



PAINTED PRAIRIE

FRESH. URBAN LIVING.

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, 56th Avenue, and I-70, Painted Prairie is located at 60th 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 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 seven to 10 years.
- Painted Prairie property taxes are paid to the Adams County Treasurer. The current annual real estate taxes are estimated to be approximately 1.4% of home price. The tax district's mill levies included are: Adams County, Aurora, Fire District II, Painted Prairie Metro District(s), RTD, School District 28-Aurora, Urban Drainage & Flood Control and Urban Drainage South Platte.
- Natural Gas and Electric service is provided by Xcel Energy.
- Water/Sewer supplied by Aurora Water.
- Internet/Cable service available through Xfinity or Century Link.
- Painted Prairie is located within the boundaries of the Adams-Arapahoe 28j School District. Elementary and middle school children in Painted Prairie will attend the brand new Harmony Ridge P-8 School; and, high school students will attend Vista Peak Preparatory School. 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 2022, the PPOA's fees are: Single Family with Front Load Garages - \$66/mo.; Single Family with Alley Load Garages - \$76/mo.; Single Family with Tuck Behind Garages - \$85/mo.; Townhomes - \$209/mo.; Green Court Facing Homes - \$98/mo.; and Paired Homes - \$105 per 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 busy families.

PLANNED COMMUNITY AMENITIES

- At the heart of Painted Prairie will be an active, creative Town Center featuring an amazing urban park at its center. A collection of connected communal spaces, Town Center will offer eats, drinks, destination dining, health and wellness, boutique hotels, and a host of urban living options.
- 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

- The park system at Painted Prairie is touted to be one of the best community parks along the Front Range. Designed by Civitas, the park system features natural playscapes, as well as whimsical playgrounds created by Beanstalk Builders.
- Painted Prairie has opened seven parks that include wide open spaces, as well as community gardens, orchards, and other creative points of interest to create a sense of historical and cultural significance of the prairie in Colorado's heritage. More parks are being built with each new phase of construction.
- The Painted Prairie parks were purposefully designed to dot the area creating natural play and gathering spaces for children and adults.
- The showpiece of the Painted Prairie community is a 22-acre High Prairie park with endless opportunities for fun and adventure.
- In honor of the history of the prairie it is built upon, Painted Prairie's Community Gardens offer residents dedicated garden plots to grow their own food. Fruit bearing trees and orchards bring a fresh meaning to home grown at Painted Prairie.
- Painted Prairie's parks were built to enhance the natural landscape formations such as arroyos, Cottonwood galleries and Ponderosa tree stands.

Information is subject to change.