



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 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 1.23% 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.

PLANNED COMMUNITY AMENITIES

- We envision the future Canyon House to be equal parts gathering space and wellness place. With community rooms and outdoor decks for small events. Movement and fitness studios for a little self care. And a resort-style pool for refreshing dips in the Colorado sunshine. In other words, the perfect place to spend time on your terms.

What's coming with Canyon House:

- Food and beverage offerings that take drinking and dining local to the next level, with chef-inspired seasonal menus, creative cocktails, craft beers and wine.
- Pickleball courts with shelter.
- Movement studio, for self care, stretching or taking a class.
- Fitness studio with TechnoGym equipment, including bikes, treadmills, flexstriders, and a variety of strength machines and free weights.
- Community rooms, outdoor decks and seating areas, and manicured lawn areas for smaller gatherings, classes or events.
- Outdoor fire pit.

What's already at The Canyons:

- A resort-style pool for relaxing days in the sun.
- Playground areas.
- The Green—The Canyons' central community park, where families will meet for events and concerts.
- The Exchange Coffee House & Information Center—a gathering space where visitors and residents can meet for coffee and conversation, and where prospective homebuyers will start their tour of The Canyons, ask questions, and get information on home collections and the community.

PLANNED 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 will meander throughout the community, accompanied by a variety of trail heads for hikers, bikers and walkers.
- We are committed to respect the land that was here before us, and re-establish what may have been lost during construction. So 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.

thecanyonsliving.com

A *Shea* Homes Community