

Modern • High Quality • Contemporary



- Ralston Terrace at Arvada Overlook
- Pinehurst Terrace at Academy Park

LIGHT
RAIL

LIGHT
RAIL



Welcome Home

Terrace TownHomes provide the best combination of affordability, efficiency, quality and elegance. Terrace TownHomes are the latest innovation in modern living using eco-friendly construction. Terrace TownHomes include the best features of a single family home combined with the carefree, maintained luxury of a modern townhome. Built using high quality techniques typically used in single family homes, but rarely seen in maintenance-free townhomes.

As featured on HGTV House Hunters, Terrace TownHomes are designed and built with a "Let The Outside in," philosophy. This approach integrates the high-quality, detailed construction with a design that

makes the most of our many prime locations. Beautiful modern spaces capturing the sweeping vistas of Colorado accessed by indoor/outdoor great rooms and all surrounded by maintained grounds - these are the hallmarks of a Terrace TownHome.

Terrace TownHomes are built using the GreenSide Construction concept which combines the latest developments in energy conservation and sustainability. GreenSide Construction insures peace of mind, energy efficiency and long-term construction quality. Terrace TownHomes, using GreenSide Construction, can provide these features in a low maintenance, energy efficient environment.

Terrace TownHomes include:

- Designer Baseboards
- Tile in all Shower Surrounds
- Double Thermopane Low E Windows
- Exposed I-Beam Construction
- Frost Free Exterior Hose Bib
- GreenSide HVAC, Hot Water Heater & Windows
- GreenSide Roofs & Walls
- GreenSide Sustainable HOA
- High Quality Cabinetry
- Tech Area/Library per Plan
- Insulated Garage Doors
- Quality Plumbing Fixtures per Plan
- Quality Granite Slab in Kitchens per Plan
- Roll Up Insulated Glass Door in Great Room
- SqueakGuard Flooring Throughout
- GreenSide LED Bulbs Throughout
- 8' Insulated Entry Doors
- Community Gardens, Horseshoe Pit, Cornhole Court, Outdoor Grill, Dog Run, Park Shelter per Location

All this and more is waiting for you in a Terrace Townhome. Compare Terrace TownHomes with other new construction and then come home to maintenance-free, energy efficient modern living in a prime Colorado location.

Come Home to Quality - Come Home to Efficiency - Come Home to Terrace TownHomes.
Many prime locations are waiting for you to begin your next chapter in a Terrace TownHome.

www.MyTerraceTownHomes.com



Terrace TownHomes Owners Association includes:

- **Property Insurance on Building Exterior:**
Buyer buys only an HO-6 Townhome Owners Insurance Policy for their personal property, premises liability, and improvements made by the buyer.
- **Community Garden, Horseshoe Pit and Cornhole Court at Ralston Terrace plus Dog Run at Pinehurst Terrace:**
Garden plots on first come, first serve basis. Water paid by HOA.
- **Water for Common Areas:**
Buyer does not pay for irrigation of common areas. Buyer does pay for their domestic water.
- **Sewer for Common Area:**
Buyer does pay for domestic sewer.
- **Trash Removal:**
Trash services are included within the HOA Assessment.
- **Exterior Maintenance:**
Includes roof replacement and paint by the HOA.
- **Snow Removal:**
Snow removal is provided by the HOA assessment in a contract with a vendor for sidewalks, roads, and driveways.

All Terrace Townhome HOA Fees are subject to change. All statements are subject to the recorded HOA documents. Ver:11.1.2021
 Terms and conditions of the Owners Association Documents vary by Terrace Townhome Project.

www.MyTerraceTownHomes.com



Get to

Know Us



About loanDepot

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loanDepot is a non-bank lender offering home loans nationally. Headquartered in Southern California, the company operates Direct, Retail and Wholesale business channels. Licensed in all 50 states, loanDepot generates loan production from 12 operational centers, employs 6,500+ mortgage professionals including more than 2,000 loan consultants working from 200+ lending stores across the country. loanDepot is an approved seller and servicer for Fannie Mae, Freddie Mac and Ginnie Mae.



\$211B+ Funded
in Loans Since 2010



2nd Largest
Non-bank Lender in the U.S.



Ability to Lend in
All 50 States

Product Offerings

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- Fixed Rate Mortgage
- Non-Conforming
- Government Loans (FHA, VA, USDA)
- Second Mortgage
- Adjustable Rate Mortgage
- Jumbo
- Renovation
- Reverse Mortgage
- Conventional
- Condos/Co-Ops
- Foreign Nationals

**loanDepot is
the Preferred Lender for
Terrace TownHomes**



Contact me to learn about how to protect yourself from rising interest rates! I'd be glad to provide more information on the many loan programs and benefits we offer.



Tom Ninness
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Branch Manager/Builder Specialist

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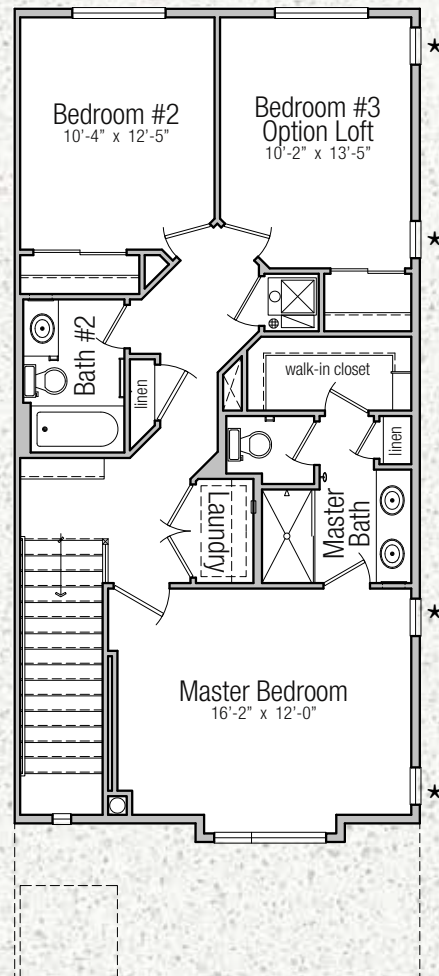


Pictures show options and upgrades, furnishings not included.

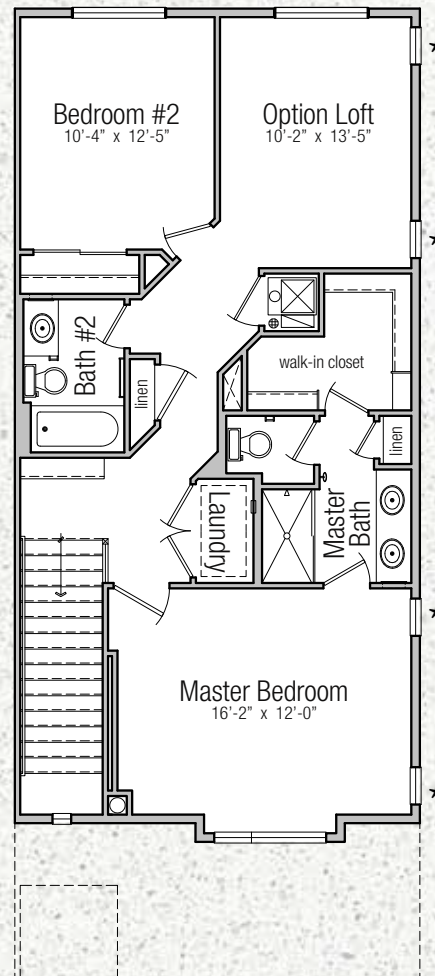


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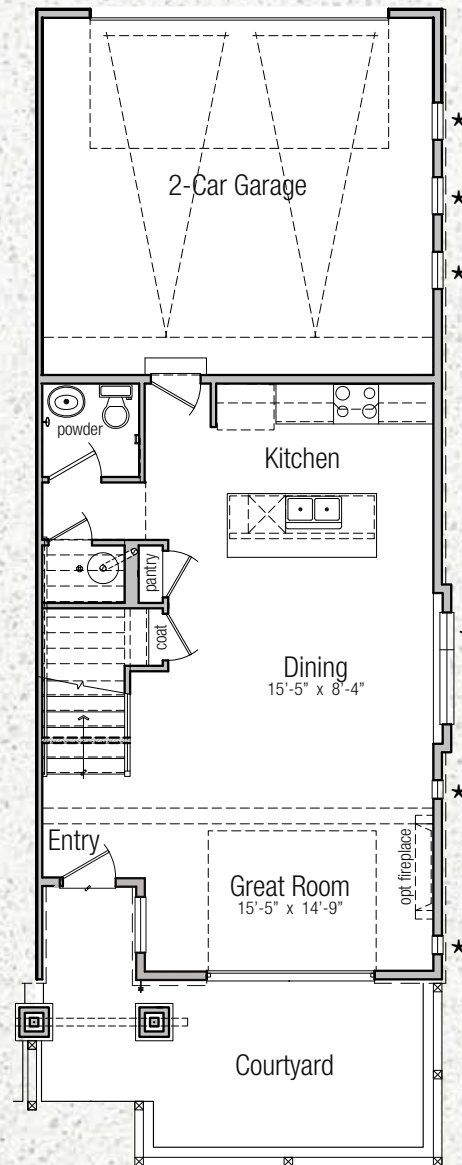
Two Story
1560 sq ft



*Window on end units only



*Window on end units only



*Window on end units only

Second Floor Plan

Interior Unit 3 Bed 2.5 Bath

Pantry • Fireplace Option
1st Floor Powder Room
Courtyard • 2 Car Garage



GreenSide

Prices, floor plans, elevations, standard features and related information are subject to change without prior notice. Drawings shown herein are not to scale. Square footages and dimensions; taken from architectural plans, are approximate, and individual units may vary. No reproductions or other uses of these plans may be made without express written consent of the seller.

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Second floor plan with optional loft

Interior Unit 2 Bed 2.5 Bath + loft

Pantry • Fireplace Option • Loft Option
1st Floor Powder Room
Courtyard • 2 Car Garage

First Floor Plan

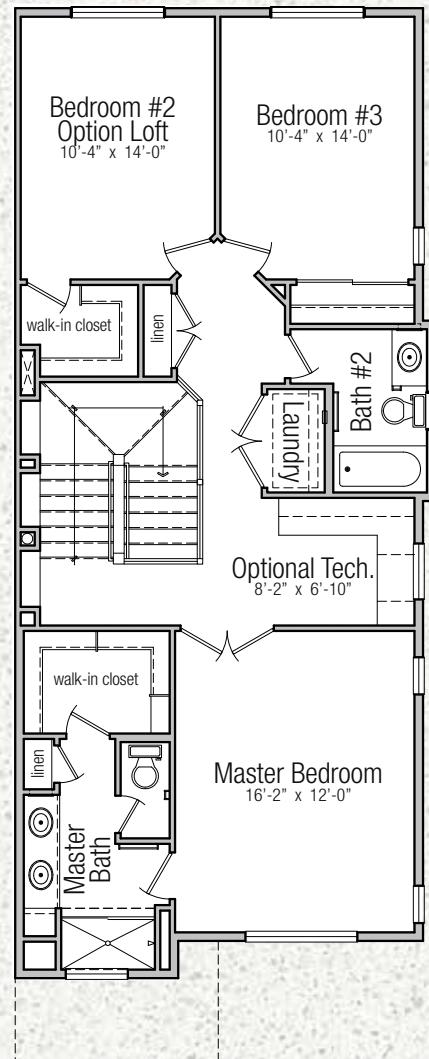
Finished:
Main Level 676 sq ft
Upper Level 884 sq ft
Total 1560 sq ft

Drywalled &
Insulated Garage 425 sq ft



Pictures show options and upgrades, furnishings not included.

Two Story
1774 sq ft



Second Floor Plan

End Unit 3 Bed 2.5 Bath

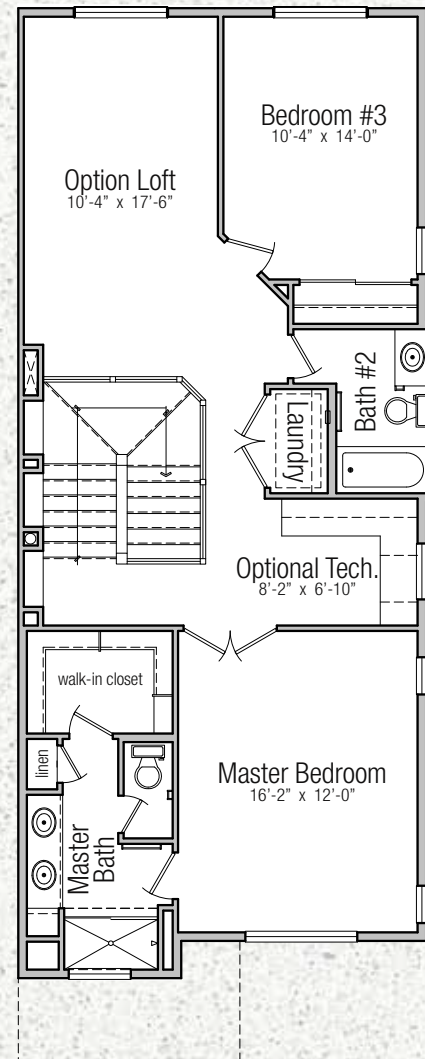
Pantry • Fireplace Option
1st Floor Powder Room
Tech Library • Courtyard
2 Car Garage



GreenSide

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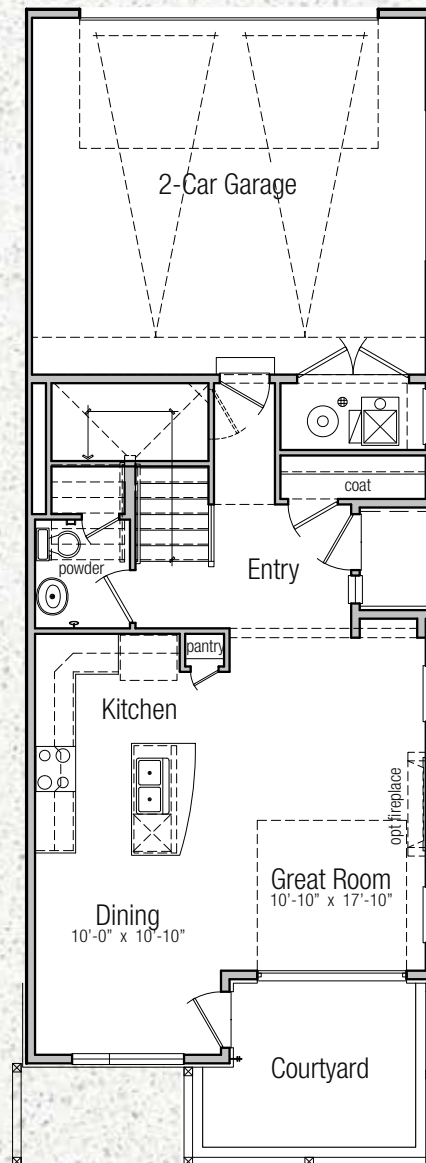
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Second floor plan
with optional loft

End Unit 2 Bed 2.5 Bath + loft

Pantry • Fireplace Option
1st Floor Powder Room • Loft
Tech Library • Courtyard
2 Car Garage



First Floor Plan

Finished:
Main Level 751 sq ft
Upper Level 1023 sq ft
Total 1774 sq ft

Drywalled &
Insulated Garage 438 sq ft

GREENSIDE HOMES™

This certifies that TERRACE TOWNHOMES are
Built GREENSIDE

In recognition of GreenSide Construction Methods

92% GreenSide Efficient Furnace

GreenSide Low E Argon Double Thermopane Windows

GreenSide Upgraded Insulation Ratings of
R-49 Above and R-21 Walls

GreenSide LED Bulbs Throughout

GreenSide Quality 2x6 Construction

GreenSide Programmable Thermostat

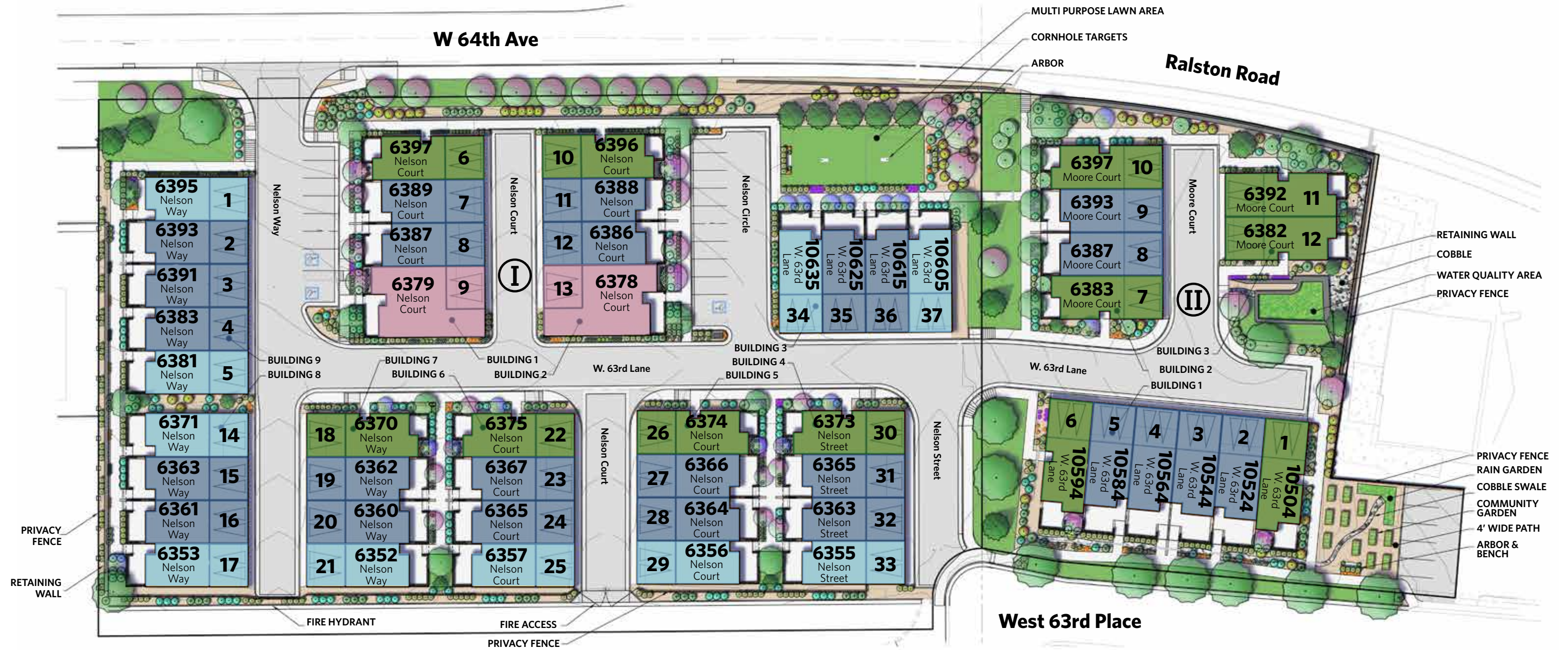
GreenSide Power Direct Vent Gas Water Heater

GreenSide 7' Insulated Garage Doors



GreenSide

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FLOOR PLANS

	BRISTOL 2 STORY PLAN
	BRISTOL II 2 STORY PLAN
	COVENTRY 2 STORY PLAN
	ANDOVER RANCH PLAN



Life at Ralston Terrace at Arvada Overlook

Arvada is a walkable area with lots of character—one of those hometowns where families stay for generations. Locally-owned shops, restaurants, and businesses are part of the welcoming landscape of this safe, active community. Recreation is also woven into the area, with so many ways to feed your appetite for the great outdoors. The Apex Recreation Center, Apex Tennis Center, Stenger Soccer Complex, Apex Field House, and both the Indian Tree and West Woods Golf Courses deliver non-stop opportunities for fun and fitness—and it's all free to Arvada residents. Culture and high-quality education expand the appeal of living in this Denver suburb. Ralston Terrace at Arvada Overlook brings the convenience of townhome living in a great location. Just 11 blocks from the light rail, you can make your way into Denver with ease on the G line. Then come home again to a unique neighborhood that cultivates an atmosphere of friendships, sustainability, and passion for the quality of life that Coloradans embrace. Terrace TownHomes is planning a total of 49 patio townhomes at Ralston Terrace at Arvada Overlook. When you consider the design elements, included features, amenities, and location, you'll be amazed at the home and life you can have here.



Life at Pinehurst Terrace at Academy Park

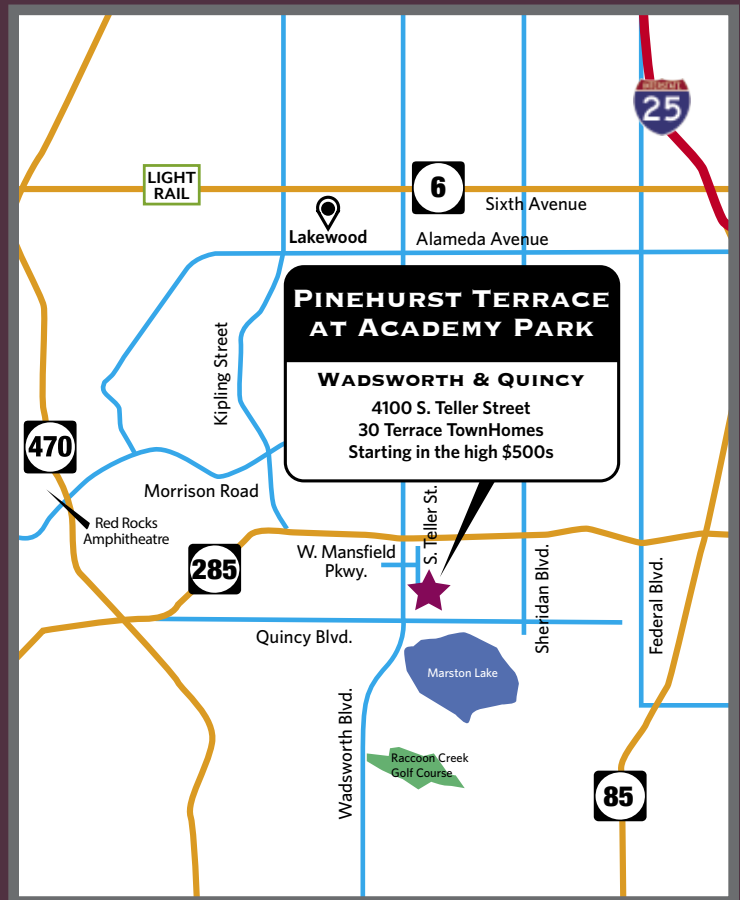
Our new townhome community in Lakewood is proof that you CAN have it all—location, design, sustainability, and amenities—and priced for obtainable luxury! With new construction constrained by Lakewood's recent initiative 200 growth cap, Pinehurst Terrace at Academy Park represents a rare opportunity to reap the rewards of modern building. Terrace TownHomes is building 31 townhomes in the desirable area of Academy Park. With close proximity to outstanding schools, Olde Town Littleton, Red Rocks Amphitheatre, Pinehurst Country Club, and Southwest Plaza, your home here is also in the Foothills Recreation District. Year-round activity—spanning an endless array of sports and entertainment—is easily within reach. Experience the many advantages of living in Lakewood, made even greater by the smart, sustainable, and community-centered lifestyle at Pinehurst Terrace at Academy Park.



FLOOR PLANS

	BRISTOL 2 STORY PLAN
	BRISTOL II 2 STORY PLAN
	COVENTRY 2 STORY PLAN





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