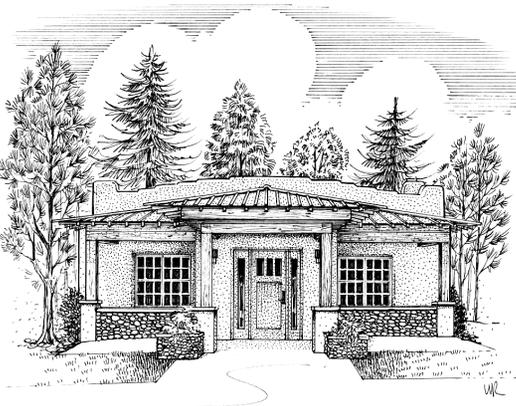




# BIRDS OF A FEATHER

RESORT COMMUNITY LLC <sup>SM</sup>

**Little House, Chickadee, Bluebird or Custom Design\***  
**Phase I lot 1,**  
**Phase II lots 17, 18**



Pre-designed floor plan of 990 sq. ft., one bedroom, office/ den, full & half-bath, dbl. garage, covered portal in front.

Starting cost to build is \$250,000\*

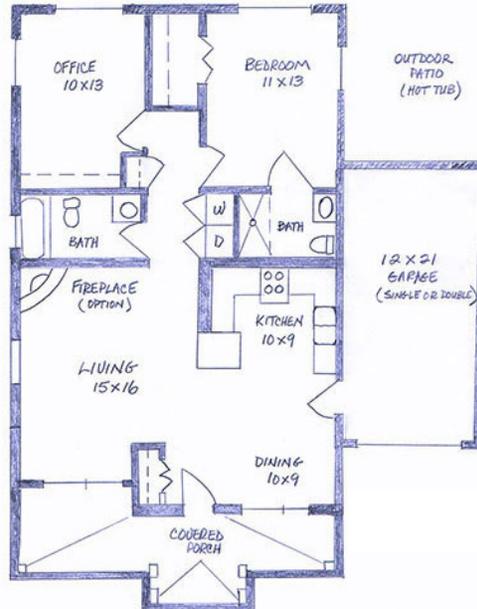
Phase I:  
Lot 1  
¼ acre lot offered at \$44,900

All wooded with meadow & partial mountain views.

Phase II:  
Lot 17 \$89,500  
Lot 18 \$99,500

Lot price includes underground electric, telephone, shared well & shared septic system

\*Lots 1-4 home size of 990-1500 sq. ft.



## Phase I Casita - Lot 8



Pre-designed floor plan of 1625 sq. ft., two bedroom, two baths, double garage, covered portal in back, walled courtyard in front.

Cost to build starts at approximately \$200 per sq. ft. for "total under roof". (Heated \$225 and up, garage \$100 and up, outdoor uncovered \$75 and up)\*.

Phase I lot 8  
.39 acre lot offered at \$63,900. Wooded with partial mountain views.

Choose our casita floor plan (1625 sq. ft.) or our Chickadee (1275 sq. ft.) or Bluebird (1425 sq. ft) or custom build your home of 1200 to 1625 sq. ft.  
Lot price includes underground electric, telephone, shared well & shared septic system.

BIRDS OF A FEATHER is a special, magical place—your dream come true! Our community is a gay and lesbian community like no other in the world, located near Santa Fe, in the Land of Enchantment, sunny Northern New Mexico. Our community is made up of people who care about environmentally responsible living; an active and healthy lifestyle; and forming strong social connections when we need them most—as we are aging.

\*Lot and Building prices subject to change without notice. Prices quoted as of Winter 2018.



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## Phase I Re-Sale lots

*Lot 6:* 2.00 acre wooded lot - \$93,000

*Lot 12:* 1.00 acre wooded lot - \$95,000

*Lot 13:* 1.00 acre wooded lot - \$95,000

*Lot 14:* 2.01 acre wooded lot - \$96,900

## Phase II Re-Sale lots

*\*Lot 4:* 3.10 acre wooded lot - \$229,900

*Lot 7:* 0.44 acre wooded lot - \$67,500

*Lot 10:* 1.0 acre wooded lot - \$96,000

*Lot 16:* 0.51 acre wooded lot - \$79,900

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

\*Buyer of lot 4 is responsible for installation of an individual advanced nitrate 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.

Cost to build starts at approximately \$200 per sq. ft. for "total under roof". (Heated \$225 and up, garage \$100 and up, outdoor uncovered \$75 and up)\*.

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

## Hawks Landing (phase II) lots



Los Nidos ("the nests") Lots 14 to 18 were first offered for sale in August, 2016. Three of these gorgeous new lots have already been sold.

*Lot 17:* 1.07 acre wooded lot - \$99,500

*Lot 18:* .71 acre wooded lot - \$89,500

Choose from our architect designed Little House 990 sq. ft. floor plan, Los Nidos 1275 or 1425 sq. ft. floor plan, EcoNest stock plan or custom design or design your own floor plan.

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

Cost to build starts at approximately \$200 per sq. ft. for "total under roof". (Heated \$225 and up, garage \$100 and up, outdoor uncovered \$75 and up)\*.

Five years from lot purchase to begin construction.

Most of our current community residents and lot owners (ages 45 & up) are planning on "aging in place", ie: staying in their homes as they age. Our homes are designed with aging in mind and our community supports staying physically fit and active. Our residents enjoy hiking on our 140-acre property, as well as gathering to share meals, celebrate birthdays and holidays, playing games or golfing and traveling together.

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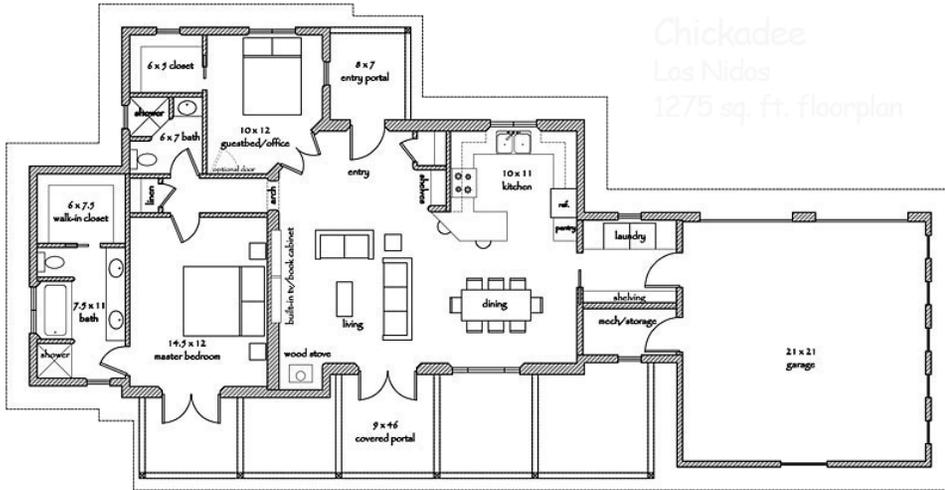
**BIRDS OF A FEATHER**  
RESORT COMMUNITY LLC SM



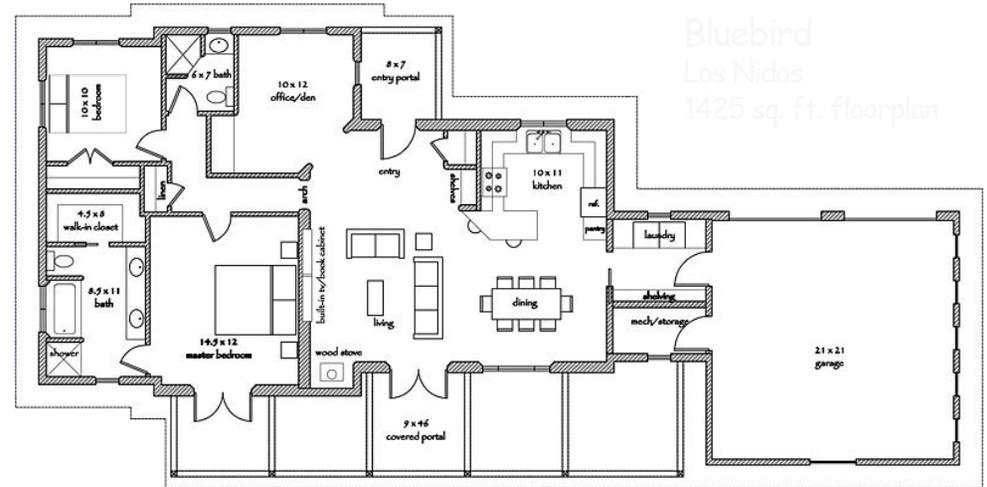
**Chickadee**  
Los Nidos  
1275 sq. ft. floorplan



**Bluebird**  
Los Nidos  
1425 sq. ft. floorplan



Chickadee  
Los Nidos  
1275 sq. ft. floorplan



Bluebird  
Los Nidos  
1425 sq. ft. floorplan

You may choose a flat-roof Pueblo style or a pitched-roof Northern New Mexico style for either floorplan.

We believe that many people are interested in simplifying, and reallocating their time and personal resources to the things that give them pleasure and their lives a sense of meaning. To that regard, we encourage our lot owners to build homes with a smaller "footprint" allowing the emphasis to be put on interior detail and livability rather than quantity of space. Our covenants currently allow homes of between 900 to 3000 square feet.

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Prices quoted as of Winter 2018.



**BIRDS OF A FEATHER**  
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**Lots for Custom Homes or EcoNest in Phase II**

*Lot 2:* 2.01 acre wooded lot with mountain view - \$149,900

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

Cost to build starts at approximately \$200 per sq. ft. for "total under roof". (Heated \$225 and up, garage \$100 and up, outdoor uncovered \$75 and up)\*.

Five years from lot purchase to begin construction

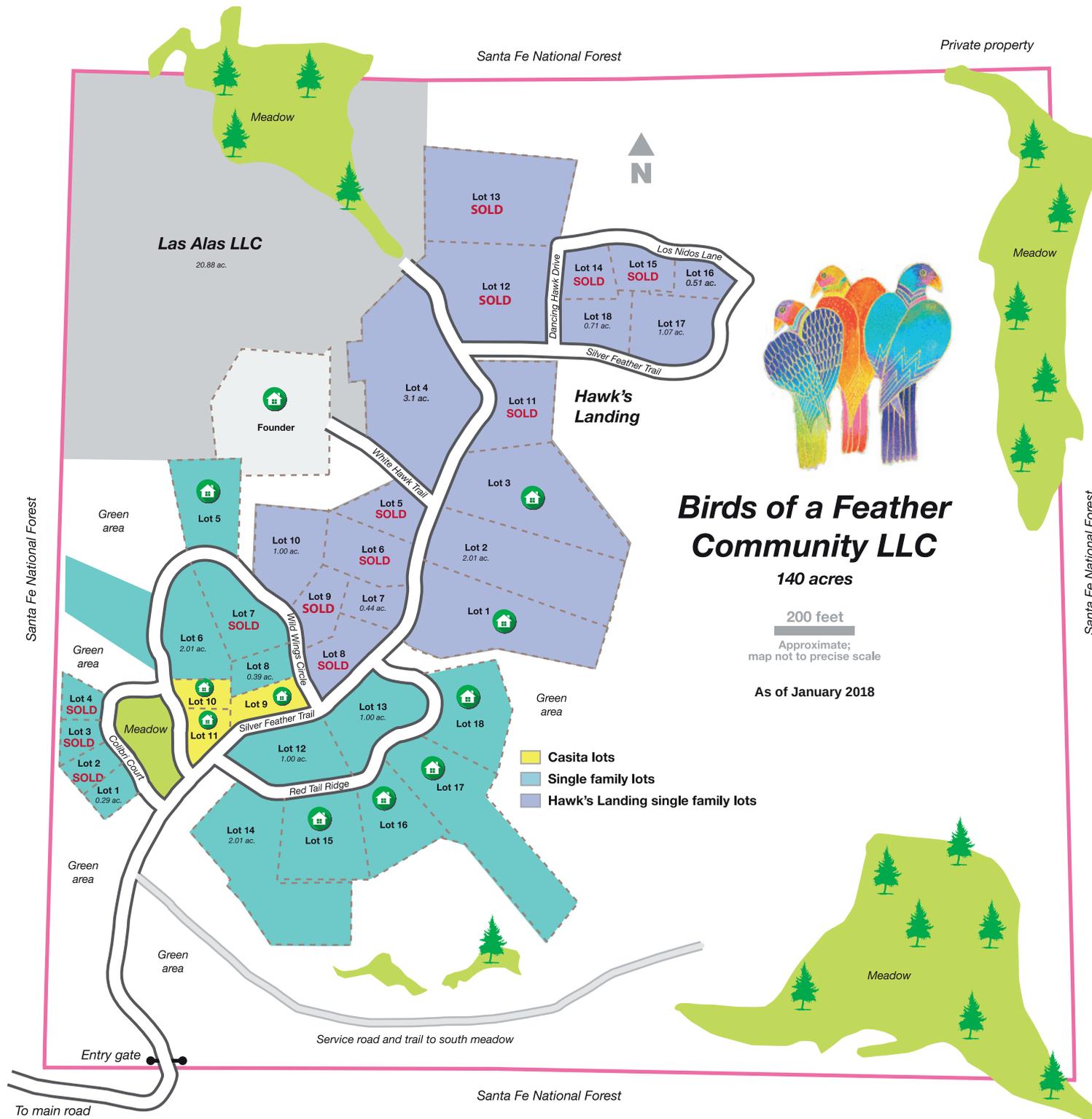
\*Lot prices do not include "rock clause" for excavation of any rock encountered while preparing the lot for the house pad/foundation and utility lines. This is an hourly charge to be discussed with the builder.



Living in our community includes fabulous neighbors, access to acres of adjoining private property conserved as green space for walking/hiking, as well as a community center proposed for the future.

Interest rates are at historic lows and our local banks have great financing available for qualified buyers. Please call us today for more information or to reserve your home or lot in our community!

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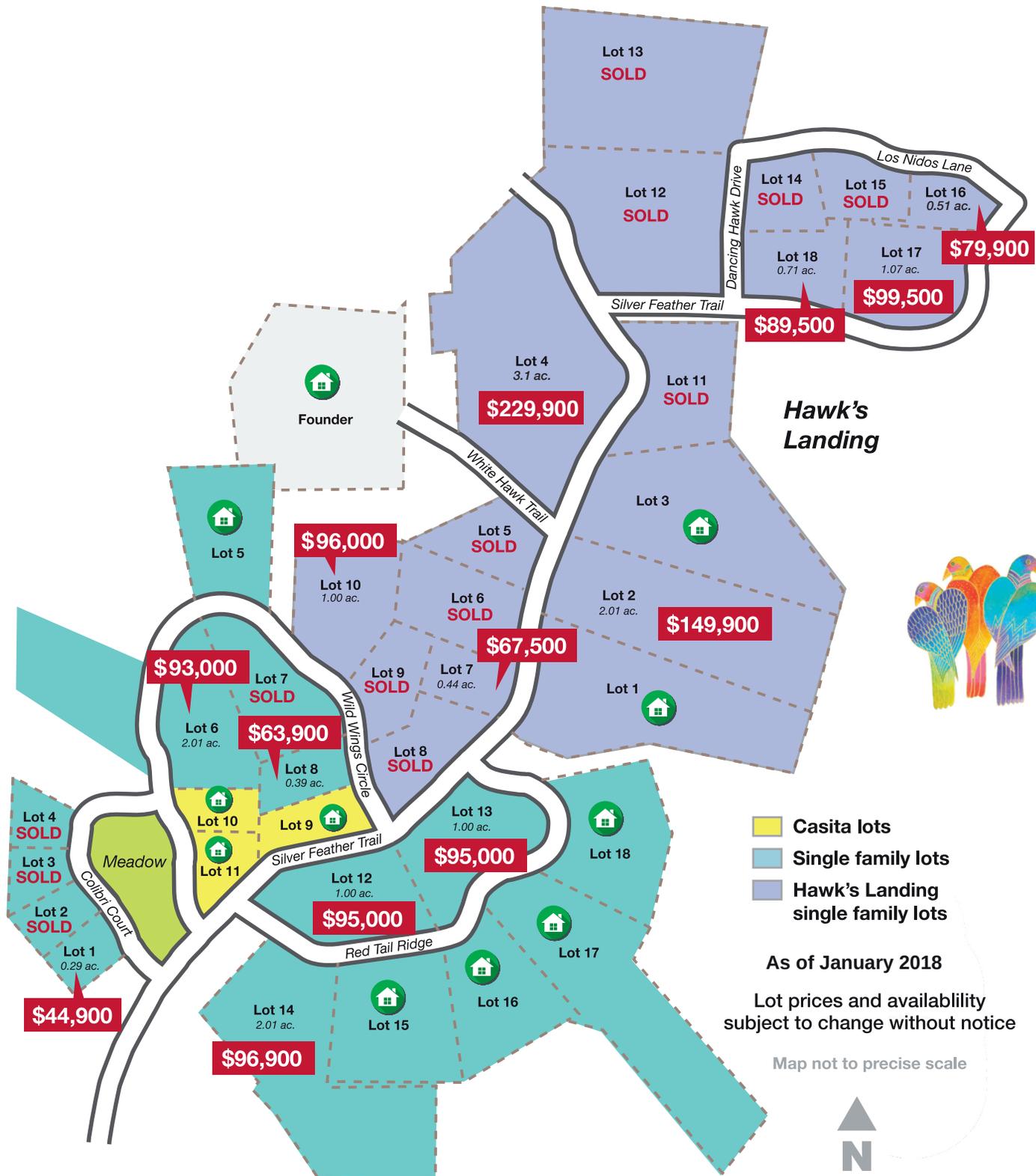
[www.birdsofafeather.com](http://www.birdsofafeather.com)

505-757-2901

[bonnie@birdsofafeather.com](mailto:bonnie@birdsofafeather.com)

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Prices quoted as of Winter 2018

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”!



# BIRDS OF A FEATHER RESORT COMMUNITY LLC <sup>SM</sup>

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[bonnie@birdsofafaether.com](mailto:bonnie@birdsofafaether.com)

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