

Modern • High Quality • Contemporary



- Riverside Terrace at Clear Creek Trail ~ Wheat Ridge
- Bear Creek Terrace at Lakewood Overlook
- Clear Creek Terrace at Prospect Lake ~ Wheat Ridge
- Sunset Terrace at Quincy Overlook ~ Centennial

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 Walking Path, 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 Riverside Terrace and Clear Creek 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.6.24.2019
Terms and conditions of the Owners Association Documents vary by Terrace Townhome Project.

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THE RIGHT LOAN FOR YOU

At New American Funding, our mission is to provide homeowners and future homeowners a variety of home financing options at competitive rates.

Tom and Aaron Ninness are the Terrace TownHomes Approved Lender. [Get your pre-approval to buy a Terrace TownHome at www.TomNinness.com](#)

CONVENTIONAL	JUMBO
PURCHASE & RATE/TERM REFINANCING	HIGH LOAN TO VALUE OPTIONS
ADJUSTABLE & FIXED RATE MORTGAGE OPTIONS	COMPETITIVE RATES
OWNER-OCCUPIED, SECOND HOMES & INVESTMENT PROPERTIES	OWNER OR NON-OWNER OCCUPIED
FHA	VA
PURCHASE & RATE/TERM REFINANCING	NO DOWN PAYMENT REQUIRED
OWNER-OCCUPIED PRIMARY RESIDENCE	NO MONTHLY MORTGAGE INSURANCE PREMIUMS
	RIGHT TO PREPAY LOAN WITHOUT PENALTY
REVERSE	DPA
LESS UP-FRONT INVESTMENT THAN AN ALL CASH PURCHASE	NON-REPAYABLE GIFTS AND GRANTS
PRESERVES YOUR RETIREMENT SAVINGS	DEFERRED PAYMENT LOANS - LOAN PAYMENTS MAY BE DELAYED UNTIL A FUTURE SPECIFIED TIME**
PROTECTS HEIRS	
NO MONTHLY PAYMENTS*	NO DOWN FHA AND VA



COMPLIMENTARY UP-FRONT CREDIT APPROVAL



WORK WITH A WINNING TEAM!



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3D Real Tour at www.MyTerraceTownHomes.com



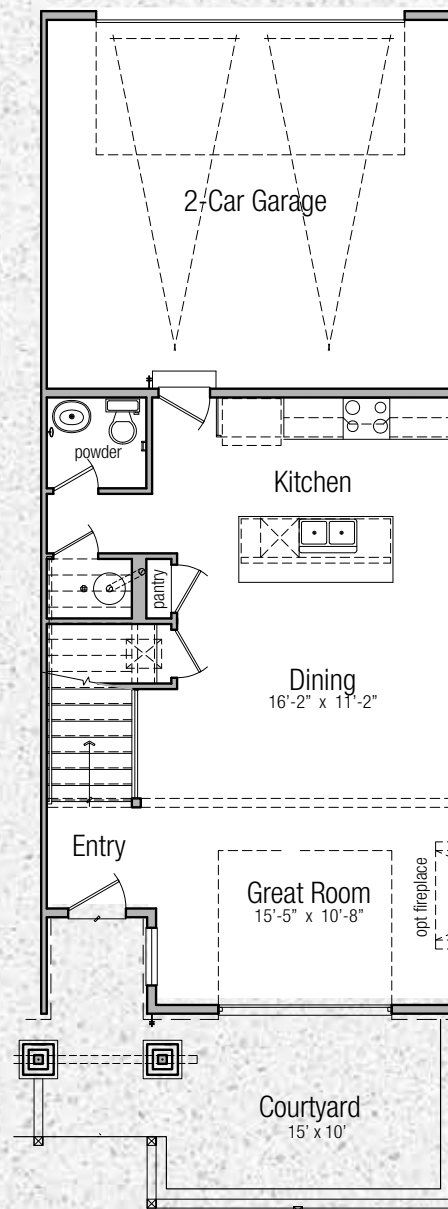
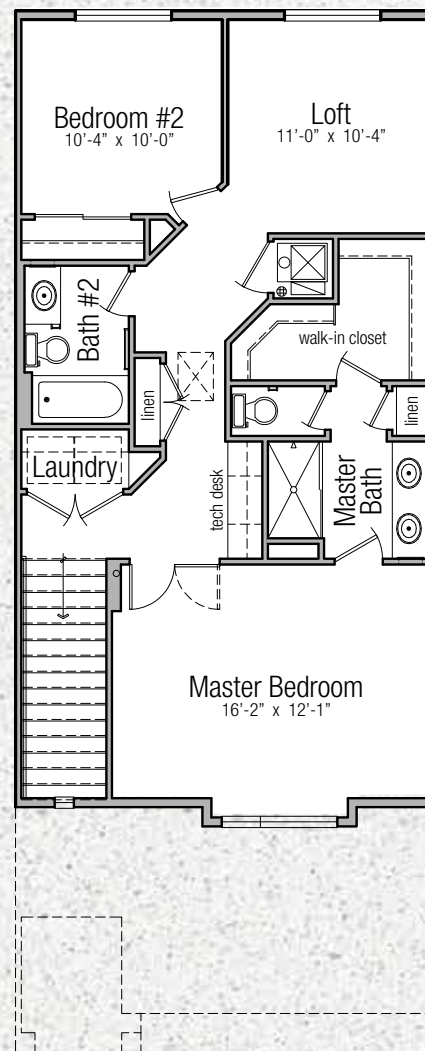
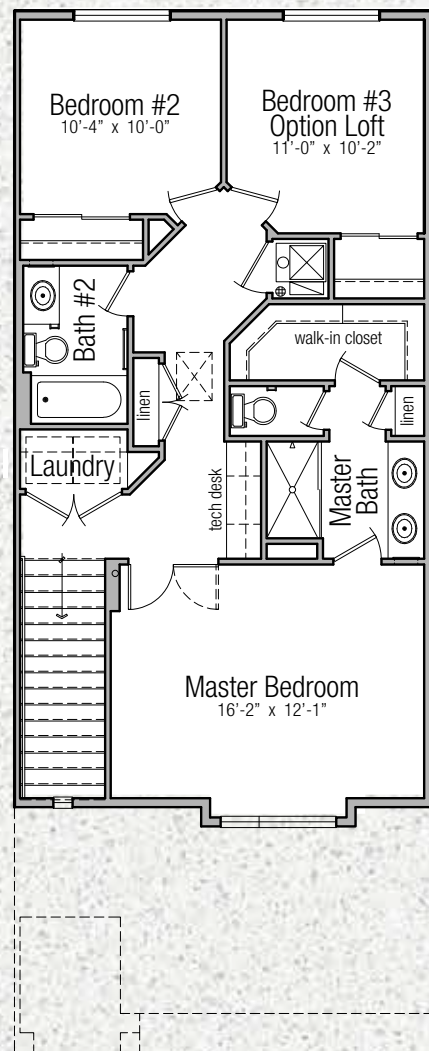
Pictures show options and upgrades, furnishings not included.



NMLS ID#6606. Subject to borrower and property qualifications. Terms and conditions are subject to change without notice. Not all applicants will qualify. *Borrower is still responsible for property taxes, homeowner's insurance, and HOA dues if applicable **Not available on all down payment assistance programs. Geographic restrictions apply.© New American Funding. New American and New American Funding are registered trademarks of Broker Solutions Inc. dba New American Funding. All Rights Reserved. Corporate Office is located at 14511 Myford Road, Suite 100, Tustin CA 92780. Phone (800) 450-2010. 4/2019



Pictures show options and upgrades, furnishings not included.



Second Floor Plan

Interior Unit 3 Bed 2.5 Bath

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



GreenSide

Prices, floorplans, 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.

www.MyTerraceTownHomes.com

Second floor plan with optional loft

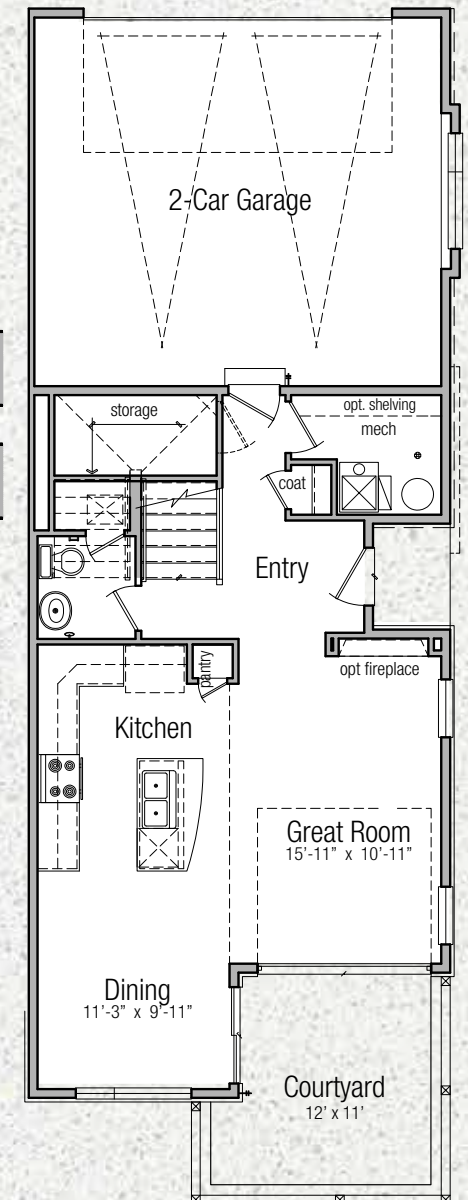
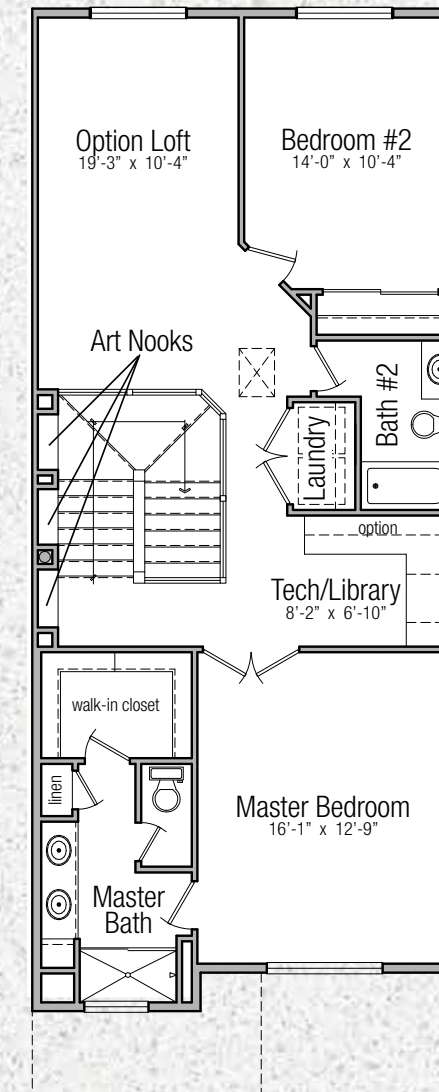
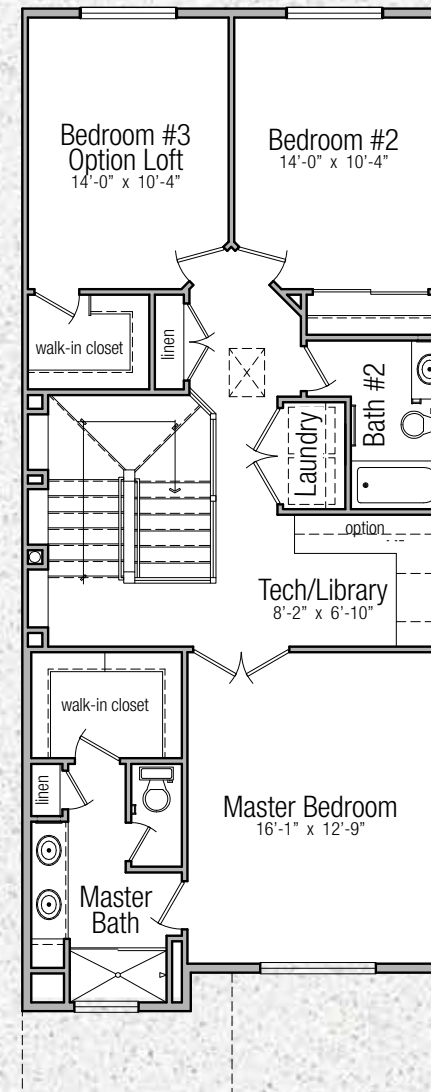
Interior Unit 2 Bed 2.5 Bath

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

First Floor Plan

Finished:
Main Level 676 sq ft
Upper Level 847 sq ft
Total 1523 sq ft

UnFinished:
2-Car Garage 438 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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Second floor plan with optional loft

End Unit 2 Bed 2.5 Bath

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

First Floor Plan

Finished:
Main Level 713 sq ft
Upper Level 1023 sq ft
Total 1736 sq ft

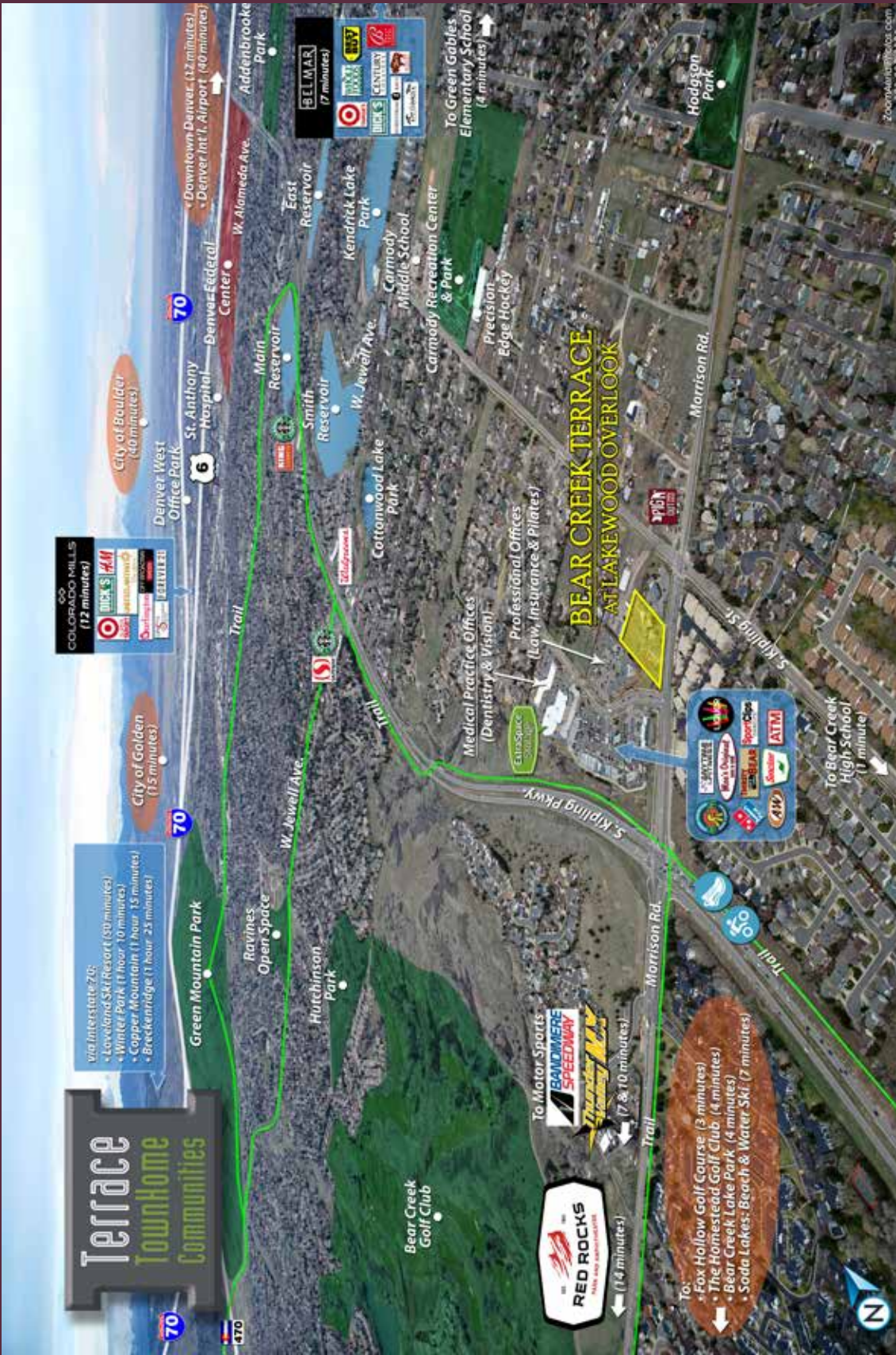
UnFinished:
2-Car Garage 438 sq ft



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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

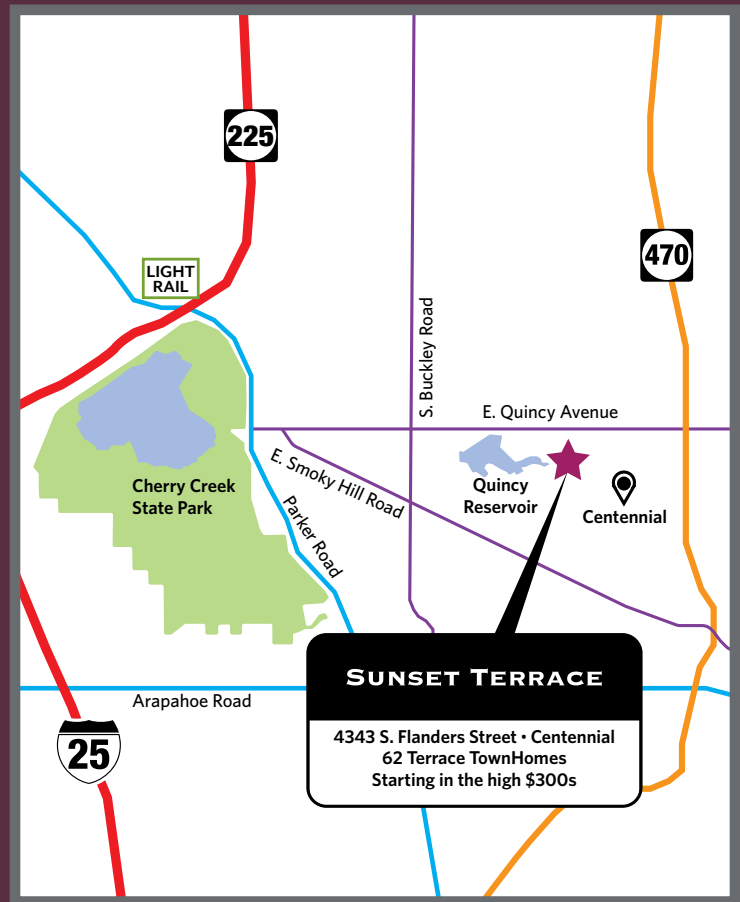
GreenSide Programmable Thermostat

GreenSide Power Direct Vent Gas Water Heater

GreenSide 7' Insulated Garage Doors







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 Representation
 Communication

