

Community Brochure



Rise Above The Ordinary.



Grand Junction's Newest Mid-Market Subdivision

Crafted by Palumbo Construction. Designed for YOU!



MARK & TINA PALUMBO

(970) 986-1026

PCNewHomes@gmail.com

www.PCNewHomes.net

Welcome

to Night Hawk!



Discover a limited collection of thoughtfully crafted homes in the Orchard Mesa area of Grand Junction, CO.

Tucked into a residential enclave Night Hawk is thoughtfully crafted to offer an elevated lifestyle defined by superior quality, modern comfort, and enduring value.

Notable Features:

- 5 Lots to Choose From
- Ranch Style Homes
- 3 & 4 Bedroom Plans
- Homes Starting in the Mid \$400's
- Walking Distance to Mesa View Elementary School
- Easy Access to Hwy 50

Now Taking Lot Reservations!
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Who Is Palumbo Construction?

Meet Mark and Tina Palumbo



Mark has an eye for details, he double and triple checks his work and the work of his subcontractors.

He is not just about production, he visualizes himself living in the homes he builds!

Mark, a second-generation custom home builder, brings a family legacy of craftsmanship to every project. Having worked alongside his father, uncles in California, and his brother in Ohio, he honed his skills building unique, high-quality homes.

Mark specializes in bringing that personalized touch to affordable and mid-priced homes. He offers comprehensive general contractor services to manage your project from ground breaking to completion.



While Mark handles the day to day in the field - Tina supports everything behind the scenes from assembling plan packets, permits, finish selections, invoicing, accounting, sales and marketing support, construction draws, and tracking your project from start to finish! Plus everything else in between!

Tina has the same eye for detail as Mark and she monitors the important details meticulously. There are a lot of moving parts and pieces during the construction process and Tina keeps them all organized and on track!

Night Hawk is the second development in Mesa County that the Palumbos have partnered on from the ground up. Meaning they saw the vision for a vacant parcel of land and managed the development process to form individual lots and then designed plans to fit the community feel they were going for.

That's not to say they are new to the construction game! Palumbo Construction has been building in Western Colorado for many years with many happy customers and excellent reviews! From spec homes in Grand Junction to custom homes at the Cedaredge Golf Course and more, Palumbo Construction has the eye and the drive to build your next perfect home!

We look forward to working with you!



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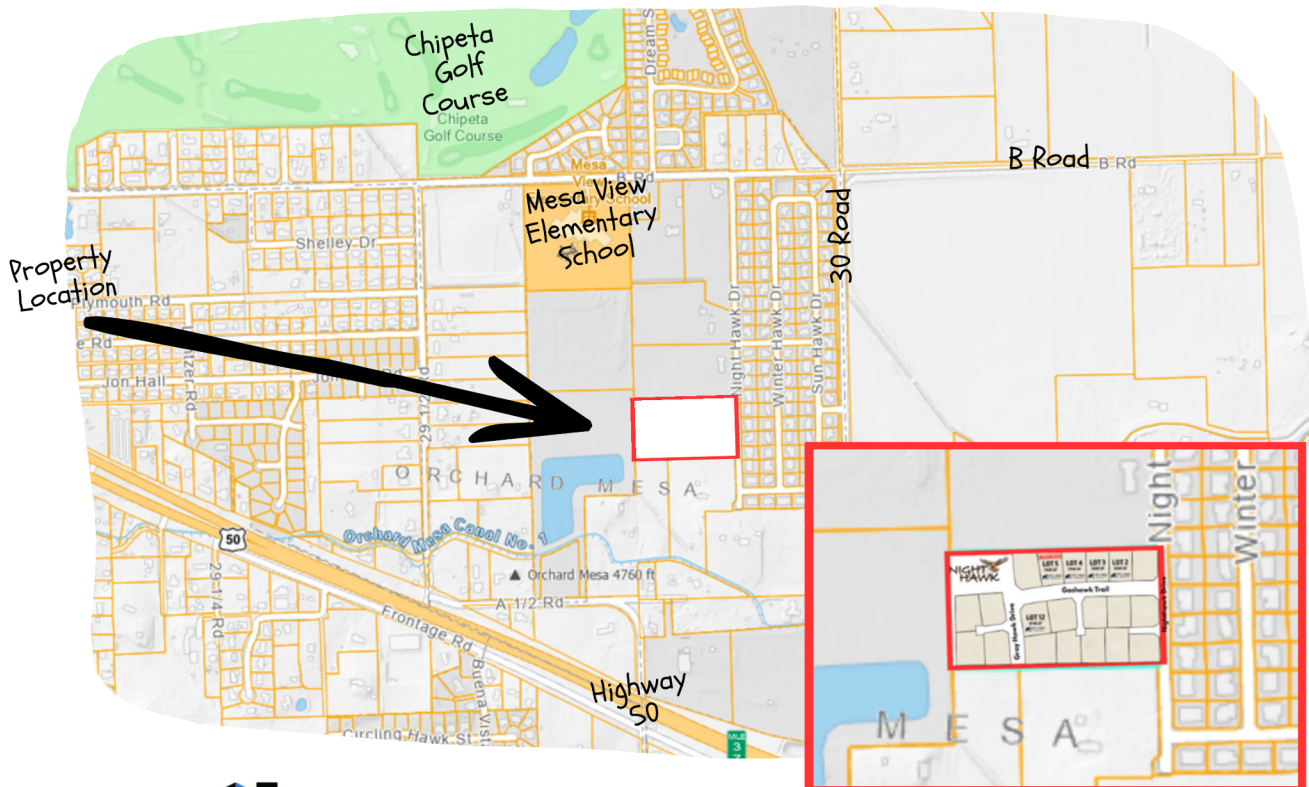
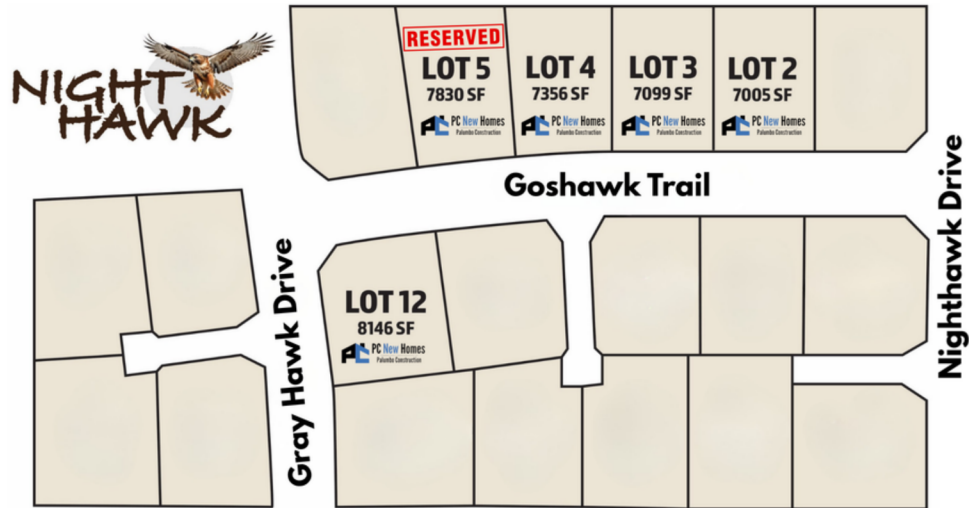
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Location & Lots

Located Near 30 Rd and B Rd in Orchard Mesa



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Night Hawk Lot Matrix

LOT	FLOORPLAN	DETAILS	PRICE
2	Tuscany Garage Right	3BD/2BA/1531 Sq Ft	\$449,900
3	Newport Garage Left	4BD/2BA/1689 Sq Ft	\$469,900
4	Covina Garage Right	3BD/3BA/1622 Sq Ft	\$463,900
5	Reserved - Covina Garage Left	3BD/3BA/1622 Sq Ft	\$463,900 RESERVED
12 Premium Lot \$10k Extra	Newport Garage Left	4BD/2BA/1689 Sq Ft	\$479,000



Guest Bathroom
Standard Shower Insert with Tub



Guest Bathroom
Upgraded Tiled Shower



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Floorplans



THE COVINA

Property Type	Single Family
Property Style	Ranch
Square Foot	1622
Garage	2 Car Attached

 **3 BEDS**

 **2 BATHS**



THE NEWPORT

Property Type	Single Family
Property Style	Ranch
Square Foot	1689
Garage	2 Car Attached

 **4 BEDS**

 **2 BATHS**



THE TUSCANY

Property Type	Single Family
Property Style	Ranch
Square Foot	1531
Garage	2 Car Attached

 **3 BEDS**

 **2 BATHS**



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The Covina



3 Bedrooms/ 2 Bathrooms/ 1622 Sq Ft



Hip Roofline



Gable Roofline



Kitchen



Kitchen



Open Living Area



Primary Bedroom



Primary Suite Bathroom



Covered Patio

Photos are from previous builds and are representative of this floorplan, but may not be exact.



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The Newport



4 Bedrooms/ 2 Bathrooms/ 1689 Sq Ft



Gable Roofline



Living Room



Kitchen



Kitchen



Pantry



Open Living Area



Primary Bedroom



Covered Patio

Photos are from previous builds and are representative of this floorplan, but may not be exact.



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The Tuscany



3 Bedrooms/ 2 Bathrooms/1531 Sq Ft



Hip Roofline Garage Right



Hip Roofline Garage Left



Kitchen



Open Living Area



Kitchen



Huge Pantry



Primary Bedroom



Covered Patio

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Night Hawk Features

STANDARD FEATURES

INTERIOR

- 9' Ceilings
- Upgraded Lighting Package
- LED Disc Lighting in Kitchen, Dining and Halls (per plan)
- Ceiling Fan in Primary Bedroom and Family Room
- Crown Molding in Primary Bedroom
- 5" Square Baseboards Throughout
- Cased openings
- LVT Flooring in Main Living Areas
- Carpeted Bedrooms

KITCHEN

- Soft Close Cabinetry with 36" Upper Cabinets, Pulls and Knob Hardware Included
- Granite or Quartz Countertops
- Full Granite Backsplash
- Undermount Stainless Steel Sink
- Faucet with Pull-Out Sprayer
- Stainless Steel Appliances to Include Free Standing Gas Range/Oven, Over the Range Microwave (vented), Dishwasher, Refrigerator and Garbage Disposal

PRIMARY BATHROOM

- LVP Flooring
- 12 x 24" Tile Shower with Fiberglass Shower Pan Base and 1 Tiled Shampoo Niche
- 6' Garden Tub with Tiled Surround
- Raised Stained or Painted Cabinets with Soft Close Hinges/Slides, Pulls & Knob Hardware Included
- Granite or Quartz Counters with Double White Undermount Sinks
- Framed Glass Shower Door

SECONDARY BATH

- LVP Flooring
- One Piece Low Maintenance Tub Surround
- Raised Stained or Painted Cabinets with Soft Close Hinges/Slides, Pulls & Knob Hardware Included
- Granite or Quartz Counters with White Undermount Sink

EXTERIOR

- 1 Color Stucco Siding
- Cultured Stone Accents
- Covered Back Porches
- 8' Tall Decorative Garage Doors with Installed Opener
- Garage Fully Finished and Painted with Baseboards
- Exterior Lighting Fixtures to Match Elevation Style
- Two Frost Free Hose Bibs
- 30 Year Oakridge Shingles
- Seamless Gutters and Downspouts
- Front-yard Landscaping with Fence and 1 Gate

MECHANICAL

- Low Maintenance Vinyl Dual Pane, Low-E Windows
- Insulation: R-38 Blown or Batt
- HVAC System with Furnace in Garage and A/C Condensor on Sideyard
- Meets or Beats Current Energy Code
- 1 Year Builder Home Warranty

OPTIONAL UPGRADES

- Interior Painted Accent Wall(s)
- Flooring Upgrades (LVP instead of Carpeted Bedrooms or Tile instead of LVP)
- Additional Window Sills
- Upgraded Granite or Quartz
- EV Charger in Garage
- Full Landscaping Packages Available



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Come Home To Night Hawk!



Limited Homesites Available. Act today to take advantage of new construction benefits such as energy efficient construction and low maintenance living in a strong market. Owner occupied or investment potential. Built for how people live, today.



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Marketed with
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