

WELCOME TO HIGHLANDS RANCH!

If you are new to Highlands Ranch, you've found a place to call home. This 22,000 acre master planned community will be celebrating its 30th anniversary in 2011. Its population now exceeds 92,000 and it is not a city. Originally a farm pasture, where some cattle still graze, the unincorporated area known as Highlands Ranch obtains top-notch services from a variety of sources.

The Highlands Ranch Community Association (HRCA) provides architectural covenant control as well as free use of four world-class recreation centers. 10995 Shadowbrook Circle is less than one mile from SouthRidge Recreational Center at 4800 McArthur Ranch Road. Fully equipped with the latest in workout equipment, all four private rec centers (available exclusively to Highlands Ranch residents) have indoor and outdoor swimming pools. HRCA provides access to these centers at a current cost of less than \$42 per month (every residential home in HR is billed quarterly for \$125 – regardless of the size or price of your home). Additionally, HRCA provides extensive programming that is posted regularly to their website from swim lessons to wine tasting! Ask your realtor about stopping by Southridge or any of the other 3 centers in HR to learn more about these wonderful amenities.

Highlands Ranch Metro Districts (HRMD) provides water (through Centennial water) as well as maintenance of the lushly landscaped boulevards, trails and parks throughout the Ranch. Douglas County provides police protection through Douglas County Sheriff's Department, and South Metro Fire provides fire and life safety services.

Douglas County Schools provides superior education. The designated schools for 10995 Shadowbrook Circle is Redstone Elementary School (9970 Glenstone Circle), Rocky Heights Middle School and Rock Canyon High School (both located at the corner of McArthur Ranch and Quebec). The school bus stop is designated as next to the cluster mail boxes at the north entrance to the Retreat at the Hearth – just 2 houses to the north.

This home is included in the Hearth Homeowners Subassociation. This sub-HOA includes approximately 1,651 homes and provides for some common area landscaping along medians that are owned by the Hearth HOA, and trash collection. Our current trash company is Waste Management of Colorado and trash pick-ups occur every Monday with recycling pick-ups every two weeks. Waste Management provides large 96 gallon trash cans and recycling cans are available for a nominal fee. The current HOA fee is \$22 per month and is billed semi-annually.

Highlands Ranch is the model used throughout the country for building master planned communities successfully. Cultural amenities such as free concerts at Heritage Park in the summer, Highlands Ranch days in the fall at the Highlands Ranch Mansion, Teddy Bear Tea, Hometown Holiday celebrations, Winter Cultural Series, Arts Festival, Oktoberfest, Films in the Park, plus the enjoyment of the parks, open space and trail system throughout the Ranch make this a wonderful place to call home. You can jump on the trail system which is now connected across the Ranch to provide ample enjoyment of the open space, now owned by HRCA.

For more information:

Highlands Ranch Community Association – www.hrcaonline.org

Highlands Ranch Metro Districts – www.highlandsranch.org

Douglas County, Colorado – www.douglas.co.us

Douglas County Public Schools – www.dcsdk12.org

Hearth Homeowners Association - www.thehearthHOA.com

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10995 SHADOWBROOK CIRCLE HIGHLANDS RANCH, CO 80130 RETREAT AT THE HEARTH



\$696,000

5,396 TOTAL SQ. FT. | 5 BEDROOMS | 3 BATHS

- ✘ Semi-custom home with awesome panoramic mountain and city views
- ✘ Backs to beautiful open space (lot premium \$85,000 in 2005)
- ✘ Great room provides ample room to relax, plan, cook and eat
- ✘ Upgraded hardwood flooring, stainless package, and slab granite
- ✘ Efficiently designed by making all areas functional for today's lifestyle
- ✘ Customized two-person office with built-in cabinetry off great room area
- ✘ Main floor bedroom suite
- ✘ Walk-out basement with extended stamped concrete patio

Retreat at the Hearth

10995 Shadowbrook Circle



KITCHEN APPOINTMENTS

- Slab granite throughout kitchen, including the oversized island, built-in nook and butler's niche
- Customized Sutton Cliffs cherry cabinetry with concealed hinges, glass divided doors, 42" uppers, crown molding
- Under counter lighting
- Undermount stainless steel sink, Kohler pullout spray faucet, water line for icemaker
- Stainless steel GE appliances including double ovens, built-in microwave, dishwasher, & natural gas cooktop on island

INTERIOR UPGRADES

- Hardwood flooring laid on the diagonal
- Upgraded carpet & pad
- Travertine, tumbled stone & tile upgrades in baths and at fireplaces with custom built-in shelving
- See through fireplace at family/living room
- Custom window treatments throughout, plus white Hunter Douglas 2" wood slat blinds
- 9' ceilings with dramatic vaulted entry and coffered ceilings in master
- Master suite features walk-in 'his and hers' closets, corner fireplace, coffee bar
- Designer light fixtures with recessed cans; art niche lighting
- Designer interior eggshell paint throughout with rounded drywall corners
- Home theatre surround sound zoned in living room, dining room and exterior deck
- Built in wiring for cable, phone and IT
- Cast iron spindles on stairway
- Hard wire security system
- Sink in laundry room



Designer touches throughout this home include custom fabric window coverings



STRUCTURAL FEATURES

- 10-Year Limited Structural Warranty
- Interior foundation drain system
- "Fibermesh" reinforced concrete flatwork in garages, walkway and driveway
- Rigid OSB wall sheathing
- Engineered floor joist & roof truss systems
- Individually engineered foundation for site specific soils conditions
- 9' foundation wall height



BATH & MASTER SUITE

- Kohler luxurious 5-piece Master Bath with oval soaking tub
- High Master vanity cabinetry and dual sinks
- Full width vanity mirrors
- Designer chrome light fixtures & Kohler faucets
- Water conserving toilets and walk-in customized walk-in shower in Master Bedroom
- "Scald Guard" protectant on all tub and shower valves
- Upgraded Corian counter in 2nd upstairs bath

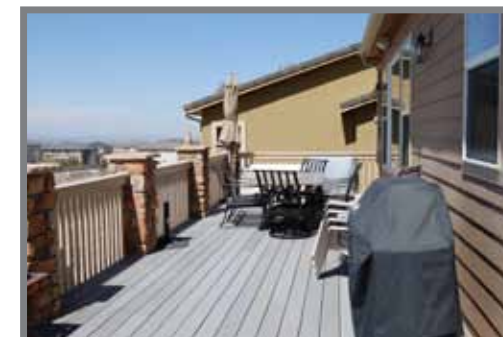


EXTERIOR & GUY STUFF

- Professionally landscaped with upgraded caliper trees
- Custom hard wire lighting system in back yard (on timer)
- Fenced backyard
- Full underground sprinkler system with Rainbird control
- Extended TREX deck with natural gas line for BBQ
- Covered front porch
- Decorative security steel front and back doors with dead bolts
- Fully insulated 3-stall garage with designer coach side lights and keypad entry
- Decorative chip epoxy flooring in all three garage areas
- Carpet installed in walk-out basement for play and recreational area
- Electrical panel upgraded w/50 amps for future basement build out
- Electrical switch inside to turn on holiday lights on exterior
- Durable concrete tile roof
- 5 inch galvanized rain gutter system
- James Hardie fiber cement board siding



Views from the deck and from the west side of the home include the entire front range



ENERGY EFFICIENT

- Two upgraded energy efficient air conditioning units & two 90% high efficiency furnaces
- Energy efficient ceiling fans throughout
- Low-E dual pane vinyl windows on main & upper floors
- Insulated fiberglass entry with raised panels
- Additional insulation on all interior walls and floor areas to minimize sound accentuation and increase energy efficiency
- R-20 x 6 exterior wall insulation, R-30 vaulted ceilings & R-38 flat ceilings
- 50 gallon capacity with 80 gallon recovery high efficiency water heater