



## Home Sweet High Line

5

Home Collections Featuring  
New Floorplans from Shea Homes

40

Minutes to  
Downtown Denver

0

Minutes to Chatfield  
State Park

35

Minutes to the  
Denver Tech Center

71

Miles of Adventure on  
the High Line Canal

### Solstice™ at a Glance

- The neighborhood is made up of 384 acres, right on the High Line Canal, and immediately adjacent to Chatfield Lake and State Park.
- Not only does the High Line Canal trail run through Solstice, it provides access to the other 71 miles of fun and adventure. And, right next door, Chatfield Lake, a 1,423-acre surface area lake within the 6-square mile Chatfield State Park, offers an exceptional array of outdoor activities from biking to boating, camping to canoeing, as well as fishing, swimming, waterskiing, wildlife viewing and so much more.
- 1,100 single-family homes comprised of five new Shea Homes collections, including two collections offering all ranch-style floorplans.
- Architecturally, the homes are thoughtfully designed with the High Line life in mind. The building styles—Modern Farmhouse, Lake Cottage, and Highline Ranch—are authentic to the region and selected to best suit the natural environment.
- Solstice is in the well-recognized Douglas County School District. The children of Solstice will attend Coyote Creek Elementary School or Trailblazer Elementary School, Ranch View Middle School, and ThunderRidge High School, as well as nearby private and charter schools.
- Nearly 16 acres on the east side of the community have been set aside for a future school site.
- Homeowner assessments are \$160.00/mo. per household. This is a combination of a \$120.00/mo. HOA fee covering ownership, maintenance of the High Line House community amenity and trash removal, as well as a \$40/mo. Metro District fee which covers the operating and maintenance of the community's parks, trails, open space, landscaping and more.
- Property taxes are estimated to be about 1.25% of the sales price of the purchased home.
- Water/Wastewater services supplied by Centennial Water and Sanitation District.

- Children's Hospital, UC Health Highlands Ranch, Littleton Adventist Hospital, and Sky Ridge Medical Center are all just minutes away.
- Roxborough Marketplace, Highlands Ranch Town Center, Aspen Grove, and Park Meadows are all close by, offering countless restaurants, retail, grocery stores, and professional services to choose from.

### Community Amenities

- **THE HIGH LINE CANAL** defines Solstice and is a community treasure. From the very beginning, we've collaborated with The High Line Canal Conservancy to make it a model of sustainability and beauty. When you're on the High Line—hiking, biking, strolling, or exploring—you're feeling Colorado. And that's always something to look forward to.
- **THE HIGH LINE HOUSE** Not that you need an excuse to enjoy the seasons, but here you'll find many: Pool, gathering places, workout facilities and stunning panoramic natural beauty combine to make the High Line House the Solstice go-to place. Not to mention the perfect stepping off point for excursions on the High Line Canal and community parks and trails.

### Planned Community Parks

- **SOLSTICE PARK** is a 37-acre linear park distinguished by the North Meadow, Cloud Cover Pavilion, and Fun Shade sport court. Along with its playgrounds and fields, it's a delightful setting for gatherings and community events.
- **HOLIDAY PARK** is a 2-acre neighborhood park, perfect for playdates, picnics, or pick-up soccer games.

### Planned Natural Amenities

- Along with the High Line Canal Trail—connecting you to the 71 total High Line miles—there will be six miles of recreational trails looping through the entire community.
- Almost 34% of the community will be set aside as open space—approximately 132 acres.

Designed to celebrate and accentuate the beauty of home, nature, and season, Solstice is a boutique community unlike any other. Thoughtful architecture, stunning open spaces, exciting amenities, and year-round programming geared towards staying social make this a just-right-sized community that's truly **For all the Rhythms of Life.**

LiveSolsticeCO.com

This is not an offer for real estate for sale, nor solicitation of an offer to buy to residents of any state or province in which registration and other legal requirements have not been fulfilled. Pricing does not include options, elevation, or lot premiums, effective date of publication and subject to change without notice. All square footages and measurements are approximate and subject to change without notice. Features and plans subject to change without notice. Views not guaranteed and may change over time. School enrollment and boundaries subject to change. Trademarks are property of their respective owners. Equal Housing Opportunity. ©Shea Homes 1/2024

