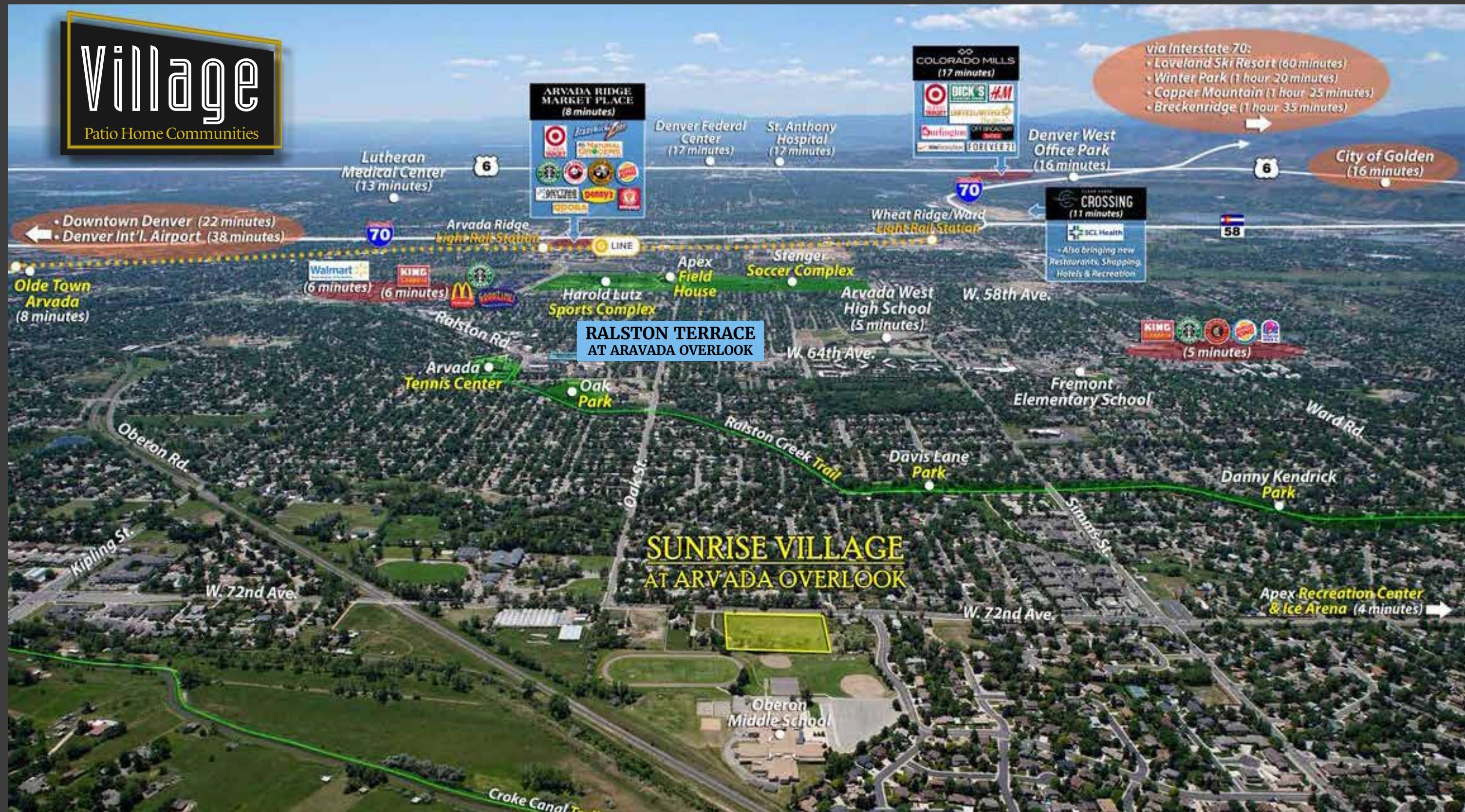


Modern • High Quality • Unique • Maintenance-free Backyards



Village
Patio Home Communities

Sunrise Village at Arvada Overlook



THE HOME THAT LOVES YOU BACK

As your lifestyle changes, your home should keep pace. A patio home puts all your living space on one level. A Village Patio 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 are often overlooked (or added as upgrades), like French doors in your study. We also designed the two-car garage with one bay in front and the other on the side, enhancing the curb appeal. Then we chose to fence in the backyard for your privacy. It's all included. No upcharges!

Each Village Patio Home includes:

- Vaulted and coffered ceilings, per plan
- Gas log fireplace with stone surround and painted wood mantle
- Granite countertops in kitchen and all baths
- Large kitchen island and pantry
- High quality 42" wood cabinetry
- Oversized 2-car garage with opener and keypad
- 5-piece master bath with large, semi-frameless, step-in shower and private toilet room
- Landscaped front, side, and back yards with automatic sprinkler system

You will also experience the convenience of aging in place with our ADA-compatible features, like 36-inch-wide doorways, per plan, and a step-in shower with a built-in bench.

Because your quality of life is defined by your neighborhood as well as your home, Village Patio Homes builds our homes within a community concept to encourage friendships.

Our **Built GreenSide** process reflects Village Patio Homes' commitment to sustainability. This eco-friendly approach embraces every aspect of homebuilding, from concept to the materials, methods, and systems that allow for an energy-efficient, eco-friendly lifestyle.

Built GreenSide standard features include:

- EnergyStar kitchen appliances
- Double thermopane, low-E argon filled windows
- 92% gas forced air energy efficient furnace with air cycle for whole-house ventilation
- Upgraded GreenSide insulation rated R-49 above and R-21 for walls
- Programmable thermostat
- GreenSide LED bulbs in all light fixtures
- Power direct vent gas water heater
- 2x6 construction
- 8-foot tall, steel-insulated garage doors

Visit our website to compare Village Patio 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!



EASY LIVING INCLUDED

Sunrise Village at Arvada Overlook, like all of our patio home communities, presents the ease of maintenance-free living. Leave the chores to the pros while you relax and enjoy the freedom.

Your HOA fee includes:

- Insurance: Master blanket HOA insurance policy on all buildings
- Mowing and weeding of the front and fenced back yards
- Exterior paint
- Roof replacement
- Trash removal
- Snow removal on driveway and sidewalks
- Sewer and water for common areas
- Common area maintenance

All Village Patio Homes HOA 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 Village Patio Homes projects. Ver.11.15.2021



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 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.



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All 50 States

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- 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 Village
PatioHome Communities**



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
NMLS #121842
Branch Manager

(720) 543-2303 Office
(303) 877-4111 Cell

5350 S. Roslyn Street
Suite 420
Greenwood Village, CO 80111

tninness@loandepot.com
www.loandepot.com/tninness

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Village
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www.MyVillagePatioHomes.com





It takes a Village
to provide
this type
of outdoor
living space

A patio is more than a concrete slab. It's an extension of your home and your lifestyle. Village Patio Homes appreciates that your outdoor area is as important as every other detail. We take a truly unique approach to outdoor living space design that considers how you actually use the area. We're happy to leave the cookie cutters to the bakers! Here's how we prove it takes a Village to provide this type of outdoor living space.

The shape of outdoor living. Our patios blend with the landscape, shaped with gentle curves for a more aesthetically pleasing appearance. These spaces are also larger than many standard patios included with new homes today. You don't have to squeeze all your needs into a tiny square. We include a covered patio area and enough room to comfortably have a table with seating for 8 people, a barbecue grill, and the decor that matters to you. And if you want to cover more of your patio, let us know.

Fuel your fun. Your outdoor living space should also be as convenient and smartly outfitted as your indoors. Village Patio Homes can include a gas line to your patio. Connect your grill, a heater, and a firepit so you can use them effortlessly! Forget about running out of gas or hauling tanks back and forth for refills. With a gas line, fuel is just a flip of the switch away.

A great view. How about hosting an outdoor movie night or gathering friends to watch "the big game"? We can add a connection so you can enjoy TV viewing on your patio all year 'round. Combine the beauty of a Colorado day or night with your favorite movie, show, or sport. And fire up the gas grill and the firepit for a complete outdoor entertaining experience.

And speaking of the view, you might see some of Colorado's friendly wildlife beyond your fence. Deer, foxes, and rabbits wander over from the nearby conservation area.

The artful yard. The backyard and patio are like blank canvases that inspire your creative touches. How about kinetic sculptures that move with the breeze or light up at night with solar power? Your Village Patio Home's outdoor living space is large enough to add all of your signature touches, including a water feature. Whether you use solar energy or the GFI outdoor outlet, the power is all yours!



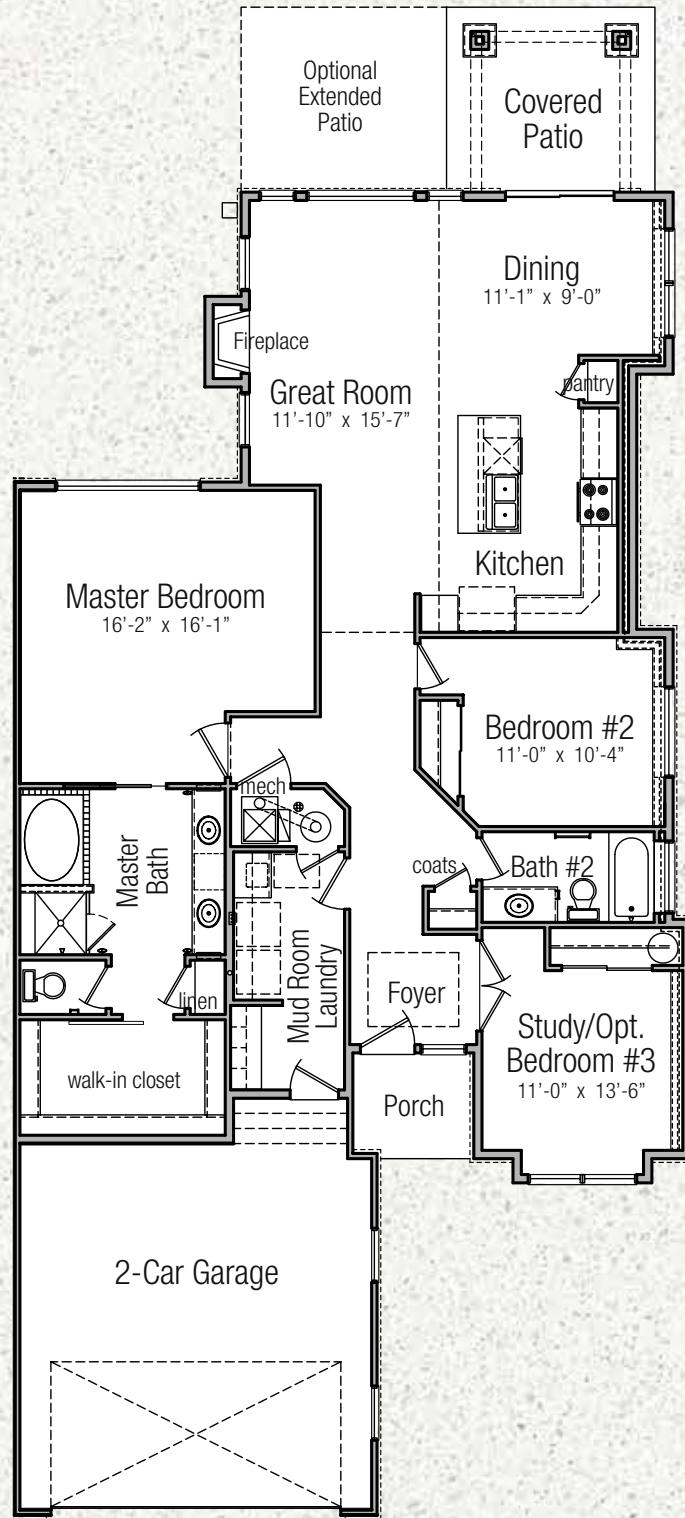


How does your garden grow? With our beautiful patios and lush backyard, you can indulge your passion for gardening. Imagine the joy of harvesting fresh tomatoes, herbs, or a bouquet of fragrant flowers. Put your green thumb to work with a container garden, a raised bed, flower boxes, or whatever shape and placement you want. We place the trees, shrubs, and rocks, and Village Patio Homes' professional landscaping team will work with you to customize your green space.

Dogs on the run. Leave the leash for long walks. Our backyards are fully fenced in so your canine companions can have their run of the space. Let them enjoy the freedom of outdoor living as much as you do!

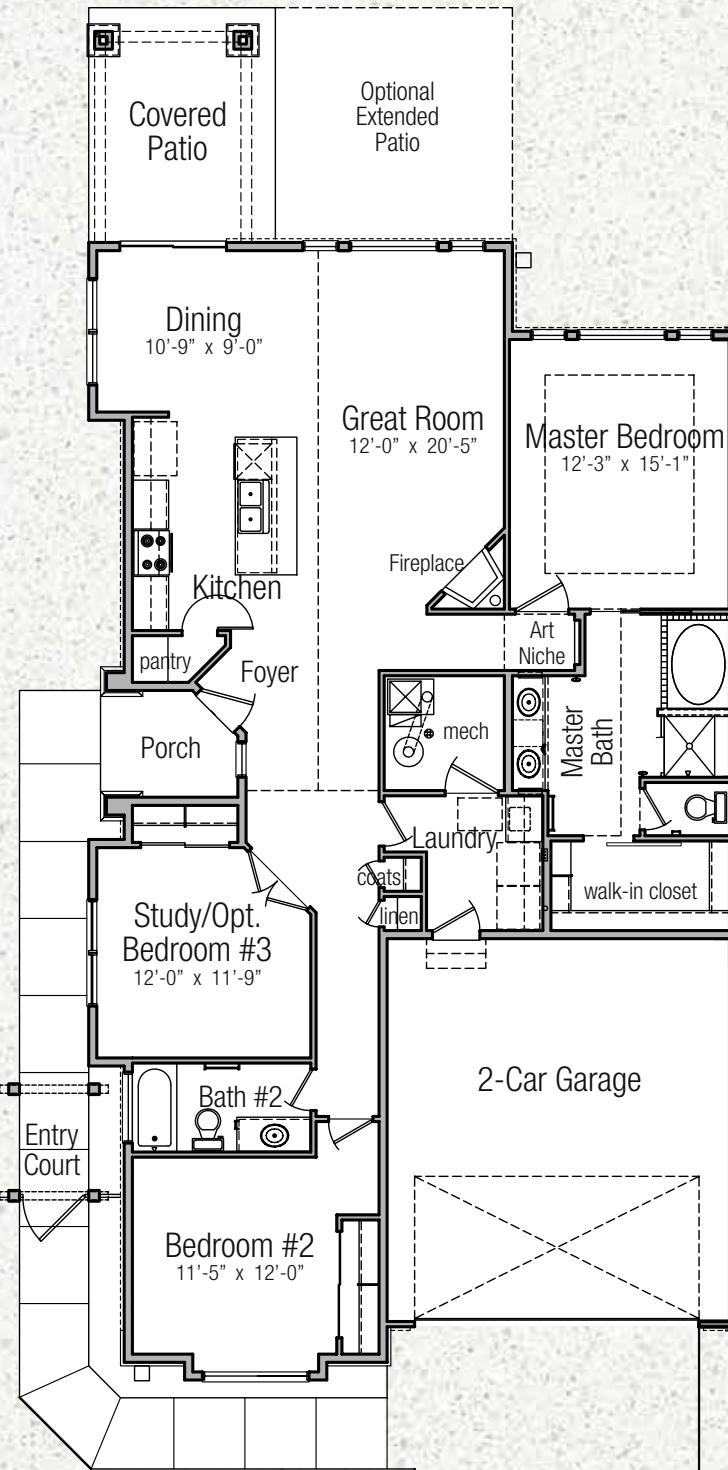
We're not on the fence about privacy. We're building Village Patio Homes with fences, per plan, around the entire backyard, including the sides. Your fence features a gate for convenient access—both for you and our landscapers who take care of the lawn, front and back (another bonus of living in a Village Patio Home).

And this is just the outdoor living in one of our single-level homes coming to the Denver suburbs. With so much attention to detail in our patios and backyards, imagine how we design the interior living space and exteriors? Village Patio Homes doesn't build homes. We create lifestyles. Contact us to find out how you can put your style in your life.

Lot 1
 1672 sq ft

Main Level

 Finished:
 Main Level 1672 sq ft

 Unfinished:
 2-Car Garage 425+/- sq ft

 Lots 2, 4, 6, & 8
 1654 sq ft

Main Level

 Finished:
 Main Level 1654 sq ft

 Unfinished:
 2-Car 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.



Distance from the centerline of 72nd Avenue to the back of the home on lots 13-20 and lot 24.

Lot 13 - 92'	Lot 18 - 153'
Lot 14 - 98'	Lot 19 - 152'
Lot 15 - 127'	Lot 20 - 153'
Lot 16 - 151'	Lot 24 - 80'
Lot 17 - 152'	

How much taller is the finished floor on the main level than the centerline on lots 13-20 and lot 24.

Lot 13 - 17.50'
Lot 14 - 17.50'
Lot 15 - 17.50'
Lot 16 - 18.00'
Lot 17 - 16.50'
Lot 18 - 16.50'
Lot 19 - 14.00'
Lot 20 - 13.50'
Lot 24 - 5.35'

FLOOR PLANS

ASPEN
ASPEN WITH BASEMENT
BRIARWOOD
BRIARWOOD WITH BASEMENT

GREENSIDE HOMES™

This certifies that Village PatioHome Communities are
Built GREENSIDE

In recognition of GreenSide Construction Methods

92% GreenSide Efficient Furnance

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 8' Insulated Garage Doors



GreenSide

Life at:

LIFE AT SUNRISE VILLAGE AT ARVADA OVERLOOK

NOW SELLING! 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 active Denver suburb. Recreation is also woven into Arvada. The Apex Recreation Center, Apex Tennis Center, Stenger Soccer Complex, Apex Field House, SilverSneakers at Apex Rec, and both the Indian Tree and West Woods Golf Courses deliver an endless supply of opportunities for fun and fitness. It's all available for Arvada residents, another bonus of living in this vibrant city, along with its cultural offerings, high-quality education, and breathtaking mountain vistas.

Located off West 72nd Avenue, Sunrise Village at Arvada Overlook is an easy drive to and from the city's diverse offerings. In a neighborhood of just 24 patio homes, you have a peaceful community that brings together people who appreciate the value of aging in place—and doing it in a fun way! Sunrise Village at Arvada Overlook includes a pocket park and benches.



LIFESTYLE FEATURES

No hidden taxes. Sunrise Village at Arvada Overlook is situated outside of any Metro Tax District, so you have no additional fees.

Maintenance-free. The HOA covers exterior maintenance: landscaping, roof, trash and snow removal, and exterior water and sewer fees. You have the freedom of a lock-and-leave lifestyle.

ADA-compatible design. Each home is built to accommodate aging in place, including 36-inch wide doors, per plan, and a step-in shower.

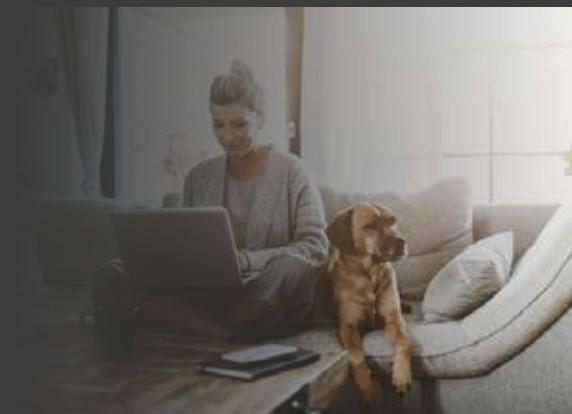
Privacy included. All back yards are fully fenced.

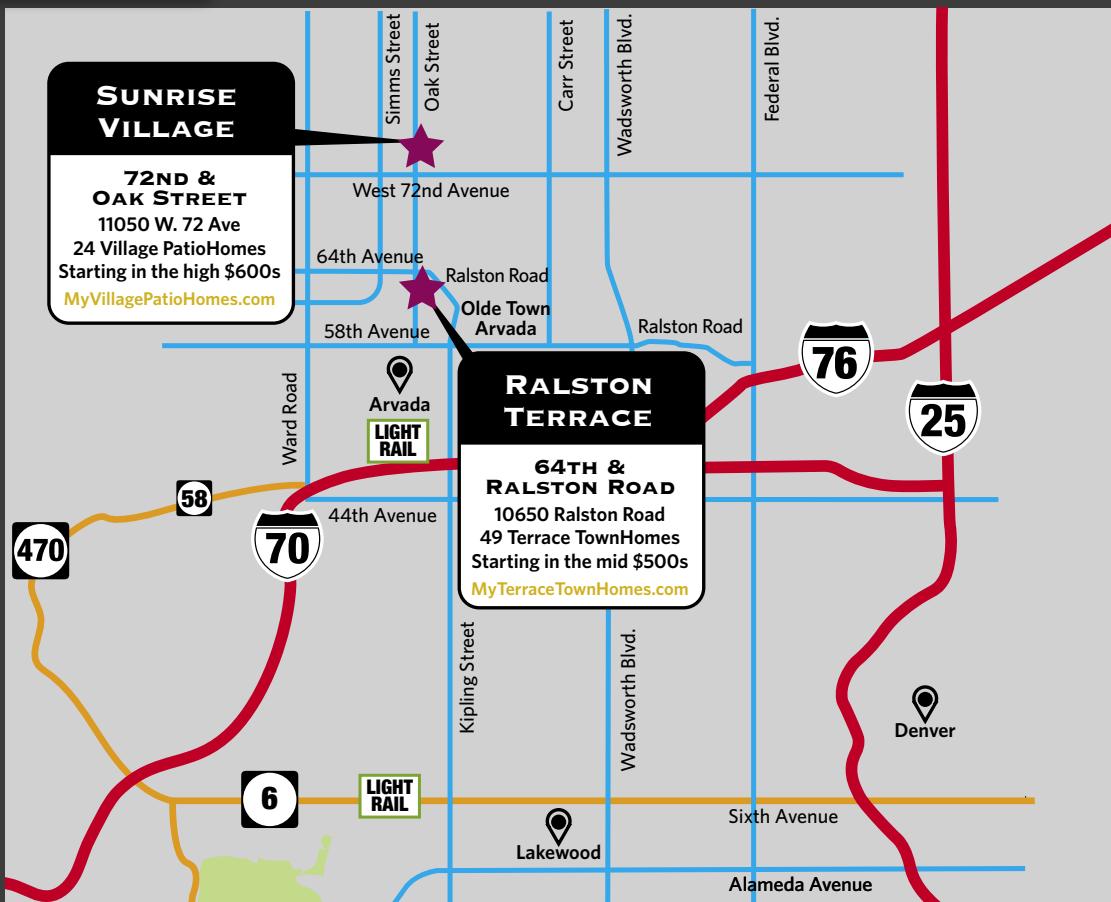
Neighborhood amenities. The community is planned for active, social people. Pocket Park includes bike loop and horseshoe court.

WORRY-FREE BUYING

Village Patio Homes makes it easy to feel great about your choice to buy a home at Sunrise Village at Arvada Overlook:

- **Move Once Trade-in Program:** Don't worry about selling your current home and timing the closing just right. Our Move Once Program lets you trade in your home. Our award-winning Realtors will list it when your patio home is nearing completion. As promised, you move only once!
- **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.





www.MyVillagePatioHomes.com



Hanover Corporation
Jefferson Office Park
1030 Johnson Road, #340
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