

# MODEL HOME TOUR GUIDE



STERLING RANCH  
COLORADO

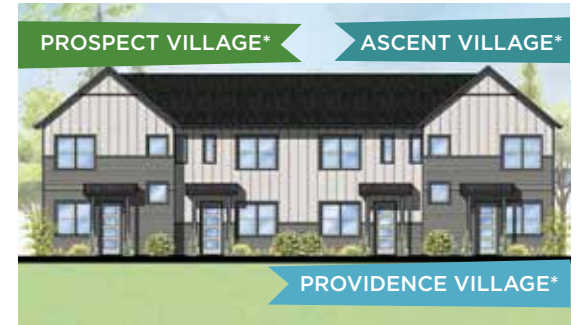
*joy resides here*

## Discover Sterling Ranch



Sterling Ranch is the home you've been seeking to live your best life. Our hand-picked home builders have a history of dedication to quality and fine craftsmanship — building authentic Colorado-style homes guided by the architectural standards of excellence Sterling Ranch is known for. While you're here, tour all our gorgeous models from six acclaimed home builders. Homes are available in our flagship neighborhood, Providence Village, and

our newest neighborhood, Ascent Village. With nearly 50 outstanding home designs, you're sure to find your dream home here. While you're here, check out our first community rec center, The Overlook Clubhouse — it's the perfect place to gather and recreate with family and friends.



### NEW VILLAGE. NEW MODELS. COMING SOON!

New home designs by Pulte Homes, Lennar, Meritage Homes, Taylor Morrison and Dream Finders Homes coming soon to Ascent Village and our newest neighborhood, Prospect Village. Models will be open soon!

#### DREAM FINDERS HOMES

##### Designer Series

888-208-7455

DREAMFINDERSHOMES.COM

**From the high \$400s**

\*Model homes are located in Ascent Village



#### TRI POINTE HOMES

##### Townhomes

720-386-5925

TRIPOINTEHOMES.COM

**From the high \$400s**



#### TRI POINTE HOMES

##### Amberly Collection

720-386-5925

TRIPOINTEHOMES.COM

**From the \$500s**



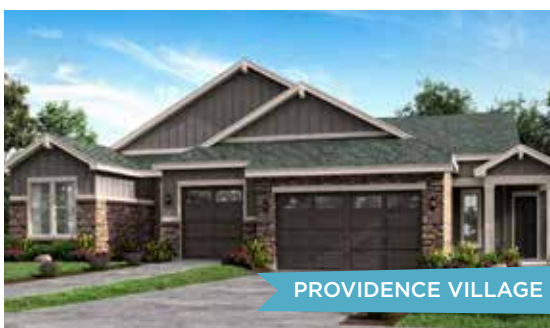
#### LENNAR

##### Elements Series

720-961-6988

LENNAR.COM

**From the high \$500s**



#### LENNAR

##### Patio Villas

720-961-6988

LENNAR.COM

**From the high \$500s**



#### TAYLOR MORRISON

##### Town Collection

303-325-2448

TAYLORMORRISON.COM

**From the high \$500s**



#### RICHMOND AMERICAN HOMES

##### Landmark Collection

719-695-2518

RICHMONDAMERICANHOMES.COM

**From the \$600s**



#### LENNAR

##### Monarch Collection

720-961-6988

LENNAR.COM

**From the high \$600s**

\*Model homes are located in Providence Village



#### RICHMOND AMERICAN HOMES

##### Hillcrest Collection

720-758-8904

RICHMONDAMERICANHOMES.COM

**From the \$700s**



#### PARKWOOD HOMES

##### Custom Homes

720-586-8486

PARKWOODHOMES.COM

**From the high \$700s**

\*Model home is located in Providence Village

SIX BUILDERS • 19 MODELS • OVER 50 FLOOR PLANS • HOMES FROM THE HIGH \$400s

SterlingRanchColorado.com • 303-882-7603 • info@sterlingranchcolorado.com



# Model Home

## TOUR GUIDE



### Begin your tour at the Sterling Center

8155 Piney River Avenue Suite 150  
Littleton, CO 80125

Visit the Sterling Ranch Info Desk at the Sterling Center and chat with our Community Ambassadors to learn all about Sterling Ranch.

### About The Sterling Center

The Sterling Center houses six businesses, and a large great room where locals and friends gather for special events while enjoying a beer at Grist Brewing Company, or lattes from Atlas Coffee.

### Also available at the Sterling Center:

ENT Credit Union

Lake Family Dental

UCHealth - Primary Care, Urgent Care and Steadman Hawkins Physical Therapy

Visionaire Eye Consultants Optometry

### Continue your tour by visiting our award-winning home builders in Providence Village and Ascent Village.

Hint: follow the tall American flags displayed proudly throughout the community to find our model homes. Model homes open daily.

### During your tour, be sure to swing by The Overlook Clubhouse, our first community rec center!



- 1 Parkwood Homes from the high \$700s**  
Custom Homes  
8138 Piney River Avenue | 720-586-8486

Model located across the street from the Sterling Center on Piney River Avenue.

- 2 Lennar Monarch Collection from the high \$600s**  
Single-Family Homes  
7855 Fraser River Circle | 720-961-6988

- 3 Lennar Patio Villas from the high \$500s**  
Paired Homes  
7819 Plateau Creek Lane | 720-961-6988

From the Sterling Center, head east on Piney River Avenue. Turn right onto Eagle River Street. Go through two traffic circles to stay on Eagle River Street. Turn left onto Plateau Creek Lane. Monarch models are on Fraser River Circle. Patio Villas are on Plateau Creek Lane.

- 4 Dream Finders Homes Designer Series from the high \$400s**  
Townhomes  
8063 Yampa River Avenue | 888-208-7455

From the Sterling Center, head east on Piney River Avenue. Turn right onto Eagle River Street. Go through two traffic circles to stay on Eagle River Street. Continue on Eagle River Street to the top of the hill. Turn left at Yampa River Avenue.

- 5 Richmond American Homes Landmark Collection from the \$600s**  
Single-Family Homes  
8060 Yampa River Avenue | 719-695-2518

From the Sterling Center, head east on Piney River Avenue. Turn right onto Eagle River Street. Go through two traffic circles to stay on Eagle River Street. Continue on Eagle River Street to the top of the hill. Turn left at Yampa River Avenue.

- 6 Taylor Morrison Town Collection from the high \$500s**  
Single-Family Homes  
8064 Adams Fork Avenue | 303-325-2448

From the Sterling Center, head east on Piney River Avenue. Turn right onto Eagle River Street. Go through two traffic circles to stay on Eagle River Street. Continue on Eagle River Street to the top of the hill. Turn left at Adams Fork Avenue.

- 7 Tri Pointe Homes Amberly Collection from the \$500s & Townhomes from the high \$400s**  
Single-Family Homes and Townhomes  
8941 Fraser River Street | 720-386-5925

From the Sterling Center, head east on Piney River Avenue. Turn right onto Eagle River Street. Go through two traffic circles to stay on Eagle River Street. Turn left onto Plateau Creek Lane. Take Plateau Creek Lane to Fraser River Street and take a right. Follow Fraser River Street through another traffic circle and continue down the road until you reach the Tri Pointe Homes models.

- 8 Lennar Elements Series from the high \$500s**  
Single Family Homes  
8455 Bijou Creek Avenue | 720-961-6988

- 9 Richmond American Homes Hillcrest Collection from the \$700s**  
Single-Family Homes  
8440 Rush Creek Avenue | 720-758-8904

From the Sterling Center, head west on Piney River Avenue. Turn left onto Taylor River Circle. Turn left at Middle Fork Street. Go through two traffic circles to stay on Middle Fork Street.

Turn left onto Bijou Creek Avenue to reach the Elements models.

Turn left onto Rush Creek Avenue to reach the Hillcrest models.

- The Overlook Clubhouse  
Community Rec Center Now Open!  
7853 Piney River Avenue | 303-579-5654

- Sterling Ranch Parks