

Neighborhoods

PLACES TO LIVE, PEOPLE TO SEE IN COLORADO NEIGHBORHOODS

HERITAGE EAGLE BEND



THE ESSENTIALS

WHERE IT IS—NEAR SOUTHLANDS AND PARKER. HERITAGE EAGLE BEND IS ON 600 ACRES IN THE BURGEONING SOUTHEAST METRO E-470 CORRIDOR. THE COMMUNITY IS IN AURORA DUE NORTH OF PARKER OFF E-470 AT THE GARTRELL ROAD EXIT, JUST SOUTH OF SMOKY HILL ROAD AND THE NEW SOUTHLANDS SHOPPING AND ENTERTAINMENT COMPLEX.

WHAT MAKES IT SPECIAL—AN ACTIVE LIFESTYLE FOR EMPTY NESTERS. HERITAGE EAGLE BEND IS A SEVEN-YEAR-OLD PRIVATE, GATED, ACTIVE-ADULT GOLF COMMUNITY THAT PROVIDES A UNIQUE LIFESTYLE OPPORTUNITY FOR THOSE AT OR NEAR RETIREMENT. THE COMMUNITY IS ROOTED IN GOLF, BUT OFFERS MUCH MORE—COUNTLESS ORGANIZED ACTIVITIES AND PROGRAMS, PLANNED AND INFORMAL SOCIAL GATHERINGS AND TOP-NOTCH FACILITIES KEEP RESIDENTS ENGAGED, ACTIVE AND SOCIAL.

A TYPICAL HOME—A MODERN RANCH ON THE GOLF COURSE. DETACHED SINGLE-FAMILY RESIDENCES AND LOW-MAINTENANCE TOWNHOMES ARE STRATEGICALLY LOCATED AROUND THE ARTHUR HILLS-DESIGNED GOLF COURSE. ALL THE PROPERTIES FEATURE MODERN ONE-STORY RANCH DESIGNS WITH OPEN FLOOR PLANS AND PLENTY OF WINDOWS AND LIGHT. HOME SIZES FROM 1,200-2,500 PLUS SQUARE FEET, SUIT EVERY NEED.

WHY IT'S HOT—FUN, RESORT-STYLE

LIVING "Heritage Eagle Bend is the first full-service active-adult community in Colorado," explains CW Vaughn, sales consultant for the community

developer Lennar Homes and a resident. "It's really like living in a resort, but with all your friends."

Specifically targeted to residents over 55 years of age, Heritage Eagle

Bend attracts social and active empty nesters who are eager to meet others like themselves and take advantage of the myriad goings-on in the neighborhood. Like a resort, there is a first-class golf course on site as well as a 35,000-square-foot clubhouse—the community hub—featuring two swimming pools, tennis courts, exercise facilities, a restaurant, game rooms, crafts rooms and even a ballroom suitable for weddings. The community organizes a seemingly endless array of recreational activities, programs, outings and clubs for residents.

"It is an absolutely wonderful place to live. We have met so many people, and it is so fun to live here," says retired resident Marilyn Bayens. "We are very involved, and we are never bored. It's like camp for old people!" she laughs.

IT'S ALL ABOUT THE LIFESTYLE Heritage Eagle Bend typifies the national trend of a growing population of empty nesters who want to remain active in retirement. After the children are all grown up, today's retirees have the desire not just to downsize to a more appropriate size home, but also to choose an overall lifestyle that is convenient and relaxing—yet still fun and community oriented. While common in places such as Arizona, California and Florida, a comprehensive, full-service, golf community like Heritage Eagle Bend is a relative rarity in Colorado. The community definitely fills a niche for those who want this lifestyle and this location.

STORY | JON GOLDBERG

"We had heard of these communities in other parts of the country, and when we learned about Heritage Eagle Bend, we were immediately interested," explains resident Barbara Anton. A semi-retired financial planner, Anton adds, "We had lived in and raised a family in our old home in Wellshire for 36 years. And although we loved it, we became so excited about the new homes and the community here that the move was really easy for us. It has been very rejuvenating to make the change. Plus, we are still close to our grandkids."

Sue Sears, a retired nurse, adds, "I moved to Colorado from New Hampshire to be close to my grandchildren, and Heritage Eagle Bend has been a great experience for me. I can spend time with my family, but still have my own friends and my own life. I love it here."

THE COMMUNITY IS A VERY SOCIAL PLACE WHERE NEIGHBORS ARE FRIENDS, AND FRIENDS ARE NEIGHBORS.

AMBIENCE—ROLLING HILLS ON THE LINKS "The views of the golf course from our patio are simply amazing," says Anton. Gary Schroeder, a real estate agent and resident, comments, "Whenever I come through those gates, I experience a calming feeling, and I am so appreciative that I live here." Located on prairie hills around the links-style course, Heritage Eagle Bend is indeed a quiet, peaceful retreat with views of long fairways, tall grasses and friendly faces. You

might even see a golf cart or two—they are allowed on the streets here!—as you wind through the pleasant ranch homes and see neighbors out walking or on their way to the clubhouse or a friend's house.

THE ACTIVE COMMUNITY AT HERITAGE

EAGLE BEND "Between golf, the Red Hatters, theater and get-togethers, I look at my schedule, and every square is full," observes Bayens, and she is not alone. Heritage Eagle Bend organizes literally dozens of activities and clubs for every interest and taste. From Aquacise to Mah-Jongg, pilates to bridge, singles groups to community theater, holiday parties to evenings at the opera, there is always something to do at Heritage Eagle Bend. Organized into small districts that foster local interaction, the community is a very social place where neighbors are friends, and friends are neighbors.

WHAT YOU'LL PAY—LESS THAN YOU'D

THINK Heritage Eagle Bend offers a high-end luxury lifestyle at remarkably moderate prices. Townhomes start in the 200s, and single-family homes run from the mid-300s to the high 500s.

When he is not writing about neighborhoods for Colorado Expression, Jon Goldberg is a Realtor® in the Cherry Creek office of Prudential Colorado Real Estate. An attorney who practiced for several years in large firms before selling real estate, Jon lives in Denver with his wife and two young sons.

Fuller

Sotheby's

INTERNATIONAL REALTY

*Artfully uniting
extraordinary homes
with extraordinary lives.*



JON GOLDBERG, JD/MBA

303.919.8950

Jon.Goldberg@SothebysRealty.com
FullerSothebysRealty.com

*Legal Expertise
Global Exposure*