

BANK ORDERS IMMEDIATE SALE

Builder Inventory Liquidation

All Properties to be Sold by 8/15/08

Mountain Shadows
5942 Oak Meadows BLVD.
Firestone, Colorado

**2 LUXURY BRAND NEW BUILDER
HOMES & 23 HOMESITES**

Homes originally priced to: \$296,133

Currently priced at: \$199,000

Homesites currently priced at \$29,950

DIRECTIONS

Take I-25 North to exit 240 CO Rte 119. Proceed east 1.8 miles to County Road 13 and turn left (North). Go .2 of a mile to Community Entrance on left.

PROPERTY DESCRIPTION

Mountain Shadows is a stunning, active lifestyle community in up-and-coming Firestone. The spacious single-family homes feature large homesites, breathtaking views of Longs Peak, pathways to

open space and unparalleled recreational opportunities. Residents enjoy easy access to the I-25 corridor, schools, dining, Safeway Marketplace, Carbon Valley Recreation Center, Outlets at Loveland, Budweiser Events Center and short trips to Denver & Fort Collins. With its mountain views and unspoiled parcels of land, Firestone is among the more sought-after communities in the burgeoning Tri-Town region.

COMMUNITY FEATURES

- **Access to Nature:** Historic 12-mile Firestone Trail borders the community and links to area parks, the St. Vrain Legacy Trail and the Colorado Front Range Trail System
- **Open Space:** Pathways throughout the community provide access from internal streets to open spaces for walking, picnics, or a short trip to nearby shopping and banking
- **Park with Gazebo:** A 16-acre park with beautiful mountain views and a charming gazebo for relaxing with family and friends
- **Proximity:** Approximately thirty-five miles north of Downtown Denver and south of Fort Collins, twenty miles from Denver International Airport, and fifteen miles east of Boulder

Available Homes

Address	Unit Type	Bedroom	Bath	Approx. Sq. Ft.	Original Price	Current Price
5942 Oak Meadows Blvd.	Camberly E	4	2-1/2	2,140	\$296,133	\$199,000
5874 Oak Meadows Blvd.	Dorsett J	3	2-1/2	2,047	\$280,415	\$199,000

Available Homesites

		Current Price
Block 1	Lots 11 & 12	\$29,950
Block 4	Lots 3, 5 & 11	\$29,950
Block 5	Lots 1, 2, 3 & 9	\$29,950
Block 6	Lots 2, 3,4,5,6 & 7	\$29,950
Block 9	Lot 2	\$29,950
Block 10	Lots 1,3,5,8, 12 & 18	\$29,950
Block 11	Lot 2	\$29,950



Please contact the Auction Services Group at (312) 223-8324 for open house schedule, terms & conditions of sale, detailed property information and questions. All properties are available immediately and are subject to prior sale. All information contained herein is subject to corrections, errors & omissions and all square footages are approximate.

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Serenity Ridge

7245 S. Millbrook Court #B

Aurora, Colorado

9 CHARMING CONDOMINIUMS &
2 DRAMATIC NEW HOMES

Condominiums originally priced to: \$258,809

Currently priced from: \$134,900

Homes originally priced to: Low \$400's

Currently priced from: \$295,000



DIRECTIONS

Take E-470 to Smoky Hill Rd. Go east on Smoky Hill Rd. to Oak Hill way and turn left. Take the first left on Millbrook Way and the community will be on your right.

PROPERTY DESCRIPTION

The condominiums of Serenity Ridge are an integral part of this active lifestyle community that is located amidst the sweeping Rocky

Mountain plains. Gracious single-family home and condominium living are nestled together among over 60-acres of open space, winding trails and breathtaking northeasterly views of Long's Peak and Aurora Reservoir. Residents enjoy multiple parks, pavilion, picnic and play areas and the parks, schools, golf courses and conveniences of nearby Aurora Township.

COMMUNITY FEATURES

- **Multi-Purpose Field with Raised Pavilion:** A great place to meet, relax and unwind amidst breathtaking views of Aurora Reservoir
- **Scenic Trail:** Over 1.5-miles of landscaped, paved, paths for walking, running, biking and rollerblading
- **Picnic and Play Area:** Open space and a playground for sharing time with friends and family
- **Two Tot Lots:** Adults can watch kids play on adjoining benches or enjoy a good book in the gazebo
- **Convenience:** Minutes to Southlands Mall, shopping, dining, and recreation; easy access to major commuter routes and just 28-miles to Denver



Available Condominiums

Address	Unit Type	Bedroom	Bath	Sq. Ft.	Original Price	Current Price
7243 S. Millbrook Ct # B	Evergreen E	3	2	1,601	\$258,809	\$159,900
7243 S. Millbrook Ct # A	Hickory E	2	2.5	1,404	\$245,685	\$154,900
7243 S. Millbrook Ct # D	Sycamore E	2	2.5	1,339	\$212,728	\$134,900
7243 S. Millbrook Ct # C	Sycamore E	2	2.5	1,339	\$243,078	\$154,000
7245 S. Millbrook Ct # E	Mulberry C	2	2	1,484	\$238,451	\$144,900
7245 S. Millbrook Ct # B	Evergreen C	2	2	1,601	\$233,427	\$139,900
7245 S. Millbrook Ct # A	Hickory C	2	2.5	1,404	\$227,331	\$139,500
7245 S. Millbrook Ct # D	Sycamore C	2	2.5	1,339	\$221,589	\$139,000
7245 S. Millbrook Ct # C	Sycamore C	2	2.5	1,339	\$214,219	\$134,900

Available Homes

Address	Unit Type	Bedroom	Bath	Approx. Sq. Ft.	Original Price	Current Price
26010 E. Davies DR.	Calabria B	4	2-1/2	2,595	Low \$400's	\$295,000
26199 E. Davies DR.	Shelbourne D	3	2-1/2	3,070	Low \$400's	\$315,000

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