

# Rought Thought # 6

## My top 5 new home builders in Colorado.



According to the renowned author George Orwell *"All pigs are equal"*; but not when it comes to having a house built. I have inspected examples of ~70% of the new homes builders within the Denver Front Range region. I generally give the majority of them a thumb up, and only a few a thumb down; meaning there are many I would recommend And only a couple of others I would not. I would like to inspect and compare all the builders, but some of these companies do not build model homes, some do not build homes locally very often, others they only build individual homes (which are already privately owned), and there are new companies showing up every year.

My first impressions and general observations are the builders in the region all appear to build a good quality basic house. But I feel there are a few builders who in military parlance "go up and beyond". These builders typically have their own design or style and seem to have set a higher quality standard. Often they include nice-to-have accessories within the house. They use more real wood, solid shelving in the closets instead of cheap wire racks, and may include easy-slide no pinch drawers. My list is a living list and will change as I see and evaluate new builders.



1



2



**Randy Rought**  
REALTOR®

303-503-6210 / RoughtR2@aol.com

**Air Force Retiree still Serving my Community**

1) [https://cdn.pixabay.com/photo/2014/05/26/07/53/blueprint-354233\\_340.jpg](https://cdn.pixabay.com/photo/2014/05/26/07/53/blueprint-354233_340.jpg)

2) [https://cdn.pixabay.com/photo/2012/03/01/00/34/construction-19696\\_340.jpg](https://cdn.pixabay.com/photo/2012/03/01/00/34/construction-19696_340.jpg)

Here are the top five builders on my personal list. I would love to actually own a house by one of these builders (alphabetical and not in my personal preference order):

**Brookfield** (<http://www.brookfieldresidentialco.com/>) – Awesome...I thought they had a very modern design and were well-built.

**Flatiron Custom Homes** (<https://www.flatirondevelopmentco.com/>) – Double thumbs up on this builder. I thought the quality of the work was very high. I liked the wood shelving. I looked at an actual home being built and not a model home. Excellent... I recommend this builder.

**GJ Gardner Homes** ([www.gjgardner.com](http://www.gjgardner.com)) – AWESOME...first impression is they are high quality with a modern style.

**Infinity** (<https://www.buildinfinityhomes.com/property/all-floorplans/Colorado/>) – TRIPLE WOW FOR LOOKS. Modern design and lots of nice features. My only negative was wire racks in secondary bedroom and coat closets, but I love the house so much, I would exert my personal energy to install solid shelving if it wasn't an option. I would love to live in one.

**Toll Brothers** (<https://www.tollbrothers.com/>) – Excellent looking. I have loved this builder for years. They used real shelving in the closets. The design really appealed to me. Some of the houses I looked at had cool multiple sliding doors which opened whole walls of the living and dining rooms to the outside. I wish my house had these. I especially liked where some of the basements were equipped with a garage door (but not a garage) to open the basement living room to the outside patio. I enjoyed each of their model homes variants.

My comparisons are strictly based on my first impressions concerning the look and quality. I did not compare prices. One item I believe makes any house look cheap is the use of white wire shelving in the closets. When I walked into a new build with a nice master suite and bathroom, and see cheap wire shelving in the closet, it knocks down their first impression grade with me. My experience with wire shelving is it doesn't take much weight for it to fall off the walls. I also didn't conduct any research to see what complaints or issues were listed against any builders by the Better Business Bureau, news articles, or within client critiques. I would do this at the time a client is interested in buying a new build to have the most current information available. Take the time to really research the company's history and track record, identify any outstanding legal issues, forecasted company buyouts, and customer satisfaction.

Death and taxes are constant factors in our lifetimes, but when buying a new built home ensure you understand your tax responsibility. (1) Understand property taxes are paid in arrears, and your taxes will go up the year after your house is occupied. (2) Make sure you understand how Colorado metro tax districts work, how much neighborhood debt you will be buying into, the power of the board to add additional debt without your vote or approval, and the lack of governmental oversight. I have a pamphlet ["Avoiding Metro Districts"](#) which can be downloaded under the buyer section of this website.

A few people have requested to know which builders I don't like. As stated above, my first impression is all the builders in the region appear to build a good quality basic house. The bottom line is of all the builders, there were only three I felt compelled to give a total thumbs down to, mainly for cheaper looking finishing materials. I won't publically print their names, but I will hold discussions with my clients concerning my thoughts and observations. In all aspects of my real estate consultation, I provide my clients with data and my opinions, but the final decision belongs to my clients.