



## 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 will include ranch, two-story and patio plans; multi-family home options will potentially include duplexes, triplexes, cluster homes and townhomes.
- Community architecture will represent 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.
- An initial monthly homeowner assessment is anticipated to be approximately \$168.75/month per household as of March, 2020. This is a combination of a \$138.75 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 1.21% 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 Intermountain Rural Electric Association (IREA).
- 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.

- The Exchange Coffee House & Information Center will be the first amenity to open at The Canyons. A gathering space where visitors and residents can meet for coffee and conversation, it's also where prospective homebuyers will start their tour of The Canyons, ask questions, and get information on home collections and the community.
- Resort-style pool
- Outdoor gazebos, seating and manicured lawn areas for smaller community gatherings, classes or events.
- Playground areas
- Outdoor Amphitheater and Lawn

### PLANNED COMMUNITY AMENITIES

- The Canyon House will be the community's family-centered clubhouse, complete with multi-functional community rooms, a community kitchen, movement studio, fitness room, kids' zone, several outdoor living spaces, patios, decks and more.
- The Retreat will be The Canyons' adult-centered clubhouse, featuring a conference/community gathering room, bar and lounge area, catering kitchen, and inviting outdoor bar/patio area complete with game lawn.
- The Canyon House and the Retreat also share a "central plaza" that includes a picturesque amphitheater and plenty of room for more intimate events and gatherings.
- The Green is The Canyons' central community park, where families will meet for events, concerts and more.

### 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