trendsetter homes

WILLARD, MO
HOMEBUYERS GUIDE

NEW HOMES IN WILLARD

HOFFMAN HILLS

Homebuyer's Guide

$250s+	7	3–5	1,454–3,294
STARTING FROM	FLOOR PLANS	BEDROOMS	SQUARE FEET

ABOUT THE COMMUNITY

Welcome to Hoffman Hills

Imagine living in a community where small-town charm, top-rated schools, and a close-knit atmosphere come together—all while being just a short drive from the shopping, dining, and entertainment of Springfield.

Hoffman Hills offers thoughtfully designed homes in the heart of Willard, a growing community known for its welcoming neighborhoods, excellent Willard School District, and strong sense of community. Residents enjoy amenities including a neighborhood swimming pool, making it easy to spend sunny afternoons relaxing, meeting neighbors, and creating lasting memories. With nearby parks, local restaurants, community events, and convenient access to everyday essentials, Willard offers the perfect blend of peaceful living and modern convenience.

More than just a place to live, Hoffman Hills is a community where you can put down roots, neighbors become lifelong friends, and every day feels a little more like home.

Dining & living area, the Manhattan floor plan

SCHOOL DISTRICT
Willard School District

PRICE RANGE
From the $250s to the mid $400s

AMENITIES
Neighborhood pool

MODEL HOME
487 Osage St, Willard, MO 65781 · Thu–Sat 10am–5pm, Sun 12–5pm, Mon 1–5pm

Why Buyers Love It Here

- ✓ Quiet, tucked-away community feel
- ✓ 2 & 3-Car Garage Options Offered
- ✓ Minutes to Hwy 160 & I-44, with SGF Airport just 8 minutes away
- ✓ Close proximity to Betty & Bobby Allison Sports Park, Fantastic Caverns, Apple Market, Willard True Value & The Hive
- ✓ A variety of homesites — choose one on a cul-de-sac, with a tree-line view, backing to a common area, or one that's oversized
- ✓ Neighborhood pool
- ✓ Less than 1 mile to the Frisco Highline Trail (35 miles connecting Springfield to Bolivar) and Miller Farm Park's 18-hole disc golf course (Greystone Disc Golf Course)

FLOOR PLANS

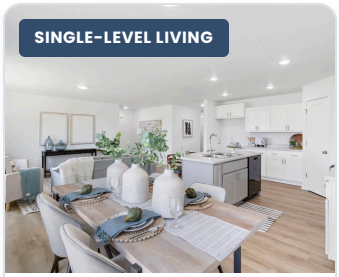
7 Plans for Every Stage of Life

Ranch, two-story & walkout-basement plans — 1,454 to 3,294 sq. ft.

THE OAKWOOD

3 Bed | 2 Bath | 2 Car | 1,454 SF

Two-story comfort with a walk-in closet in every bedroom.



THE CHARLESTON

3 Bed | 2 Bath | 2 Car | 1,520 SF

Open-concept living with a spacious primary suite.

THE DAYTON

4 Bed | 2.5 Bath | 2 Car | 1,746 SF

A versatile favorite with an entertain-ready open first floor.

THE EDGEWOOD

4 Bed | 2.5 Bath | 2 Car | 1,953 SF

Bright, functional layout built around a large kitchen island.

THE MANHATTAN

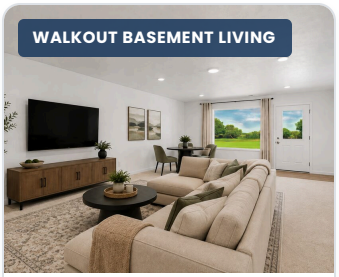
4 Bed | 2.5 Bath | 2 Car | 2,059 SF

Open kitchen, dining & great room made for hosting.

CHARLESTON W/ BASEMENT

5 Bed | 3 Bath | 2 Car | 3,040 SF

Three living areas plus a private primary retreat.



MESA W/ BASEMENT

5 Bed | 3 Bath | 3 Car | 3,294 SF

Walkout basement living with a spacious covered deck.

Pricing, availability and homesites vary by phase — scan the community map on page 6 for current inventory.

Ready to move fast? Ask about Quick Move-Ins.

Select floor plans are already under construction at Hoffman Hills — call for the current list.

(417) 730-1843

STANDARD FEATURES

What's Included

These features are standard in every Hoffman Hills home, on day one.

EXTERIOR DESIGN

- Gentek® vinyl siding with Versetta Stone® accents
- Delden® heavy duty, recessed panel garage door(s)
- GAF® 30-year limited warranty roof shingles
- Sodded front yard with hydroseeded sides and back yards
- Mulch bed with bushes
- Three exterior electrical outlets
- Two frost-free hosebibs
- WinTech™ energy efficient, low-e, single-hung, vinyl windows
- Fiberglass front door with 1/2 lite window
- 5" continuous gutters on home with downspouts and splash blocks
- 4'x4' rear concrete landing

KITCHEN

- Merillat® cabinetry with soft close cabinet doors and a stained finish
- Chrome bar pull cabinet hardware
- Formica® countertops
- Kingsford® stainless steel kitchen sink
- GE®, energy efficient, electric range, convertible range hood and dishwasher in black finish
- Walk-in pantry with 2 rows of wire shelving

MASTER SUITE

- Spacious walk-in closet with wire shelves
- Fiberglass shower with seat (per plan)
- Merillat® vanity with Formica countertops

INTERIOR DESIGN

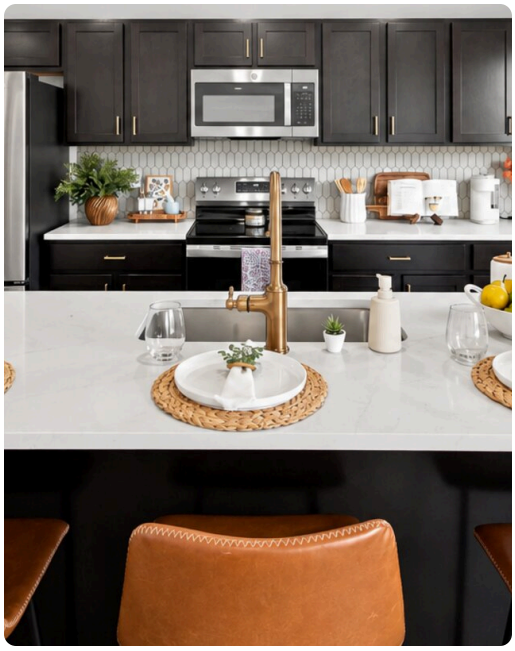
- 8' ceilings throughout
- Raised panel interior doors by Jeld-Wen®
- Stone Polymer Composite (SPC) flooring in the kitchen, dining, bathrooms, & laundry
- Shaw® Cabana Bay carpet with 6 lb. pad in living room, bedrooms, stairs (per plan), study (per plan), and closets
- Craftsman 4" trim with 2.5" craftsman door casing
- Moen® chrome plumbing in kitchen and bathrooms
- LED puck lighting throughout kitchen, dining, living room, bedrooms, baths, laundry, flex room (per plan) & hallways
- Hardwired smoke detectors with battery backup
- GFI protected circuits in kitchen, bath, garage, and on exterior
- Ice-maker rough-in behind refrigerator
- Laundry room with washer/dryer hookups
- Sherwin Williams® paint

ENERGY EFFICIENCY

- High-efficiency HVAC system
- 50-gallon gas water heater
- R-13 fiberglass insulation in exterior walls
- R-38 blown insulation in ceiling

WARRANTY

- 1-year builder's warranty
- 10-year RWC® limited structural warranty



Kitchen island, the Manhattan floor plan

Backed for Years to Come

Every Trendsetter Home in Hoffman Hills includes a 1-year builder's warranty, a 10-year RWC® limited structural warranty, and a high-efficiency HVAC system, so buyers move in with real peace of mind.

Want to personalize beyond the included package? Turn the page — the Trendsetter Homes Design Studio lets buyers upgrade countertops, cabinets, flooring and more.

Builder reserves the right to modify specifications, design features and prices without notice; features may vary by home and plan. See back cover for full details.

PERSONALIZATION

Inside the Design Studio

Discover one of the most exciting parts of the homebuilding journey — the Trendsetter Homes Design Studio! Our professional design space is where you bring your vision to life, selecting from a curated range of flooring, cabinets, lighting and hardware options — so Hoffman Hills feels like home from day one.

SCAN TO TAKE A TOUR

Get a sneak peek at some of the finishes and upgrades available at the Design Studio.

Kitchen island, the Manhattan floor plan

Popular Upgraded Selections at the Design Studio

KITCHEN

Granite or quartz countertops, tile backsplash, cabinet hardware & finishes, pendant lighting, a single-bowl sink, a gas range & a stainless steel GE® appliance package

LIVING ROOM

Electric or gas fireplace, shiplap, stone or tile surround & a block mantle

BATHS

Upgraded plumbing fixtures, tile showers, sliding shower doors, vanity lights, mirrors & bath accessories

FLOORING

Stone Polymer Composite in lieu of carpet, engineered hardwood & upgraded carpet options

STRUCTURAL

9' ceilings on the main floor, **3-car garage options** & garage extension options

> **Every selection made here is a chance to put your stamp on the home — so it feels like yours from day one.**

Selections can be added at the buyer's Design Studio appointment. Availability varies by construction stage.

LOCATION & RESOURCES

Find Hoffman Hills

Hoffman Hills sits in the heart of Willard with quick access to Hwy 160 and I-44 — just minutes from downtown Willard and the shopping, dining and entertainment of Springfield. Homes here start from the $250s and range up to the mid $400s, depending on floor plan, homesite selection and personalized upgrades.

Live Community Map

Scan to see available homesites, pricing and floor plans — updated in real time.

Hoffman Hills Online

Scan to visit the community page and explore everything Hoffman Hills has to offer.

MODEL HOME

487 Osage St, Willard, MO 65781

Thu–Sat: 10am–5pm
Sun: 12–5pm · Mon: 1–5pm

Your Home, Start to Finish — About 5 Months

1. **Purchase Agreement**
2. **Foundation & Framing**
3. **Mechanicals & Drywall**
4. **Interior Finishes**
5. **Final Walkthrough & Closing**

Timeline is approximate and may vary by season, floor plan and homesite.

STAY IN THE LOOP

You'll get regular photo updates on your home's progress — sent right to your phone via our buyer app — plus a dedicated Trendsetter Homes Homebuyer Experience Manager to answer any questions that arise throughout your homebuilding journey.

THE COMMUNITY

Why Call Willard Home?

Sought-After Schools

Hoffman Hills is part of the highly sought-after Willard School District, where school pride and community support run deep.

Traditions That Bring Neighbors Together

From the Freedom Fest Fourth of July celebration to Christmas on the Frisco, annual events give neighbors a reason to gather and celebrate their hometown.

A Hometown Downtown

Downtown Willard is just minutes from Hoffman Hills, with local restaurants and everyday essentials close to home.

Small-Town Charm, City Convenience

With quick access to Hwy 160 and I-44, Willard offers a close-knit feel just a short drive from the shopping, dining, and entertainment of Springfield.

Parks, Pool & Play

The Willard Aquatic Center, REC Center, Frisco Highline Trail and disc golf make it easy to get outside, stay active, and meet your neighbors.

A Place to Put Down Roots

Discover a growing community where neighbors can build relationships, enjoy local amenities, and feel connected to the place they call home.

Your Next Steps to Hoffman Hills

Call (417) 730-1843 to Schedule

Scan to Schedule Online

Book a private model home tour at a time that works for you.

1

Schedule a Tour

Stop by the model home Thu–Mon, or schedule a private showing at a time that works for you.

2

Pick a Plan & Homesite

Choose from 7 floor plans and a range of homesites.

3

Personalize at the Design Studio

You'll finalize your selections at the Trendsetter Homes Design Studio, guided every step.

Schedule a Showing (417) 730-1843

sales@trendsetterhomes.com

THE BETTER WAY HOME

Trendsetter Homes

1701 S. Enterprise Ave, Suite 101

Springfield, MO 65804

(417) 210-7900 · sales@trendsetterhomes.com

TrendsetterHomes.com

Equal Housing Opportunity

In the continuing effort to improve our homes, builder reserves the right to modify the interior and exterior design, specifications, locations, sizes, design features and prices of the homes. Modifications may vary by home and are subject to change without notice. Please consult our sales representative for details. © 2026 Trendsetter Homes