

NEW AGE REALTY

5477 W. Quail Ave., Glendale, AZ 85308
Cell (480) 252-3136 – E-Fax (623) 321-1061
America Tang – Broker
Email: atangafc@aol.com

February 6, 2008

Brand New Homes for Lease in Pueblo, CO One Year Old Townhomes in Colorado Springs, CO

All homes in Pueblo are built by Premier Homes, so you are welcome to stop by the Model Homes of Premier Builders in any of their Subdivisions listed below and see the furnished Models.

FOR ENTRY: Lock boxes are hanging in the water meter to the side of each house.
The number for the L.B. type where you line up the numbers is **1823**.
The number for the L.B. type which are push buttons, is **2487**

The following home is in the Eagleridge Subdivision. Available Immediately.

Directions to Eagleridge Subdivision: I-25 Fwy. Exit 102 Eagleridge Blvd., go West 1 ½ miles, make a right on Crested Hills, one block to Toucan, make another Right, one block to Thrush make a Left.



4969 Thrush Ct. (Eagleridge Estates)
\$1150 per mo. + \$1150 Security Deposit

3 bedroom, 2.5 bath, 2006, 2 stories, 2 car garage. 1350 Sq. ft. Central air. Appliance upgrade G.E. Refrigerator, washer and dryer, Tile floors. Five piece Master bath with soaker tub. Full landscape front and back with white vinyl fence.



**5044 Thrush Dr. (Eagleridge Estates)
\$1600 per mo. + \$1600 Security Deposit
Kingsville Model**

4 bedroom, 2.5 bath, 2006, 2 stories, 3 car garage. 2650 Sq. ft. Central air. Appliance upgrade G.E. Refrigerator, washer and dryer, Tile floors. Five piece Master bath with soaker tub. Full landscape front and back with white vinyl fence.

The following home is in the Red Hawk Subdivision. Available Immediately.

Directions to Red Hawk Subdivision: I-25 Fwy. Exit 102 Eagleridge Blvd., go West 1 ½ miles, make a right on Overlook Ave., 2 blocks to Buchanan, make a right.



5089 Buchanan Dr. \$1050 per mo. + \$1050 Security Deposit

3 bedroom, 2.5 bath, 2006, 2 stories, 2 car garage. 1350 Sq. ft. Central air. Appliance upgrade G.E. Refrigerator, washer and dryer, Tile floors. Five piece Master bath with soaker tub. Full landscape front and back with white vinyl fence.

Properties in Westridge Subdivision. North Pueblo.

Directions to Westridge Subdivision: I-25 Fwy. Exit 102 Eagleridge Blvd., go West 1 mile, make a Left on Ridge Dr., Right on Settlers, Right on Widener Rd., Right on Meadowlark Ln. This is a brand new street and most homes are still under construction. Meadowlark is directly behind Longhorn Dr.

The following homes are the Westridge Subdivision and are available Immediately:

- 2238 Meadowlark Ln. – Bonanza Model – 4 bed. 2.5 ba. 2 Car Garage - \$1300
- 2205 Meadowlark Ln. – Bonanza Model – 4 bed. 2.5 ba. 3C garage - \$1350
- 2229 Meadowlark Ln. – Alamo Model – 3 bed. 2.5 ba. 2 C garage - \$1150
- 2223 Meadowlark Ln. – Wrangler Model – 4 bed. 2.5 ba. 2C garage - \$1400
- 2204 Meadowlark Pl. – Wrangler Model– 4 bed. 2.5 ba. 2C garage - \$1400

Below are the Pictures and Description of Samples of Each Model in Westridge



Kingsville Model – 4 bed. 2.5 ba 2 stories, 3 car garage. Ceramic tiles in kitchen and bathrooms, berber carpet. Living Room, Dining Room, Kitchen with nook, Great Room, Rec Room, Covered patio & Covered Porch, private master retreat, upstairs laundry. 2564 sq.ft. Largest home built by Premier. Largest Lot size as well with 11,000 sq.ft. Rent \$1600 per mo. Plus \$1600 security deposit.



Wrangler Model
 4 bed. 2.5 bath, 2 stories, Living/Dining Room Combo, Kitchen with Nook, Upstairs Family Room, Large Master Suite with Bath Retreat, patio and Covered Porch, 2154 sq.ft.
 3 Car garage Wranglers:
 \$1500 per month
 \$1500 Security Deposit
 2 Car garage Wranglers:
 \$1400 per month
 \$1400 Security Deposit



Abilene Model

3 bed. 2.5 bath, 2 & 3 cars garage, Living Room/Dining Room Combo, Kitchen with Nook, Vaulted Living Room, Main Floor Master Suite, Family Room Upstairs, Utility Room off garage. 2009 sq.ft.

2 car garage:
\$1350 per month
\$1350 Security Deposit
3 car garage:
\$1400 per month
\$1400 Security Deposit



Alamo Model

3 bed. 2.5 bath, 2 car garage, 2 stories, Living/Dining Room Combo, Upstairs Laundry, Covered Porch & Patio. 1350 sq.ft.

\$1150 per month
\$1150 Security Deposit

List of Upgrades in Most Homes:

- Central Air
- Upgraded appliance package which includes range, dishwasher and microwave
- Jetted tub and double vanity in master bath
- Millbridge Oak cabinets
- Upgraded carpet pad to 1/2" thick
- Upgraded glass deco front door
- Windows in garage door
- Most with 2 car garage. A few has 3 car garages
- 21' cu.ft. refrigerator
- G.E. Washer and Dryer
- Ceramic tiles in kitchen and baths
- 2 car garage door opener

Fully landscaped front and back yard with rocks, sod, plants, timer, sprinkler system and vinyl fence in the whole backyard.

One Year New Townhomes in Colorado Springs

Townhomes: Soaring Eagles Subdivision – Built by Beazer Homes – Near Airport and 5 miles from Ft. Carson. Directions: corner Drennan Rd. with Powers Blvd. before Hancock Expressway. See the Model Homes by Beazer. **On Lock Boxes Combination Number 1823.**



3477 Gray Owl Pt. – \$950 per month.

Our townhomes are all Travertine Models – 3 bed. 2.5 bath, 2 stories, small enclosed patio in the back and 2 car garage. 1450 sq.ft. of living area. Security deposit of one month. **NO PETS FOR THIS TOWNHOME.**

4823 Hawks Crest Pt. - \$1050 per month.

3 bed. 2.5 ba. Same model as above but with A/C

**PLEASE CALL OR EMAIL US AND WE WILL EMAIL YOU A RENTAL APPLICATION.
NEW AGE REALTY**

Broker: America Tang - Cell : (480) 252-3136 – atangafc@aol.com

The locations below are Model Homes from Premier. You may see these Decorated models as samples of the floor plans of the Home you are interested in renting.

Forest Glen Subdivision – South side of town

5205 Red Cedar Ct., Pueblo, CO 81005

Directions: Coming from Colorado Springs, I-25 Fwy.exit Pueblo Blvd., go Right (West) to Northern Ave., make a Left, to Siena Dr., make a right, to Stone Pine make a left, to Cedar Ct. make a Right.

Contact person: Danielle Cordsen – Office (719) 561-2960

Model Home: Bonanza

Red Hawk Subdivision – North side of town

5077 Buchanan Dr., Pueblo, CO 81008

Directions: Coming from Colorado Springs, I-25 Fwy. exit Eagleridge Blvd. make a Right (West). Go one mile to Overlook, make a Right, to Buchanan make another Right.
Contact Person: Debra – Office (719) 561-2960

Model Home: Madison

Southpointe Subdivision = South side of town

2903 Prairie Hawk Ln., Pueblo, CO 81005

Directions: Coming from Colorado Springs, I-25 Fwy. Exit Pueblo Blvd., make a right (West), go to Prairie (there is a Wells Fargo Bank in the corner) make a Left, street dead ends and you can only go Right. First House on your left.

Contact Person: Amber Black - Office (719) 561-8870

Model Home: Kingsville

Pet Policy:

We will consider small pets. We will require an additional deposit of \$500, of which \$250 is non refundable and will be considered as a cleaning fee.

Lease with an Option to Buy:

If you want to sign a Lease with an Option to Buy, we will require that you pay a \$5000 Option fee up front in addition to the First month rent and the security deposit plus pet deposit, if any. From each month's rent we will reimburse you either \$100 or \$200 (\$100 for rentals of \$1000 through \$1299 and \$200 for rentals of \$1300 and up) We will set a sales price at the time of signing and a period of one year from time of lease to exercise the Option to Buy. If the exercise of the Option to Buy happens after the One Year Anniversary, then sales price of the house will be subject to a new appraisal, but in no event can the sales price be below the original set price. The \$5000 Option Fee, plus the security deposits plus the monthly credits will be part of your down payment for the ultimate purchase of the home.

Leasing Contact:

**America Tang
New Age Realty
5477 W. Quail Ave.
Glendale, AZ 85308
W: (623) 561-6877 * Cell (480) 252-3136 * Fax (623) 321-1061
Email: atangafc@aol.com**

Please feel free to call America Tang with any questions you might have.