



# The Settlement The Village at Castle Pines

Presented by:

Ryan Homes Inc.

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[www.ryanhomescolorado.com](http://www.ryanhomescolorado.com)

# The Settlement The Village at Castle Pines



# Rare Land Purchase Opportunity The Settlement @ Castle Pines Village

An Exclusive New Build Enclave in The Village, Castle Pines  
Offered by **Ryan Homes Inc.**

2 Custom Home Sites inside the gates of one of the most treasured  
Colorado neighborhoods to call home.

Delivering outstanding views and an abundance of trees.

**The Settlement** – Only Two Home Sites Available. Prices Start in the Mid  
\$400's. Home Styles within The Settlement Emphasize European  
Influences to Shape Exterior Elevations, Design Concepts & Material  
Selections.

(4-Sided Elevations, Wood/Clad Windows, Concrete Tile/Metal Roofs)

Interested? Contact Chris Sublette to schedule a Private Consultation

[chris@ryanhomescolorado.com](mailto:chris@ryanhomescolorado.com)

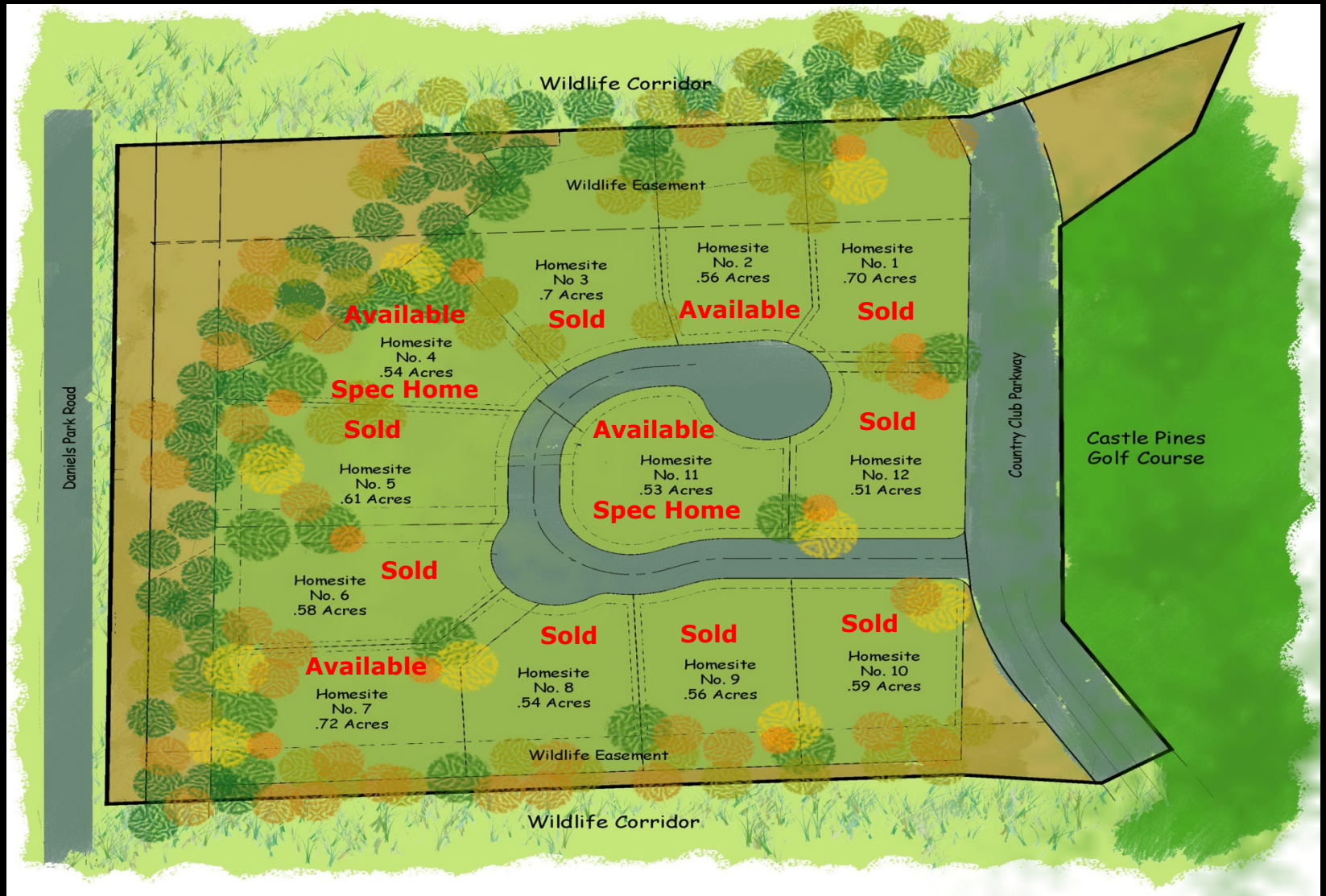
(303) 904-0564 office



# Location



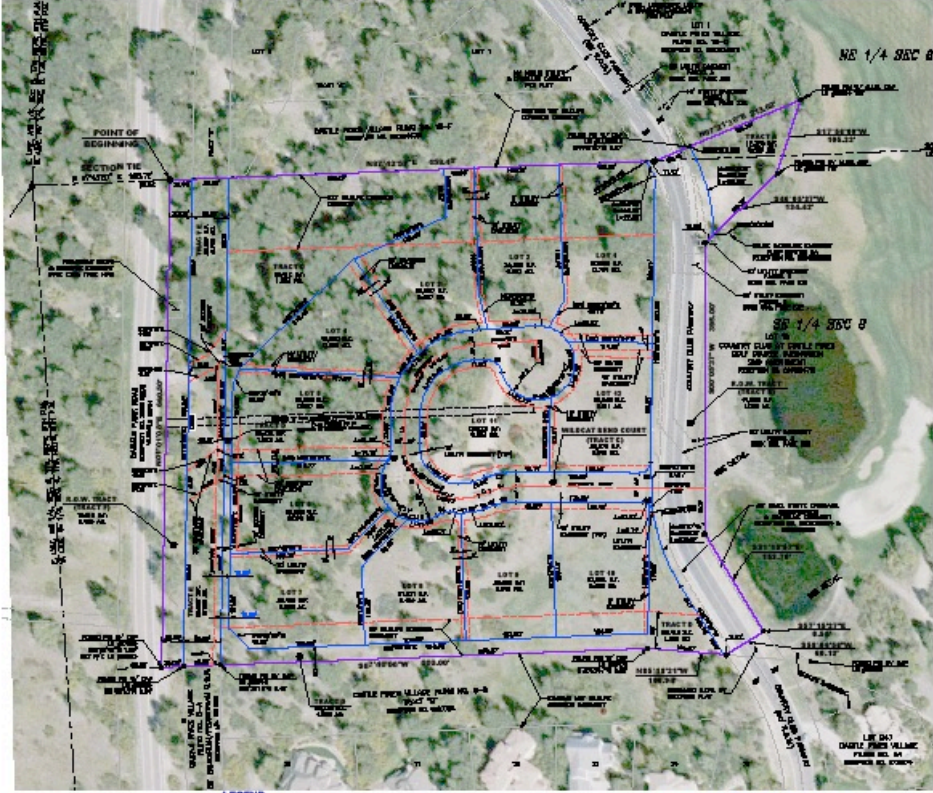
# Site Plan



# Site Plan

## CASTLE PINES VILLAGE R-66 FINAL PLAT

A REPLAT OF LOT 1, BLOCK 1, KIMBALL SUBDIVISION AND A PORTION OF CASTLE PINES VILLAGE PLANNING AREAS R-66 & COS-4  
ALSO BEING A PORTION OF THE EAST HALF OF SECTION 8 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF DOUGLAS, STATE OF COLORADO  
11.556 ACRES 12 RESIDENTIAL LOTS 6 TRACTS SB09-015



**LEGEND**

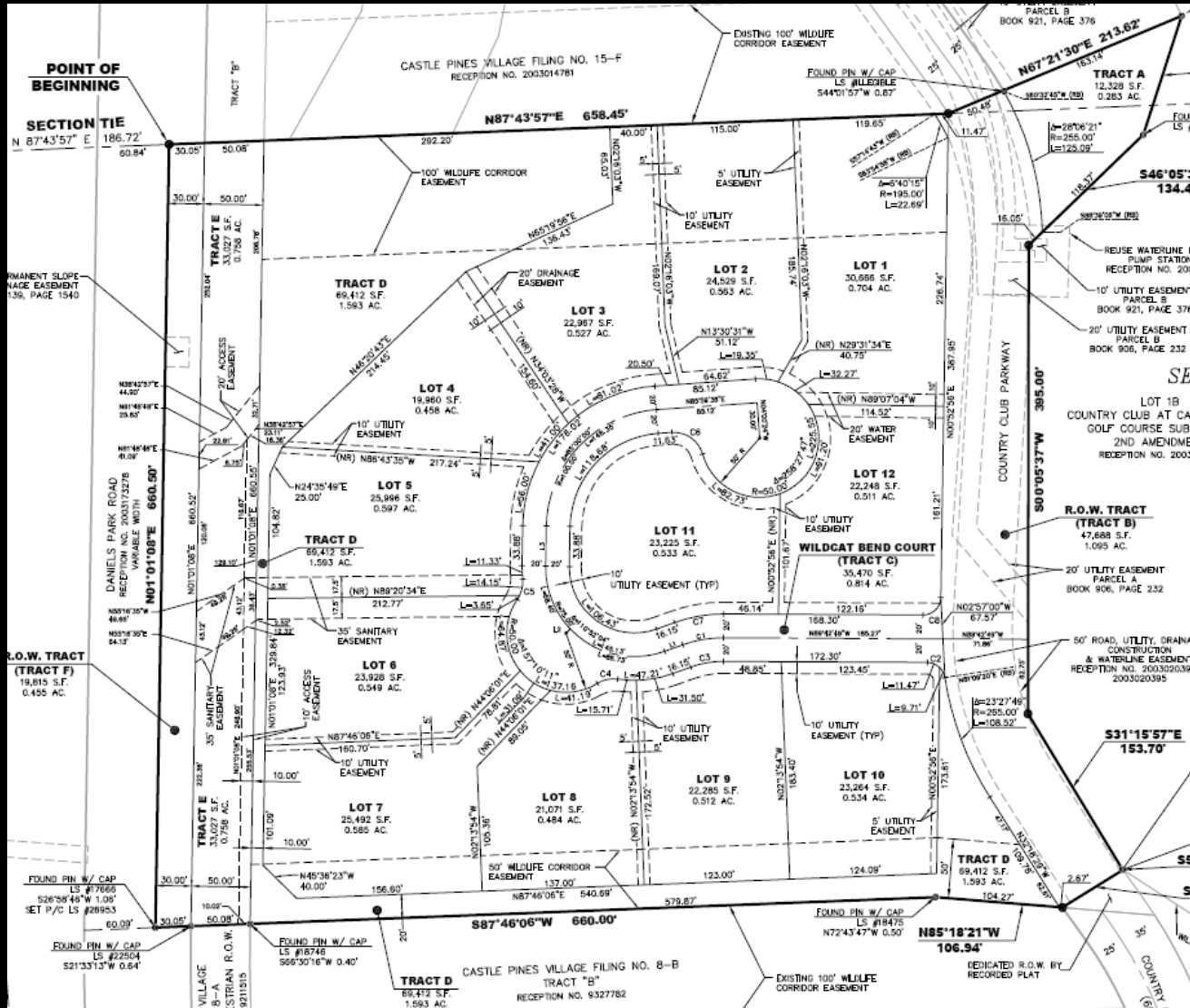
POINT-TO-POINT	CE PERM / RECONSTRUCT	IF FOUND WITH AN EXISTING
PROPERTY BOUNDARY	CE EXISTING	IF FOUND WITH AN EXISTING
CE LOT	CE LOT LITE	IF FOUND WITH AN EXISTING
		IF FOUND WITH AN EXISTING
		IF FOUND WITH AN EXISTING
		IF FOUND WITH AN EXISTING

1" = 100' HORIZONTAL  
NORTH

**Calibre**  
Civil Engineering, Inc.  
2330 South Lowell Avenue, Suite 200  
Littleton, CO 80120 (303) 948-0000  
www.calibre-engineering.com  
Civil Engineering, Surveying



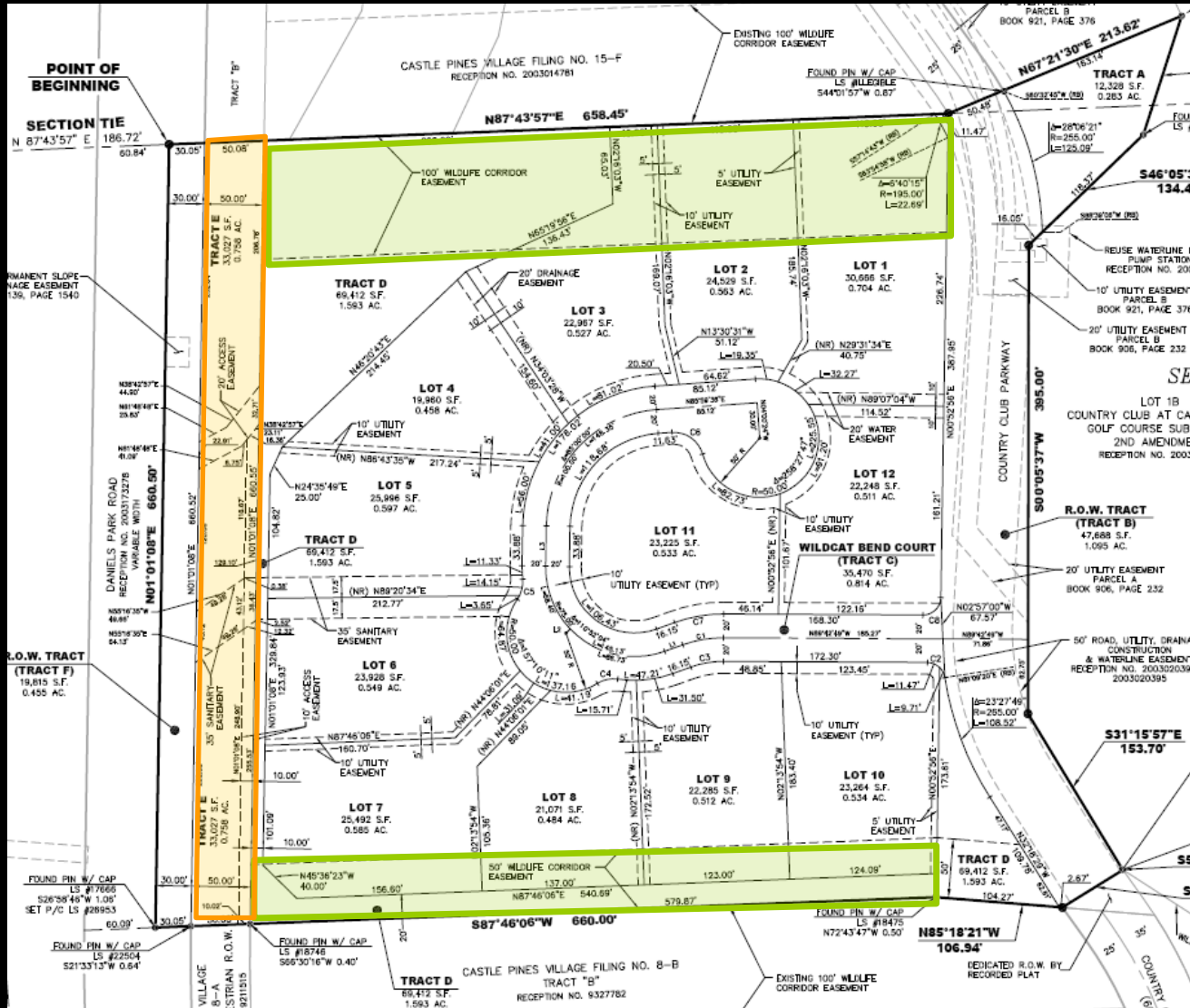
# Exhibit



- ▶ 12 lots
- ▶ 11.6 acres
- ▶ Wildlife Corridor Easements
- ▶ Roads
- ▶ Drainage Tracts
- ▶ Trail



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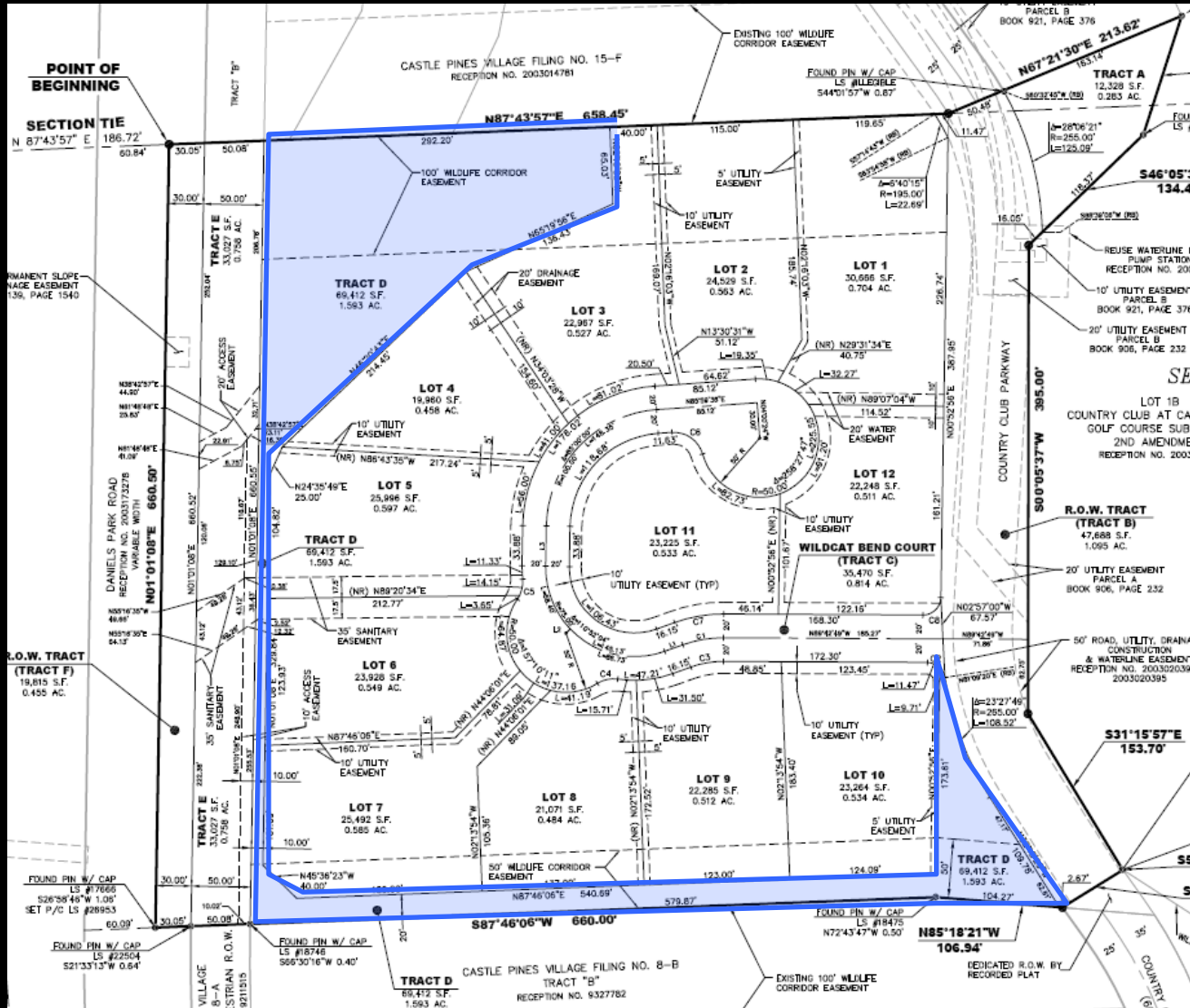


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# Site Photo



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# Recent Build in Community

Built By Ryan Homes . \$2,497,500.00



# Recent Build in Community

Built By Ryan Homes . \$2,400,000.00



# Recent Build in Community

Built By Viaggio Home . \$2,700,000.00



# New Construction Start Lot 11

Built By Ryan Homes . \$2,197,350.00





# Lot Pricing Schedule

<b>Lot # Owner</b>	<b>Price</b>	<b>Available</b>	
2	\$459,000.00	Yes	Available
7	\$599,000.00	Yes	Available

*HOA's per lot are \$275 for Master Association and \$95 per lot for Sub-Association*

*Pricing is subject to change at any time, at the sole discretion of Ryan Homes, Inc. representatives and/or agents*

