

PARK HILL VILLAGE LOFTS, A LIFESTYLE NEIGHBORHOOD

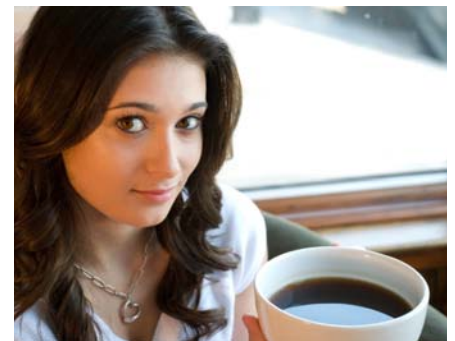
- PRE-CONSTRUCTION INCENTIVES!
- 0 DOWN FINANCING
- NO CLOSING COSTS

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AFFORDABLE LUXURY CLOSE TO IT ALL

If you're looking for the excitement of downtown living without the prices...or parking hassles...then you definitely need to check out Park Hill Village. Situated next to the Park Hill Golf Course (If you're a golfer - great! If not, think of it as 30 acres of "open space"). Park Hill Village is possibly your last chance to own an affordable brand new loft in the heart of Denver. The nightlife and urban activity of downtown Denver...the museums...dining...convenience of DIA...and shopping at Cherry Creek...it's all at your fingertips!

And when Monday morning rolls around and you "roll" out of bed, relax! Your commute downtown won't take 45 minutes. Try five minutes. And you can have your latte before leaving your neighborhood at the new Starbucks®. So, hit the snooze button, you've got another half hour to charge your batteries!

Offered from \$188,000 to \$258,000

4100 ALBION ST.
DENVER, CO 80216

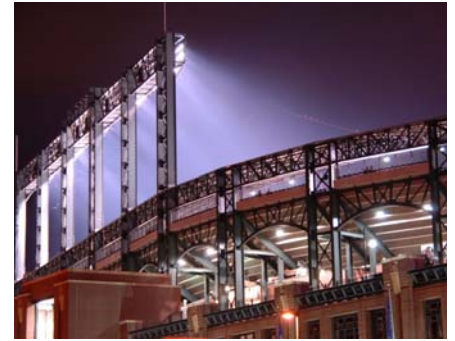
Property characteristics

- Location, location, location
- Retail under construction
- Starbucks® coming soon!
- Clubhouse, fitness center, pool
- 1 bedroom w/den, 2 & 3 bedrooms
- Granite, stainless steel, washer/dryer
- 6 minutes from LoDo
- 10 minutes to Cherry Creek
- Park Hill Golf Course
- Quick I-70 access
- Landscaped common areas
- Maintenance free living environment
- Future Light Rail access
- Limited premier inventory available

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Because we are constantly improving our development all information contained herein is subject to change at anytime without prior notice.



Granite, stainless steel, your washer and dryer...it's all included in the purchase price. There is no up-charge for these luxury finishes. Breaking from the ordinary, The lofts at Park Hill Village feature an interesting architectural mix of concrete, colored tumble brick, stucco and wrought iron. This fresh combination provides a sense of vivacity that one would expect in an urban environment, yet is classic enough to stand the test of time.

- Luxury 1, 2 and 3 Bedroom Designs
- Stucco/Concrete Brick Exteriors
- Contemporary, Custom Lighting Packages
- Luxurious Oversized Oval Soaking Tub in Master Bath
- Granite Counter tops (Kitchen & Master Bath)
- Electric Forced Air Heating System
- Standard Air Conditioning
- 9 Foot Ceilings
- Stainless Steel Appliances
- Washer & Dryer
- Fireplaces (Select Units)
- Detached Garage & Reserved Parking Space (Select Units)
- Wood Flooring in Kitchen & Entry/Tile in Master Bath
- Upgraded Cabinets/Maple/42"
- Future Urban Retail/Dining
- Proximity to Park Hill Golf Course

The excitement of Coors Field, and LoDo is a straight shot down 40th St., to Blake St. Imagine a blue bird Colorado summer day spent lounging around the pool cooling off and heating it up in the evening with a baseball game and the swanky night life of LoDo. You can have it all at Park Hill Village and you can afford it. Spend the extra money you'll save every month on that new sassy dress you found at Cherry Creek or an afternoon on the links. It's all waiting for you here at Park Hill Village.



NOW IS THE TIME TO BUY! We only have a few premier units remaining in building #6, now under construction. Now is the perfect time to buy at Park Hill Village. Interest rates are at an all time low and we provide the maximum builder incentive to apply towards mortgage payments, closing costs, and HOA payments. The Denver real estate market is poised to make a strong move in 2008 / 2009. Think of this not only as your home or sanctuary, but also as an investment. If you miss out on building #6, we would also be happy to talk to you about reserving a pre-construction unit in building #5, coming soon.