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\$ 495,000

4 % Commission to Buyers Agent

Owner Carry Financing available

(with approved credit and mutually agreed terms)



The Vistas at SunCreek
A Contemporary Mountain Community

A fantastic opportunity
to develop 12 Condo/Multi Family
units in close-in North Evergreen,
minutes from I-70

Easy access to downtown Evergreen,
with multiple world-class Ski
Resorts within easy travel distance

Quick commute to Denver and DIA

Shane O' Regan Murphy

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Jeremiah Maupin

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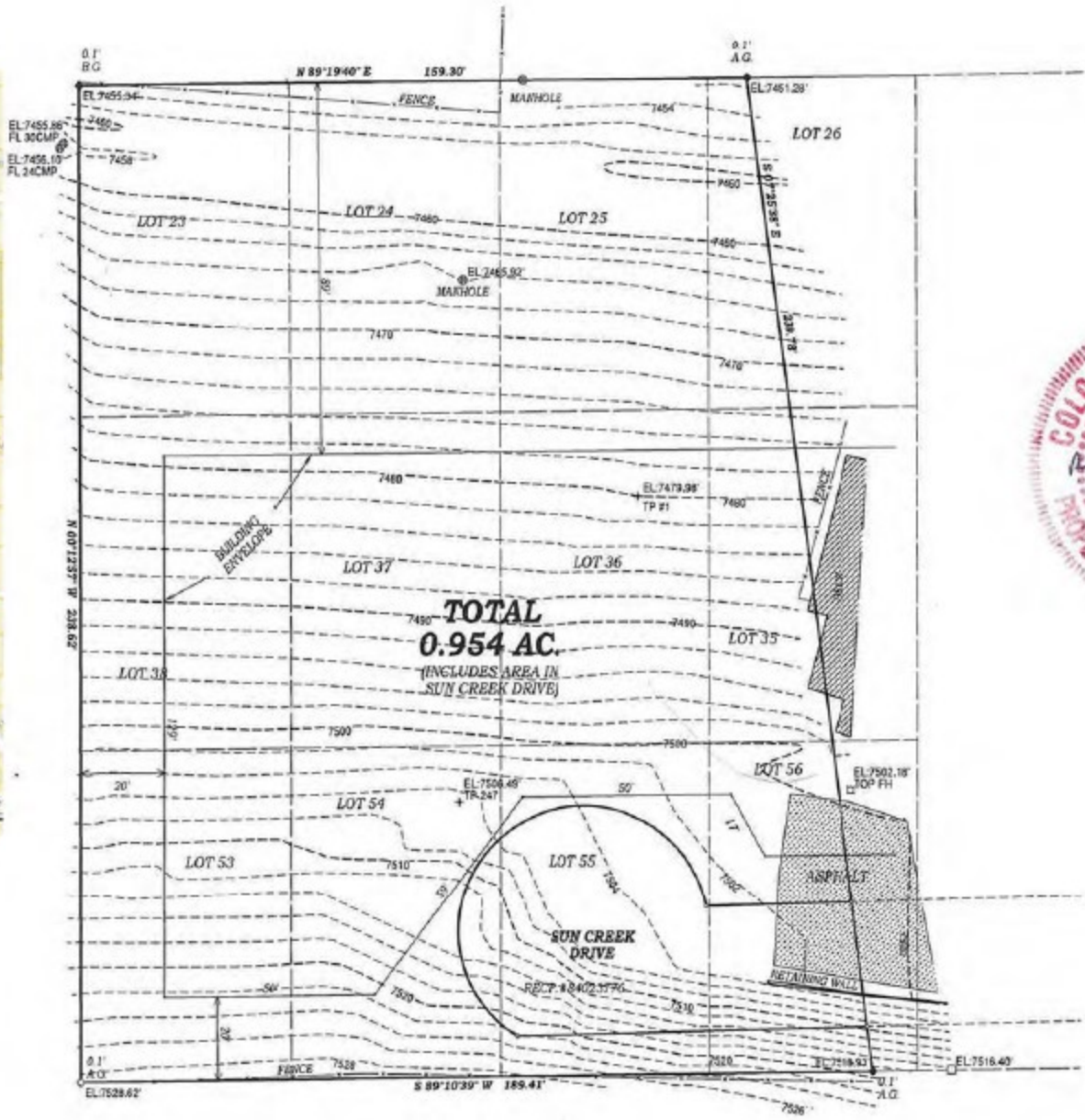
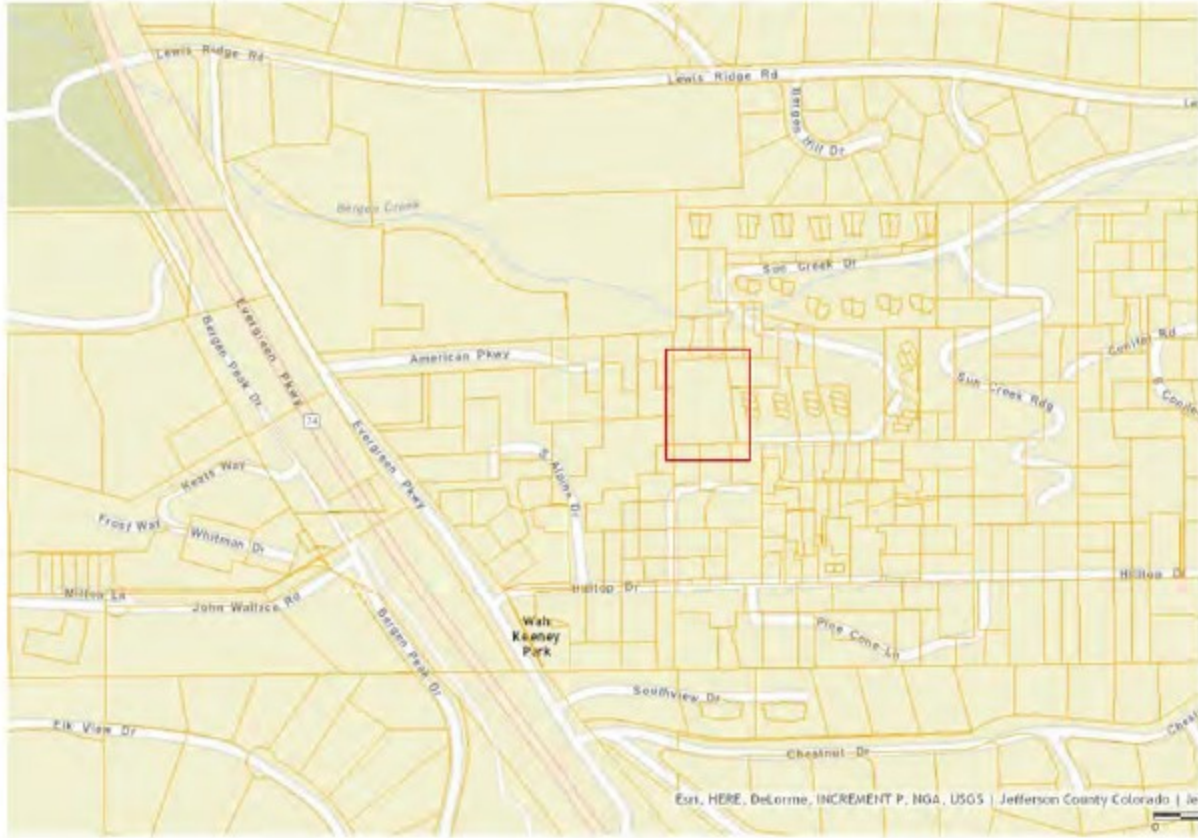


NEW PRE-APPROVED DEVELOPMENT OPPORTUNITY

for **12 Condo Units**

with Views to Bergen Peak, Elk Meadow Open Space +
Evergreen Tennis Club





TOPO SURVEY

PREPARED BY:
 FITSKER AND ASSOCIATES
 26689 PLEASANT PARK ROAD
 BUILDING A, SUITE 200
 CONIFER, COLORADO 80433
 PH. (303) 674-6018/FAX (303) 838-7174
 FILE NO. 16-690 DATE 12/20/2016

LEGAL DESCRIPTION
 A TRACT OF LAND BEING LOTS 23, 24, 25, 36, 37, 38, 53, 54, 55, AND A PORTION OF LOTS 26, 35, AND 56, ALL IN BLOCK 21, WAH KEENEY PARK FILING NO. 2, COUNTY OF JEFFERSON, STATE OF COLORADO.



SCALE: 1" = 20'
 ELEVATION DETERMINED BY HAND-HELD G.P.S.

LEGEND

- - INDICATES 18" #4 REBAR WITH 1" ORANGE PLASTIC CAP (L.S. #25633).
- - INDICATES #4 REBAR WITH 1" YELLOW PLASTIC CAP (ILLINOIS).
- - INDICATES #4 REBAR (NO CAP).
- A.G. - INDICATES DISTANCE MONUMENT IS ABOVE GROUND SURFACE.
- B.G. - INDICATES DISTANCE MONUMENT IS BELOW GROUND SURFACE.

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Mountain Contemporary Development Opportunity

Site Zoned PD : Pre-Approved for 12 Condo Units

North Evergreen Jefferson County Colorado 80439 United States

The Vistas at SunCreek Development

The Vistas at SunCreek is a .954 Acre Lot situated in the North Evergreen area of Jefferson County Colorado.

Set at the end of SunCreek Drive, off Lewis Ridge Road, the property is currently zoned PD for 12 Condo Units. The property is subject to the terms and conditions of the overall original Official Development Plan (ODP) for the Crest at SunCreek which mandates 1.6 parking spaces per unit. As its PD zoning allows for 12 Condo Units, minimum parking requirement will be for 20 spaces.

The Vistas at SunCreek will have its own independent HOA.

The property is located within easy commuter distance to downtown Denver with travel time of approx 35 minutes. Travel to multiple Ski Resort areas to the West are also within easy reach, giving the benefit of an equitable live/work balance.

Attached herein is one possible Conceptual approach to development of the 12 units. It should be clearly noted that this layout is preliminary in nature and has not been either discussed nor reviewed with pertinent statutory authorities. The conceptual design scheme is intended to be indicative rather than definitive. Final configuration will be determined by Purchaser preference and County agreement to same.

This initial concept suggests an overall form reflective of its location with massing stepping back to address existing topography. A focus is given to maximize views in multiple directions, on multiple levels including toward Bergen Peak and Elk Meadow Open Space.

Covered parking for all resident vehicles is suggested at lower level to reduce their visibility and excentuate overall perception and enjoyment of extensive proposed landscaping for Condo Owners.

An emergency access route will be located to the south side of the property to allow Fire Department a connection from SunCreek Drive to the East with Alpine Hideaway to the West. This route will be locked & gated. Its surface will be all-weather rather than asphalt which will allow for its fullest possible integration into the landscaping for resident benefit and usage in normal everyday circumstances.

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No warranty or representation is made as to the accuracy of the foregoing information.



Downslope View to North East

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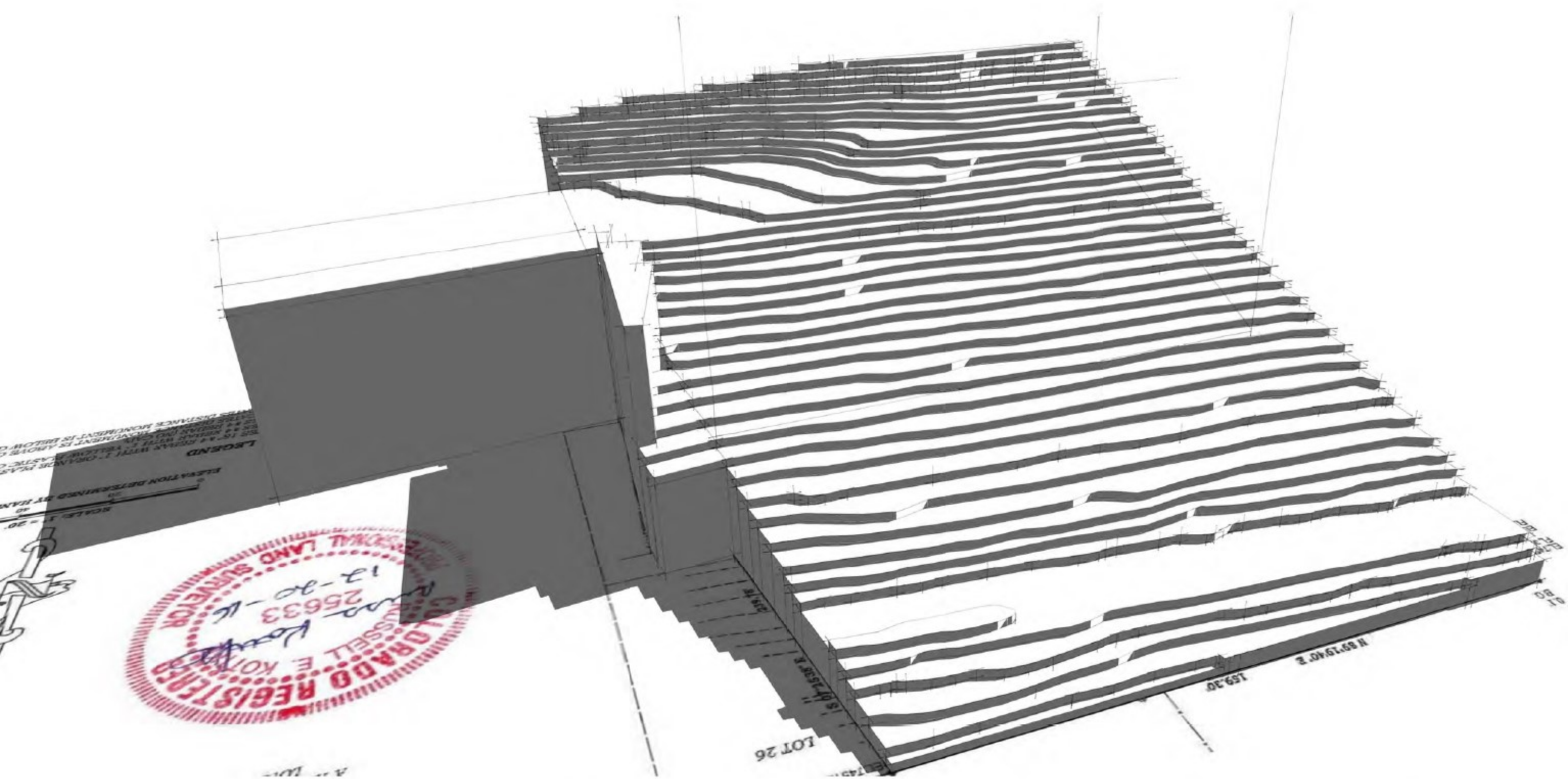


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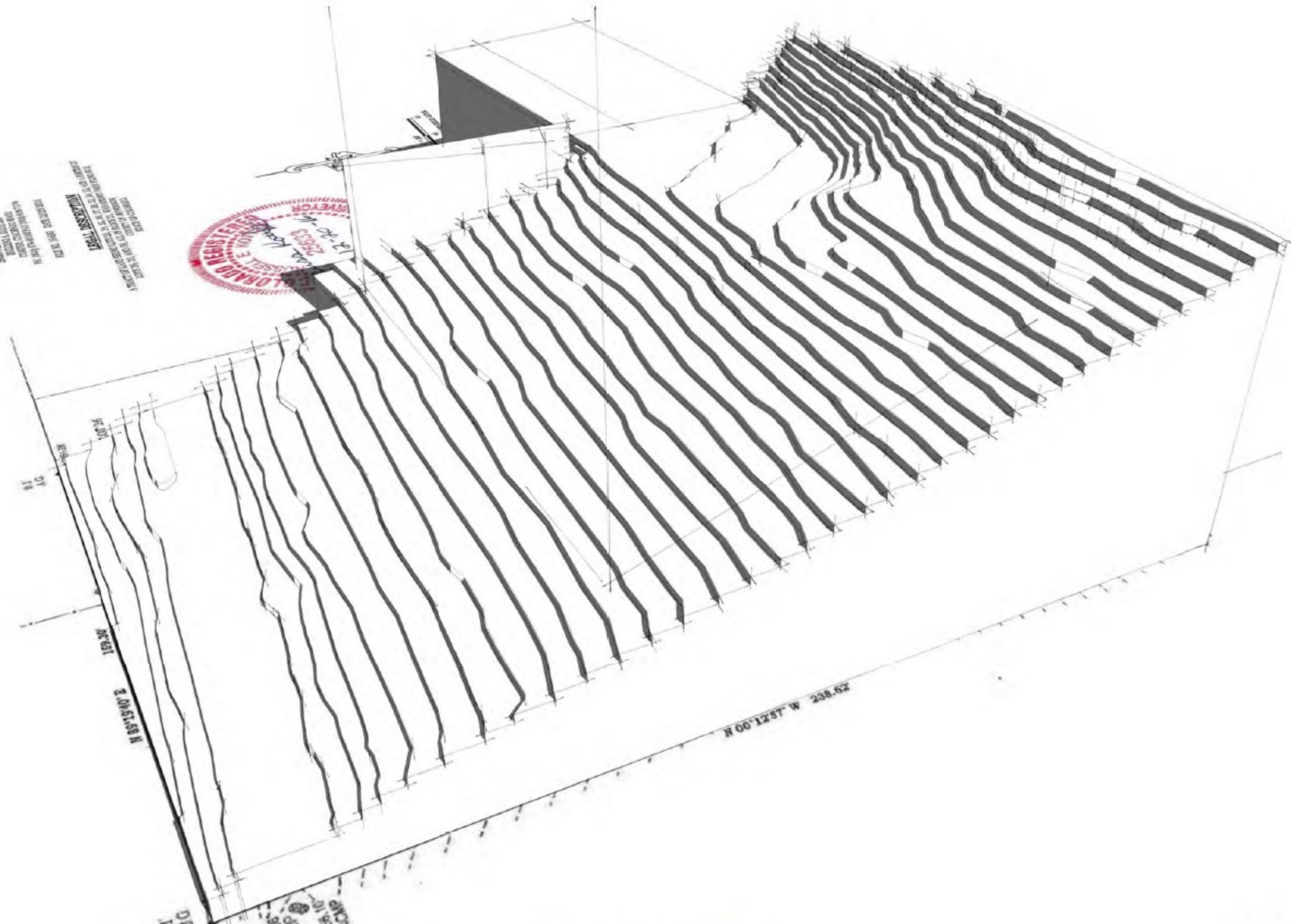
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TOPO SURVEY

APPROVED BY:
[Illegible text]
LEGAL DESCRIPTION:
[Illegible text]



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View of Stacked Conceptual Model
from
Sun Creek Drive

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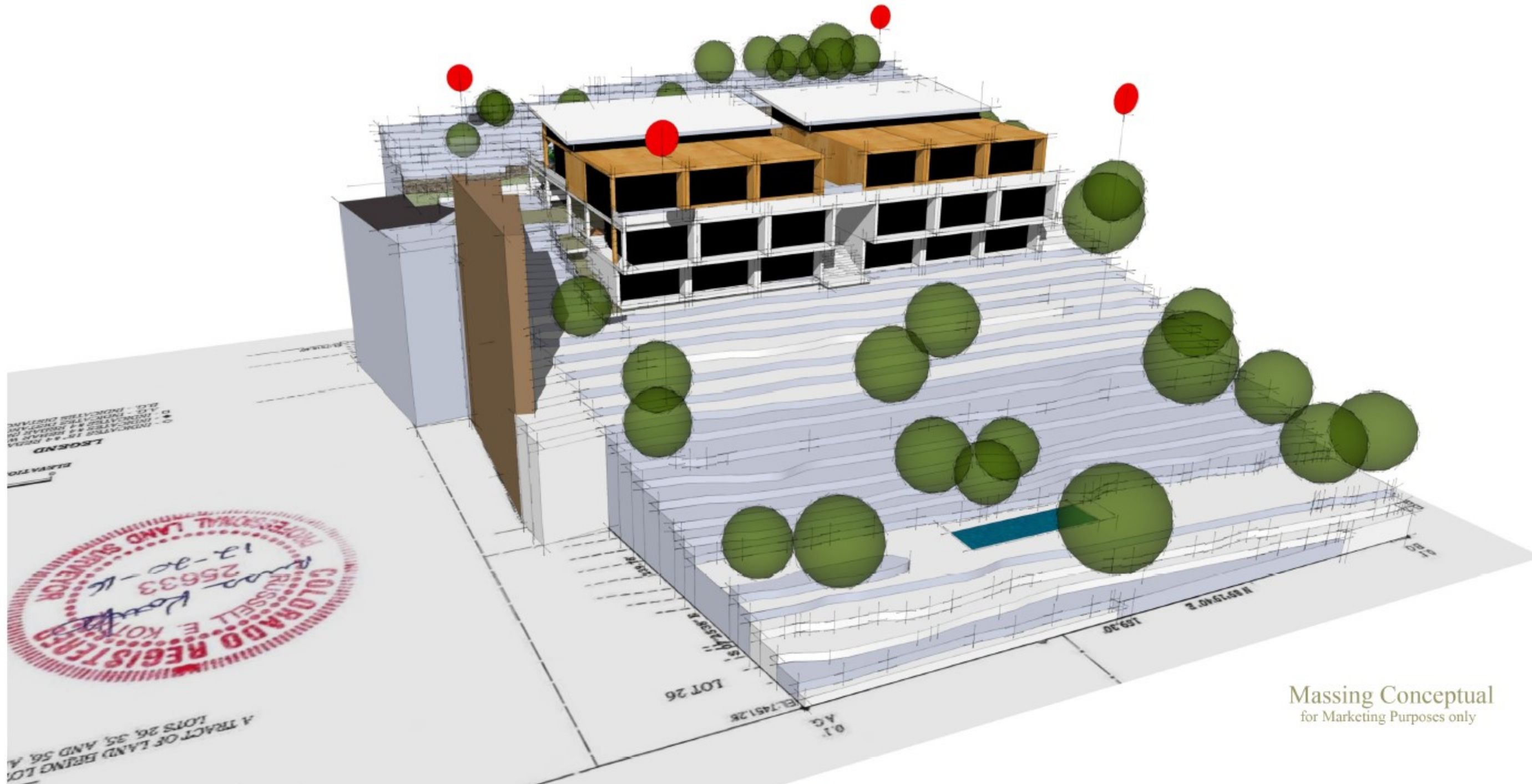
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Massing Conceptual
for Marketing Purposes only

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