

*A PROGRESSIVE
COMMUNITY FOR TODAY.
A GREAT INVESTMENT
FOR TOMORROW.*

How much do we believe in Reunion being the next great community in northeast metro Denver? We're willing to stake \$25 million on it. Because Shea Homes has done this before, we know that creating a sustainable high quality of life pays dividends for years to come in higher home values for residents.

IT STARTS BIG with our \$25 million investment in everything from the trails to the pool and cutting-edge recreational center. Then it continues with a little convenience store, a gas station, a dry cleaner...and before you know it, you're in a thriving community that's creating a legacy — all while earning equity in your home. Does this happen overnight? No. Of course not. But it does happen. And the folks who see it coming before it gets here are the lucky ones. They are the visionaries who, by putting down roots now, have set something special into motion.

NOTES :



*A CASE FOR BELIEVING IN
A COLLECTIVE COMMUNITY VISION
AND HOW THAT CAN PUT
MONEY INTO YOUR POCKET.*



**WE CHALLENGE YOU
TO FIND ANY OTHER NEW HOME
COMMUNITY THAT CAN BOAST
THE QUALITY OF NEIGHBORHOOD
SO VISIBLE AT REUNION**

- 21,000 sq. ft. state of the art **RECREATION CENTER**.
- Outdoor **POOL** with interactive water features.
- 52-acre **CENTRAL PARK**.
- Plans for more than 10 miles of **TRAILS**, 8 acres of **LAKES**, 150 acres of **PARKS**, along with 170 acres of natural **OPEN SPACE**.
- More than 900 acres of land designated for business related uses to offer close-to-home convenience for **SHOPPING**, services, and **EMPLOYMENT**.
- Reunion is just north of the Rocky Mountain Arsenal National **WILDLIFE REFUGE**, south of Barr Lake **STATE PARK**.
- **10 MINUTE DRIVE** to Denver International Airport (DIA), and just **20 MINUTES FROM DOWNTOWN DENVER**.
- Buffalo Run **GOLF COURSE**, located on the northern border of Reunion, offers 18 holes of incredible golf and an award-winning clubhouse.

**WHY “WHAT” TO BUY
IS AS IMPORTANT AS
“WHERE” TO BUY.**

Traditionally, home values tend to be higher among those communities that offer neighborhood amenities like pools, rec centers, parks, trails, open space areas and golf courses. In fact, according to the research firm of Robert Charles Lesser & Co., master-planned communities command anywhere from a 5-10% premium over conventional subdivisions.* That’s why, when it comes to buying a home, “what” to buy is as important as “where” to buy. Fortunately, with Reunion, you get a great

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“Where.” Close to the airport, close to downtown, close to the Colorado lifestyle you love. And of course the “What”

you buy is a smart long-term investment. One that Shea Homes has already invested in, and one where you will feel at home from the day you move in.

**LOCATION. LOCATION. LOCATION.
OH, AND DID WE
MENTION LOCATION?**

So if you’re shopping for a new home right now, where would you rather live? In a subdivision of homes and nothing else? Or a community that’s thoughtfully incorporated all the amenities that make a community great? Are you going to pay a little more for it all? Maybe. But not as much as you’d think. And here’s the point to all of this. At Reunion, there’s already been an investment of more than \$25 million in the community.



So when you consider what you’re paying for your home, what you’re really

We’ve already invested \$25 million in the community. Which is like investing \$25 million in your happiness.

getting are millions of dollars in community upgrades for next to nothing. And what’s more, that little extra you’ve spent initially will come back to you one way or another – either through actually enjoying where you live, or with increased property values ...or better yet – both.



*According to Robert Charles Lesser & Co., LLC: While not always the case, anecdotal information and select empirically-supported data suggest that well executed master-planned