

GATEWAY TO THE LIFE YOU DESIRE™



Overlook  
Ranch Home Communities

## Vintage Overlook at Weaver Park

- GATED COMMUNITY WITH LARGE YARDS
- LUXURY RANCH HOMES WITH FINISHED BASEMENTS
- CONVENIENT TO OUTSTANDING AMENITIES







## THE HOME THAT LOVES YOU BACK

As your lifestyle changes, your home should keep pace. A low-maintenance ranch home with a finished basement puts all your living space on one level. An Overlook Ranch Home does more. Much more.

**We design homes for the way you want to live** comfortably with luxury, convenience, and peace of mind. Our thoughtful plans incorporate details that other builders often overlook (or add as upgrades). We also designed the 3 car garage with opener and keypad (4 car garage optional) with car enthusiasts in mind. Then we choose to fence the perimeter of the community for your privacy. It's all included. No upcharges!

You will also experience the convenience of aging in place with our easy access features, like 36-inch-wide doorways and a walk-in shower with a built-in bench.

## EACH OVERLOOK HOME INCLUDES

- Tray ceilings, per plan (optional beams)
- 11 and 12 foot ceilings throughout/10 foot ceiling in basement
- Gas log fireplace with custom surround and wood mantle
- Quartz countertops on kitchen and all baths
- Large kitchen island and pantry
- High quality 42" upper wood cabinetry
- Oversized 3-car garage and insulated garage door with opener and keypad
- 5-piece master bath with large, Euro frameless walk-in shower, free-standing tub, and private toilet room
- Double glass door in study
- Home theater
- Convenient storage

Because your quality of life is defined by your neighborhood as well as your home, Overlook Ranch Home Communities does more than plan for the homes. We build with a community concept to encourage friendships. Vintage Overlook at Weaver Park is a community of just 7 single-family homes.

Those 7 families will experience a lifestyle that blends privacy, friendship, and the shared appreciation for living well.

Our **Built GreenSide** process reflects Overlook Ranch Homes Communities commitment to sustainability. This eco-friendly approach embraces every aspect of building a home—from concept to the materials, methods, and systems that allow for an energy-efficient, fully sustainable lifestyle.

Our **Built GreenSide** standard features include:

- EnergyStar kitchen appliances
- Double thermopane, low-E argon filled windows
- 96% gas forced air energy efficient furnace
- GreenSide insulation rated R-49 for roof and R-23 for walls
- Programmable thermostat
- Two furnaces, two A/C's except Plan 1 on flat lots has one furnace and one A/C with a zoned system
- GreenSide LED bulbs in all light fixtures
- Power direct vent gas 50 gallon water heater
- 2x6 construction exterior walls
- 8-foot tall, steel-insulated garage doors

Visit our website to compare Overlook Ranch Homes to other new construction homes, in features, location, and amenities.

### Why do we include so much in our homes?

Simple. We respect our homebuyers. You deserve the comfort, quality, and lasting value of a well-built home!

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



## EASY LIVING INCLUDED

Vintage Overlook at Weaver Park provides **the ease of low-maintenance living**. Leave the time-consuming chores to the pros while you relax and enjoy the freedom to do what you want.

Your HOA fee includes:

- Mowing and edging of the front, side, and rear yards
- Trash removal
- Snow removal on driveways, front sidewalks, and private street at 2"
- Water for common areas
- Common Area Maintenance includes: community fencing, entry gate, landscaped areas and streetlights

All Overlook Ranch Homes Home Owners Association fees are subject to change. All statements are subject to the recorded HOA documents. Terms and conditions of the Home Owners Association documents vary by Overlook Ranch Homes projects. Ver. 12.23

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**Sunny sight lines.** These homes have large windows that stream an abundance of natural light through the open floor plan.

**A kitchen for the entertaining chef.** The kitchen is the heart of the home. An Overlook Ranch Homes kitchen makes your pulse race. We include an oversized center island that not only adds storage and workspace, but comfortably seats 4 at the breakfast bar. A butler's pantry is a standard fixture in our kitchens, the perfect nook for serving dinner guests. Stunning custom wood cabinetry with soft-close hardware is also included in our kitchen designs.

**The suite spot.** When it's time to retreat, you deserve a space that welcomes you—in size, light, and features. The bedroom's large windows let daylight fill the space, which feels even brighter and larger with the stepped ceiling, also standard.

The ensuite bath is what we call "the relationship saver". The large room has a free standing soaking tub, a shower big enough for two, and dual but separate vanities. Sharing is easy with this smartly designed master bath.

OUR  
DETAILS  
ARE THE  
DIFFERENCE.

We build our homes with your needs in mind. Although our name is Overlook Ranch Home Communities, we overlook nothing when it comes to detail.

Imagine a home where the extras you want are already included.

**Beauty from curb to corners.** You should have a feeling of pride in your home, inside and out. Every home we build is customized to your wishes and needs. Step by step, our team guides you through every selection, discussing how it contributes to your "big picture".

**A car-lover's garage.** Our floor plans for Vintage Overlook at Weaver Park include an oversized 3-car garage and insulated garage door with opener and keypad (4-car garage optional). Each has an 8-foot door and rough-in with extra circuits to charge your electric car as fast as possible.

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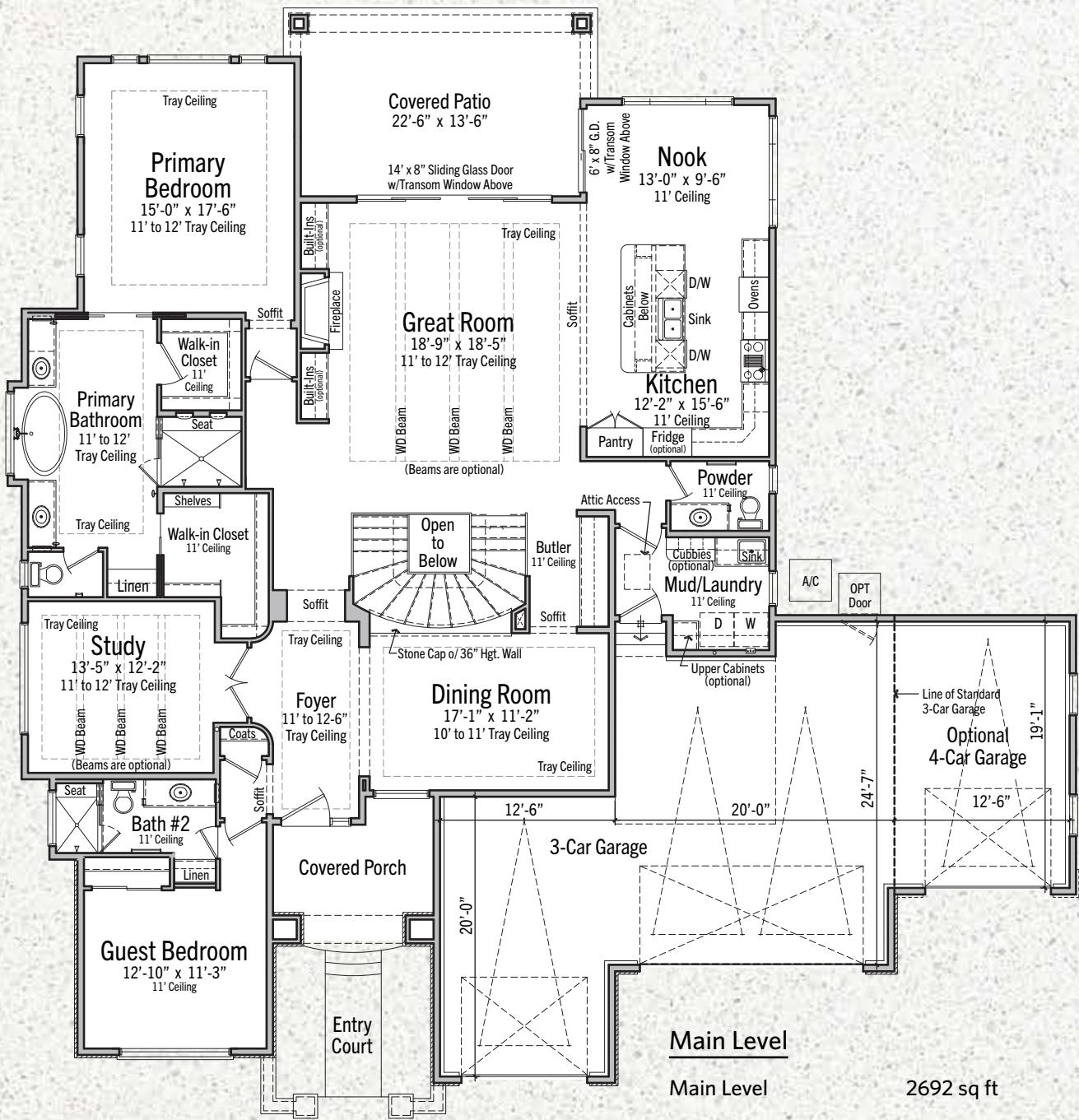
**Floor to ceiling beauty.** Everywhere you look in an Overlook Ranch Home, you'll see the details that demonstrate our much higher standard for standard features. Engineered hardwood floors. 11-foot ceilings—up to 12 feet where we incorporate tray ceilings (optional beams.) Basement ceilings are 10 feet high. Your home is complete with an oversized gas fireplace, finished with a mantel, creating a focal point for the open floor plan.

**Greater outdoors.** The covered patio of your Overlook Ranch Home is as large as the great room! You can furnish this outdoor living space in so many ways—for entertaining, dining, and relaxing.

**Optional fenced yard available upon request.**

**Aging in place design.** Each Overlook Ranch Home is built to accommodate aging in place. The staircase to your lower level is sized to 4 feet wide. The extra width makes it easier to move up and down. We include 36-inch-wide doors, per plan, and a step-in shower with a built-in bench.





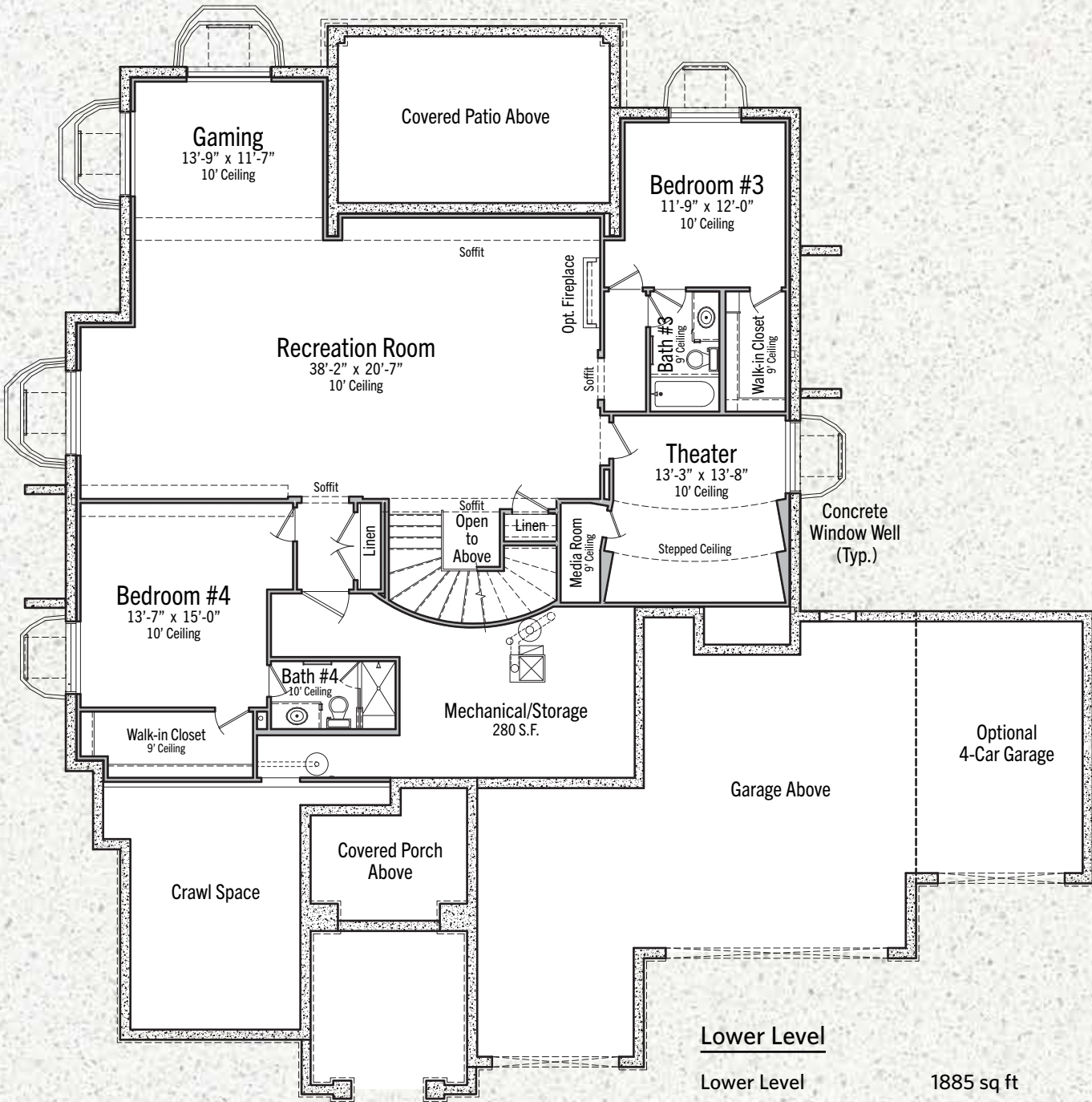
Main Level

Main Level	2692 sq ft
Total Finished Area	4574 sq ft

UnFinished:

3-Car Garage

739+/- sq ft



Lower Level

Lower Level	1885 sq ft
Total Finished Area	4574 sq ft



GreenSide

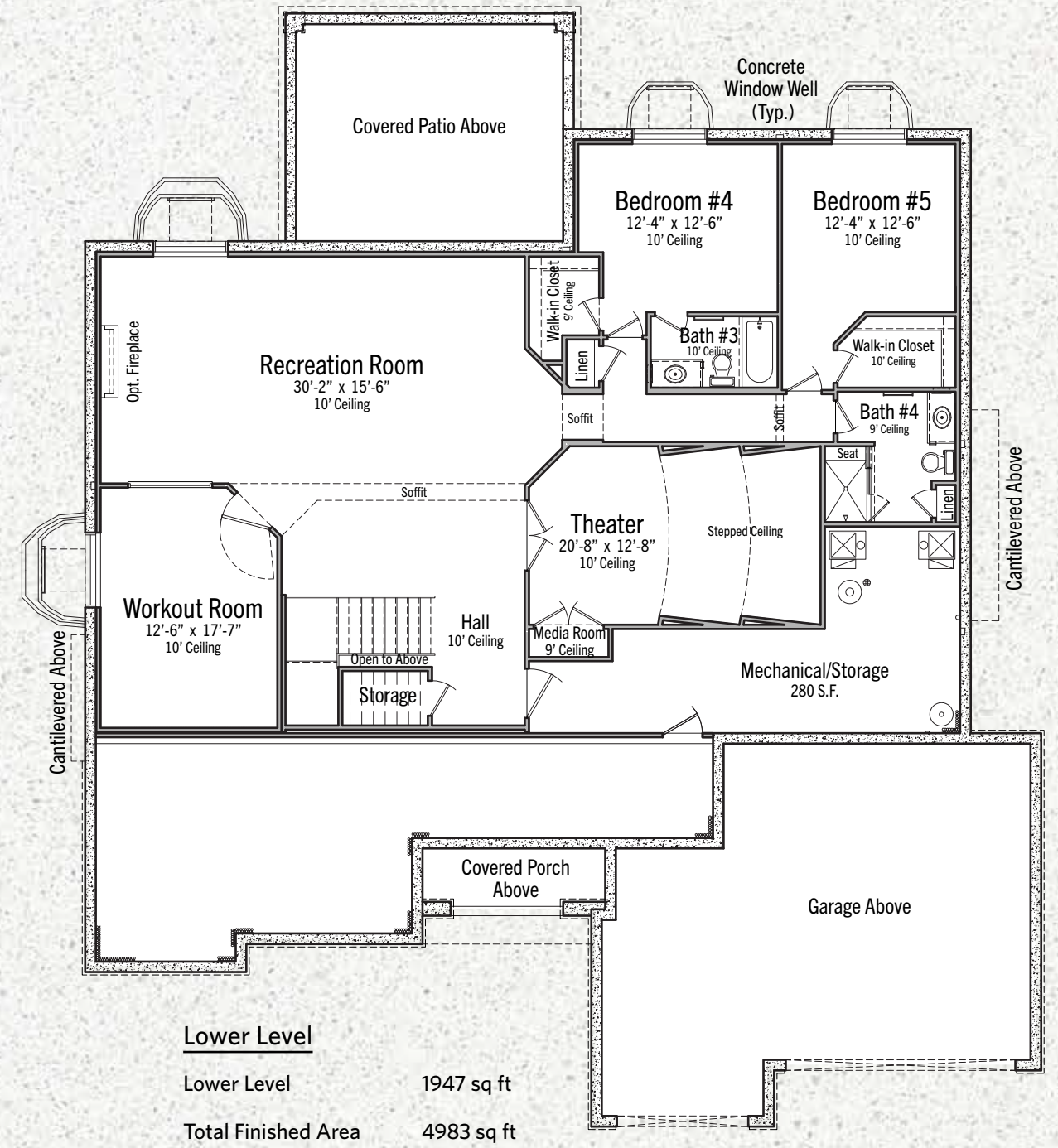
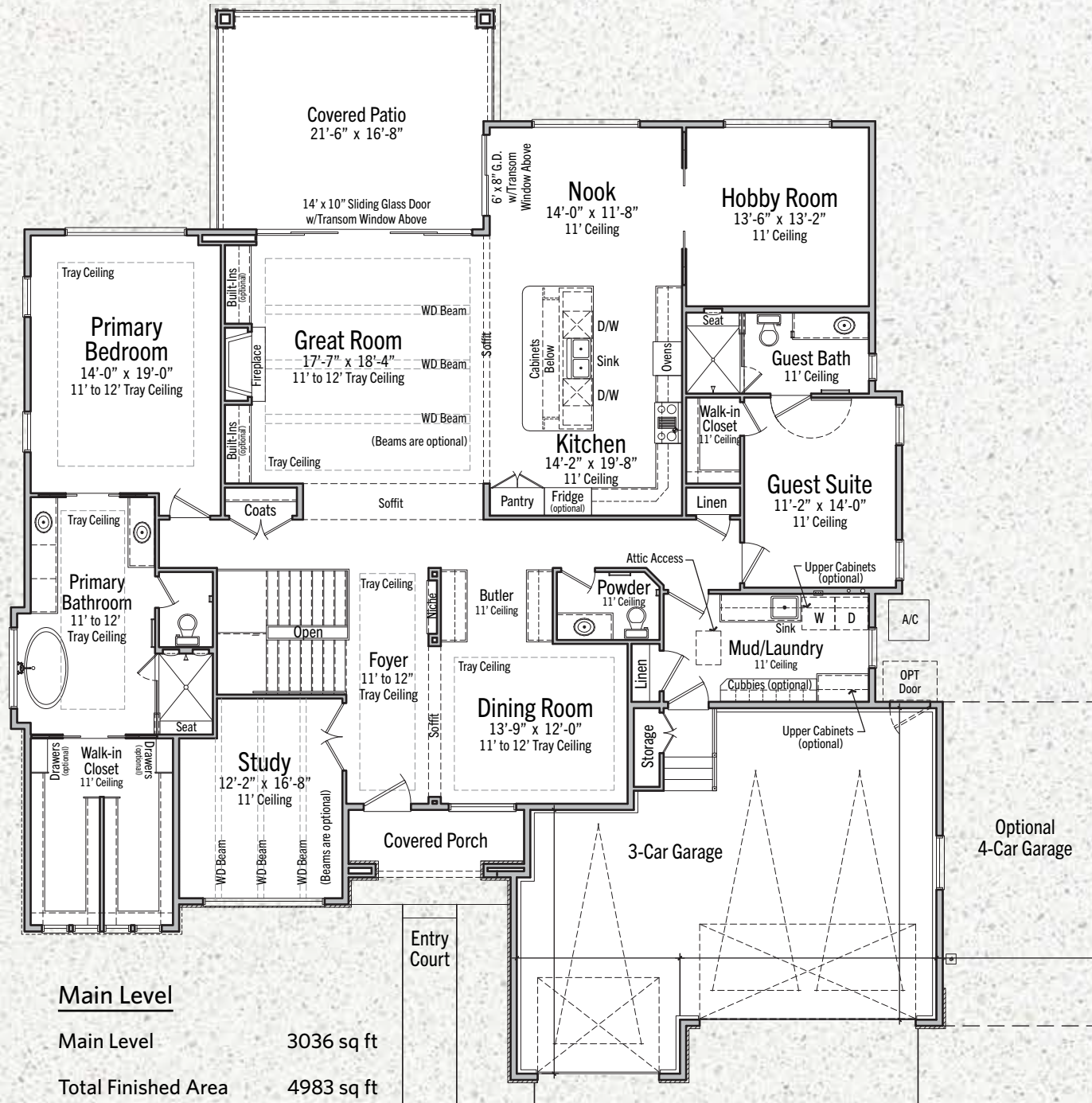
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GreenSide

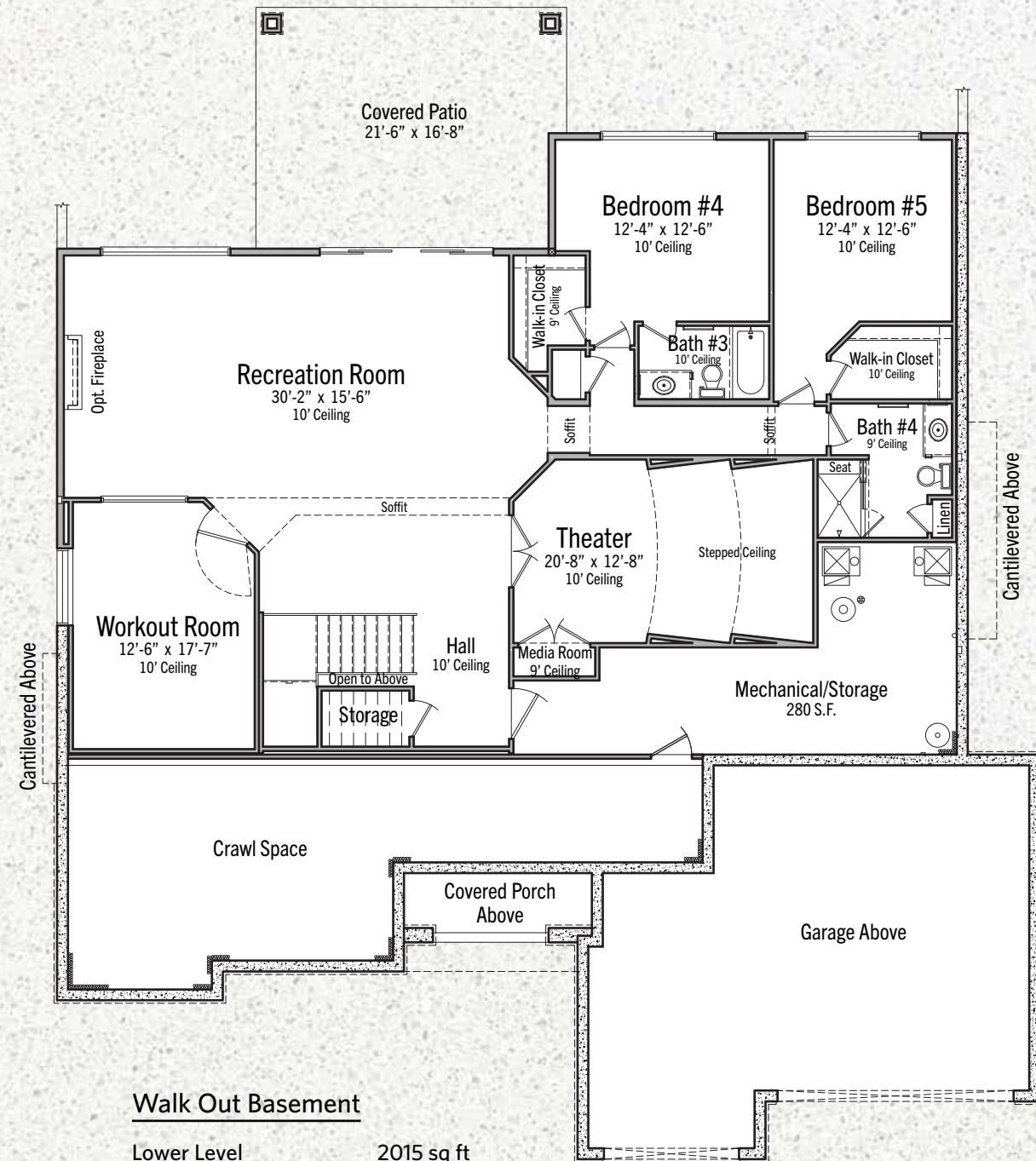
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## VINTAGE OVERLOOK PREFERRED LENDERS



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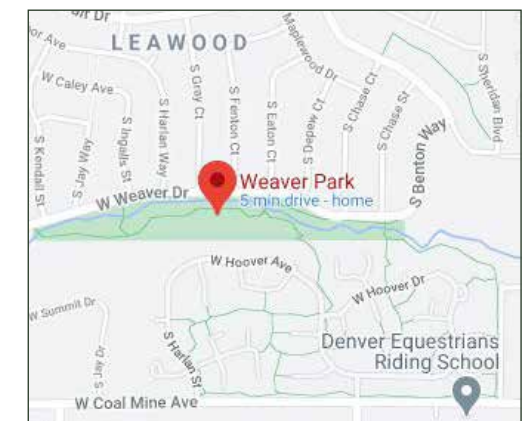




## GATEWAY TO THE LIFE YOU DESIRE™

Weaver Park, 6122 W Weaver Dr, Littleton, CO 80123 is adjacent with access at the north border of Vintage Overlook. The 22-acre park follows the path of Dutch Creek, giving Vintage Overlook homeowners easy access to:

- Tennis Courts
- Pickleball Courts
- Swings for kids
- Playground with a Mega Tower setup
- Picnic tables and Park benches throughout on an extended walking path over 22 acres.
- Native and developed landscaped areas
- Dog-friendly









## GREENSIDE HOMES

*This certifies that  
Overlook Home Communities are  
Built **GREENSIDE***

*In recognition of  
**GREENSIDE** Construction Methods  
96% **GREENSIDE** Efficient Furnance*

**GREENSIDE** Low E Argon  
Double Thermopane Windows

**GREENSIDE** Insulation Ratings of  
R-49 Above and R-23 Walls

**GREENSIDE** LED Bulbs Throughout

**GREENSIDE** Qualilty 2x6 Construction  
Exterior Walls

**GREENSIDE** Programmable Thermostat

**GREENSIDE** Power Direct Vent  
Gas Water Heater

**GREENSIDE** 8' Insulated Garage Doors



## VINTAGE OVERLOOK AT WEAVER PARK

### A LOCATION YOU'LL LOVE

The Weaver Park area of Littleton expands the value of living in Vintage Overlook. You'll have serene surroundings in your community, but just beyond the front gate, you're just minutes from so much to do in Littleton.

There's always something to explore in Old Town Littleton, the historic downtown. Shopping, dining, entertainment, and events bring people together. Littleton is also home to Aspen Grove and Southwest Plaza Mall, as well as a light rail system, perfect for Downtown Denver commuting.

For Colorado's legendary outdoor experiences, the community is close to Columbine Trail, Platte River Trail, and Chatfield Reservoir. If you're looking for other recreation, Weaver Park never disappoints. Playgrounds, walking and biking trails, and courts for pickleball, volleyball, and tennis give you a place to play, watch, exercise, or just take it easy.



With only 7 homes to be built at Vintage Overlook at Weaver Park, living here is limited to just a few families.

### LIFESTYLE FEATURES

**No hidden taxes.** Vintage Overlook is part of the Vintage Reserve Metro District, which grants Vintage Overlook residents access to the Foothills Park & Recreation District [www.ifoohills.org/vintage-reserve](http://www.ifoohills.org/vintage-reserve).

**Privacy included.** Entire perimeter of the community fenced.



### WORRY-FREE BUYING

We offer a variety of programs that give you peace of mind about choosing to buy a home at Vintage Overlook at Weaver Park.

- **12-month rate lock:** You won't have to wonder when it's the best time to lock in your interest rate. Our preferred lender lets you lock in the rate up to 12 months in advance. And if the mortgage rate is lower when you're ready to close, you get the lower rate—with no extra fees attached.
- **Cancellable reservation:** We want happy buyers so you can reserve your new home for a week. If you change your mind, cancel the contract with no penalties.







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Trustworthiness  
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