



Home Sweet High Line

4

Home Collections Featuring
New Floorplans from Shea Homes

40

Minutes to
Downtown Denver

0

Minutes to Chatfield
State Park

35

Minutes to the
Denver Tech Center

71

Miles of Adventure on
the High Line Canal

Solstice™ at a Glance

- The neighborhood is made up of 384 acres, right on the High Line Canal, and immediately adjacent to Chatfield Lake and State Park.
- Not only does the High Line Canal trail run through Solstice, it provides access to the other 71 miles of fun and adventure. And, right next door, Chatfield Lake, a 1,423-acre surface area lake within the 6-square mile Chatfield State Park, offers an exceptional array of outdoor activities from biking to boating, camping to canoeing, as well as fishing, swimming, waterskiing, wildlife viewing and so much more.
- 1,100 single-family homes comprised of four new Shea Homes collections, including two collections offering all ranch-style floorplans.
- Architecturally, the homes are thoughtfully designed with the High Line life in mind. The building styles—Modern Farmhouse, Lake Cottage, and Highline Ranch—are authentic to the region and selected to best suit the natural environment.
- Solstice is in the well-recognized Douglas County School District. The children of Solstice will attend Coyote Creek Elementary School or Trailblazer Elementary School, Ranch View Middle School, and ThunderRidge High School, as well as nearby private and charter schools.
- Nearly 16 acres on the east side of the community have been set aside for a future school site.
- Homeowner assessments are \$164.25/mo. per household. This is a combination of a \$124.25/mo. HOA fee covering ownership, maintenance of the High Line House community amenity and trash removal, as well as a \$40/mo. Metro District fee which covers the operating and maintenance of the community's parks, trails, open space, landscaping and more.
- Property taxes are estimated to be about 1.19% of the sales price of the purchased home.
- Water/Wastewater services supplied by Highlands Ranch Water and Sanitation District.
- Children's Hospital, UC Health Highlands Ranch, Littleton Adventist Hospital, and Sky Ridge Medical Center are all just minutes away.

- Roxborough Marketplace, Highlands Ranch Town Center, Aspen Grove, and Park Meadows are all close by, offering countless restaurants, retail, grocery stores, and professional services to choose from.

Community Amenities

- **THE HIGH LINE CANAL** defines Solstice and is a community treasure. From the very beginning, we've collaborated with The High Line Canal Conservancy to make it a model of sustainability and beauty. When you're on the High Line—hiking, biking, strolling, or exploring—you're feeling Colorado. And that's always something to look forward to.
- **THE HIGH LINE HOUSE** welcomes every season with its own quiet invitation. The pool on a long summer afternoon. The fire pit on a winter evening. Fitness and movement studios to start the day, and an on-site restaurant for the joy-filled dinners that close it. New pickleball courts where friendly rivalries take root. And just beyond, the High Line Canal and community trails, ready whenever you are. The heart of Solstice, where the community finds its center.

Community Parks

- **SOLSTICE PARK**, a 37-acre linear park, features North Meadow with a covered amphitheater for concerts. The Cloud Cover and future Fun Shade parks offer playgrounds, play fields, picnic areas, and a climbing wall, creating a vibrant community hub for outdoor enjoyment.
- **HOLIDAY PARK** is a 2-acre neighborhood park, perfect for playdates, picnics, or pick-up soccer games.

Future Community Park

- **THE LANDING** will feature shaded picnic seating, along with a nature-inspired serene perennial garden and reflection walk.

Planned Natural Amenities

- Along with the High Line Canal Trail—connecting you to the 71 total High Line miles—there are six miles of recreational trails looping through the entire community.
- Almost 34% of the community will be set aside as open space—approximately 132 acres.

Set along the High Line Canal, with Chatfield Lake and State Park just beyond, Solstice is a boutique community shaped by the beauty of home, nature, and the turning of the seasons. Thoughtful architecture. Open spaces that breathe. A High Line House made for gathering, and year-round programming that brings neighbors that much closer. In every season, **Magic Lives Here.**

LiveSolsticeCO.com

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