# Inspirada – Block 4, Lot 2

# FACT SHEET

2764 Simpre Way Brighton, CO 80601

Paris Plan 1,552 Sq. Ft. 2+ 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 L/NDSEA® MORTGAGE

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### **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 F. 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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# Inspirada – Block 4, Lot 2

# PARIS - B



FIRST FLOOR

1,552 Sq. Ft. • 2+ Loft Bedrooms • 2.5 Bathrooms • 2-Car Garage



SECOND FLOOR



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# 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<sup>®</sup> 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<sup>®</sup> 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<sup>®</sup> 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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