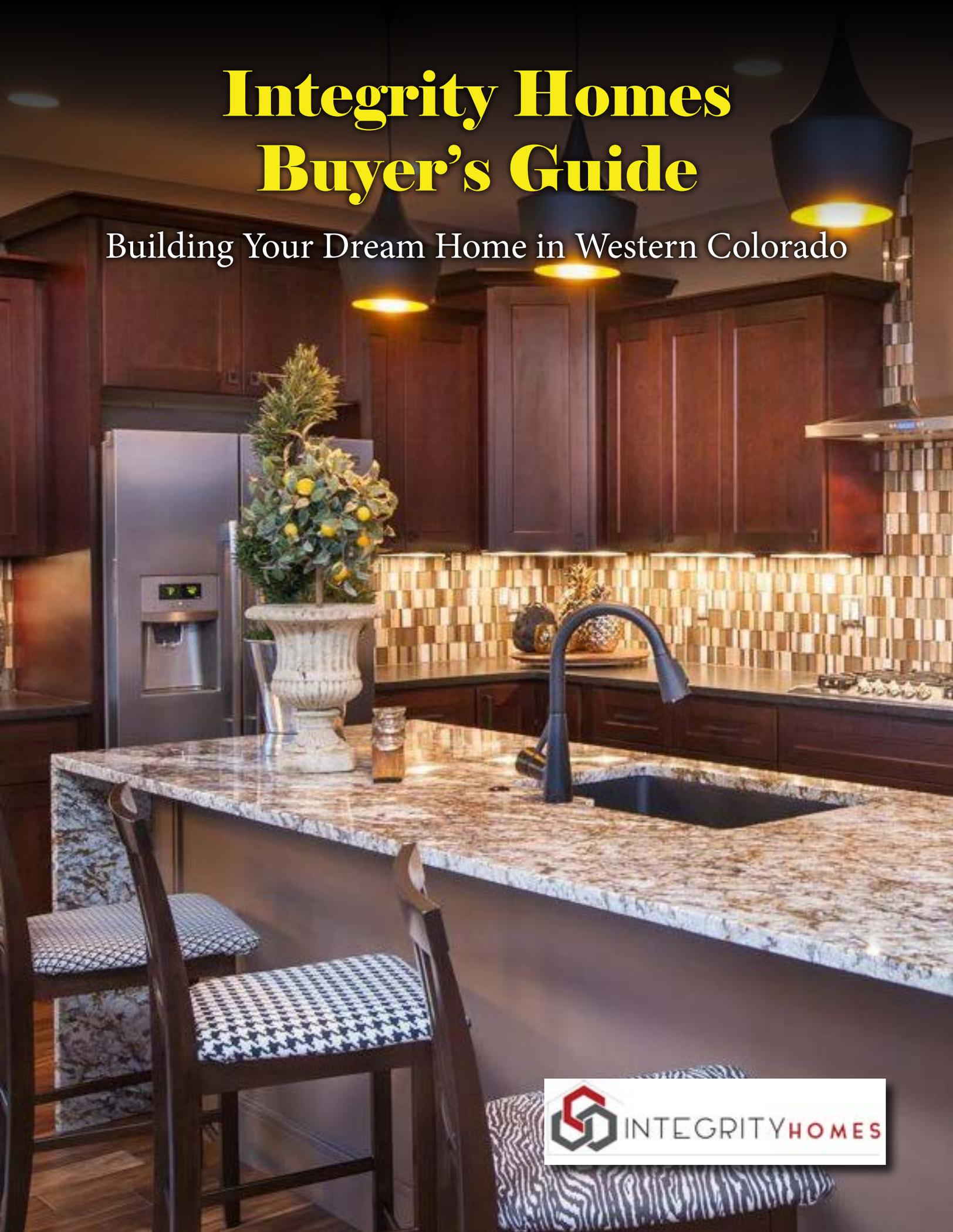


Integrity Homes Buyer's Guide

Building Your Dream Home in Western Colorado



WELCOME

Congratulations on taking the first step toward your dream home! At Integrity Homes, we believe building a home should be as joyful and stress-free as living in it. This guide will walk you through what to expect, what decisions you'll make, and how we support you through every phase.

WHY CHOOSE INTEGRITY HOMES

Locally owned, family-led - Semi-custom homes - Build on your lot option - Full-service: design, permitting, landscaping, concrete, excavation

COMMUNITIES & LOCATIONS

We build throughout Western Colorado, including Grand Junction and Montrose. Key communities include Vista Mesa, Monument Ridge Estates, and River Stone.



WHAT \$500K-\$1M BUYS IN WESTERN COLORADO

Buying a new home in Western Colorado means more than square footage—it's about lifestyle, views, and quality. Integrity Homes offers communities and plans across the \$500k-\$1M range.

Vista Mesa

(Clifton): Homes from the high \$400s-\$600s. Plans like *The Mesa*, *Silverado*, *Merlot*, and *Vineyard* feature open-concept layouts and panoramic views of the Book Cliffs, the Mesa, and the Colorado National Monument.

Riverstone

(Montrose): Homes from \$509,900 to \$595,000 with plans such as *The Garfield*, *Sequoia*, *Oak*, and *Willow*. Perfect for families seeking quiet streets and community amenities.

Monument Ridge Estates

(Redlands): Luxury living starting in the \$800s with larger lots (.19-.35 acres) and semi-custom plans like *Prestige*, *Casa Amigo*, and *Gunnison*.



BUILD TIMELINE: FROM PERMIT TO KEYS

We know timing matters. While every build is unique, most Integrity Homes are completed within **5–6 months** after permits are approved (weather permitting).

Typical Path:

1. **Home Plan & Lot Selection** – Choose your floor plan and lot.
2. **Design & Selections** – Finalize finishes with our Design Center team.
3. **Permitting & Authority to Proceed** – Local approvals and structural planning.
4. **Construction** – Foundation, framing, systems, finishes, and inspections.
5. **Move-In Day** – Walk through, get your keys, and start making memories.



FINANCING PATH

Building a home is also a financial journey. A clear financing plan helps reduce stress and keeps your build on track.

Financing Steps:

- **Pre-Approval:** Work with your lender to establish your budget.
- **Deposit:** Secure your lot with a \$5,000 reservation.
- **Appraisal:** Once selections are finalized, your lender orders an appraisal.
- **Construction Financing:** Progress payments during the build phase.
- **Closing:** Final paperwork, then move into your new home.

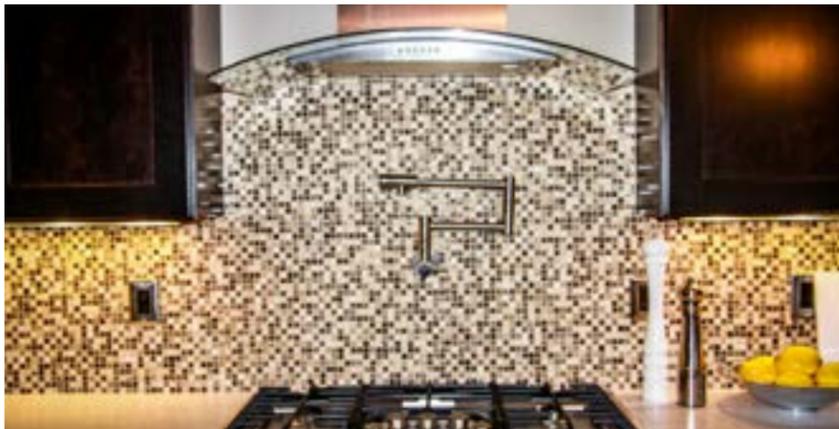
💡 *Ask us about our preferred lenders who specialize in new construction loans.*





INCLUDED FEATURES VS. POPULAR UPGRADES

Every Integrity home comes with thoughtful inclusions designed for comfort, efficiency, and style. Buyers also enjoy flexibility to personalize.



Vista Mesa:

All appliances included (except refrigerator).

Riverstone:

Standard Inclusion package with the ability to upgrade finishes like cabinets and flooring.



Monument Ridge Estates:

Gold Inclusions—premium finishes and systems, with additional upgrades available upon request.



Popular Buyer Choices:

- Expanded patios and outdoor living areas
- Bonus rooms or home offices
- Luxury master bath finishes
- Gourmet kitchen packages

CHOOSING YOUR LOT

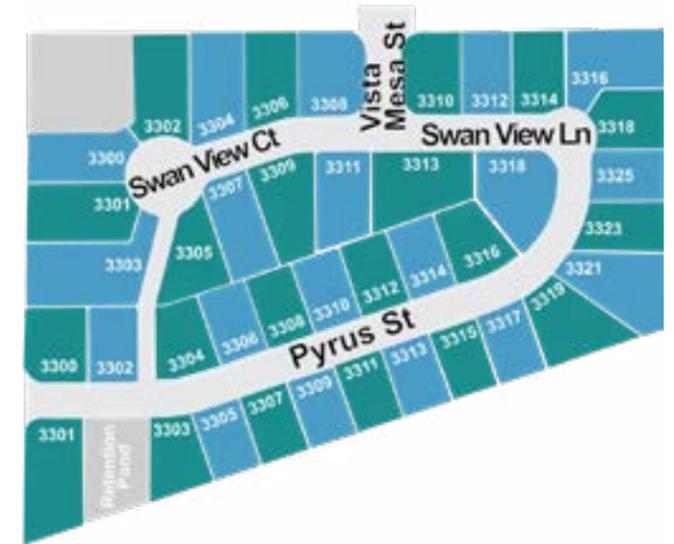
Your lot sets the stage for your home and lifestyle.

- **Vista Mesa:** Offers sweeping views of the Book Cliffs, Grand Mesa, and Colorado National Monument.
- **Riverstone:** Large lots with a central retention pond for a community feel.
- **Monument Ridge Estates:** Premium Redlands location with .19–.35 acre lots, some offering exceptional Monument views and larger backyards.

Monument Ridge Estates

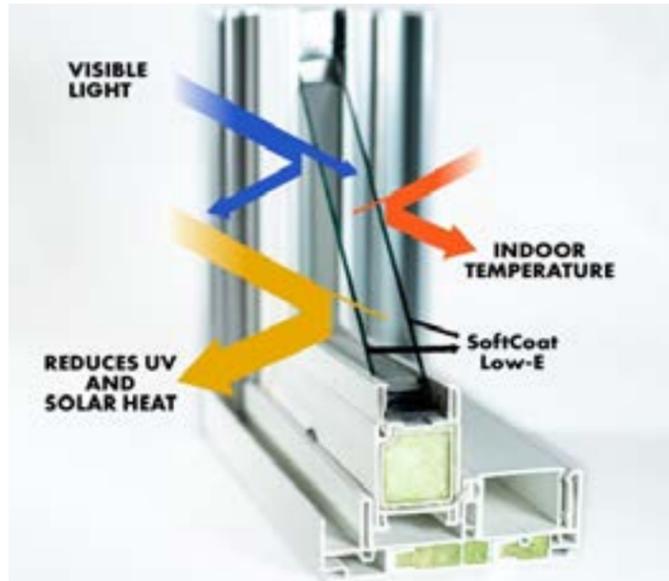


Vista Mesa



Riverstone





SPEC VS. SEMI-CUSTOM: PROS & CONS

With Integrity, you can choose a move-in-ready spec home or customize your build.

Spec Homes:

- **Pros:** Faster move-in, simplified process, proven designs.
- **Cons:** Limited personalization.

Semi-Custom Homes:

- **Pros:** Resize rooms, move walls, add lighting, or create bonus spaces. Perfect balance of structure and flexibility.
- **Cons:** Adds time for design and selections.



ENERGY & QUALITY CHECKLIST

Integrity Homes are built to stand the test of time. On a walkthrough, here's what to look for:

- Energy Star appliances
- Dual-glazed Low E windows
- R-38 ceiling insulation and R-13 wall insulation
- Durable plumbing (Aquapex systems)
- Tankless water heaters (MRE)
- ERV (Energy Recovery Ventilation) systems for healthy indoor air
- Radon mitigation systems (MRE)
- Lennox high-efficiency heating and cooling systems



NEXT STEPS + BUYER'S CHECKLIST

Ready to begin? Here's your roadmap:

Checklist:

- Tour Integrity communities and model homes
- Choose your floor plan
- Reserve your lot with a \$5,000 deposit (valid for 30 days)
- Meet with a lender for pre-approval ([Link to our preferred lender](#))
- Finalize design selections with our team
- Begin construction and watch your dream home take shape

At Integrity Homes, we believe building your home should be exciting, not overwhelming. We're here to walk you through each step with transparency, quality, and care.



2025 WESTERN COLORADO SNAPSHOT – WHY NOW MAKES SENSE TO BUILD WITH INTEGRITY HOMES

Home values in Grand Junction remain strong

- The average home value is around \$422,000, up more than 3% over the past year.
- Median sale prices are near \$448,000, reflecting steady growth and healthy demand.

More choices for buyers, but quality still matters

- Active listings in Western Colorado recently reached 734 — the highest in five years.
- With more options on the market, it's important to choose a home that stands out. Integrity Homes delivers semi-custom designs, high-quality construction, and energy-efficient features that make a lasting difference.

Modest continued growth

- Local forecasts predict home values will rise 3–5% through the rest of 2025.
- New construction remains in demand, and building now secures modern amenities, warranties, and a home designed to last.

Interest rates and financing

- Current mortgage rates are expected to average around 6.3% by year-end.
- Small declines are possible later in the year, but waiting for a big drop can be uncertain. Building now allows buyers to lock in today's rates and move forward with confidence.

Why building with Integrity Homes makes sense today

- Peace of mind: New construction means energy efficiency, modern systems, and warranty protection.
- Lock in your costs: Build now while budgets are predictable, avoiding potential material and labor increases.
- Personalized living: Semi-custom features allow buyers to create homes that match their lifestyle and needs.
- Local expertise: Integrity Homes' team knows Western Colorado and guides each buyer smoothly through every step of the building process.

Integrity Homes

Building Homes Not Houses

Schedule your private tour or consultation today.

Contact Us

Integrity Homes

1380 North Ave

Grand Junction, Colorado 81501

970-255-6520

info@integrityhomesgj.com



<https://www.integrityhomesbuild.com/>