

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				UNDER CONSTRUCTION SPEC HOMES			
LOT #	HOUSE PLAN	ACRES	*PRICE	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				

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
- LOOP LOTS
- ESTATE LOTS
- SOLD LOTS
- WATER FEATURE
- PARK LAND
- ★ AVAILABLE NOW!
- ↑ UPCOMING HOMES
- ROAD
- PAVED PATH
- TRAIL
- 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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(406) 438-1772

Visit: HeronCreekMontana.com

FOR APPOINTMENTS:

STEPHANIE MARTIN
REALTOR

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Visit: HeronCreekMontana.com



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.

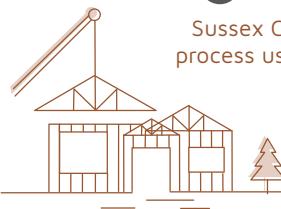
6 MAKE IT OFFICIAL

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.



10 CONGRATS!

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



8 MAKE IT LEGIT

Sign the closing documents at the local title office.

*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

