

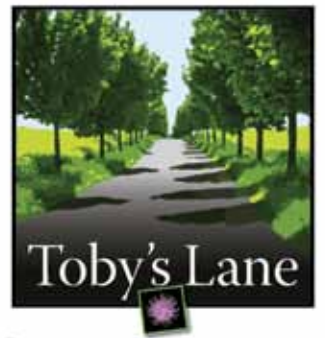


Toby's Lane: Your New Boulder Community

Act today to reserve one of Thistle Communities' energy-efficient homes in the City of Boulder, conveniently located close to 55th and Arapahoe. Featuring:

- Single Family Homes with Detached Garages and Off Street Parking
- 3 Bedrooms, 2 Baths, Spacious living areas
- Superior Energy Efficiency, Registered with the certification goal of LEED® Certified Silver, Optional Solar
- Community Garden
- Receive a classic Cruiser bicycle with your home purchase
- Mixed-income neighborhood close to shopping trails, transportation and everything Boulder has to offer!
- Everything you want is here!

CONTACT: Andy Allison at Eighty 30 Realty, cell 303.946.8306



New Single-Family Home Inventory at TOBY'S LANE

| Lot | Address | Floorplan | Finished Sq. Ft. | HOA/month | Bed | Bath | Price | Completion Date |
|-----|------------------|-------------|------------------|-----------|-----|------|------------|-----------------|
| 1 | 1481 Toby's Lane | Patty Berg | 1513 | \$100.00 | 3 | 2 | \$202,800* | Fall 2010 |
| 2 | 1483 Toby's Lane | Helen Hicks | 1380 | \$100.00 | 3 | 2 | \$237,000* | Fall 2010 |
| 3 | 1485 Toby's Lane | Patty Berg | 1513 | \$100.00 | 3 | 2 | \$244,500* | Fall 2010 |
| 4 | 1487 Toby's Lane | Helen Hicks | 1380 | \$100.00 | 3 | 2 | \$183,500* | Fall 2010 |
| 5 | 1488 Toby's Lane | Judy Bell | 1594 | \$100.00 | 3 | 2.5 | \$431,000 | Fall 2010 |
| 6 | 1486 Toby's Lane | Judy Bell | 1594 | \$100.00 | 3 | 2.5 | \$425,000 | Fall 2010 |
| 7 | 1482 Toby's Lane | Judy Bell | 1594 | \$100.00 | 3 | 2.5 | TBD | Fall 2010 |
| 8 | 1480 Toby's Lane | Helen Hicks | 1380 | \$100.00 | 3 | 2 | \$183,500* | Fall 2010 |

All homes at Toby's Lane come with a crawlspace and detached garage.

*Income qualification required. Available through Homeworks, the City of Boulder Homeownership Program. To qualify, go to www.BoulderAffordableHomes.com or call 303.441.3167.

Contact Andy Allison of Eighty 30 Realty at 303.946.8306 for more information.



STANDARD AND GREEN FEATURES

STRUCTURE

- Crawlspace
- 30 Year architectural laminate shingles
- Ice damming protection
- Designed and oriented for passive solar
- Detached garage
- 2"x 6" exterior wall studs
- Prefinished Colormax siding – maintenance free for 15 years
- Icynene foam and fiberglass batt insulation (R-49) in ceiling
- Icynene insulation (R-19) in exterior walls
- 24" overhangs block heat gain from summer sun

DOORS

- Flat panel birch interior doors
- Brushed nickel door hardware
- Sliding patio door (select plans)
- Double hung (low-E) vinyl windows with screens
- 1-3/4" thick fiberglass insulated entry doors

KITCHEN

- Maple cabinetry
- Pull-out trash receptacle
- Under sink tilt-drawer and under sink organizer
- Roll-out pantry cabinet
- 8" deep stainless steel sink with garbage disposal
- Delta faucets
- Plumbed for ice maker at refrigerator
- Gas range
- Microwave/vent hood, vented to outdoors
- 12x12 ceramic tile flooring

BATHROOMS

- Mirror and light bar
- Maple cabinetry
- Fiberglass tub and shower surround
- Elongated porcelain water closet
- Low-flow faucets and showerheads
- 12x12 ceramic tile flooring
- Energy Star exhaust fans in all bathrooms

LIVING AREA

- Carpeted living area, bedrooms and stairways

LIGHTING & ELECTRIC

- Reinforced switched ceiling box in all bedrooms
- Recessed can lights in kitchen
- Tasteful lighting package
- Dome lights in utility rooms, hallways
- Exterior porch lamp near entrances
- Television and phone jacks, three of each
- Smoke detectors in and around bedrooms
- Arc-fault protected bedrooms
- 200 amp electrical panel
- Ceiling fan in living room

HVAC & PLUMBING

- Washer and dryer hookup
- Tankless water heater
- 90% efficient furnace
- HRV System (Heating/Air Recovery Ventilation)
- Solar-ready

Green text indicates a green feature. These items make homes at Toby's Lane energy efficient and environmentally friendly, while creating a comfortable and healthy indoor environment for you.