

you're

home



2021

designerTM
INSPIRED LIVING

advantageTM
YOUR NEXT MOVE

new
beginningsTM
A GREAT PLACE TO START

lifestyleTM
VILLAS & TOWNHOMES



Sales Information: 402-505-9000
CelebrityHomesOmaha.com

INNOVATIVE **DESIGN.** EXCEPTIONAL **PRODUCTS.**



*Proud Long-Time
Partner of
Celebrity Homes*



CKF CABINETRY | CAMBRIA QUARTZ | INSPIRED CLOSETS

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Welcome

Searching for your next home doesn't have to be stressful

We all know how stressful looking for that next home can be. Where are the best communities? How much will it cost to "update" that used house to fit your style? What security do I have that the home is, and will remain, in good shape... that the air conditioner and the furnace won't "klunk out" on me? These are some GREAT questions. And Celebrity Homes has the answers.

Over the years, Celebrity Homes has made it a priority not only to make the search for "the next home" easy, but to assure you that your investment is covered with an award winning Warranty Department.

As the area's leading new Home builder, Celebrity Homes offers potential homeowners numerous options to choose from, beginning with stage-of-construction availability. If you are considering a move in six to nine months, you can choose from hundreds of quality homesites in some of the area's most sought after communities.

Need to move into your next home sooner? Celebrity Homes

often has hundreds of new homes available at different stages of construction. Allowing you the best of all worlds... Move in quickly, select YOUR custom selections, and move into a NEW HOME! Often, we have New Homes available in as little as 30 days!

As the area's only "Yes! It's All Included!" home builder, we have also made it easy in your selections of amenities, THEY'RE ALL INCLUDED! Quality homesites, quality GE appliances (including a new refrigerator), decorative light fixtures, 2" blinds, fireplace, finished basements (multi-level homes), simplified financing packages, even a new washer & dryer!

And after you close on your new home, Celebrity Homes has your back. Each new home has an extended HBW 2-10 warranty. Your Home Care Team is there to maintain your warranty and assist you with information regarding your new home.

Features included with each Celebrity Home

Our features:

- Celebrity's Gourmet / Designer Kitchen Packages
- Buyer's Choice Appliance Package:
 - Black/Stainless Steel/Slate
 - Self-cleaning range with ceramic cooktop
 - PowerScrub dishwasher
 - Microwave
 - Refrigerator with ice maker
 - Extra-large capacity washer and dryer
- 2" decorator blinds
- Fireplace with decorative finish packages
- Ceramic tile backsplash in kitchen per plan
- Quality Cabinets
- Raised panel interior doors with brushed nickel lever hardware
- Decorative interior trim selections
- Raised ceiling in master bedroom as shown per plans
- Quality Light Packages
- Programmable Thermostat
- Deck or patio per plan
- Full sod
- Garage door opener
- 2-10 Home Buyers Warranty
- e2 Smart Program
- Quality Communities
- Even a tree in your front yard!



On the cover

Ericka Heidvogel, Celebrity Home representative, reviewing New Home features at Harrison 210 (210th & Harrison St) with Hailey & Rick.

*Your new home
specialists*

Owning a new
Celebrity Home
begins with
meeting our
New Home
Sales Specialists.

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About your next builder



■ Over 40 years of LOCAL building excellence

An Omaha company since 1977, Celebrity Homes combines innovation and practicality with quality materials and craftsmanship, building homes of lasting comfort and value in some of the area's most sought-after communities.

■ Yes! It's All Included!

The area's only "Yes! It's All Included!" home builder. The features you see in our model homes aren't extras you select and add on to the price, they're included! Gourmet/designer kitchens with new appliances, 2" blinds, quality finishes, fireplaces, garage door openers, quality light packages, full sod, even a tree in your front yard. The list isn't endless... just REALLY long!

■ Uncomparable Neighborhoods

Built in the most desirable communities within neighborhoods and environments that share an artful continuity of land planning and architectural style. The harmonious sense of community that results is no accident, it's by design.

■ BEST VALUE!

Unrivaled attention to quality, homes that have all the amenities and features desired by today's consumer, located in the most exceptional communities, translate to unsurpassed value.

■ Energy & Environmental Consciousness

Commitment to energy efficiency using building materials that minimize environmental impact.



E2 SMART, offered exclusively by Celebrity Homes, offers numerous energy efficient features in each new Celebrity Home. These features range from "Celebrity's Smart Designs" and building techniques to products. **E2 SMART** offers an additional benefit to our customers... SAVINGS! With better efficiency comes savings. Simply put, you will spend less on your utility bills with a new Celebrity Home. In addition to the savings, you will enjoy the overall comfort that comes with every new Celebrity Home.

Every Celebrity Home features:

- "Comfort Sealed Application"
- 93% Efficiency Furnace / 13 SEER Air Conditioner
- Low-E insulated windows
- Durable hardboard siding
- High "R" value insulation in attic and walls
- An improvement in energy efficiency of up to 42% of newer homes*
- An improvement in energy efficiency of up to 60 - 80 percent of used homes**

Note: Celebrity Homes, along with other home builders have agreed with the EPA guidelines to construct homes qualified to meet energy code standards. Celebrity Homes not only meets EPA requirements, as noted above, WE EXCEED THEM!

*When compared to 2017 International Energy Conservation Code
**When compared to the energy efficiency of a typical 10 year old home, as defined by the U.S. Department of Energy's Building America Program.



Veterans United[®]
Home Loans

Make your homeownership dreams a reality with **OMAHA'S #1 VA LENDER.***

A full-service lender located in Bellevue, Veterans United offers one-on-one education with home loan experts and complimentary credit consulting to help homebuyers find a brighter financial future.



"I cannot say enough positive things about Nick and his team. As a disabled veteran and small business owner I thought homeownership was out of my reach. He walked me through the whole process and gave me realistic expectations. I now own my dream house and I can't thank him enough!"

– Russell D.

Call (402) 880-3063 today to get started.

Nick Schuster Branch Manager, NMLS 9616

Nick.Schuster@vu.com | VUNickSchuster.com

11507 S 42nd St, Ste. 107, Bellevue, NE 68123. OffuttPCS.com. Equal Opportunity Lender. Veterans United Home Loans is a VA approved lender; Not endorsed or sponsored by the Dept. of Veterans Affairs or any government agency. NMLS #1907 (nmlsconsumeraccess.org). *Source: CBMI Market Share reports for VA guaranteed mortgages for the period of Sep. 2018 through Sep. 2019.

Customize your selections



It's your home, shouldn't the choices be yours?

While Celebrity Homes provides the design and space, it's up to you to make it yours.

Our new homeowners often tell us that one of the primary reasons they selected a new home was that they could choose their finishes upfront, unlike a used house where they may need to change wall colors, floor coverings and even cabinets and countertops after they move in.

Appliances

The process begins almost immediately at Celebrity Homes with the selection your appliances. With our quality GE Appliance Packages, you will be able to choose from multiple colors. And speaking of the kitchen, nothing customizes a space like countertops and cabinets in a kitchen. And the selections, oh the selections!

Fireplace

While each new Celebrity Home offers a fireplace, it is up to

you to choose how you want it finished. Ceramic or stone... the choice is yours.

Floor Coverings

One of the most exciting selection processes is floor coverings. The quality of carpet materials certainly has improved over the years, right down to the pad. Not only do they look good, they wear well! If you prefer hard floor surfaces, there are numerous choices for you to select from.

Meet with a Designer

If customizing your finishes is important to you, but you might need some help, we have you covered! Meet with our designers and they will assist you in everything from choosing the right floor and kitchen packages to what color to paint the walls.



We are often asked, “Why should I own a New Celebrity Home and not buy a used house?”

GREAT Question! Many of our Homeowners, at one time or another, considered a used house before deciding on a New Celebrity Home.

Here are some things to consider:

- Part of the excitement of a New Celebrity Home is that YOU get to customize the home finishes to YOUR liking... not the previous owners.
- Utilizing Celebrity Homes “FREE Loan Program” your out-of-pocket expenses are typically much less than a used house.
- Extended Home Builders Warranty gives you peace-of-mind knowing that you have the industry’s BEST warranty backing you and your New Home.
- New Celebrity Homes exclusively offers our “e2 SMART” Program. Basically, your New Celebrity Home is much more efficient than your typical used house.
- Higher quality construction methods and procedures.
- IT’S NEW.....AND IT’S YOURS!

There are truly many more benefits to owning a New Celebrity Home than listed above. Visit with a Celebrity Home Representative for additional details. And don’t forget, model homes are OPEN Daily, Noon to 6pm! Stop by and see why so many people are choosing a New Celebrity Home for their next home!



Tell Us Your Story!

Our Story: Ryan & Stephanie

“We love the kitchen and huge pantry!”

Ryan & Stephanie Brazell

Why did you decide it was time for a move?

We had been discussing moving into a larger house and, when the housing market was doing so well for sellers, decided the time was right to sell our home and make the move.

Did you consider a used house before choosing Celebrity Homes? What were your thoughts?

We did consider a used house before choosing to build, but quickly found that we could get more for our money if we built brand-new. We looked at used houses online and even went to look at one in person, but didn't feel that we were getting all that we wanted for the price. It was a huge seller's market.

Did you visit with other home builders? What were your thoughts?

Our realtor compiled a list of builders and lot prices that were in our budget. After looking through our options, we went to Celebrity Homes to meet with Don Igo. We spent a whole day walking through all the models and decided fairly quickly that The Bradley met most of our criteria for what we wanted in our new home.

Was your Celebrity Home Representative helpful during your search? What were your thoughts?

Don Igo came highly recommended from our

realtor and we liked him right away. He was very helpful and accommodating during the whole process, from start to finish.

What is your favorite feature(s) about your new home?

We love the kitchen and huge pantry! One feature that we like is that there is more than enough storage throughout the whole house. Celebrity Homes does a great job using all of the space possible within the home.

Why did you choose Celebrity Homes?

Our realtor recommended Celebrity Homes for the type of home we were looking for, but we ended up going with Celebrity Homes because we felt that we got the most square footage for the price (compared to other home builders).

Would you recommend Celebrity Homes to others?

YES! In fact, we have referred three other families to build with Celebrity Homes and work with Don Igo. As it turned out, my parents bought the house that shares a backyard with ours. Having walked thru the models with us during our building process, they really liked The Shelby model. It turned out that there was a Shelby being built right behind our house and it seemed like fate. We moved into our house, and my parents moved into theirs two months later. The domino effect continued and my brother and his wife bought and customized a Kendall in the neighborhood that is adjacent to ours.



The Danbury
Tour at Sagewood Valley or Southern Pointe

Whether this is your first new home or your tenth, you will be inspired by Celebrity Homes. Spacious designs, grand exterior finishes, deluxe master baths, gourmet kitchen packages with upgraded appliances, quality neighborhoods and home sites – and those are just some of the included features. You can release the designer in YOU when you begin customizing your new home with even MORE available features.

The Bentley Master Bedroom
w/ Seating Area



The Danbury Great Room



Standard Features...

- Upgraded Appliance Package:
Side-by-Side Refrigerator
(Choice of Stainless Steel
or Slate)
- Stainless Steel Pull-Out
Kitchen Faucet*
- Choice of Quality Cabinets
- Ceramic Tile Backsplash
in Kitchen*
- Pre-formed Laminate Kitchen
Countertops and Vanities
- Vertical Ballisters on Deck
- Wood Framed Mirrors
- Rough-in Bath in Basement
- Decorative Fireplace Finish
- Full-Size and Three Car Garage*
- Bath Enclosures with Frameless
Clear Glass Doors
- Tall Casing in Public Areas and
Master Bedroom/Bath*

*(where applicable)

The Manchester Kitchen



“Y’all made it
easy”

“We had so
much fun
going through
the model
homes...”

Michelle A.
Hyda Hills, The Shelby

I had lived in my home for 12 years; this was the home my kids grew up in! I had the most amazing neighbors who became lifelong friends and our kids grew up together. So the thought of moving was not a fun idea to entertain.

One day I went to the model home just to ask questions. Kurt was there and he was so very helpful and friendly. He had me sold on Celebrity Homes from the moment I met him. He gave me no reason to look at other builders. I was a single mom about to embark on one of the scariest adventures of my life and Kurt was right by my side letting me know it was all going to be OK and that building a house from the ground up was not that scary.

After many visits and one million questions for Kurt I packed up my kids and went to look at some model homes. We had so much fun going to the model homes as a family we could just walk down the street in and out of houses. We had so much fun and it got me excited about the potential of building our own home. The kids and I all wrote down on a separate piece of paper which Home we wanted. We all showed our piece of paper and sure enough we all agreed on the Shelby! I was in shock the four of us all picked the same house. That is when I knew it was meant to be. Kurt was very good about letting us know what was happening with the building process. He let us get some sneak peaks inside to take pictures for our scrapbook.

My favorite features of the Shelby are the laundry off the master bath, the covered deck and just the openness of the floorplan. Our neighborhood is fantastic and all my neighbors are the most amazing people ever. I would highly recommend Celebrity Homes to others. It was a great experience and I knew my financial well-being and lifestyle were in safe hands. Even after we moved in, getting warrantee items done has been fast and efficient.

Thank you Celebrity for helping me achieve one of my biggest accomplishments and helping me step out of my comfort zone.
Y’all made it easy.



The Kendall
Tour at Palisades West or Sagewood Valley

Time to move? Need more space, a different design, extra bedrooms and baths, or just that bigger kitchen? When it's time for that next move, discover why so many have chosen Celebrity Homes' smarter designs, quality neighborhoods, our exclusive e2 SMART Energy Efficiency Program, and NEW appliances. Our exclusive FREE LOAN Program and Seller Assistance Program will make your next move simple and enjoyable. And, **YES! It's All Included!**

The Sheridan Kitchen



The Weston Kitchen



Even MORE Standard Features...

- Appliance Package:
Top Mount Freezer Refrigerator
(Choice of Stainless Steel or Black)
- Stainless Steel Kitchen Faucet*
- Choice of Quality Cabinets
- 4" Integral Laminate
Backsplash at Kitchen
- Pre-formed Laminate Kitchen
Countertops and Vanities
- Plate Glass Mirrors
- Rough-In Bath at Basement
- Decorative Fireplace Finish
- Full Size Two Car Garage
- Smooth Wall Bath Enclosures
- Chrome Bath Fixtures

* (where applicable)

The Sheridan Great Room



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The Vista
Tour at Somerset

7702

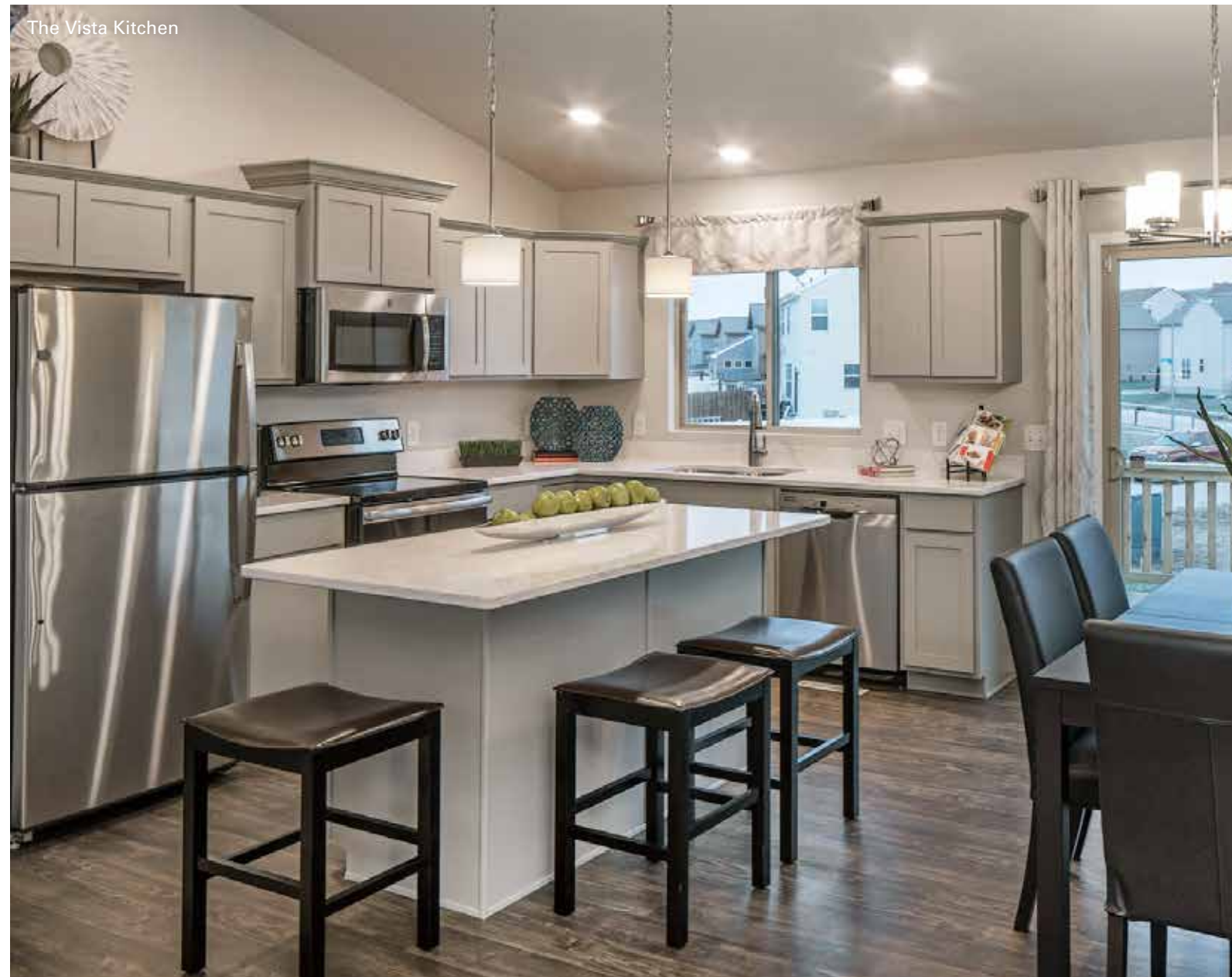
We all begin sometime,
and sometimes we even begin
again. Regardless, New Beginnings
is a great place to start!
Celebrity Homes has designed
New Beginnings to offer
an incredible value for our
homeowners! What is **VALUE?**
New home styles, quality
communities, simple finance
options with **GREAT** payments,
and of course, **MORE** included
features! And, **YES!**
It's All Included!



The Santee, Living Room



The Vista Kitchen



Even MORE Standard Features...

- Appliance Package:
Top Mount Freezer Refrigerator
(Choice of Stainless Steel or Black)
 - Stainless Steel Kitchen Faucet
 - Quality Cabinet Selections
 - 4" Integral Laminate
Backsplash in Kitchen
 - Pre-formed Laminate Kitchen
Countertops and Vanities
 - Plate Glass Mirrors
 - Finished Family Rooms*
 - Rough-In Bath at Basement*
 - Decorative Fireplace Finish
 - Full Size Two Car Garage
 - Smooth Wall Bath Enclosures
- * (where applicable)

The Linden DLX, Master
Bedroom



Brantley Patio
Tour at Highland Village



If your lifestyle does not include yard maintenance, mowing your lawn, or shoveling snow... you have found the right home! As the area's leading New Villa & Townhome builder, Celebrity Homes is proud to offer a home which truly fits YOUR lifestyle now. And **YES! It's All Included!**

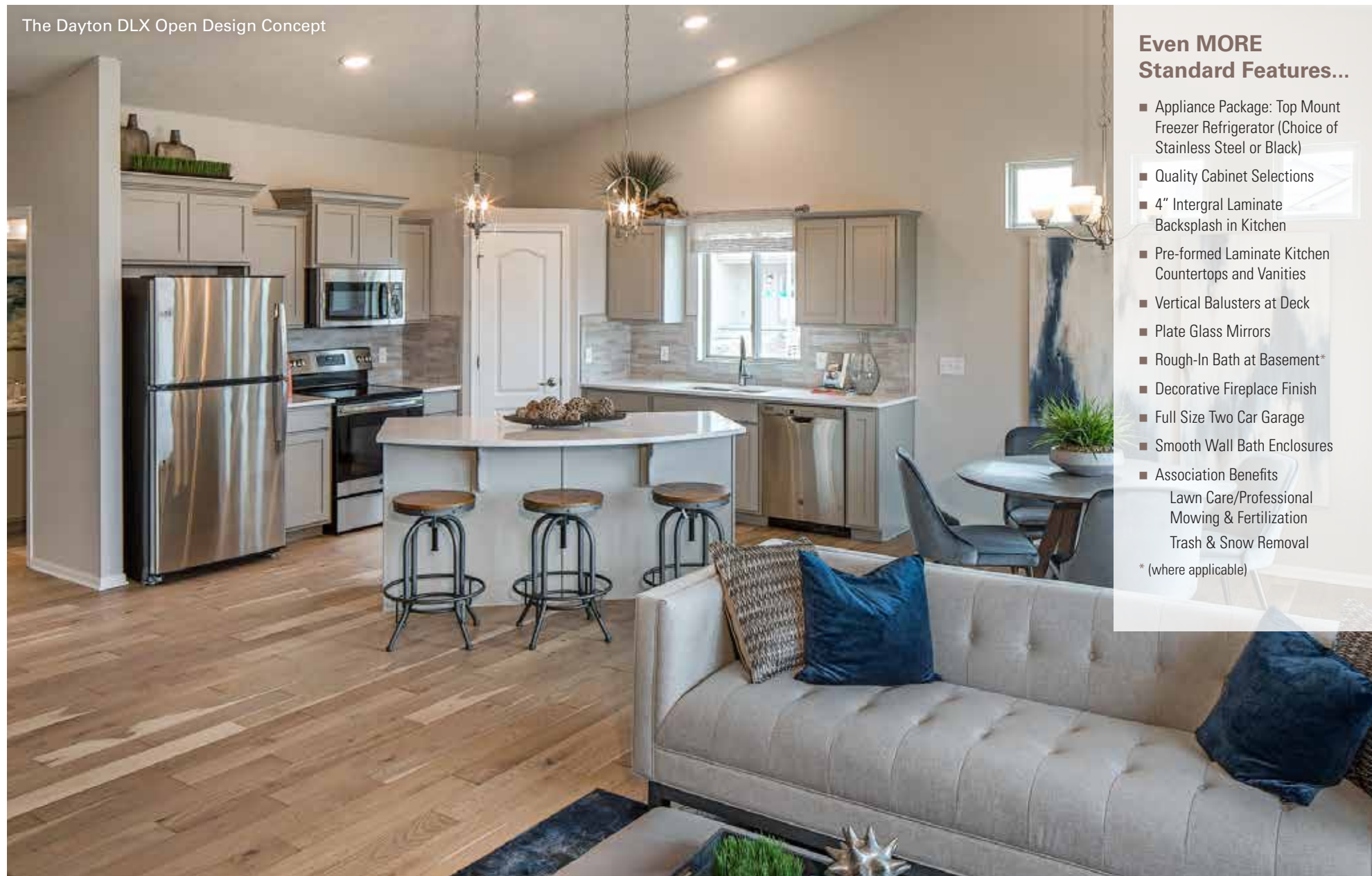




The Brantley
Dining Area



The Dayton Patio
Master Bedroom

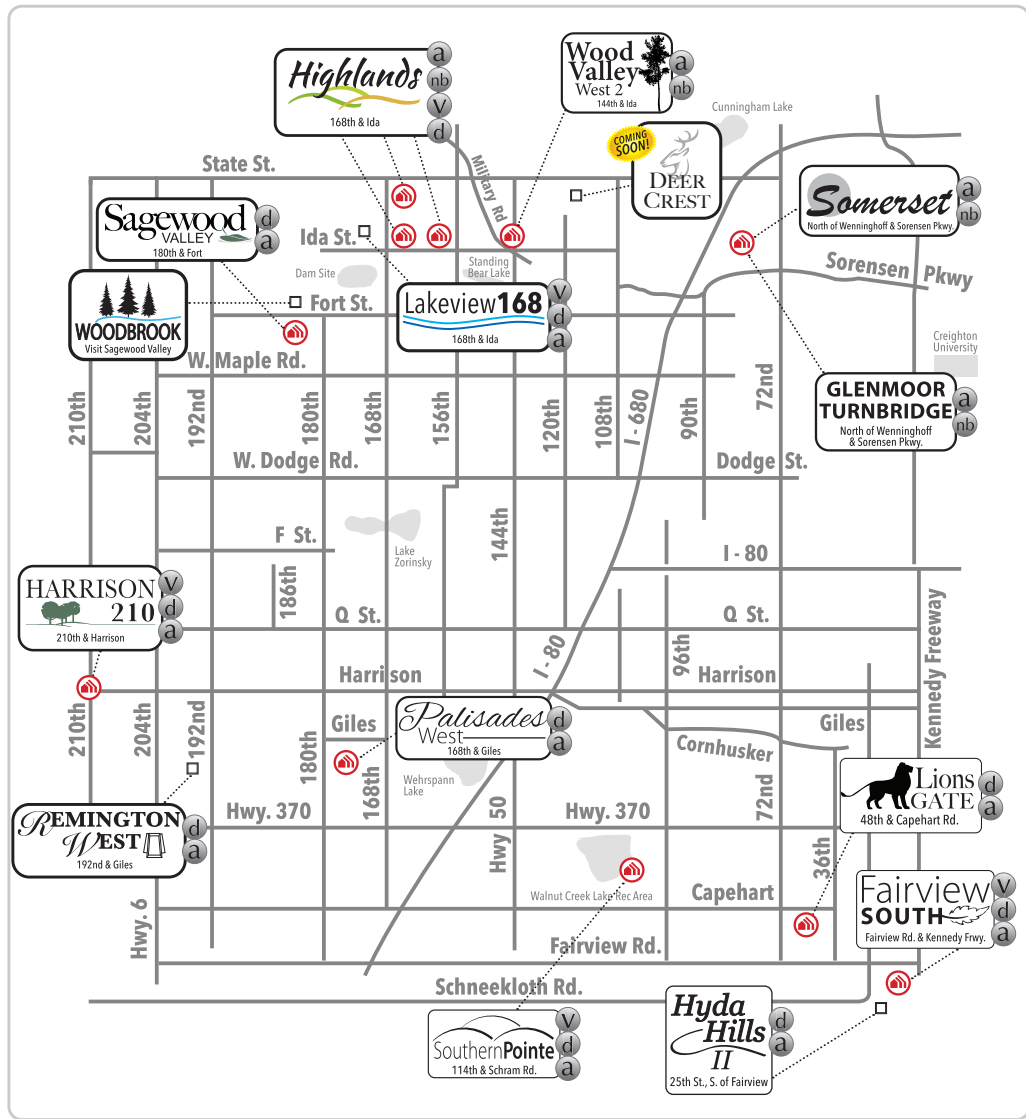


The Dayton DLX Open Design Concept

Even MORE Standard Features...

- Appliance Package: Top Mount Freezer Refrigerator (Choice of Stainless Steel or Black)
- Quality Cabinet Selections
- 4" Intergral Laminate Backsplash in Kitchen
- Pre-formed Laminate Kitchen Countertops and Vanities
- Vertical Balusters at Deck
- Plate Glass Mirrors
- Rough-In Bath at Basement*
- Decorative Fireplace Finish
- Full Size Two Car Garage
- Smooth Wall Bath Enclosures
- Association Benefits
 - Lawn Care/Professional Mowing & Fertilization
 - Trash & Snow Removal

* (where applicable)



MODEL HOME LOCATION
 NEW BEGINNINGS

DESIGNER
 LIFESTYLE VILLA

ADVANTAGE



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Homes • Villas • Townhomes
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Our Communities



DEER CREST
114th & State St.
Tour Models at: Somerset



REMINGTON WEST
192nd & Giles
Tour Models at: Harrison 210



Lakeview 168
168th & Ida
Tour Models at: Highland Hills

Palisades West

168th & Giles, Gretna

• Schools •

Elementary: Palisades Elementary

Middle School: Gretna Middle School

High School: Gretna High School

Tour Models: Preston, Kendall

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HARRISON 210

210th & Harrison, Gretna

• Schools •

Elementary: Falling Waters Elementary

Middle School: Gretna Middle School

High School: Gretna High School

Tour Models: Danville, Sheridan

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VILLAS & TOWNHOMES

Highlands HIGHLAND RIDGE

Highlands HIGHLAND VILLAGE

168th & Ida

Elementary: Pine Creek, Bennington, Heritage

Middle School: Bennington Jr. High

High School: Bennington Sr. High

Tour Models: Seville, Sterling, Austin, Concord, Weston

Villas: Dayton Patio, Brantley Patio

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VILLAS & TOWNHOMES

Highlands HIGHLAND HILLS

166th & Ida, Bennington

• Schools •

Elementary: Pine Creek, Bennington, Heritage

Middle School: Bennington Jr. High

High School: Bennington Sr. High

Tour Models: Cambridge, Shelby, Manchester, Bentley

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WOODBROOK

180th & Fort St., Elkhorn

• Schools •

Elementary: Woodbrook Elementary

Middle School: New Middle School in 2021!

High School: Elkhorn North High School

Tour Models: Harrison 210

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Somerset

North of Wenninghoff & Sorensen Pkwy, Omaha

• Schools •

Elementary: Springville Elementary

Middle School: Nathan Hale Magnet Middle School

High School: Omaha Northwest High School

Tour Models at: Vista, Linden, Concord, Carlton @
Glenmoor-Turnbridge

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Sagewood VALLEY

180th & Fort, Elkhorn

• Schools •

Elementary: Sagewood Elementary

Middle School: Grandview Middle School

High School: Elkhorn High School

Tour Models: Danbury, Kendall, Prescott, Mirada

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Wood Valley WEST 2

146th & State, Bennington

• Schools •

Elementary: Pine Creek, Bennington, Heritage

Middle School: Bennington Jr. High

High School: Bennington Sr. High

Tour Models: Del Ray, Santee

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Hyda Hills II

25th Street, south of Fairview, Bellevue

• Schools •

Elementary: Fairview Elementary

Middle School: Mission Middle School

High School: Bellevue East

Tour Models at Fairview South

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Fairview SOUTH

Fairview Rd. & Kennedy Fwy., Bellevue

• Schools •

Elementary: Fairview Elementary

Middle School: Mission Middle School

High School: Bellevue East

Tour Models: Bradley, Sheridan, Weston

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SouthernPointe

114th & Schram Rd, Papillion

• Schools •

Elementary: Walnut Creek Elementary

Middle School: Papillion Jr High

High School: Papillion South

Tour Models: Danbury, Cambridge, Austin

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Lions GATE

South of 48th & Capehart

• Schools •

Elementary: Two Springs Elementary

Middle School: Lewis & Clark

High School: Bellevue West

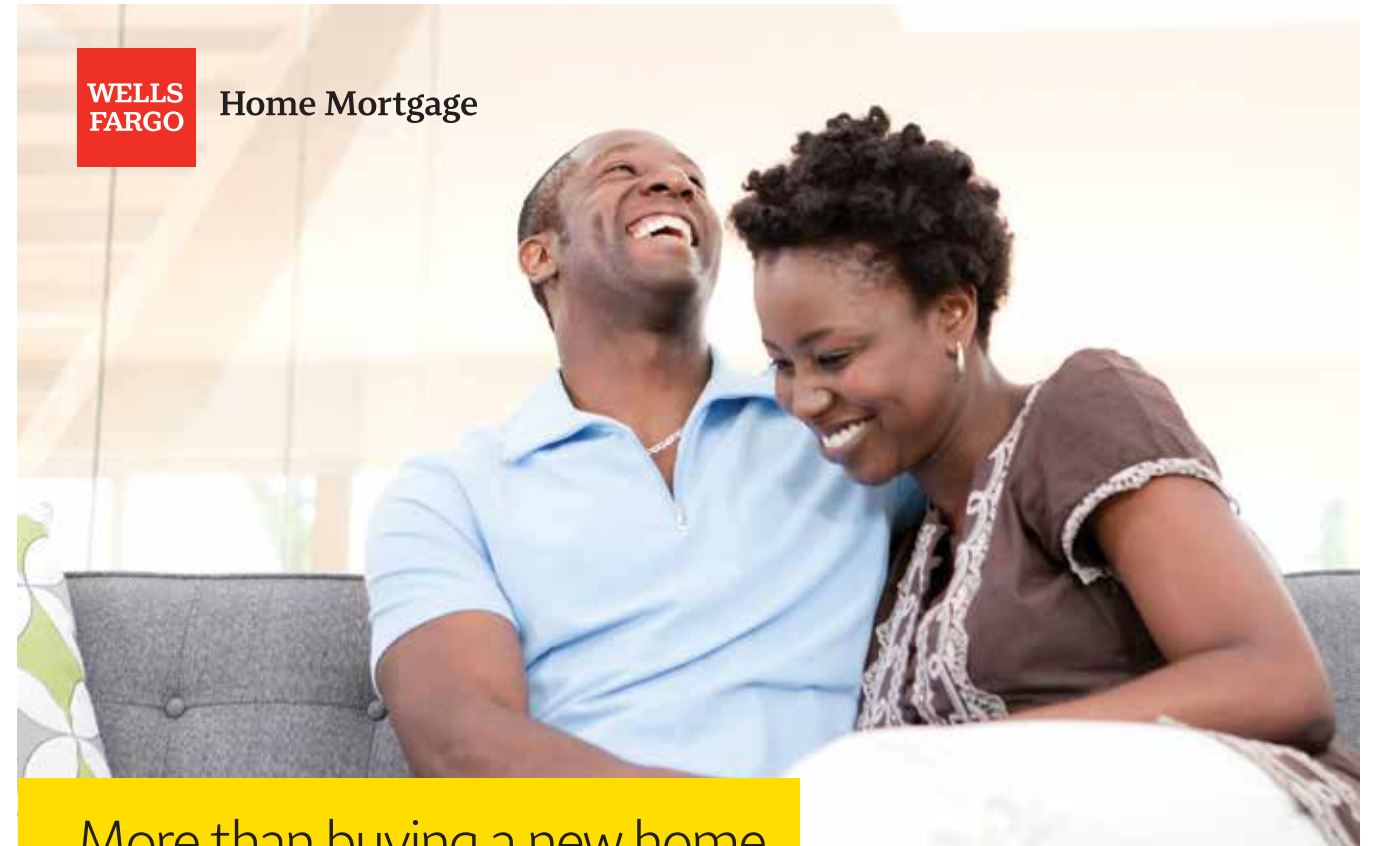
Tour Models: Bentley

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WELLS FARGO

Home Mortgage



More than buying a new home.
It's bringing your plans to life.

Buying the newly built home you've always imagined is all in the planning. So why not finance your new home with a lender who can help bring your plans to life?

Whether you're in the process of building your perfect place — or you've already found "the one" — we've got the financing options to meet your unique needs.

I'm here to provide you with the support you need at every stage of the home building and homebuying process. Call me anytime.

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2021



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*Loans subject to membership and approval. Rates, terms and conditions subject to change and may vary based on qualifications, including creditworthiness, loan-to-value ratio and collateral conditions. Not available in all states.

Financial worksheets



Need help figuring out your finances?

Celebrity Homes Financial Home Worksheets are available to help you get started. We work with some of the area's most recognizable lenders to help you get into your new home.

Ask your New Home Sales Representative for details.

Yes! It's All Included!

STEPS TO OWNING YOUR NEW CELEBRITY HOME

As the area's leading new home builder, Celebrity Homes has assisted MANY local homeowners into their new home.

Over the years we have developed a system which, believe it or not, makes owning a NEW HOME easier than buying a used house. If it looks easy, that's because it is! And that is done by design!

Celebrity Homes has gone to great lengths to make the building process of your New Home simple from the second you walk into a model home.



Meet with a Celebrity Homes New Home Representative.

Find the right design to fit your needs

Discover which community best suits you

Discuss your time frame

Review finance options

Tour Model Homes & Communities

Finalize your Purchase Agreement & Secure the home site/inventory home

Meet with Lender (if applicable)

Make your Interior Home Selections

Enjoy visiting the jobsite with your New Home Representative

Meet at your New Home for your *Welcome Home Orientation!*

ENJOY YOUR NEW HOME!



Celebrity Homes has teamed with some of the area's leading lenders to provide you with quality finance programs and quality service.

Ask your New Home Sales Representative for all the details.

- **NO** Closing Costs
- **NO** Construction Loans (no interest during construction period)
- **FREE** 1st Year Association Dues (if applicable)
- Program available with ALL allowable financing: FHA, CONV, VA, USDA, NIFA, NIFA-HBA, and "My First Home Program"



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2 METRO LOCATIONS

754 Gold Coast Dr., Ste 115, Papillion
14680 W Dodge Rd., Ste 1, Omaha



Kim Moneto - Escrow Closer
Laura Singleton - Escrow Closer



BUYING DECISION SIMPLIFIED

Buying a new home is easily one of the largest investments you will ever make. That's why it's so important that your new home comes with the best home warranty on the market. Celebrity Homes has partnered with 2-10 Home Buyers Warranty to become a builder member, providing the most comprehensive risk management programs in the industry.

As a 2-10 Home Buyers Warranty® (2-10 HBW) builder member, Celebrity Homes provides every home we build with *10 full years* of structural home warranty protection from the nation's leading home warranty company.

What does being a 2-10 HBW member mean for *your* home? First, 2-10 HBW *only accepts the best builders* into their program. To become a member, Celebrity Homes went through an extensive screening process, measuring our building practices according to strict underwriting guidelines to ensure we maintain a high quality product in addition to a careful inspection of our workmanship. With the purchase of your new home, you'll receive a copy of the structural home warranty contract that explains what is covered, as well as a maintenance booklet to give you tips on how to care for your home. In addition, the warranty is fully-transferable, which increases the resale value of your home.

WHAT'S COVERED?

- 10 full years of structural defect coverage for load-bearing components.
- 2 full years of systems surety coverage against defects in wiring, piping, and ductwork in electrical, plumbing, heating, cooling, ventilating, and mechanical systems.
- 1 full year of surety coverage against defects in workmanship and materials.



Building Buying Selling Protecting

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FOR SALE

2021 44



Let us Help You Sell Your Current Home

We've teamed with a leading Realtor to coordinate your current homes' sale & listing.
And now, exclusively at Celebrity Homes, you have optional programs to choose from!

Let's Move Program

- Preferred Realtor will professionally list, market, and represent you in the sale of your current home.
- 90 day listing period to sell your home.
- Allows you to purchase your new home at lot or basement stage.

Guaranteed Move Program

- Preferred Realtor will professionally list, market, and represent you in the sale of your current home.
- 90 day listing period to sell your home.
- Allows you to purchase your new home at ANY stage of construction
- If your current home does not sell, in allowed time frame, a guaranteed purchase sale occurs.

First National Bank of Omaha's Preferred Celebrity Homes Lenders



Angie Brookhouser | Mortgage Loan Officer
402-602-5189 | abrookhouser@fnbo.com
NMLS#: 623814



Michele Stagemeyer | Mortgage Loan Officer
402-602-5363 | mstagemeyer@fnbo.com
NMLS#: 597832

We'll guide you home.*

Buying a home is one of the largest financial decisions most people make, but it doesn't have to be intimidating. By working with an FNBO mortgage expert, you'll find answers to every question and find confidence during every step of the process.

Talk to one of FNBO's Preferred Celebrity Homes Lenders to find out more about these mortgage programs.

Conventional Loans with Flexible Terms | FHA Loans | VA Loans | Fast and Easy Closing Process

