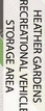


HEATHER GARDENS

BROKERS



www.heathergardens.com
info@heathergardens.com



720.641.9800

* BUILDING TYPES
AA ALPHA
ST SOMERSET
SE SEVILLE
AM ATRIUM
OA OMEGA

	* BUILDING NO.	ADDRESS			* BUILDING NO.	ADDRESS		
	AA 201	13635	East Bates Avenue		ST 219	14102	East Linvale Place	
	AA 202	13606	East Bates Avenue		ST 220	14152	East Linvale Place	
	AA 203	13626	East Bates Avenue		ST 221	14390	East Marina Drive	
	AA 204	13618	East Bethany Place		ST 222	14300	East Marina Drive	
	AA 205	13609	East Cornell Avenue		ST 223	14091	East Marina Drive	
	AA 206	13500	East Cornell Avenue		ST 224	14001	East Marina Drive	
	AA 207	3022	South Wheeling Way		SE 231	13992	East Marina Drive	
	AA 208	3082	South Wheeling Way		SE 232	13912	East Marina Drive	
	AA 209	3124	South Wheeling Way		SE 233	13902	East Marina Drive	
	AA 210	3144	South Wheeling Way		SE 234	13890	East Marina Drive	
	AA 211	3164	South Wheeling Way		SE 235	13850	East Marina Drive	
	AA 212	3184	South Heather Gardens Way		SE 236	13800	East Marina Drive	
	ST 213	13601	East Marina Drive		AM 241	13991	East Marina Drive	
	ST 214	13631	East Marina Drive		AM 242	13961	East Marina Drive	
	ST 215	13661	East Marina Drive		AM 243	13931	East Marina Drive	
	ST 216	13691	East Marina Drive		AM 244	13901	East Marina Drive	
	ST 217	14000	East Linvale Place		OA 250	2868	South Heather Gardens Way	
	ST 218	14050	East Linvale Place					



Alpha (12 buildings)

Stories: 4

Floor plans: 1/1, 2/1, 2/2, 3/3

Square Footage: from 870 to 2,145

- Lanais: One or two
- Parking: Detached covered or garage
- Laundry: Central/shared, on the second floor
- A/C: Wall-mounted
- Elevators: One elevator
- Other: Mailbox in lobby, trash shoot

Somerset (12 buildings)

Stories: 6

Floor Plans: 1/1, 2/1, 2/2, 3/3

- Square Footage: 810 to 2,242
- Lanais: One or two
- Parking: Underground garage
- Laundry: In-unit
- Elevators: One
- A/C: Wall-mounted
- Other: Community room, each floor has a gathering space, mailboxes in lobby behind secure door, trash shoot



Seville (6 buildings)

Stories: 6

Floor Plans: 1/1, 2/1, 2/2, 3/3

- Square Footage: 780 to 2,044
- Lanais: One or two
- Parking: Underground garage
- Laundry: In-unit
- Elevators: One or two
- A/C: Wall-mounted
- Other: Own swimming pool & tennis court; annual recreational fee, community meeting room, mailboxes behind secure door, trash shoot, adjacent to wildlife preserve



Atrium (4 buildings)

Stories: 6

Floor Plans: 1/1, 2/1, 2/2, 3/3

Square Footage: 810 to 2,364

- Lanais: One or two
- Parking: Underground garage
- Laundry: In-unit
- Elevators: Two per building
- A/C: Wall-mounted
- Other: Skylight lobby, community meeting room, large mailboxes behind secure doors

Omega (1 building)

Stories: 3

Floor Plans: 1/1, 2/2, 3/3

Square Footage: 870 to 2,220

- Lanais: One or two
- Parking: Underground garage
- Laundry: In-unit
- Elevators: One
- A/C: Wall-mounted
- Other: Community room, each floor has a gathering space, mailboxes in lobby behind secure door, trash shoot.





Townhomes (64 units)

Stories: 2 + Basement

Floor Plans: 3/2.5

Square Footage: 1,658 above grade

- Garage: Attached 2-car
- A/C: Central (forced air, natural gas)
- Heating: Central (natural gas) forced air furnace/natural gas supply
- Laundry: In-unit
- Other: Fireplace, private courtyard & patio, some golf course views, walkable to community center, north and south townhome options.



Patio Homes (252 units)

Structure: One level with basement

Models: Marina Villa (no basement), 3-bed ranch, 2-bed ranch

Square Footage: 929 to 1,738 above grade

- Garage: Attached 2-car
- A/C/Heating: Central (forced air, natural gas) Forest air, furnace natural gas supply.
- Laundry: In-unit
- Other: Fireplace, private patio, most have full basements, some near golf course, walkable to Community Center

Let your lifestyle bloom at



Heather Gardens
ASSOCIATION

**WELCOME TO
HEATHER GARDENS**

Colorado's Best Active Adult Community

2888 South Heather Gardens Way, Aurora, CO 80014 | HeatherGardens.org

THE PROPERTY

Heather Gardens is proud to offer Metro Denver's premier 55+, low maintenance, independent, golf course community.

Heather Gardens has a nice mix of high-rise buildings, patio homes and townhomes. The entire community of 2,426 properties is managed by a homeowners association. Each property is individually owned. Most are owner occupied, and some are rented.

Nestled in 200 park-like acres, with expansive views of the Rocky Mountains and the Denver skyline, Heather Gardens offers amenities to suit everyone.

- High-rise, Patio and Townhomes
- 9-hole Award-Winning Executive Golf Course
- On-site Restaurant
- Newer Clubhouse
- Fitness Center
- Multiple Swimming Pools and Tennis Courts
- Walking Trails and Designated Bike Lanes
- Classes, Clubs, Events and Religious Services
- Community Garden Plots
- RV Storage Lot
- 24/7 Security
- On-site Management and Maintenance
- Easy Access to Public Transportation,
Including RTD's Nine Mile & Iliiff Rail Station
- Close to Shopping, Cherry Creek State Park
and Medical Facilities

Homes in Heather Gardens must be occupied by one person who is at least 55 years old. While no children under 18 are allowed to live there, they are always welcome to visit. Pets are allowed. Heather Gardens is a no smoking community.

HEATHER GARDENS PROPERTY TYPES

Name	# of Stories	Parking	Laundry	Misc.
Alpha	4	Covered	Shared	
Somerset	6	Under-Building	In the Unit	
Seville	6	Under-Building	In the Unit	Own Pool & Tennis
Atrium	6	Under-Building	In the Unit	2 Elevators
Omega	3	Under-Building	In the Unit	Next to Clubhouse
Patio Home	1	2 Car Garage	In the House	Some with Basements
Townhomes	2	2 Car Garage	In the House	

***Each building has 1,2, & 3 bedroom floorplans of various sizes*

THE CLUBHOUSE

In 2012 Heather Gardens opened their new 50,000 square foot recreation center. It is the hub of the community and home to gatherings, clubs, classes, trips, and fitness activities.

- 1,800 sq. ft. state-of-the-art exercise facility
- Indoor pool with lap lanes, jacuzzi, and sauna
- Seasonal outdoor pool
- 2,320 sq. ft. multi-use auditorium to host concerts, movie nights, dances, services and fitness classes
- Full-service woodworking shop
- Billiards room, ping pong
- Library and computer room
- Tennis and pickle ball courts, horse shoe and putting green
- Class, art, and activity rooms, including kilns
- Lounge terrace areas with outdoor seating, large pavilion
- Management & Security Offices
- Golf Pro Shop
- Completely wheelchair accessible, including elevator access



Heather Gardens offers over 100 leisure activities, clubs, and classes to its residents, providing opportunities for personal growth and social interaction.



HOURS

Open 6am to 9pm, Monday - Saturday, 7am to 7pm, Sunday

CONTACT

For more information, call the Clubhouse at 303.751.1811 x 5

THE GOLF COURSE

Nestled in the center of our community, we are proud of our award-winning, 9-hole, public, executive course and pro shop. Its traditional design is enhanced by lush fairways, elevated greens and well-positioned bunkers. Our 2,461 yard, par 32 course will provide a tough, yet fair test of golf for all skill levels.



OPEN TO THE PUBLIC

Sunday-Saturday 9:30 am to 4:30 pm (Last Cart Out is 2:12 p.m.)

Tee times can be made by calling the shop **303.751.2390** or online at **ForeupSoftware.com/index.php/booking/20016#/teetimes**

Sharpen up your skills with a lesson from our PGA professional.
Call for details.



HEATHER GARDENS BROKERS

Trusted. Family. Brokers.

Call on our team of brokers for up-to-date
information on listing your home, daily
home tours, homes for sale and for lease,
and other questions about the
Heather Gardens Lifestyle!



Since 1987.

Our family firm is proud to be
a part of this community for
over three decades and counting.
You can count on us to be here.

THE RENDEZVOUS RESTAURANT

Welcome to Heather Gardens' own Rendezvous Restaurant. Open to the public during the week where we serve a variety of homemade appetizers, soups, salads, burgers, sandwiches, steaks and more! Sunday mornings we serve our Breakfast & Brunch Buffet, featuring a made-to-order omelet station, an assortment of chef selected breakfast and lunch items, bakery items, fresh fruits, and more! Join us for something new each week.



CONTACT

Rendezvous Restaurant
2888 S Heather Gardens Way
Aurora, CO 80014
720.282.3443

HOURS

Kitchen Hours
Tuesday - Saturday
11:30 am to 6 pm
Dining Room closes at 7 p.m.



Heather Gardens

NEW RESIDENT

TO DO CHECKLIST

Heather Gardens Website <http://www.heathergardens.org>

Sign up for Heather Gardens Website access at the HGA Management Office (see below)
Sign up for Pitera (our important information notification system)
Submit an Emergency Contacts Form that must be signed and returned to the HGA Management Office in person, via fax to (303) 745-5253, or emailed to management@heathergardens.org

Architectural Control Committee (ACC) understanding:

For unit improvements beyond interior painting and carpet installation in locations other than the lanai, an ACC request and approval is required. Find out more on the HG Website, or contact the HGA Management Office (see below).

Heather Gardens Security (located in the Clubhouse on the 1st floor)

Add HG Security number to your phone contacts, (303) 750-9477
Have your emergency contact add the above HG Security to their phone's contacts list
Provide a copy of your unit keys to Security (used only in case of emergency)
Store your garage door opener or fob on your person, not in your car

HGA Management Office (located in the Clubhouse on the 2nd floor)

Add HGA Management Office to your phone contacts, (303) 755-0652, extension 100
Set up auto-draft for your monthly HOA fees/dues
Sign up for New Resident Orientation on the 4th Wednesday of each month @ 10:00
For multi-story units only, set up your Telephone Entry System / TES

Building or Area Representative Your AR is your liaison to HGA Management and the Boards and will be one of the first of your new neighbors to greet you.

Get your Welcome Package from your Area Representative (AR) to learn about life at HG
Get your unit copy of the current HG Directory from your AR

Welcome to your new life at Heather Gardens. Enjoy!

HEATHER GARDENS MONTHLY HOA DUES PAY FOR

<u>Maintenance and Utilities</u>	<u>Typical Cost/month to keep a house</u>	<u>Heather Gardens</u>
		vs.
Heat (incl. in HG multi-story buildings)	\$ 100 - 150	Included
Water (household and landscape)	\$ 75 - 200	Included
Exterior maintenance – Gutters, roof and exterior paint/siding maintenance	\$ 100 - 200	Included
Landscaping – Leaf raking, tree and shrub trimming and replacement, disposal, aeration	\$ 50 -100	Included
Sprinkler activation and winterization (\$300/yr)	\$ 25	Included
Hazard Insurance – HG Resident needs only an HO-6 condo insurance policy	\$ 150 -250	Included
Housekeeping/repair of common areas	\$ 75 - 100	Included
Snow and Trash removal	\$ 75 - 100	Included

Lifestyle Benefits

Fitness: Gym – Resistance, Cardio, classes avail.	\$ 100-150	Included
Patrol Security – 24 / 7 / 365	\$ 50-75	Included

Monthly Cost for freestanding house: **\$800 - \$1350** **at HG: Included**

PLUS - Intangible Benefits for added Value

Included

Social Connection (key to longevity), Church Services, Hobby and Game groups
 9 Hole Executive Golf Course with PGA Pro, Tennis, Pickleball
 Indoor & Outdoor Pools, jet tub, walking trails, bike lanes, near Cherry Creek State Park
 Exercise Classes (at small fee, Cardio, Yoga, Water Fitness, Low Impact)
 Auditorium with Events and Private Functions, Craft & Art Shows
 Events at Clubhouse/Restaurant – Live Music, Dances, Movies
 Art Studio, Ceramics Kilns, Library, Full Woodshop w/ tools and instruction
 Rendezvous Bar & Grill on Campus – Open 6 days/week, Lunch & Dinner, Daily Specials
 Private Banquet Space available for catered events

Behind the scenes, our Boards of Directors, AR's and committee members all volunteer their time, working in a self-managed form of governance by HG homeowners.

by HG Brokers HeatherGardens.com 720.641.9800