

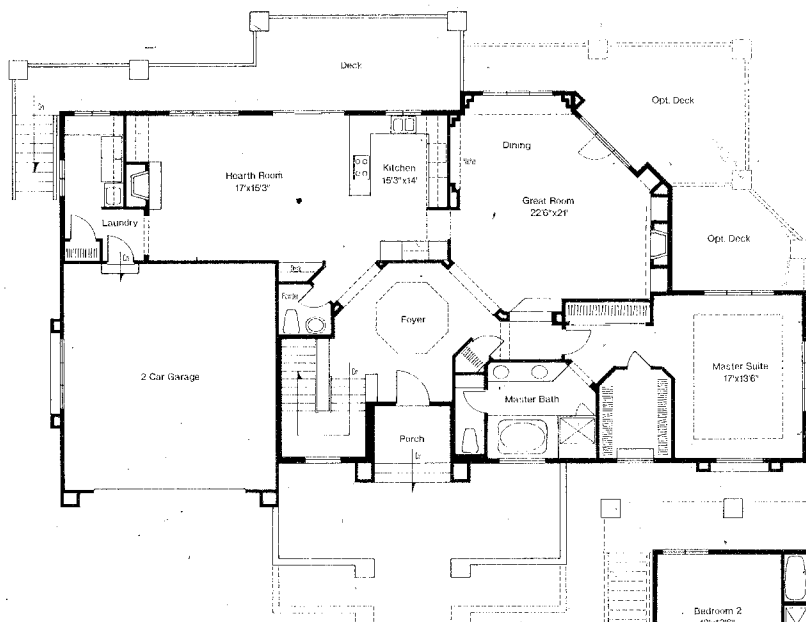
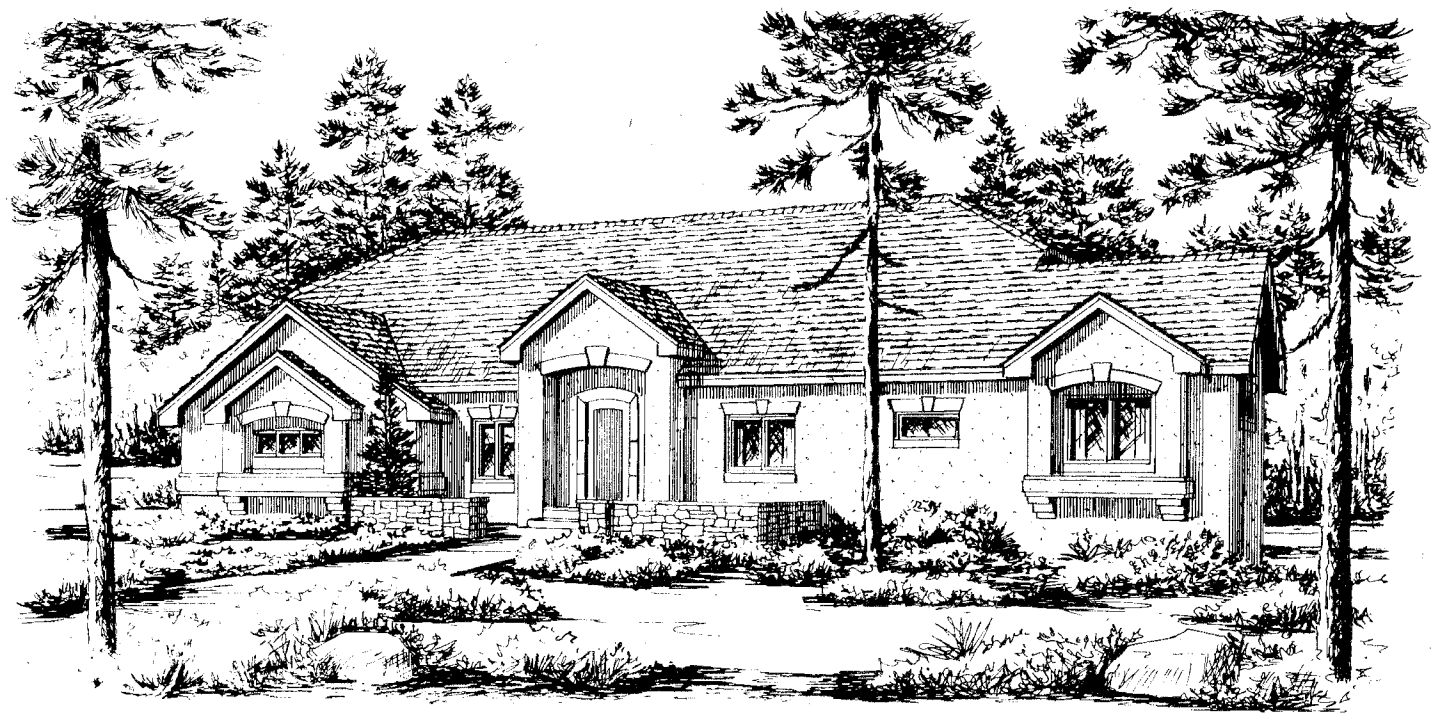


STARBUCK

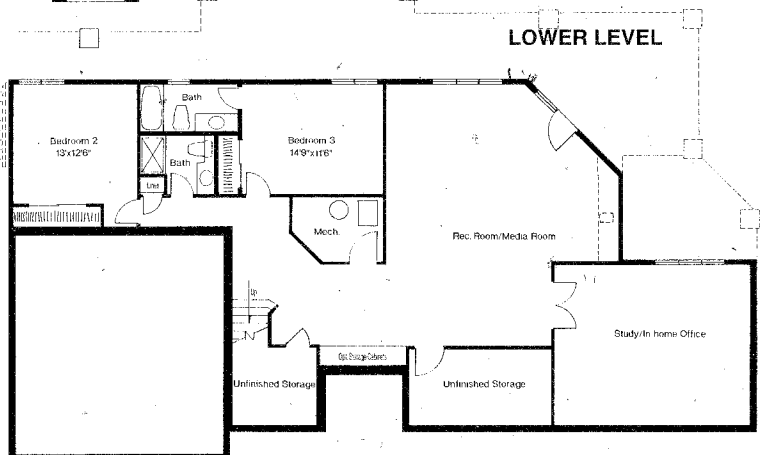
AT CASTLE PINES VILLAGE

"Live the Castle Pines Experience"

THE BRECKENRIDGE



- ◆ Approximately 3,769 S.F. (including finished lower level)
- ◆ 3 Bedrooms
- ◆ 3-1/2 Baths
- ◆ Main floor master suite
- ◆ Elegant appointments throughout
- ◆ Lower level bedrooms 2 & 3 each have private bath



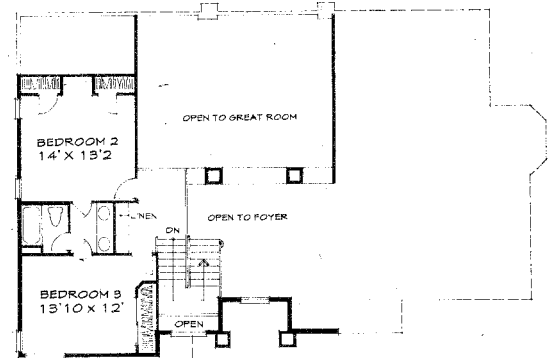
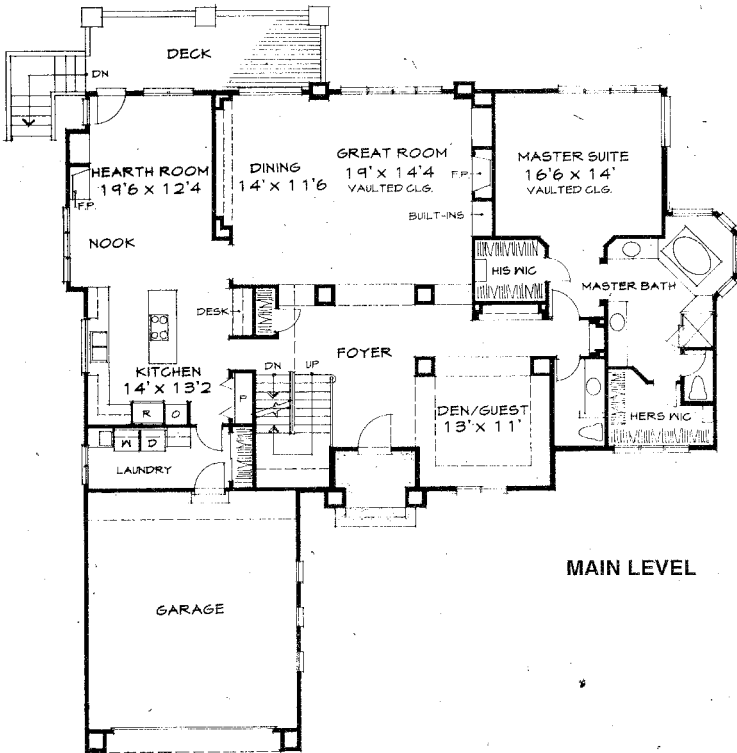
Floor plans and elevations are artists renderings for general illustrative purposes only and may not accurately reflect all of the finished building conditions. In addition, the prices, plans, dimensions, and specifications are subject to change without prior notice.

THE DURANGO

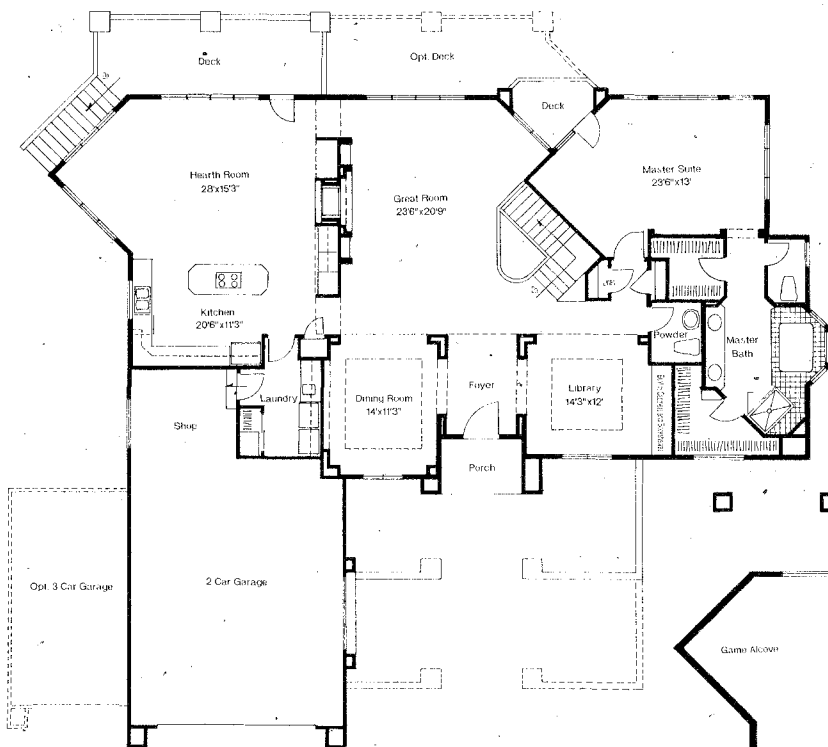


OPTIONAL SITE SPECIFIC WALKOUT SHOWN

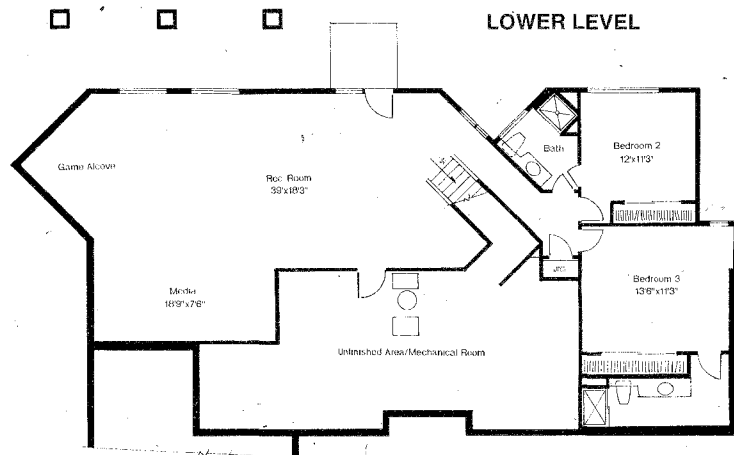
- ◆ Approximately 3,014 S.F.
- ◆ 3 Bedrooms
- ◆ 2-1/2 Baths
- ◆ Luxurious master suite with his and her walk-in closets
- ◆ Study/optional guest room off foyer
- ◆ Upper level bedrooms 2 & 3 with Jack & Jill bath



THE TELLURIDE



MAIN LEVEL



LOWER LEVEL

- ◆ Approximately 4,024 S.F. (including finished lower level)
- ◆ 3 Bedrooms
- ◆ 3-1/2 Baths
- ◆ Elegant master suite with his and her closets opens to deck
- ◆ Foyer opens to library, dining room and great room
- ◆ Lower level bedrooms 2 & 3 each have private bath

STARBUCK

Welcome to the true Castle Pines experience—introducing Starbuck by Austin Signature Homes. These beautifully crafted custom homes offer innovative designs for both pleasant care-free family living as well as elegant entertaining. Situated in a private wooded enclave, each Starbuck home takes full advantage of beautifully treed lots affording both privacy and a sense of true serenity found only in Castle Pines. Three unique exterior styles featuring stucco and stone are designed to enhance the beauty of the natural wooded setting. Spacious decks also take advantage of the opportunity for quiet outdoor living. Starbuck offers all of the amenities of Castle Pines Village, including emergency services, 24-hour controlled access to the community, recreational amenities, as well as all landscape maintenance and driveway and sidewalk snow removal.

Special Features

- Creatively designed quality lifestyle homes with three unique floor plans and custom features
- Small elegant community located within one of the most spectacular settings in Castle Pines
- Nestled in the pine trees, each home is carefully designed to take optimal advantage of its site
 - Dramatic volume ceilings throughout, with oversized windows to bring the beautiful outdoor setting inside
- Traditional design incorporating open, contemporary spaces for comfortable livability
 - High quality "Grand Manor Roof" with lifetime warranty
- Thoughtfully designed kitchens with adjoining breakfast nooks and hearth rooms
 - Main floor master suites with large walk-in closets
 - Large patios with spacious redwood decks
 - Fully landscaped yards with sprinkler systems
 - Oversized garages with hobby/shop/storage
 - Double pane wood-clad casement windows
- Complete, monitored security systems with internal fire protection

Castle Pines Village

Internationally recognized for its award-winning architecture and great natural beauty, this remarkable, master-planned community surrounds two Jack Nicklaus signature golf courses. Within Castle Pines' 2,800 acres are many exceptional residential areas. Each offers its own distinctive setting and spectacular views.

Recreation

A healthy, active lifestyle is one of the attractions of living here. Subject to certain limitations and restrictions, memberships are available in The Country Club at Castle Pines with its beautiful and challenging Jack Nicklaus designed golf course. Castle Pines Village residents are automatically members of The Canyon Club, which includes an olympic-sized swimming pool, tennis and paddle-tennis courts, whirlpool and a kid's "tot-lot." In addition, there are numerous trails throughout the area for hiking and jogging.

Schools

Excellent public and private schools are available. The Douglas County School District boasts high achievement test scores and a low student/teacher ratio.

Gated Community

Families appreciate the freedom to roam afforded by this master planned, gated community. Access to Castle Pines Village is monitored around the clock by Homes Association personnel who not only patrol the community, but also provide emergency response services.

Design Review Committee

To insure architectural integrity, homes within the Village are approved by a design review committee of architects, land planners and homeowner representatives has established criteria defining setbacks, fences, height limitations, and construction materials, as well as landscape themes and materials. Within this framework, homeowners are free to express their personal style and creativity.

Shopping and Dining

Excellent shops—including the upscale, new Park Meadows Mall and Castle Rock Factory shops with over 100 stores—and restaurants are within a few minutes drive of Castle Pines Village.

CASTLE PINES
V I L L A G E

Castle Pines Village Realty, Inc., 482 Happy Canyon Road

Castle Rock, Colorado 80104

(303) 688-6100 or 1-800-213-1999

E-Mail Address: cpvr@castlepines.com