



MANOR RIDGE

at STONEGATE

Esprit Homes

10166 Quarry Hill Place Lot 25 December \$274,900
4 bedrooms, main floor study, 3 1/2 baths, 2,649 sq. ft. Grand foyer is accented by flowing staircase and beautiful French doors leading into main floor study. Gourmet kitchen features cooktop island, G.E. appliances and hardwood flooring throughout the adjoining nook. Family room includes built-in entertainment center near the fireplace. Vaulted ceiling and sitting bay highlight the master suite. The master bath includes a walk-in closet, double sink vanity and sumptuous soaking tub. Secondary bedrooms share Jack and Jill bath with double sink vanity. Guest suite has a private full bath.

Esprit Homes

10158 Quarry Hill Place Lot 24 December \$289,900
4 bedrooms plus main floor study, 4 baths, 2,977 sq. ft. Glamorous two story foyer features curved staircase. Private main floor study doubles as 5th bedroom and includes a closet and nearby 3/4 bath. Open two-story family room with fireplace and built-in media center. Well-planned kitchen features large preparation area with breakfast bar plus island cooktop and walk-in pantry. Bridge overlooking family room leads into master suite. Jack and Jill bath separates two secondary bedrooms. Guest suite has private 3/4 bath.

Ashcroft Homes

10165 Quarry Hill Place Lot 37 December \$315,000
Fabulous RANCH plan features 2 bedrooms, study, 2 baths, 2,336 sq. ft. Combination of attractive brick, arches and custom decks, provide a beautiful exterior. Great room boasts volume ceiling and see-through fireplace, shared by hearth room. Sumptuous master bedroom includes patio access, huge awalk-in closet and romantic fireplace.

Dimensions, Inc.

10054 Quarry Hill Place Lot 10 Immediate \$327,000
3 bedrooms plus main floor study, 2 3/4 baths, 2,957 sq. ft. Elegant two-story foyer features wood floor. Main floor study/4th bedroom includes adjoining 3/4 bath. Two-story family room with gas fireplace, built-in entertainment center and wet bar. Kitchen features maple cabinetry, ceramic tile countertops, large cooktop island, walk-in pantry and sunny nook. Main floor powder room equipped with shower and pedestal sink. Corner jetted tub in master bath. All bathrooms have ceramic countertops. Huge main floor laundry room with ample storage space. Walk-out basement. Air conditioning. 3-car garage.

Esprit Homes

10036 Quarry Hill Place Lot 7 December \$329,900
4 bedrooms plus main floor study, 3 1/2 baths, 2,978 sq. ft. Dramatic brick arch accents the covered porch. Formal living room with 11' ceiling and dining room accented with a coffered ceiling are separated by the two-story foyer. French doors lead into spacious main floor study. Family room boasts a two-story ceiling with full-length windows, fireplace and built-in entertainment center. Elegant master suite includes sitting area, walk-in closet and luxurious bath. Jack and Jill bath with double sink vanity separates two secondary bedrooms. Guest suite has private full bath.

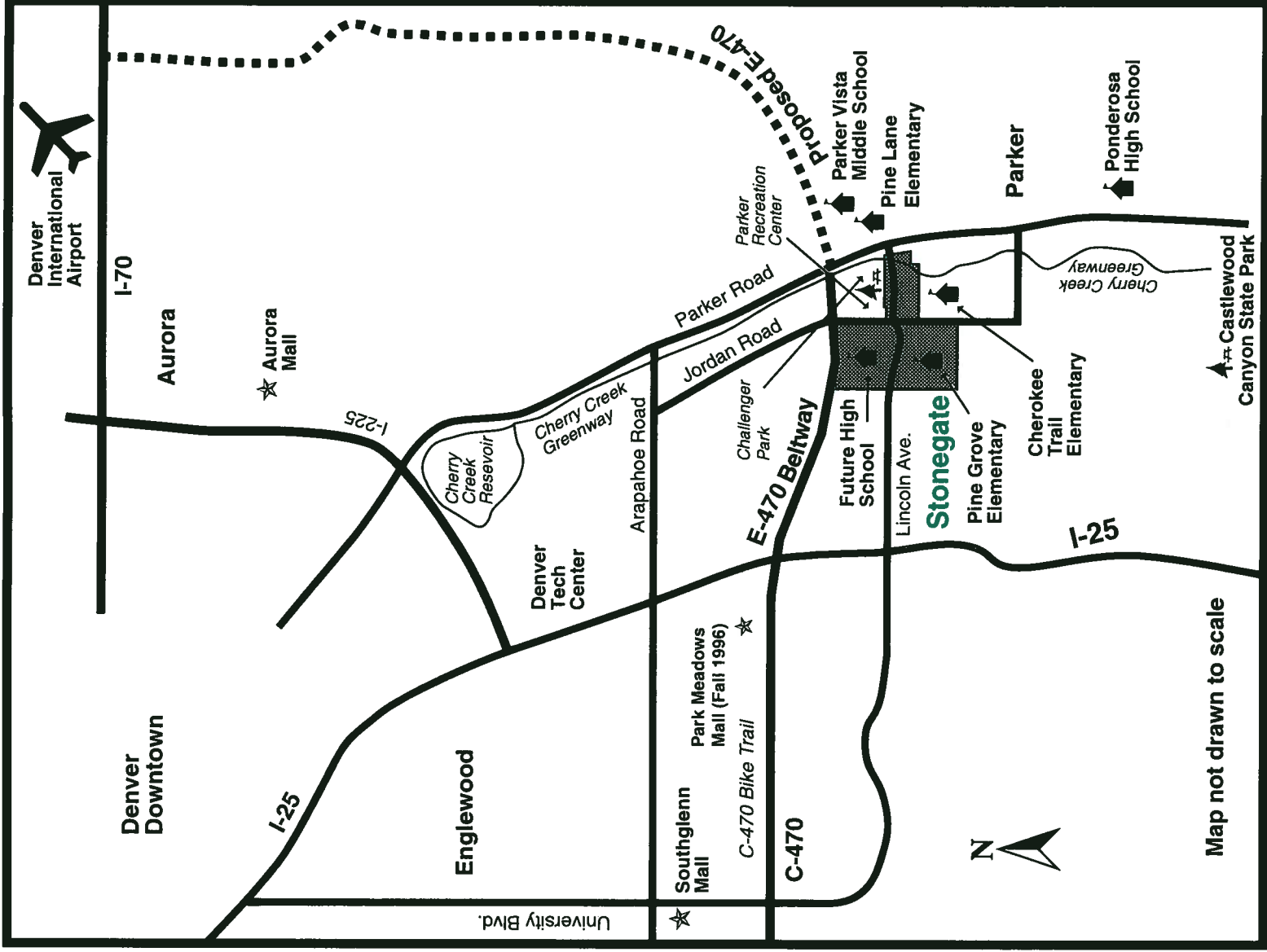
For more information on Manor Ridge at Stonegate, please contact Cathy Mosier at 840-2121.

Exclusively offered by Vintage Marketing Group, Inc.

Information is subject to change without notice. Square footage is approximate.
Effective 6/19/96



Just three miles east of I-25 and two miles west of Parker, Stonegate is conveniently close to work, shopping, dining, recreation, and entertainment.



Where Dreams Live.®

STONEGATE

Mobil Land community

Utilities

- Electricity and Gas Service Public Service Company of Colorado
623-1234
- Intermountain Rural Electric Association
688-3100
- Telephone Service U.S. WEST
896-2138
- Cable Television Service TCI
790-0900
- Water and Sewer Lincoln Park Metropolitan District
R.S. Wells Corp.
779-4525

Water and Sewer Fee Structure as of January, 1996:

- Water
\$15 per month up to 6,000 gallons plus \$2.30 per 1,000 gallons from 6,000 to 30,000 gallons.
\$3.50 per 1,000 gallons after 30,000 gallons.
- Sewer
\$29 per month until non-irrigation usage is established, then \$20 per month plus \$1.50 per 1,000 gallons.

Fees

- Recreation and Landscape Maintenance Fee
\$27.50/month*
Payable monthly to Stonegate Village Metropolitan District for the upkeep of landscaped common areas, and maintenance and operation of pool and other recreational amenities.
R.S. Wells Corp.
779-4525

Homeowners Association
Dues \$60.00/year**

- Payable annually to Stonegate Village Owners Association, Inc. for covenant enforcement and social/recreational events such as pool parties, holiday parties, concerts, etc.
Choice Management, Inc
322-5226

*Subject to change by the Stonegate Village Metropolitan District at any time without notice. ** Subject to change by the Stonegate Village Owners Association, Inc., at any time without notice.

Taxes

According to the Douglas County Assessor's office, the aggregate overlapping tax assessment certified in 1995 for collection in 1996, is 12.8182%, applicable to property within Stonegate Village Metropolitan District (but not within the boundaries of the Town of Parker)

Where Dreams Live.®

STONEGATE

a Mobil Land community

Emergency Numbers

Ambulance 911
 Parker Fire Department 911
 Douglas County Sheriff 660-7500
 Road Conditions 639-1111 &
 639-1234

Schools

Douglas County School District 688-3195
 Cherokee Trail Elementary (K-6) 841-7492
 Pine Grove Elementary (K-6) 840-0975
 Pine Lane Primary (K-3) 841-0202
 Pine Lane Intermediate (4-6) 841-2244
 Parker Vista Middle School (7-8) 841-2656
 Ponderosa High School (9-12) 841-2770

Recreation

Challenger Park 470-0140
 Parker Recreation Center 841-4500

Stonegate

Stonegate Village Community Center /Choice Management, Inc. 322-5226
 Pool 841-2073
 Mobil Land Development (CO) Corp. 649-1711
 Lincoln Park Metro District/R.S. Wells Corp. 779-4525
 Stonegate Village Owners' Association /Choice Management, Inc. 322-5226
 Cascade Homes 840-7887
 David Weekley Homes 841-9939
 Falcon Homes 841-4119
 Richmond Homes 840-2642
 Ryland Homes 840-9229
 Custom Homes at Manor Ridge 840-2121

Access From Stonegate To:

I-25: 3 miles west on Lincoln Avenue.
 E-470 Tollway: 1 mile north on Jordan Road.
 Parker Road (Hwy. 83): 2 miles east on Lincoln Avenue.
 Denver Technological Center (DTC): 8 miles north on I-25.
 Downtown Denver: 22 miles north on I-25.
 Denver International Airport: 53 miles via I-225.

Shopping

Grocery Stores
 Albertsons: Parker Road at Lincoln Avenue. (2 miles)
 Safeway: Parker Road at Mainstreet. (2 miles)
 King Soopers: Cottonwood Center on Parker Road. (2 miles)
Convenience Stores
 Conomart: Jordan Road at Lincoln Avenue.

Malls

Southglenn Mall: University Blvd at Arapahoe Road. (12 miles)
 Aurora Mall: I-225 at Alameda Avenue. (14 miles)
 Target: Parker Road at Lincoln Avenue. (2 miles)
 K-Mart: Parker Road at Main Street. (2 miles)
 Park Meadows: I-25 at County Line Road (4 miles) (Opening Fall, 1996)

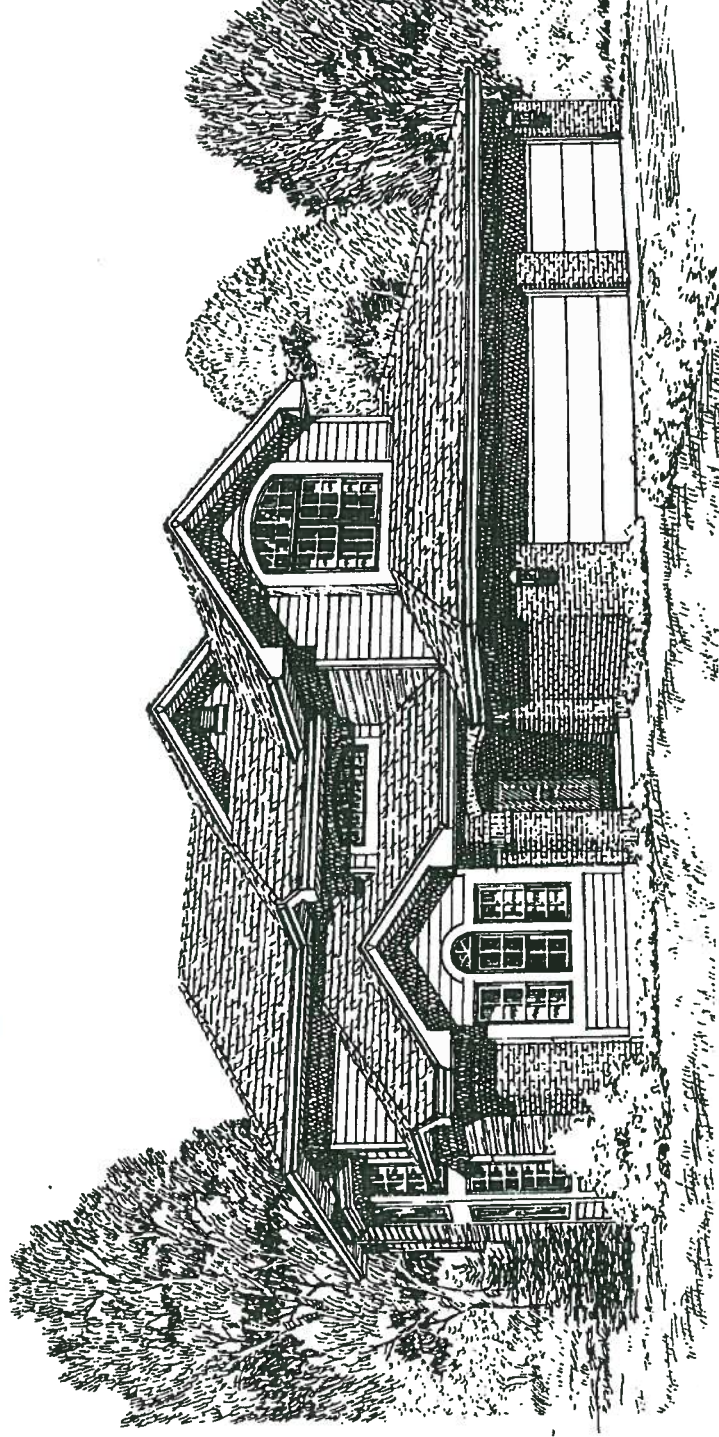
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STONEGATE

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MANOR RIDGE

at STONEGATE



The Melrose III Esprit Homes 10166 Quarry Hill Place

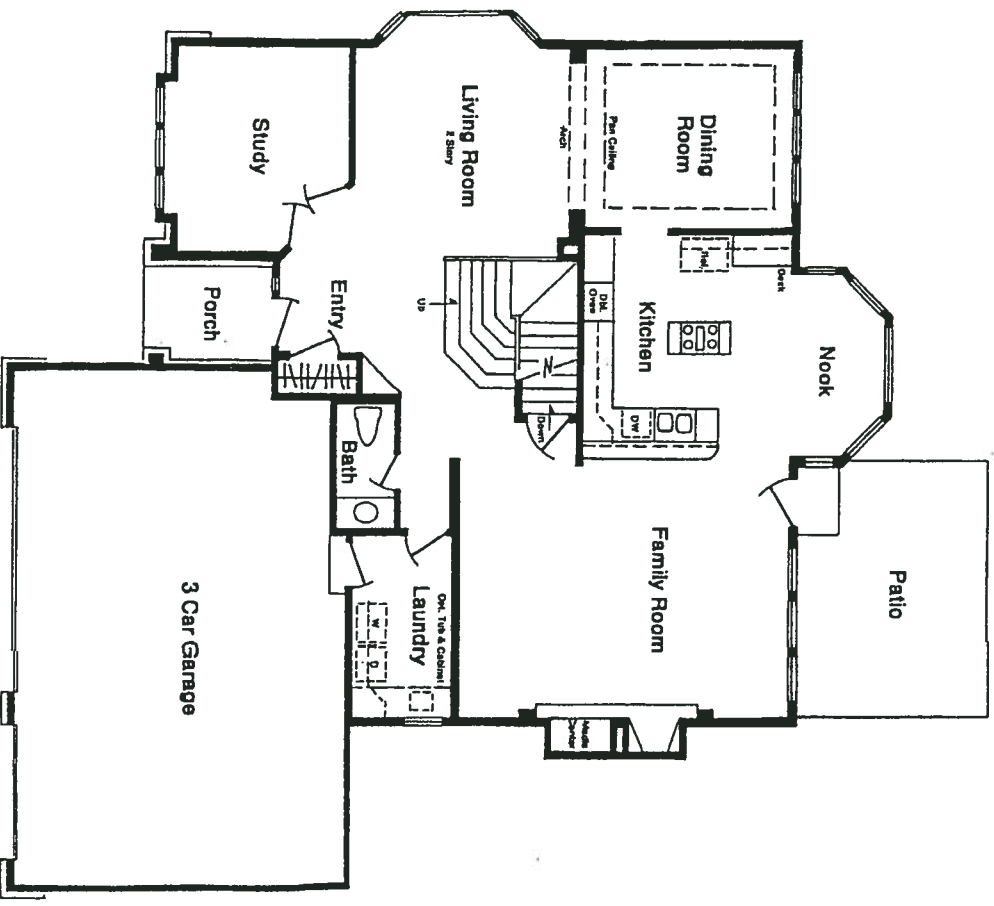
Exclusive Features:

- Beautiful brick details the exterior of this two-story home with covered front porch.
- Grand foyer is accented by beautiful flowing staircase.
- French doors lead into private, front study.
- Two-story ceiling and bay window brighten the spacious formal living room.
- Dining room accented by a pan ceiling and adjoins the formal living room via archway.
- Gourmet kitchen has a large cooktop island featuring G.E. appliances, a double oven, and hardwood floors throughout the adjoining nook.
- Spacious family room is complemented by gas fireplace, and built-in entertainment center.
- Vaulted ceiling adds elegance to the large master suite which includes a sitting bay.
- Master bath includes double sink vanity, a large soaking tub and walk-in closet.
- Two secondary bedrooms share Jack and Jill bath with double sink vanity and separate shower area.
- Guest suite with vaulted ceiling has own private, full bath and window seat.
- 4 bedrooms plus main floor study, 3 1/2 baths, approximately 2,469 sq. ft. 3-car garage.

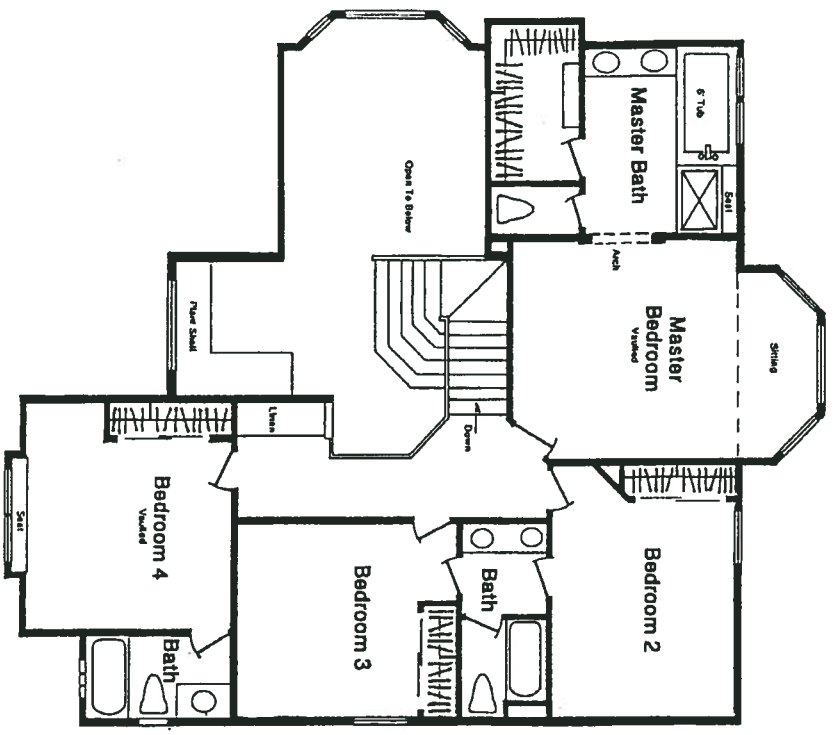
For more information, call Cathy Mosier at the Manor Ridge at Stonegate Custom Sales Center at 840-2121
Offered by Vintage Marketing Group, Inc.

Information is subject to change without notice. Square footage is approximate.

10166 Quarry Hill Place

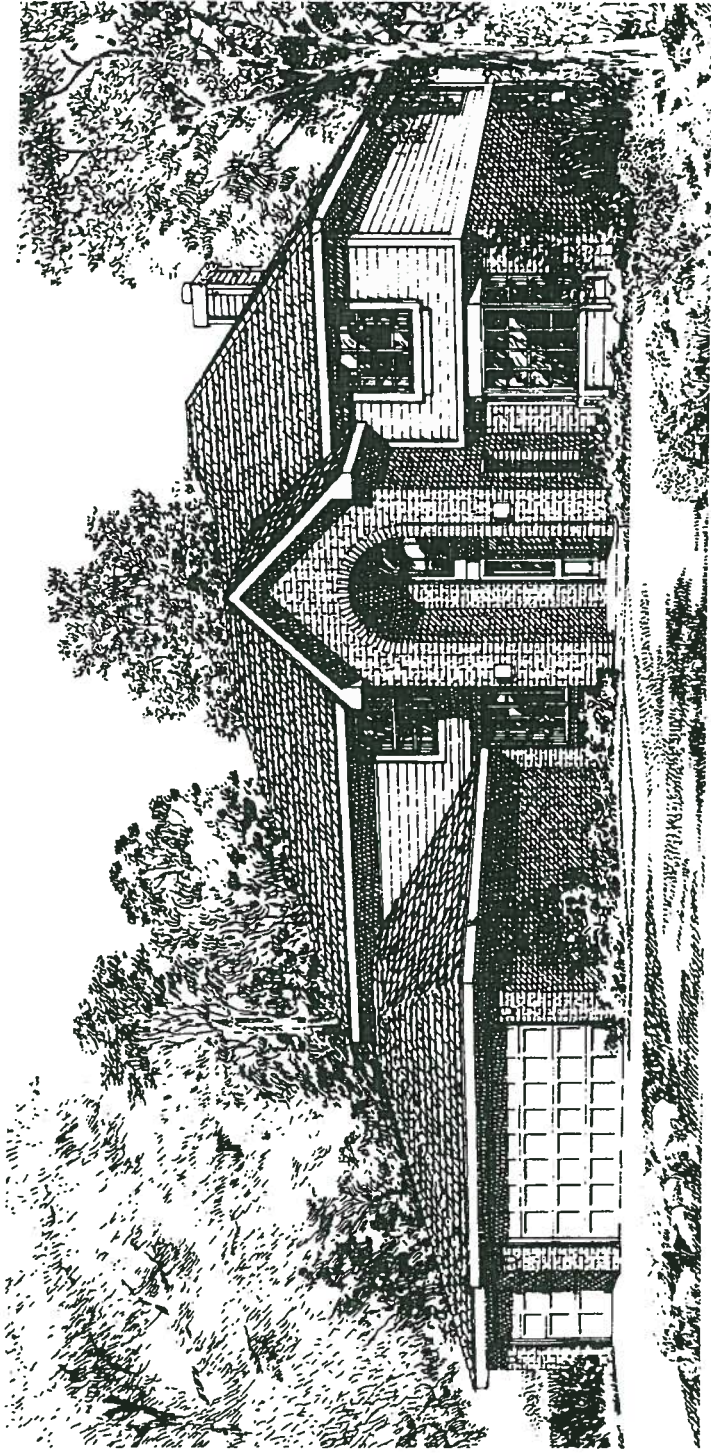


MAIN LEVEL



MANOR RIDGE

at STONEGATE



The Versailles Esprit Homes 10158 Quarry Hill Place

Exclusive Features:

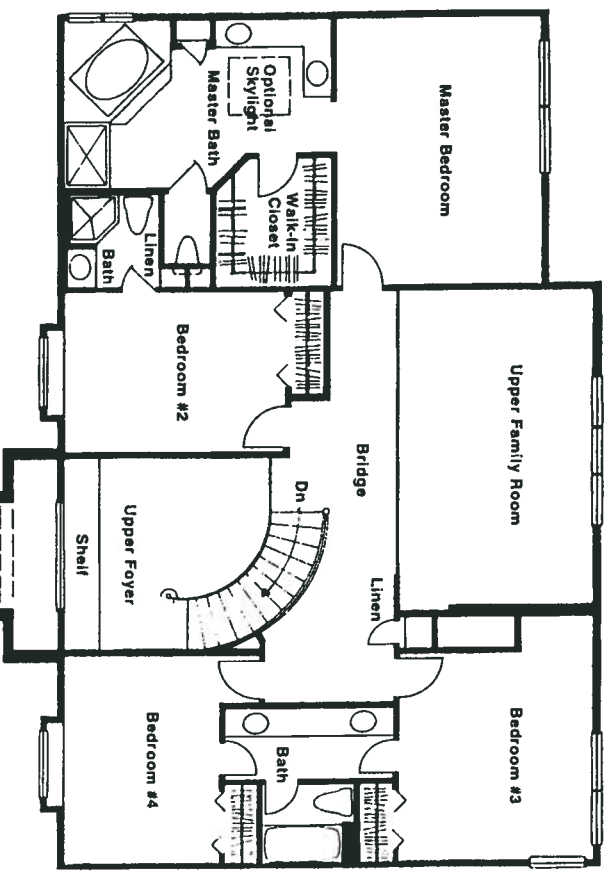
- Beautiful brick arched entry leads into a glamorous 2-story foyer with curved staircase.
- Formal areas feature a bay window in the living room and large full wall ideal for china hutch in the dining room.
- Private main floor study with closet and nearby 3/4 bath doubles as 5th bedroom.
- Open, two-story family room has gas fireplace and built-in media center.
- Well-planned gourmet kitchen features large preparation area with breakfast bar, plus an island cooktop, a spacious walk-in pantry, & hardwood floors throughout the adjoining nook.
- Bridge overlooking family room leads to the master suite. A romantic corner fireplace is an optional feature.
- Master bath includes separate sinks, a corner soaking tub and large walk-in closet.
- Jack and Jill bath with separate double-sink vanity join two secondary bedrooms.
- Guest suite has a private 3/4 bath and a bay window.
- Spacious main floor laundry room with large coat closet near garage.
- 4 bedrooms plus main floor study/5th bedroom, 4 baths, 2,977 sq. ft.
- 3-car garage.

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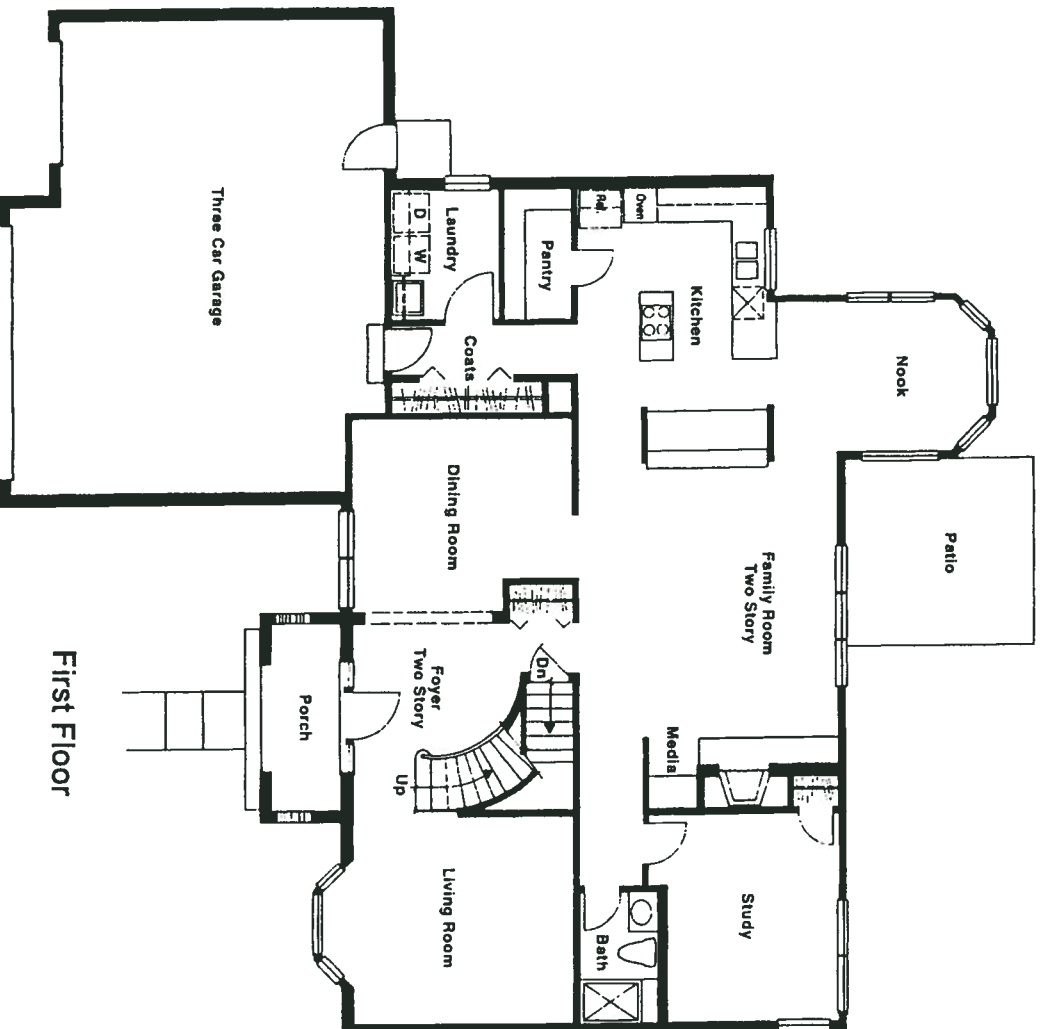
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10158 Quarry Hill Place



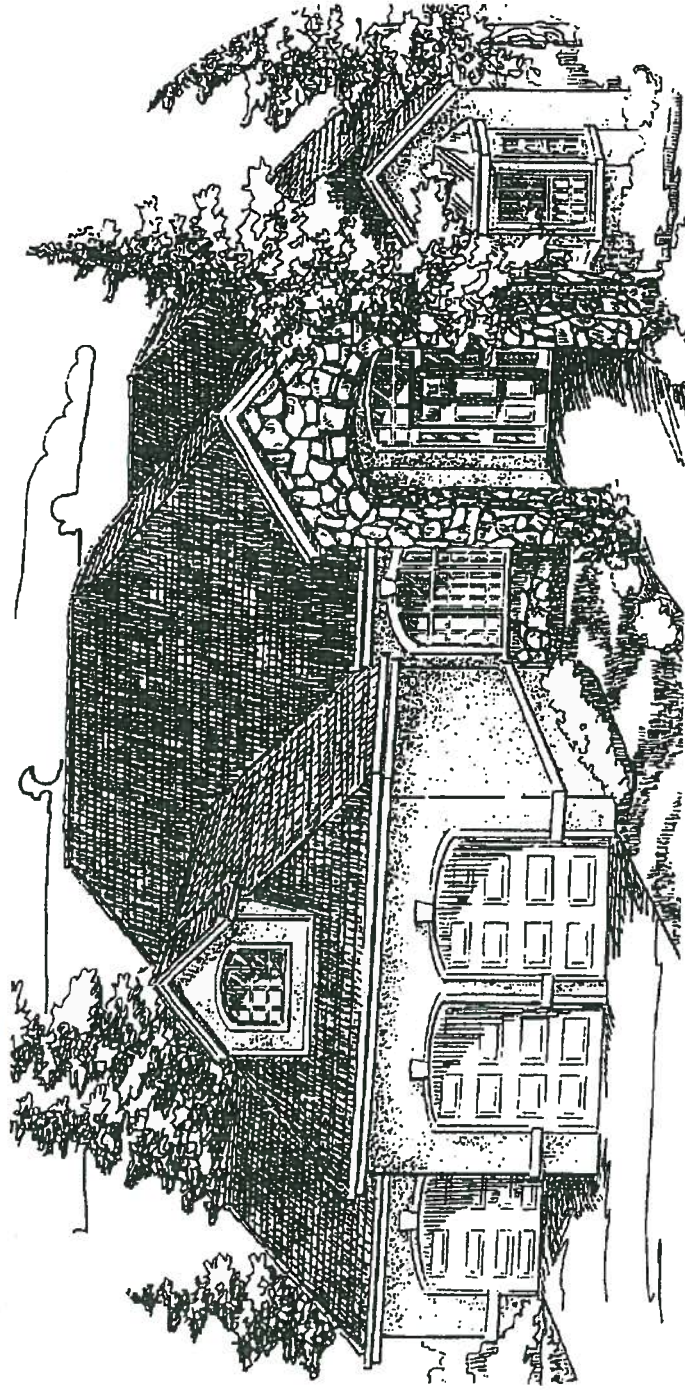
Second Floor



First Floor

MANOR RIDGE

at STONEGATE



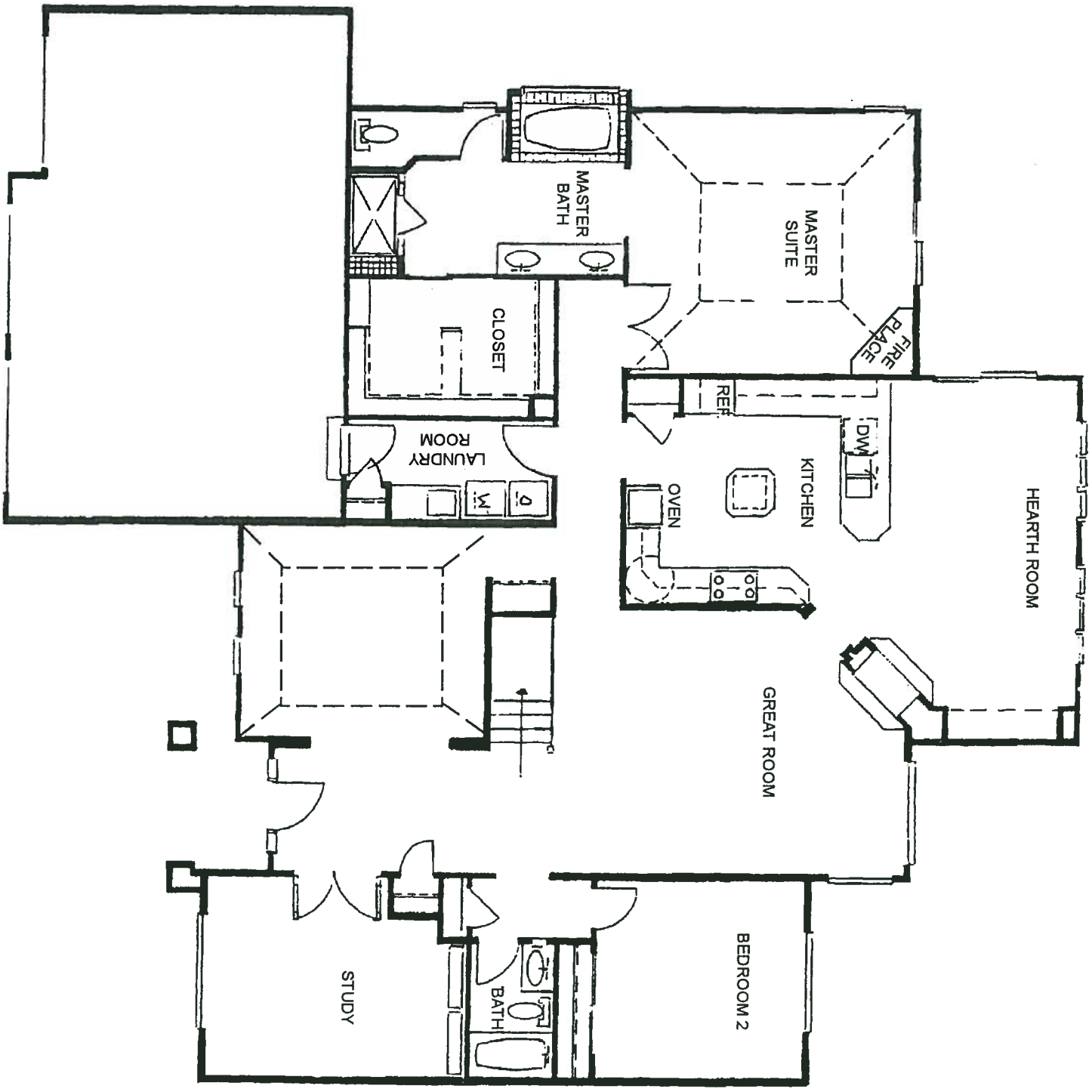
Ashcroft Homes 10165 Quarry Hill Place

Exclusive Features:

- THIS IS ONE GREAT HOUSE!! 2 bedrooms plus study, 2 baths, 2,336 sq. ft. Combination of attractive brick, arches and custom decks, provide a beautiful exterior appearance.
- Grand foyer separates formal dining room and study.
- Dramatic coffered ceiling in dining room, includes a convenient butler's pantry.
- French doors lead into main floor study complete with built-ins.
- Volume ceiling and see-through fireplace enhance the spacious great room.
- Gourmet kitchen has a central island and unfolds into a roomy hearth room and nook - which boasts see-through fireplace, entertainment center and sliding doors leading to back yard deck.
- Sumptuous master bedroom includes patio access, huge walk-in closet and perfect master bath. A romantic fireplace,
- Convenient laundry room near garage includes a utility sink.
- 3-car garage and full unfinished basement.

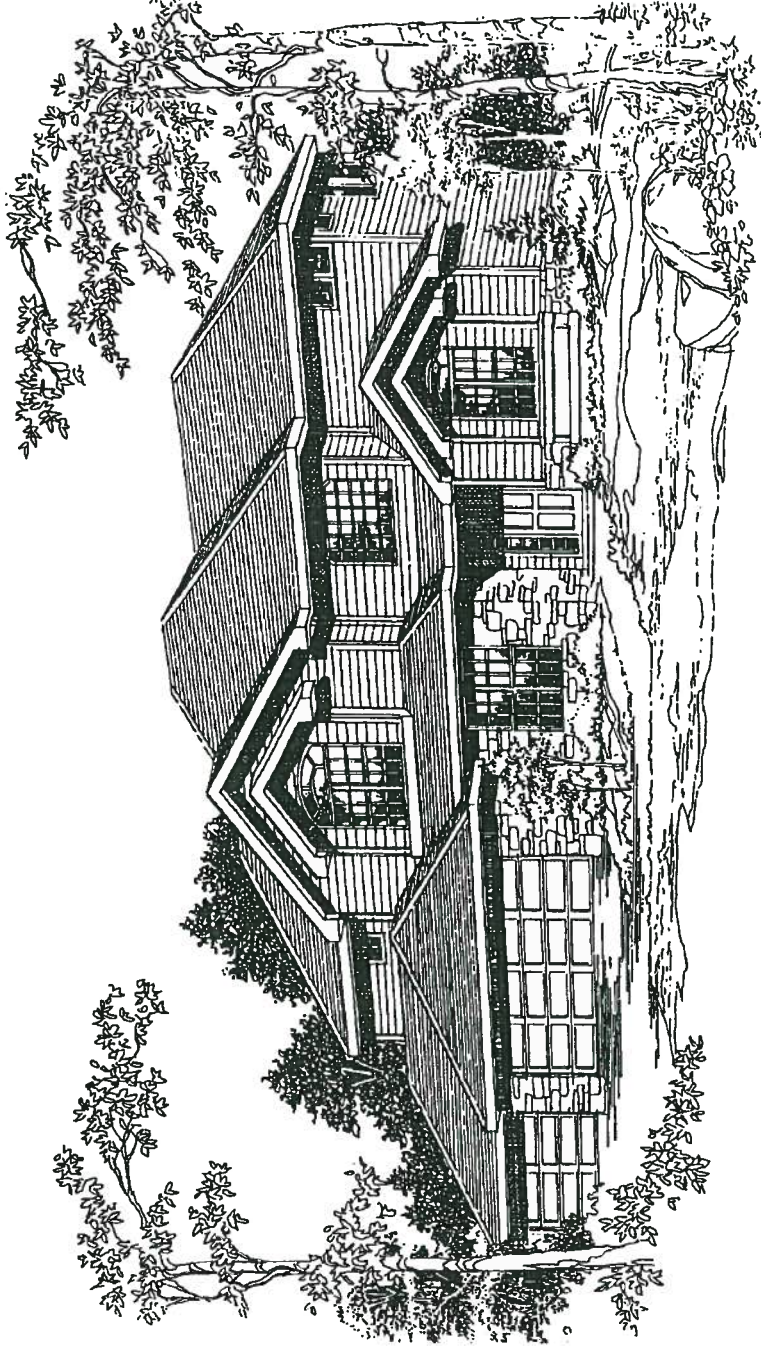
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MANOR RIDGE

at STONEGATE



Dimensions, Inc. 10054 Quarry Hill Place

Exclusive Features:

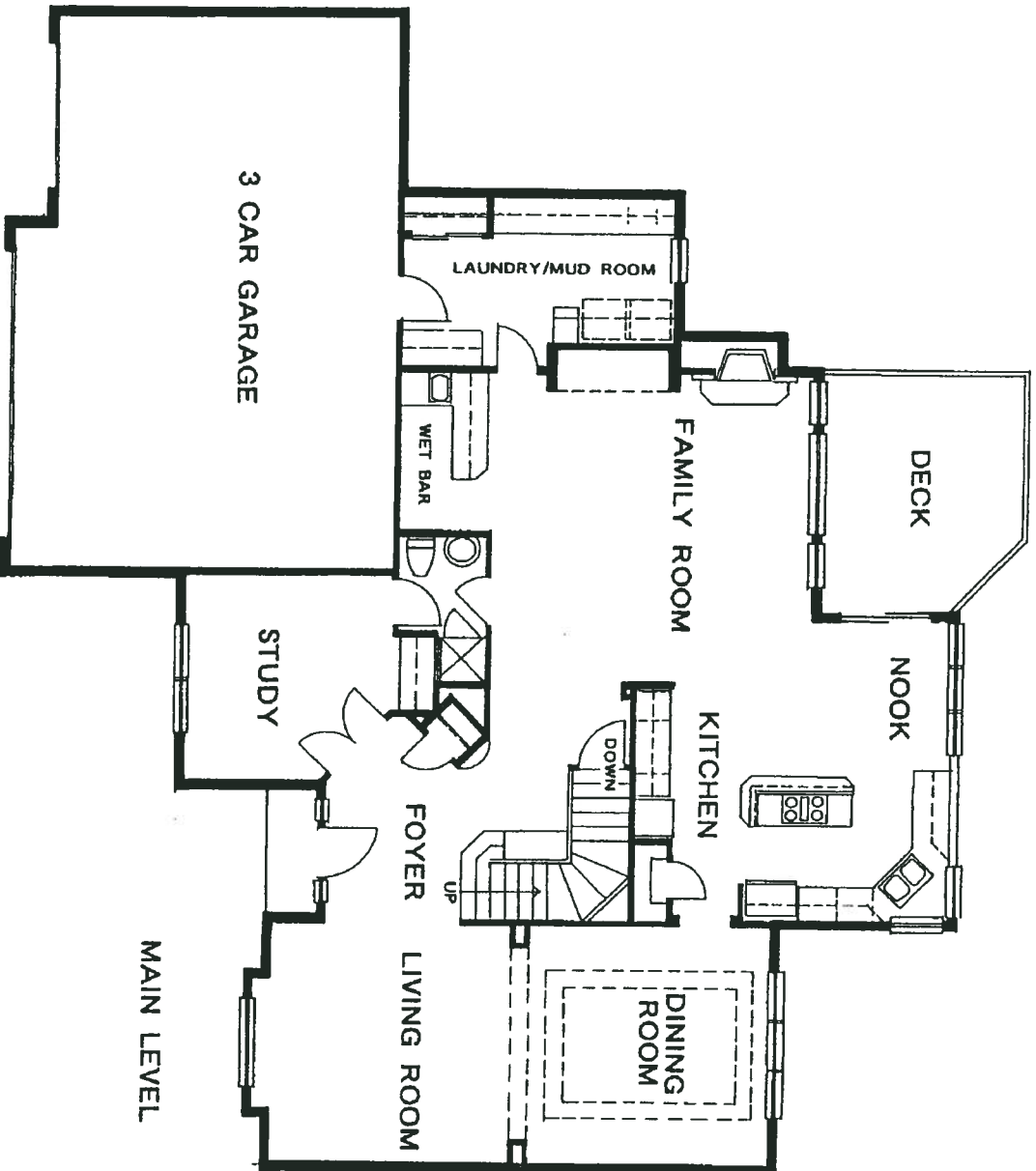
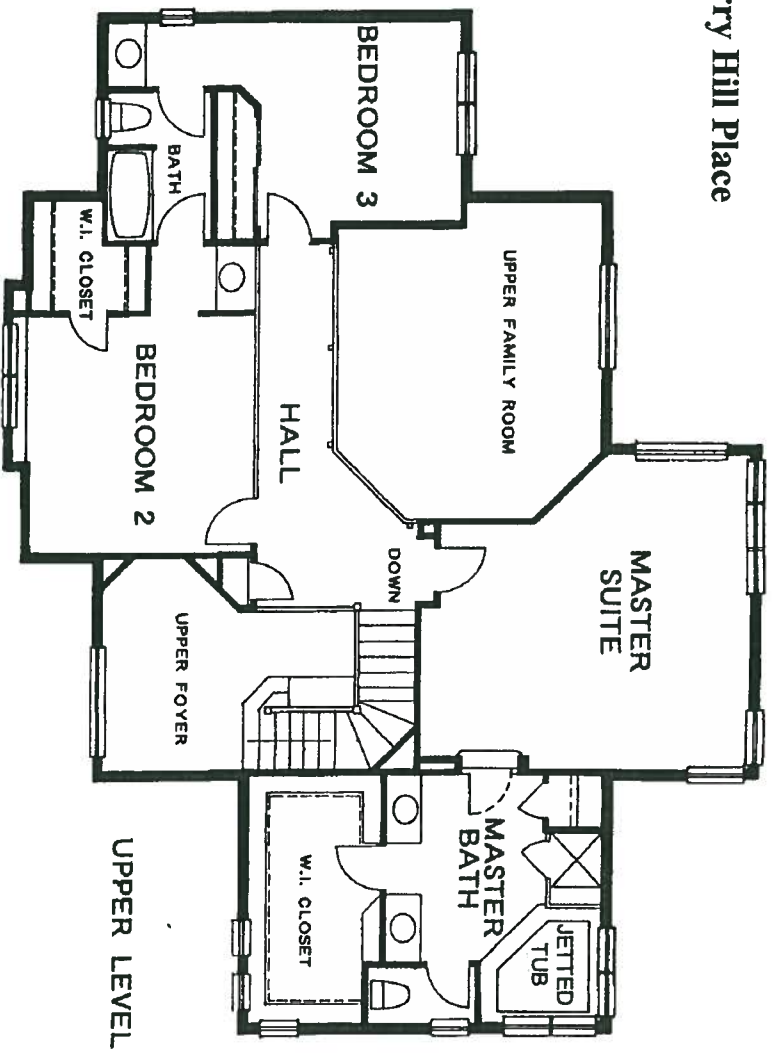
- 3 bedrooms plus main floor study/4th bedroom, 2 3/4 baths, 2,957 sq. ft.
- Air conditioning
- Elegant two-story foyer features wood floor and angular staircase with plant niches.
- Private main floor study/4th bedroom includes adjoining 3/4 bath and closet.
- Large dining room accented by coffered ceiling.
- Box bay window brightens formal living room.
- Kitchen features tile countertops, large island with cooktop, tile countertops, walk-in pantry, and adjoining sunny eating nook.
- Spacious two-story family room complimented with gas fireplace, built-in entertainment center and wet bar.
- Private master suite has 9' vaulted ceiling.
- Master bath includes separate sinks, corner jetted tub, tile countertops and walk-in closet.
- Two spacious bedrooms each have private vanity with tile countertops and share a Jack and Jill bath.
- Huge laundry/mudroom has ample storage and counter space.
- Tile countertops in all baths.
- Walkout basement.
- 3-car garage.

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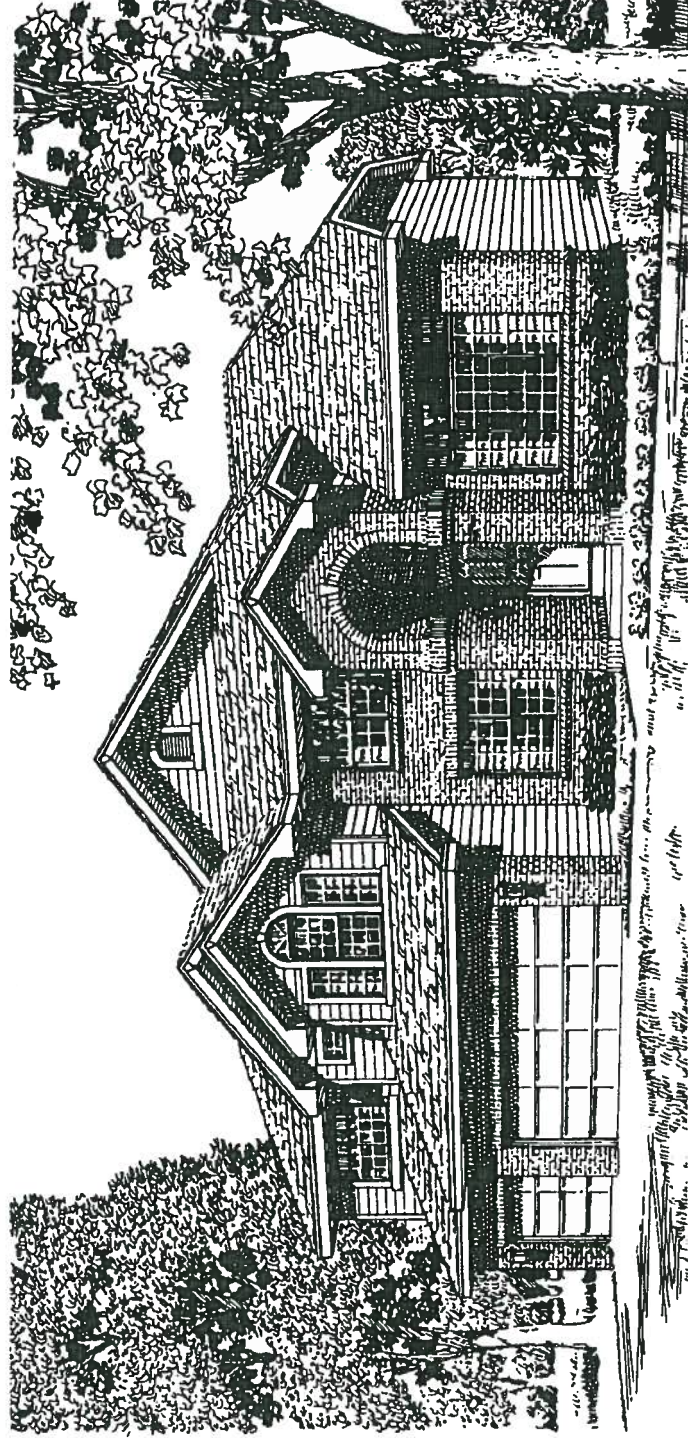
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• 10004 Quarry Hill Place, Parker, CO 80134 • (303) 840-2121 •

10054 Quarry Hill Place



MANOR RIDGE at STONEGATE



The Balmoral Esprit Homes 10036 Quarry Hill Place

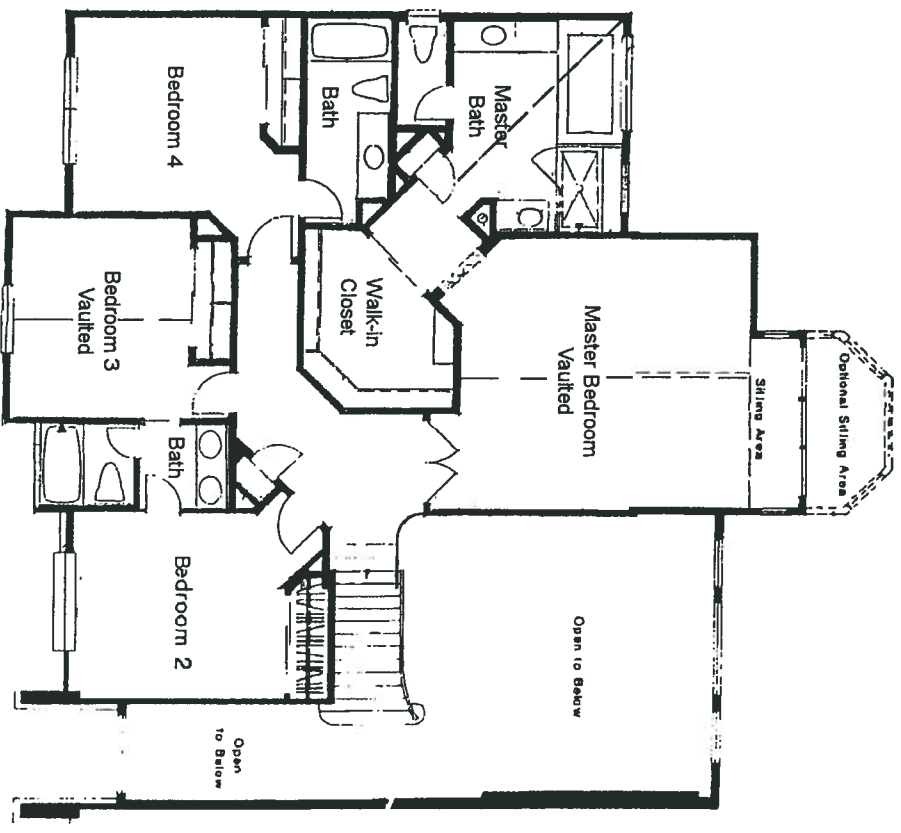
Exclusive Features:

- Covered porch with brick arch leads into two-story entry featuring hardwood floor.
- Formal living room boasts 11' ceiling and large picture window.
- Spacious dining room accented by coffered ceiling.
- French doors open into spacious, private main floor study.
- Dramatic two-story ceiling and full length windows highlight the family room complete with fireplace, and built-in entertainment center.
- Kitchen features breakfast bar, a walk-in pantry, and sunny, adjoining nook.
- Double doors lead into the elegant master suite. Features include large walk-in closet, sitting bay and vaulted ceiling.
- Master bath has separate vanities, 6' soaking tub, oversized shower and linen closet.
- Jack and Jill bath with double sink vanity separates secondary bedrooms.
- Guest suite includes private full bath.
- Spacious main floor laundry room.
- 4 bedrooms plus main floor study, 3 1/2 baths, 2,978 sq. ft.
- Oversized, 3-car garage.

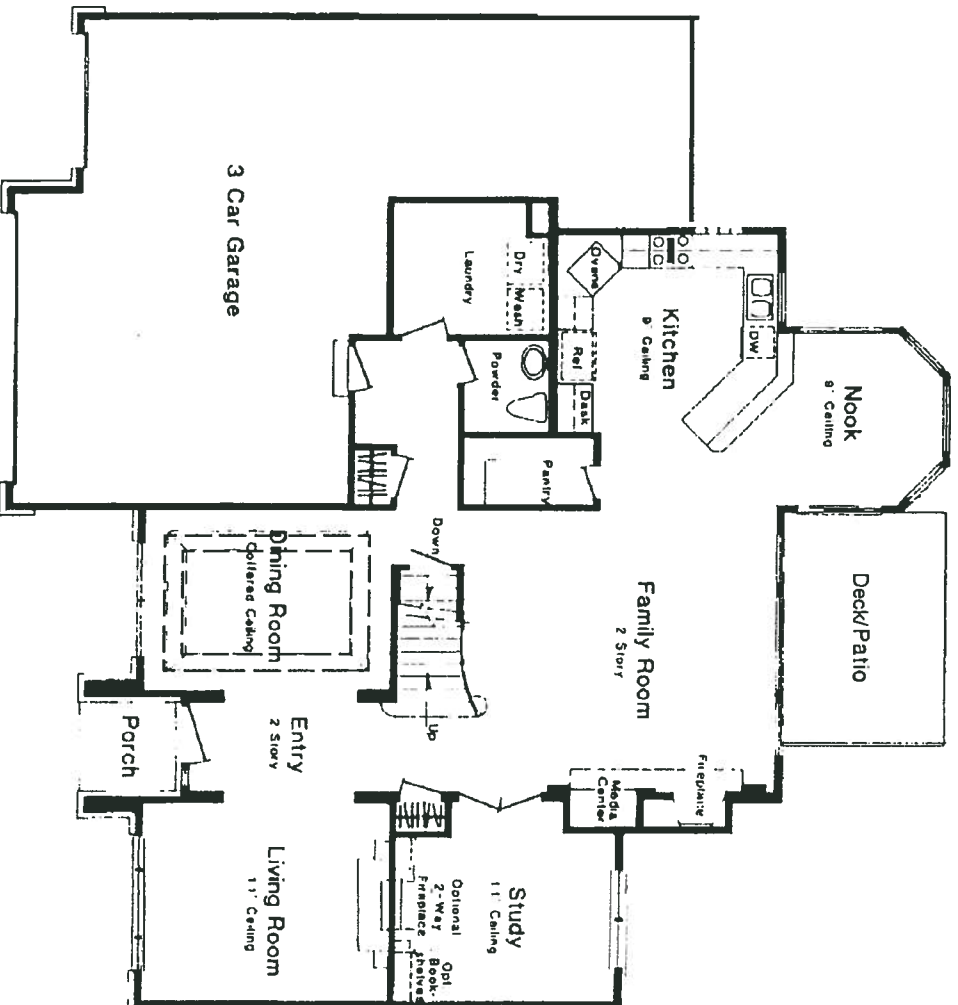
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10036 Quarry Hill Place



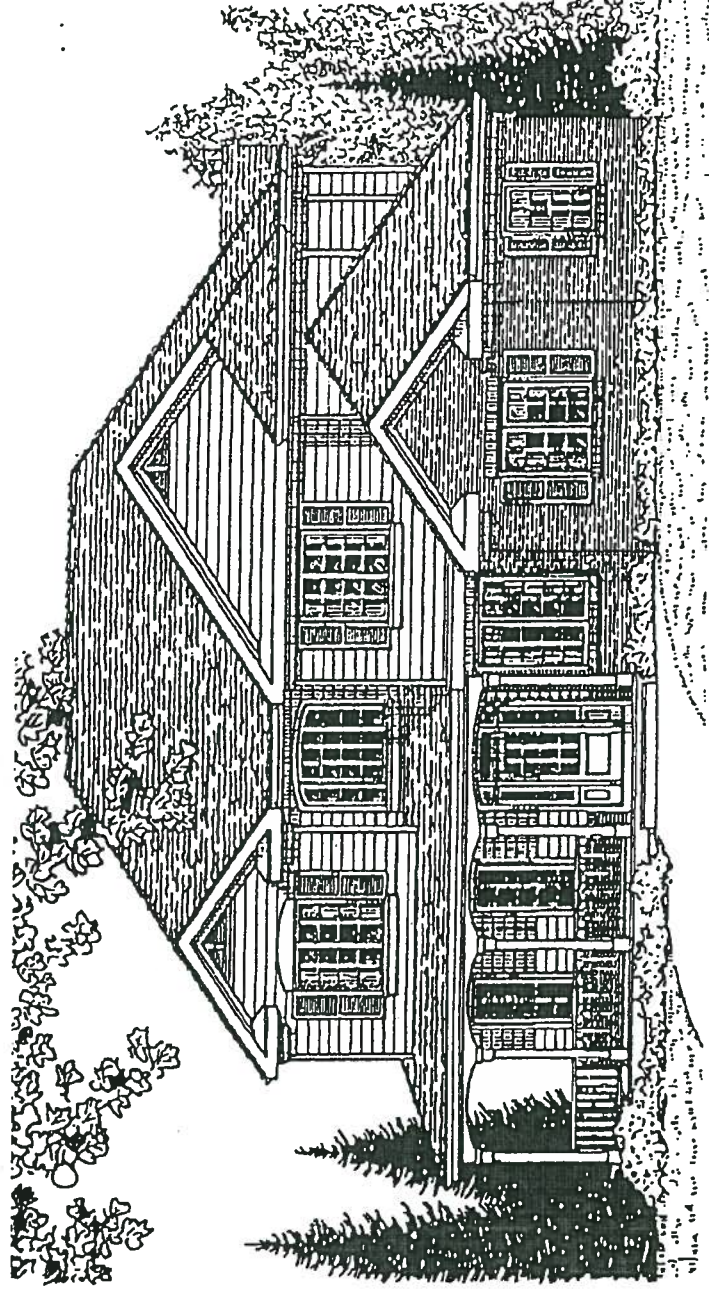
Upper Level



Main Level

MANOR RIDGE

at STONEGATE



Meridian Homes 10028 Quarry Hill Place

Exclusive Features:

- 4 bedrooms, 3 1/2 baths, 2,709 sq. ft.
- Combination of attractive brick, arches and custom decks, provide a beautiful exterior appearance.
- Dramatic two-story foyer separates formal living and dining rooms.
- Private main floor study has storage closet and nearby powder room.
- Custom detailed coffered ceiling in dining room.
- Spacious family room features two-story ceiling, gas fireplace and built-in entertainment center.
- Open breakfast nook opens to large wrap-around deck.
- Kitchen includes angled breakfast bar with tile countertops, abundant cabinetry and pantry.
- Hardwood flooring spans throughout entry, kitchen and nook.
- Pedestal lav in the powder room.
- Double doors lead into the spacious master suite.
- Luxurious master bath includes double sink vanity, large oval soaking tub and king-sized wardrobe.
- Guest suite has own private bath and linen cupboard.
- The spacious secondary bedrooms share a full bath, completing the second story.
- Convenient laundry room near garage includes a utility sink.
- Second floor features 9' high ceilings.
- Oversized 3-car side-entry garage plus full, unfinished walkout basement.

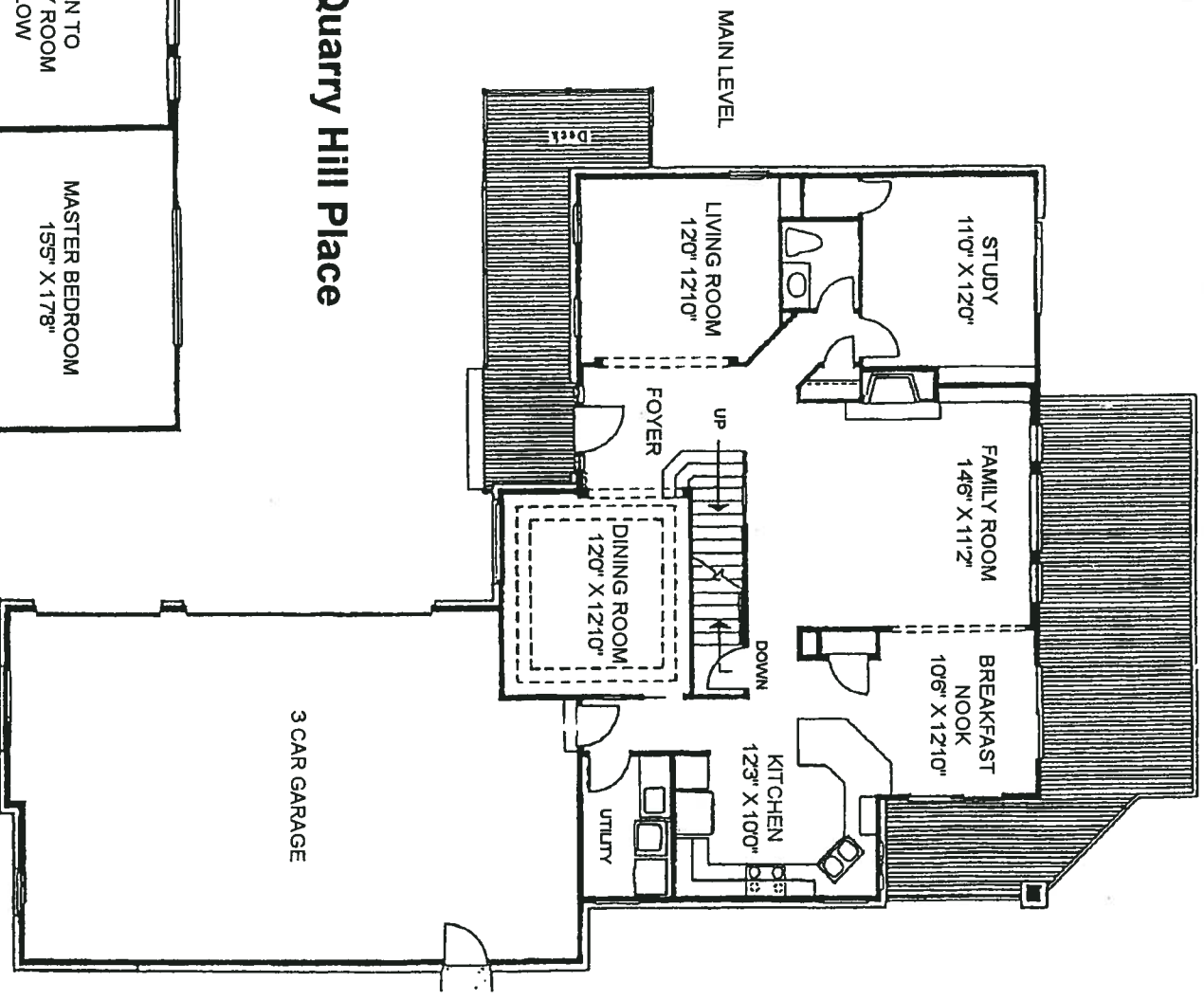
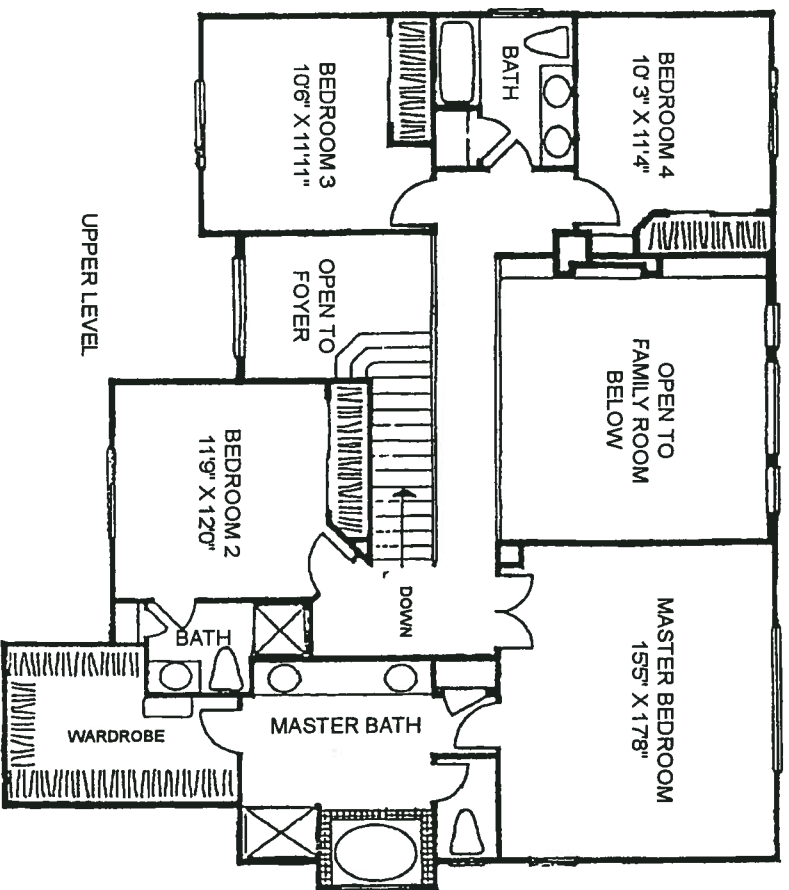
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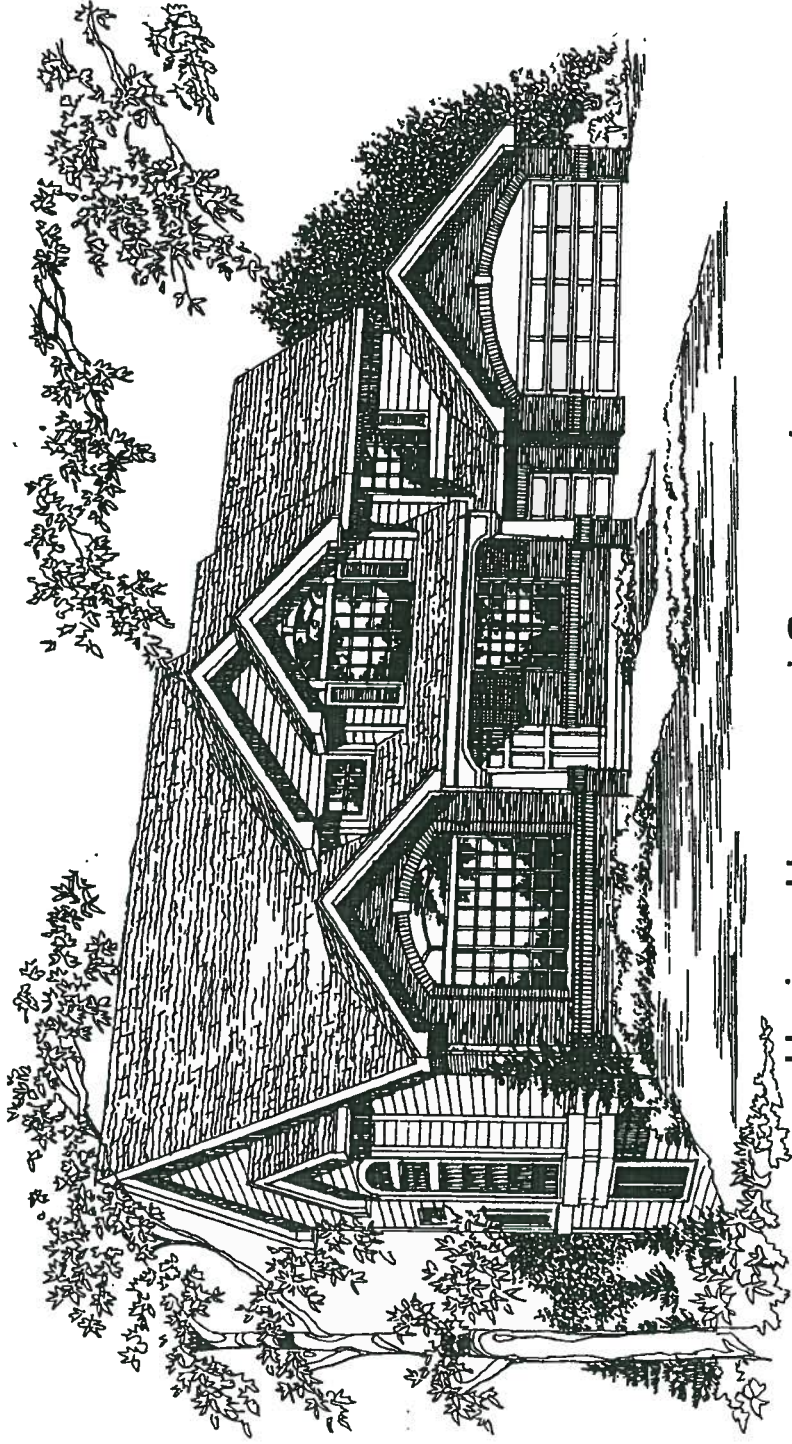
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10028 Quarry Hill Place



MANOR RIDGE

at STONEGATE



Horizon Homes and Construction 10056 Quarry Hill Place

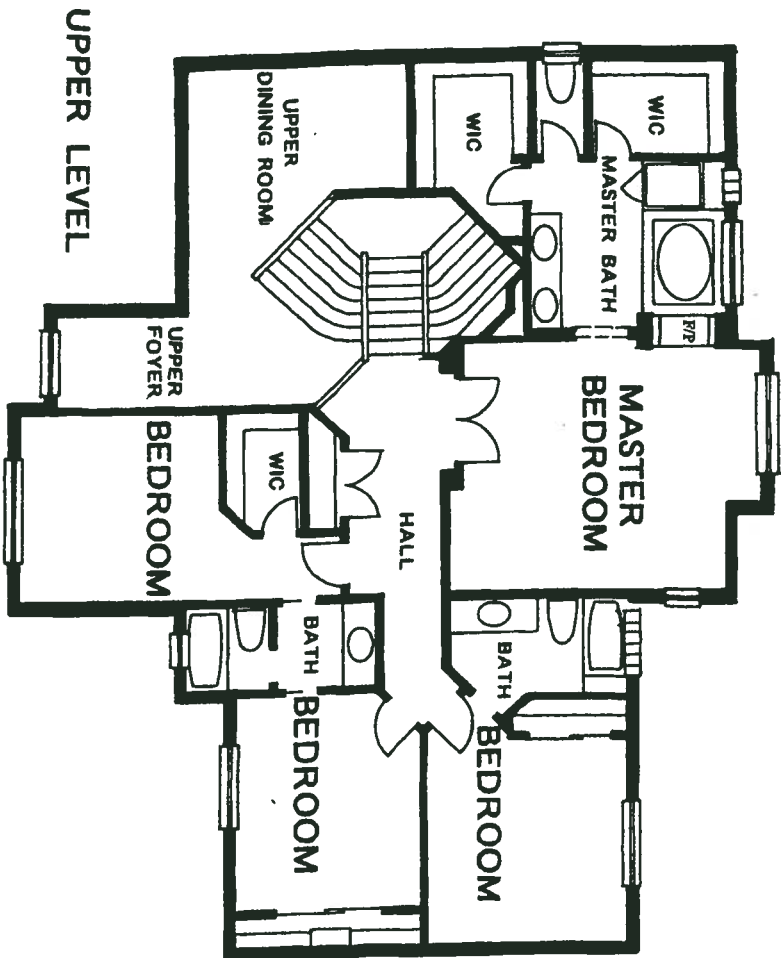
Exclusive Features:

- 4 bedrooms plus main floor study, 3 1/2 baths, 2,954 sq. ft. and walk-out basement.
- Covered porch leads into open two-story foyer with marble flooring.
- French doors with transom window open into main floor study with wainscoting.
- Vaulted ceilings in formal living and dining rooms.
- Kitchen has a greenhouse window, walk-in pantry, breakfast nook with access to large deck, peninsula island with cooktop and breakfast bar, desk and Corian countertops.
- 10' ceiling in family room highlighted by corner gas fireplace with marble surround and built-in entertainment center.
- Double staircase with entrance from front foyer and family room/kitchen area leads to second floor.
- Vaulted ceiling adds elegance to the large master suite which includes a sitting area.
- Master bath includes double sink vanity, soaking tub, separate his & hers walk-in closets and a 2-sided fireplace to the master.
- Jack and Jill bath with tile countertops shared by two secondary bedrooms.
- Guest suite features a private full bath with tile countertops and a large closet.
- Main floor laundry room.
- Berber carpeting through.
- 3-car garage.

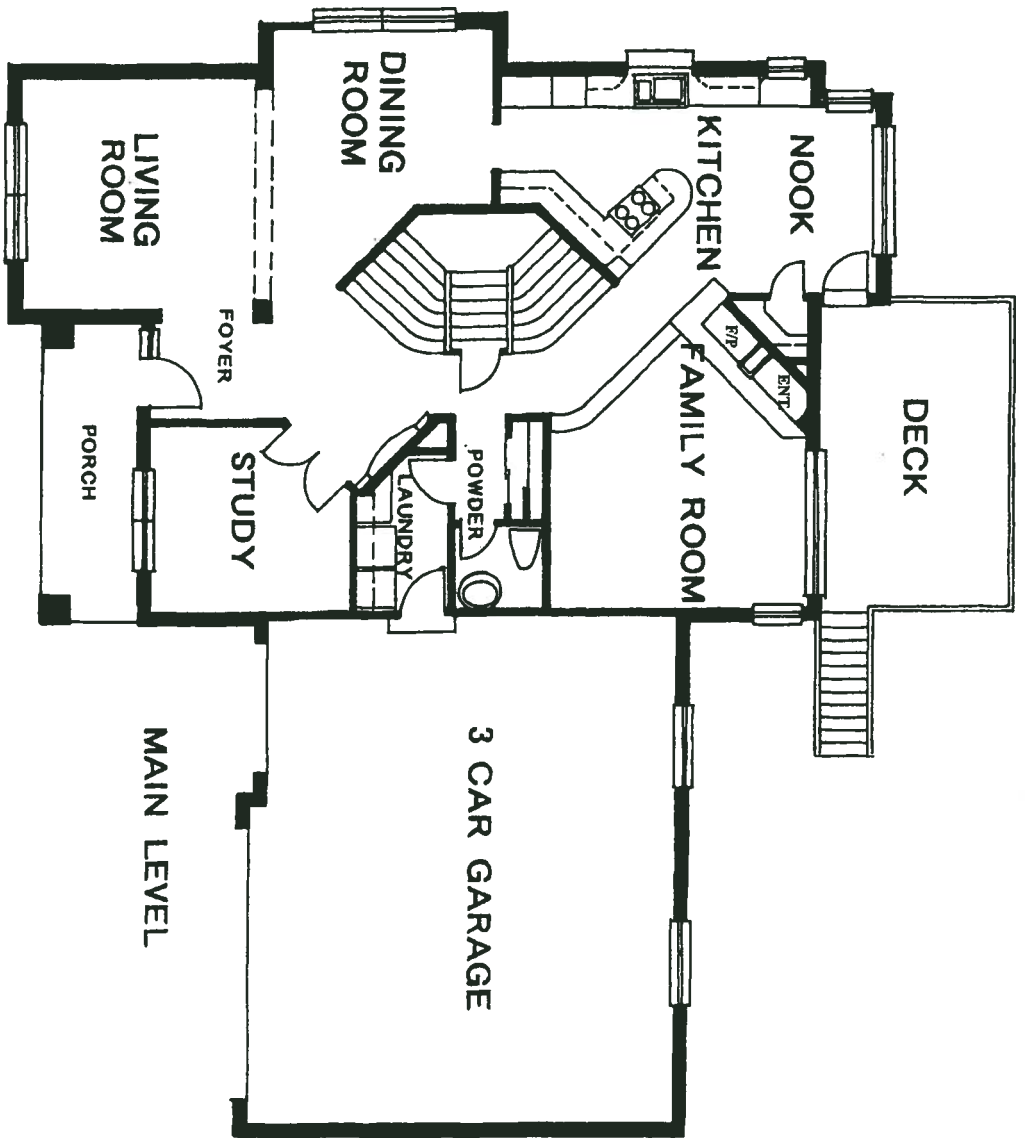
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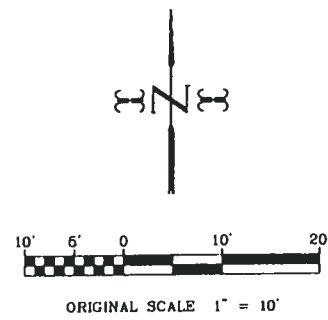
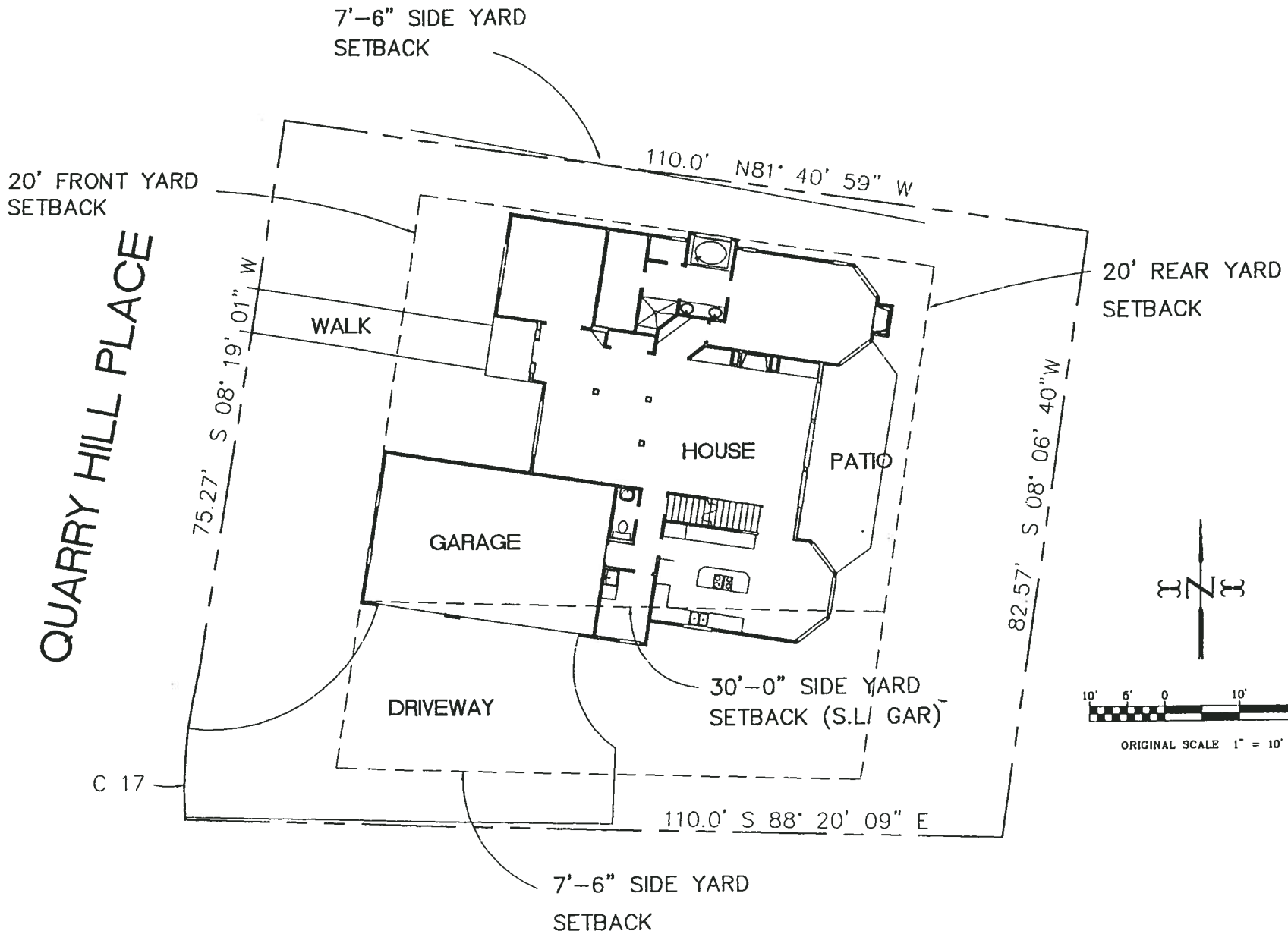
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10056 Quarry Hill Place

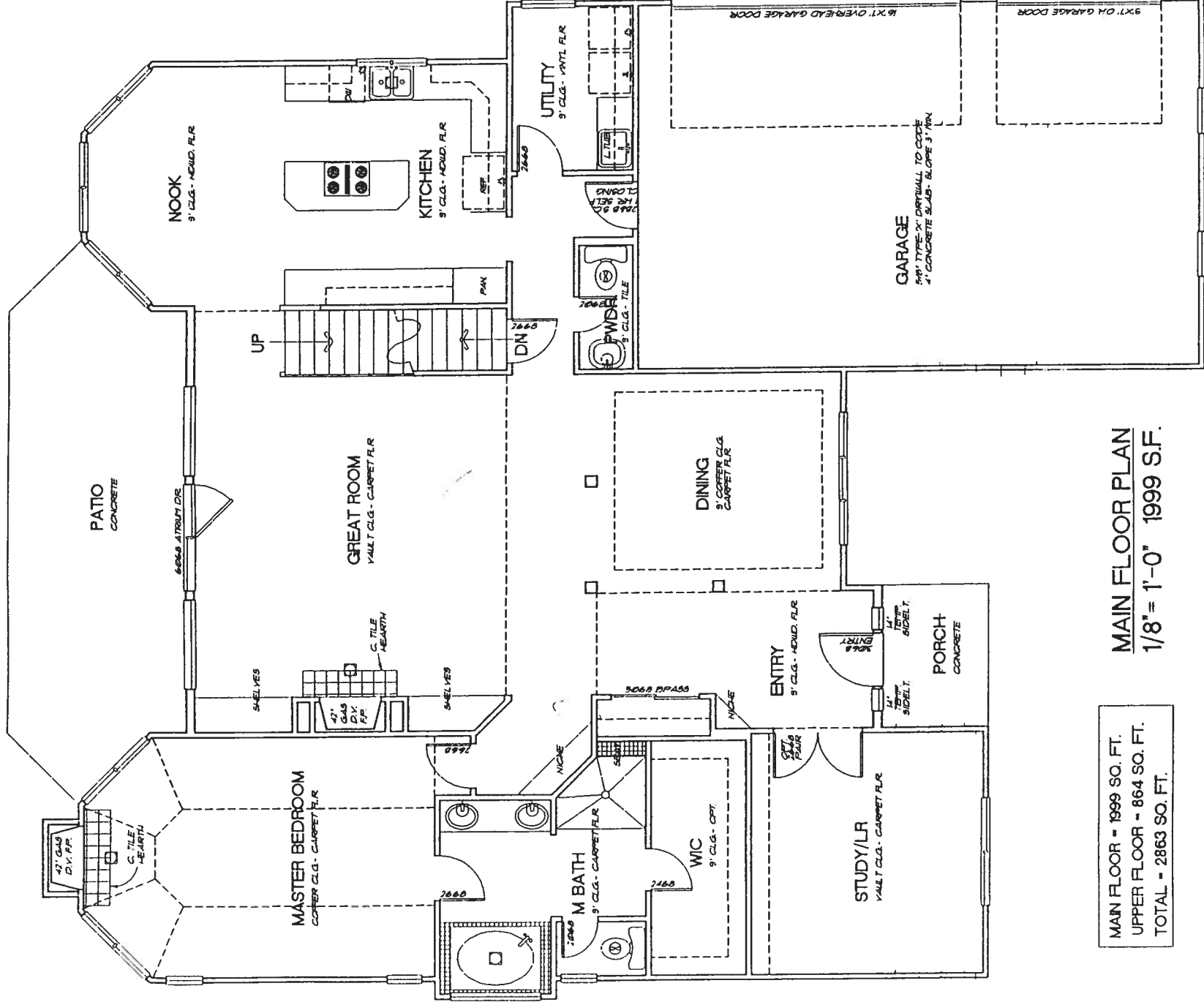




SITE PLAN

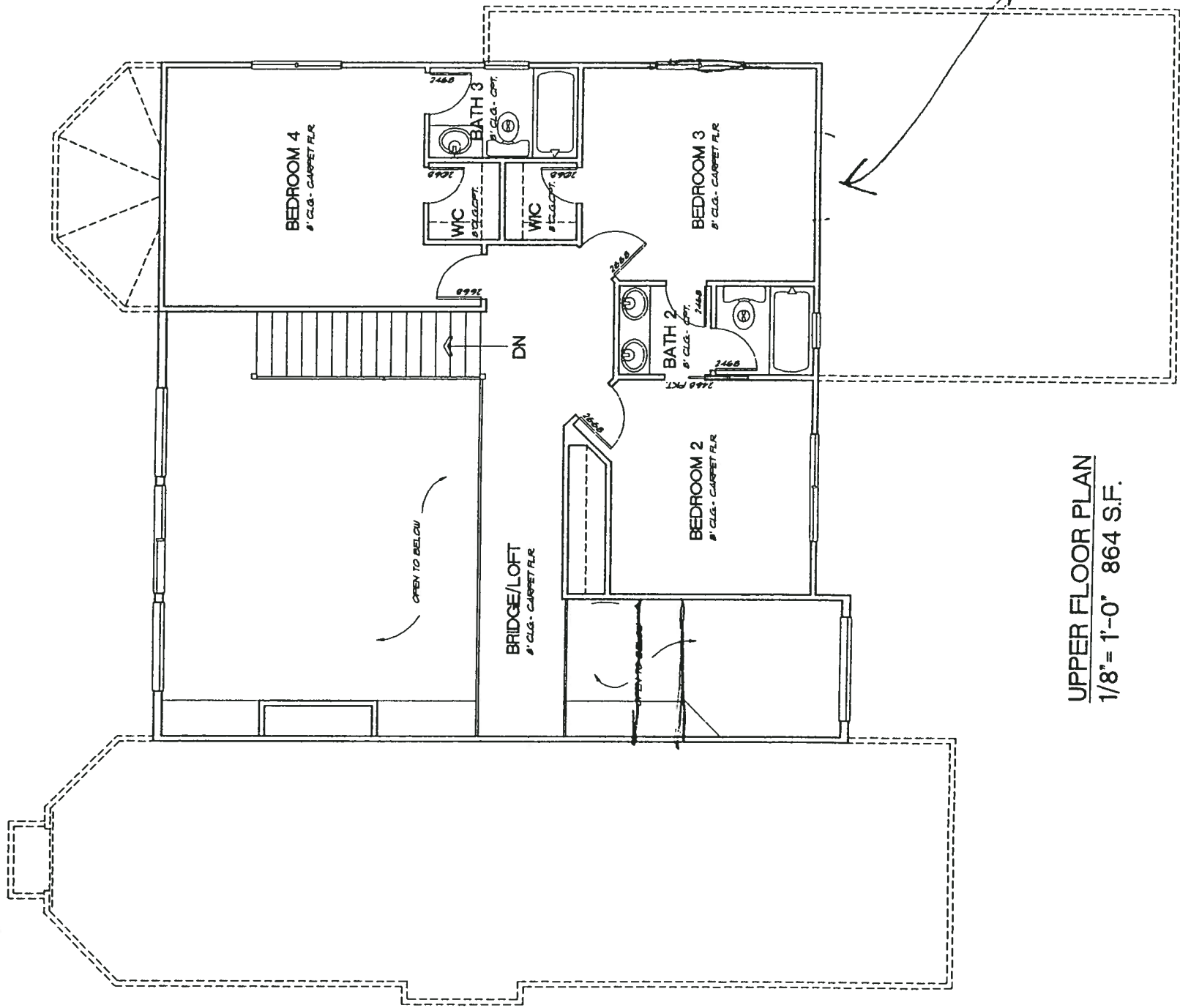
1" = 20'-0"

Lot # 23 2900 #
 Twp. 14 N. R. 10 E. S. 10



MAIN FLOOR PLAN
 1/8" = 1'-0" 1999 S.F.

MAIN FLOOR - 1999 SQ. FT.
 UPPER FLOOR - 864 SQ. FT.
 TOTAL - 2863 SQ. FT.



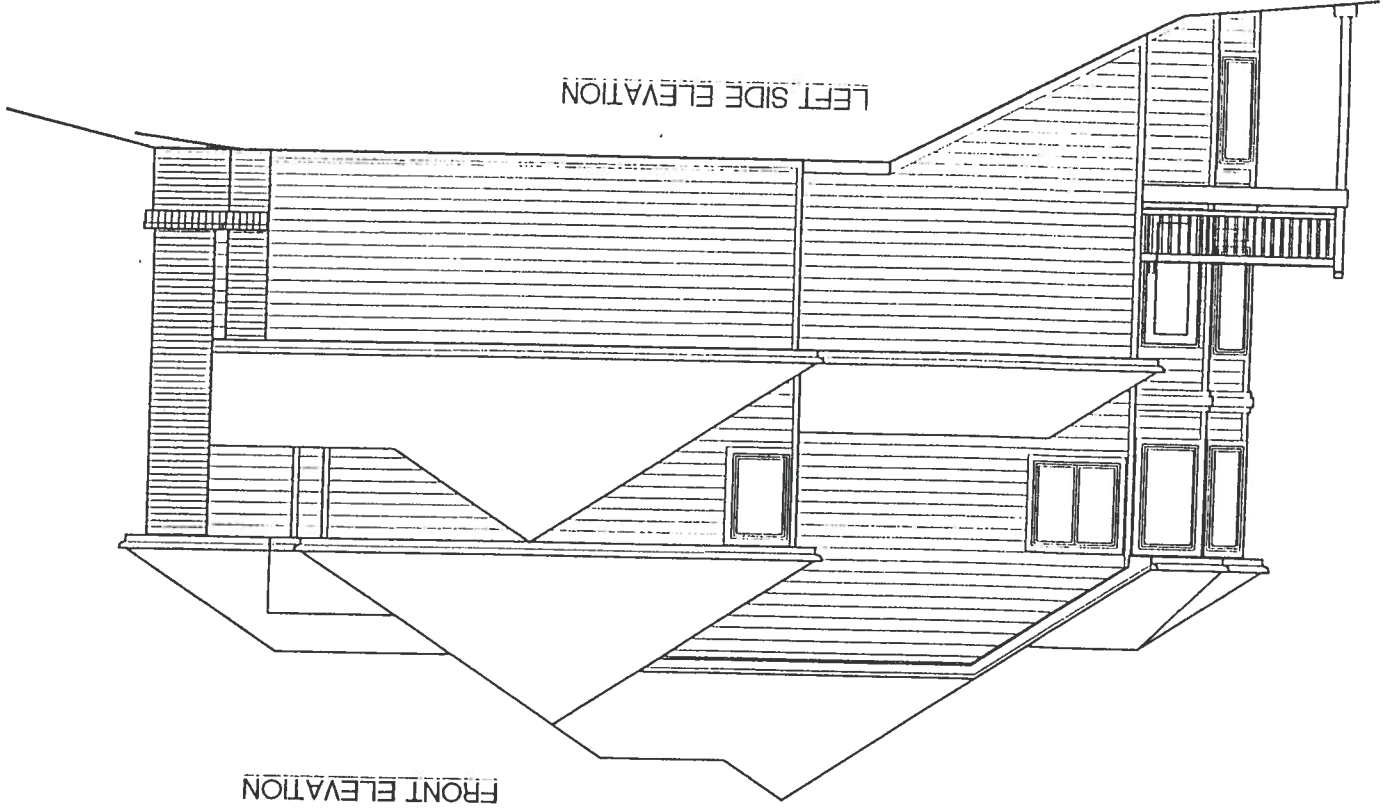
UPPER FLOOR PLAN
 1/8" = 1'-0" 864 S.F.

Plot 6

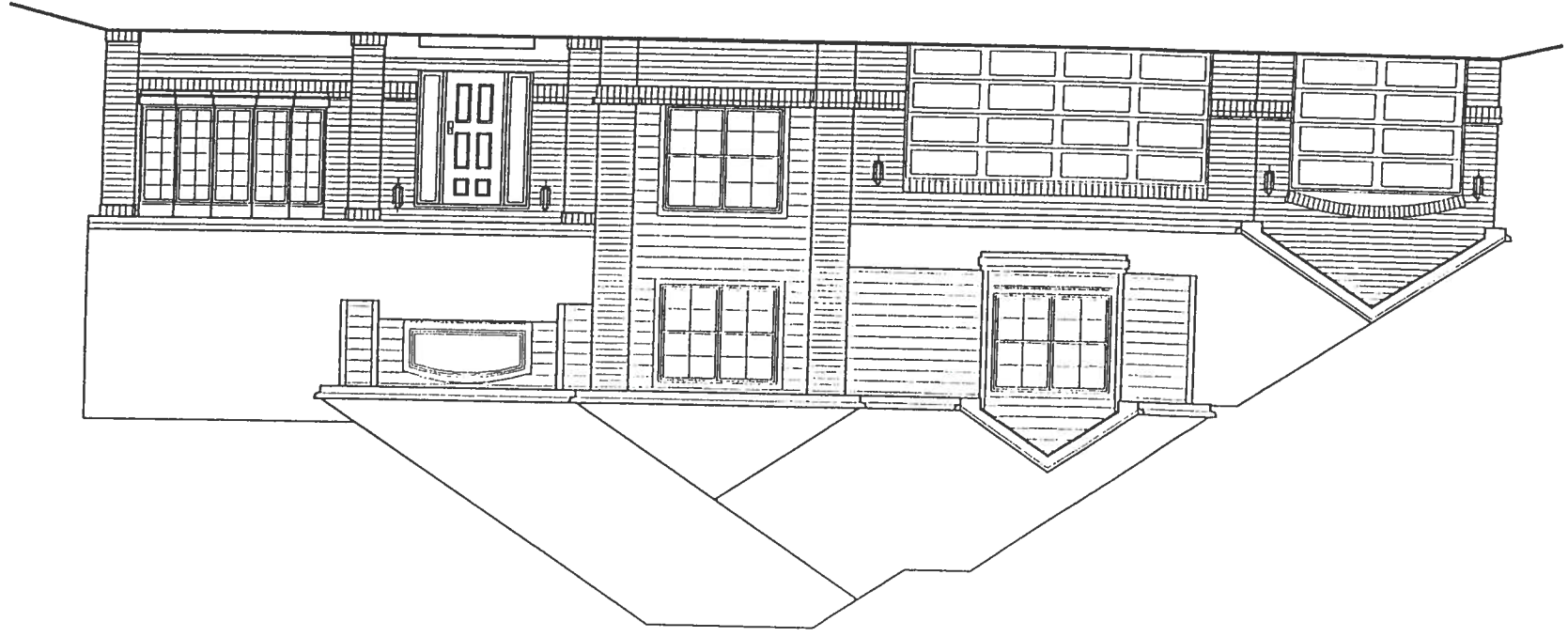
\$ 338,800.00

10032 Quarry Hill Pk

LEFT SIDE ELEVATION

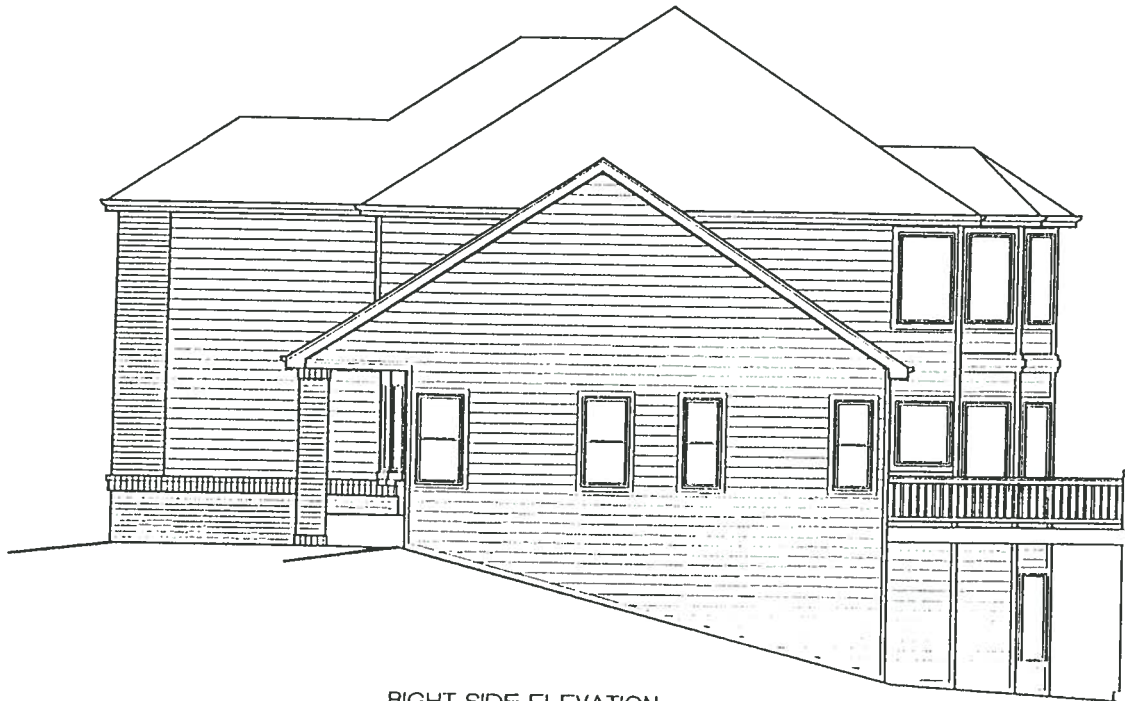


FRONT ELEVATION





REAR ELEVATION

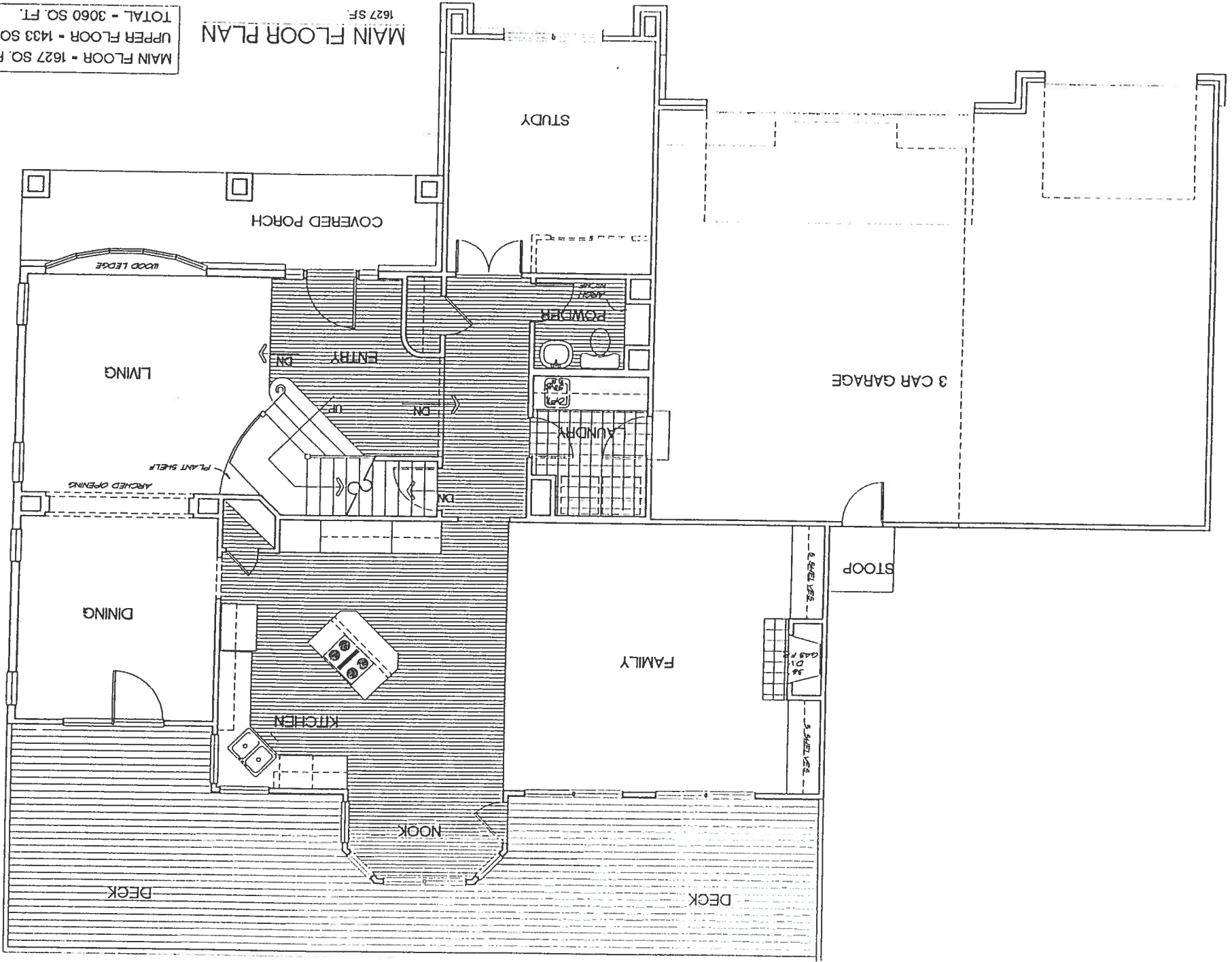


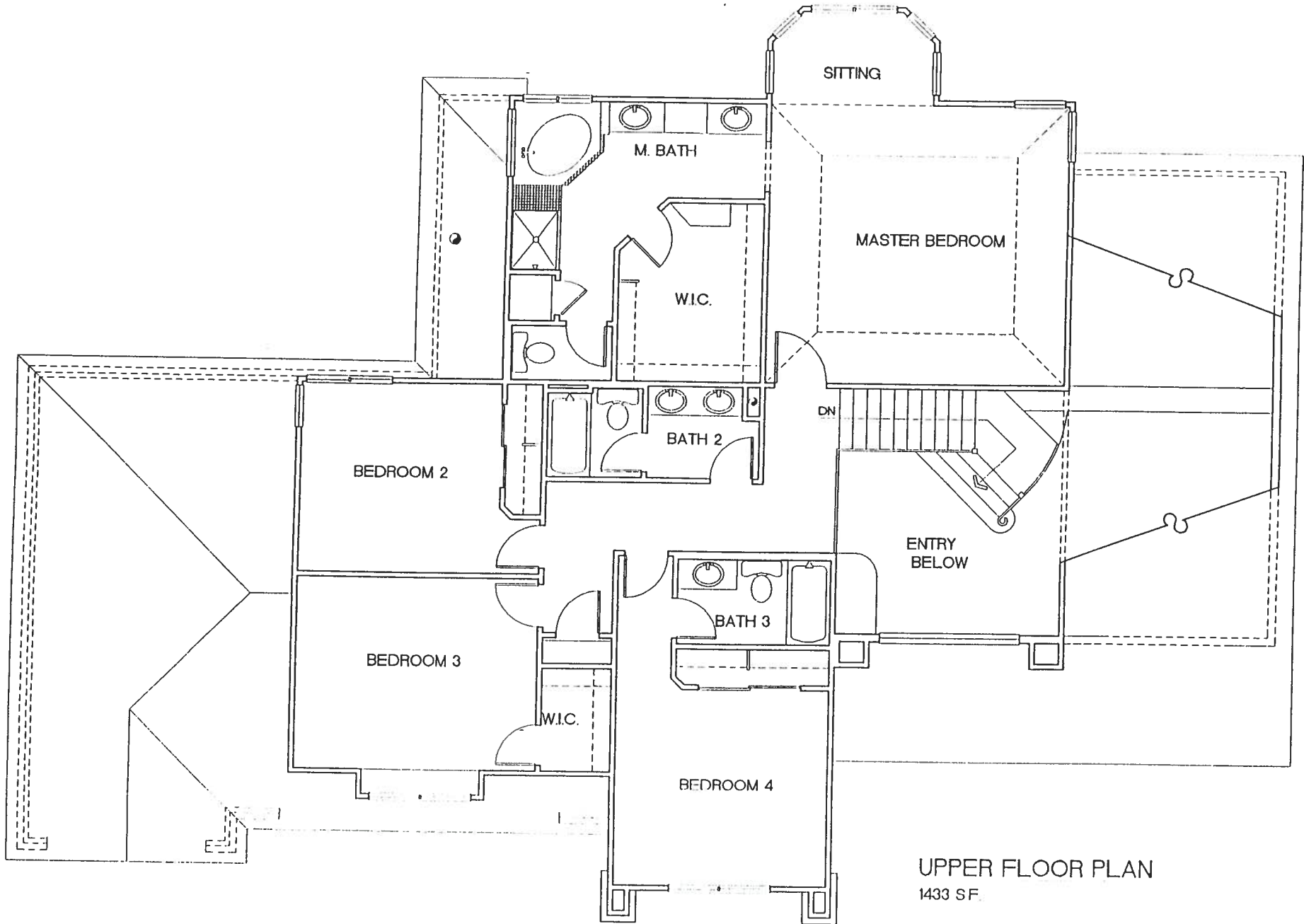
RIGHT SIDE ELEVATION

MAIN FLOOR - 1627 SQ. FT.
UPPER FLOOR - 1433 SQ. FT.
TOTAL - 3060 SQ. FT.

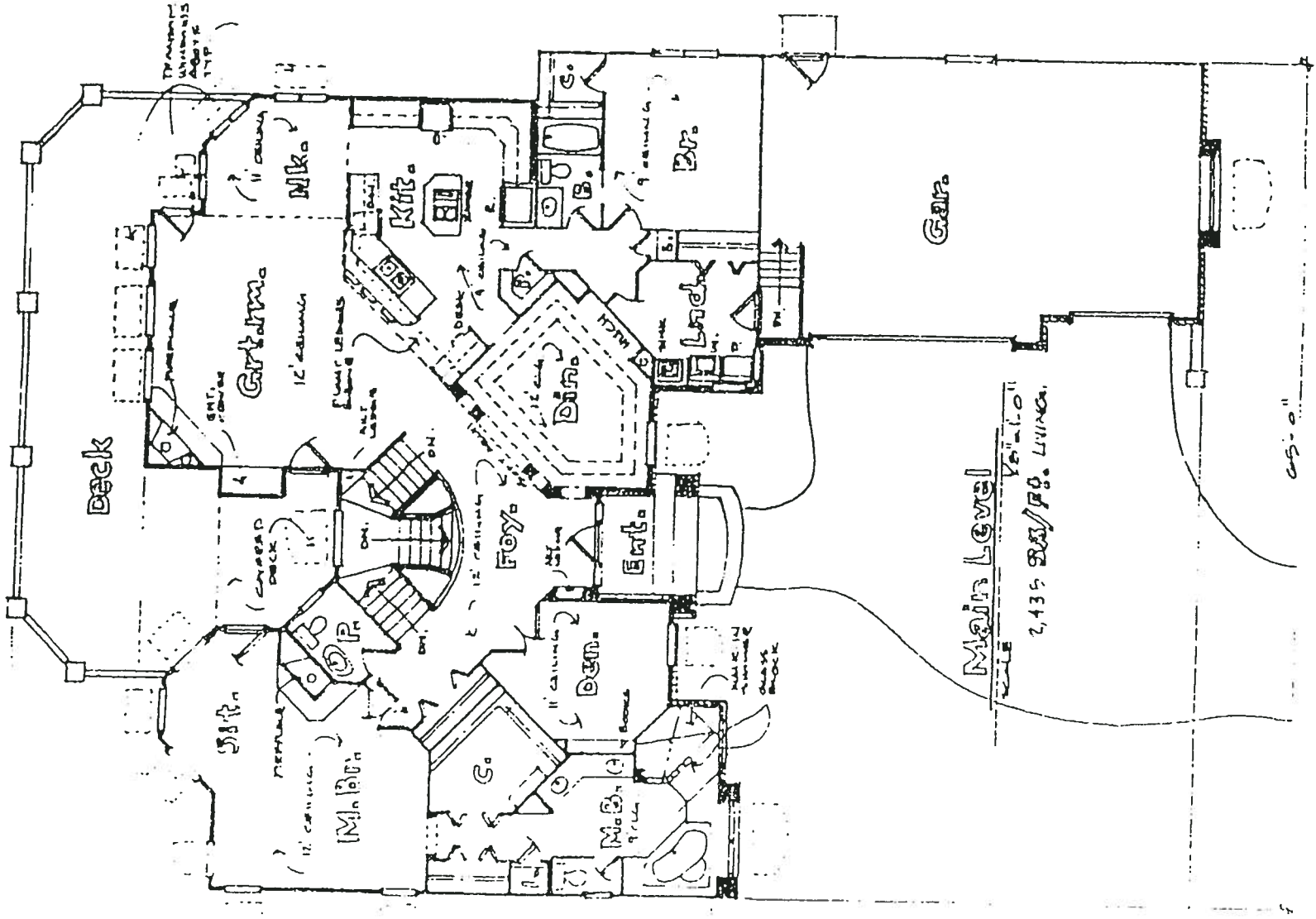
MAIN FLOOR PLAN

1627 SF.





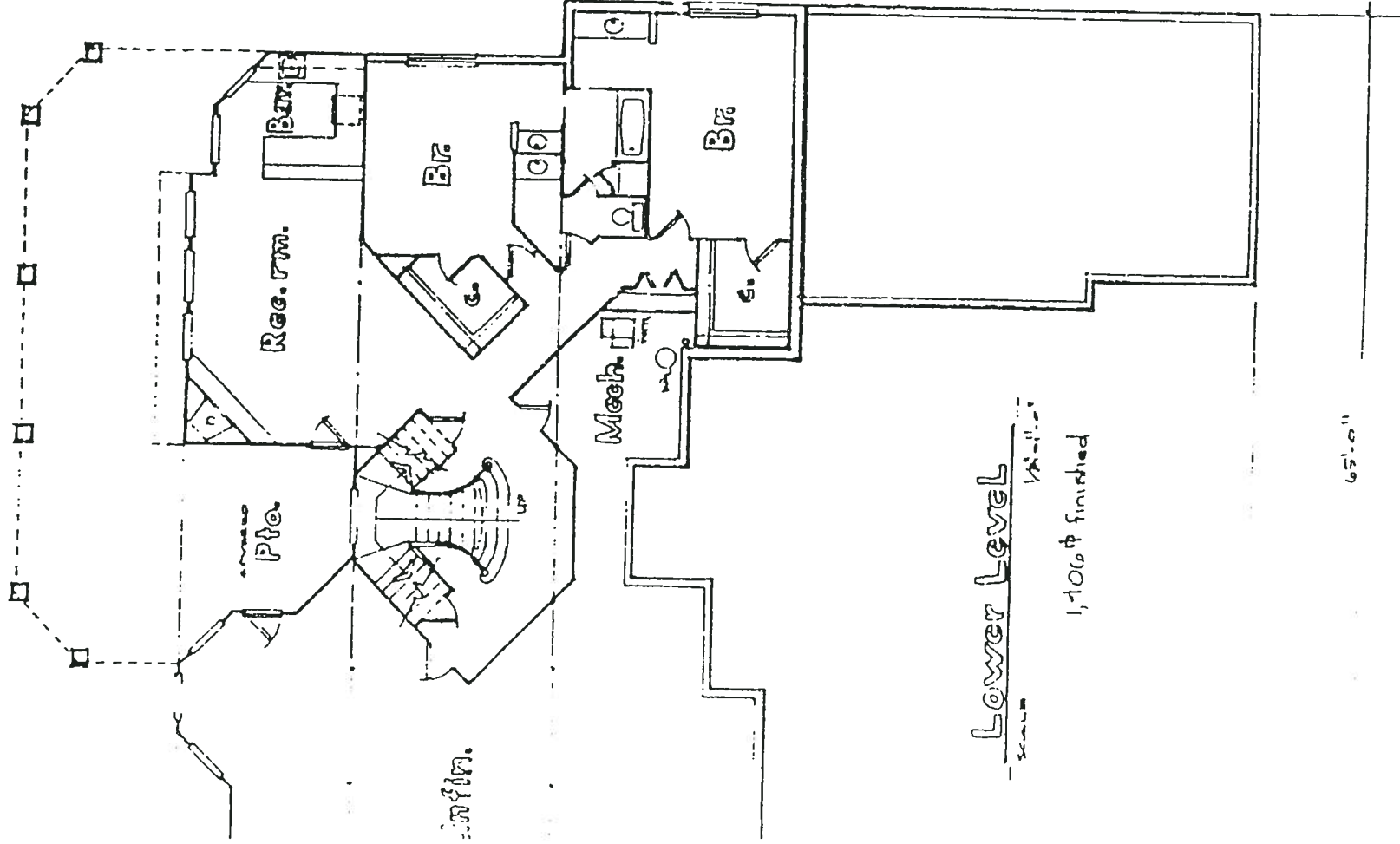
UPPER FLOOR PLAN
1433 SF.



4000#

1 ALWZ 11/10

Narison



Lower Level

1/2" = 1'-0"

1,106 sq ft finished

65'-0"

