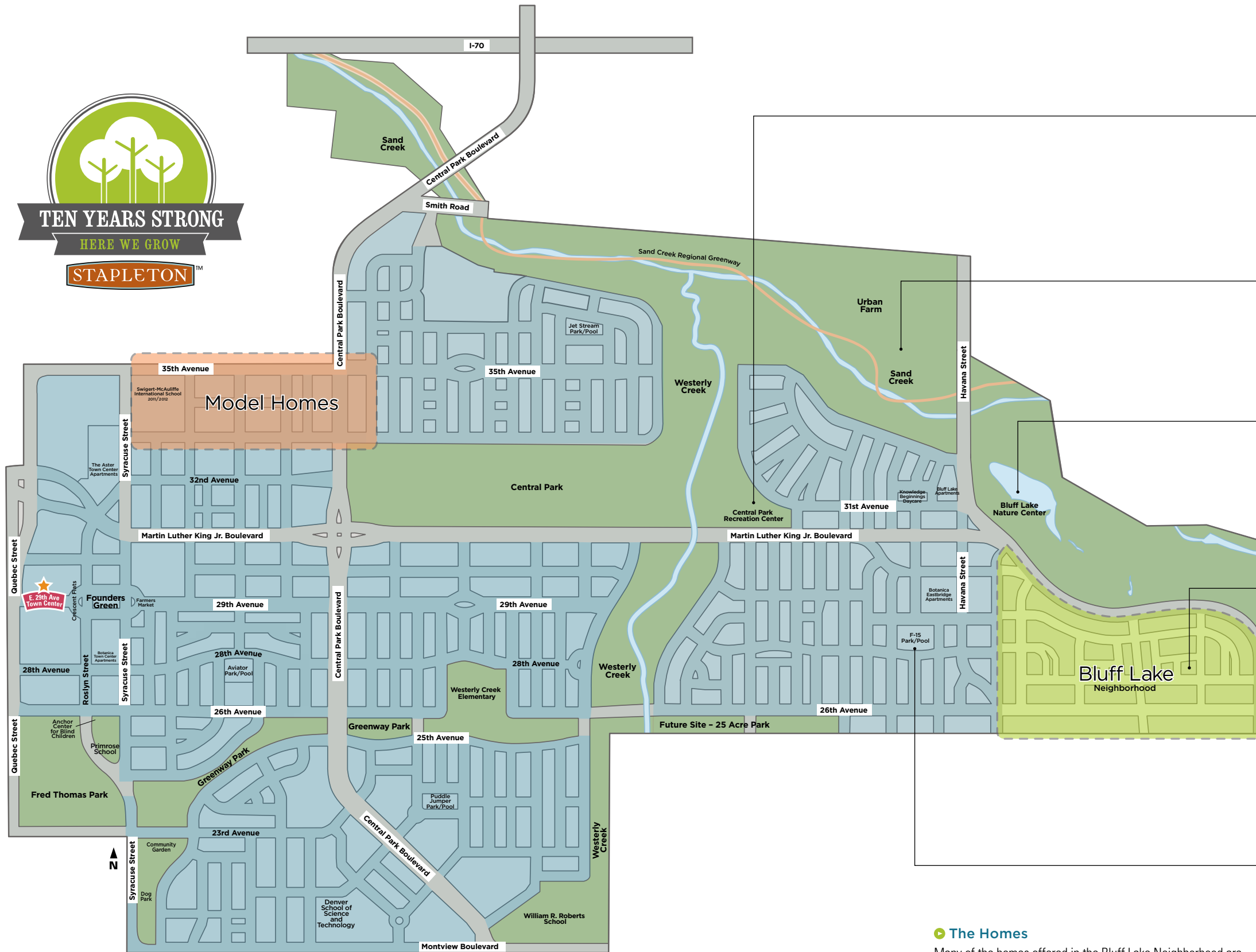


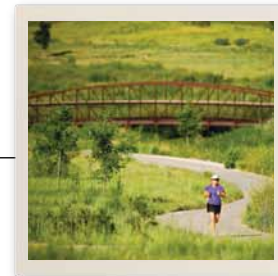


Introducing the Bluff Lake Neighborhood at Stapleton.
Closer to nature.

STAPLETON™



Rec Center
A new state-of-the-arts facility. Complete with weights and cardio equipment, a lap pool, a leisure pool with a "lazy river," basketball courts, aerobics studio, spin bike room, locker rooms, space for events and classes, an indoor-outdoor child care area and spectacular panoramic views.



Sand Creek Regional Greenway
This 14-mile section of Metro Denver's extensive trail network connects the South Platte River to the west, the High Line Canal to the east and Westerly Creek in Stapleton. Along the way, it winds through woodlands, breathtaking open space, past historic landmarks and wildlife.



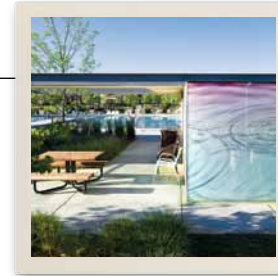
Bluff Lake Nature Center
A 123-acre urban wildlife refuge with meandering trails, trees, wildlife, a lake and nature center. Full of indoor and outdoor learning opportunities or simply a chance to get back to nature.



Neighborhood Parks
Four charming neighborhood parks designed to delight the senses. Nearby places to relax, enjoy the day or throw a Frisbee.



Anschutz Medical Campus
Former Fitzsimmons Army Medical Center
For anyone lucky enough to live in the Bluff Lake Neighborhood, this cutting-edge medical campus, featuring the region's two highest-ranking hospitals, is a 15-minute bike ride away.



F-15 Pool
Lap lanes and lots of shade. The F-15 pool has features for kids but it's designed to be very adult-friendly. It's one of four Stapleton pools (six if you include the Rec Center) that make up a variety of aquatic experiences. Stapleton residents enjoy them all.

The Homes
Many of the homes offered in the Bluff Lake Neighborhood are available in the Central Park West Neighborhood, where you may tour models and get to know the builders (see backside).

- Bluff Lake Neighborhood
- Model Homes

bluff lake neighborhood Stapleton's quieter side.

Living here, you'll always have somewhere interesting to go. Follow your feet to any of four nearby neighborhood parks, or a nature preserve where you feel like you've left the city behind. Coast your bike to the farmers market, dinner in the Town Center or a symphony in Central Park. Enjoying your free time is as simple as picking a direction and letting your legs take you where they may.

The collections of Bluff Lake Neighborhood:

\$200s – \$300s



KB Home *The Villa Collection*

From the low \$200s
3362 Valentia Street
303.333.1007
1,159–1,667 sq. ft.
2 & 3 bedrooms + loft

HOURS Sat-Thur, 10a-7p
Fri, 11a-7p



Wonderland Homes *Courtyard Traditions*

From the low \$300s
3280 Spruce Street
303.393.9099
1,283–1,700 sq. ft.
2 & 3 bedrooms

HOURS Tues-Sat, 10a-6p
Sun-Mon, 12p-6p



Wonderland Homes *Innovations*

From the low \$300s
3289 Spruce Street
303.355.3117
1,428–1,695 sq. ft.
2 & 3 bedrooms

HOURS Tues-Sat, 10a-6p
Sun-Mon, 12p-6p



David Weekley Homes *Bluff Lake*

From the high \$370s
3493 Ulster Street
720.838.2204
1,800–2,196 sq. ft.
3, 4 & 5 bedrooms

HOURS Tues-Sat, 9a-6p
Sun-Mon, 12p-6p



New Town Builders *Solaris Collection*

From the high \$300s
8126 E. 35th Avenue
720.941.0359
1,985–2,457 sq. ft.
3, 4, 5 & 6 bedrooms

HOURS Tues-Sat, 10a-6p
Sun-Mon, 12p-6p



STAPLETON

FORESTCITY

StapletonDenver.com

info@StapletonDenver.com

(303) 382-1800

7351 East 29th Avenue
Denver, CO 80238



\$400s



Parkwood Homes *Georgetown Collection*

From the low \$400s
8176 E. 35th Avenue
303.320.4938
2,500–2,900 sq. ft.
3 & 4 bedrooms

HOURS Tues-Sat, 10a-6p
Sun-Mon, 12p-6p



Standard Pacific *The Vines*

From the mid \$400s
3490 Uinta Street
303.377.3161
2,298–2,585 sq. ft.
3 to 6 bedrooms

HOURS Tues-Sat, 10a-6p
Sun-Mon, 12p-6p



Infinity Home Collection *Lime*

From the high \$400s
8591 E. 33rd Avenue
720.219.7633
2,145–2,483 sq. ft.
3 & 4 bedrooms

HOURS Tues-Sat, 10a-6p
Sun-Mon, 12p-6p

*Home price categories are shown as base pricing. Prices and specifications are subject to change without notice.