



Grab a free drink and join us today  
*for our* neighborhood home tour!

**1207 CRANE MEADOW WAY, SUN PRAIRIE | 12-2 PM**

Whether you're actively searching or just starting to explore your options, this relaxed, come-and-go event makes touring homes both easy and enjoyable. Instead of scheduling multiple appointments, our neighborhood home tour allows you to stop by several move-in ready homes at your own pace. And because winter in Wisconsin calls for something warm, Travelin' Tom's Coffee Truck will be on site serving complimentary hot drinks!



**VERIDIAN HOMES**

*Dream. Build. Live.*



## Your Future, Your Choice with our Great Rate!

At Veridian, we believe a home is more than just a place to live — it's where life gets easier, brighter, and more rewarding. With our 4.75% 7-year ARM\* mortgage or our below-market 5.49% 30-year fixed rate\*\* mortgage, you can enjoy smaller monthly payments that keep your lifestyle flexible.

**VISIT AN OPEN HOUSE TODAY: 11:00 AM – 3:00 PM**

WEST MADISON  
**ACACIA RIDGE**  
9432 Tawny Acorn Drive

WEST MADISON  
**MIDPOINT MEADOWS**  
7707 Starnova Drive  
*New Furnished Model!*

MIDDLETON  
**EAGLE TRACE**  
10129 White Fox Lane

FITCHBURG  
**HIGHFIELD RESERVE**  
2545 Cobbler Road  
*New Furnished Model!*

VERONA  
**ARDENT GLEN**  
1512 Eagle Eye Street

SUN PRAIRIE  
**SMITH'S CROSSING**  
1207 Crane Meadow Way

SUN PRAIRIE  
**THE RESERVE**  
1680 Waverly Way

Open house hours may change due to unforeseen circumstances. Please call (800) 726-7397 ahead to confirm before visiting.

## Smith's Crossing Move-in Ready Homes



### THE EMERALD – 1154 SC

\$449,900, MLS: 1992668  
3 Beds | 2.5 Baths | 1,647 Sq. Ft.  
1125 Hickory Hills Dr, Sun Prairie  
**Great Rate Savings: \$367/mo\*\*\***



### THE EMERALD – 1157 SC

\$484,900, MLS: 2011295  
3 Beds | 2.5 Baths | 1,660 Sq. Ft.  
1149 Hickory Hills Drive, Sun Prairie  
**Great Rate Savings: \$396/mo**



### THE SAWYER – 1523 SC

\$529,900, MLS: 2013120  
3 Beds | 2.5 Baths | 1,878 Sq. Ft.  
2582 Water Lily Circle, Sun Prairie  
**Great Rate Savings: \$433/mo**



### THE HOFFMAN – 1159 SC

\$559,900, MLS: 2013806  
3 Beds | 2.5 Baths | 2,052 Sq. Ft.  
1798 Summerfield Way, Sun Prairie  
**Great Rate Savings: \$457/mo**

POWERED BY  **NterNow**

DESIGN STUDIO: 6801 SOUTH TOWNE DRIVE, MADISON, WI 53713 | PHONE: (800) 726-7397 | WEB: VERIDIANHOMES.COM

\*4.75% 7/6 ARM offer is available on select move-in ready homes that can close by March 31, 2026, if the purchase agreement is written by February 28, 2026. See a New Home Specialist for qualifying homes. 7/6 ARM mortgage remains fixed at 4.75% (6.051% APR) for the first seven years of your loan. For complete terms on the 7/6 ARM, please contact Rate.com. \*\*5.49% Great Rate offer available on select move-in ready homes and build contracts, if the purchase agreement is written by February 28, 2026. Fixed Rate of 5.49%/5.55% APR on a Conventional 30 Year Fixed Rate Loan through Rate.com. The actual interest rate, APR and payment may vary based on the specific terms of the loan selected, verification of information, your credit history, the location and type of property, and other factors as determined by Rate.com. Offer not available on move-in ready homes in Eagle Trace or The Enclave at Mequon Preserve South. Buyer is subject to qualifications for specific loan terms, credit, and underwriting requirements. Not an offer to enter into an interest rate agreement. Other restrictions may apply. Not all applicants will be approved. Programs, terms, and conditions are subject to change at any time and without notice. \*\*\*Monthly savings examples use a rate of 4.75%, compared to a market rate of 6.375%.