

## THE COMMUNITY AT A GLANCE

- 628 acres of fresh, unexpected living, Painted Prairie is the only other Colorado community designed by the same team – Civitas and Calthorpe & Associates who successfully transformed Stapleton Airport into a world-renowned successful urban redevelopment now known as Central Park.
- With easy access to the A-Line Rail, E-470, 56<sup>th</sup> Avenue, and I-70, Painted Prairie is located at 60<sup>th</sup> Avenue and Picadilly, directly across from the spectacular Gaylord Rockies Resort — just 18 miles from downtown Denver. Painted Prairie is perfectly convenient to Denver International Airport & the prestigious Anschutz Medical Center.
- Featuring an impressive array of 11 home products from top Metro Area Homebuilders of both local and national scale including: Berkeley Homes, David Weekley Homes, Epic Homes, KB Home, McStain Neighborhoods, Meritage Homes, Parkwood Homes, and Remington Homes.
- Neo-traditional master-planned community featuring a diverse mix of single-family and multi-family homes.
- Neo-traditional communities often have a higher resale value and greater appreciation than a standard master-planned community design and include great product, architectural, price, and social diversity. This creates a highly desirable environment that attracts multi-generational residents.
- Painted Prairie is the only neo-traditional master-planned community in the northeast Metro Denver market. It is touted as the next Central Park (aka Stapleton) by many local industry leaders.
- At capacity, Painted Prairie will consist of approximately 3,400 residences. The diverse builders and builder home styles currently being offered, and in the future, should enable home sales and build out of the community over the next 7-10 years.
- Painted Prairie property taxes are paid to the Adams County Treasurer. The 2023 annual total mill levy (ML) for Painted Prairie residential is 191.237. Painted Prairie mill levy (ML) includes Adams County (27.069), Aurora (8.073), Fire District II, (3.40) Painted Prairie Metro District(s) (72.777), RTD (0.0), School District 28j-Aurora (78.918), Urban Drainage & Flood Control (0.90) and Urban Drainage South Platte (0.10). The residential Assessment Rate (AR) for 2023 is 6.95%. Sample Calculation: \$500,000 Adams County Valuation (based on conservative valuation and timing) x 6.95% AR = \$34,750 x 1.91237 ML = \$6,646 in annual taxes due. A rough estimate of current taxes could be calculated as approximately 1.4% of current sales pricing (i.e., \$525,000 \* 1.4% = \$7,350) Please ask your builder sales representative for details.
- Natural Gas/Electric service is provided by Xcel Energy.
- Water/Sewer supplied by Aurora Water.
- Internet/Cable service for Phase I available through Xfinity or Century Link. Service for Phase II available through Xfinity.
- Painted Prairie is located within the boundaries of the Adams-Arapahoe 28j School District. High school students attend Vista Peak Preparatory School. For elementary and middle school, children currently attend P-8 Harmony Ridge and for the 2023-2024 school year, they will move to the brand new P-8 at Aurora Highlands. Private and charter school options are available in the area, including nearby High Point Academy.

- The Painted Prairie Owners Association's (PPOA) initial homeowner assessment varies by the type of home purchased, as well as the varied levels of maintenance provided by the PPOA. For 2023, the PPOA's fees are: Single Family with Front Load Garages - \$58/mo.; Single Family with Alley Load Garages - \$84/mo.; Single Family with Tuck Behind Garages - \$93/mo.; Townhomes - \$236/mo.; Green Court Facing Homes - \$121/mo.; and Paired Homes - \$111/mo. Depending on the type of home owned, the PPOA's fees cover varied levels of property maintenance, as well as residential trash and recycling services.
- Painted Prairie is located in the 80019 zip code of Aurora in Adams County, CO.
- The City of Aurora boasts over 8,000 acres of open space, 113 parks, 91 trails and eight shopping districts, offering a variety of activities for families.

### PLANNED COMMUNITY AMENITIES

- At the heart of Painted Prairie will be Town Center, which is currently under construction and includes BLK4, an eclectic retail and dining container park. Town Center will also offer health/wellness, boutique hotels, and a host of urban living options, along with an amazing urban park and connected communal spaces.
- As a local-to-global urban gathering place, the Town Center, will serve as Painted Prairie's social hub — where farmer's markets, seasonal outdoor festivals and exciting events will create a tradition of community connection.

### NATURAL AMENITIES

- Painted Prairie won 2022's Best Landscape of a Community in North America award at NAHB's The Nationals ceremony. Designed by Civitas, the park system features natural playscapes, winding trails, and whimsical playgrounds designed and built by Beanstalk Builders.
- Painted Prairie has opened seven parks that include wide open spaces, orchards, play spaces, and many unique points of interest. Creating a sense of historical and cultural significance of the prairie in Colorado's heritage, the Community Gardens offer residents dedicated plots to grow their own food. Two additional parks will open in Spring 2023 with more coming in each new phase of construction.
- Painted Prairie's neo-traditional format emphasizes shared open spaces dotted among homes on lots that require less yard maintenance. Pocket parks and community gathering areas are steps away from front doors providing more places to connect with new friends and neighbors.
- The showpiece of the Painted Prairie community is 22-acre High Prairie Park with endless opportunities for fun and adventure.



### DOWNLOAD OUR APP!

Get all the latest about Painted Prairie from builder models and inventory, to community events and park guides.

Information is subject to change. 6/23

# MORE GREAT HOMES, SAME GREAT VIBE

## Here we grow again.

Painted Prairie's current phase is bustling with brand new builders, new home options, 15 stunning models and more parks and open spaces. As Town Center comes to life, our community is truly becoming a place where urban meets prairie — a diverse and vibrant neighborhood that welcomes everyone home.

Come experience the excitement for yourself!



**MAME** DENVER MAME GOLD AWARD 2021

**COMMUNITY OF THE YEAR!**

**NAHB** THE NATIONALS GOLD AWARD 2022

COMING SOON

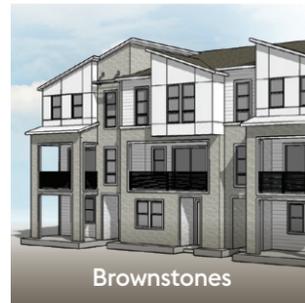
Town Center urban living by Toll Brothers



Tandem Homes



Row Homes



Brownstones

New collections coming this summer!

NEW HOME CO.

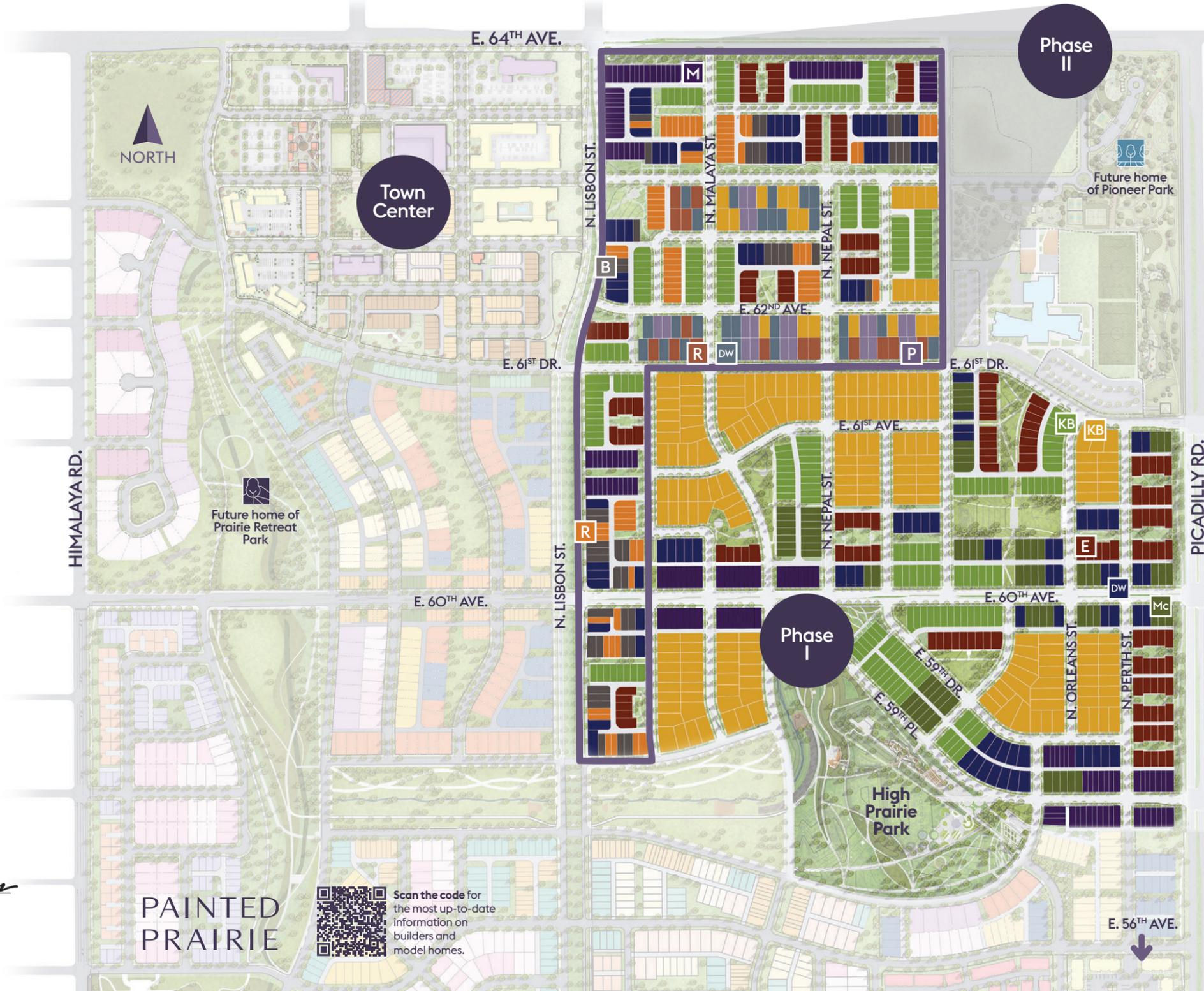


Remington HOMES

PAINTED PRAIRIE



Scan the code for the most up-to-date information on builders and model homes.



Our Builder Models & Home Options

**BERKELEYHOMES**

Single Family Homes  
1743 to 3337 SF  
From the mid \$500Ks  
Models Open

B

**David Weekley Homes**

One & Two Story Homes  
Alley Loaded  
1499 to 4005 SF  
From the low \$500Ks  
Model Open

DW

Single Family Homes  
Front Loaded  
1692 to 3740 SF  
From the mid \$500Ks  
Model Open

DW

**epic homes**  
A Member of The New Home Company Family

Single Family Garden Court Homes  
1736 to 3482 SF  
From the mid \$500Ks  
Model Open

E

**kb HOME**

Villa Paired Homes  
1430 to 1963 SF  
From the mid \$400Ks  
Models Open

KB

Single Family Homes  
1382 to 2579 SF  
From the low \$500Ks  
Models Open

KB

**McSTAIN NEIGHBORHOODS**

Single Family Homes  
2132 to 2499 SF  
From the mid \$600Ks  
By Appointment Only

Mc

Limited opportunities remain

**Meritage Homes**

Two Story Townhomes  
1428 to 1874 SF  
From the mid \$400Ks  
Model Open

M

**PARKWOOD HOMES**

Single Family Homes  
2489 to 2643 SF  
From the high \$600Ks  
Model Open

P

**Remington HOMES**

Single Family Homes  
Alley Loaded  
1781 to 2656 SF  
From the low \$500Ks  
Now Selling

R

Single Family Homes  
Front Loaded  
1978 to 2679 SF  
From the low \$600Ks  
Model Open

R

Builder home sizes and price ranges are subject to change.