

Modern • High Quality • Contemporary



Terrace
TownHome
Communities

- Sunset Terrace at Quincy Overlook Centennial
- Dakota Terrace at Green Mountain Park
- Green Mountain Terrace at Lakewood Federal Center





Contemporary High Quality Modern Living



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CONVENTIONAL	JUMBO	FHA	VA
PURCHASE & RATE/TERM REFINANCING ADJUSTABLE & FIXED RATE MORTGAGE OPTIONS OWNER-OCCUPIED, SECOND HOMES & INVESTMENT PROPERTIES	UP TO 90% LTV COMPETITIVE RATES OWNER OR NON-OWNER OCCUPIED	PURCHASE & RATE/TERM REFINANCING OWNER-OCCUPIED PRIMARY RESIDENCE DOWN PAYMENTS MAY BE GIFTED 3.5% DOWN	NO DOWN PAYMENT REQUIRED NO MONTHLY MORTGAGE INSURANCE PREMIUMS RIGHT TO PREPAY LOAN WITHOUT PENALTY

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Tom and Aaron Ninness are the Terrace Townhomes Approved Lender
Get your pre-approval to buy a Terrace Townhome at www.TomNinness.com.



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www.MyTerraceTownHomes.com

Welcome Home

Terrace TownHomes provide the best combination of affordability, efficiency, quality and elegance. Terrace TownHomes are the latest innovation in modern living, they use the most using eco-friendliest construction in Colorado. 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 maintenance-free townhomes.

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 three 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:

- 5" Baseboards and 3" Trim
- Brickset Subway tiles in all Shower Surrounds
- Community Gardens
- Double Thermopane Windows
- Exposed I-Beam Construction
- Frost Free Exterior Hose Bibs (2)
- GreenSide HVAC, Hot Water Heater & Windows
- GreenSide Roofs & Walls
- GreenSide Sustainable HOA
- High Quality Birch Cabinetry
- Internet Café Tech/Library
- Keyless Insulated Garage Doors
- Quality fixtures including Schlage and Delta
- Quality Granite Slab in Kitchens & Bathrooms
- Roll Up Insulated Glass Door in Great Room
- SqueakGuard Flooring Throughout
- GreenSide LED Bulbs Throughout
- 8' Thermatru Insulated Entry Doors
- Community Gardens per Plan
- GreenSide High Performance Options

All this and more is waiting for you in a Terrace Townhome.
Compare Terrace TownHomes with other new construction and then come home to maintenance-free, energy efficient modern living in a prime Colorado location.

Come Home to Quality – Come Home to Efficiency – Come Home to Terrace TownHomes
Three prime locations are waiting for you to begin your next chapter in a Terrace TownHome.

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Terrace TownHomes Owners Association includes:

- **Property Insurance on buildings:**
Buyer buys only an HO-6 Townhome Owners Insurance Policy for their personal property, premises liability, deductibles of the buyer and improvements made by the buyer.
- **Community Garden at Sunset Terrace and Green Mountain:**
Garden plots on first come, first serve basis. Water paid by HOA.
- **Water for Common Areas:**
Buyer does not pay for irrigation of common areas. Buyer does pay for 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 at 2 or more inches for sidewalks, roads, and driveways.

Green Mountain Terrace and Dakota Terrace HOA FEE is subject to change. All statements are subject to the recorded HOA documents. Ver.3.30.2017 Terms and conditions of the Owners Association Documents vary by Terrace Townhome Project.

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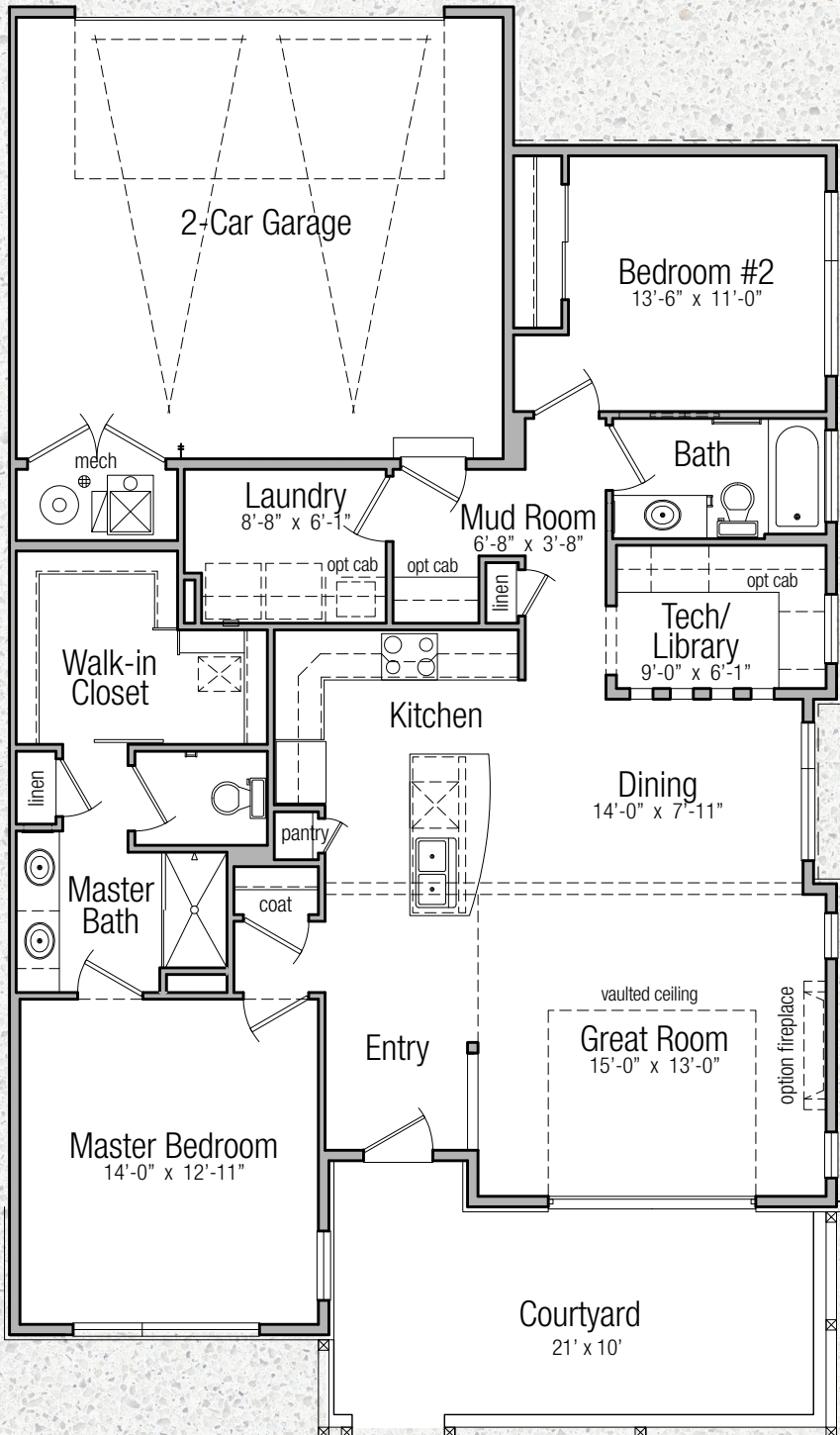
The Bristol







Ranch
1415 sq ft



First Floor Plan

Finished:
Main Level 1415 sq ft

UnFinished:
2-Car Garage 422 sq ft

End Unit 2 Bed 2 Bath

Tech Library • Laundry • Mud Room
Fireplace Option • Courtyard
2 Car Garage • Basement Option (site specific)

Age In Place

A Very Limited Number of Main Level
Homes Will Be Available

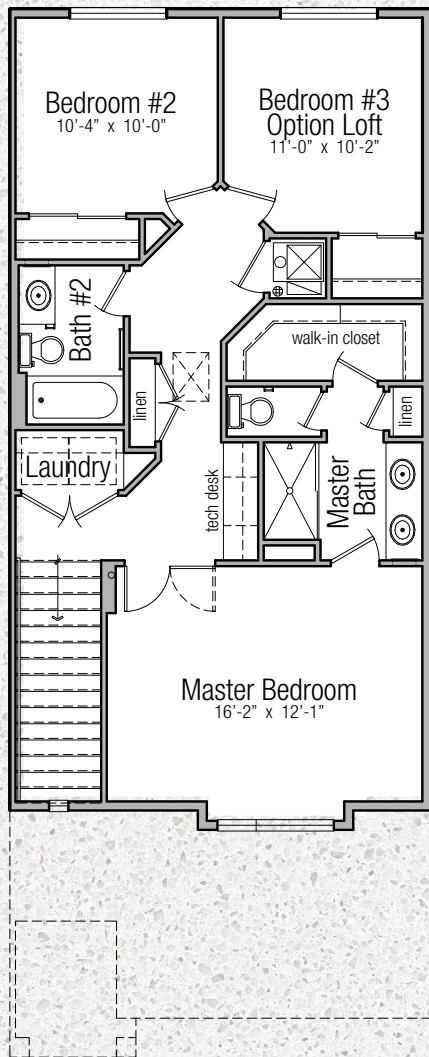


GreenSide

Prices, floorplans, 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.

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Two Story
1523 sq ft



Second Floor Plan

Interior Unit 3 Bed 2.5 Bath

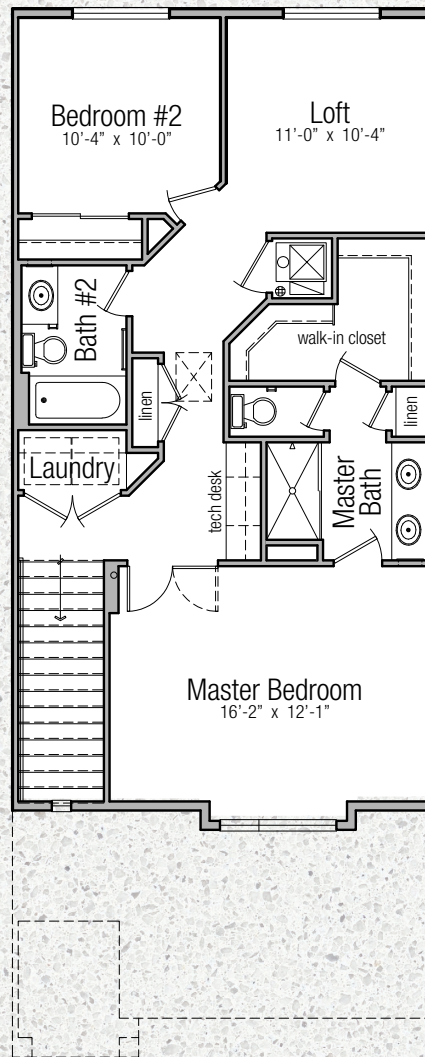
Pantry • Fireplace Option
1st Floor Powder Room
Courtyard • 2 Car Garage



GreenSide

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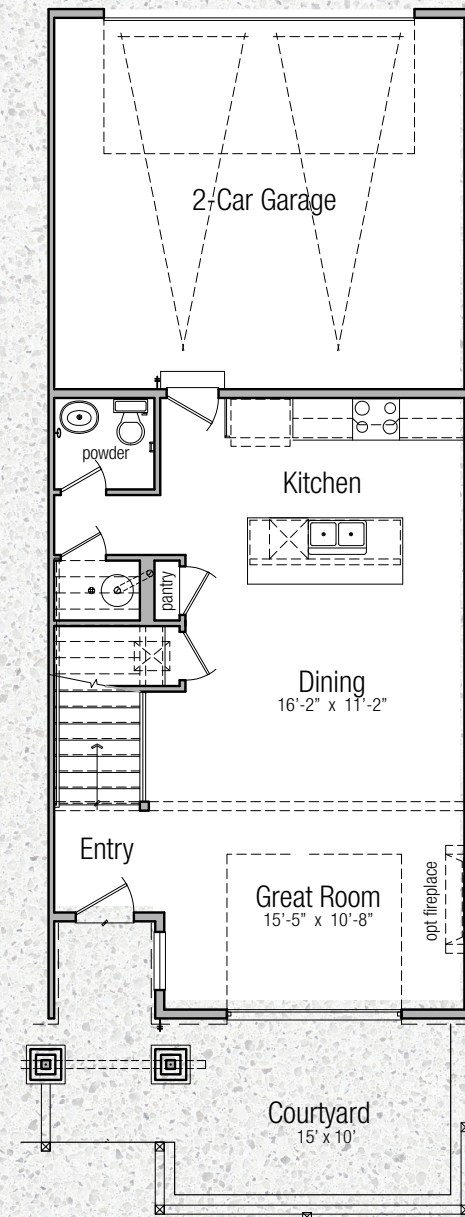
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Second floor plan with optional loft

Interior Unit 2 Bed 2.5 Bath

Pantry • Fireplace Option • Loft Option
1st Floor Powder Room
Courtyard • 2 Car Garage



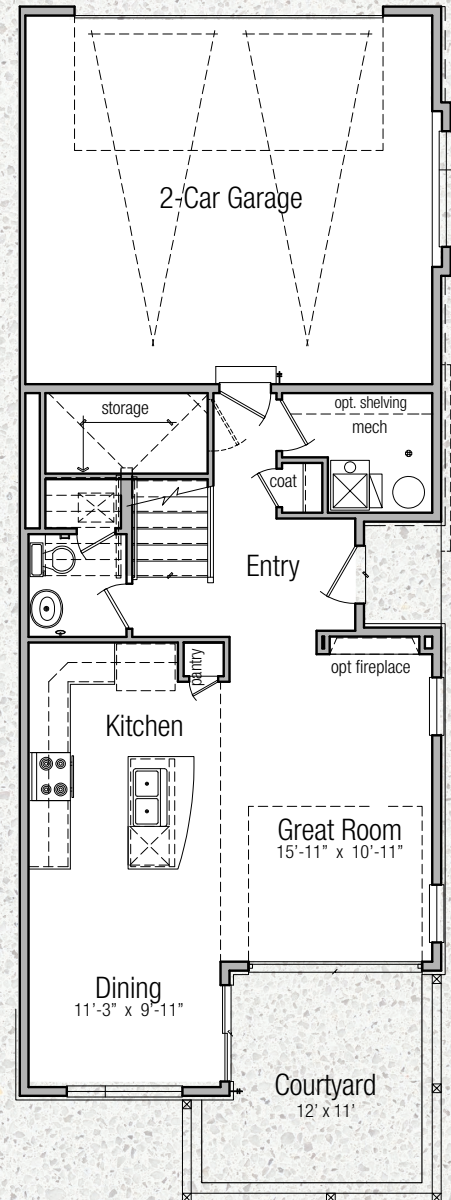
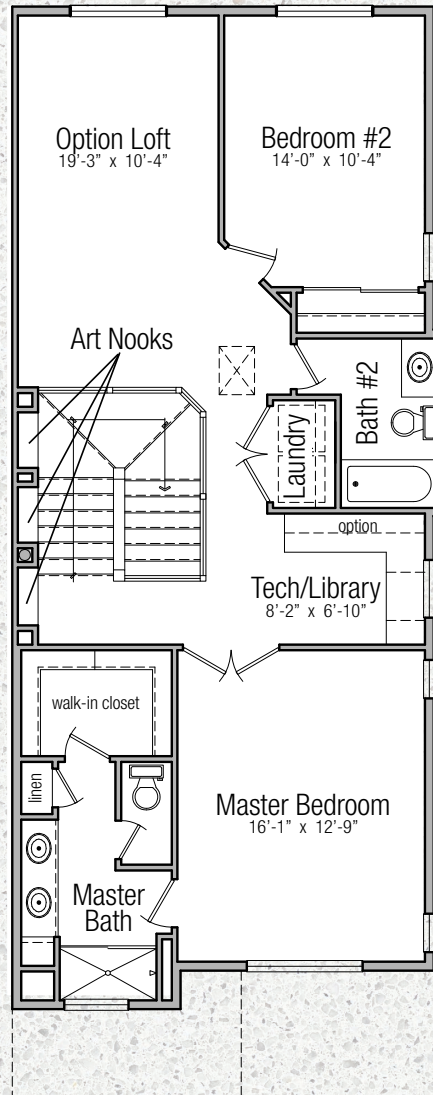
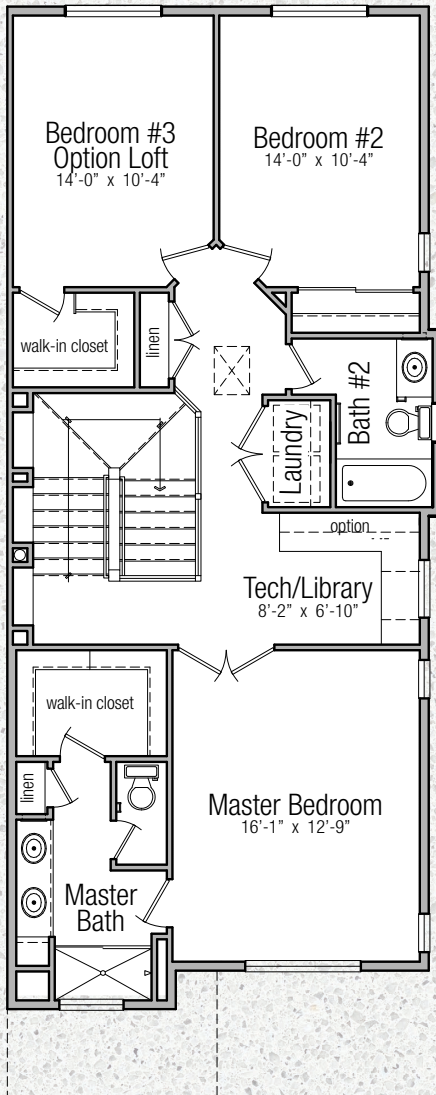
First Floor Plan

Finished:
Main Level 676 sq ft
Upper Level 847 sq ft
Total 1523 sq ft

UnFinished:
2-Car Garage 438 sq ft

The Coventry

Two Story
1736 sq ft



Second Floor Plan

End Unit 3 Bed 2.5 Bath

Pantry • Fireplace Option
1st Floor Powder Room
Tech Library • Courtyard
2 Car Garage



GreenSide

Second floor plan with optional loft

End Unit 2 Bed 2.5 Bath

Pantry • Fireplace Option
1st Floor Powder Room • Loft
Tech Library • Courtyard
2 Car Garage

First Floor Plan

Finished:
Main Level 713 sq ft
Upper Level 1023 sq ft
Total 1736 sq ft

UnFinished:
2-Car Garage 438 sq ft

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The Coventry





The Coventry



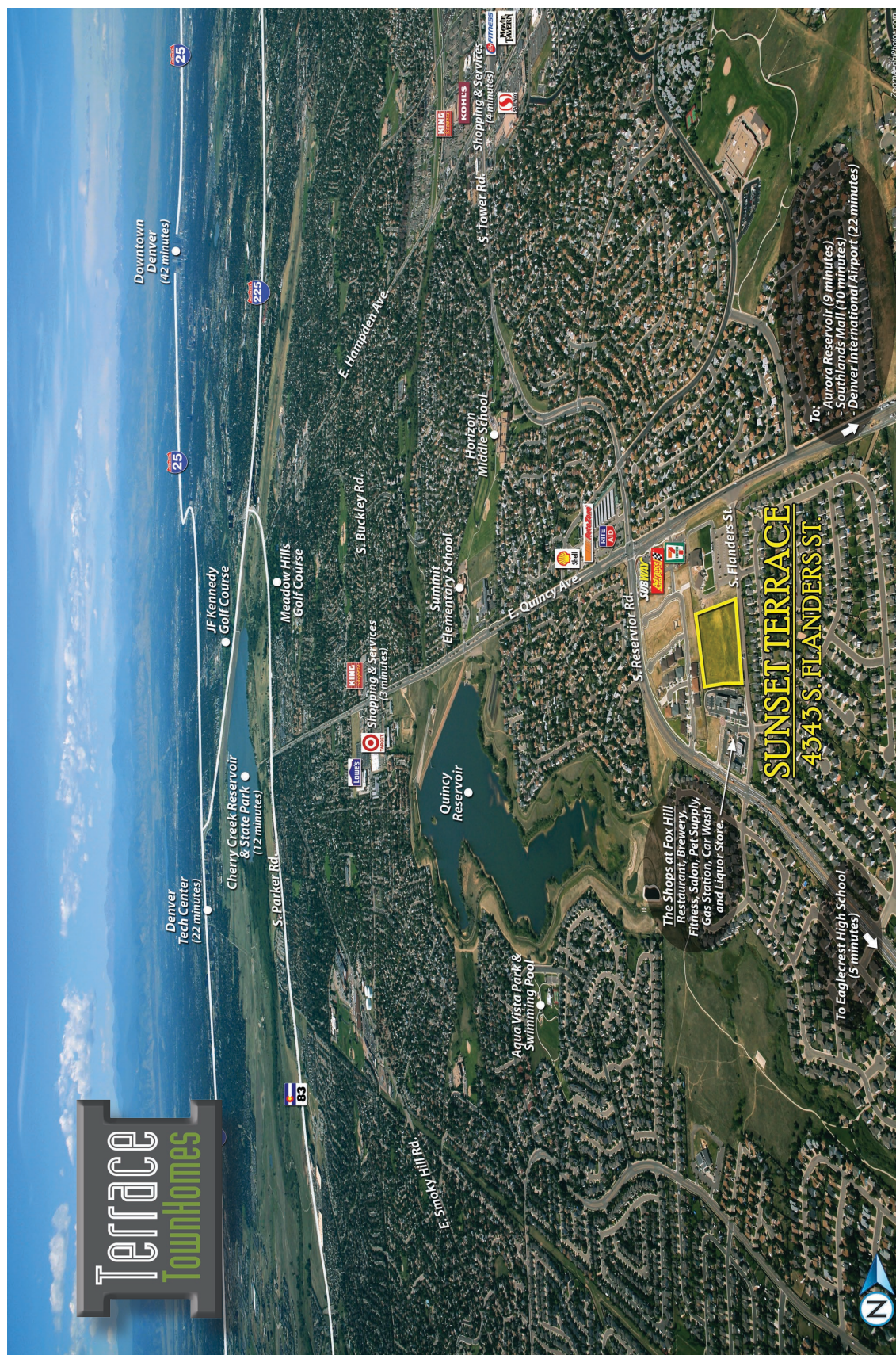


Lakewood, Colorado Aerial Map



www.GreenMountainTerrace.com

www.DakotaTerrace.com



GREENSIDE HOMES™

This certifies that TERRACE TOWNHOMES are
Built GREENSIDE

In recognition of GreenSide Construction Methods

92% GreenSide Efficient Furnace

GreenSide Low E Argon Double Thermo Pane 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

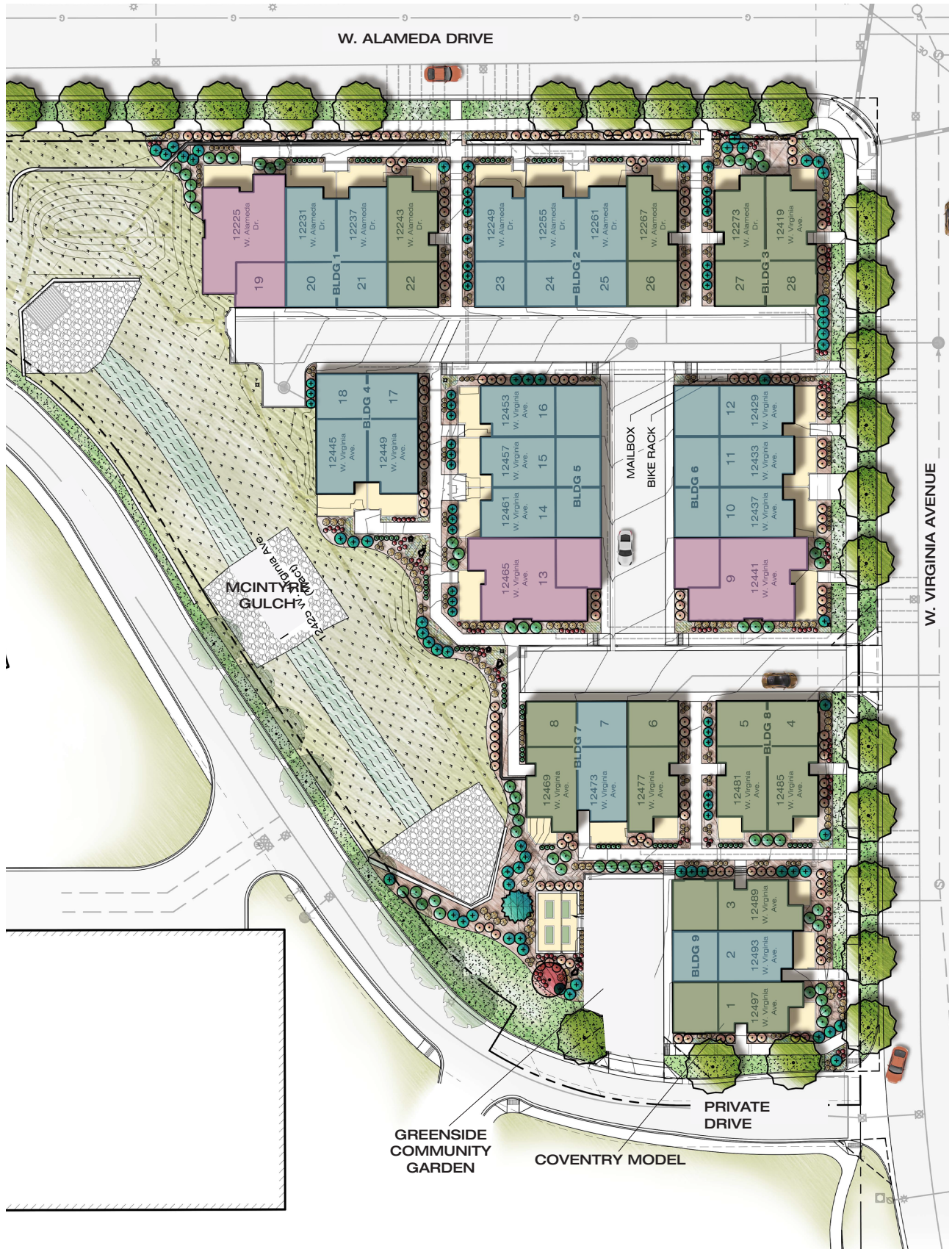
Sunset Terrace Map



12 Andover Ranch Plan 18 Bristol 2 Story Plan 12 Coventry 2 Story Plan

8 Elmhurst 2 Story TUG Plan 12 Fairview 2 Story TUG Plan

Green Mountain Terrace Map



3 Andover Ranch Plan

15 Bristol 2 Story Plan

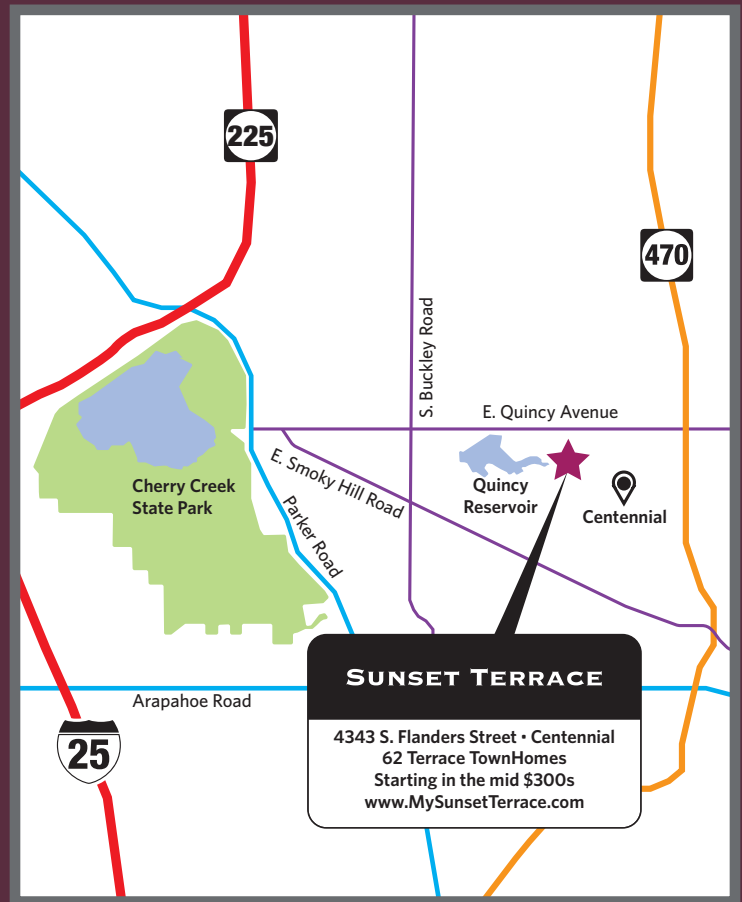
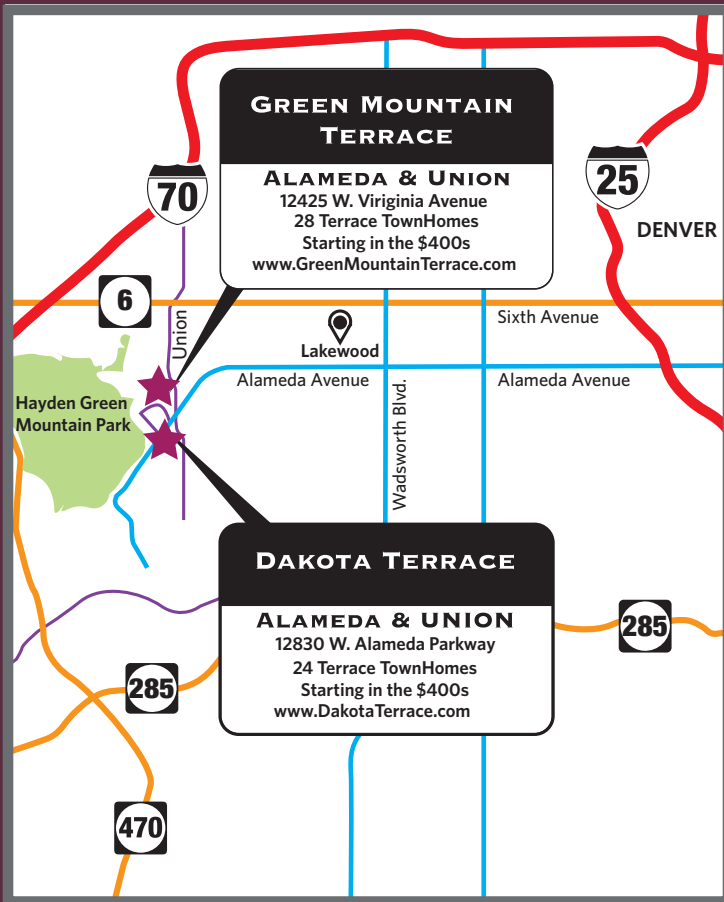
10 Coventry 2 Story Plan



1 Andover Ranch Plan

17 Bristol 2 Story Plan

6 Coventry 2 Story Plan



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