

# Inspirada – Block 4, Lot 1

## FACT SHEET

2756 Simpre Way  
Brighton, CO 80601

### Madrid Plan

1,804 Sq. Ft.  
3+ Loft Bedrooms  
2.5 Bathrooms  
2-Car Garage

### HOA DUES

Residents will be part of the Inspirada at Prairie Center Village Community HOA and will pay monthly dues for the maintenance of amenities and common areas, including landscaping and parks. Monthly dues are \$135/month.

### ESTIMATED PROPERTY TAXES

Metro Tax District: Estimated tax rate is approximately 1.1%.

### LENDING PARTNER

**LANDSEA® MORTGAGE**

*Powered by NFM Lending*



### SCHOOLS

Adams 27-J School District

#### Elementary School (K – 5)

Mary E Pennock Elementary School  
3707 Estrella St.  
Brighton, CO 80601

#### Middle School (6 – 8)

Prairie View Middle School  
2915 E. 120th Ave.  
Henderson, CO 80640

#### High School (9 – 12)

Riverdale Ridge High School  
13380 Yosemite St.  
Thornton, CO 80602

**For more information, call (888) 827-4421**

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## MADRID – A

1,804 Sq. Ft. • 3+ Loft Bedrooms • 2.5 Bathrooms • 2-Car Garage



FIRST FLOOR



SECOND FLOOR

# Inspirada – Included Features

## DURABLE EXTERIORS

- 2'x6' Exterior Walls
- Cement Fiber Siding with Stone (Per Elevation)
- 7' Garage Door
- 2-Car Garage
- Therma-tru 8' Entry Door
- Front Yard Landscaping with Wing Fencing

## ELEGANT INTERIORS

- 8' to 9' Ceiling on the Main Level (Per Plan)
- 8' to 9' Ceiling on the Second Level (Per Plan)
- Sliding Glass Door (Per Plan)
- Shaw® Carpet
- Laminate Wood Floors in the Kitchen, Nook, Entry and Great Room
- Luxury Vinyl Tile at Baths and Laundry
- Lighting Package (Per Plan)
- Wood (MDF) in Lieu of Wire Shelving in Closets and Pantry
- Low-E Vinyl Windows
- 92% Efficient Furnace
- Kwikset® Door Hardware
- Sherwin-Williams® Interior Paint

## GORGEOUS KITCHENS

- MasterCraft 42" Maple Cabinets
- Granite Countertops with 4" Back Splash
- Undermount Sink
- Whirlpool® Stainless Steel Range, Microwave and Dishwasher

## LUXURIOUS BATHS

- Piedrafina Countertops in Owner's and Secondary Baths with 4" Backsplash (Per Plan)
- Undermount Sinks (Per Plan)
- MasterCraft 36" Maple Cabinets
- Delta® Stainless Steel Faucets
- 6' x 6' Ceramic Tile Shower Surrounds
- High-Efficiency, WaterSense® Toilets with Elongated Bowls

## BONUS FEATURES

- Landsea Homes One-Year Warranty
- Individualized HERS Rating
- Active Radon System
- Coach Lights (Per Plan)
- Duct Cleaning

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