did not afford such an opportunity.

Telluride Custom Homes also allows Ken to transfer the lessons learned in his youth with his father, and the lessons learned through his and Ruth's own experience to the next generation, their children, a heritage that goes beyond the size of the estate check left behind in their passing. They feel so very fortunate to be able to spend the Telluride times with their adult children while still in good health without being a burden to them.

Starting this company at a mature age limits the number of homes that will be built by Ken and Ruth, but they trust that Telluride will go on in its tradition of quality as it is passed down to their children. Still, Telluride homes as they are built today are likely to be limited



editions! They will continue to stand out as rare beauties in this world of mass production, each one with its own imprint of Ken and Ruth's personal touch and unique vision, with an unprecedented attention to detail. They hope you will come and see for yourself!

FAMILY BACKGROUND

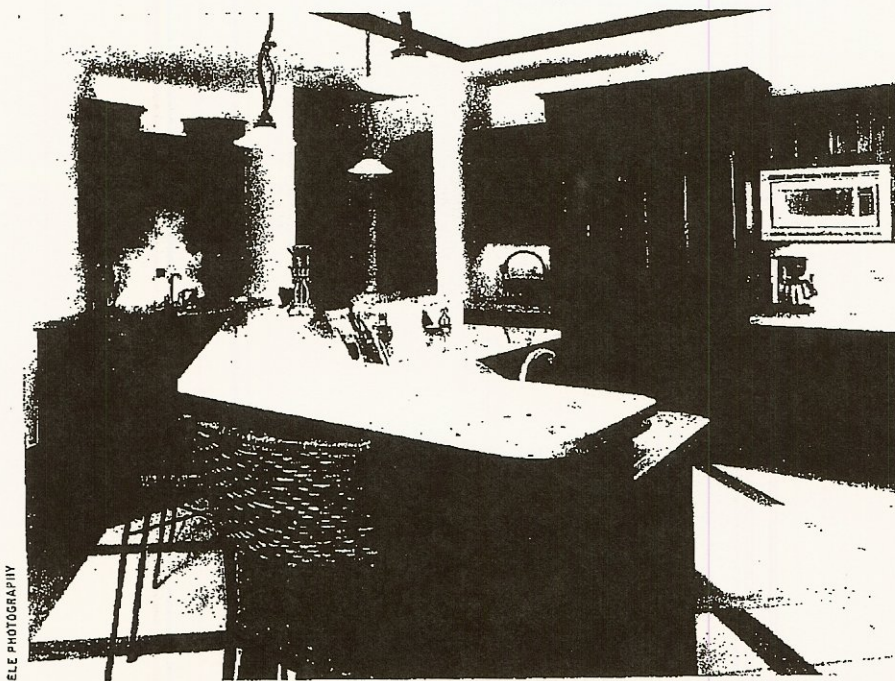
At a very early age, Ken Peters was exposed to the art of building custom homes, going with his dad and his two older brothers to work on his dad's construction sites in western Pennsylvania.

The Peters moved to southern California while the boys were young for the highly acclaimed school system. Ken Peters received a degree in civil engineering from California State University at Long Beach. Ken also met his wife, Ruth, while attending the University. Soon thereafter, he worked with Texaco as a petroleum engineer, beginning his 32-year career in oil and gas.

Texaco transferred Ken and his family to Denver, CO, where they fell in love with the beauty and climate. With the children now grown, Ken was ready for a change. He was ready to take the leap, follow his heart and get back into the family trade — building quality custom homes!

So a little more than three years ago, and not so many years away from retirement age, his hair beginning to





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match his worn gray suit and his heart still full of hopes and dreams, the successful oil and gas engineer traded in his gray suit for a pair of jeans and a work shirt to carry on the family business he knew as a child. The Peters family is proud to be carrying on the family tradition, known out here in Colorado as Telluride Custom Homes, LLC.

As mother of the Peters clan and the boss's wife, Ruth likes to get her fingers in the pie now and then. A grandma and published poet, she hopes to bring a lot of heart and poetry to the art of building Telluride homes. She thinks a woman's loving touch is a valuable asset to any structure, and she enjoys the chance to share that touch by participating in the design and color selections for each project along with Ken and their interior designers.

David, the oldest son, already experienced as a construction supervisor, was first to join the company as its on-site supervisor when the company he was working for experienced hard times. Especially talented in managing front-end assignments and building working relationships with invaluable employees, David is a valuable asset.

Nathan, next in line, is a gifted artist and budding architect who put his dad's dreams on paper under the skillful eye of Gayle Berkey of Gayle Berkey Architects, one of the Denver area's most renowned and accomplished architectural firms. The homes featured here are products of that relationship. Nathan recently joined Telluride Custom Homes as an independent contractor and a newly married man.

The whole family participated in the naming of their company, but they finally settled on the name Ken chose: "Telluride." He borrowed the name from the popular ski and mining town in the southwestern mountains where the Peters family loves to vacation. Rich in history and breathtaking beauty, Telluride exudes the rustic majesty of Colorado coveted and emulated by Telluride Custom Homes. Each home produced by the company bears the name of a historic mine in that area.

But Ken is building more than a family company with a colorful Colorado name. He is building a heritage for his children — his own heritage of home building — an inheritance with a legacy. But it is even more than that to him. It is an act of worship, an effort to reflect the glory of creation in his own creations to honor the Creator and to bless others. That is why he insists on the most superb quality, using as many natural elements as he can, from the richness of wood, to the beauty of stone, and from an abundance of natural light, to a multitude of giant windows showing off the splendor of Colorado's great outdoors. That is why he demands the very best available, both in materials and in craftsmanship — even if he has to do the work himself.

Ken's unique vision as a home builder shared by his family, is to capture the essence of God's creation so beautifully manifest the glory of Colorado's rugged splendor then mix it with the softening sense

sanctuary found in Old Country warmth and elegance while still embracing all the comforts and conveniences of practical modern living for today's families.

The Johnson family from California bought "Yankee Boy," the first Telluride Custom Home built in The Timbers. It graces a corner in one of the development's beautiful tree-rimmed basins.

The Johnsons commented, "We were immediately struck by unique properties and the solid sense of quality throughout the house. Then we noticed the strict attention to detail, the way the house flows from room to room, and the architectural delight we could see from any vantage point in the house. As time passes on, we continue to enter and appreciate the home. In fact, our love for it has not diminished but only grown with every passing day! The design and floor plan is not only beautiful, but also practical in its circular flow throughout the main floor. Having two utility rooms, one on each floor, saves a lot of steps and the spacious mud room, complete with cubbies, storage benches and hooks, is the envy of all our neighbors. Our neighbors call it "fabulous" and "grand," and it is, but more than that, it is a safe haven. We wouldn't change a thing, except to finish the basement someday, and that will be a job for Telluride."

Mrs. Johnson further stated, "Ken Peters, the builder of our home is now like one of the family. He stops by to check on us and is quick to make any needed repairs. For example, he stopped by one day noticed a small chip in the exterior finish on our front door. It was fixed before we knew it was there! As far as we are concerned, Ken is the best builder in the area. We are extremely pleased with his work ethics, and would highly recommend him to anyone looking for an exceptional home and a rare experience in a beautiful area. In fact, once you purchase a Telluride home, you have the builder as family as friends forever!" ■