

Mt. Massive plan over 4,000 square feet

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buyers can fully customize the interiors to include a full-size private elevator, rounded staircases, private office, built-in media centers, deluxe kitchen designs, steam showers and so much more.

This weekend only, you can walk the fully upgraded Mt. Massive Floor Plan that showcases more than 4,000 square feet, private elevator, four-car garage, stepdown living room, triview gas-log fireplace and master suite with en suite bath.

Also available for sale and immediate move-in is the builder's three-bedroom, 3½-bath, bonus loft and two-car office/model as Prospectors Run is gearing up to move into the next phase of homes. With 21 new home sites released and seven already reserved, you'll want to see for yourself why Prospectors Run is a great real estate opportunity.



The Antero plan at Prospectors Run, west of Evergreen and east of Idaho Springs.

The Prospectors Run townhome village is perfectly nestled above the gaming towns of Black Hawk and Central City on 33 acres of land providing mountain views, miles of natural hiking trails and a quick walk to the City Park or Reservoir for fishing. Since annexed into the city,

residents enjoy all the comforts of city living such as high-speed Internet, cell phone coverage, natural gas forced-air heat, city water and sewer, dish and cable, weekly trash pickup and even the daily newspaper if you'd like while still providing the serenity most are seeking.

All floor plans maximize use the use of living space to provide a wide-open layout, capture the best views depending on homes location and elevation, incorporate tons of designer upgrades as a standard, and use energy-efficient, low-maintenance construction materials.

With Phase I and Phase II sold out, you'll want to act fast to secure one of the new home sites in Phase III. Lock in today's prices without the worry of increases as the housing market continues to boom — homes start in the low \$200s, with more than seven floor plans from which to select.

Prospectors Run is west of Evergreen and east of Idaho Springs off the Central City Parkway. To visit, take I-70 to Exit 243 Central City Parkway and follow the "New Townhome" signs. Or, once in town, veer left driving under the pedestrian walkway. At Lawrence Street, take a left heading west 1 mile past the historic Opera/Teller House.

Stop by the Open House today and tomorrow from 11 a.m. to 5 p.m., with free food or for more information, visit online at ProspectorsRun.com, email RLee@prospectorsrun.com or call Rita at 303-378-6345.

PIONEER HILLS

Cherry Creek schools, views and swimming

New-home sales are underway at Pioneer Hills at Cherry Creek, Ryland Homes' newest community, featuring mountain views, a community swimming pool and highly regarded schools from the Cherry Creek district.

This intimate enclave of 47 home sites is a premier infill development within walking distance of Cherry Creek State Park, plus a variety of shopping, entertainment and dining attractions.

"Pioneer Hills at Cherry Creek is ideally located near the Denver Tech Center, with easy access to I-25, I-225, and RTD light rail," said Jason Dodd, sales counselor for Ryland Homes.

"We have oversized and walkout basement home sites in addition to quiet cul-de-sac locations. Homeowners will enjoy comfortable commutes to DIA, the DTC and the Anschutz Medical Campus. Our new plans include two-story designs in addition to easy-living ranch-style homes, all with very open floor plans. Pioneer Hills truly has all the key ingredients for a very fulfilling lifestyle. Our response has been fantastic, with five homes already under contract."

Homebuyers can select from six designs base-priced from the mid-\$300s, including floor plans ranging from 1,711 to 2,368 finished square feet, with up to three bedrooms and three baths. Basement finishing is also available as an option. The first new



The Vista floor plan is one of several choices to be built on 47 home sites at Pioneer Hills at Cherry Creek.

homes are scheduled for completion in December/January, but now's the time to visit in order to secure a premier location.

New homes underway include select plans with a study at the foyer and a large kitchen with island and walk-in pantry. Others offer a home management center off the kitchen ideal for organizing your busy lifestyle. You'll find a ranch plan with a finished walkout basement, enlarged covered deck and dual master bedrooms, and a two-story home with a convenient upper-level laundry and double ovens in the kitchen.

Pioneer Hills at Cherry Creek is near Indian Ridge Elementary, Laredo Middle and Smoky Hill High schools. Homeowners can take relaxing strolls to Cherry Creek State Park and Reservoir to enjoy miles of trails, abundant wildlife, boating and fishing. It's like

having a wilderness retreat near all the conveniences of the city.

Ryland Homes is known for building highly livable, Energy Star 3.0 and HERS-rated residences that provide monthly savings and superior comfort year-round. The new homes at Pioneer Hills at Cherry Creek also offer lots of value with a wealth of quality features included within the base price.

To visit, take Arapahoe Road off I-25 and travel east to South Parker Road (Colo. 83), turn left (north) to South Chambers Road and turn right. Go left onto East Crestline Road to the sales office on your left. Sales office hours are Tuesday through Saturday, 10 a.m. to 6 p.m.; Sunday, noon to 6 p.m.; Monday, 1 to 6 p.m.

For more information, phone 303-590-9859 and visit the web at Ryland.com.

RANGE VIEW ESTATES

Main-floor master hits sweet chord

"There's no mystery as to why this home is such a home run."

That's the description of Judi Phillips, Range View Estates' exclusive listing agent, describing a main-floor design which can be built in the new-home Range View Estates enclave, west of Havana Street and Exposition Avenue.

Three home sites remain in the community, priced from the upper \$300s to the upper \$400s.

"Enjoy the convenience and elegance of a ranch with the space and value of a two-story design," Phillips said. "It's the answer many of my buyers have been searching for. In fact one is under way on home site No. 9 and I anticipate it will be no less than a truly lovely, flexible home."

The new Castle Peak design — with four bedrooms or three-plus-study, three baths, 2,598 square feet, two-story great room, three-car tandem front-loading garage as well as an unfinished garden-level basement — is being offered in the community and priced from \$459,900.

"Plus, this particular home can be built on any of our remaining home sites," Phillips added.

Range View owners enjoy kitchens with granite countertops and stainless steel appliances; all homes have air conditioning and full, garden-level unfinished basements. Optional three- and four-car tandem garages per plan are available. The home site sizes

— around 8,000 square feet — are double a typical site.

The amenities, along with a generous list of standard features, are highlights of the convenient new-home enclave that's five minutes to Lowry, 10 minutes from Cherry Creek North and 15 minutes to the Anschutz Medical Campus.

Range View Estates' other energy-efficient home designs include:

- **The Humboldt Peak**, two-story, three-bedroom-plus-loft, 2½-bath home with 2,229 square feet, priced at \$399,900;
- **The Columbia Peak**, two-story, three-bedroom-plus-loft, 2½ baths, 2,435 square feet, priced at \$419,900;
- **The Pikes Peak**, two-story, four-bedroom, 2½-bath with main-floor study, 2,658 square feet, priced at \$439,900;
- **The Oxford Peak**, two-story, four-bedroom, 2½-bath with two-story great room, 2,759 square feet, priced at \$469,900; and
- **The Elbert Peak**, two-story, four-bedroom, 2½-bath with master retreat, great room, 3,142 square feet, priced at \$499,900.

More information is available by calling 303-366-3705 or online at RangeViewEstates.com. The model and sales center is at 808 S. Geneva St., open Saturday through Wednesday, 11 a.m. to 4 p.m. or by appointment.

24 JEFF PARK

Townhome development from Sagebrush showcases 28 residences

Sagebrush Cos. is underway on a new townhome development in Denver's revitalized Jefferson Park neighborhood. At 24th Avenue and Bryant Street, 24 Jeff Park offers 28 elegant townhomes base-priced from \$399,000 to \$609,000 offering views of the downtown Denver skyline.

Scheduled for completion in late 2014, homeowners at 24 Jeff Park will enjoy direct access to downtown Denver via the 23rd Avenue bridge, which leads to Denver's Riverfront neighborhood, plus spacious rooftop decks and fine interior finishes. The development includes two- and three-bedroom townhomes ranging from 1,328 to 2,028 finished square feet, with up to 3½ baths.

"One of many key attributes of 24 Jeff Park is the outstanding location close to downtown Denver and quick access to I-25 and I-70," said Donald W. Caster, principal and vice president of Asset Management/Development for Sagebrush Cos. "The Jefferson Park neighborhood also provides easy access to LoHi, Highlands and the Sloan Lake neighborhoods. The transformation of



Artist's rendering of 24 Jeff Park, which, when completed, will offer 28 townhomes base-priced from \$399,000 to \$609,000.

Jefferson Park is very impressive, with a variety of new boutiques and restaurants, and it's an area that has excellent potential for property appreciation, making it an ideal consideration for investors."

Owners at 24 Jeff Park will enjoy a maintenance-free lifestyle and proximity to Sports Authority Field at Mile High and other professional sports venues, plus museums, cultural and entertainment attractions and some of the best shopping in the city. Jefferson Park is attracting

young professionals, active retirees and others seeking an urban lifestyle within walking distance of numerous conveniences in and around the Central Platte Valley.

24 Jeff Park is listed exclusively by Jan Nelsen and Deviree Vallejo of Kentwood City Properties. For more information, contact Nelsen at 303-667-4182, email nelsen@kentwoodcity.com; and Vallejo at 303-931-0097, email deviree@kentwoodcity.com. Additional information is available online at 24JeffPark.com.

Sagebrush Cos. is the

Denver-based parent of a diversified group of real estate investment, development and management companies. The company is focused on identifying or developing, and managing domestic and international real estate properties designed to create both cash flow and equity appreciation for investors, including infill multifamily developments in Denver. Sagebrush Cos. offers a variety of real estate investment options for individual and institutional investors. The company has owned and

managed several thousand multifamily units and has ownership of 2,600 units in several states.

In addition to Caster, Sagebrush Cos. is spearheaded by primary principal and founder Robert P. "Jake" Jacobsen; and Todd Heinzeroth, principal, CFO and controller.

For more information, phone 303-866-0011 or contact Sagebrush Cos. via email at investorrelations@sagebrush.com. Additional information is available online at SagebrushCompanies.com.