

# **Neighborhoods**

## **Places to live, people to see in Colorado Neighborhoods**

**Story: Jon Goldberg**

# **HERITAGE HILLS**

### **THE ESSENTIALS:**

#### **WHERE IT IS – RIGHT BY PARK MEADOWS.**

Heritage Hills is in Lone Tree (Douglas County), approximately 1 mile west of I-25, just north of Lincoln Avenue, east of Yosemite Street and south of C-470/Park Meadows. The location offers quick access to office parks, a new Light Rail station, trails/paths, shopping, dozens of restaurants and family entertainment.

#### **WHAT MAKES IT SPECIAL – COLORADO LUXURY LIVING FOR FAMILIES.**

Heritage Hills offers custom homes in a private, gated setting; natural surroundings; a family-centered environment; a cohesive sense of community; and a convenient southeast metro location.

#### **THE HOMES – CUSTOM AND LARGE.**

The typical residence is a spacious, new, custom-built two-story home with four bedrooms, four bathrooms, and more than 4,000 square feet of living space on a quarter acre lot. A select group of custom builders painstakingly create these homes with the finest materials and luxury details, including gourmet kitchens, five-piece marble baths and outdoor living spaces.

#### **WHY IT'S HOT...CUSTOM HOME ELEGANCE WITH A NEIGHBORHOOD FEEL.**

Most Heritage Hills residents can afford to live in any high-end neighborhood around the metro area, so why do they choose to live here? What really distinguishes Heritage Hills is that it is a genuinely friendly, family-oriented

neighborhood with a strong sense of community. People choose to live in Heritage Hills because of the homes and yards, yes, and the location, of course, but mostly because they want their families to be part of the neighborhood's special tight-knit community.

#### **THE HERITAGE HILLS COMMUNITY...SOCIAL AND BUSY.**

If you want to get involved in this close, active community, there are endless upcoming events on the calendar. Many happenings are focused on the kids, such as an Easter egg hunt, pool party and Halloween parade. There are plenty of adult gatherings too, such as the monthly Women Who Wine, Men's Poker Night, the Women's Cultural Group, the Bridge Bunch, Ladies Lunches, golf tournaments and charity runs. And of course, many residents simply spend time informally with their family and friends – who also live in Heritage Hills.

#### **WHO LIVES HERE...DID YOU SAY BRONCOS?**

Heritage Hills is an affluent, young community. The typical household is a married couple in their 30s or 40s with school-age children. Parents are generally professionals who work as executive in the nearby DTC corridor, although several pro athletes – yes, Broncos – also live here.

#### **THE HERITAGE HILLS LIFESTYLE...“NEVER NORTH OF COUNTY LINE”**

If you live and work down here, you may never make it north of Park Meadows. Your office is located at Meridian or DTC and a mecca of convenience and entertainment is at our doorstep. Dozens of great restaurants – including Costa Vida, P.F. Chang's and the Brewery Bar – are nearby and just down the road is the massive, world-class shopping destination of Park Meadows.

For exercise and recreation, you'll find two large community pools and private recreation centers in Heritage Hills itself, access to miles of bike paths and hiking trails, and several golf courses nearby. For health care, the state-of-the-art Sky Ridge Medical Center is just on the other side of Lincoln.

**AMBIENCE...UPSCALE AND PRIVATE, YET WELCOMING.** Prestigious but not stuffy, Heritage Hills offers the safety and luxury of a gated community coupled with a warm, open atmosphere. The winding, hilly streets featuring mountain views are bustling with neighbors, children and pets – walking, biking, playing and saying hello.

**GETTING AROUND...HIGHWAYS AND LIGHT RAIL.** If you really need to go downtown – say for a Broncos game or the opera – you’re only 30 minutes away by car or Light Rail. Located close to two major freeways, I-25 and C-470, travel to anywhere is a snap. You are always about five minutes from Park Meadows Mall and – traffic willing – about 10 minutes from DTC and Centennial Airport, 30 minutes from downtown, 40 minutes from DIA and two hours from Vail.

**WHAT YOU’LL PAY...ABOUT A MIL.** New homes in the Summit area of Heritage Hills are priced in the \$1 to \$1.5 million ranges. Resales, especially in the older part of the subdivision, are slightly cheaper but still pricey, averaging closer to \$850,000.

**SCHOOLS...A BRAND NEW SCHOOL ON THE WAY.** Located in Douglas County School District, residents are buzzing about the construction of a new elementary school in their very own neighborhood. Elementary 49, which broke ground last year and is scheduled to open by the 2007 school year, is certain to be a strong resource for the community and will only add to the allure of Heritage Hills.

*Special thanks to Terry Bartos of Heritage Marketing and Kim Freeman, a resident, for their generous assistance with this story.*

**IT’S ALL IN THE DETAILS.**

When buying or selling a home, you need the help of an experienced professional who understands the details fundamental to achieving outstanding results.

-Jon Goldberg, a former attorney, puts his 20 years of experience in real estate and law to work for you.

-A contributing writer to *Colorado Expression* magazine, Jon knows Colorado. You can read his “Neighborhoods” article feature in this issue.

Call Jon today to discuss the details of your real estate needs.

**JON GOLDBERG, JD/MBA**  
303-919-8950

jon.goldberg@sothebysrealty.com  
www.fullersothebysrealty.com  
www.denverrealestatepartner.com

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