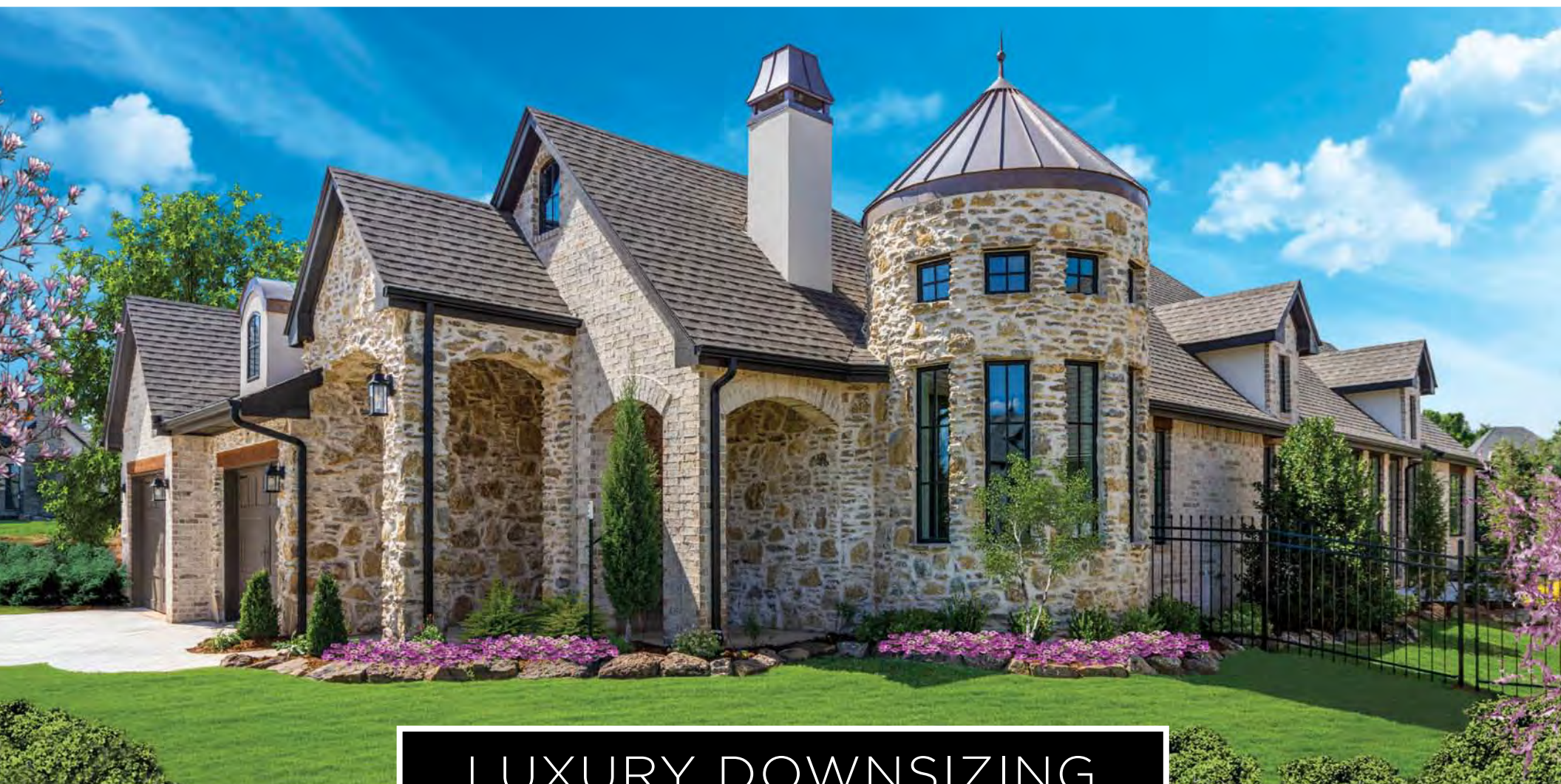




HOFFMAN HOMES



LUXURY DOWNSIZING

SOUTH TULSA/BROKEN ARROW & NORTH OKC/EDMOND





Luxury DOWNSIZING

Hoffman Homes has a unique mission—building one-of-a-kind homes for active adults interested in a low-maintenance, luxury lifestyle. We call it luxury downsizing! We've learned that our clients want a home that fits their new season of life without having to sacrifice the luxury of their current home. So, we design homes and communities with the active adult lifestyle in mind. We specialize in one-story floor plans built to maximize square footage, featuring our signature flex rooms that allow for multi-function areas, a focus on outdoor spaces as continued living spaces, complete lawn maintenance, and energy-efficient building practices.









About HOFFMAN HOMES

Formerly Spectacular Homes, Hoffman Homes is a family-owned home builder based in Tulsa, Oklahoma. Founder Brad Hoffman brings decades of experience as a landscape architect, home designer and planner of communities, mixed-use development, retail, residential neighborhoods, urban design and more. The Hoffman Homes team identified an unmet need shared by many clients in their late 40s and beyond—a desire for a home and community that fits their new season of life without sacrificing the luxury they enjoy. To meet this need, Hoffman Homes specializes in designing homes and communities around the active adult lifestyle-high-end custom homes on a smaller scale in one-of-a-kind neighborhoods in only the best locations. Hoffman Homes values efficient and effective design, quality craftsmanship, and the power of community. These values help us stand out among home buyers.



Turnkey EXPERIENCE

The Hoffman Homes experience is designed to create a home that is uniquely yours. Our in-house team will put your dreams on paper, then make them your reality. You will complete a short questionnaire to give us an idea of what you dream of in your home. Then we will walk through our models, and you will show us what you do and don't like about the floor plan, design, and finishes. Once we understand your preferences and tastes, a professional home designer will draft a floor plan specifically for you on the lot you have selected. You will work with our in-house design team, interior designer, and construction specialist to design your floor plan, exterior architecture, interior details, materials, and color palette.









The “WOW” FACTOR

Hoffman Homes adds details that give your home the “wow” factor. What most builders consider upgrades are standard for Hoffman Homes. Our homes feature custom-designed wood cabinets, rich granite or quartz, quality wood flooring, vaulted ceilings, crown and base molding, tasteful trim on windows and doors, archways in main living areas, no-frame glass in the master shower, gorgeous shower tile with decorative accents, art niches, entry cubbies, recessed furniture areas, comfort-height stools, and much more.

A signature feature of our homes is our flex room. Since most guest rooms are used only a few days a year, we’ve created a multifunctional space incorporating a queen-size Murphy bed. When you are expecting guests, simply pull down the Murphy bed to find a plush, pillow-top mattress. When your guests leave, your flex room transforms back into your office/study, craft space, or theater room.

Homes for YOUR LIFESTYLE

Although there are no age restrictions in our communities, the neighborhoods, and homes within are designed to meet the needs of active adults and empty nesters. Our homes offer open floor plans, low-maintenance materials, private courtyards, and other valued amenities. Our design options include open-concept living areas, dynamic ceilings, oversized interior doors, wheelchair-accessible garage entry doors, and roll-in showers.

No two homes are alike. They are uniquely designed to allow you to focus on your own projects and hobbies, rather than maintaining a home that no longer suits your lifestyle.







Secure Homes FOR NOW & LATER

At Hoffman Homes, we want your new home to fit your lifestyle now and later. That's why all our homes are secure homes. Secure homes are designed with features that allow you to maintain your independence for as long as possible. Our gated neighborhoods have only one or two entry points and a sense of small village-like community. This design promotes neighborhood watchfulness, so you can rest easy whether you're asleep at home or traveling the world. In addition, all our homes have features such as oversized doors and hallways, transition-free flooring, and ramp entry from the garage, so you can feel confident that your Hoffman Home will meet your needs far into the future.



Outdoor LIVING

Because we believe that your outdoor space is an extension of your home, Hoffman Homes offers a variety of options to fit your lifestyle: lap pools, hot tubs, gazebos, outdoor kitchens, pergolas, screened-in patios, fire pits, and more. Where a typical single-family development places the home on the center of the lot, we push the house to one side of the lot, creating a usable side yard for privacy and a courtyard feel in the backyard. Low-maintenance brick, Trex, and wrought-iron fencing increase your sense of space and seclusion in your outdoor areas.









Energy Efficiency & LIGHTING

Downsizing means simplifying. That means with our energy-efficient building practices, smaller yard, and downsized square footage, you'll be saving money each month on your utility bills. You'll no longer be paying to heat the big pool you hardly use or cool the upstairs that sits empty. And feel free to toss the lawn mower if you'd like—complete lawn maintenance is included in your HOA dues, which are among the lowest you will find. Each home is built with highly efficient spray foam-insulated walls and is individually engineered for its heating and air system. We have found Hoffman Homes' clients desire as much natural light as possible and are drawn to our homes' vaulted ceilings and large windows. We have unique strategies for lighting traditionally dark areas, such as high windows in closets, vanity areas, and bathrooms.



Award-Winning LUXURY

Hoffman Homes is proud to be an active member of the Tulsa/Broken Arrow and Edmond communities. We are the only builder specializing in luxury downsizing without cutting corners, and we are honored by the recognition we have received for our efforts in creating high-end style without wasted space. Since first entering the Parade of Homes OKC and Tulsa in 2020 and continuing through 2023, our homes have been awarded 22 First Place and “Best” awards and two second place awards. We consistently win the categories *Best Overall*, *Best Floorplan*, *Best Kitchen*, *Best Interior Design*, *Best Exterior Design*, and *Best Curb Appeal*. Call us today to get started on your custom home. It’s time to live the lifestyle you’ve waited for!





Hoffman Homes





Hoffman Homes communities are thoughtfully and carefully designed for the active adult stage of life. Like our homes, our neighborhoods are meticulously planned to the finest detail, including such amenities as curvilinear streets for a village-like feel, walking trails, pavilions, pickleball courts, and plenty of common areas that create an ideal setting for the empty-nest lifestyle. In addition, we intentionally choose locations for their convenience to area attractions, hospitals, shopping, and more.



Although Hoffman Homes caters to the active adult community in the design of our homes and neighborhoods, we do not have age restrictions, leaving full flexibility for homeowners and the future of their home. In our communities, luxury and security are priorities. We intentionally design every home to look different in order to create the feel of an old-world, village-style community. Community HOAs take care of complete turf maintenance, open spaces, neighborhood entry, and common areas. You can travel with peace of mind knowing your home is maintained in a secure, gated community.

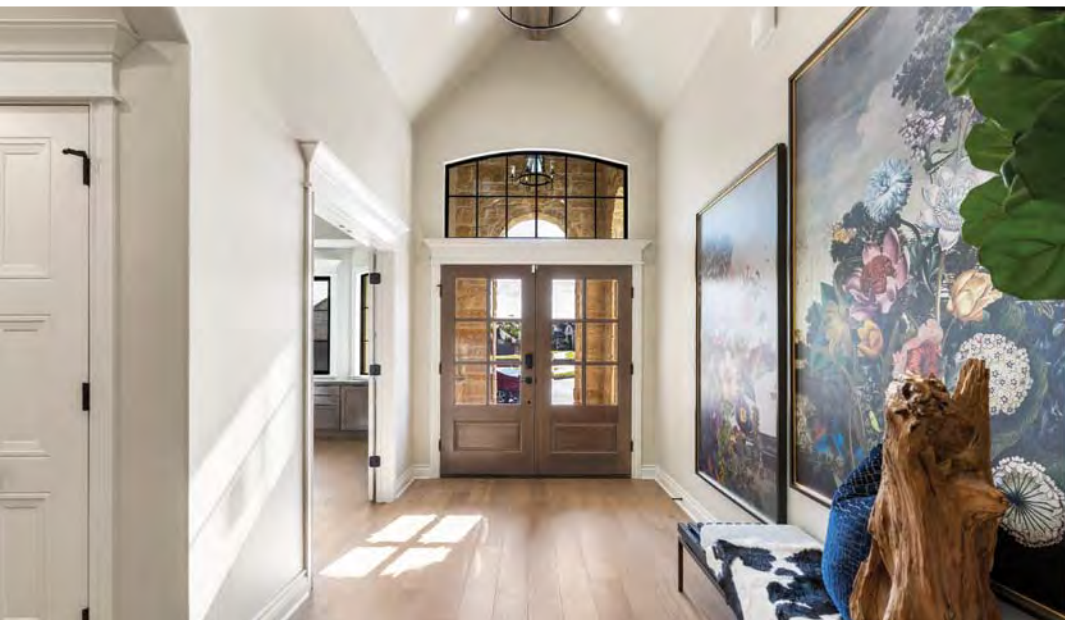




3712

South Tulsa / Broken Arrow





THE LAKES AT *Rabbit Run*





The Lakes at Rabbit Run

The Lakes at Rabbit Run is a 30-acre gated neighborhood with 100 lots featuring such amenities as two pickleball courts, a putting green, clubhouse, curvilinear streets, brick fencing, walking paths, mature trees and, of course, two lakes. Enjoy greenbelts throughout the neighborhood, and miles of walking paths.



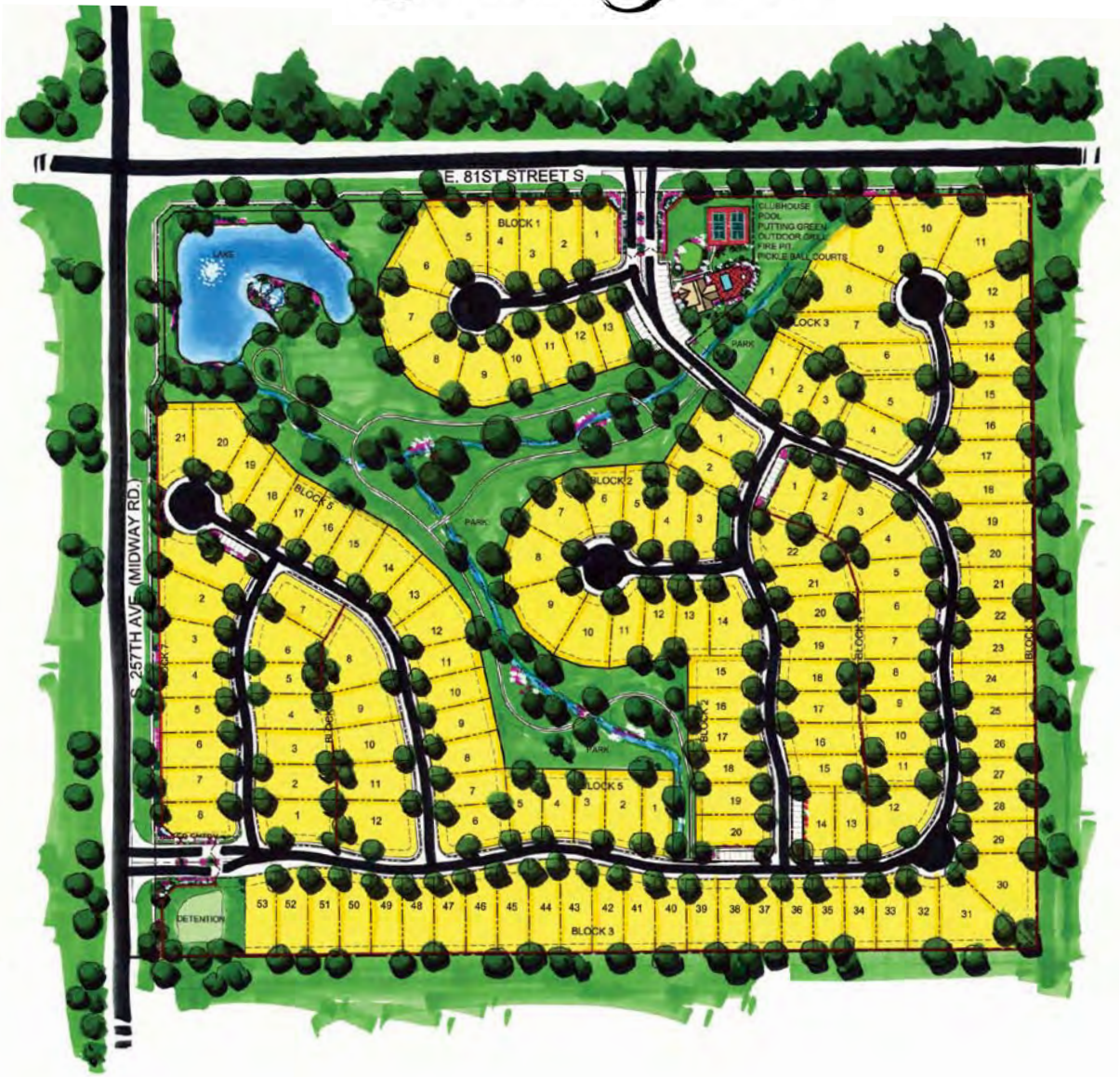
Antler Falls

Antler Falls is a 45-acre gated neighborhood in Northeast Broken Arrow with 149 lots featuring such amenities as pickleball courts, a putting green, clubhouse, pool, curvilinear streets, brick fencing, walking paths, mature trees and a lake. Enjoy greenbelts throughout the neighborhood, and miles of walking paths.





Antler Falls



North OKC / Edmond

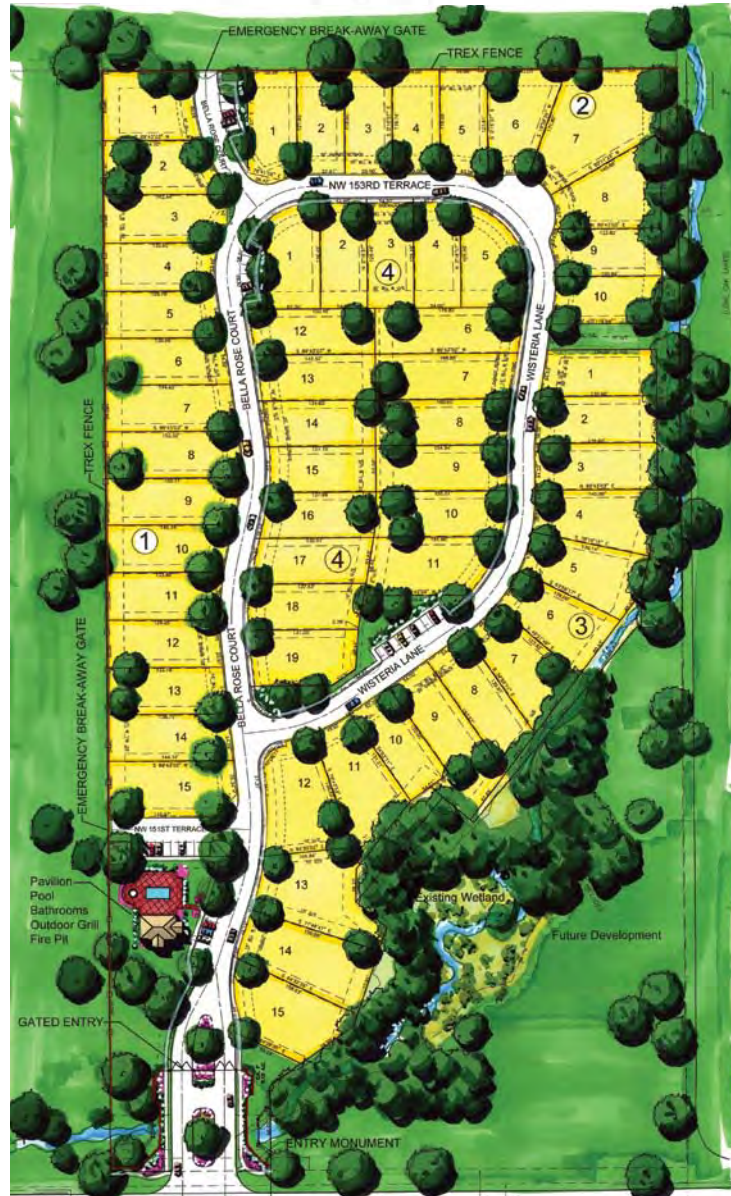




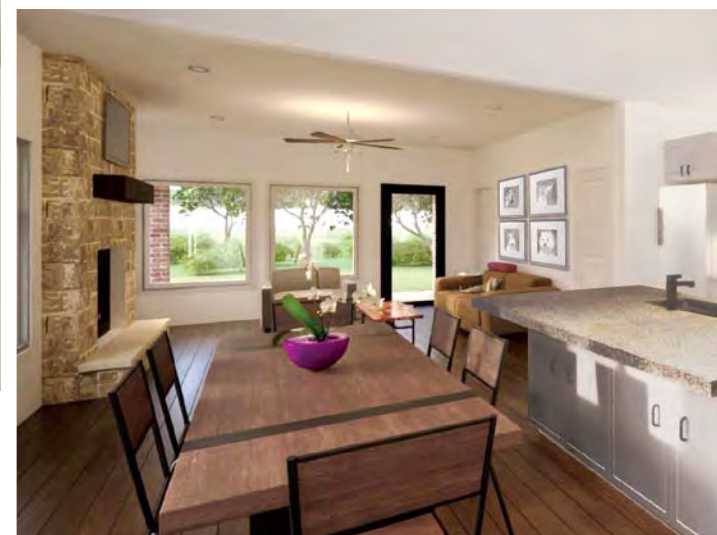
BellaRose

BellaRose

BellaRose is a 15-acre gated neighborhood designed to provide luxury living on a smaller scale. The community is located across from Gaillardia Country Club, where residents can enjoy a free one-year social membership with the purchase of their home. In addition to the amenities at Gaillardia, BellaRose homeowners have access to their own community pool, pavilion, and common areas.



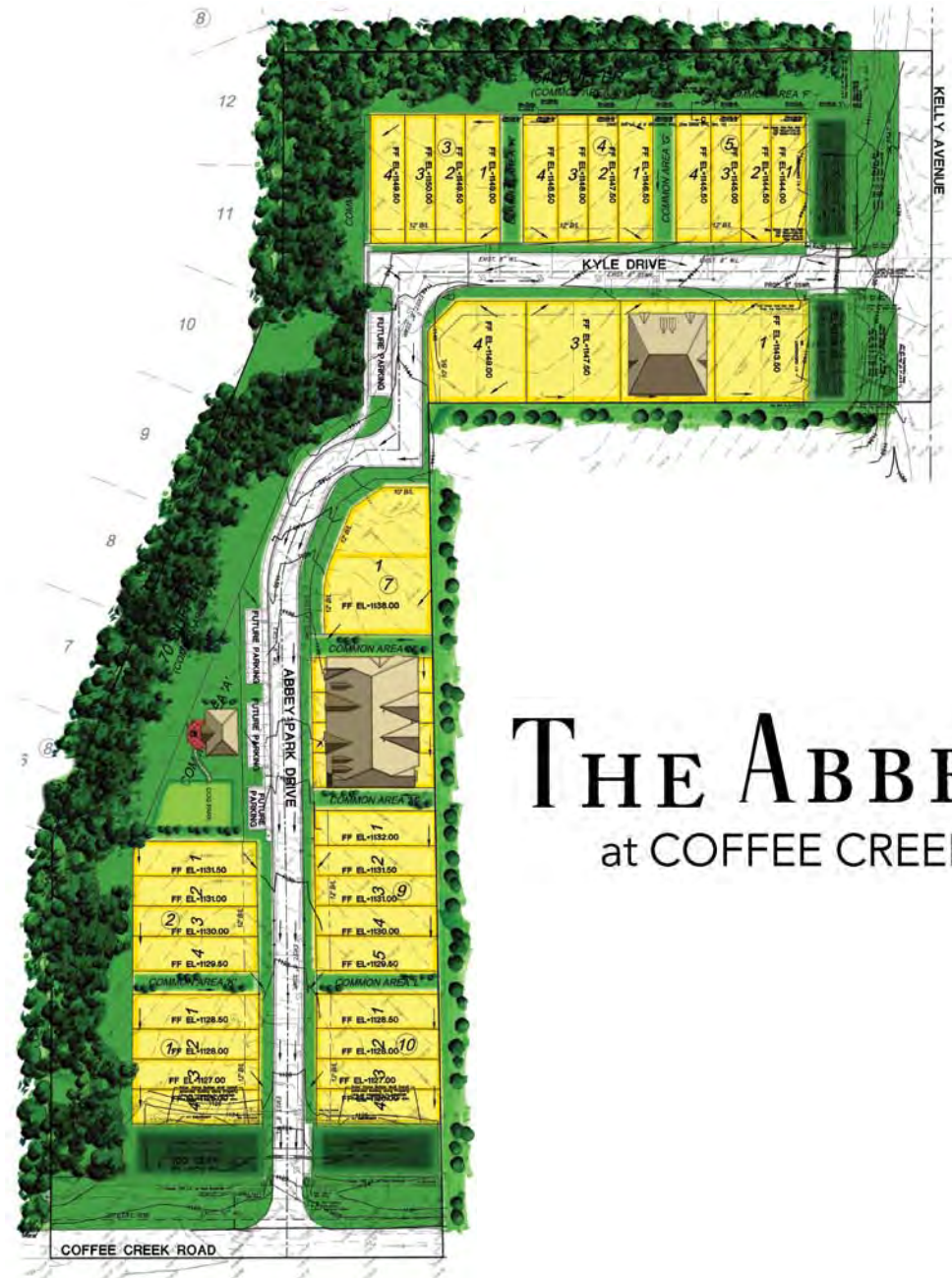






The Abbey at Coffee Creek

The Abbey at Coffee Creek is our 43-unit luxury townhome community consisting of single-story duplexes and fourplexes. Just minutes from downtown Edmond, The Abbey combines our signature luxury finishes with a low-maintenance lifestyle. Landscaping and complete turf maintenance are included in this community, freeing you to enjoy such amenities as the community pavilion, dog park, and barbecue area.



THE ABBEY

at COFFEE CREEK



Off-Site Construction

Love our homes, but need a more custom build? Perhaps a 3-car garage? A larger footprint? Or maybe you're looking for our concept just on your personal homesite?

Same quality & same luxury design. By popular demand, Hoffman Homes now builds outside our developments on your lot or land in the Tulsa and OKC metro area. Take advantage of this opportunity to have an award-winning luxury home builder design and build your home.



Duck Creek Estates



Hoffman Homes is excited to partner with Ary Land Co. as the preferred builder for Duck Creek Estates, a new 80+ acre community with 20 homesites in Mounds, Oklahoma.

Located at 49th W. Ave. & 15th St. in Mounds, OK just east of Mounds town center. Duck Creek Estates sits on over 80 acres with 20 homesites and has all the charm of small town country living, but is still close to all the conveniences of the city.

- Tulsa Hills Shopping Area: 15 miles
- Tulsa International Airport: 31 miles
- Downtown Tulsa: 21 miles
- Downtown Jenks: 14 miles
- St. Francis Hospital - Glenpool: 7 miles
- St. Francis Hospital - Tulsa: 21 miles



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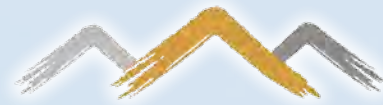


McCallum and Sons is a multi-generational drywall company that is committed to bringing clean, reliable, and affordable drywall service to Tulsa and surrounding areas. We have more than 25 years of experience in both residential and commercial drywall. We have a large field staff that enables us to start and complete our projects faster and with superior quality than our competition, every time. We specialize in drywall installation and finishing, spray texture, custom textures, metal stud framing, acoustical ceilings, and FRP.



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As a longstanding Mom-and-Pop establishment, Hardware Concepts has flourished for over 29 years. Our mission is to provide the best decorative and functional hardware solutions within your budget. Visit our inviting showroom, open Mon-Thurs 8AM-4PM, Fri 8AM-Noon (appointments preferred), to explore our diverse selection firsthand.

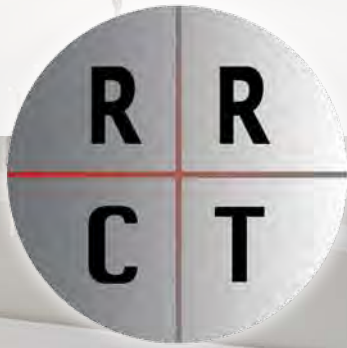


FOREST

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Forest Lumber Company is comprised of 3 different operations that serve the Oklahoma City and surrounding areas with quality lumber and building materials, including framing lumber, sheathing, siding, posts, engineered wood products, beams, decking, drywall, cedar fencing, doors, windows, building hardware, custom wood trims and moldings.

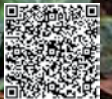


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