

INVENTORY, WINTER 2025

*Price Includes Lot & Home *Lot Price Only

For more information about floor plans and lots, please visit our website: HeronCreekMontana.com

SPEC HOMES AVAILABLE NOW

LOT #	HOUSE PLAN	ACRES	*PRICE
1	Bullwhacker	2.28	\$1,099,900
72	Thatcher	.54	\$599,900
87	Fletcher	.69	\$741,900
88	Baxter	.59	\$686,900

UNDER CONSTRUCTION SPEC HOMES

LOT #	HOUSE PLAN	ACRES	*PRICE
66	Angler	.82	\$719,900

OPEN SELECTION LOT PRICES

LOT #	HOUSE PLAN	LOCATION	ACRES	*PRICE
69	Open Selection	Loop	.73	\$155,100
70	Open Selection	Loop	.63	\$143,000
71	Open Selection	Loop	.57	\$141,700
73	Open Selection	Estate	1.27	\$161,900
74	Open Selection	Estate	1.19	\$170,200
75	Open Selection	Estate	1.33	\$183,200
76	Open Selection	Estate	1.24	\$196,300
78	Open Selection	Estate	1.46	\$206,000
79	Open Selection	Loop	.84	\$133,800
80	Open Selection	Loop	.79	\$135,200
81	Open Selection	Loop	.67	\$141,800
83	Open Selection	Loop	.67	\$139,100
85	Open Selection	Loop	.62	\$133,800
86	Open Selection	Loop	.81	\$135,200
95	Open Selection	Estate	1.24	\$171,300
98	Open Selection	Estate	.86	\$173,000
99	Open Selection	Estate	1.15	\$179,300
101	Open Selection	Estate	.97	\$156,300
102	Open Selection	Estate	1.14	\$163,100
103	Open Selection	Estate	1.12	\$198,600
105	Open Selection	Estate	1.37	\$179,100
106	Open Selection	Estate	1.52	Under Offer
107	Open Selection	Estate	1.36	\$188,900
108	Open Selection	Estate	1.08	\$183,800

*Once construction of a home begins, some upgrades and changes may be made; please ask for details.

*All prices, options, and availabilities are subject to change without notice — updated WINTER 2025.

HERON CREEK

MONTANA'S LIFESTYLE COMMUNITY



*UPDATED WINTER 2025

- | | | |
|--------------|----------------|---------------|
| VILLAGE LOTS | WATER FEATURE | ROAD |
| LOOP LOTS | PARK LAND | PAVED PATH |
| ESTATE LOTS | AVAILABLE NOW! | TRAIL |
| SOLD LOTS | UPCOMING HOMES | PROPERTY LINE |

MAP IS AN ARTIST RENDERING. LOT SIZES ARE APPROXIMATE.

10 Steps to Building Your Dream Home in Heron Creek!

REPRESENTED BY:



FOR APPOINTMENTS:

**MARTA BERTOGLIO
BROKER**

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FOR APPOINTMENTS:

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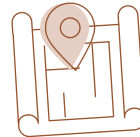


1 DEFINE YOUR BUDGET

Chat with your bank or credit union and get pre-approved so you know what your budget is.

2 PICK YOUR HOUSE PLAN

Choose the house plan that suits you best.



3 PICK YOUR LOT

Pick your lot with Stephanie or Marta.

4 SUBMIT A BUY-SELL

The \$2,000 deposit is fully refundable for five days from date of Buy-Sell.



5 MAKE IT YOURS

Make your selections; we help with this.

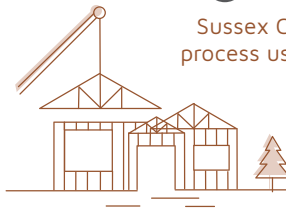
6 MAKE IT OFFICIAL

Sign the Construction Agreement and pay 5% non-refundable deposit.



7 CONSTRUCTION BEGINS!

Sussex Construction gets to work. The building process usually takes anywhere from 6-8 months.



9 WALKTHROUGH

Sussex will walk you through your new home, allowing you to get to know everything and how it works.

8 MAKE IT LEGIT

Sign the closing documents at the local title office.



10 CONGRATS!

Pick up the keys to your new home and move in!

*Fiber Optic Internet available - call Montana Internet (406) 443-3347

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 programmable 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

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 shower enclosure system in owners' bathroom

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

- Energy efficient fiberglass front door with glass
- Luxury Vinyl Plank Flooring generally included in:
 - Main floor living area, bathrooms, entry and mudroom, kitchen and pantry, laundry room
- Carpet generally included in these areas:
 - Bedrooms (including closets), stairs, main living areas of upstairs and/or basement
- 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 if product and timing allows

