



TRUESPEC BUILDING SYSTEMS

The Signature Collection

Precision-engineered complete homes · Western New York · 2026

Presented by **Cathleen Pritchard** · ERA Team VP Real Estate · Ellicottville, NY · (716) 983-4234

Why TrueSpec

TrueSpec delivers a complete, finished home — precision-built and turnkey — on your land in 90 to 120 days, at a fixed price set before the first shovel.

Every home is engineered for Western New York’s Zone 6A climate and finished by craftsmen with deep roots in the region. The price you’re quoted is the price you pay, and the home you’re shown is the home you get.

WHAT THAT MEANS FOR YOUR BUYER

FIXED PRICE	Locked at signing — finishes, porches and trim included.
FIXED TIMELINE	Complete and move-in ready in 90–120 days from foundation.
ON YOUR LAND	Built to your lot, or paired with a TrueSpec-sourced parcel.
COMPLETE	Foundation, HVAC, cabinets, flooring, fixtures, porches — delivered finished.

How It Works

Four steps from first conversation to move-in.

1

Choose your model

Select from the Signature Collection — entry homes, modern farmhouses, and barndominium flagships. Each is a proven, repeatable design.

2

Design consultation

Confirm your lot, finishes and any modifications. We finalize the fixed price and an as-completed appraisal where financing is involved.

3

We build

Your precision-built home is delivered and finished on site — foundation through final trim — in 90 to 120 days.

4

Move in

Walk into a complete, finished home. Fixed price honored, timeline met.

The TrueSpec Standard

High-end finishes are standard across the Collection — not upgrades.

FLOORING	Wide-plank luxury vinyl & engineered hardwood; wood parquet on select models
CABINETRY	Custom soft-close, solid-wood Shaker; center island
COUNTERTOPS	Buyer allowance — material & profile selected at consultation
TILE	Ceramic tile floors & walls in all wet areas; full fixture package
HEAT	High-efficiency HVAC; radiant heated concrete on barndo models
EXTERIOR	Board-and-batten, timber accents, stone veneer, standing-seam metal roof
CONSTRUCTION	Precision timber-panel, full insulation package, energy-efficient envelope

Selections confirmed at design consultation. Specifications representative; subject to availability.

What Every Home Includes

A complete, finished home — delivered turnkey on your land at a fixed price. The price you sign is the price you pay.

90%

LESS CONSTRUCTION WASTE VS.
STICK-BUILT

30–40%

MORE ENERGY EFFICIENT — ZERO-GAP
INSULATION

\$15–35K

SAVED IN CONSTRUCTION-LOAN
INTEREST

INCLUDED IN YOUR FIXED PRICE

- **Precision timber-panel structure** & full insulation package
- **Standing-seam metal roof**
- **All windows, exterior & interior doors**
- **Reinforced concrete slab foundation**
- **HVAC** — complete heating & cooling
- **Electrical** — fully installed, licensed sign-off
- **Plumbing** — fully installed, licensed sign-off
- **Flooring** — wood parquet / luxury vinyl + ceramic tile in wet areas
- **Custom cabinet line** + center island
- **Baths** — vanities, tile, shower trays, full fixtures
- **Countertop allowance** — buyer selects material
- **Finish craftsmanship** by Amish trades + project supervision
- **Permits & engineering**
- **Radiant heated concrete** — barndo models & the Sage*

SEPARATE / BUYER PROVIDES

- **Land** — purchased separately for your lot
- **Well** — on rural lots
- **Septic** — on rural lots
- **Utility hookups** — municipal hookup included where available
- **Countertop material** — allowance applies, buyer selects
- **Light fixtures** — buyer selects
- **Appliances** — buyer selects
- **Full basement** — available as a priced upgrade over standard slab

SITE-DEPENDENT

- Driveway, final grading & landscaping — scoped per lot
- Well & septic confirmed per lot at design consultation

Why the savings are real — the precision envelope: every component is engineered and cut to exact specification, so the home goes together with factory tolerances no field crew can match. Insulation is installed with zero gaps or compression — the single biggest source of energy loss in conventional framing. The result is a tighter, more efficient home, built with far less waste, in 90–120 days instead of 11–16 months.

*Radiant heated concrete is standard on barndominium models (garage & porch slabs) and the Sage. Availability on other models confirmed at design consultation. Specifications representative; final selections and site scope confirmed at consultation. Prices are complete build prices; land separate.

The Collection

Seven models, from a single-level entry home to barndominium flagships.

MODEL	TIER	FROM	SF	BED/BATH	SIGNATURE
Willow Wood	ENTRY	\$399,000	1,200	2 / 2	Single-level + 2-car garage
The Cedarwood	FARMHOUSE	\$599,000	2,080	3 / 2	Single-level ranch, 3-car garage
The Sage	FARMHOUSE	\$625,000	2,552	3+flex / 2.5	Craftsman, heated sunroom
The Ellicott	FARMHOUSE	\$649,000	2,186	3 / 2	Stone & timber craftsman + bonus
The Holi	FARMHOUSE	\$799,000	2,589+	3+bonus / 3.5	Flagship, standing-seam metal roof
Ironwood	BARND0	\$799,000	2,420	3+loft / 2	Barndominium + finished shop garage
Blackwood	BARND0	\$949,000	3,073	3+ / 2.5	Barndominium + 1,815 SF veranda

Prices are complete build prices; land separate. Square footage is heated living area. Final pricing varies by site, lot and selections.



The Willow Wood

A modern farmhouse that lives big on a single level — timber, stone, and black standing-seam steel.

COMPLETE BUILD PRICE

\$399,000

TURNKEY W/ TYPICAL LOT
≈ \$474,000

ON YOUR LAND · FINISHED
90–120 Days

1,200
SQ FT

2
BEDROOMS

2
BATHS

2-Car
GARAGE

One-Level Living
LIVING

Board-and-batten · timber & stone entry · black standing-seam metal roof · White or Dark finish

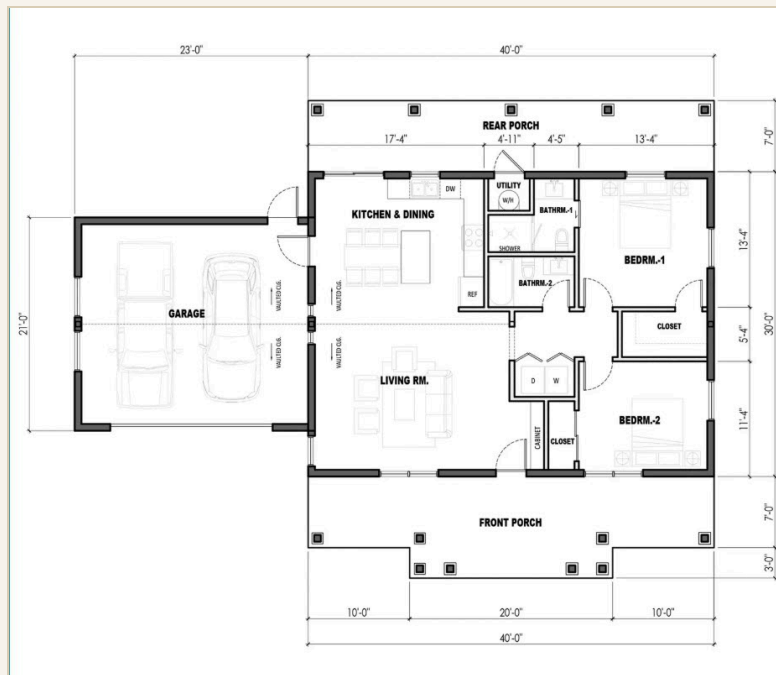
WHAT'S INCLUDED — DELIVERED COMPLETE

- Vaulted great room with open kitchen, dining & island
- Two bedrooms, two full baths — split for privacy
- Dedicated utility & laundry room
- Attached insulated 2-car garage
- Covered front & rear porches
- Available in White or Dark — mirrored plan available

Every TrueSpec home arrives complete and finished — foundation, site work, HVAC, cabinets, flooring & fixtures, porches & trim, delivered turnkey on your land. Precision-built for Zone 6A. Fixed price. Fixed timeline.

Floor Plan

One-level living · 1,200 SF + 483 SF insulated 2-car garage



ALSO AVAILABLE IN DARK FINISH



2 bedrooms · 2 baths · 2-car garage · vaulted great room · open kitchen with island · utility/laundry · covered front & rear porches · White or Dark, mirrored plan available



The Cedarwood

Single-level ranch with warm timber accents and a generous 3-car garage.

COMPLETE BUILD PRICE

\$599,000

TURNKEY W/ TYPICAL LOT
≈ \$674,000

ON YOUR LAND · FINISHED
90–120 Days

2,080
SQ FT

3
BEDROOMS

2
BATHS

3-Car
GARAGE

One-Level Living
LIVING

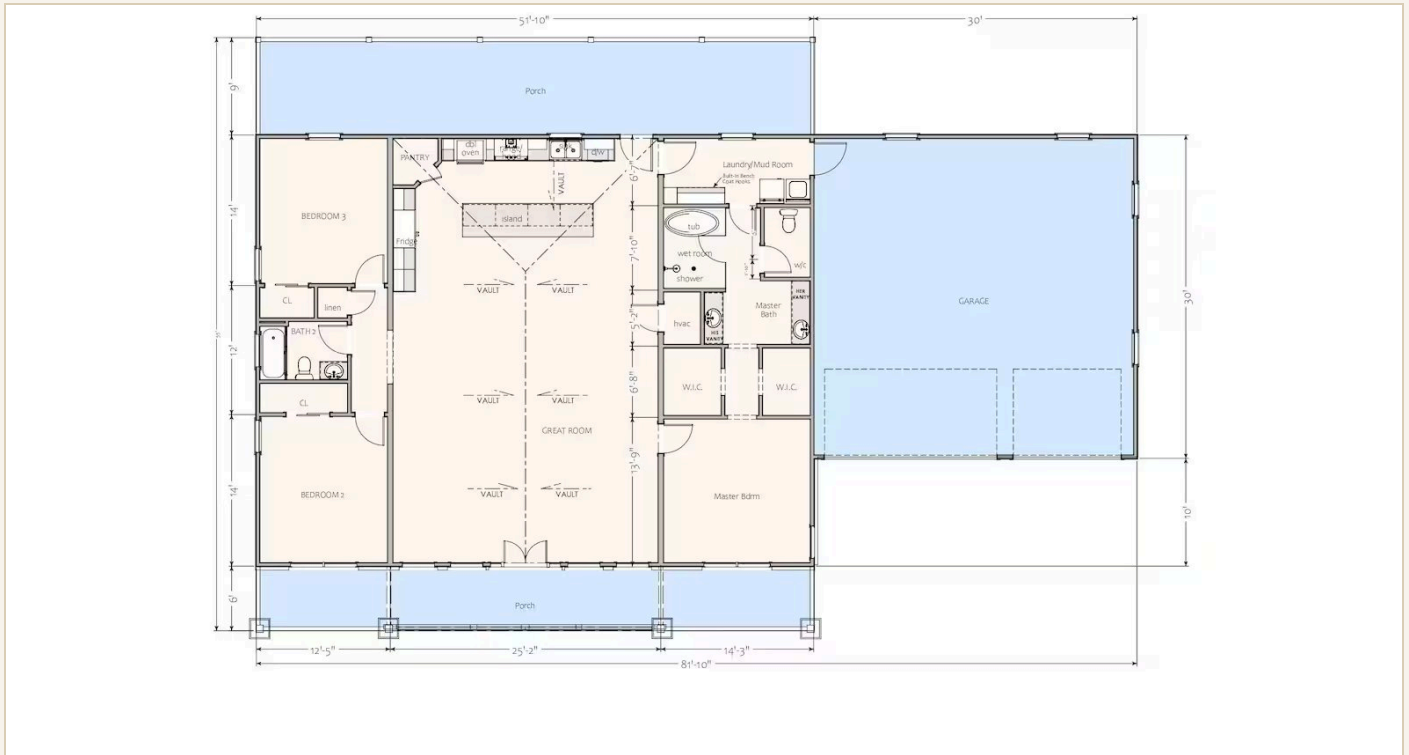
Board-and-batten · timber-truss gable · standing-seam metal roof · stone bases

WHAT'S INCLUDED — DELIVERED COMPLETE

- Vaulted great room open to kitchen & dining
- Oversized 3-car garage — vehicles, shop & storage
- Large kitchen island with walk-in pantry
- Master suite with wet room & dual walk-in closets
- Covered front & rear porches
- True single-level living — no stairs

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One-level living · 2,080 SF · 81' × 30' + 3-car garage



Plan shown for design reference. Final dimensions, finishes and selections confirmed at your TrueSpec design consultation.



The Sage

Craftsman farmhouse in sage & stone — timber posts, layered gables, year-round comfort.

COMPLETE BUILD PRICE

\$625,000

TURNKEY W/ TYPICAL LOT
≈ \$700,000

ON YOUR LAND · FINISHED
90–120 Days

2,552
SQ FT

3 + Flex
BEDROOMS

2.5
BATHS

2-Car
GARAGE

One-Level Living
LIVING

Sage board-and-batten · timber & stone entry · layered gables · standing-seam metal roof

WHAT'S INCLUDED — DELIVERED COMPLETE

- Vaulted great room with media wall
- Heated sunroom for four-season living
- Code-compliant flex room — bedroom, office or studio
- Chef's kitchen, island & walk-in pantry
- Radiant floor heat — standard
- Master retreat with spa bath & walk-in closet

Every TrueSpec home arrives complete and finished — foundation, site work, HVAC, cabinets, flooring & fixtures, porches & trim, delivered turnkey on your land. Precision-built for Zone 6A. Fixed price. Fixed timeline.

TRUESPEC BUILDING SYSTEMS

Precision-Engineered Complete Homes · Little Valley, NY
truespechomes.com

Your Representative
Cathleen Pritchard · ERA Team VP Real Estate
(716) 983-4234 · Ellicottville, NY · teampritchard.com

Complete build price is for the finished home; land separate. Turnkey estimate assumes a typical lot and standard site conditions; final price varies by site & selections. For design reference. Not a contract or offer.

Floor Plan

Single-level living · 90' × 48' · 2,552 SF as-modified



4 bedrooms + flex · 2.5 baths · 2-car garage · vaulted kitchen / dining / lounge with fireplace media wall · master suite with walk-in closet & spa bath · heated sunroom · covered entrance porch

Plan shown for design reference. As-built, The Sage encloses the rear terrace center as a four-season heated sunroom and converts the outdoor kitchen to a code-compliant flex room (bedroom, office or studio). Final dimensions and selections confirmed at your TrueSpec design consultation.



The Ellicott

Craftsman farmhouse in board-and-batten, timber & stone — layered gables, a covered rear lanai, available in White or Dark.

COMPLETE BUILD PRICE

\$649,000

TURNKEY W/ TYPICAL LOT
≈ \$724,000

ON YOUR LAND · FINISHED
90–120 Days

2,186
SQ FT

3 + Bonus
BEDROOMS

2
BATHS

2-Car
GARAGE

Main-Level Living +
Upstairs Bonus
LIVING

Board-and-batten with timber posts & stone-veneer base · layered gable roof · covered lanai · White or Dark finish

WHAT'S INCLUDED — DELIVERED COMPLETE

- Vaulted great room with factory-built fire feature
- Open kitchen with island & walk-in pantry
- Private master suite with spa bath & walk-in closet
- Covered front porch + rear lanai for indoor-outdoor living
- Flexible upstairs bonus — guest suite, office, gym or media
- Split-bedroom layout for privacy

Every TrueSpec home arrives complete and finished — foundation, site work, HVAC, cabinets, flooring & fixtures, porches & trim, delivered turnkey on your land. Precision-built for Zone 6A. Fixed price. Fixed timeline.

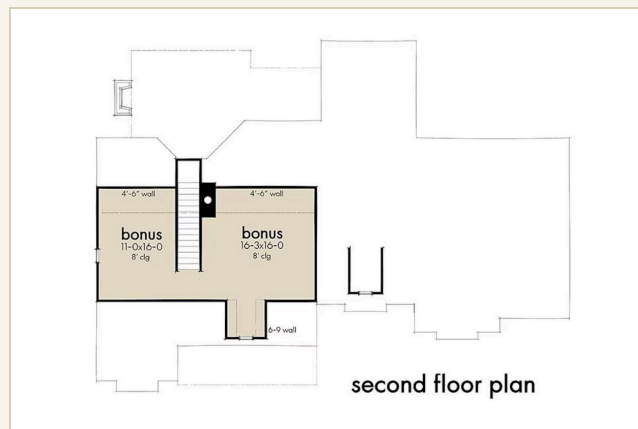
Floor Plan

Main-level living + upstairs bonus · 2,186 SF

FIRST FLOOR



SECOND FLOOR · BONUS LEVEL



3 bedrooms + 2 upstairs bonus rooms · 2 baths · 2-car garage · vaulted family room · master suite with WIC & spa bath · covered porch + rear lanai · White or Dark



The Holi

The flagship — white board-and-batten under a black standing-seam roof, a dramatic clerestory great room, and three covered porches.

COMPLETE BUILD PRICE

\$799,000

TURNKEY W/ TYPICAL LOT
≈ \$874,000

ON YOUR LAND · FINISHED
90–120 Days

2,589
SQ FT

3 + Bonus
BEDROOMS

3.5
BATHS

2-Car
GARAGE

Main Level + Bonus Up
LIVING

White board-and-batten · black standing-seam metal roof · black windows · stone-veneer base · clerestory dormer · White or Dark finish

WHAT'S INCLUDED — DELIVERED COMPLETE

- Clerestory great room with non-vented gas fireplace
- Chef's kitchen — island, farm sink, walk-in pantry & wet bar
- Private master suite — spa bath, freestanding tub & large walk-in closet
- Dedicated home office with split guest bedrooms for privacy
- Three covered porches — front, rear & screen porch
- Upstairs 794 SF bonus suite with full bath & storage — guest, media or studio

Every TrueSpec home arrives complete and finished — foundation, site work, HVAC, cabinets, flooring & fixtures, porches & trim, delivered turnkey on your land. Precision-built for Zone 6A. Fixed price. Fixed timeline.

TRUESPEC BUILDING SYSTEMS

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truespechomes.com

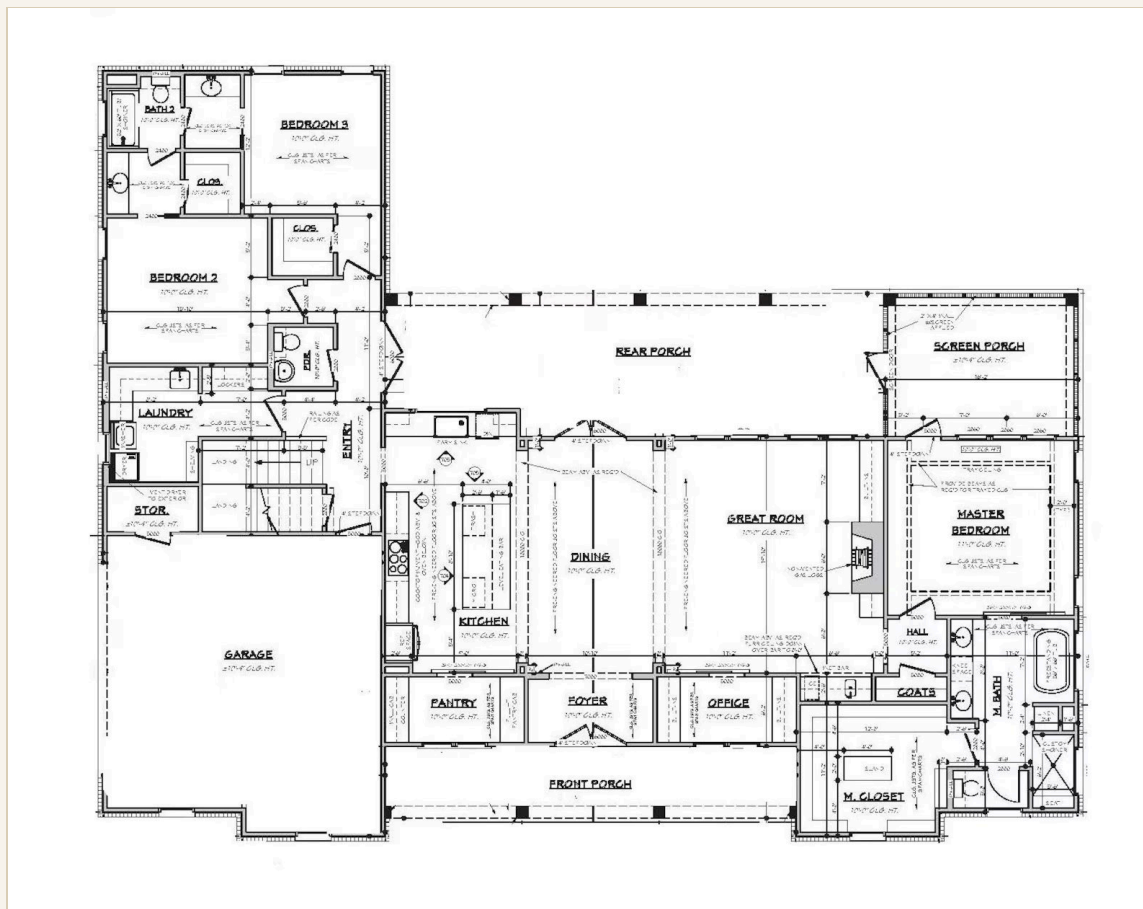
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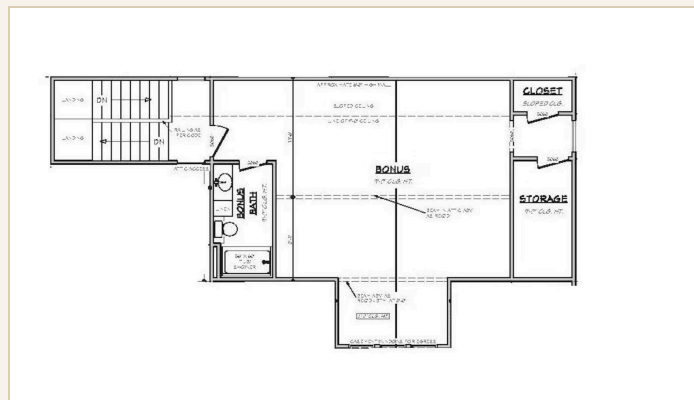
Floor Plan

Main-level living + upstairs bonus suite

FIRST FLOOR



SECOND FLOOR • BONUS SUITE



3 bedrooms + office + bonus suite • 3.5 baths • 2-car garage • clerestory great room with fireplace • chef's kitchen & walk-in pantry • master suite, spa bath & large closet • front, rear & screen porches • White or Dark



MODERN HOMESTEADS DESIGN · BARNDOMINIUM

The Ironwood

ELLICOTTVILLE, NY · 6048 NYS ROUTE 242 E

COMPLETE BUILD PRICE — LAND SEPARATE

\$799,000

Fully finished · Move-in ready in 90–120 days

2,420	639	3 + Loft	2	8.1 ac	\$320
SF · RADIANT HEAT	GARAGE · RADIANT HEAT	BEDROOMS	FULL BATHS	LOT AVAILABLE	PER SF TOTAL

6048 NYS Route 242 E, Ellicottville, NY 14731

LOT: \$179,000

HOLIMONT ADJACENT · MOUNTAIN & SCENIC VIEWS · 5 MIN TO VILLAGE
TOWN-APPROVED PLANS INCLUDED · \$55,000 DRIVEWAY ALREADY INSTALLED

THE OPPORTUNITY

8.1 acres directly in front of HoliMont with mountain and scenic views — and a \$55,000 crushed concrete driveway already installed to the top of the land. Town-approved building plans are included with the lot purchase. This land is ready to build today.

TrueSpec delivers the Ironwood — a **3,059 SF precision-engineered barndominium with finished heated garage** — fully finished and move-in ready in 90 to 120 days. Fixed price. No change orders. No surprises.

COMPLETE FINISH PACKAGE

- **Full kitchen** — custom cabinet line, center island, countertop allowance
- **All bathroom vanities** — 2 full baths, tile throughout, fixtures complete
- **Flooring throughout** — wood parquet living areas, ceramic tile wet areas
- **Radiant heated concrete** — all porches, patio, and garage floor
- **Finished 639 SF garage** — heated floor, garage doors, insulated
- **HVAC complete** — house and garage heating systems
- **Electrical & plumbing** — fully installed, licensed sign-off

The Ironwood

INTERIOR & EXTERIOR · 6048 NYS ROUTE 242 E

\$799,000 Build · \$978,000 Total

TrueSpec Building Systems



THE LAND — 6048 NYS ROUTE 242 E

8.1 acres · HoliMont frontage

LOT SIZE	8.1 acres · 299 × 1,189 ft · partially wooded
DRIVEWAY	Crushed concrete to build site — \$55,000 value already installed
PLANS	Town-approved building plans included with lot purchase
VIEWS	Mountain · Water · Scenic · HoliMont ski slopes
DISTANCE	5 minutes to Ellicottville village
LIST PRICE	\$179,000 · Listed by Cathy Pritchard, ERA Team VP

The Ironwood

COMPLETE BUILD PACKAGE & PRICING

EVERYTHING INCLUDED IN YOUR BUILD PRICE

Structure & Envelope

Precision timber panel construction · standing seam metal roof · full insulation package · all windows and exterior doors · 54'0" × 40'9" footprint

Kitchen

Full custom factory cabinet line · center kitchen island · \$8,000 countertop allowance — buyer selects material and profile at TrueSpec design consultation

Bathrooms

2 full bathrooms complete · all vanities · ceramic tile floor and wall · shower tray · toilet and full fixture package throughout

Flooring

Wood parquet throughout all living areas · ceramic tile in all wet areas · PEX radiant heat under all outdoor concrete slabs — porches and patio

Finished Detached Garage

639 SF fully finished · insulated walls and ceiling · PEX radiant heated floor · garage doors included · electrical throughout · exterior matches home

Mechanical, Electrical & Site

HVAC complete — house and garage · electrical fully installed · plumbing complete · licensed sign-off · driveway finished · landscaping · all permits and engineering

Design Consultation Included

Buyer works directly with TrueSpec on countertop selection, paint colors, fixture finishes, and final layout adjustments. One-on-one walkthrough before factory production begins.

Warranty & Support

Full structural warranty · factory-backed component warranties · TrueSpec local service team available throughout the build and after closing · scheduled walkthroughs at key milestones

LAND PURCHASE

\$179,000

Through listing agent at closing

TRUESPEC BUILD — FULLY FINISHED

\$799,000

Fixed price · complete package · no change orders

TOTAL BUYER INVESTMENT

\$978,000

3,059 SF total · \$320/SF
90–120 days to move-in

25–35

BUSINESS DAYS FACTORY
PRODUCTION AFTER DEPOSIT

10–15

DAYS ON SITE
STRUCTURE COMPLETE

90–120

TOTAL DAYS
DEPOSIT TO MOVE-IN

Fixed

PRICE
NO CHANGE ORDERS, NO SURPRISES

The Ironwood

WHY TRUESPEC — THE DIFFERENCE

WHY TRUESPEC

Speed — 10–15 days on site

A conventional barndominium takes 12–16 months to build in Western New York. TrueSpec puts the structure up in 10–15 days on site and delivers a fully finished home in 90–120 days total. Your buyer is inside while conventional builders are still framing.

Fixed price — guaranteed

No change orders. No material overruns. No contractor surprises. The price you sign is the price you pay. In a market where conventional builds routinely run 20–30% over budget, a fixed-price guarantee is extraordinary — and we stand behind it.

Precision quality — factory engineered

Every component precision-manufactured to exact blueprint specification in a controlled factory environment. Factory tolerances no field crew can match. Amish craftsmen complete all finish work on site. Built to standards conventional construction cannot achieve.

Energy efficiency — superior performance

Factory-installed insulation has zero gaps or compression — impossible to achieve in field conditions. Combined with precision panel construction and thermal bridging control, TrueSpec homes run significantly more efficiently than conventional framing.

This lot — ready to build today

Town-approved plans already included. \$55,000 crushed concrete driveway already installed to the top of the land. HoliMont directly in front. The months of pre-construction work that delay every other build are already done.

Only in Ellicottville through TrueSpec

No other builder in Western New York has access to this product at this price point. TrueSpec has built a precision-engineering supply chain that no competitor can replicate overnight. This home is not available through any other builder in Ellicottville.

Ready to build your Ironwood?

Contact Cathy Pritchard to schedule a site visit and TrueSpec build consultation. Production slots are limited and secured by deposit.

TRUESPEC ELLICOTTVILLE REPRESENTATIVE

Cathy Pritchard

ERA Team VP Real Estate · Ellicottville, NY

truespechomes.com · Little Valley, NY 14755

Renderings representative of finished product. Personal furnishings not included. Countertop selection subject to buyer allowance. Land purchased separately through listing agent.



MOUNTAIN MODERN DESIGN · LUXURY BARNDOMINIUM

COMPLETE BUILD PRICE — LAND SEPARATE

The Blackwood

ELLICOTTVILLE, NY · 6048 NYS ROUTE 242 E

\$949,000

Fully finished · Move-in ready in 90–120 days

4,888	3,073	1,815	3+	8.1 ac	90–120
SF · RADIANT HEAT	SF HEATED	VERANDA · RADIANT	BEDROOMS	LOT AVAILABLE	DAYS TO MOVE-IN

6048 NYS Route 242 E, Ellicottville, NY 14731

HOLIMONT ADJACENT · MOUNTAIN & SCENIC VIEWS · 5 MIN TO VILLAGE
TOWN-APPROVED BUILDING PLANS INCLUDED · \$55,000 DRIVEWAY ALREADY INSTALLED

LOT: \$179,000

THE OPPORTUNITY

The Blackwood is a 4,888 SF mountain-modern barndominium — 3,073 SF of heated living plus 1,815 SF of covered veranda wrapping the home, with a soaring two-story window wall framing the HoliMont slopes. Black timber, standing seam roof, stone accents.

Delivered **fully finished and move-in ready in 90 to 120 days** on 8.1 acres directly in front of HoliMont. Fixed price. No change orders. No surprises. The land is ready to build today — approved plans included, driveway already in.

COMPLETE FINISH PACKAGE

- **Full kitchen** — custom cabinet line, center island, countertop allowance
- **All bathrooms** — vanities, tile throughout, complete fixtures
- **Flooring throughout** — wood parquet living areas, ceramic tile wet areas
- **Radiant heated concrete** — heated living areas and full covered veranda
- **Two-story great room** — cathedral timber ceiling, stone fireplace
- **HVAC complete** — house heating + cooling systems
- **Electrical & plumbing** — fully installed, licensed sign-off

The Blackwood

INTERIOR & EXTERIOR · 6048 NYS ROUTE 242 E

\$949,000 Build · \$1,128,000 Total

TrueSpec Building Systems



THE LAND — 6048 NYS ROUTE 242 E

8.1 acres · HoliMont frontage

LOT SIZE	8.1 acres · 299 × 1,189 ft · partially wooded
DRIVEWAY	Crushed concrete to build site — \$55,000 value already installed
PLANS	Town-approved building plans included with lot purchase
VIEWS	Mountain · Water · Scenic · HoliMont ski slopes
DISTANCE	5 minutes to Ellicottville village
LIST PRICE	\$179,000 · Listed by Cathy Pritchard, ERA Team VP

The Blackwood

COMPLETE BUILD PACKAGE & PRICING

EVERYTHING INCLUDED IN YOUR BUILD PRICE

Structure & Envelope

Precision timber panel construction · standing seam metal roof · full insulation package · all windows and exterior doors · 67'0" × 53'0" footprint · 4,888 SF total

Two-Story Great Room

Cathedral timber ceiling · exposed trusses · full-height window wall · stone fireplace · open to kitchen and dining

Kitchen

Full custom cabinet line · center kitchen island · countertop allowance — buyer selects material and profile at TrueSpec design consultation

Bathrooms

All bathrooms complete · vanities · ceramic tile floor and wall · shower trays · full fixture package throughout

Flooring

Wood parquet throughout all living areas · ceramic tile in all wet areas

Radiant Heated Concrete

PEX radiant heat under all heated living areas AND the full 1,815 SF covered veranda · multi-zone manifold system

Wrap-Around Veranda

1,815 SF of covered outdoor living · radiant heated concrete · standing seam roof · timber posts · stone base matching the home

Mechanical, Electrical & Site

HVAC complete · electrical fully installed · plumbing complete · licensed sign-off · driveway finished · landscaping · all permits and engineering

LAND PURCHASE

\$179,000

Through listing agent at closing

TRUESPEC BUILD — FULLY FINISHED

\$949,000

Fixed price · complete package · no change orders

TOTAL BUYER INVESTMENT

\$1,128,000

4,888 SF total · 3,073 SF heated
90–120 days to move-in

35	3+	90–120	Fixed
WORKING DAYS	BEDROOMS	TOTAL DAYS	PRICE
FACTORY PRODUCTION	PLUS TWO-STORY GREAT ROOM	DEPOSIT TO MOVE-IN	NO CHANGE ORDERS, NO SURPRISES

The Blackwood

WHY TRUESPEC — THE DIFFERENCE

WHY TRUESPEC

Speed — fully finished in 90–120 days

A conventional barndominium this size takes 14–18 months to build in Western New York. TrueSpec delivers a fully finished home in 90–120 days total — precision factory production runs in parallel while the site is prepared, then the structure is assembled and finished on site. Your buyer is inside while conventional builders are still pouring foundations.

Fixed price — guaranteed

No change orders. No material overruns. No contractor surprises. The price you sign is the price you pay. In a market where conventional builds routinely run 20–30% over budget, a fixed-price guarantee on a home this size is extraordinary — and we stand behind it.

Precision quality — factory engineered

Every component precision-manufactured to exact blueprint specification in a controlled factory environment. Factory tolerances no field crew can match. Amish craftsmen complete all finish work on site. Built to standards conventional construction cannot achieve.

A vacation home that earns

At 4,888 SF with a wrap-around veranda and HoliMont frontage, the Blackwood is built for the Ellicottville luxury rental market. Two-story great room, mountain views, ski-in lifestyle — the features that command premium nightly rates and weekend bookings.

This lot — ready to build today

Town-approved plans already included. \$55,000 crushed concrete driveway already installed to the top of the land. HoliMont directly in front. The months of pre-construction work that delay every other build are already done.

Only in Ellicottville through TrueSpec

No other builder in Western New York has access to this product at this price point. TrueSpec has built a precision-engineering supply chain that no competitor can replicate overnight. This home is not available through any other builder in Ellicottville.

Ready to build your Blackwood?

Contact Cathy Pritchard to schedule a site visit and TrueSpec build consultation. Production slots are limited and secured by deposit.

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Renderings representative of finished product. Personal furnishings not included. Countertop selection subject to buyer allowance. Land purchased separately through listing agent.

Let's Build

Every TrueSpec home is a fixed price, a fixed timeline, and a finished home on your land. Choose your model — we'll handle the rest.

YOUR REPRESENTATIVE

Cathleen Pritchard

ERA Team VP Real Estate · Ellicottville, NY

(716) 983-4234 · teampritchard.com

TRUESPEC BUILDING SYSTEMS · Precision-Engineered Complete Homes
Little Valley, NY · truespechomes.com