

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](http://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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Get to

# Know Us



## About loanDepot

\*\*\*\*\*

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 8,500+ 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

\*\*\*\*\*

- 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 Minness**  
NMLS# 121842  
Branch Manager  
(719) 368-6871 Office  
(303) 877-4111 Cell

1160 Kelly Johnson Blvd., Suite 120  
Colorado Springs, CO 80920  
[trminness@loanDepot.com](mailto:trminness@loanDepot.com)  
[www.loanDepot.com/minness](http://www.loanDepot.com/minness)



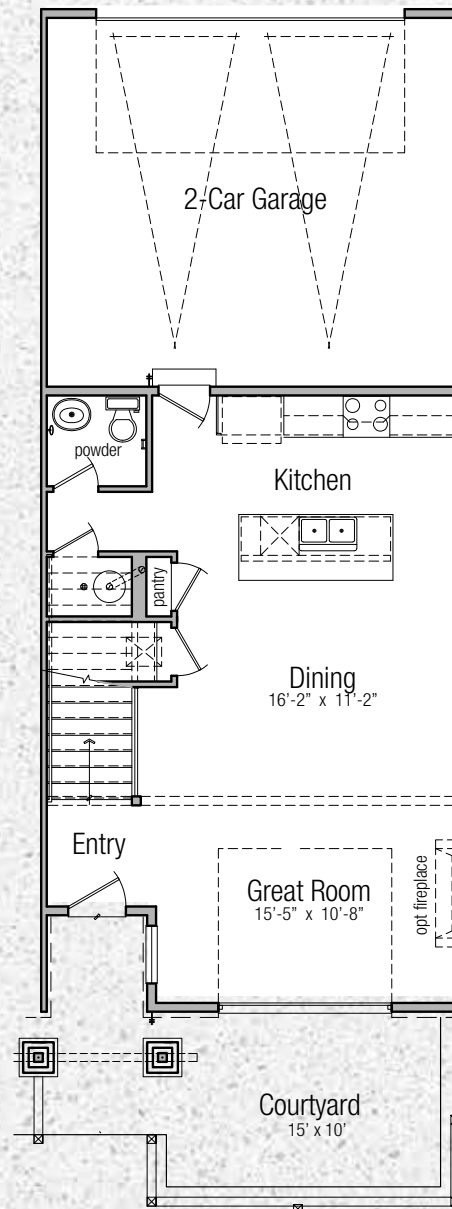
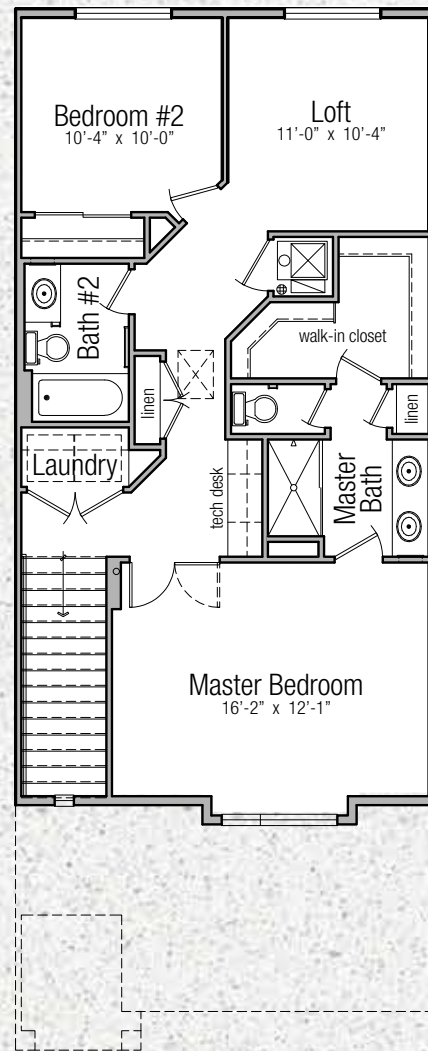
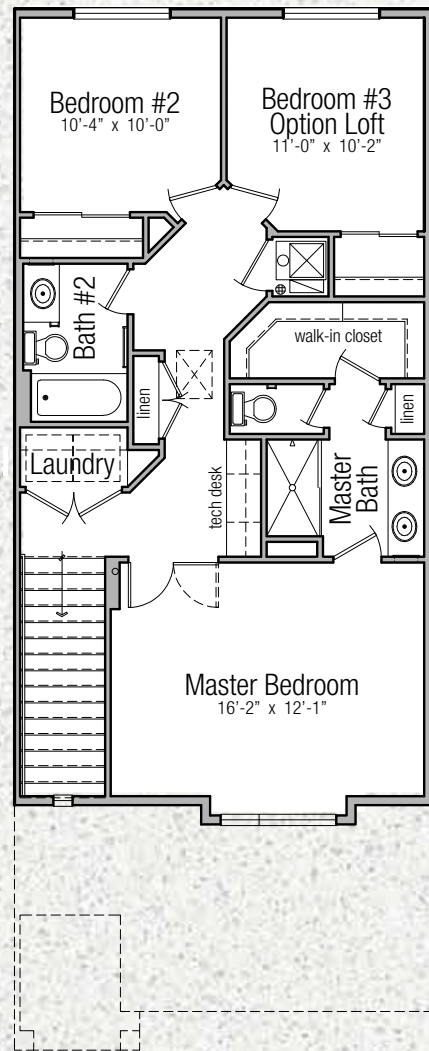
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Pictures show options and upgrades, furnishings not included.



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, 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.

[www.MyTerraceTownHomes.com](http://www.MyTerraceTownHomes.com)

**Second floor plan  
with optional loft**

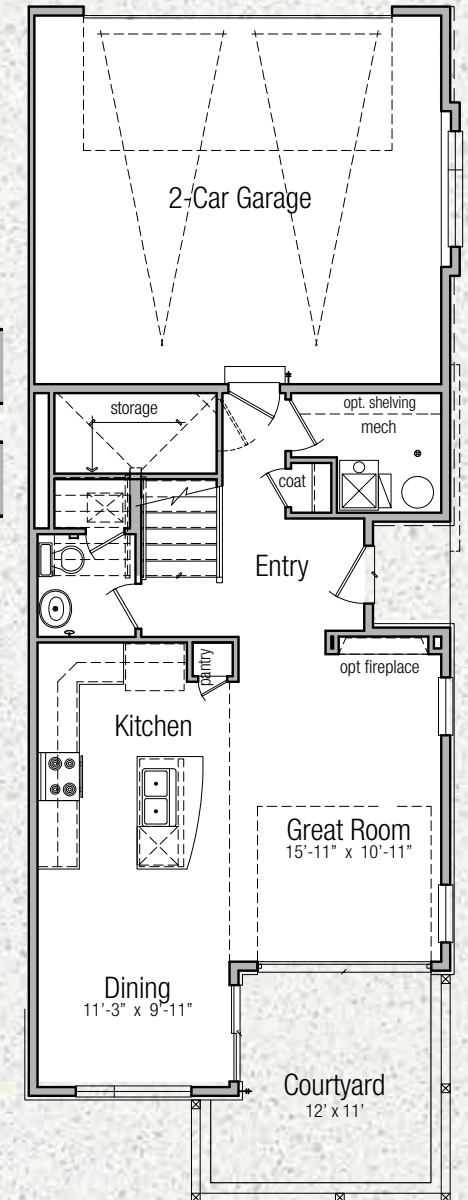
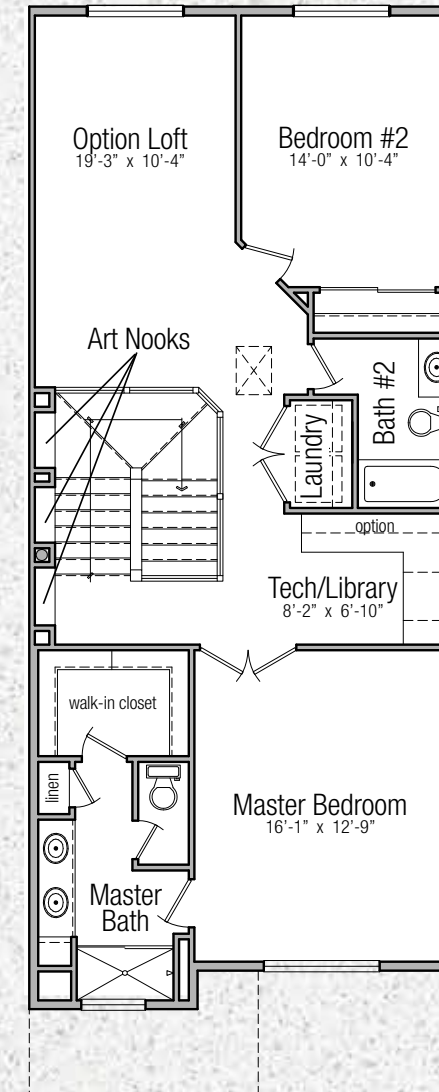
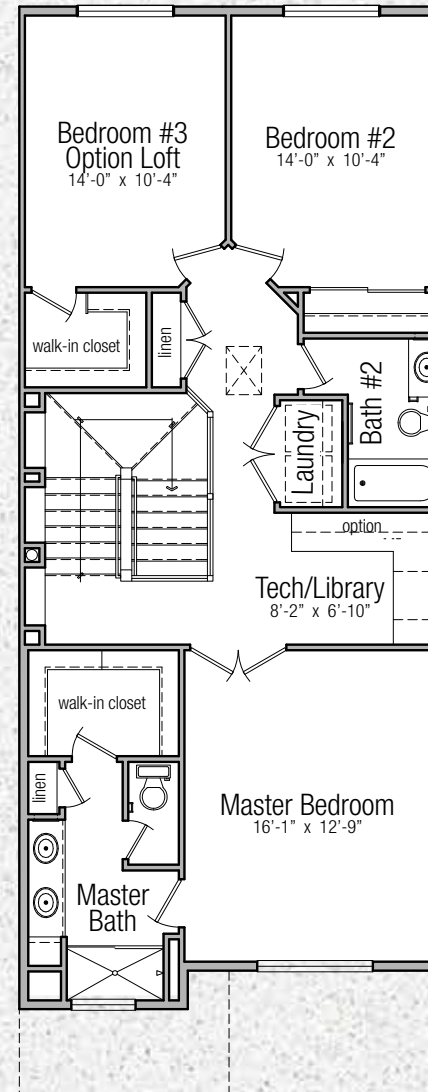
**Interior Unit 2 Bed 2.5 Bath**

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

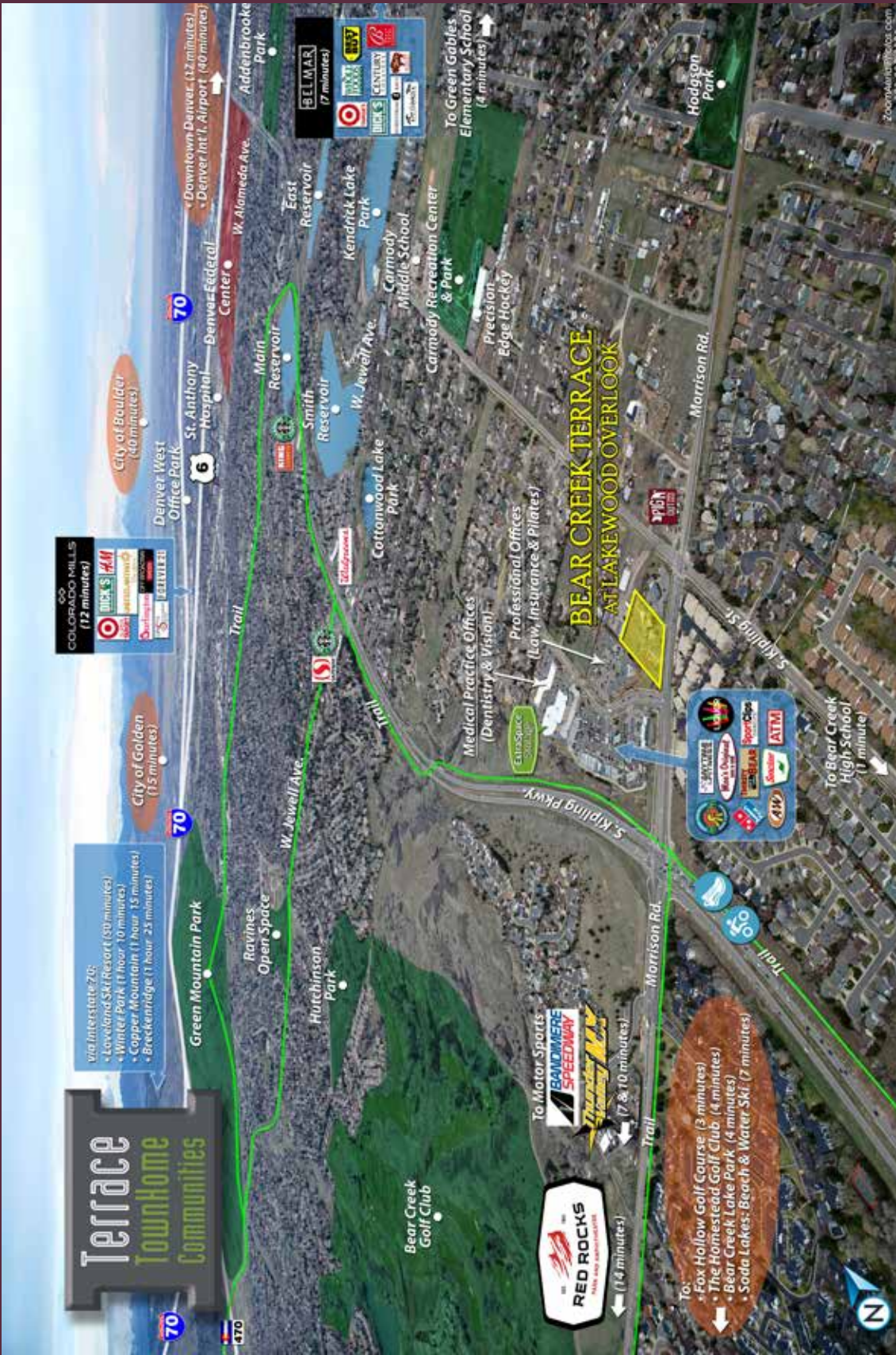
UnFinished:  
2-Car Garage 438 sq ft



Pictures show options and upgrades, furnishings not included.



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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

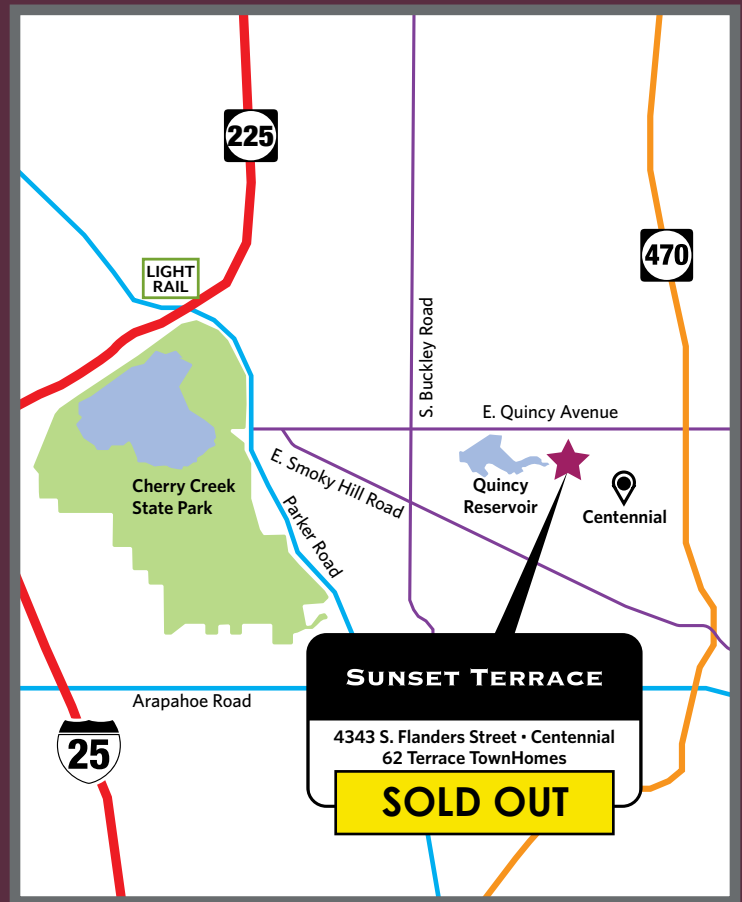
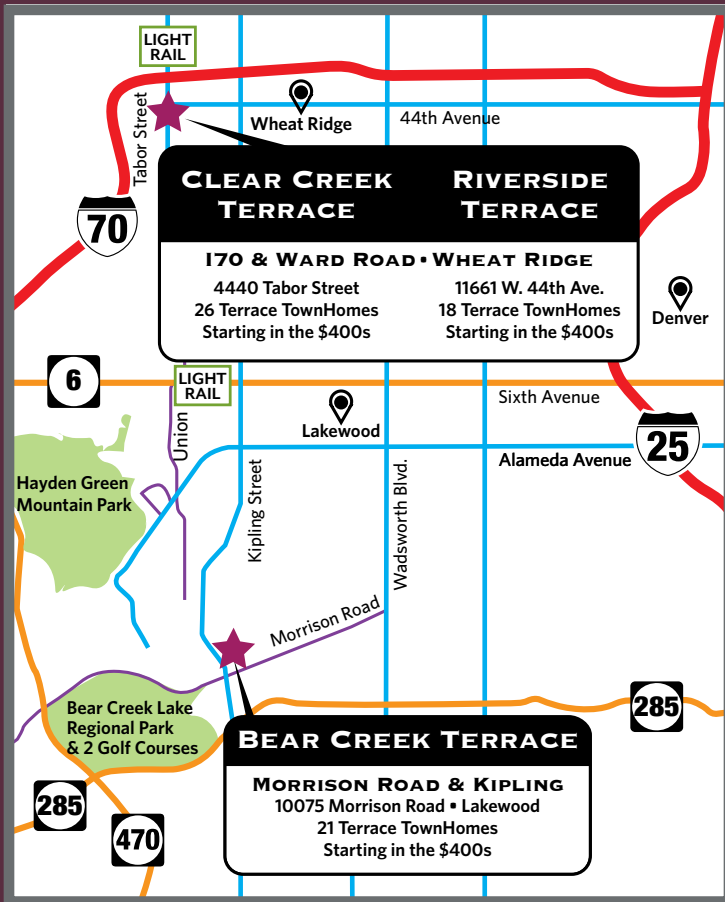
GreenSide Programmable Thermostat

GreenSide Power Direct Vent Gas Water Heater

GreenSide 7' Insulated Garage Doors







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**Hanover Corporation**  
Jefferson Office Park  
1030 Johnson Road, #340  
Golden, Colorado 80401  
Colorado@Realtor.com  
303 • 399 • 9000  
Hotline: 303 • 760 • 9000

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Lance Chayet



Barbara Chayet



Trustworthiness  
Representation  
Communication

