

Neighborhoods

PLACES TO LIVE, PEOPLE TO SEE IN COLORADO NEIGHBORHOODS

HERITAGE HILLS



THE ESSENTIALS

WHERE IT IS—RIGHT BY PARK MEADOWS: HERITAGE HILLS IS IN LONE TREE (DOUGLAS COUNTY), APPROXIMATELY 1 MILE WEST OF I-25, JUST NORTH OF LINCOLN AVENUE, EAST OF YOSEMITE STREET AND SOUTH OF C-470/PARK MEADOWS. THE LOCATION OFFERS QUICK ACCESS TO OFFICE PARKS, A NEW LIGHT RAIL STATION, TRAILS/PATHS, SHOPPING, DOZENS OF RESTAURANTS AND FAMILY ENTERTAINMENT.

WHAT MAKES IT SPECIAL—COLORADO LUXURY LIVING FOR FAMILIES: HERITAGE HILLS OFFERS CUSTOM HOMES IN A PRIVATE, GATED SETTING; NATURAL SURROUNDINGS; A FAMILY-CENTERED ENVIRONMENT; A COHESIVE SENSE OF COMMUNITY; AND A CONVENIENT SOUTHEAST METRO LOCATION.

THE HOMES—CUSTOM AND LARGE: THE TYPICAL RESIDENCE IS A SPACIOUS, NEW, CUSTOM-BUILT TWO-STORY HOME WITH FOUR BEDROOMS, FOUR BATHROOMS AND MORE THAN 4,000 SQUARE FEET OF LIVING SPACE ON A QUARTER-ACRE LOT. A SELECT GROUP OF CUSTOM BUILDERS PAINSTAKINGLY CREATE THESE HOMES WITH THE FINEST MATERIALS AND LUXURY DETAILS, INCLUDING GOURMET KITCHENS, FIVE-PIECE MARBLE BATHS AND OUTDOOR LIVING SPACES.

WHY IT'S HOT...CUSTOM HOME ELEGANCE WITH A NEIGHBORHOOD FEEL

Most Heritage Hills residents can afford to live in any high-end neighborhood around the metro area, so why do they choose to live here?

What really distinguishes Heritage Hills is that it is a genuinely friendly, family-oriented neighborhood with a strong sense of community. People choose to live in Heritage Hills because of the homes and yards, yes,

and the location, of course, but mostly because they want their families to be a part of the neighborhood's special, tight-knit community.

THE HERITAGE HILLS COMMUNITY...

SOCIAL AND BUSY If you want to get involved in this close, active community, there are endless upcoming events on the calendar. Many happenings are focused on the kids, such as an Easter egg hunt, pool party and Halloween parade. There are plenty of adult gatherings, too, such as the monthly Women Who Wine, Men's Poker Night, the Women's Cultural Group, the Bridge Bunch, Ladies' Lunches, golf tournaments and charity runs. And of course, many residents simply spend time informally with their family and friends—who also live in Heritage Hills.

WHO LIVES HERE...DID YOU SAY

BRONCOS? Heritage Hills is an affluent, young community. The typical household is a married couple in their 30s or 40s with school-age children. Parents are generally professionals who work as executives in the nearby DTC corridor, although several pro athletes—yes, Broncos—also live here.

THE HERITAGE HILLS LIFESTYLE...“NEVER NORTH OF COUNTY LINE”

If you live and work down here, you may never make it north of Park Meadows. Your office is located at Meridian or DTC and a mecca of convenience and entertainment is at your doorstep. Dozens of

STORY: JON GOLDBERG

great restaurants—including Costa Vida, P.F. Chang's and the Brewery Bar—are nearby and just down the road is the massive, world-class shopping destination of Park Meadows.

For exercise and recreation, you'll find two large community pools and private recreation centers in Heritage Hills itself, access to miles of bike paths and hiking trails, and several golf courses nearby. For health care, the state-of-the-art Sky Ridge Medical center is just on the other side of Lincoln.

AMBIENCE...UPSCALE AND PRIVATE, YET

WELCOMING Prestigious but not stuffy, Heritage Hills offers the safety and luxury of a gated community coupled with a warm, open atmosphere. The winding, hilly streets featuring mountain views are bustling with neighbors, children and pets—walking, biking, playing and saying hello.

IF YOU LIVE AND WORK DOWN HERE, YOU MAY NEVER MAKE IT NORTH OF PARK MEADOWS... IF YOU REALLY NEED TO GO DOWNTOWN—SAY FOR A BRONCOS GAME OR THE OPERA—YOU'RE ONLY 30 MINUTES AWAY BY CAR OR LIGHT RAIL.

GETTING AROUND...HIGHWAYS AND

LIGHT RAIL If you really need to go downtown—say for a Broncos game or the opera—you're only 30 minutes away by car or Light Rail. Located

close to two major freeways, I-25 and C-470, travel to anywhere is a snap. You are always about five minutes from Park Meadows Mall and—traffic willing—about 10 minutes from DTC and Centennial Airport, 30 minutes from downtown, 40 minutes from DIA and two hours from Vail.

WHAT YOU'LL PAY...ABOUT A MIL New homes in the Summit area of Heritage Hills are priced in the \$1 to \$1.5 million range. Resales, especially in the older part of the subdivision, are slightly cheaper but still pricey, averaging closer to \$850,000.

SCHOOLS...A BRAND NEW SCHOOL ON

THE WAY Located in Douglas County School District, residents are buzzing about the construction of a new elementary school in their very own neighborhood. Elementary 49, which broke ground last year and is scheduled to open by the 2007 school year, is certain to be a strong resource for the community and will only add to the allure of Heritage Hills.

Special thanks to Terry Bartos of Heritage Marketing, and Kim Freeman, a resident, for their generous assistance with this story.

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