



B A T É L É U R

The Preserve

A D V A N T A G E : B A T É L É U R

L O C A T I O N

Batéleur at The Preserve is located between Bellevue and Orchard, just west of South Holly, in highly desirable Greenwood Village. A home in this master-planned luxury community gives you the quiet of the country, the convenience of the city, and the comfort that comes when the area surrounding a new neighborhood is fully mature. The business parks of I-25 South, fine public, private and parochial schools, the new regional library and a host of recreational opportunities are located within minutes of Batéleur.

A C C E S S A N D C O N V E N I E N C E

The Preserve is a mile-square estate in one of Metro Denver's most prestigious areas and an infill neighborhood in the most positive sense of the word. As a result, residents here are just 1.25 miles from I-25 and just minutes from the Denver Tech Center, Greenwood Plaza, Inverness and other South Denver business centers. Interstates 70, 225 and C-470 are quickly accessed, as well, placing mountain pleasures within rapid reach. For Batéleur residents, such proximity means easy traveling to Downtown Denver, the nightspots and galleries of "LoDo," Denver International Airport, Cherry Creek Shopping Center and new Park Meadows Mall.

A E S T H E T I C S

The award-winning entryscaping and perimeter landscaping of The Preserve are beautiful clues to the emphasis placed on community aesthetics. Residents cherish the protected wildlife preserve and thoroughly enjoy the greenbelts, trails and openness enhancing the neighborhood's stylish homes. The result is a visual richness found in few new-home areas.

N A T U R A L A N D D E V E L O P E D A M E N I T I E S

Enhancing the living experience at Batéleur are a host of extras...some the work of Mother Nature, others the design of our master planners. They include:

- > **The Marjorie Perry Nature Preserve and Wildlife Habitat.** The aesthetic centerpiece of The Preserve, this remarkable 55-acre protected habitat is home to many species of wildlife and waterfowl. Every effort is being made to maintain the beauty and integrity of this exceptional natural resource.
- > **The Highline Canal.** One of metro Denver's favorite amenities, the Highline flows for nearly 70 tree-lined miles. For Preserve residents, this means instant access to superb equestrian, pedestrian, jogging and cycling trails.
- > **The Batéleur and Preserve Recreation Centers.** Residents of Batéleur enjoy their own private pool, hot tub and community clubhouse. Features of the clubhouse include a large party room with full kitchen, an exercise room with men's and ladies' locker rooms, and a bi-level pool deck patio. There are also two keyed access gates from Batéleur onto open space trails. For a minimal additional fee, Batéleur residents may also join The Preserve recreational facility. This six-acre complex includes four tennis courts, a regulation pool, cabana and barbecue pavilion.

COLONNADE HOMES, INC.

HOME FOR A LIFETIME

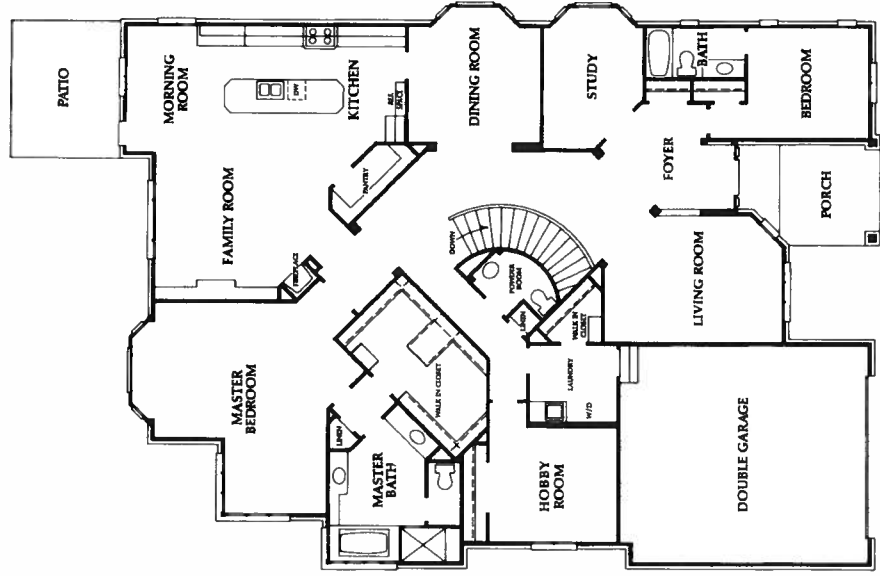
- > **Acres of open space.** Nearly one-fourth of The Preserve—some 124 acres in all—is dedicated open space. The 5.6 miles of completed biking/hiking trails open it all for residents' pleasure.
- > **Outstanding schools.** Batéleur is located in the highly acclaimed Cherry Creek School District. For families preferring a private education, Kent Country Day, Colorado Academy, St. Mary's Academy and Regis High School are all close by.
- > **An established Design Review Committee.** This committee's efforts help ensure the design integrity of all architectural and landscaping elements for Batéleur, now and for the life of the community. Such consistency and continuity serve to enhance overall property value.
- > **An active Homeowners' Association.** Batéleur Homeowners' Association is dedicated to creating and sustaining a strong sense of community. To achieve these goals, it hosts activities and events where neighbors can meet and new friendships develop.
- > **A delightful neighborhood.** Necessities and luxuries, alike, are just minutes away at The Orchards shopping center. In the mood for mall shopping? Southglenn, Southwest Plaza, Cherry Creek and the new Park Meadows shopping centers are close and excellent choices. Need a book? Koelbel Library, Arapahoe County's central library facility, is just next door. Prefer golf? Cherry Hills, Glenmoor and several public courses are nearby. Other recreation? With Greenwood Athletic Center a short jog away and Batéleur's own workout area "on campus," you're set!
- > **Safety and health.** The Preserve is served by Greenwood Village Police and Castlewood Fire District. Both have stations within blocks of our community. A number of physicians have offices nearby, and PorterCare Hospital, PorterCare Hospital-Littleton, and Columbia/Swedish Medical Center are but a short drive.
- > **A low-maintenance, luxury lifestyle.** At Batéleur, front-yard landscaping and maintenance is provided by the community, as is snow removal. Your back yard, however, is yours to create as you choose. Home exteriors have been designed for minimum maintenance, with brick, stone and stucco walls, concrete tile roofs and aluminum-clad windows. Wood trim on Batéleur homes is maintained by the community.
- > **Developer stability.** Batéleur at The Preserve is the creation of Colonnade Homes, Inc., an acknowledged leader in the development of luxury, low-maintenance properties. Colonnade has chosen to build exclusively in communities developed by Koelbel & Company, a family-owned Denver real estate firm whose solid reputation spans nearly 45 years. Colonnade and Koelbel share a commitment to building communities that will mature beautifully.

LET BATÉLEUR'S ADVANTAGES WORK TO YOUR ADVANTAGE.
COME HOME TO AN EXCEPTIONAL COMMUNITY!

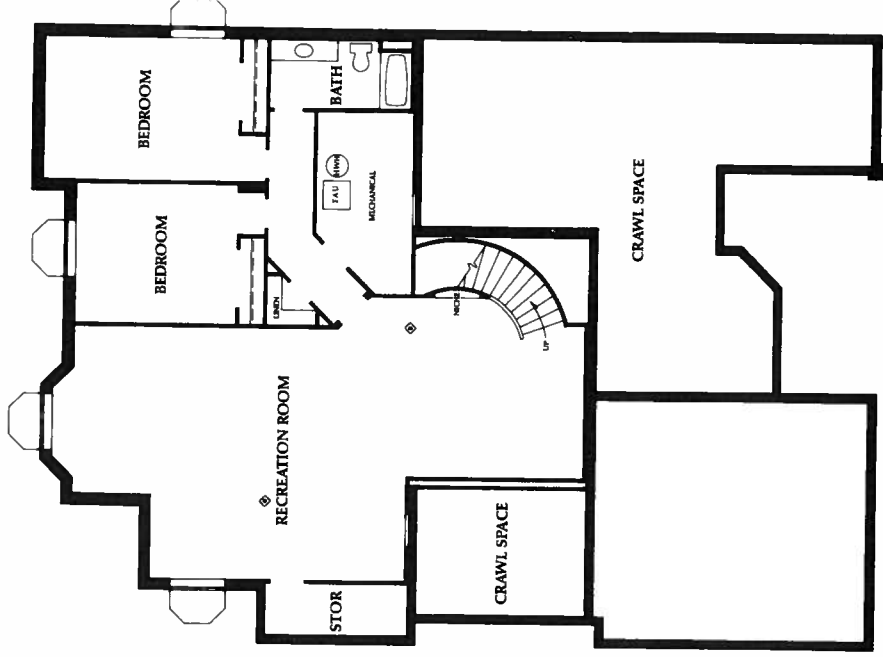
137 Blue Heron Drive -> Greenwood Village, Colorado 80121 -> Telephone: (303)689-0400 -> Fax: (303)721-1301
Broker Participation Welcomed -> Open Daily, 10 to 6

COLONNADE HOMES, INC.
HOME FOR A LIFETIME

Ptarmigan Main Level

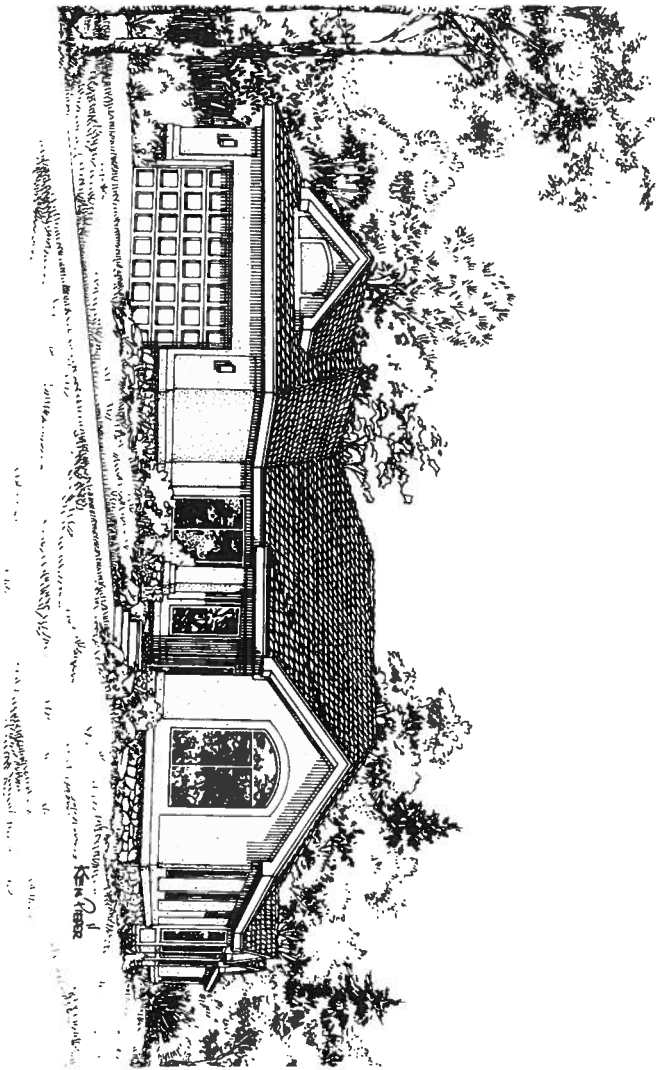
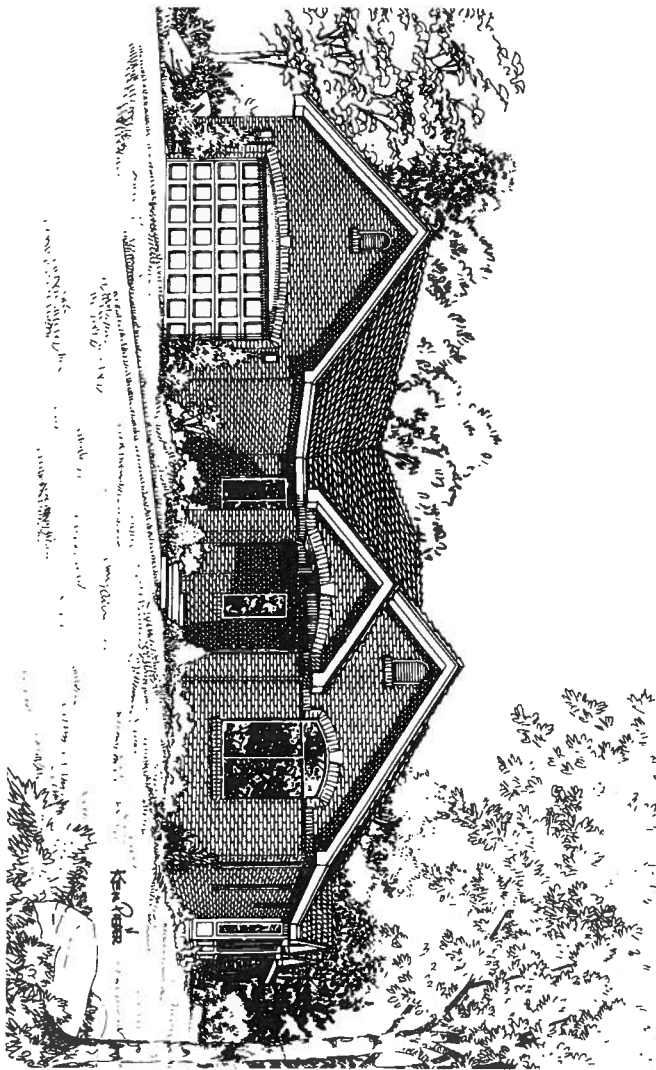


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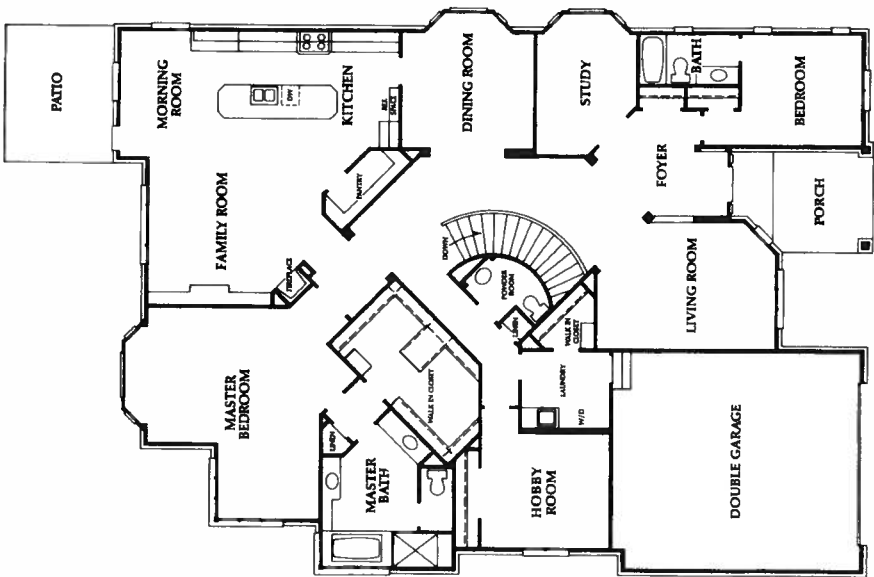
On The Preserve
B A T T L E U R



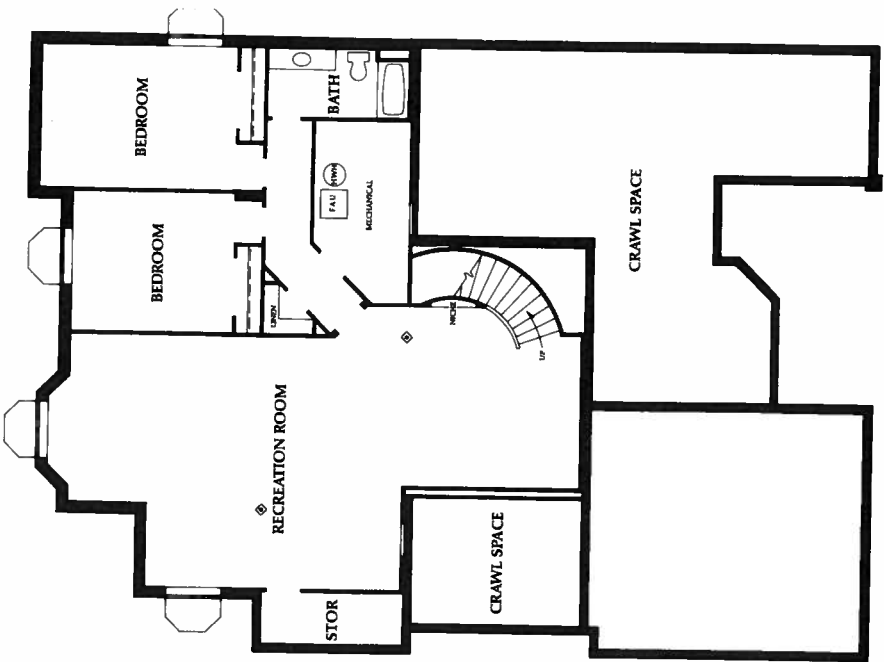
Ptarmigan

All measurements are approximate. Plans and specifications are subject to change without notice or obligation.

Ptarmigan
Main Level

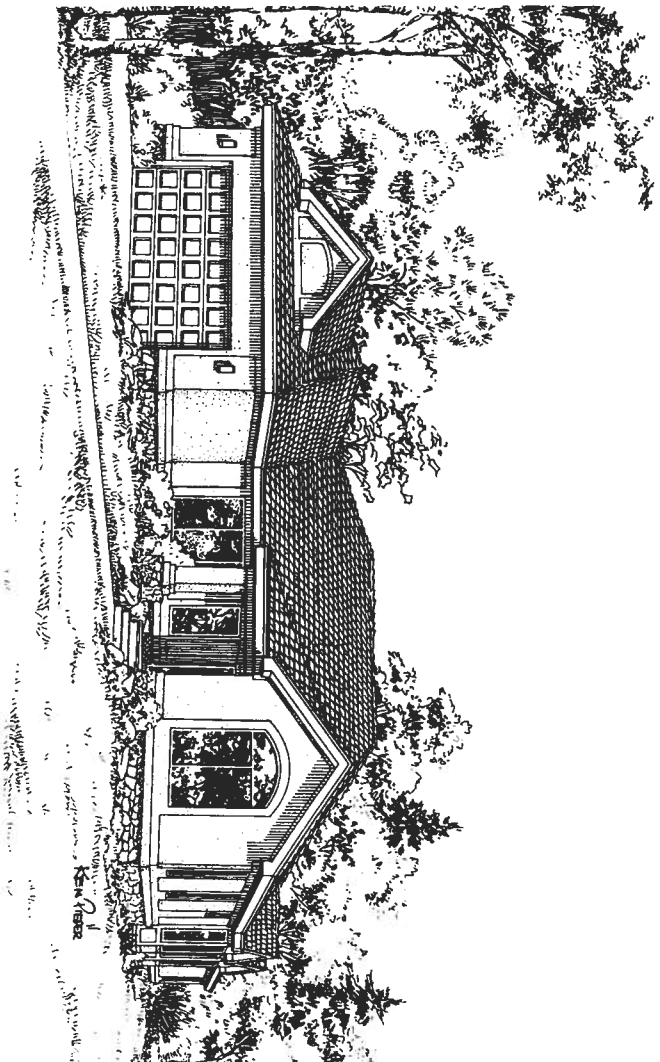
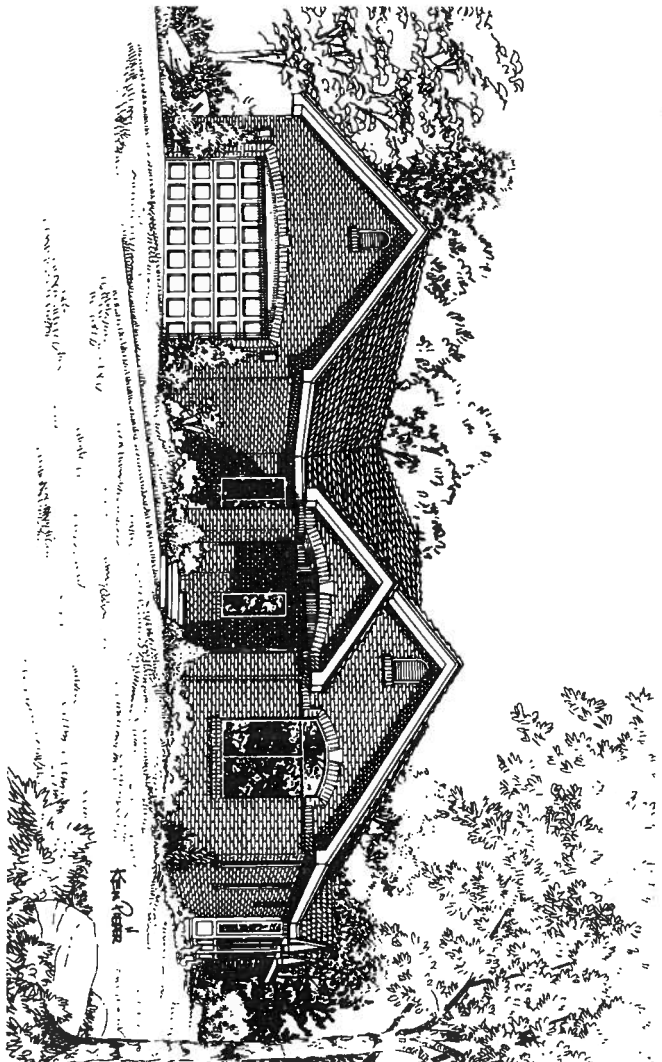


Ptarmigan
Lower Level
(optional)





On The Preserve
B A T T L E U R



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