

STARTING AT \$422K

# VALERIE VILLA



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# ONE STORY HOME

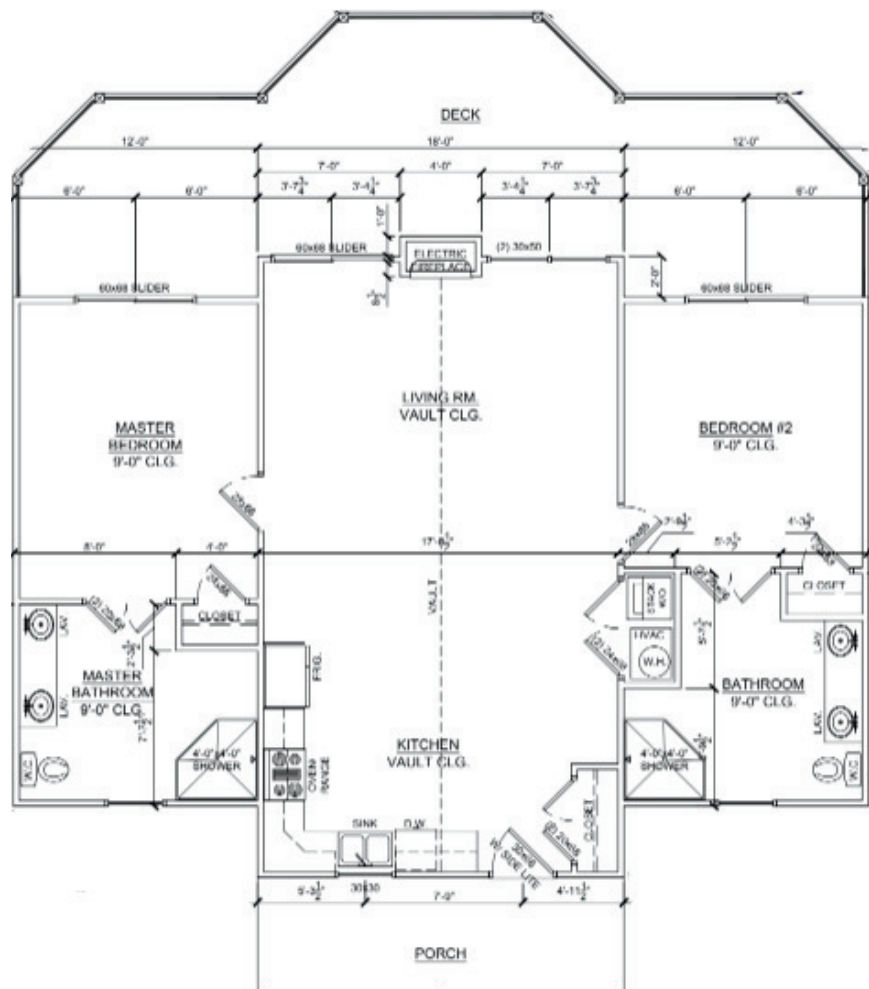
2 Bed | 2 Bath | 1153 sq feet

## [ Exterior Features ]

- Covered Front Porch
- Custom Adirondack Style Details
- Concrete Patio
- Asphalt Shingles
- Rock & Character Log Accents

## [ Interior Features ]

- Stainless Steel Appliances
- Hardwood Flooring
- Electric Fireplace
- Granite Countertops
- Ceramic Tile





# UPGRADE YOUR HOME

Designed with flexibility in mind, this home includes several upgrade options that allow you to personalize finishes and features throughout the space. These enhancements make it easy to tailor the home to your preferences while adding both comfort and long-term value.

## COVERED BACK PORCH

**\$27,941.76**

## WINDOW COLOR

**\$2,964.49**

## BLACK FIXTURE & HARDWARE

**\$1,260.00**

## WOOD CEILINGS \*Living Room ONLY

**\$6,930.00**

## TEXTURED CONCRETE

**\$2,099.87**

## KITCHEN ISLAND

**\$6,552.00**

## NICKEL GAP SHIPLAP ACCENT WALL \*Price/Room

**\$2,955.05**

## SOLID WOOD INTERIOR DOOR & TRIM

**\$13,104.00**

Prices are subject to change and may vary based on lot selection and home placement.



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# ALL IN THE DETAILS

Warm, welcoming, and designed for effortless living, the Valerie offers a beautifully balanced blend of rustic charm and modern comfort. This thoughtfully planned single-level home features inviting open living spaces that flow seamlessly from the kitchen to the living area, creating an ideal setting for gathering, relaxing, or entertaining. Natural materials and cozy finishes add character throughout, while well-appointed bedrooms and bathrooms provide comfort and privacy for homeowners and guests alike. With its connection to the outdoors and timeless cabin-inspired design, the Valerie is a home that feels both peaceful and purposefully crafted.

## INSIDE VALERIE VILLA



\*Images are computer-generated for illustrative purposes only.  
Actual plans and features may vary.



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# TROPHY RUN AMENITIES

Just minutes from Branson's top attractions, Trophy Run offers more than just a place to stay – it's a community built for connection, relaxation, and fun. While the city's energy is close by, there's plenty to enjoy right here on the property. And we're just getting started – with exciting plans for continued development, we're creating even more reasons for families and investors to fall in love with Trophy Run.



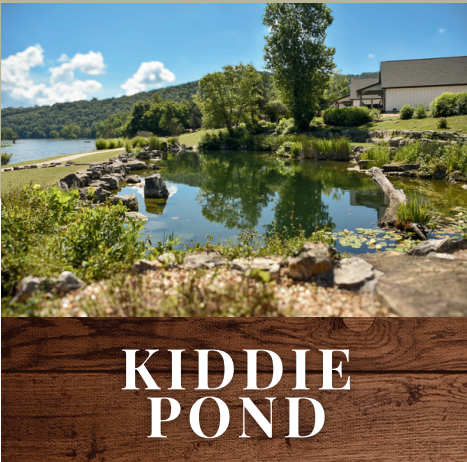
**CLUBHOUSE**



**OUTDOOR  
POOL**



**WALKING  
TRAILS**



**KIDDIE  
POND**



**FITNESSS  
CENTER**



**FLY FISHING**

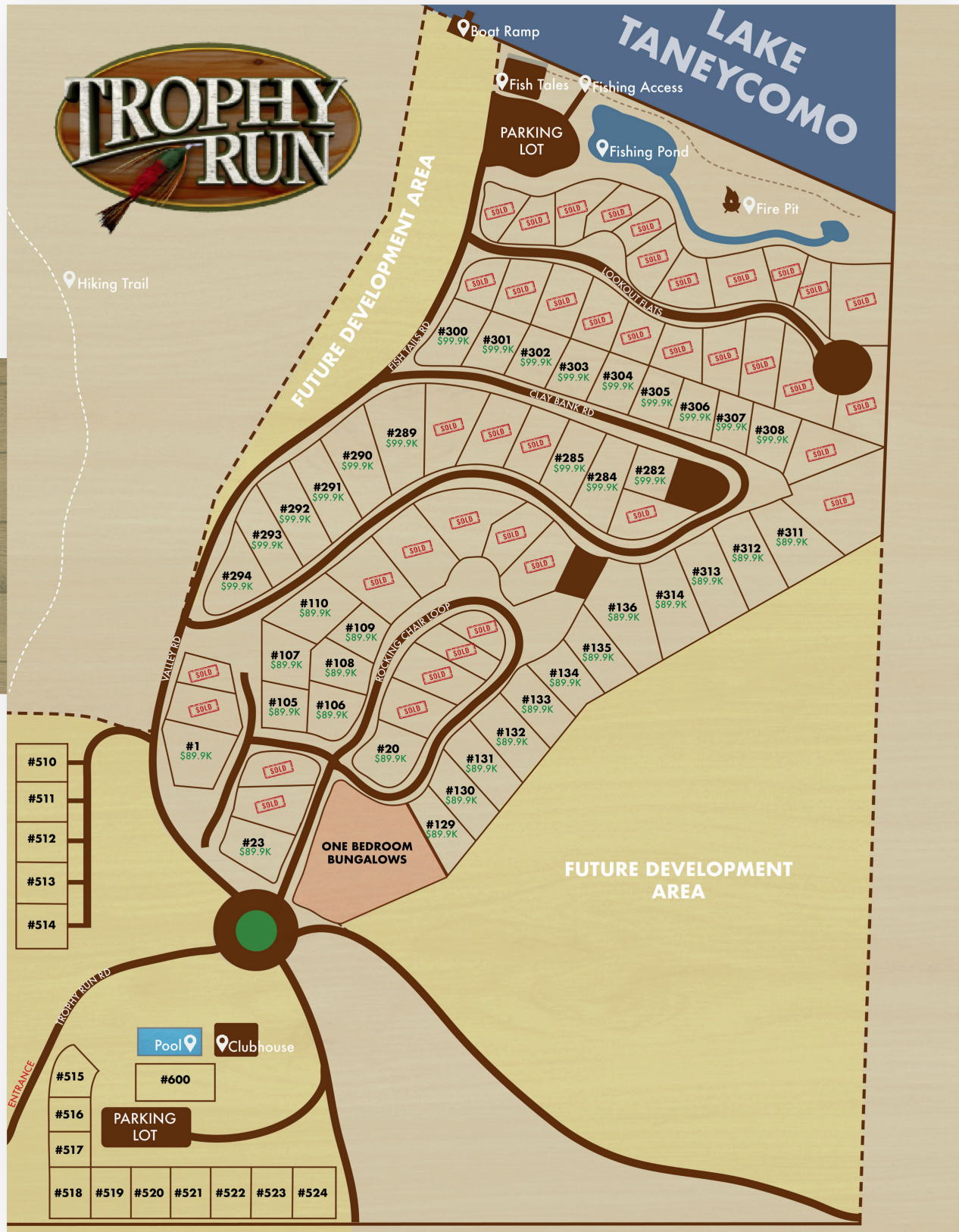
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# BUILD AT TROPHY RUN

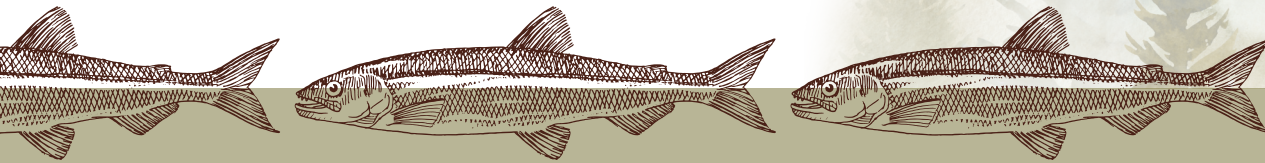
[ View Our Available Plots ]





# WHY TROPHY RUN?

Trophy Run isn't just a place to visit—it's a place to build something lasting. Tucked into the natural beauty of the Ozarks and just minutes from the heart of Branson, our community offers a rare chance to own a piece of it all. Whether you're looking for a place to unwind or an opportunity to invest in something with real potential, this is where both can begin.



## BUILT FOR FISHERMEN

Designed waterside, the community offers immediate access to calm, cold-water stretches ideal for trout and fly fishing, creating a retreat that feels deeply connected to the rhythm of the Ozarks. Trophy Run's location and layout make it especially appealing to fly anglers:

- Easy walk-to-water access from the homes
- Quiet shoreline areas suited for wading and casting
- Clear, moving water that supports healthy trout populations
- A peaceful setting ideal for early-morning and evening fishing

Trophy Run offers the perfect balance of seclusion and convenience. Tucked away in a peaceful, natural setting, the community is just minutes from Branson's most popular attractions, including live entertainment, dining, shopping, golf, and outdoor recreation. Guests can enjoy the quiet comfort of a private retreat while remaining close to everything Branson has to offer — making it easy to explore during the day and unwind in nature at night.





# EXPLORE BRANSON



**State Park Marina**  
0.8 miles, 4 min



**Branson Belle**  
1.2 miles, 3 min



### Table Rock Dam

3.6 miles, 6 min



**College of the Ozarks**  
5.8 miles, 10 min



**Tanger Outlets**  
7.4 miles, 14 min



## Dolly Parton's Stampede



## Top of the Rock

8.5 miles, 15 min



**Silver Dollar City**  
9.0 miles, 15 min



## Branson Landing

9.0 miles, 16 min



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