The Canyons™

CASTLE PINES

A new way to live in Castle Pines.

THE CANYONS AT A GLANCE

- 1,270 acres, located east of I-25 in the City of Castle Pines, between the Castle Pines Parkway and Happy Canyon Road interchanges.
- 2,000 single- and multi-family homes by a variety of builders.
- Single-family home options currently include ranch, two-story and patio plans; multi-family home options will potentially include duplexes, triplexes, cluster homes and townhomes.
- Community architecture represents authentic regional building styles, including Modern Colorado, Modern Prairie, Colorado Ranch and Chalet interpretations.
- Located within the well-recognized Douglas County School District, children in The Canyons will attend Timber Trail Elementary School, Rocky Heights Middle School, Rock Canyon High School, as well as nearby private and charter schools.
- 12 acres within Shea Homes' portion of The Canyons will be dedicated to future public schools.
- Homeowner assessments are $171.25/month per household. This is a combination of a $141.25 HOA fee and a $30 Metro District fee. The HOA fee covers the ownership, operations, and maintenance of The Canyons and Canyon Village amenities, as well as residential trash and recycle services and community engagement. The Metro District fee covers the maintenance of all district amenities including parks, trails, arterial landscaping, fencing and open space areas.
- Property tax is estimated to be about 1.20% of the sales price of the purchased home, which is in addition to the HOA and Metro District Assessments.
- Water/Sewer supplied by the Parker Water and Sanitation District.
- Natural Gas services provided by Black Hills Energy.
- Electric service is provided by CORE Electric Cooperative.
- The city of Castle Pines is known for its natural beauty, and offers more than 500 acres of open space and over 70 acres of active parks, and provides easy access to downtown Denver and Denver International Airport.

COMMUNITY AMENITIES

- Canyon Village is equal parts gathering spaces and wellness places. With community rooms and patios for small events. A movement and fitness studio for a little self care. A resort-style pool for refreshing dips in the Colorado sunshine. And places for concerts and coffee, craft beer and wine — even a meal. In other words, the perfect place to spend time on your terms.

What's at Canyon House:

- A restaurant for residents, serving chef-inspired seasonal menus, wine, creative cocktails and more.
- Fitness studio with TechnoGym equipment, including bikes, treadmills, flexstriders, and a variety of strength machines and free weights — plus a separate space for yoga and stretching.
- Outdoor patio with fire pit.
- Community rooms and outdoor areas for small gatherings, classes and events.

More at Canyon Village:

- The Exchange Coffee House & Information Center — a gathering space where visitors and residents can meet for coffee and conversation, and where prospective buyers start their tour of The Canyons, ask questions, and get information on home collections and the community.
- Resort-style pool with shade structures.
- Four access-controlled pickleball courts with shade pavilion, available for residents and their guests by reservation or for drop-in play.
- The Green — The Canyons' central community park, where families meet for events and concerts.
- Playground areas.

NATURAL AMENITIES

- Almost 1/3 of the community is dedicated to parks and open space, with a variety of large grassy areas, playgrounds, community gardens, shade structures, picnic areas and more.
- A network of approximately 15 miles of hard and soft-surface trails meanders through the community, accompanied by a variety of trailheads for hikers, bikers and walkers.
- With respect for the land that was here before us, and to re-establish what may have been lost during construction, our landscaping includes the utilization and re-seeding of natural plants and grasses that will grow and transform over time. It will take a little time for this refined and carefully considered landscaping to mature, but it will be well worth the wait.

This is not an offer for real estate for sale, nor solicitation of an offer to buy to residents of any state or province in which registration and other legal requirements have not been fulfilled. Features and plans subject to change without notice. Views not guaranteed and may change over time. School enrollment and boundaries subject to change. Illustrations are artist's conceptual depictions and subject to change without notice. Shea Homes Limited Partnership and/or Shea Canyons, LLC. make no promises or representation concerning future development. All rights reserved. Trademarks are property of their respective owners. Equal Housing Opportunity. ©Shea Homes Limited Partnership, and/or Shea Canyons, LLC. 10/2025.