**Little Houses**

A few ¼ acre wooded lots in Phase I are designated for our Little House floor plan. Lot price is $44,900 and includes underground electric, telephone, shared-well & advanced nitrate shared-septic system. You may also build this floor plan on Hawk’s Landing lots (Phase II) 5 -10.

Pre-designed floor plan of approximately 960 sq. ft. one bedroom, one office/den, one full-bath, one half bath, double car garage, covered portal in front, interior finish upgrades available, interior floor plan modifications available.

Approximate cost to build is $255,000*.

Three years from lot purchase to begin construction in Phase I or five years in Phase II.

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**Phase I Casita**

Lot price for .39 acre wooded lot is $63,900. Price includes underground electric, telephone, shared-well & advanced nitrate shared-septic system. Only one lot left for the Casita floor plan. The lot is also deep enough to accommodate a guest house or studio of up to 600 sq. ft.

Pre-designed floor plan of 1625 sq. ft., two-bedroom, two bath, double car garage, covered portal in back, walled courtyard in front, fireplace in living room, interior finish upgrades available, interior floor plan modifications available.

Approximate cost to build is $200 per sq. ft.*.

Three years from lot purchase to begin construction.

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*Lot and Building prices subject to change without notice. Prices quoted as of May, 2013.
One to two-acre re-sale lots available in Phase I starting at $95,000.

Price includes underground electric, telephone, shared well and advanced nitrate shared-septic system.

You may build a custom designed home from 1200 to 3000 sq. ft. with a double car garage. You may also choose from our architect designed Los Nidos floor plans of 1275 or 1425 sq. ft. or EcoNest (green & healthy home featuring straw-clay walls and timber frame construction) custom design or stock plan.

Approximate cost to build starts at $200 per sq. ft.* for heated areas.

Three years from lot purchase to begin construction.

Phase II –Hawk’s Landing at Birds of a Feather Community

Los Nidos “the nests” : Lots 5, 6, 7, 8, 9 & 10

Price includes underground electric, telephone, shared-well and advanced nitrate shared-septic system.

Lot 5: .61 acre wooded lot - $79,900
Lot 6: .79 acre wooded lot - $74,900
Lot 7: .44 acre wooded lot - $64,900
Lot 8: .77 acre wooded lot - $74,900
Lot 9: .50 acre wooded lot - $64,900
Lot 10: 1.0 acre wooded lot - $89,900

Build your choice of our architect designed Little House 960 sq. ft. floor plan, Los Nidos 1275 or 1425 sq. ft. floor plan, EcoNest (stock plan or custom design). EcoNests are energy efficient & healthy homes featuring straw-clay walls and timber frame). Or you may build a custom designed home.

Each Los Nidos floorplan includes 2 bedrooms, 2 baths, fireplace, double-car garage and large covered portals. The larger floorplan includes an office/den.

Approximate cost to build starts at $200 per sq. ft.* for heated areas.

Five years from lot purchase to begin construction.

*Lot and Building prices subject to change without notice. Prices quoted as of May, 2013.
You may choose a flat-roof Pueblo style or a pitched-roof Northern New Mexico style for either floorplan.
Lots for Custom Homes or EcoNests in Phase II

Price includes underground electric, telephone, shared-well. Buyer responsible for installation of an individual advanced-nitrate septic system.

**Lot 1:** 2.03 acres - $149,900  
**Lot 2:** 2.02 acres - $149,900  
**Lot 3:** 2.02 acres - $149,900

If you would prefer a 3-acre lot, I would combine lot 1 and one-acre of lot 2 or lot 3 and one-acre of lot 2, until the sale of one of the two acre lots no longer allows this option. Lot price for 3 acre lot is $229,000.

You may build a custom designed home from 1200 to 3000 sq. ft. with a double car garage. You may also choose from our architect designed Los Nidos floor plans of 1275 or 1425 sq. ft. or EcoNest (green & healthy home featuring straw-clay walls and timber frame construction) custom design or stock plan.

Approximate cost to build starts at $200 per sq. ft.* for heated areas.

Five years from lot purchase to begin construction

*Lot prices do not include “rock clause” for excavation of any rock encountered while preparing the lot for the house pad/foundation and utility lines. This is an hourly charge to be discussed with the builder.

www.birdsofafeather.com  |  505-757-2901  |  bonnie@birdsofafeather.com
BIRDS OF A FEATHER's community is more than beautiful property and a good location...it is the people who make the place special..."more than a place to live, a way to live". Our residents have developed close friendships with their neighbors and lot owners not yet living here...they have all become part of our "flock"!