

Neighborhoods

PLACES TO LIVE, PEOPLE TO SEE IN COLORADO NEIGHBORHOODS

PRADERA



THE ESSENTIALS

WHERE IT IS—BETWEEN PARKER AND CASTLE ROCK. PRADERA IS A FIVE-YEAR-OLD GOLF COURSE COMMUNITY SITTING ON 1,500 ACRES OF ROLLING PRAIRIE IN UNINCORPORATED DOUGLAS COUNTY. THE NEIGHBORHOOD IS SITUATED SOUTH OF THE TOWN OF PARKER, NORTHEAST OF CASTLE ROCK AND WEST OF PARKER ROAD.

A TYPICAL PRADERA HOME—NEW AND SPACIOUS WITH A HUGE LOT. EVERYTHING ABOUT THE HOMES IN PRADERA IS BIG. THE PROPERTIES FEATURE TRADITIONAL COLORADO-STYLE LOOKS ON THE OUTSIDE, BUT ONLY THE MOST PROGRESSIVE OPEN LAYOUTS AND MODERN FINISHES INSIDE. THE TYPICAL HOME HAS AT LEAST FOUR BEDROOMS, FIVE BATHROOMS AND MORE THAN 5,000 SQUARE FEET OF LIVING SPACE. THE LOT SIZES ARE AS GENEROUS AS THE HOMES—SPANNING FROM A QUARTER ACRE TO THREE ACRES.

WHAT MAKES IT SPECIAL—GOLF COURSE LIVING WITH A NEIGHBORHOOD FEEL. THE GEM IS THE JIM ENGH-DESIGNED "IRISH-MODERN" CHAMPIONSHIP GOLF COURSE, TASTEFULLY ACCENTED WITH LARGE, LUXURIOUS HOMES ON ACRE LOTS SURROUNDED BY WIDE-OPEN SPACES AND GORGEOUS VIEWS. THERE IS PLENTY OF ELBOW ROOM HERE, BUT PRADERA IS A TIGHT-KNIT COMMUNITY, CENTERED AROUND A PRIVATE YET FRIENDLY CLUB.

AS YOU PULL OFF I-25 heading home, you can already feel your pulse slowing as you make the short drive across meadows and plains toward Pradera. As you crest the hill into your neigh-

borhood, you catch a glimpse of the awe-inspiring 16th hole at your home golf course, surrounded by the undulating hills and natural vegetation of south Douglas County. Soon you

arrive at your own Colorado castle, and as you gaze west at the jaw-dropping views of the mountains and prairie, you know why you call Pradera home.

WHY IT'S HOT—LUXURY HOMES ON A GOLF COURSE AND A CASUAL ATMOSPHERE.

Pradera offers impressive new homes, championship golf, modern amenities and gorgeous, unspoiled surroundings—all in a cohesive neighborhood that is relaxed and friendly. Here, you can have the best of both worlds: all the perks of a refined and sophisticated lifestyle combined with welcoming neighbors and a "come-as-you-are" atmosphere. Explains Maria Zinis Fiorillo, sales director at Joyce Homes, "There is a 'country' feel here. It's almost like living in small town."

MORE THAN JUST A GOLF COMMUNITY,

A LIFESTYLE A major draw for Pradera is the highly rated championship golf course designed by the award-winning Jim Engh, himself a Pradera resident and one of the hottest names in golf course architecture. (Engh also designed the acclaimed Sanctuary golf course in Sedalia, among others.) The Club at Pradera, which virtually all residents join as golf members or social members, is a private but casual club that serves as the epicenter of all community activities in Pradera. Fiorillo notes, "The club is elegant but informal and it's great for families. It is not your typical old-school country club."

The club organizes numerous events for children and adults alike to keep

STORY: JON GOLDBERG

neighbors busy and connected. Other amenities at Pradera include a competition-size neighborhood pool, a large park, a community center, ample open space and miles of pedestrian and bike paths.

WHO LIVES HERE—PROFESSIONALS OF ALL TYPES, INCLUDING ATHLETES

Most Pradera residents are successful businesspeople in a variety of professions from corporate executives to entrepreneurs to pro sports athletes—including Broncos—and coaches. A large percentage of the people buying homes in Pradera are relocating families moving to Colorado from all across the country. They are drawn to the magnificent new homes, the “Colorado Country” feel, the amenities and the sense of community. While most Pradera residents have growing families, there is also a solid mix of active empty-nesters.

AMBIENCE—WIDE-OPEN SPACES AND WELCOMING FACES

With over half the acreage of Pradera dedicated to open-space, the natural rolling prairie landscape is the backdrop to this quiet, friendly and comfortable community. Children are a common sight, and as Jeff Kloenne, sales consultant with Pradera Custom Homes, explains, “It’s a place where you can let your kids run around all day and not worry about them.”

WHAT YOU’LL PAY—EXCELLENT VALUE IN THE LUXURY MARKET Although the prices here are by no means cheap, Pradera

presents an excellent value, considering the size of the houses and home sites. Production homes are in the \$500,000 to \$600,000 range, semi-custom homes are in the \$700,000 to \$1,000,000 bracket and custom homes start around \$1 million and go up to more than \$2 million.

LOCATION—WELL SITUATED Pradera is conveniently located 20 minutes from the Denver Tech Center and the Park Meadows Shopping Center, and 45 minutes from Downtown and DIA. The towns of Parker and Castle Rock are even closer, offering their own eclectic brand of small town shopping and dining. “I have taken a huge liking to Castle Rock,” says resident and real estate agent Tania Story. “It’s a great place to stroll. There are some excellent restaurants, neat boutiques, craft stores and fun festivals.”

SCHOOLS—DOUGLAS COUNTY. Pradera is located in the prestigious Douglas County School District. Youngsters can attend Mountain View (K-3) and Northeast (4-6) elementary schools, followed by Sagewood Middle School and Ponderosa High School.

When he is not writing about neighborhoods for Colorado Expression, Jon Goldberg sells residential homes as a Realtor with Prudential Colorado Real Estate in Cherry Creek. An attorney who practiced for several years in national firms before pursuing 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, ID/MBA

303.919.8950

Jon.Goldberg@SothebysRealty.com
FullerSothebysRealty.com

*Legal Expertise
Global Exposure*