

*you're*

# home



2023

- **Don't settle for a used house**
- **Discover why *New is Cool Again!***

***Nebraska's Home Builder since 1977***

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



*Proud Long-Time  
Partner of  
Celebrity Homes*



**PREMIUM COUNTERTOPS & CABINETS**

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# Welcome

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

We know how stressful looking for that next home can be. Where are the best communities? How much will it cost to "update" a 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 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 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 and 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:
  - Stainless Steel
  - Self-cleaning range with ceramic cooktop
  - PowerScrub dishwasher
  - Microwave
  - Refrigerator with ice maker
  - Extra-large capacity washer & 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!



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

# CELEBRITY HOMES

Homes • Villas • Townhomes

*Your new home  
specialists*

Owning a new  
Celebrity Home  
begins with  
meeting our  
New Home  
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new  
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VILLAS & TOWNHOMES



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**It's time  
to BUILD!**



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



### **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!**

Unrivalled 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<sup>1</sup>
- An improvement in energy efficiency of up to 60-80% of used homes<sup>2</sup>

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!

1. When compared to 2022 International Energy Conservation Code

2. 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.



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*"I would recommend using Veterans United and Nick Schuster. Nick is very knowledgeable about helping Veterans and utilizing their VA loan benefit. He made the entire process go so smoothly and was always available when we had questions."*

– Russell D.

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# 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. 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.

## New or Used?



### ***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 owner.
- Less out-of-pocket expenses with a Celebrity Home Preferred Lender.
- 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, we offer over 30 Furnished Model Homes to tour! Stop by and see why so many people are choosing a New Celebrity Home for their next home!





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Owner / Mortgage Advisor

Nick@aksarbenmortgage.com

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*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?*

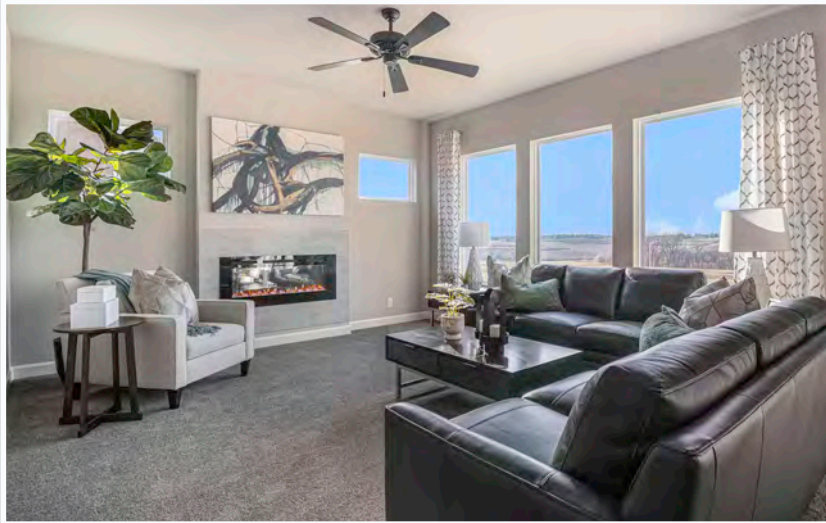
YES! In fact, we have referred three other families to build with Celebrity Homes and work with Don Igo. As it turned out, my parents bought the house that shares a backyard with ours. Having walked thru the models with us during our building process, they really liked The Shelby model. It turned out 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 Danville  
Tour at Woodbrook







**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 Shelby Kitchen



The Danbury Fireplace



The Brooklyn Great Room



designer<sup>TM</sup>  
INSPIRED LIVING





### Standard Features...

- Upgraded Appliance Package: Side-by-Side Refrigerator
- Stainless Steel Pull-Out Kitchen Faucet\*
- Choice of Quality Cabinets
- Ceramic Tile Backsplash in Kitchen\*
- 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\*
- Quartz Countertops
- Sprinkler System
- LVP Flooring Package

\* where applicable



*My Story: Michelle A.*

*“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.



# advantage ™

YOUR NEXT MOVE

## The Grayson Tour at Deer Crest







## 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.

Teaming with a Preferred Celebrity Home lender and our EXCLUSIVE Seller Assistance Program will make your next move simple and enjoyable.

***And, YES! It's All Included!***

The Grayson Great Room



The Rocklin Office



The Sheridan Kitchen



advantage<sup>TM</sup>  
YOUR NEXT MOVE





### Even MORE Standard Features...

- Appliance Package:  
Top Mount Freezer Refrigerator
- Stainless Steel Kitchen Faucet\*
- Choice of Quality Cabinets
- 4" Integral Laminate Backsplash at Kitchen
- Plate Glass Mirrors
- Rough-In Bath at Basement
- Decorative Fireplace Finish
- Full Size Two Car Garage
- Smooth Wall Bath Enclosures
- Chrome Bath Fixtures
- Quartz Countertops
- LVP Flooring Package
- Sprinkler System
- Kitchen Backsplash

\* where applicable



new  
beginnings<sup>TM</sup>  
A GREAT PLACE TO START

The Santee  
Tour at Deer Crest







**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!***



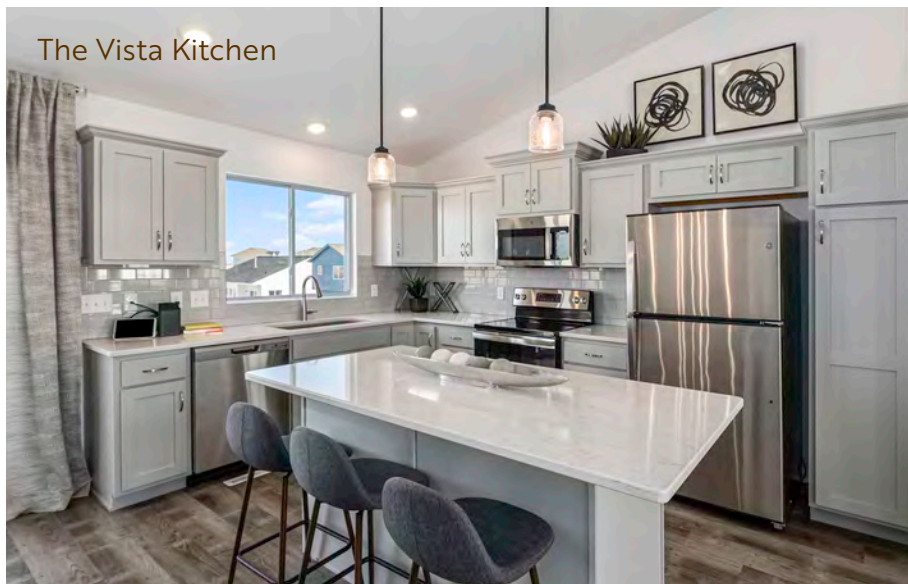
The Santee Living Room



Del Ray Fireplace



The Vista Kitchen







### Even MORE Standard Features...

- Appliance Package: Top Mount Freezer Refrigerator
- Stainless Steel Kitchen Faucet
- Quality Cabinet Selections
- 4" Intergral Laminate Backsplash in Kitchen
- Plate Glass Mirrors
- Finished Family Rooms\*
- Rough-In Bath at Basement\*
- Decorative Fireplace Finish
- Full Size Two Car Garage
- Smooth Wall Bath Enclosures
- Quartz Countertops
- LVP Flooring Packages
- Sprinkler System
- Kitchen Backsplash

\* where applicable



**Mirada Patio DLX**  
Tour at Lakeview 168







**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 Mirada Kitchen



The Mirada Fireplace



The Mirada Owner Suite

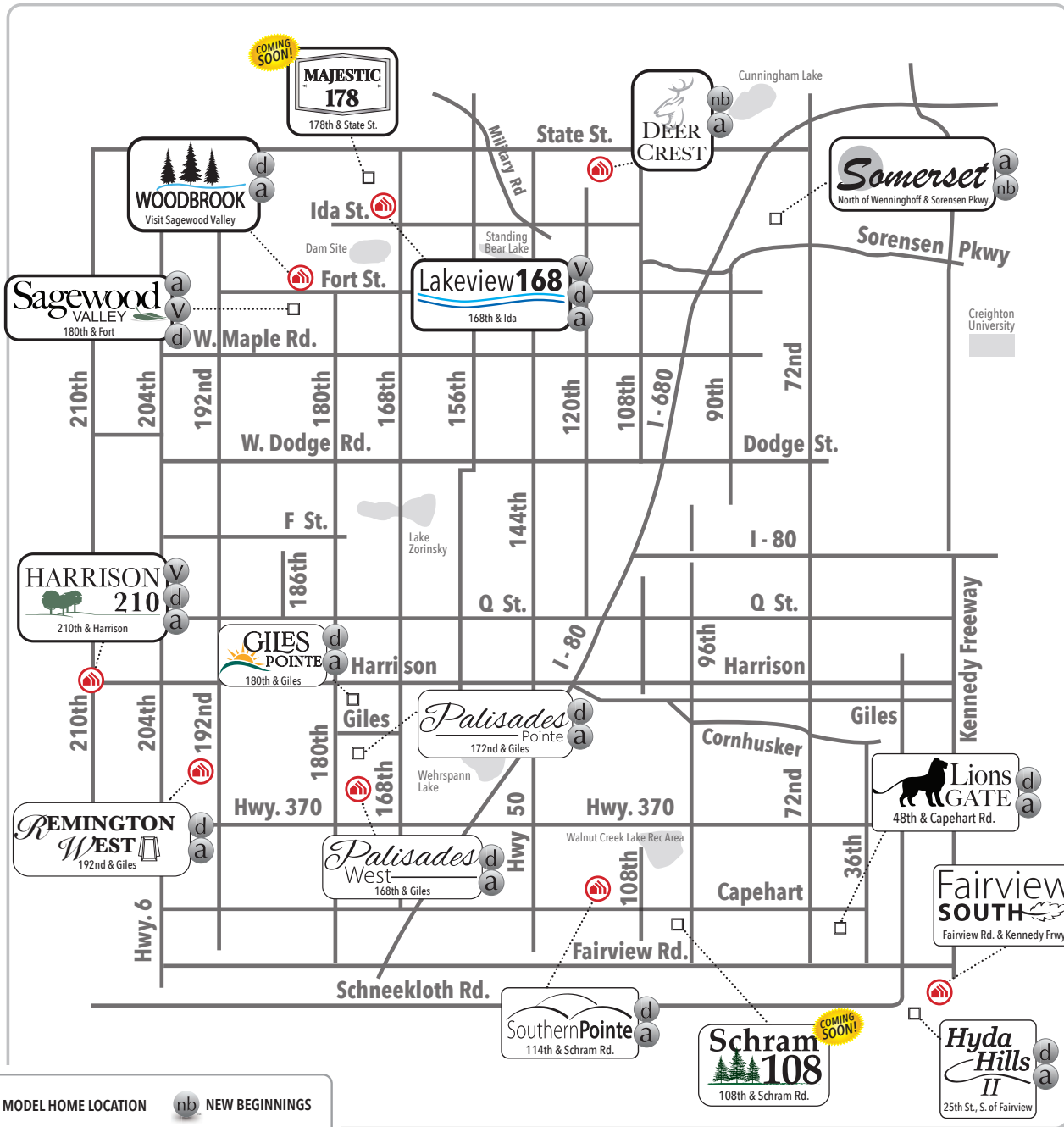




### Even MORE Standard Features...

- Appliance Package: Top Mount Freezer Refrigerator
- Quality Cabinet Selections
- 4" Intergral Laminate Backsplash in Kitchen
- 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\*
- Quartz Countertops
- Kitchen Backsplash

\* where applicable



MODEL HOME LOCATION

NEW BEGINNINGS

DESIGNER

LIFESTYLE VILLA

ADVANTAGE





***Nebraska's  
Home Builder  
since 1977***



## 180th & Fort, Elkhorn

**Schools:**

**Elementary:** Sagewood Elementary

**Middle School:** Grandview Middle School

**High School:** Elkhorn High School

**Tour Models:** at Woodbrook

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YOUR NEXT MOVE

**designer**   
INSPIRED LIVING

**lifestyle**   
VILLAS & TOWNHOMES



## 180th & Fort St., Elkhorn

**Schools:**

**Elementary:** Woodbrook Elementary

**Middle School:** Elkhorn Northridge Middle School

**High School:** Elkhorn North High School

**Tour Models:** Cambridge, Danbury, Danville, and Sheridan

**advantage**   
YOUR NEXT MOVE

**designer**   
INSPIRED LIVING



## 180th & Giles, Gretna

**Schools:**

**Elementary:** Palisades Elementary

**Middle School:** Aspen Creek Middle School

**High School:** Gretna High School

**Tour Models:** at Palisades

**advantage**   
YOUR NEXT MOVE

**designer**   
INSPIRED LIVING



## 168th & Ida, Bennington

**Schools:**

**Elementary:** Anchor Pointe Elementary

**Middle School:** Bennington Middle School

**High School:** Bennington High School

**Tour Models:** Brooklyn, Cameron, Seville, Shelby, and Mirada Patio

**advantage**   
YOUR NEXT MOVE

**designer**   
INSPIRED LIVING

**lifestyle**   
VILLAS & TOWNHOMES



# Palisades West

## 168th & Giles, Gretna

### Schools:

**Elementary:** Palisades Elementary

**Middle School:** Gretna Middle School

**High School:** Gretna High School

**Tour Models:** Concord, Kendall

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YOUR NEXT MOVE

designer ™  
INSPIRED LIVING

# Palisades Pointe

## 172nd & Giles, Gretna

### Schools:

**Elementary:** Palisades Elementary

**Middle School:** Aspen Creek Middle School

**High School:** Gretna High School

**Tour Models:** at Palisades West

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YOUR NEXT MOVE

designer ™  
INSPIRED LIVING

# HARRISON 210

## 210th & Harrison, Gretna

### Schools:

**Elementary:** Falling Waters Elementary

**Middle School:** Gretna Middle School

**High School:** Gretna High School

**Tour Models:** Danville, Weston

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INSPIRED LIVING

lifestyle ™  
VILLAS & TOWNHOMES

# REMINGTON WEST

## 202nd & Giles, Gretna

### Schools:

**Elementary:** Whitetail Creek Elementary

**Middle School:** Aspen Creek Middle School

**High School:** Gretna High School

**Tour Model:** Prescott

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**114th & State, Omaha**

**Schools:**

**Elementary:** Prairie Wind

**Middle School:** Alfonza W. Davis

**High School:** OmahaNorthwest High School

**Tour Models:** Concord, DelRay, Grayson,  
Rocklin, Santee & Vista

**new**  
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A GREAT PLACE TO START

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YOUR NEXT MOVE



**North of Wenninghoff & Sorensen Pkwy, Omaha**

**Schools:**

**Elementary:** Springville Elementary

**Middle School:** Nathan Hale Middle School

**High School:** OmahaNorthwest High School

**Tour Models:** Deer Crest

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YOUR NEXT MOVE

**COMING  
SOON!**



**178th & State**

**COMING  
SOON!**



**108th & Schram Rd.**





### 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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### South of 48th & Capehart

**Schools:**

**Elementary:** Two Springs Elementary

**Middle School:** Lewis & Clark

**High School:** Bellevue West

**Tour Models:** at Southern Pointe

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YOUR NEXT MOVE

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### 25th St., South of Fairview, Bellevue

**Schools:**

**Elementary:** Fairview Elementary

**Middle School:** Mission Middle School

**High School:** Bellevue East

**Tour Models:** at Southern Pointe

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YOUR NEXT MOVE

designer  <sup>TM</sup>  
INSPIRED LIVING



### Fairview Rd. & Kennedy Fwy., Bellevue

**Schools:**

**Elementary:** Fairview Elementary

**Middle School:** Mission Middle School

**High School:** Bellevue East

**Tour Models:** Weston - Fri., Sat., Sun., 12-6pm

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YOUR NEXT MOVE



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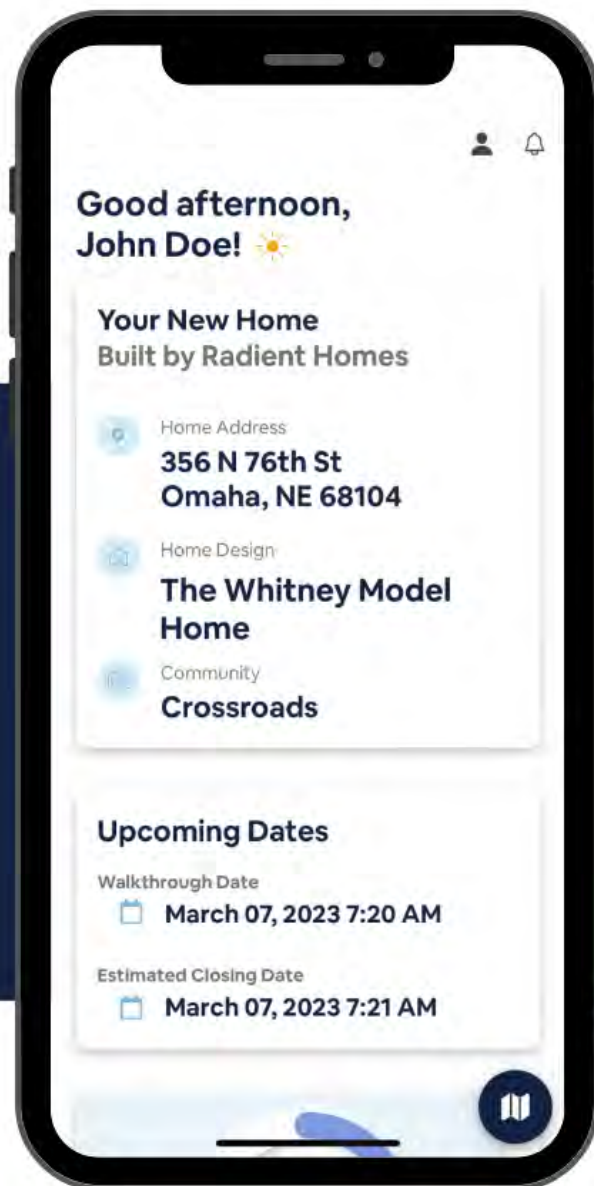
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- 🔔 Notification-based Communication System
- 📁 Document Sharing & Storing
- 🖼️ Image Gallery for Progress Updates
- 📞 Key Contact Management
- 🏠 Closing & Walkthrough Details

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and begin  
connecting with  
your new  
homebuilder.



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***Included with Every New Celebrity Home!***

# Exclusive Closing Package

- ✓ Up to \$3,000 towards closing costs when using one of our preferred local lenders
- ✓ Refrigerator with Ice Maker
- ✓ Instant WiFi Access
- ✓ Washer and Dryer Package
- ✓ Garage Door Opener with Remotes
- ✓ Professionally Installed Blinds

**Over \$10,700 in additional *VALUE!***



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**Andy Herold » [aherold@CharterWest.com](mailto:aherold@CharterWest.com) » (402) 689-3793 NMLS# 400327**

Andy is professional, returns messages promptly and made the new home buying process easy. We had new construction in another state and he was on top of everything we needed and coordinated with the builder and settlement agent. Highly recommend Andy and his team for your next mortgage. — Deb F.



**Levi Walker » [lwalker@CharterWest.com](mailto:lwalker@CharterWest.com) » (402) 249-8429 NMLS# 964094**

Working with Levi and the CharterWest team made our first time home buying experience a breeze! Levi was always there to answer any questions and provided anything we requested in a timely manner. If you want a stress-free home buying experience work with CharterWest! — Mark T.

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**PAPILLION**

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**LaVISTA**

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Kim Moneto - Escrow Closer  
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# First National Bank of Omaha's Preferred Celebrity Homes Lenders



**Angie Brookhouser** | Mortgage Loan Officer  
402-602-5189 | [abrookhouser@fnni.com](mailto:abrookhouser@fnni.com)  
NMLS#: 623814



**Michele Stagemeyer** | Mortgage Loan Officer  
402-602-5363 | [mstagemeyer@fnni.com](mailto:mstagemeyer@fnni.com)  
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