

Modern • High Quality • Contemporary



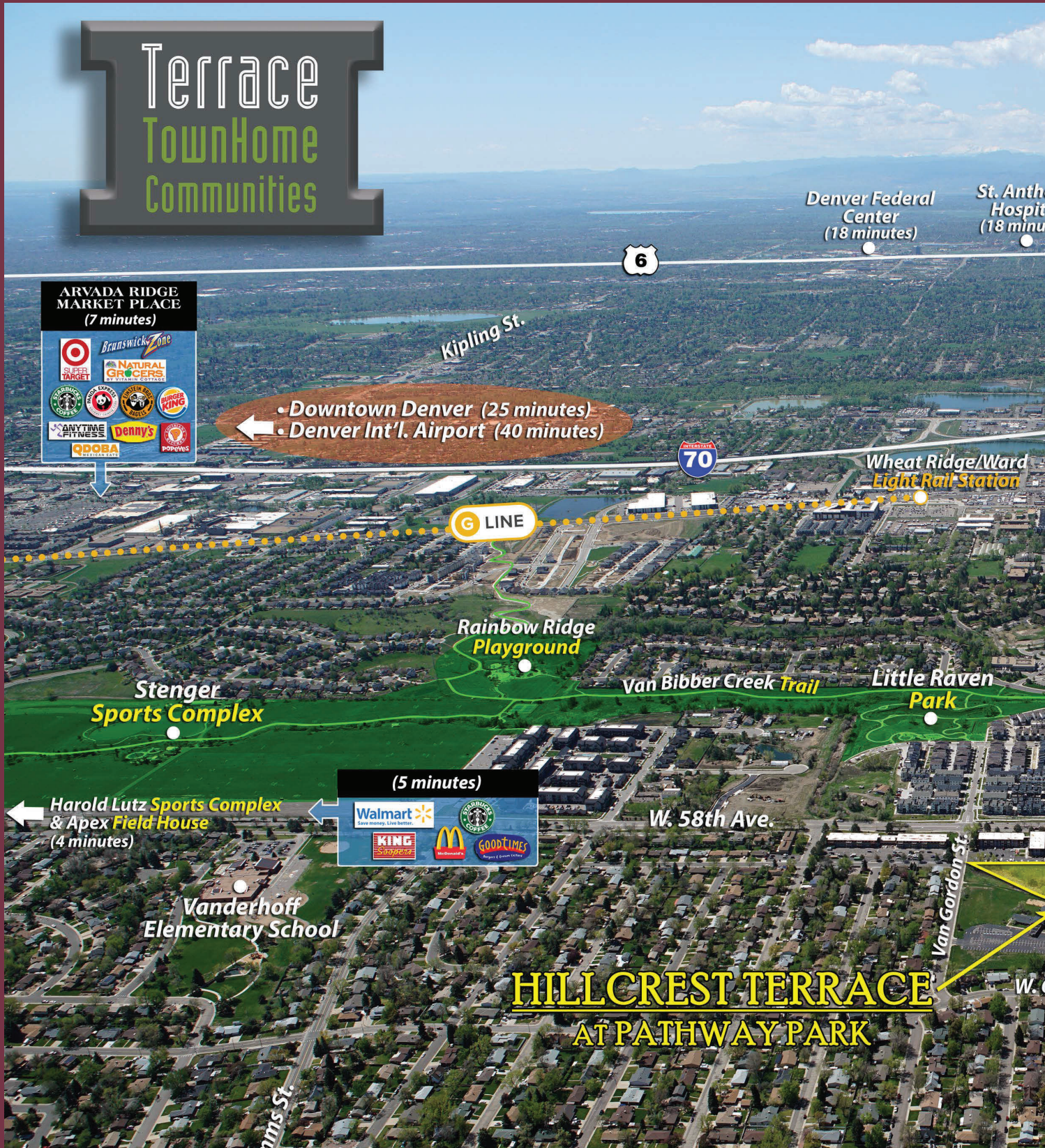
Terrace  
TownHome  
Communities

• Hillcrest Terrace at Pathway Park

LIGHT  
RAIL



# Terrace TownHome Communities









## 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 low maintenance 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
- GreenSide HVAC, Hot Water Heater & Windows
- GreenSide Roofs & Walls
- GreenSide Sustainable HOA
- High Quality Cabinetry
- Insulated Garage Doors
- Quality Plumbing Fixtures per Plan
- Quality Granite Slab in Kitchens per Plan
- Quality Granite Slabs in Baths per Plan
- Paneled Insulated Glass Doors in Great Room
- GreenSide LED Bulbs Throughout
- 8' Insulated Entry Doors

All this and more is waiting for you in a Terrace Townhome.  
Compare Terrace TownHomes with other new construction and then come home to low maintenance, 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.
- **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.
- **No Special Tax District to increase your tax bill!**

All Terrace Townhome HOA Fees are subject to change. All statements are subject to the recorded HOA documents. Ver.1.3.2025  
Terms and conditions of the Owners Association Documents vary by Terrace Townhome Project.

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## Hillcrest Terrace at Pathway Park



## Hillcrest Terrace Preferred Lenders



**CROSSCOUNTRY  
MORTGAGE®**

### **Mark Burnett**

Divisional Sales Manager

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w [ccm.com/mark-burnett](http://ccm.com/mark-burnett)

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Englewood, Colorado 80112

Personal NMLS276860  
Branch NMLS1773803  
Company NMLS3029



**SouthState**

### **Brittany Stockman**

Digital Mortgage Banker

o 843.529.5487

m 843.754.2665

e [brittany.stockman@southstatebank.com](mailto:brittany.stockman@southstatebank.com)

w [southstatebank.com/brittanystockman](http://southstatebank.com/brittanystockman)

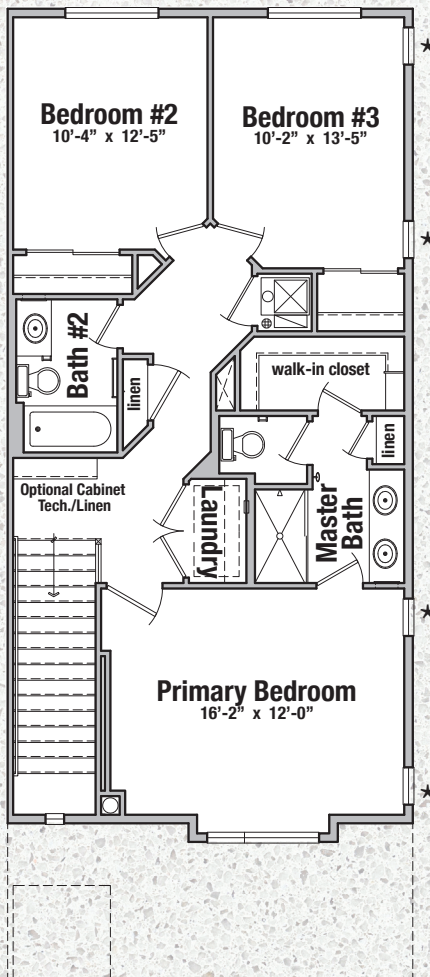
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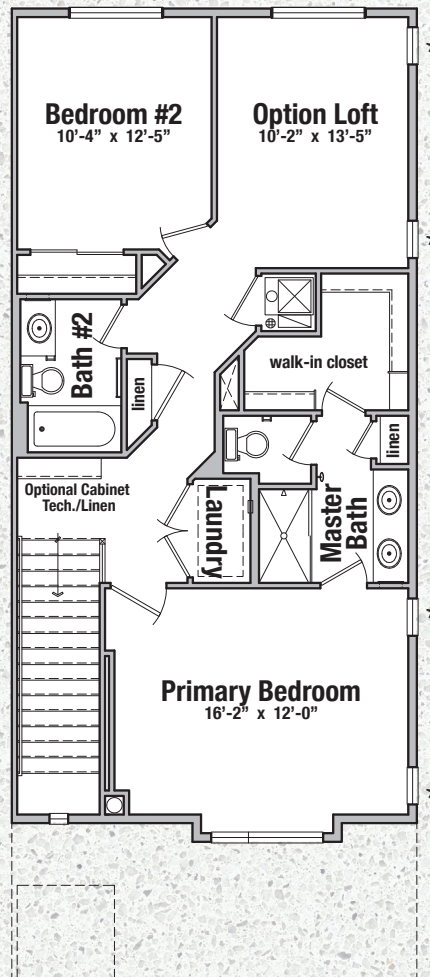




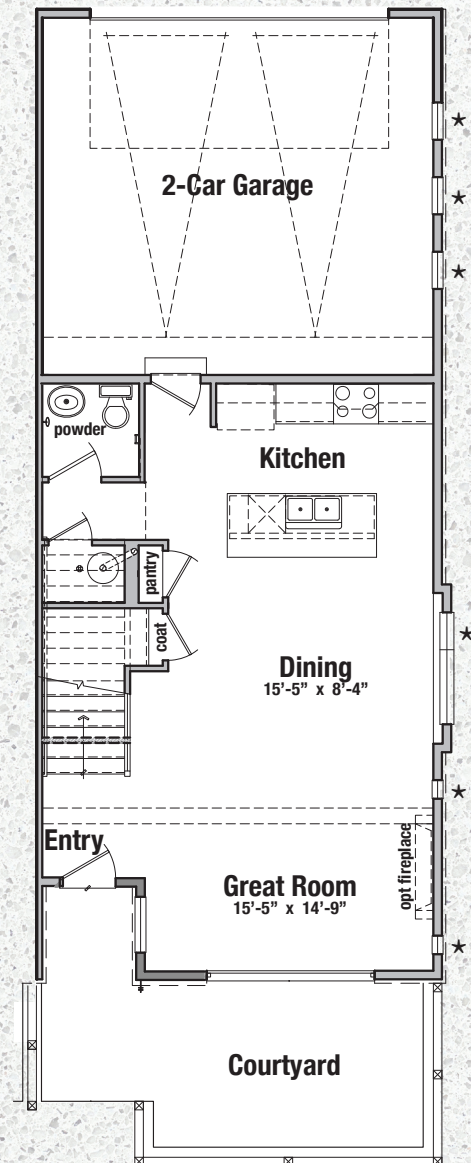
Two Story  
1560 sq ft



\*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  
Tech cabinet, linen, etc.  
Courtyard • 2 Car Garage

### Second floor plan with optional loft

Interior Unit 2 Bed 2.5 Bath + loft

Pantry • Fireplace Option • Loft Option  
1st Floor Powder Room  
Tech cabinet, linen, etc.  
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



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)

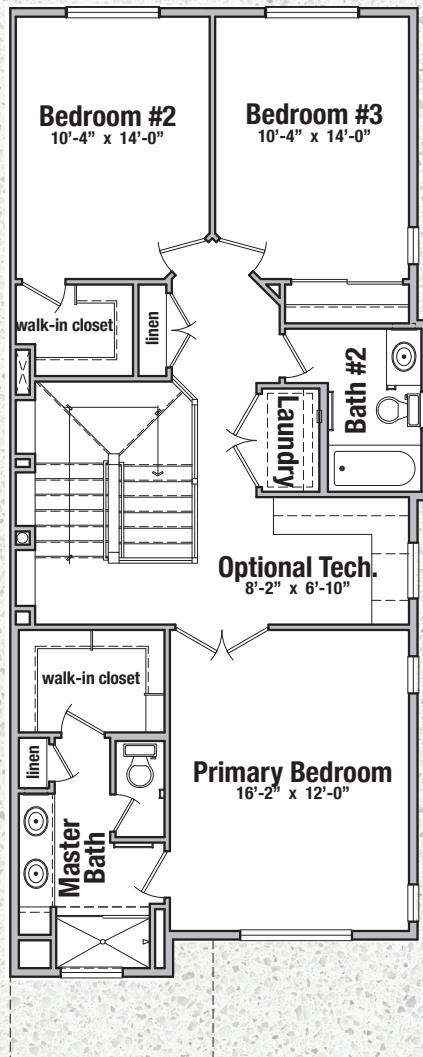




Pictures show options and upgrades, furnishings not included.



Two Story  
1762 sq ft



### Second Floor Plan

End Unit 3 Bed 2.5 Bath

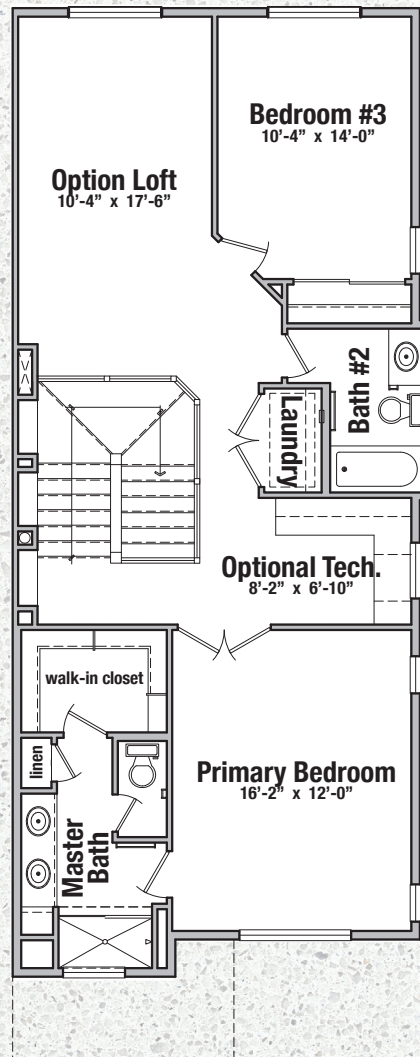
Pantry • Fireplace Option  
1st Floor Powder Room  
Tech Library (standard) with cabinets, desk, bookshelves etc. optional  
Storage Under Stairs  
Courtyard • 2 Car Garage



GreenSide

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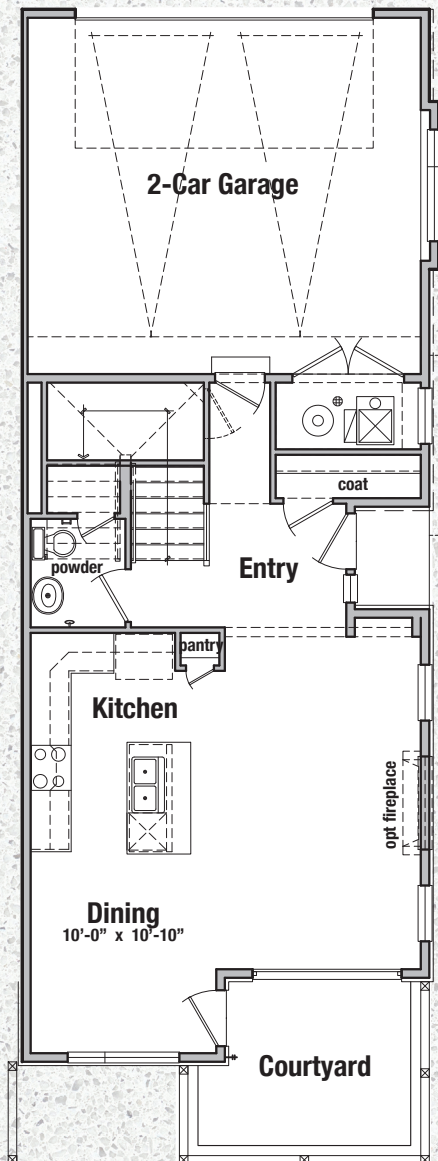
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### Second floor plan with optional loft

End Unit 2 Bed 2.5 Bath + loft

Pantry • Fireplace Option  
1st Floor Powder Room • Loft  
Tech Library (standard) with cabinets, desk, bookshelves etc. optional  
Storage Under Stairs  
Courtyard • 2 Car Garage



### First Floor Plan

Finished:	
Main Level	735 sq ft
Upper Level	1027 sq ft
Total	1762 sq ft

Drywalled & Insulated Garage	432 sq ft
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# GREENSIDE HOMES™

This certifies that TERRACE TOWNHOMES are  
Built GREENSIDE

In recognition of GreenSide Construction Methods  
96% 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



## Hillcrest Terrace

Arvada, Colorado






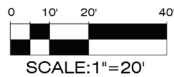


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## FLOOR PLANS

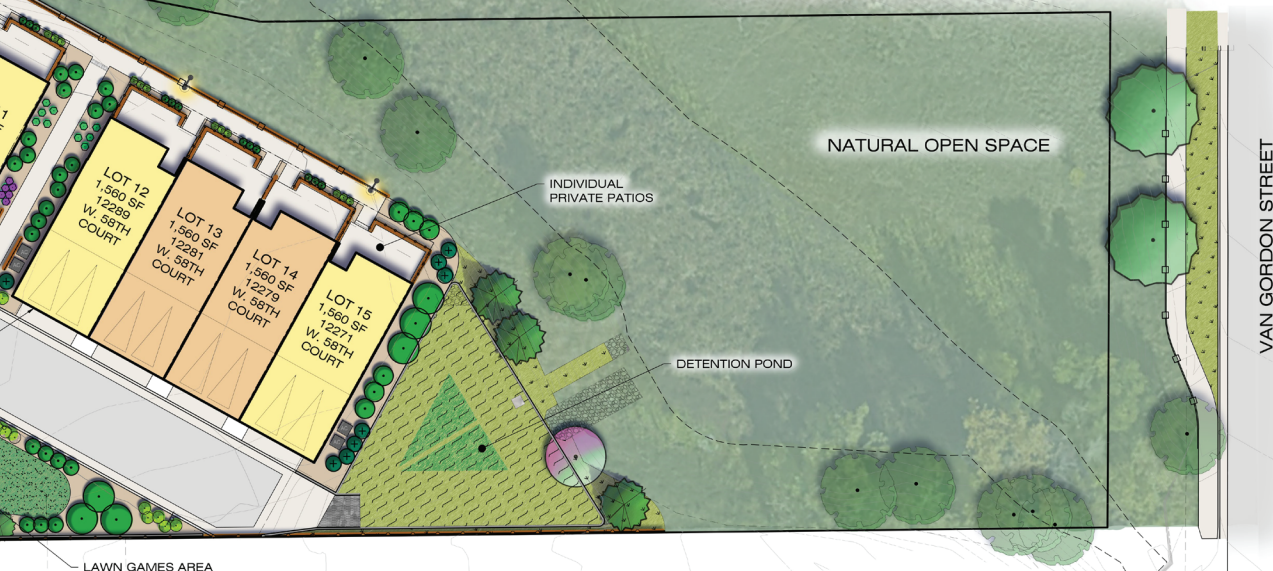
-  13 BRISTOL TOWNHOME  
2 STORY PLAN
-  3 BRISTOL II TOWNHOME  
2 STORY PLAN
-  5 COVENTRY TOWNHOME  
2 STORY PLAN



## LANDSCAPE LEGEND

-  DECIDUOUS SHADE TREES
-  ORNAMENTAL TREES
-  EVERGREEN TREES
-  DECIDUOUS SHRUBS
-  EVERGREEN SHRUBS
-  ORNAMENTAL GRASSES
-  LARGE PERENNIALS
-  SOD
-  DRYLAND NATIVE SEED
-  WETLAND NATIVE SEEDING

L  
ATIOS





# Life at Hillcrest Terrace at Pathway Park

## Life at Hillcrest Terrace at Pathway Park

Restart your life with a new lifestyle. Combine the splendor of magnificent vistas from your home with the comfort and convenience of modern features and energy efficiency. Blend in the maintenance-free living that allows you to take full advantage of an exceptional location.

This is how your life starts fresh and new—in a townhome at Hillcrest Terrace at Pathway Park in Arvada.

Terrace TownHomes is planning just 21 patio townhomes at Hillcrest Terrace at Pathway Park—just a few opportunities to live with the luxury of style, comfort, views, and a location close to so many appealing destinations.

## You're never far from fun

There's a wealth of outdoor recreation, shopping, dining, and entertainment minutes from this Arvada location.

The 200-acre Van Bibber Park sits one block from Hillcrest Terrace at Pathway Park. Hike through the open meadows and along the paved, 1.5-mile trail for a glimpse of the migratory wildlife in this unspoiled habitat.

The Apex Field House, Stenger Sports Complex, and Harold Lutz Sports Complex are just a 4-minute drive from home. The Apex Recreation Center, Aquatics Center, and Tennis Center provides activities for just about every passion, with classes for all ages.

Golfers appreciate the convenience of 2 nearby choices, Applewood Golf Course and Rolling Hills Golf Club.

And 4 ski resorts are within 90 minutes of Arvada: Loveland, Winter Park, Copper Mountain, and Breckenridge—an easy drive for a day on the slopes.

For retail therapy, dining out, or nightlife experiences, Arvada is filled with choices! Hillcrest Terrace at Pathway Park is less than 10 minutes from Clear Creek Crossing and Arvada Ridge MarketPlace. Go another couple of miles and you'll come to Colorado Mills.

One of the best reasons to live in Arvada is everything within Olde Town. The heartbeat of the city, this downtown district reflects the essence of turn-of-the-20th-century Main Street Americana, filled with unique and locally-owned businesses. From shopping and dining to craft breweries and a winery, art to architecture, and a full slate of good times, Olde Town Arvada will always show you something new.

When you want urban experiences, Golden is 16 minutes away, and you can be in the heart of Downtown Denver in 25 minutes. If you don't want to drive to the city, head up the road a few blocks and get on the light rail at Wheat Ridge/Ward.

## Home with a view

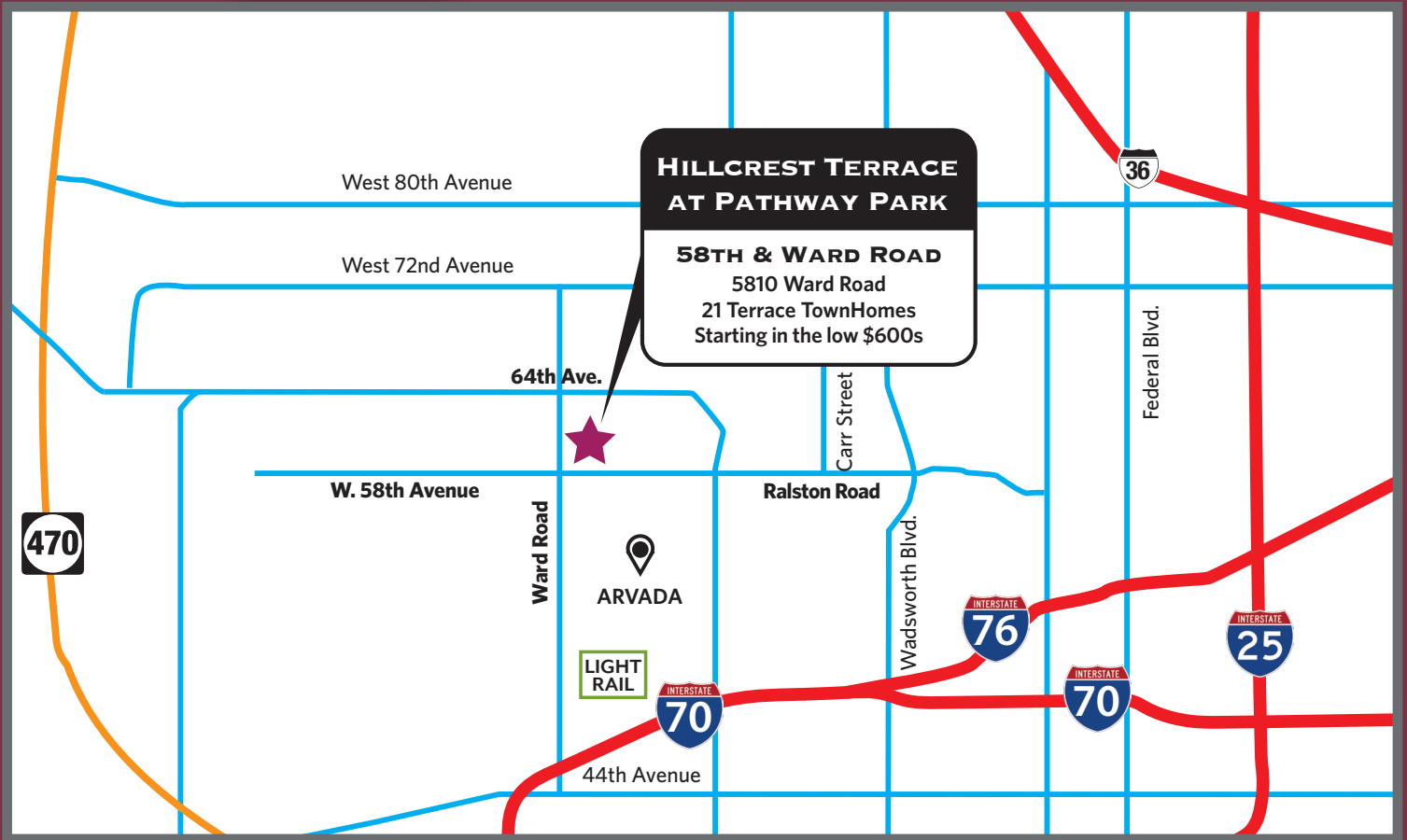
Your Terrace TownHome features the contemporary design, energy efficiency, and quality construction that provides lasting elegance and value. We've designed the interiors with thoughtful choices to fit the way you live. Every floor plan includes a glass door—the Terrace Gold Design—opening to your patio. Day or night, take in a view of the breathtaking Colorado landscape. The community is adjacent to Van Bibber Tributary Creek and 164 acres of open space. We're adding a Scenic Overlook, benches along the creek where you can relax and take in the natural beauty of the place you've chosen to call "home".











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



Exclusively Marketed by  
Lance Chayet, MRE, CSP, CLHMS, CRS

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Lance Chayet



Trustworthiness  
Representation  
Communication

