

you're



2024

home

- Custom Selections, Meet Design

- *"It was time to start our life together"*
Taylor & Kylee's Story

Nebraska's Home Builder since 1977

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



*Proud Long-Time
Partner of
Celebrity Homes*



PREMIUM COUNTERTOPS & CABINETS

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2024

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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!



Monica Lang, Celebrity Homes Representative, reviewing new home designs with Amy, Shayne, and kids.

CELEBRITY HOMES

Homes • Villas • Townhomes

*Your new home
specialists*

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

designerTM
INSPIRED LIVING

advantageTM
YOUR NEXT MOVE

new
beginningsTM
A GREAT PLACE TO START

lifestyleTM
VILLAS & TOWNHOMES



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**It's time
to BUILD!**



Shawn McGuire
Sales Manager

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402-896-3100



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 homes¹
- An improvement in energy efficiency of up to 60-80% of used homes²

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!

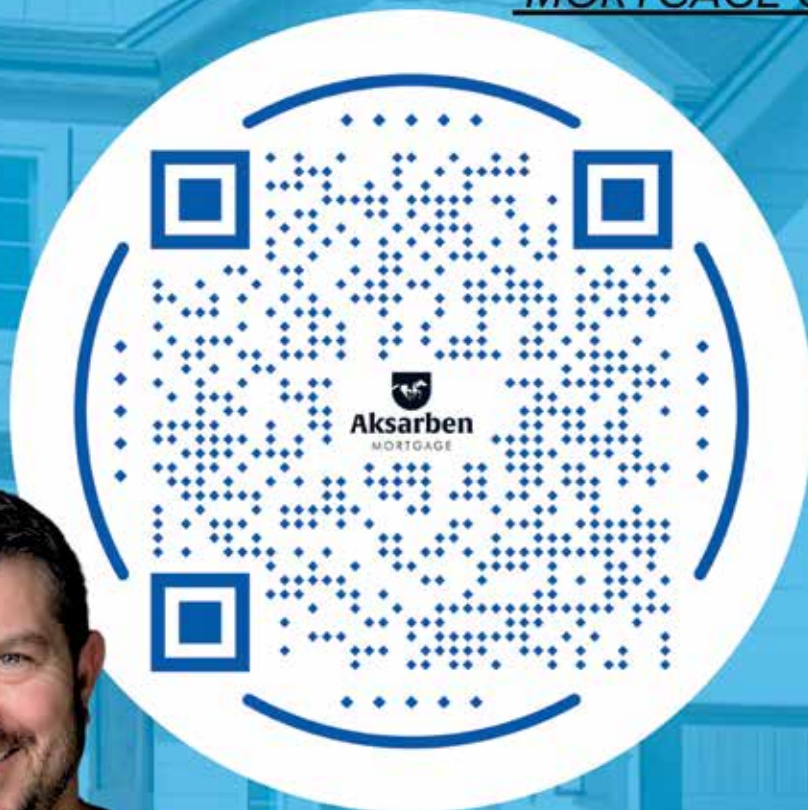
1. When compared to 2022 International Energy Conservation Code

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.

UNLOCK YOUR DREAM HOME NOW!



SCAN TO KICKSTART YOUR PERSONALIZED
MORTGAGE QUOTE TODAY!



NICK ZWIEBEL

OWNER | MORTGAGE ADVISOR

NICK@AKSARBENMORTGAGE.COM

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NMLS# 623817

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Aksarben
MORTGAGE

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.



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!

Mortgages with your best *interest* in mind.

OPTIONS WITH

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PAYMENT*

GREAT
RATES

CONTACT ME



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402.609.5928
LaurenEN@veridiancu.org
NMLS 1941335



Federally insured by NCUA. NMLS ID 531586

*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.



Our Story:

*“It was time to start
our life together”*



Our Story: Taylor & Kylee

Why did you decide it was time for a move?

It was time to start "our life" together. Kylee was moving to Omaha and I was living with a friend, so it was time.

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

Yes! We looked at so many homes! Through the process we saw the good, the bad, and very ugly. We learned what we liked and what we didn't, but nothing felt like home. Homes were being ridiculously priced and selling for even more than the crazy prices that were already being asked. Everything about buying a used home felt rushed, confusing, and just awful.

Was your Celebrity Home Representative helpful during your search?

Tiffany was the most helpful! She was there to answer any questions we had, even if they seemed a little silly. She was always friendly and helpful! So helpful in fact, she helped me propose to Kylee on our closing day! She helped me keep secret that my mom and sister were coming to set up a picnic and photos in the new home, and helped them get in after our walk through. She was a key player in making Kylee my fiancé!



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

My favorite part of our new home is the island! It is so homey and I think it is a center piece to our home! Celebrity had so many amazing styles and colors of stone to pick from, it made it easy to find exactly what we wanted.

Kylee's favorite part of the home is our fireplace and our amazing lot. The included fireplace makes our living room feel so cuddly and warm through the cold winter months! Our lot was one of the first things that sold us on this home! We have a great back yard and a view all the way down the block!

Why did you choose Celebrity Homes?

We came, met with Tiffany, and fell in love with our new home! It was one of the fastest decisions I have ever seen Kylee make and that's saying a lot! The friendly smile, all the amenities, and the feeling of helpfulness hooked us on Celebrity Homes from day one.

Would you recommend Celebrity Homes to others?

I already do! I tell everyone that will listen how easy and amazing our process with Celebrity Homes was. We love our new home and Celebrity Homes was amazing!

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



designerTM
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

Our Story:

*“It was time to put
down roots and have
a family home”*



Our Story: Eric & Sarah

Why did you decide it was time for a move?

After living in rentals and apartments, we knew it was time to put down roots and have a family home. We wanted to live in an area where our kids could play outside, and we could feel at home.

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

We did consider a used house before deciding to build with Celebrity Homes. A downside for us was the cost of existing homes and the market at the time. Building with Celebrity Homes gave us the house we wanted without renovations or additional expenses.

Did you visit other home builders?

Honestly, we looked at other builders online and quickly decided that Celebrity Homes was our best option.

Was your Celebrity Home Representative helpful during your search?

Monica Lang was incredibly helpful and went out of her way to ensure we understood every step of the building process. We particularly loved getting progress photos during the build. We hit the jackpot when we walked into her office, she advised us on the different models, locations and available plots. She helped make our build as stress-free as possible.

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

We love the built-in pantry! Also, having the primary suite separate from other rooms was one of the main reasons we chose our model. We love the window in the bathroom and the raised ceiling as well. Our covered deck is a great place to relax after work.

Why did you choose Celebrity Homes?

Everything that was included was a HUGE bonus with Celebrity Homes. Also, the reputation of Celebrity Homes made it an easy choice for us when deciding to build our family home.

Would you recommend Celebrity Homes to others?

YES! We had a fantastic experience building with Celebrity Homes.



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 ™
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 beginningsTM

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" Integral 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



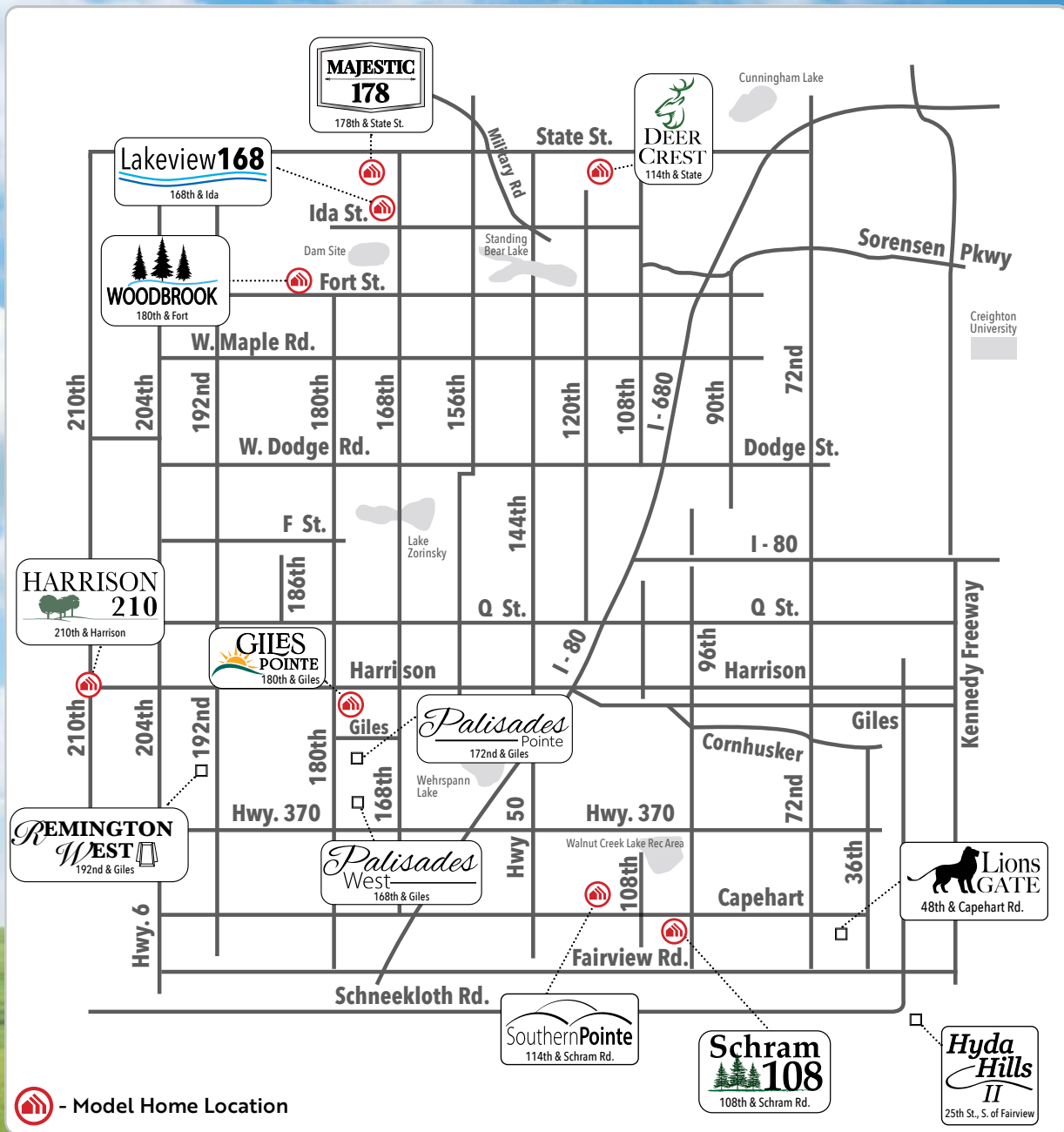
Even MORE Standard Features...

- Appliance Package: Top Mount Freezer Refrigerator
- Quality Cabinet Selections
- 4" Integral 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



Our Communities





COMING
SOON!

Schram 108

108th & Schram Rd.

Schools:

Elementary: Patriot Elementary

Middle School: Liberty Middle School

High School: Papio South High School

Tour Models: Carlton, Concord EXP & Weston



180th & Giles, Gretna

Schools:

Elementary: Palisades Elementary

Middle School: Aspen Creek Middle School

High School: Gretna High School

Tour Models: Austin & Jordan



172nd & Giles, Gretna

Schools:

Elementary: Palisades Elementary

Middle School: Aspen Creek Middle School

High School: Gretna High School

Tour Models: at Giles Pointe



168th & Giles, Gretna

Schools:

Elementary: Palisades Elementary

Middle School: Gretna Middle School

High School: Gretna High School

Tour Models: at Giles Pointe



210th & Harrison, Gretna

Schools:

Elementary: Falling Waters Elementary

Middle School: Gretna Middle School

High School: Gretna High School

Tour Model: Weston



202nd & Giles, Gretna

Schools:

Elementary: Whitetail Creek Elementary

Middle School: Aspen Creek Middle School

High School: Gretna High School

Tour Models: at Giles Pointe



114th & State, Omaha

Schools:

Elementary: Prairie Wind

Middle School: Alfonza W. Davis

High School: Omaha Northwest High School

Tour Models: Concord, DelRay, Grayson, Rocklin, Santee, Vista, Carlton & Linden



168th & Ida, Bennington

Schools:

Elementary: Anchor Pointe Elementary

Middle School: Bennington Middle School

High School: Bennington High School

Tour Models: Brooklyn, Seville, Shelby, & Mirada Patio



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 & Sheridan



178th & State, Bennington

Schools:

Elementary: Anchor Point Elementary

Middle School: Bennington South Middle School

High School: Bennington High School

Tour Models: Carlton & Weston



114th & Schram Rd, Papillion

Schools:

Elementary: Walnut Creek Elementary

Middle School: Papillion Jr. High

High School: Papillion South

Tour Models: Danbury & Cambridge



South of 48th & Capehart, Bellevue

Schools:

Elementary: Two Springs Elementary

Middle School: Lewis & Clark

High School: Bellevue West

Tour Models: at Southern Pointe



25th St., South of Fairview, Bellevue

Schools:

Elementary: Fairview Elementary

Middle School: Mission Middle School

High School: Bellevue East

Tour Models: at Southern Pointe

Begin your new home search on

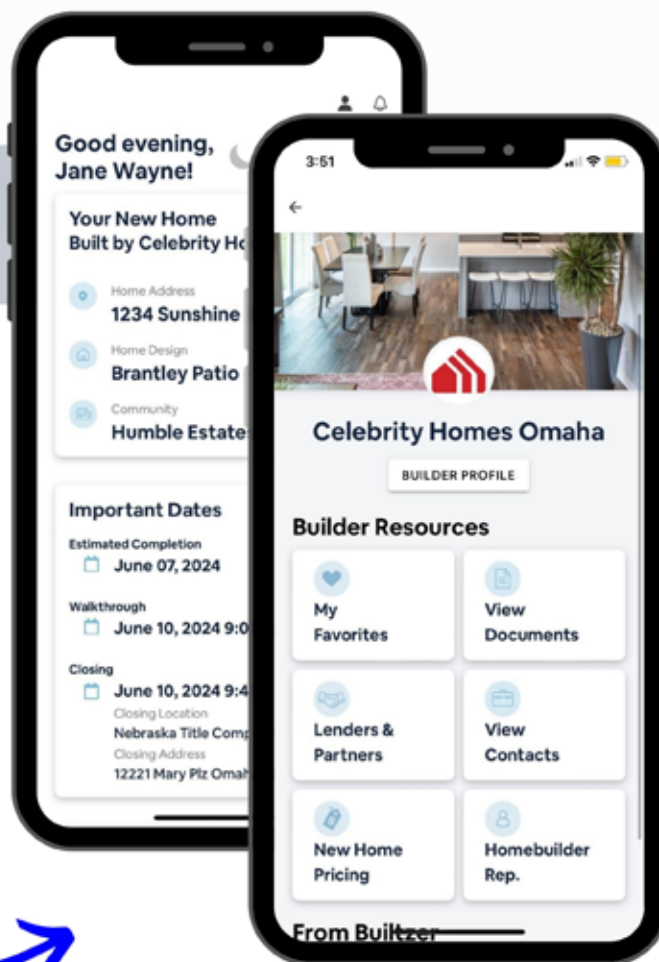
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- Contact Management
- Update on Important Dates
- New Home Details



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- Access to Home Builder Favorites
- Home Builder's Lender and Partner Database
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- Homebuilder Rep. Details
- Manage Household Members

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CELEBRITY HOMES LENDERS.

Buying a home is one of the greatest financial investments most people will make and we're here to help you have a seamless experience.

Our mortgage experts will answer your questions, explore your options, and give you confidence throughout the process.

Talk to one of FNBO's Celebrity Homes lenders to find out more about these mortgage programs:

- Conventional Loans with Flexible Terms
- FHA Loans
- VA Loans



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Michele Stagemeyer

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This is a paid FNBO advertisement.

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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"Levi was great throughout the whole process. He was super patient and explained everything thoroughly. I feel really lucky to have been able to work with him!" — Angelus N.



Andy Herold » (402) 689-3793

"CharterWest and Andy are the best in the business. If you do not want to be treated like a number go with these folks. They are fantastic!" — Jonathon W.



* Options for 4, 6, 9 or 12 months. VA Loans receive the extended rate lock for free. For Conventional, FHA and USDA loan programs, there is a non-refundable 1% extended rate lock fee. One free rate float down. Subject to credit approval. Program can end at any time without notice. Contact your CharterWest Mortgage Loan Advisor for more information.

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**754 Gold Coast Dr., Ste. 115
Papillion, NE**



**Kim Moneto - Escrow Closer
Karen Sok - Processor**

Yes! It's All Included!

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

Long Live Happy Homes®

FOR SALE



Selling Your Current Home?



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.

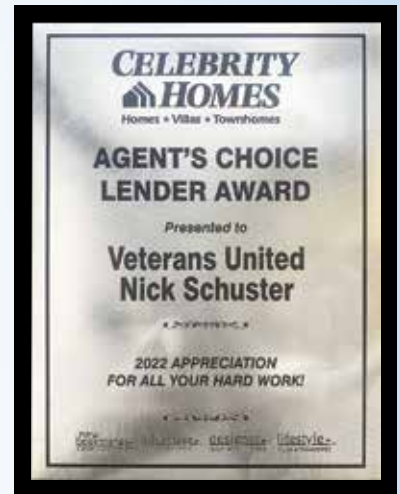
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Omaha's **#1** VA Lender.*

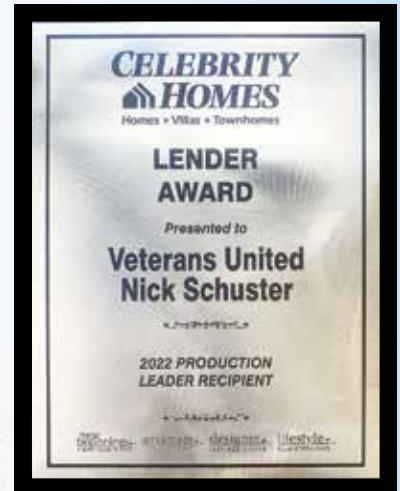
Our expert homebuying team is here for you. We ensure a stress-free process for our borrowers to make your homeownership dreams a reality! We are a full service lender offering Conventional, FHA, VA, USDA and NIFA



Veterans United.
Home Loans



**2022 Agent's Choice
Lender Award**



2022 Lender Award



LOCATED IN BELLEVUE!

Nick Schuster Branch Manager, NMLS #9616

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