

# BROKER SPEC SHEET

## THE ESTATES ON CEDAR AVENUE

**The Estates on Cedar Avenue** is made up of 8 individual and custom lots. This is not a PUD so the setbacks are desirable and consistent with city setbacks. The unique shape of these lots provides shared drive access which further enhances the privacy of each lot and future homes. The lots are located within a private lane which is maintained by the professionally managed homeowner's association. Dues include common area, snow, landscaping, insurance and a design review which is relaxed yet sophisticated and modern in nature.

Five of the current lots are either under construction or beginning in the near future. The Estates on Cedar Avenue offer privacy and seclusion on this one-way private lane that cannot be found in other developments. With four of the homes designed by BOSS Architecture and one by Simple Brown, future homeowners should know that an extreme attention to detail awaits them on their visit. With only the best architects and contractors currently working on the project, the word legendary comes to mind when describing the community.

### THE DETAILS

Tier 5 of 8 Pricing

#### LOT 2620

8807SF

\$899,900\*

MLS 7999438

Southern Drive Access

Southwest Sun Exposure

#### LOT 2628

8877SF

\$899,900\*

MLS 1889652

Southern Drive Access

Southeast Sun Exposure

\*Please note all prices are subject to change without notice and will increase following executed contracts on previous lots.



This site plan including measurements, dimensions and lot size are approximate and for illustrative purposes only. The Ridgewood Company gives no guarantee, warranty or representation as to the accuracy and layout. All inquiries must be directed to the agent, vendor or party representing the site plan.



THE  
RIDGEWOOD  
COMPANY



OFFERED EXCLUSIVELY BY:

MATTHEW LEPRINO

THE RIDGEWOOD COMPANY

303-808-0048 DIRECT

MATTHEW@THERIDGEWOODCOMPANY.COM