

## INVENTORY, MAY 2022

### Curated Homes at Heron Creek

Home prices will be released one month before completion. Please contact our realtors.

LOT #	HOUSE PLAN	ADDRESS	HOME DETAILS				EST. COMPLETION	**ACRES
			BED	BATH	CAR	SQ. FT		
28	Joiner	5499 Thimbleberry	4	2.5	2	2,265	Summer 22	0.27
31	Joiner	5511 Thimbleberry	4	2.5	2	2,265	PENDING	0.26
32	Angler	5515 Thimbleberry	3	2	3	1,790	PENDING	0.45
36	Angler	5547 Thimbleberry	5	3	3	3,040	Fall 22	0.58
60	Archer	3832 Grouseberry Ct	4	3	3	2,650	Winter 22/23	1.23
87	Fletcher	5539 Fireweed Loop	5	2.5	3	2,775	Spring 23	0.69
88	Baxter	5545 Fireweed Loop	4	3	2	2,342	Spring 23	0.59
89	Sawyer	5551 Fireweed Loop	6-7	3.5	3	3,290	Winter 22	0.69
90	Huntsmen	5552 Fireweed Loop	4-5	3.5	3	2,830	Winter 22/23	1.11
111	Blacksmith	3845 Moose Berry Ct	6	4	3	4,000	Winter 22/23	1.53

### Visit Our Design and Sales Center at Heron Creek!

**Driving Directions:** Starting at Costco travel 9.0 miles East on Canyon Ferry road. Turn left at Eames Lane and go north 0.9 miles.



"Heron Creek is a wonderful community and we absolutely love living in our home that was designed and built by Sussex Construction! The subdivision is well planned with a unique design, beautiful homes, and ample open space and trails that make living here a joy."  
*-Spence and Lisa Van Meter*

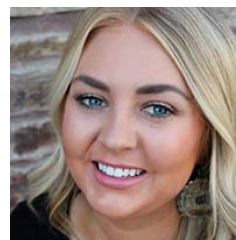
REPRESENTED BY:



**FOR APPOINTMENTS:**

**MARTA BERTOGLIO  
BROKER**

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 (406) 438-1772  
 HeronCreekMontana.com



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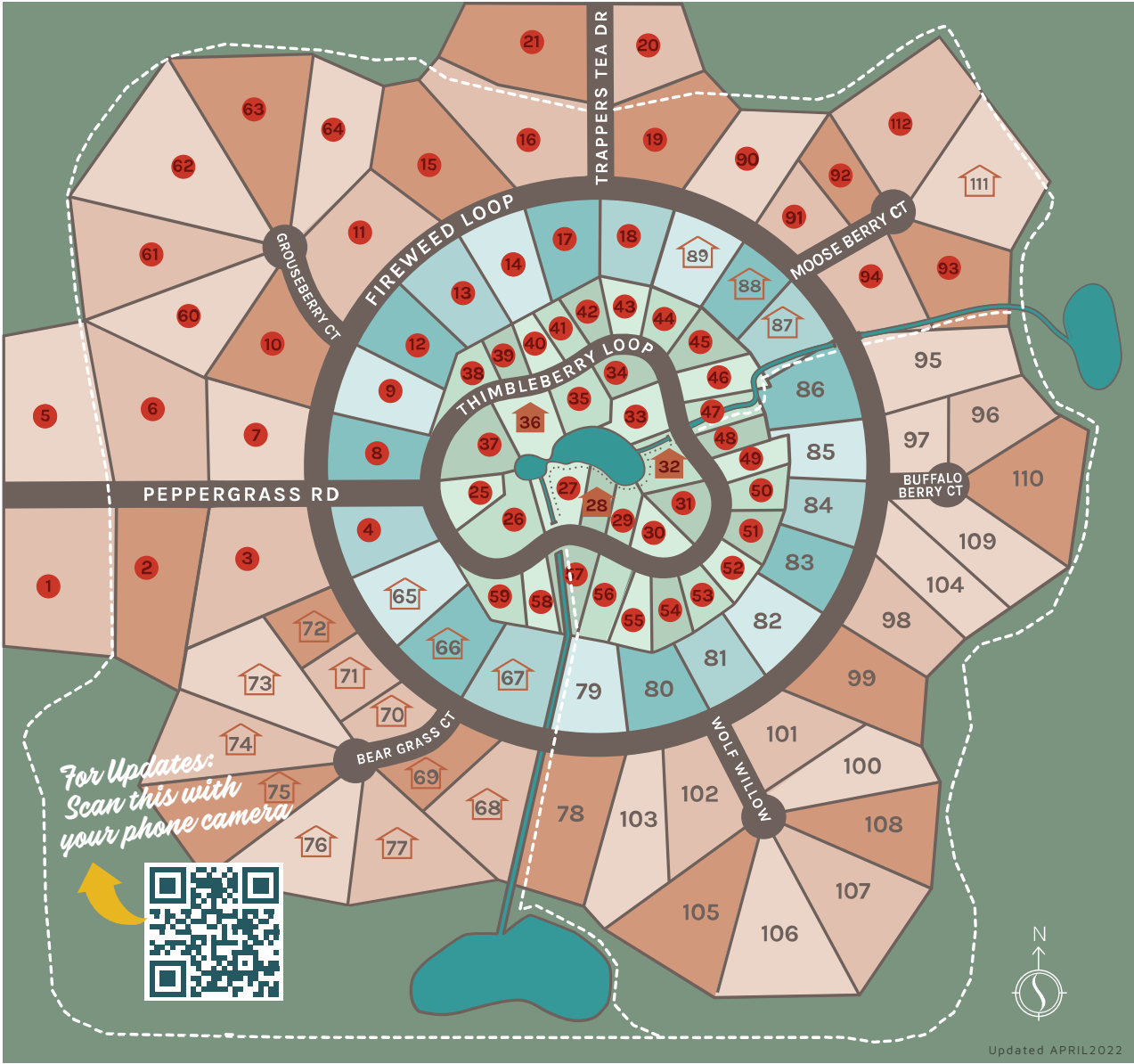
**STEPHANIE MARTIN  
REALTOR**

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 (406) 590.9825  
 HeronCreekMontana.com



# HERON CREEK

MONTANA'S LIFESTYLE COMMUNITY



- |  |   |  |
|--|---|--|
|  VILLAGE LOTS |  HOUSE AVAILABLE   |  ROAD       |
|  LOOP LOTS    |  HOUSE COMING SOON |  PAVED PATH |
|  ESTATE LOTS  |  WATER FEATURE     |  TRAIL      |
|  SOLD LOTS    |  PARK LAND         |  |
- MAP IS AN ARTIST RENDERING.  
LOT SIZES ARE APPROXIMATE.



## We Build Curated Homes in Helena, Montana

HERE'S HOW IT WORKS!

We've all realized the importance of home during the global pandemic, and we are reminded that we don't have to venture far for respite; it's all around us here, in Helena, Montana.

In "normal" times, we can count on lumber, nails, windows being available, price quotes being good for 30 days, etc. But unfortunately, the global pandemic has changed the supply chain; therefore, it's too challenging to pre-sell homes. Consequently, we will continue to build curated homes in and around Helena, but rather than predict the future, each home's price will be released one month before completion.

### THE BENEFITS OF BUYING A CURATED SUSSEX HOME

#### PROTECT YOUR INVESTMENT:

A curated home is intentionally designed with purpose...and play. The layout lend to .... ease of living. It incorporates a collection of fixtures, hardware, and textures that are carefully chosen and work together to create a home that looks interesting and cohesive. It is about how you feel when you walk through the doors and are in love with your space.

#### IT'S PROVEN, 26 YEAR OF EXPERIENCE:

After building all types of home over the last 26 years we know what works, and what doesn't. Not only is our constuction team....but Many important decisions are made by the architect and builder during the design process, using what's known to be popular among past customers to choose options. This cost-saving approach can ensure your home has everything it needs to support a happy future while not breaking the bank with unnecessary expenses.

#### IT'S PROVEN:

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#### IT'S PROVEN:

# What's Included in a Sussex Home at Heron Creek

(ALL DETAILS SUBJECT TO CHANGE WITHOUT NOTICE)

## STRUCTURAL ELEMENTS & BENEFITS

- Insulated concrete foundations (ICF)
- 2 x 6 advanced framing exterior wall construction
- Engineered wood I-joist floor system
- Engineered truss package
- Homewrap
- Ice and water shield on roof

## ENERGY CONSERVATION

- Advanced insulation package - R21 on exterior walls and R49 insulation blown in the ceilings
- High-efficiency Direct Vent gas forced-air heating with automatic setback thermostat
- Andersen 100 Series Fibrex windows (dual glazed low E)
- Energy efficient exterior door weather stripping
- Water saving plumbing fixtures
- High efficiency electric water heater
- Air Quality 11-MERV filter system
- Passive Radon Mitigation System
- Heat Recovery Ventilation System

## OUTSIDE YOUR HOME

- 1,000 sqft of sod, twelve large perennials, six 5 gallon shrubs, and one 1.25" caliper tree
- A mulched flower bed in front of the house
- Irrigation system with lawn sprinklers & drip line for front beds
- Underground utilities
- Textured steel garage door
- Garage door opener with remote
- Concrete walkways
- Screens on all moving windows
- Exterior lighting fixtures
- Low maintenance 30-yr architectural grade shingle roof
- Low maintenance siding, soffit, and fascia
- 750 sqft of asphalt driveway
- 100 ft of electrical service to the house
- 2 exterior water faucets
- 2 exterior GFI electrical outlets
- 1500 - 3000 gallon septic tank
- 1000 gallon buried propane tank - leased
- Timber frame details

## BATH

- Vanities with cultured stone countertops, soft-close drawers
- Moen chrome, single-lever faucets
- Low maintenance fiberglass tub and/or showers
- Mirrors and lighting at all vanities
- Quality, coordinating chrome bathroom hardware
- Upgraded Utile shower enclosure system

## KITCHEN

- Refrigerator space plumbed for water dispenser
- Stainless steel appliance package includes:
  - Refrigerator with water and ice dispenser, over-the-range microwave, smooth top range, and multi-cycle dishwasher
- Canyon Creek custom wood cabinets with soft-close, full-extension drawer hardware & doors
- Granite countertops w/ 4" granite backsplash
- Stainless steel double sink-extra deep
- Pullout single lever chrome faucet
- Choice of cabinet knobs

## INSIDE YOUR HOME

- NEW! Fiber Optic Internet - coming soon
- Timber frame details
- Energy efficient fiberglass front door with glass
- Carpet generally included in these areas:
  - Bedrooms (including closets), stairs, main living areas of upstairs and/or basement
- Luxury Vinyl Plank Flooring generally included in:
  - Main floor living area, bathrooms, entry and mudroom, kitchen and pantry, laundry room(s)
- Skirt boards on finished stairways
- Painted custom trim package
- Hand-textured walls and ceilings, square wall corners
- Professionally designed interiors
- Designer paint packages
- Safety smoke & CO detectors
- Smart panel and router communications wiring
- A ceiling fan
- Modern light fixture package
- Many finish options and upgrades available