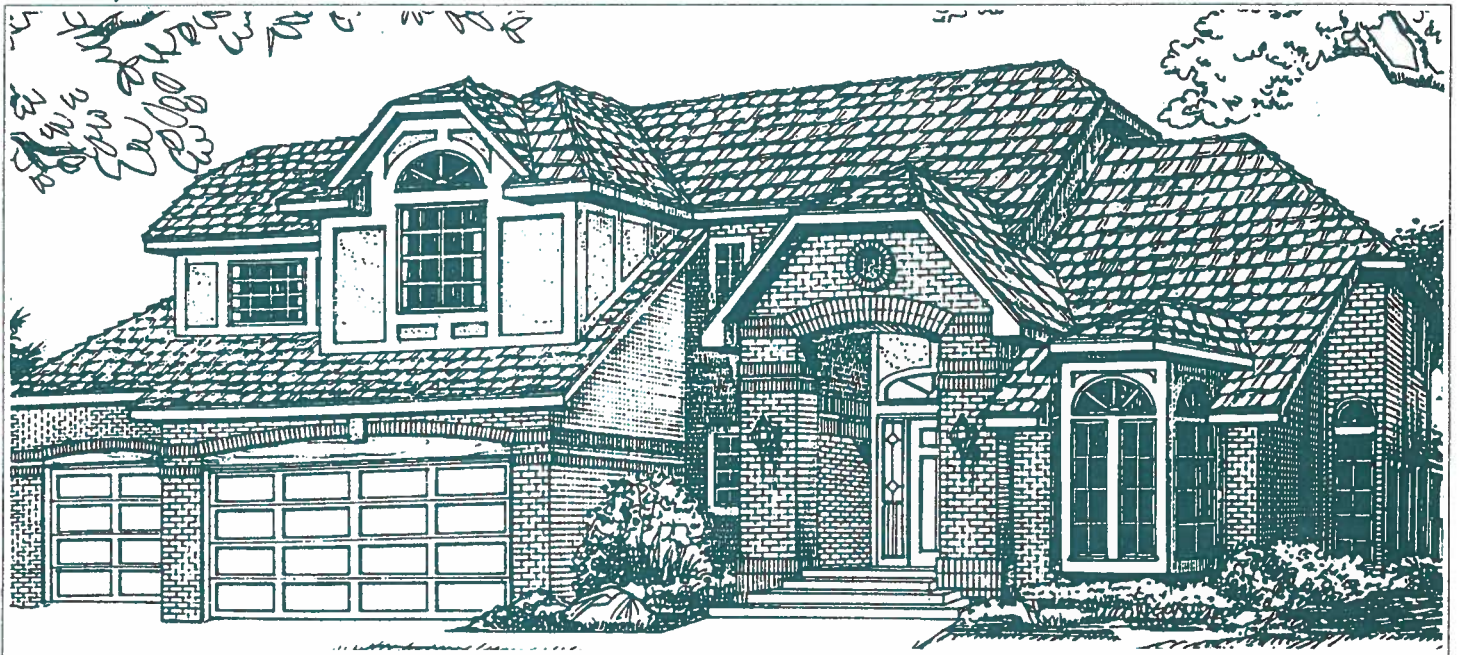


Please see the  
reverse side for a map  
to our Decorated Models

# Welcome to The Hills At Cherry Creek Vista

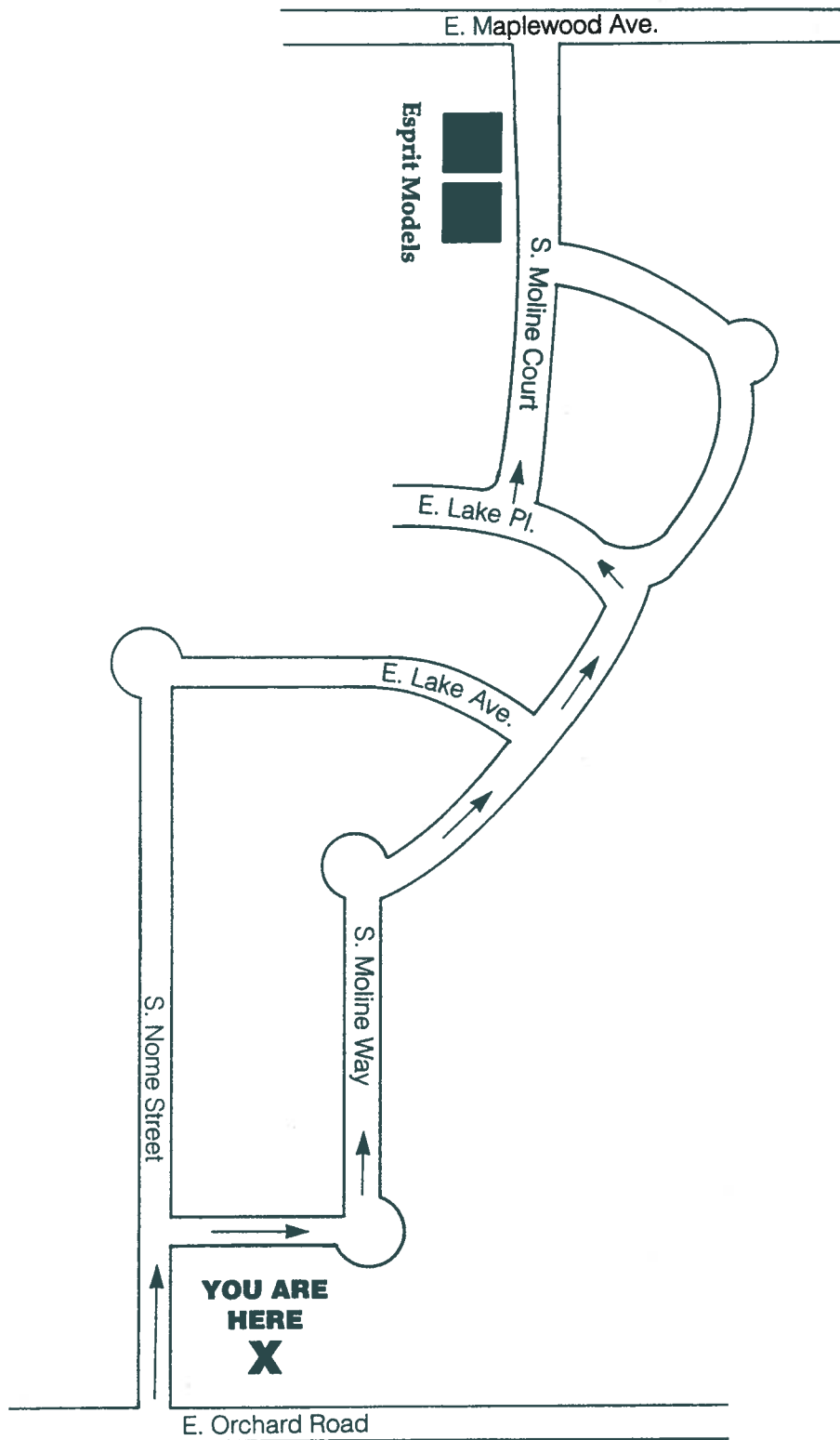


One of Denver's most prized residential communities, where you'll find the highest quality neighborhood schools, set in a safe, convenient neighborhood. The nearby Cherry Creek State Park offers recreational activities such as boating, fishing, swimming, windsurfing, biking, jogging and picnicking. In addition, there is a community playground, pool and tennis club, set in a peaceful, well-established area.

Only a few blocks ahead, you'll discover

Esprit Homes, one of Denver's finest home-builders, offering an array of thoughtfully designed semi-custom home designs -- some ready for move-in right now... at prices from the \$270,000's. All Esprit's homes are distinguished by 4-5 bedrooms, full basements, three-car garages, expansive master suites with luxurious master baths, gas fireplaces, generous brick exterior and superior craftsmanship on interior trims and moldings.





6142 S. Moline Court • Englewood, Colorado  
(303) 220-7760

**Sales Office Hours:**  
**Daily 10-6; Sun.-Mon. 11-6**



**THE HILLS AT CHERRY CREEK VISTA**  
(Three-car Garage Standard on all the following)

**CABERNET (#11) NEW PLAN!**----- **Priced From**  
\$279,900

4 Bedrooms + Main Floor Study, 2-1/2 Baths. Covered entry leading inside to beautiful staircase lighted by an arched window treatment. Featured is an elegant dining room with arched opening & a 12' pitched detailed ceiling. Hugh walk-in pantry, nook and breakfast bar included in gourmet kitchen. Wonderful family room with gas fireplace and media center. Upstairs double doors open to vaulted master suite with bayed window, spacious master bath and walk-in closet. Open and wide walk-way lead to the additional large 3 bedrooms. 2,653 sq. ft.

**PALAIS (#5)**----- **\$282,900**

4 Bedrooms, 2-1/2 Baths. Unique architectural planning has resulted in a lovely contemporary home. Numerous windows in this inviting home give an open, airy, welcome feel. Features include vaulted living room & entry with 9 ft. coffered ceilings on first floor. Beautifully appointed kitchen with large center island opening to nook/family room. Upstairs is found the master suite, with charming window seat, large walk-in closet, stylish 5-piece bath, and additional 3 bedrooms. 2,633 sq. ft.

**CHAUMONT (#20)**----- **\$286,900**

4 Bedrooms + Main Floor Study, 3-1/2 Baths. True style and elegance in this home, featuring 2-story foyer, gourmet kitchen with center island & over-sized breakfast nook, large family room with beautiful gas fireplace. Upstairs, double doors open to spacious master suite with large 5-piece bath & walk-in closet. Three additional bedrooms & 2 full baths complete this lovely, well-planned design. 2,805 sq. ft.

**CHAUMONT II (#20E)**----- **\$310,900**  
Additional \$1,000 for Elevation C

This expanded version of the original Chaumont adds extra square footage to the family room, kitchen and upstairs bedrooms. 3,010 sq. ft.

**VERSAILLES (#1)**----- **\$309,900**

4 Bedrooms + Main Floor Study, 4 Baths. This majestic home is graced with a radius staircase, 2-story entry/family room. The gourmet kitchen hosts a breakfast nook in an octagonal turret with a bay window, leading to the spacious family room with dramatic windowscaping. Main floor study can easily be converted to 5th bdr. Upstairs master suite ceiling is vaulted from 4 different angles. Second & third bdrs. share a spacious Jack & Jill bath; 4th bedroom hosts private bath. 2,955 sq. ft.

(See reverse for additional model information)

VERSAILLES (#1E)----- \$330,900

This expanded version of the original Versailles adds extra square footage to the family room, kitchen, main floor study, master suite, and one of the secondary bedrooms. 3,156 sq. ft.

BURGUNDY (#17)----- \$325,900

4 Bedrooms (Main Floor Master), 3-1/2 Baths. Features an abundance of windowscaping throughout. Large entry with sunken living room boast 2-story ceilings. Through double doors off family room is stunning master suite with built-in entertainment center, large 5-piece bath & walk-in closets. Upstairs is found 3 bedrooms; the 2nd & 3rd share a spacious Jack & Jill bath; 4th bedroom hosts private bath. Graced by a dramatic upper level bridge overlooking family room! 2,945 sq. ft.

BORDEAUX (#19)----- \$316,900

4 Bedrooms + Main Floor Study, 2-1/2 Baths. Plenty of volume with 2-story ceilings stretching from foyer to living & family rooms. The kitchen features a J-shaped breakfast bar/island, adjacent to the walk-in pantry/laundry room. Features 2 gas fireplaces; in family room & master suite. The 4th bedroom may be converted to a private retreat off master bedroom. 2,946 sq. ft.

CHATEAUX (#15)----- \$326,900

Add \$2,000 for Elevation C

4 Bedrooms + Main Floor Study, 4 Baths. Boasting beautiful brick-work detail, dramatic windowscaping & covered arched front entry. Included are impressive vaulted & coffered ceilings, grand curved stairway & large front-facing study. A butler's pantry and wet bar leads from gourmet kitchen to spacious dining room. Upstairs a peaked ceiling & 5-piece bath highlight the roomy master suite with his-and-her walk-in closets. Upper level bridge overlooks the 2-story fireplace of the family room. 3,115 sq. ft.

CHATEAUX II (#15E)----- \$329,900

Add \$2,000 for Elevation C

This expanded version of the original Chateaux has added square footage to the secondary bedrooms upstairs. 3,145 sq. ft.

PLEASE CALL JOAN FREDERICK AT (303) 220-7760  
FOR MORE INFORMATION

SALES OFFICE OPEN DAILY 10-5; SUNDAY & MONDAY 11-5

\*\*Prices subject to change without notice. Effective 11/1/94.





### THE HILLS AT CHERRY CREEK VISTA

(Three-car Garage Standard on all the following)

<b>MELROSE III (#203)</b> -----	\$292,900
4 Bedrooms + Main Floor Study, and 3-1/2 Baths. Dramatic entry opens to a formal living room with 2-story bay-window and french doors leading to front-facing Study. Expansive family room with gas log fireplace and media center. Spacious gourmet kitchen with center island cooktop. Vaulted master suite with sitting area, luxurious bath and walk-in closet. 2,649 Sq. Ft.	
<b>BURGUNDY (#24) Main Floor Master</b> -----	\$295,900
4 Bedrooms, 2-1/2 Baths, over-sized 3-car garage, with option to expand to 5-bedroom, 3-1/2 baths. 2-story arched brick entry, large 2-story great room with wall-of-windows and see-through gas fireplace between great room & kitchen nook. Gourmet kitchen includes center island cooktop & eating bar. Living room with bayed window can opt for a main floor study. Master suite offers option to add sitting room. 2,711 Sq. Ft.	
<b>BURGUNDY II - (#24) 5th Bedroom option with Jack &amp; Jill bath. 3078 sq. ft.</b> -----	\$311,900
<b>CABERNET (#11)</b> -----	\$299,900
4 Bedrooms + Main Floor Study, 3-1/2 Baths. Covered entry leading inside to staircase lighted by an arched window. Dining room features arched opening & a 12' pitched detailed ceiling. Huge walk-in pantry, nook and breakfast bar in gourmet kitchen. Family room with gas fireplace and media center. Double doors open to vaulted master suite with bayed window, spacious master bath and walk-in closet. 2,759 Sq. Ft.	
<b>CHAUMONT (#20)</b> -----	\$299,900
4 Bedrooms + Main Floor Study, 3-1/2 Baths. True style and elegance in this home, featuring 2-story foyer, gourmet kitchen with center island & over-sized breakfast nook, large family room with beautiful gas fireplace. Upstairs, double doors open to spacious master suite with large 5-piece bath & walk-in closet. Three additional bedrooms & 2 full baths complete this lovely, well-planned design. 2,865 sq. ft.	
<b>MONTMARTE (#23)</b> -----	\$308,900
4 Bedrooms + Main Floor Study, 2-1/2 Baths. Features stunning 2-story foyer separating formal living room and dining room with coffered ceiling. Optional 2-way fireplace available between living room & study. Two-story family room adjoins well-planned kitchen with pantry and breakfast nook. Magnificent master suite with huge walk-in closets and delightful 5-piece master bath, featuring optional sitting room. 2,874 Sq. Ft.	
<b>MONTMARTE II - (23E) - 3rd Bath option with 4-car tandem garage. 2,978 sq. ft.</b> -----	\$320,200
<b>VERSAILLES (#1)</b> -----	\$310,900
4 Bedrooms + Main Floor Study, 4 Baths. Features a radius staircase with 2-story entry/family room. The gourmet kitchen hosts a breakfast nook in an octagonal turret with bay window, and a spacious family room with dramatic windowscaping. Study can easily opt as a 5th bedroom. Master suite is vaulted from 4 different angles. Second & third bedrooms share a Jack & Jill bath; 4th bedroom hosts private bath. 2,977 Sq. Ft.	
<b>CHATEAUX (#15E)</b> -----	\$332,900
4 Bedrooms + Main Floor Study, 4 Baths. Beautiful brick-work detail, dramatic windows & covered arched front entry. Impressive vaulted & coffered ceilings, grand curved stairway and large front-facing study & butler's pantry and wet bar leads to gourmet kitchen. A peaked ceiling & 5-piece bath highlight the master suite with his-and-her walk-in closets. Upper level bridge overlooks 2-story fireplace in family room. 3,115 Sq. Ft.	

Add \$2,000 for Elevation C

FOR MORE INFORMATION PLEASE CALL

**(303) 220-7760** • Sales Office Open Daily 10-6; Sun. & Mon. 11-6

Prices subject to change without notice. Effective 2/15/97





# Esprit Homes

## STANDARD FEATURES

Cedar shake shingle roof	Large oval tub
Vaulted ceilings per plan	Separate oversized tiled shower
Three-car garage standard in every model	Fifty gallon hot water heater
Basement for future expansion	Polished brass faucets in master bath
Masonry-front fireplace and wood mantle	High quality wood cabinets, choice of stain color
Wood entry flooring	Main floor laundry room with outside "mud room" entry in most plans
Painted woodwork and interior doors throughout	Upper and lower laundry cabinets in most plans
Double stainless steel kitchen sink with custom spray faucet	Plush carpeting in living, dining, family rooms, bedrooms, stairways and halls
GE self-cleaning oven with microwave and separate GE cooktop grill range	Double-paned insulated wood windows on first and second floors
GE dishwasher	Stained wood panel entry door with lockset and separate deadbolt
Pantries in most kitchens	Wood sliding patio door
Decorator lighting fixtures	Telephone and television/cable pre-wired
Custom detailed stained wood handrails and spindles	Fluorescent lighting in laundry room
Ceramic tile encompassing tubs and showers	Fluorescent lighting in walk-in closets
Ceramic tile countertops with oak edge in master bath	

## CONSTRUCTION FEATURES

Soil test on each lot  
Engineered foundation plan on each house  
Living areas on wooden sub-floors for maximum warmth and comfort  
Copper water pipes  
Roughed-in plumbing in basement  
R-30 insulation in ceilings and R-13 in walls  
Foam sealant used in all windows, doors and mechanical penetrations to reduce excessive air infiltration  
Exterior caulking at windows, doors and corners for maximum protection against heat loss  
High quality exterior paint



Esprit Homes, in an effort to continuously improve our homes, reserves the right to change or modify floor plans and specifications without notice or obligation. Floor plans and elevations are artist's conceptions only.

## "Committed to Excellence"







# Everything You Need Is Right Here.

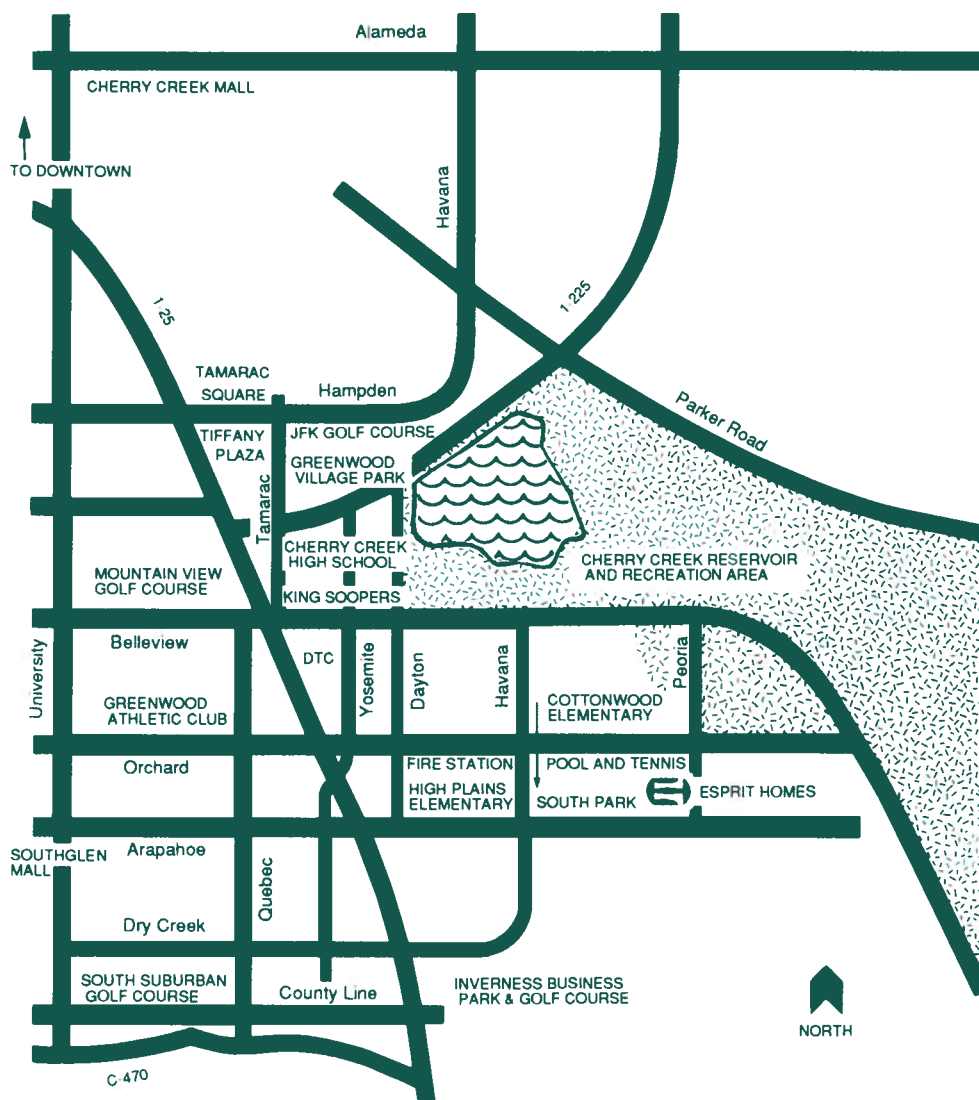
- Denver Tech Center 5
- Downtown Denver 15
- Inverness Business Park 10
- Denver International Airport 40
- Meridian Office Park 5
- Greenwood Plaza 5

Cottonwood Elementary, 11200 E.  
Orchard Road, Englewood, CO 80111  
773-1453

**High Plains Elementary**, located within Orchard Gate, 6100 S. Fulton Street, Englewood, Co 80111  
779-6760

**Campus Middle Unit, 4785 S.  
Dayton Street, Englewood, CO 80111  
770-1150**

Cherry Creek High School, 9300 E.  
Union Avenue, Englewood, CO 80111  
773-8920





## ADVANTAGES OF A NEW HOME

Due in part to new building codes and to the extremely high quality of building products used in today's construction, new homes are safer, far more energy and maintenance efficient, and are better planned than older homes. In addition, they are equipped with state-of-the-art furnaces, hot water heaters and time saving kitchen appliances, and have more luxurious master suites, bathrooms and family living areas.

New homes built in today's master-planned communities have "added value" beyond the features of the homes themselves. For one thing, each of these communities provides amenities geared for specific lifestyles and personal preferences. For another, such homes tend to retain their resale value with excellent consistency. Working together, we can find you a home in a community that fits your needs and desires.

Clearly, new homes have a myriad of features that make them extremely desirable. Moreover, new homes are protected by warranty programs that are not available with used homes. Given the advantages, you owe it to yourself to investigate new home living...



# ESPRIT HOMES

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## THE HILLS AT CHERRY CREEK VISTA

### STANDARD FEATURES

- Cedar shake shingle roof
- Vaulted ceilings per plan
- Three-car garage standard in every model
- Full basement
- Ceramic-faced fireplace and hearth
- Hardwood floors entry, kitchen and nook
- Painted woodwork and six-panel doors throughout
- Double cast iron kitchen sink with custom spray faucet
- GE self-cleaning oven with microwave and separate GE cooktop grill range
- GE dishwasher
- Pantries in most kitchens
- Custom detailed stained wood handrails and painted spindles
- Custom tile encompassing tubs and showers
- Custom tile countertops with oak edge in master bath
- Custom formica countertops with oak edge on all other countertops
- Luxurious 6' extra deep master tub
- Separate oversized tiled shower
- Fifty-gallon hot water heater
- Set-back thermostat
- Polished brass faucets in master bath and powder room
- High quality wood cabinets, choice of stain color
- Main floor laundry room with outside "mud room" entry in most plans
- Upper and lower laundry cabinets in most plans
- Plush carpeting in living, dining, family rooms, bedrooms, stairways and halls
- Double-paned insulated wood windows on first and second floors
- Stained wood panel entry door with lockset and separate deadbolt
- Wood sliding patio door
- Telephone and television/cable pre-wired
- Fluorescent lighting in laundry room
- Fluorescent lighting in walk-in closets
- One ceiling fan pre-wire
- Decorator lighting fixtures

### CONSTRUCTION FEATURES

- Soil test on each lot
- Engineered foundation plan on each house
- Living areas on wooden sub-floors for maximum warmth and comfort
- Copper water pipes
- Roughed-in plumbing in basement
- R-30 insulation in ceilings and R-19 in walls
- Foam sealant used in all windows, doors and mechanical penetrations to reduce excessive air infiltration
- Exterior caulking at windows, doors and corners for maximum protection against heat loss
- High quality exterior paint



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*Elegantly Designed*



*Impeccably Crafted*

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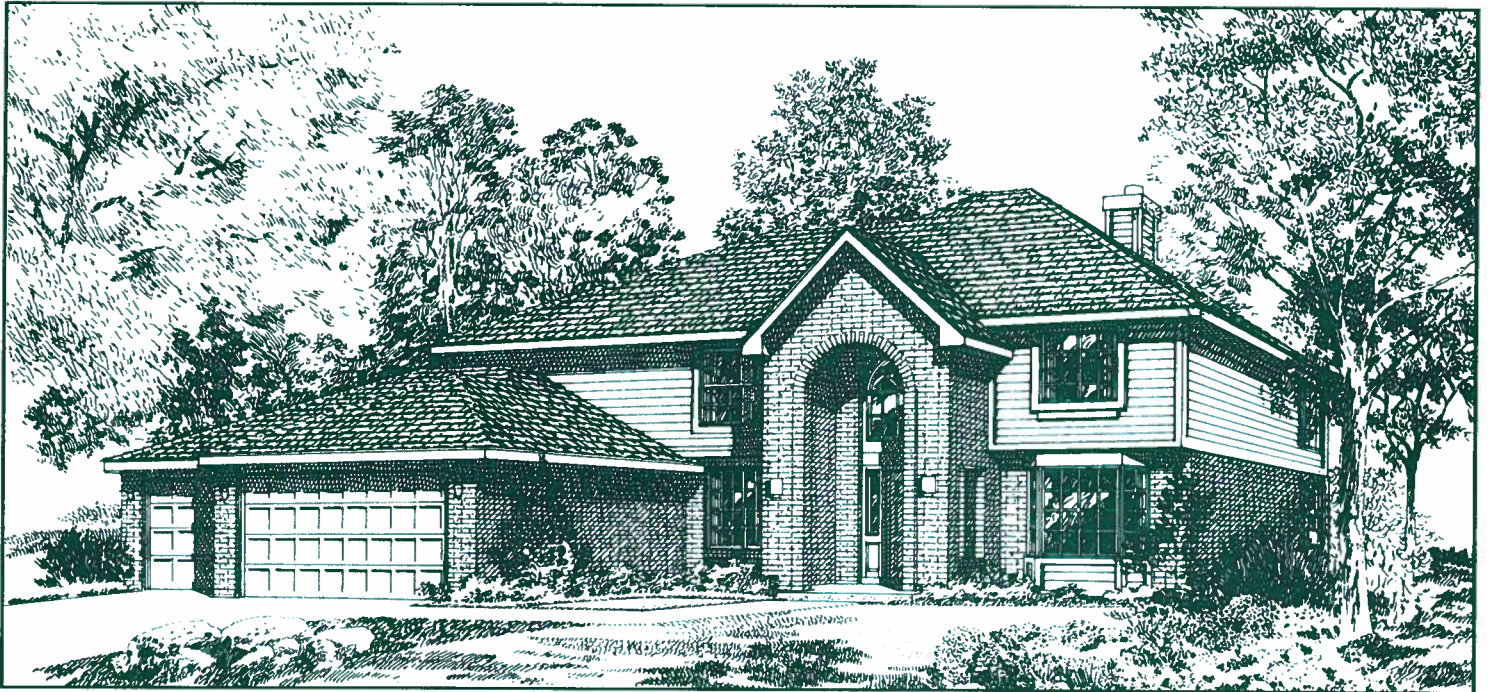
6142 South Moline Court, Englewood, Colorado 80111 • Telephone (303) 220-7760 • FAX (303) 220-5598

Effective 1/1/94





## Aviemore



Elevation A



Elevation B

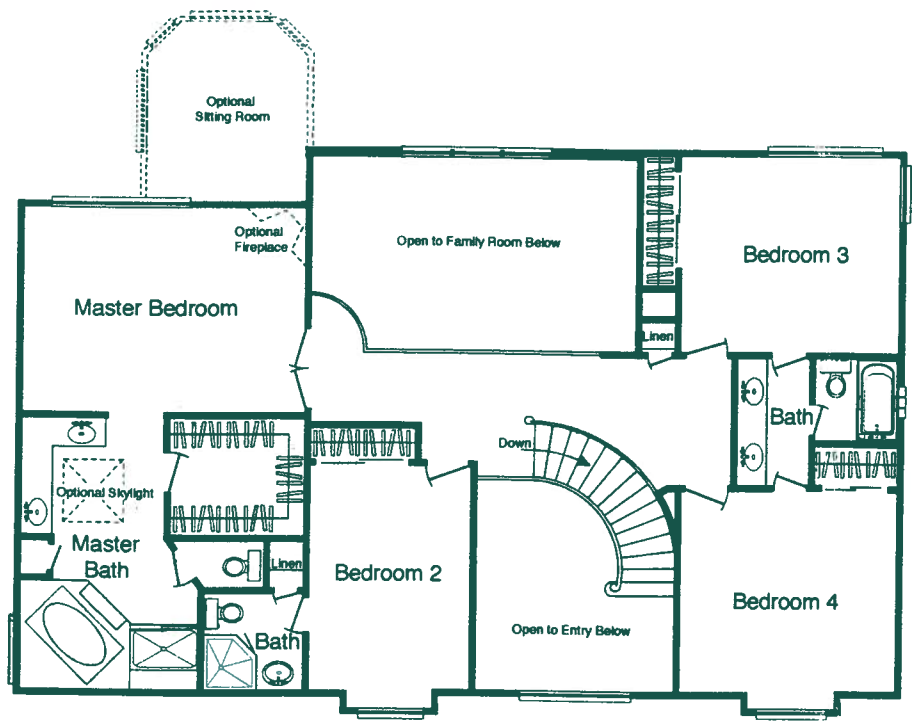


Elevation C

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UPPER LEVEL



MAIN LEVEL



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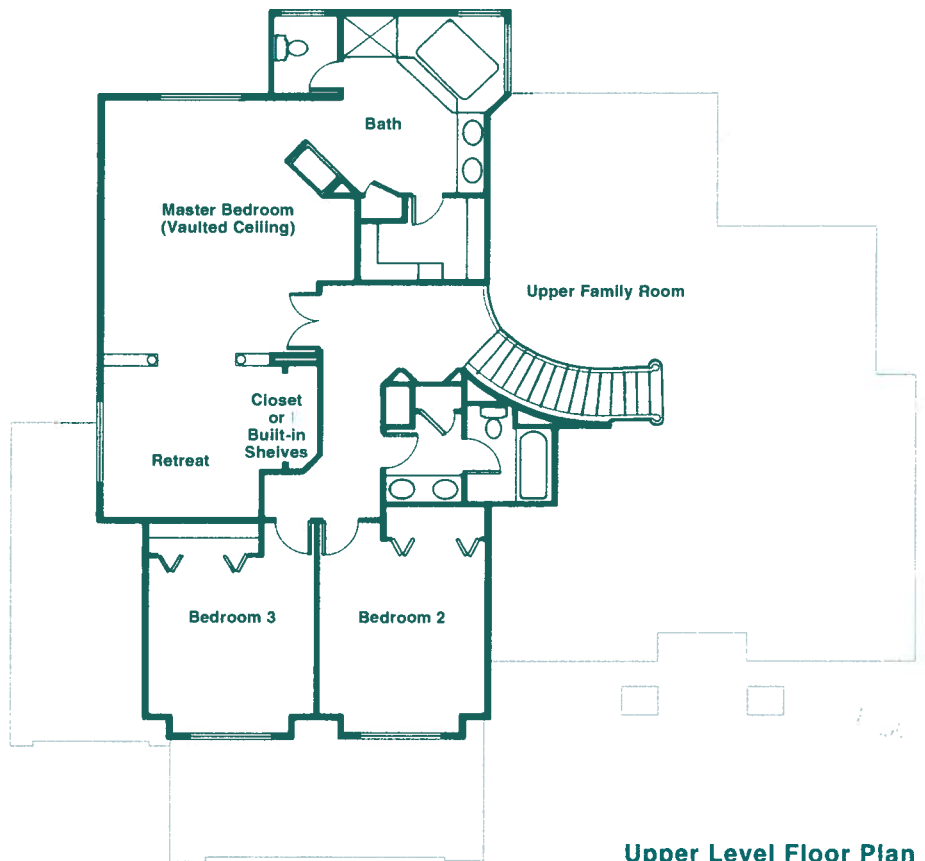
Bordeaux



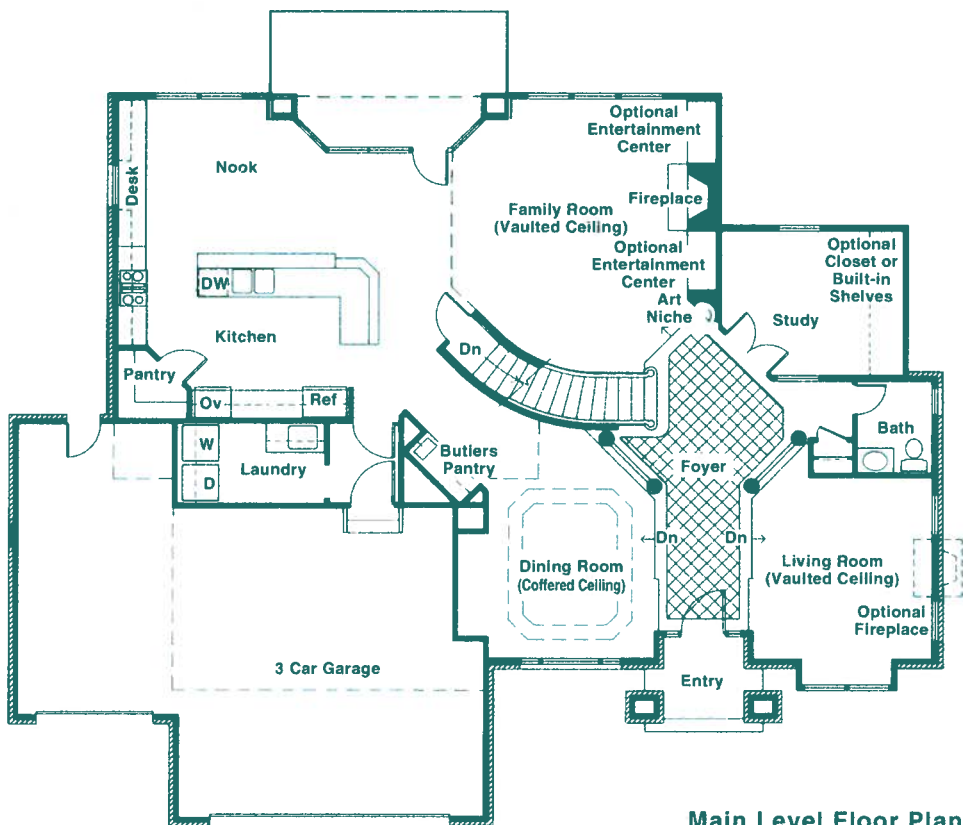
Elevation A

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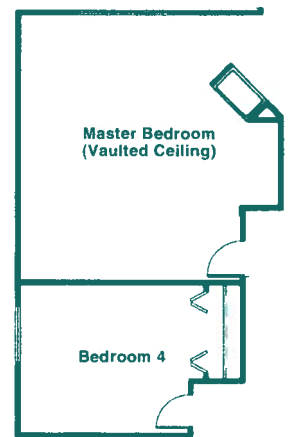
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Upper Level Floor Plan



Main Level Floor Plan



Bedroom 4 Option

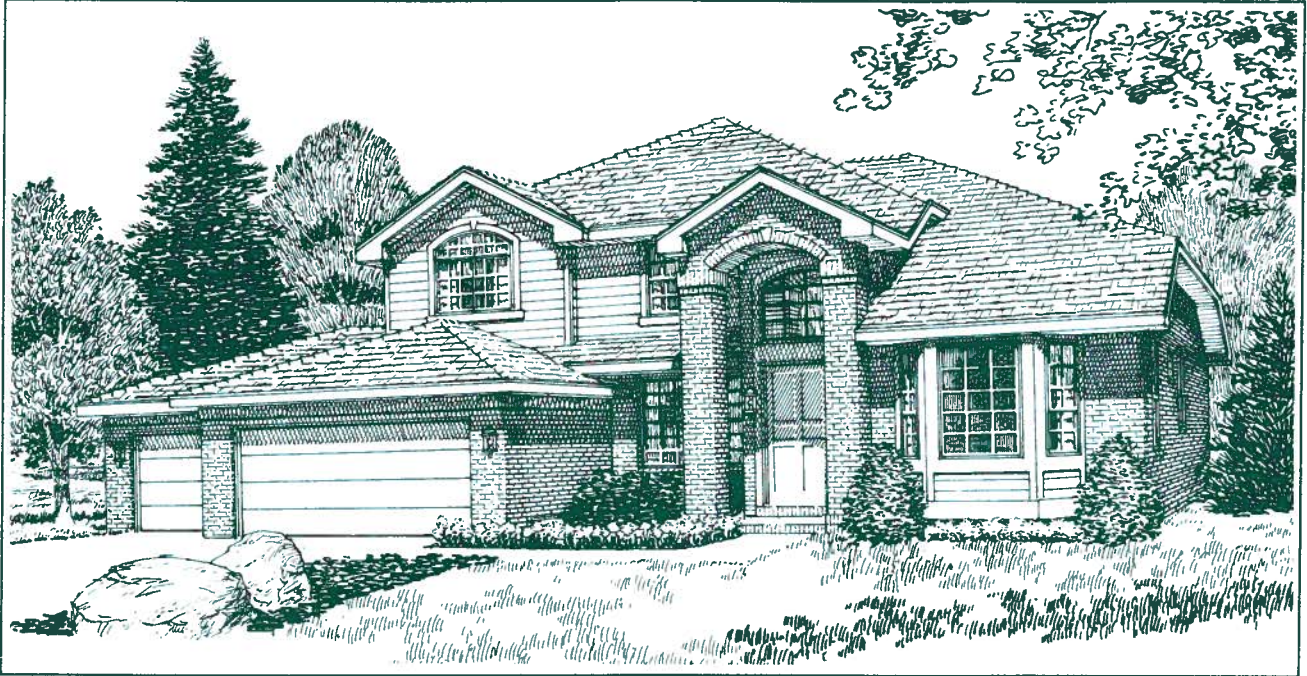


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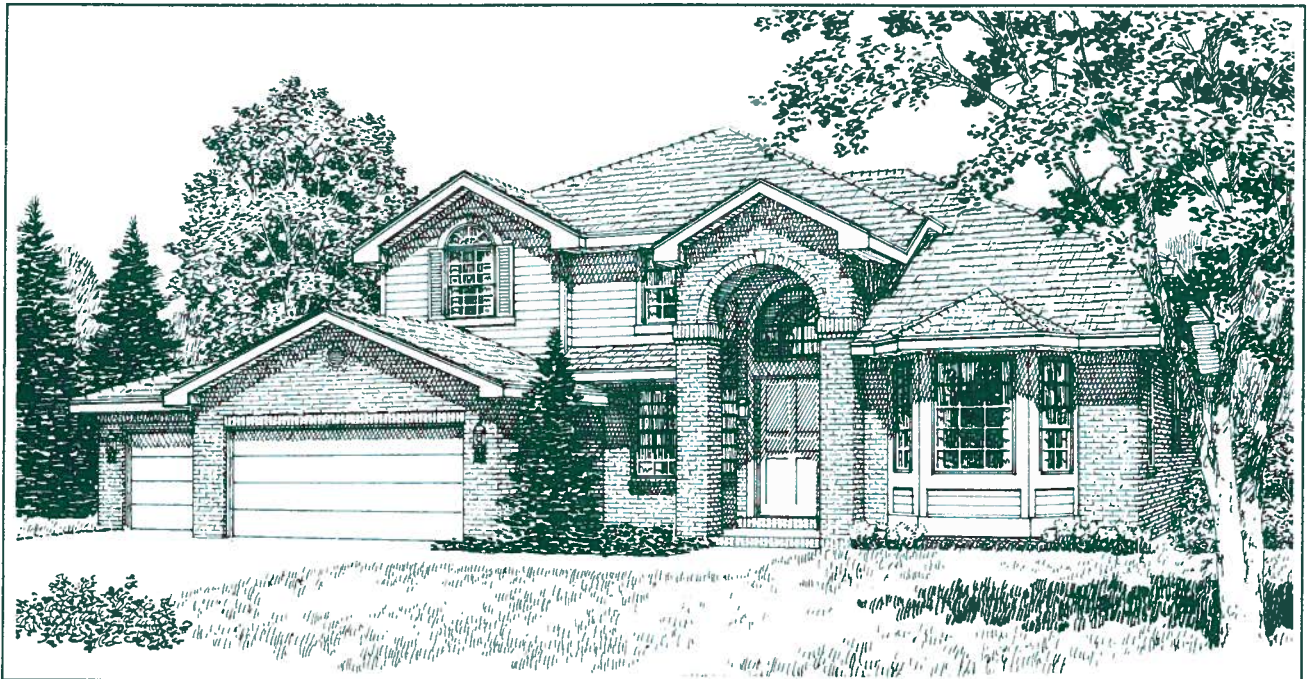
Effective 1/1/94



Burgundy



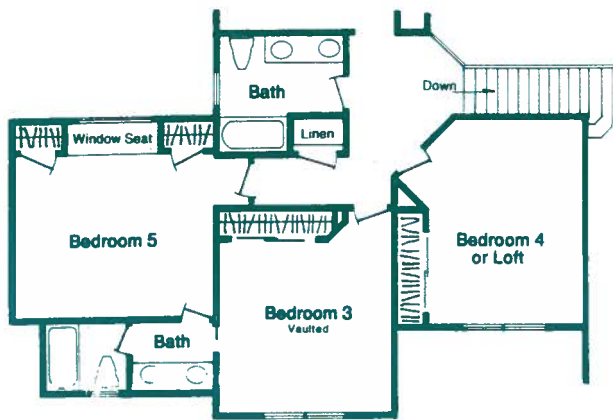
Elevation A



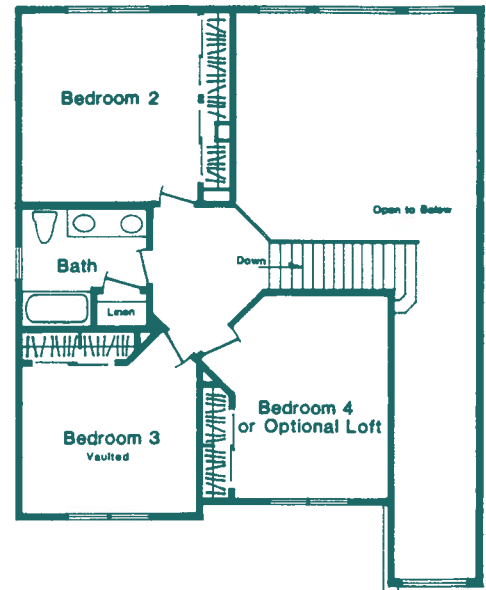
Elevation B

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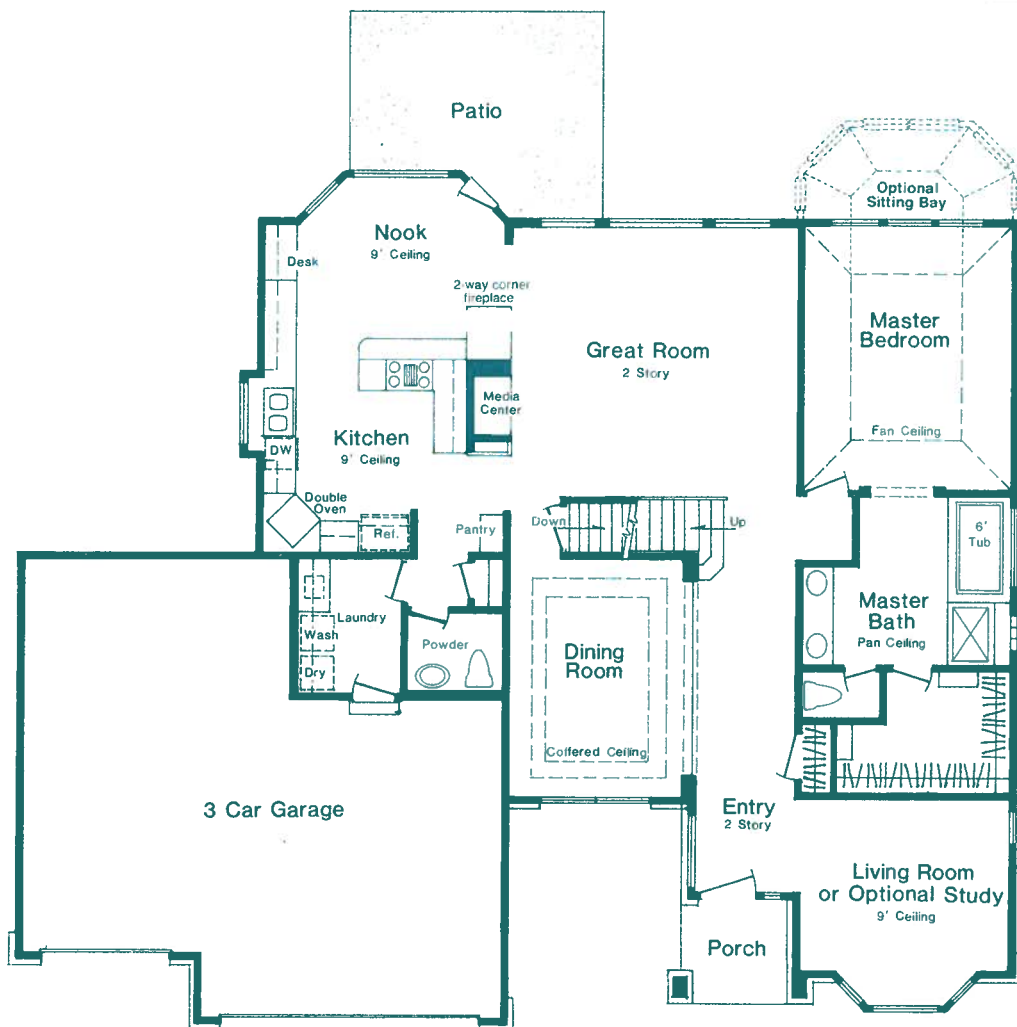
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OPTIONAL 5th BEDROOM /BATH



UPPER LEVEL



Main Level



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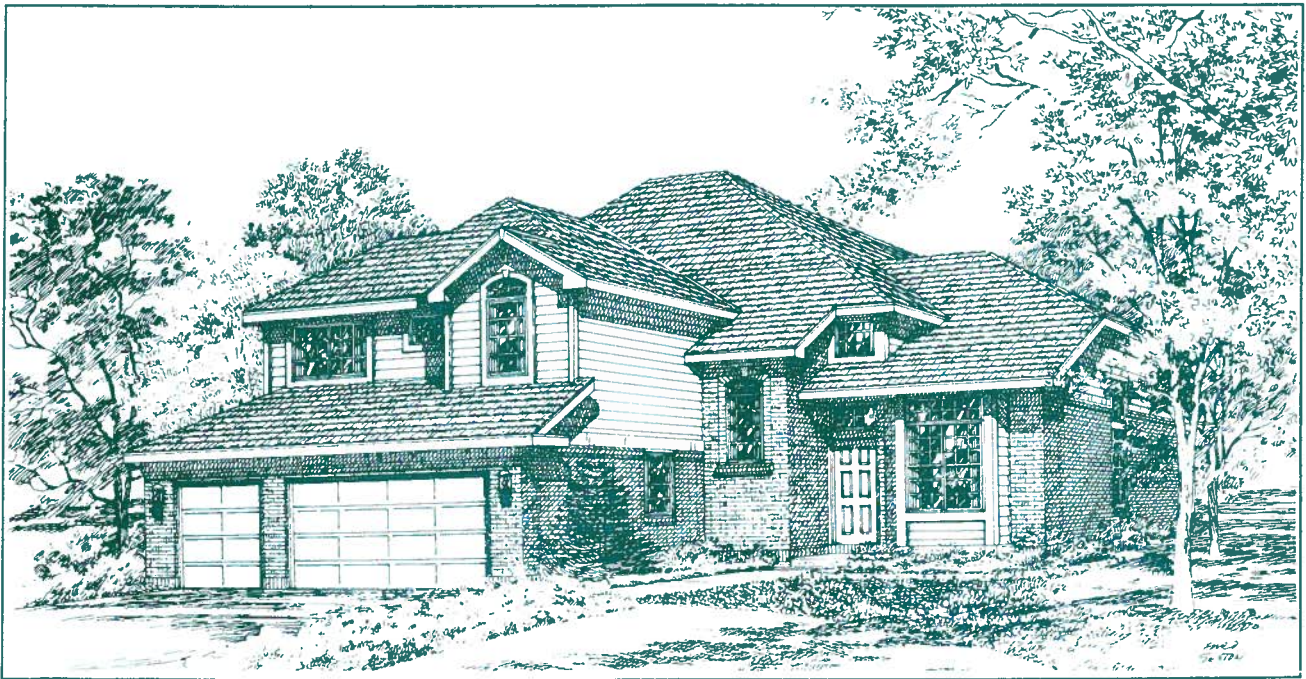
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## Cabernet



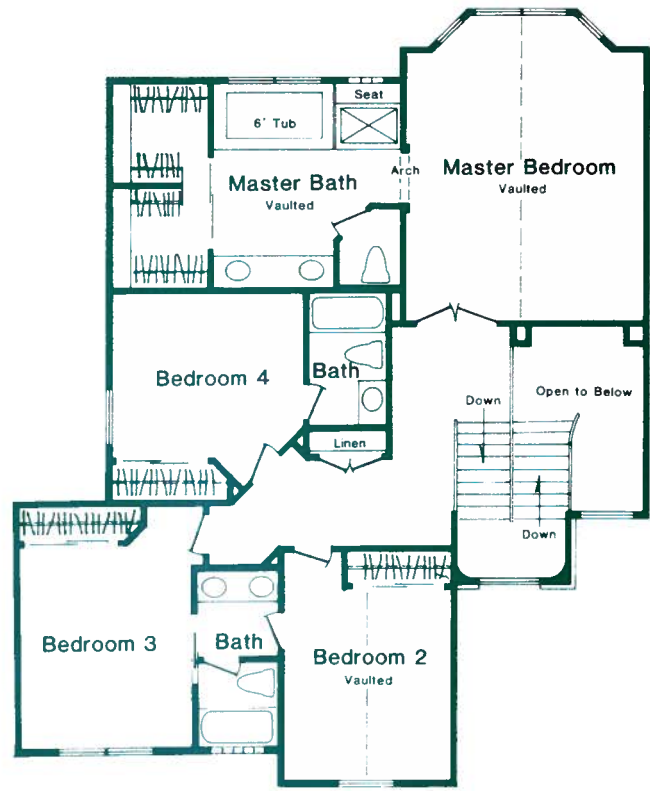
Elevation A



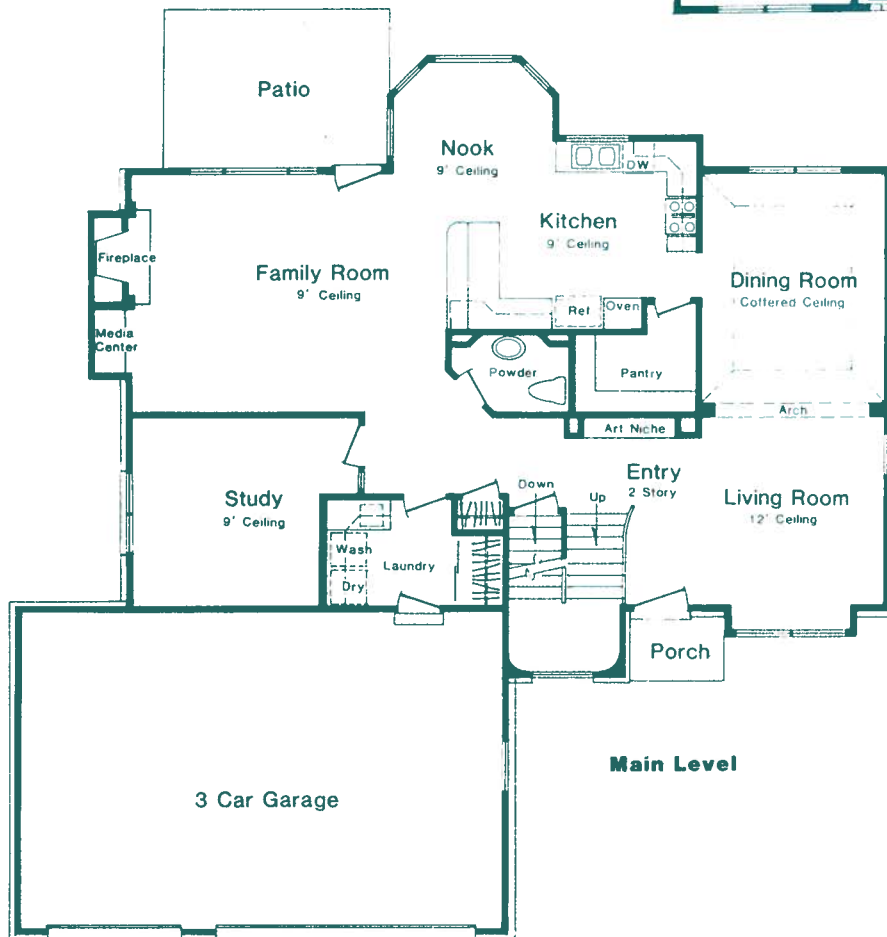
Elevation B

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**Upper Level**



**Main Level**



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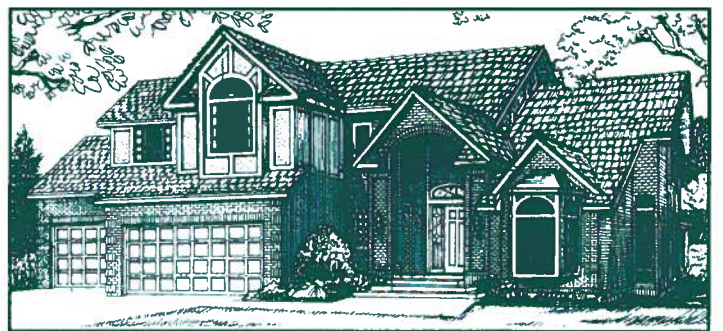
## Chateaux



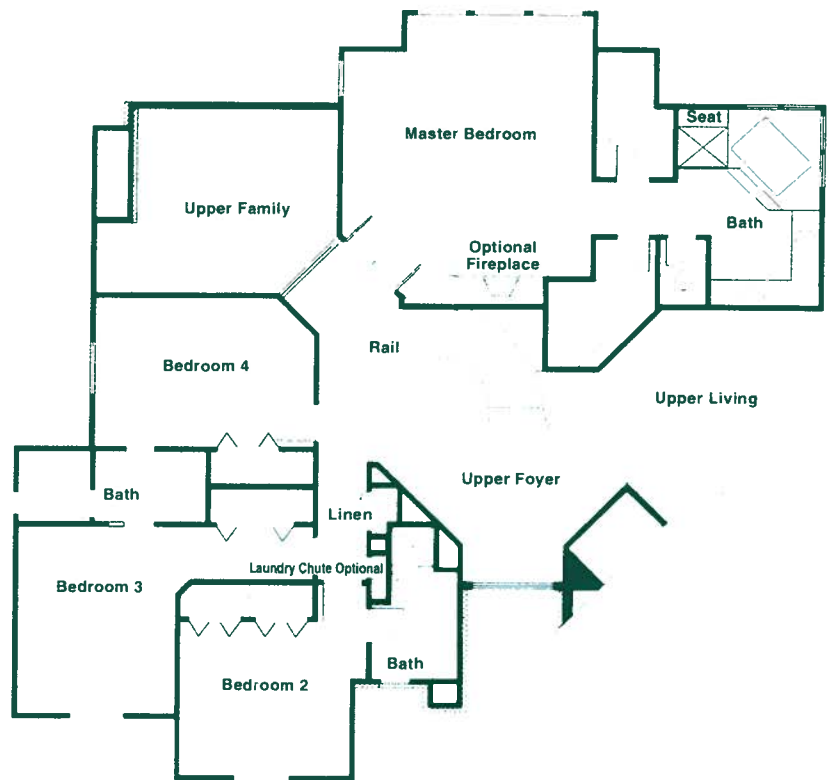
Elevation A



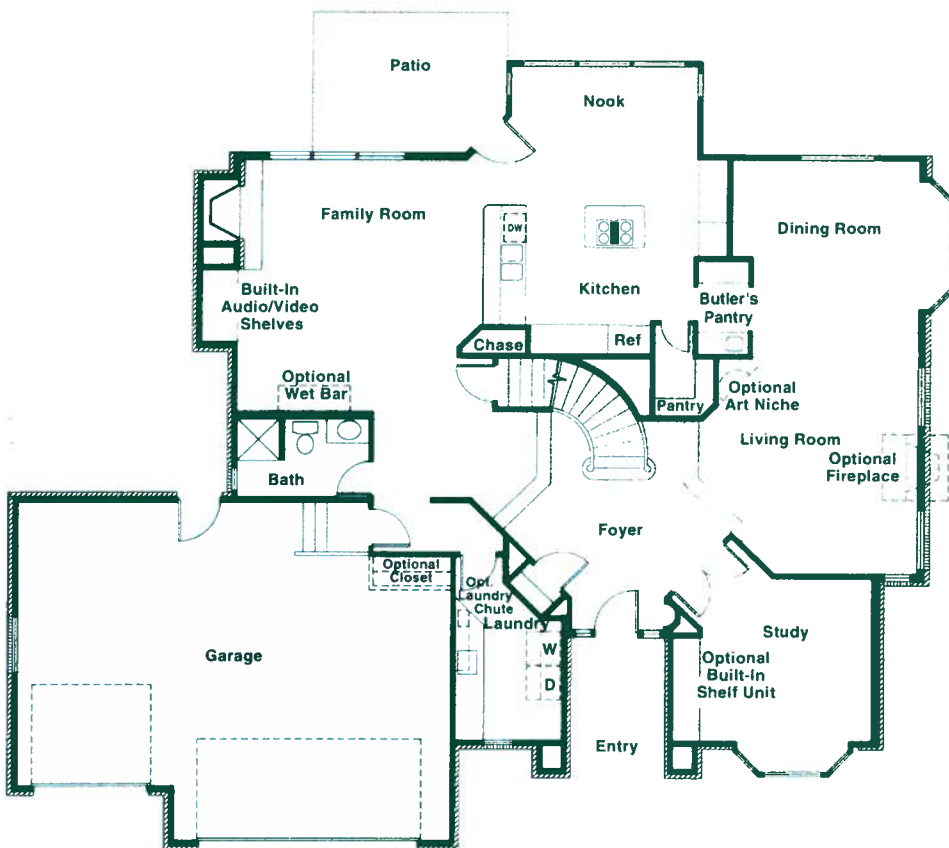
Elevation B



Elevation C



Upper Level Floor Plan



Main Level Floor Plan



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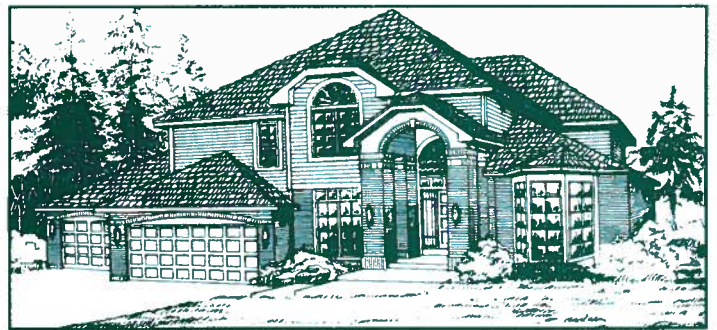
## Chaumont



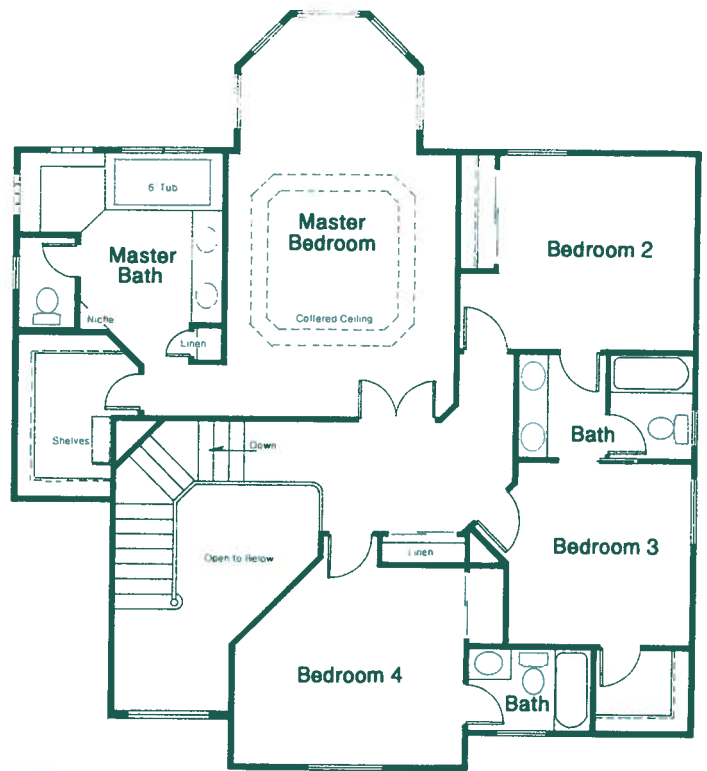
Elevation A



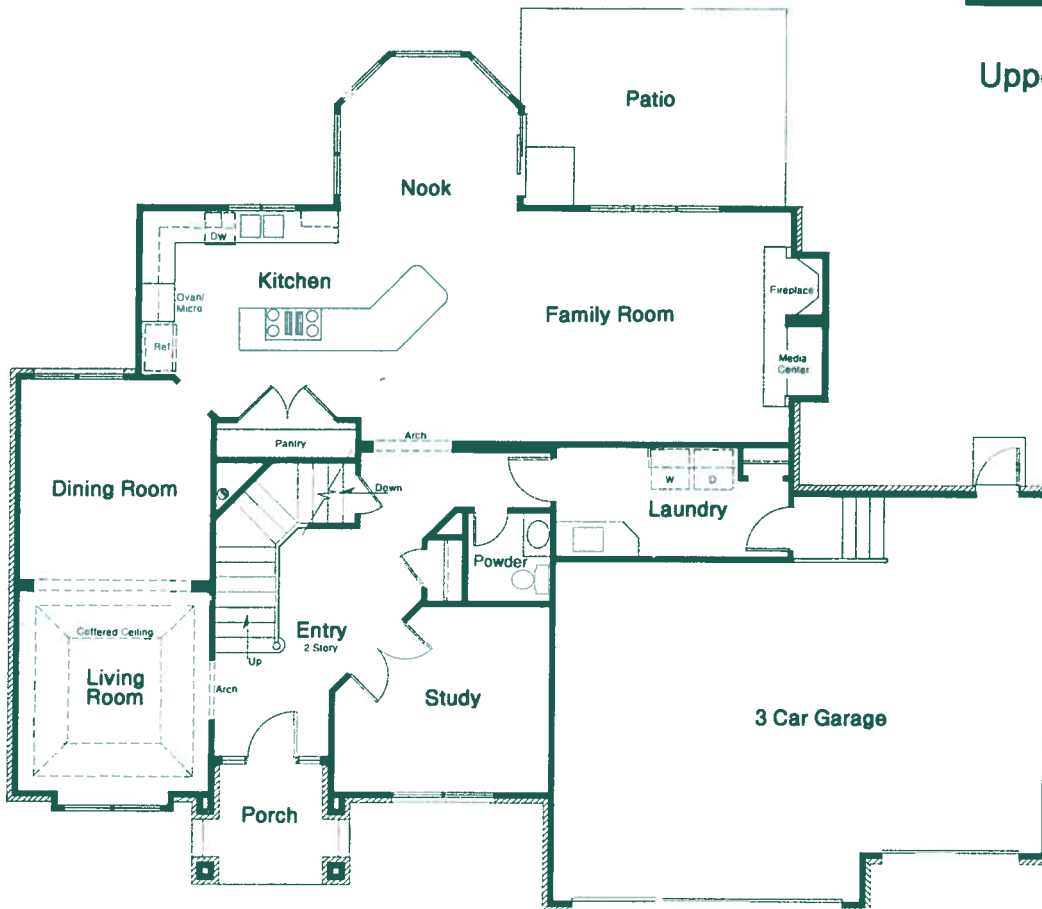
Elevation B



Elevation C



Upper Level



Main Level



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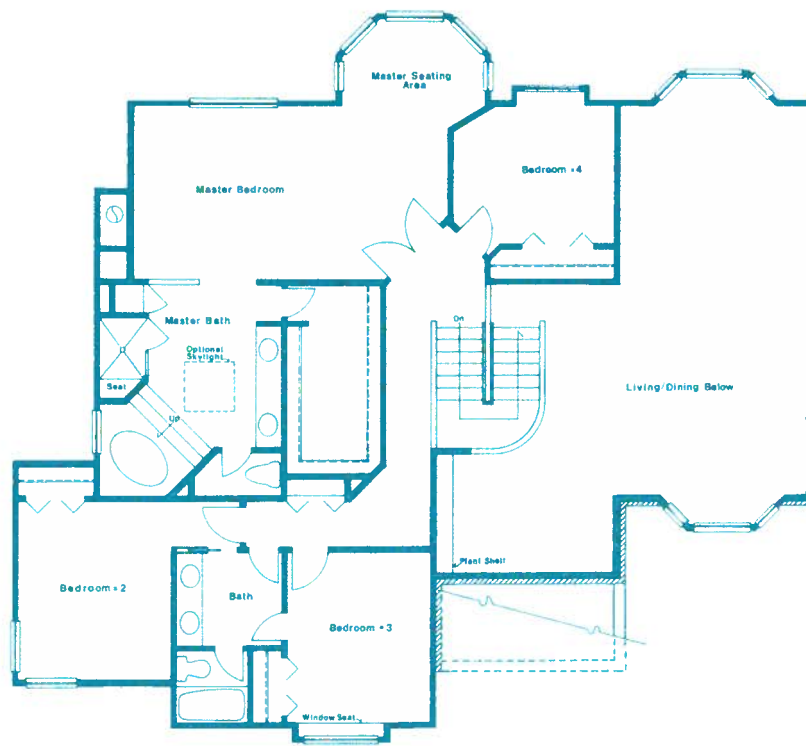
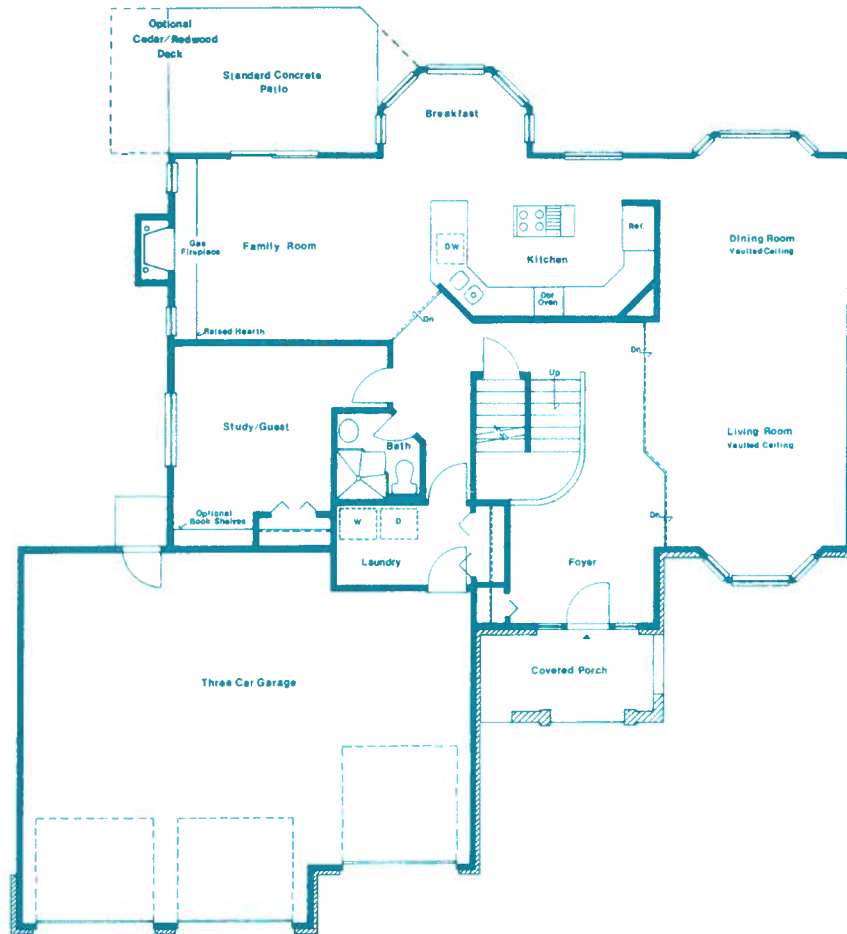
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# Esprit Homes



## Concorde

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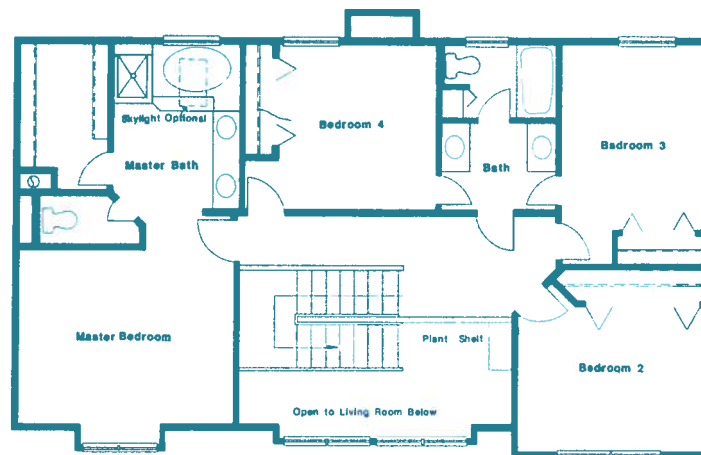
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## Esprit Homes



### Elysees

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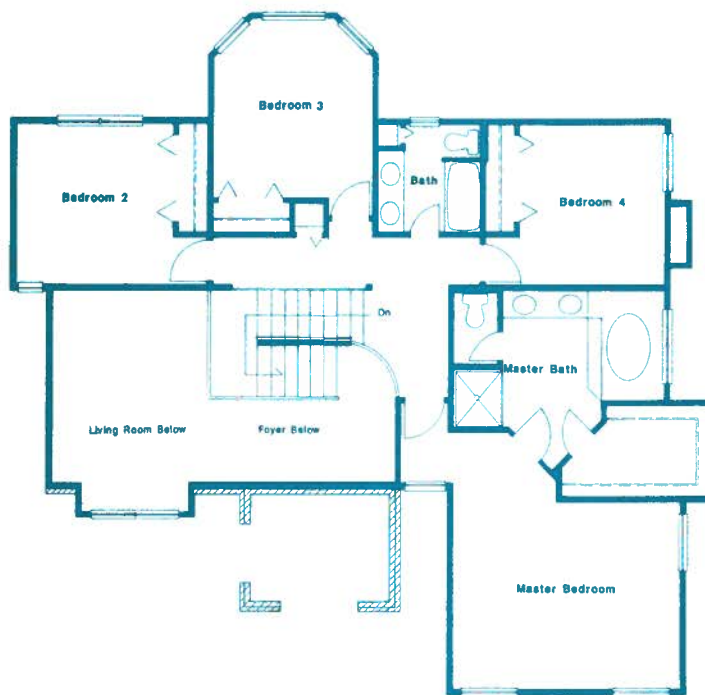
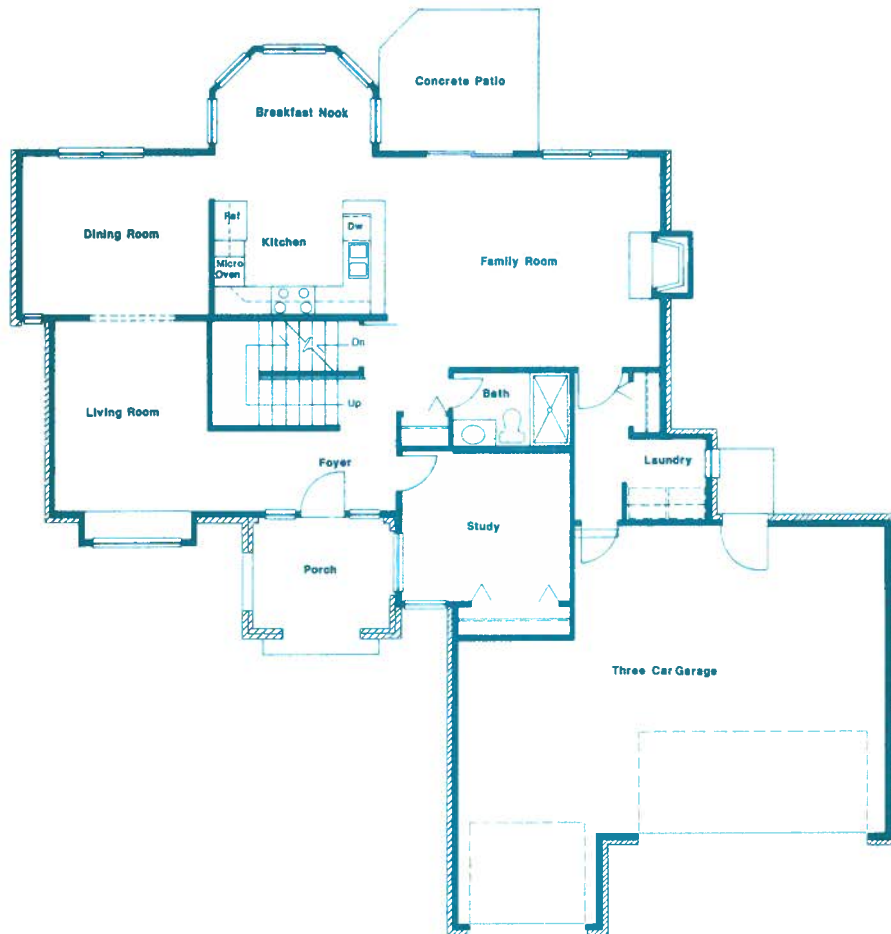
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## Esprit Homes



### Lorraine

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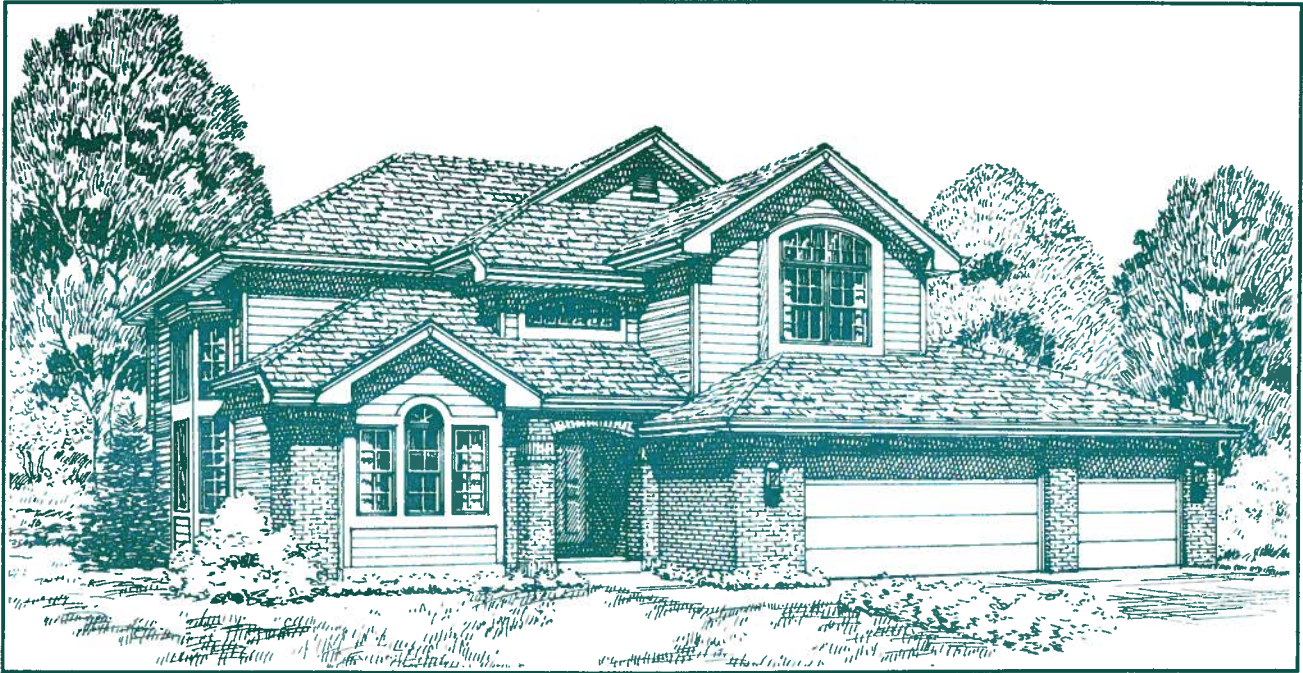
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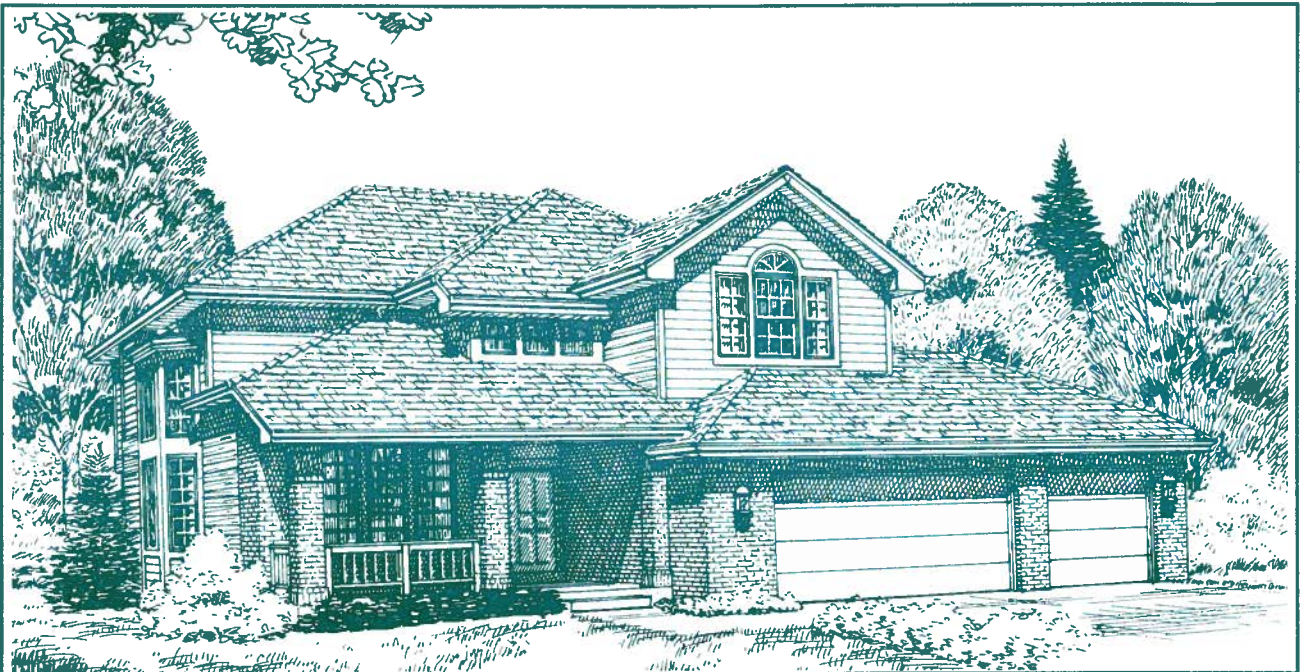
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Melrose III



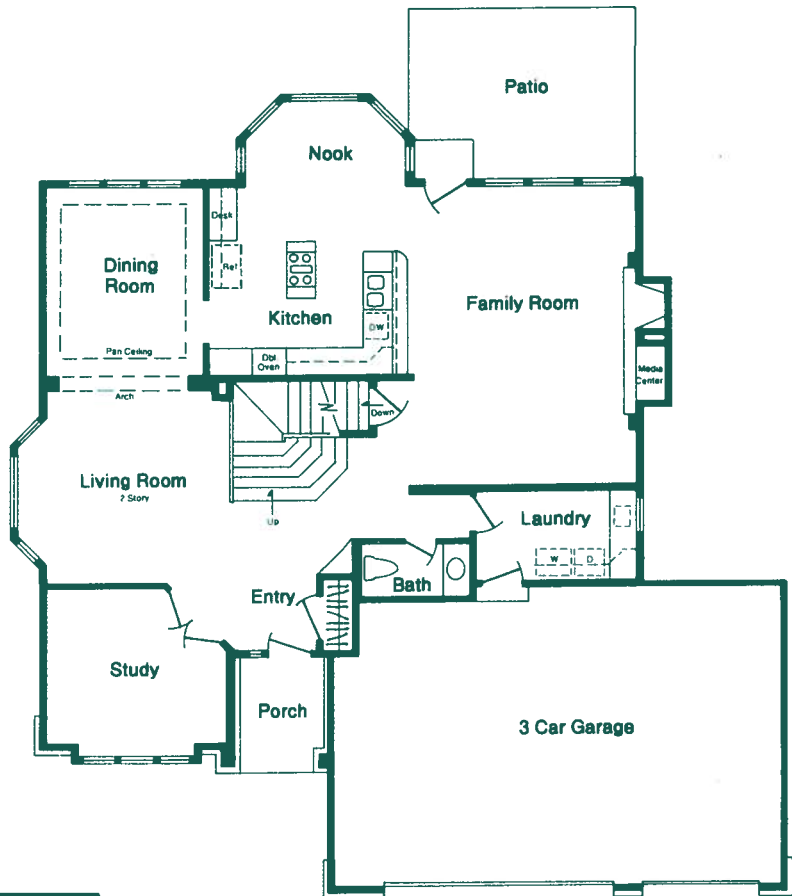
Elevation A



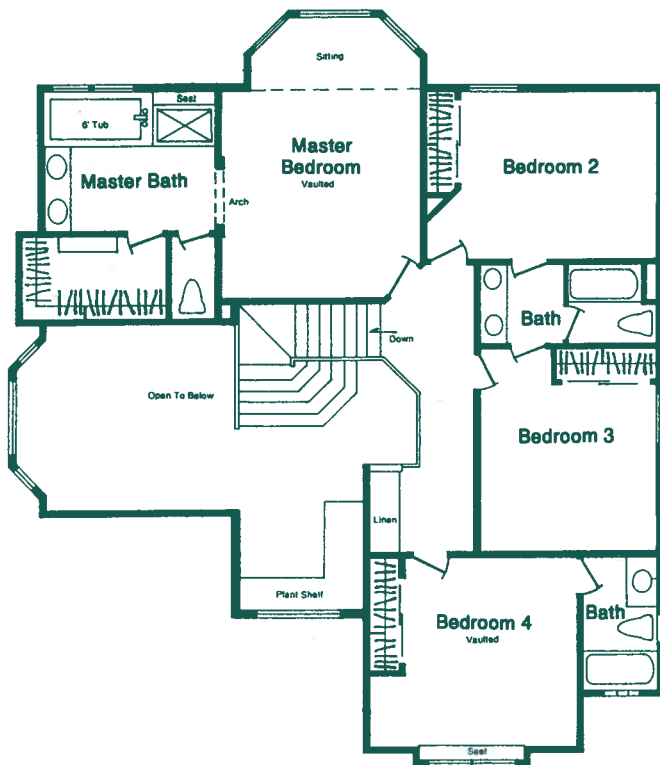
Elevation B

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MAIN LEVEL



UPPER LEVEL



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ESPRIT  HOMES

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## Montmartre



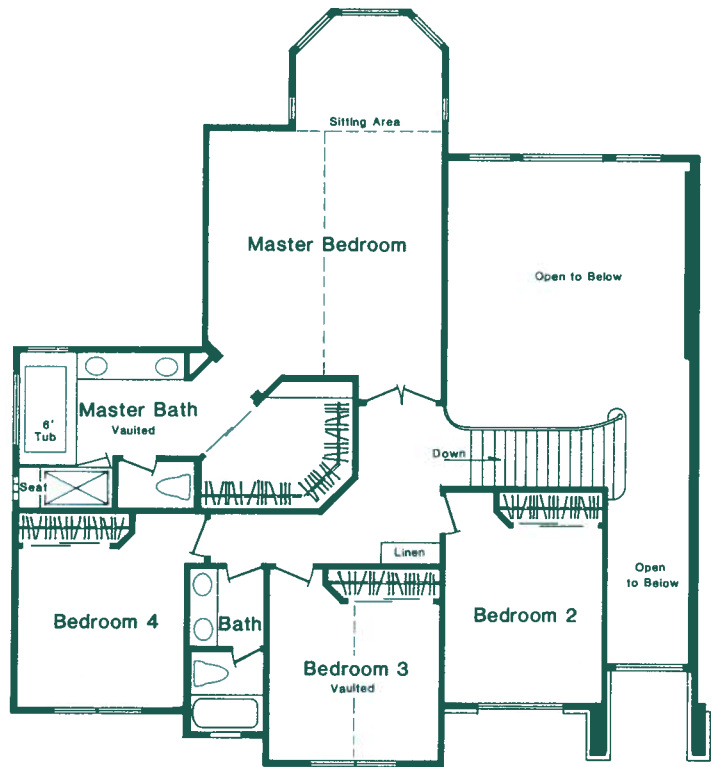
Elevation A



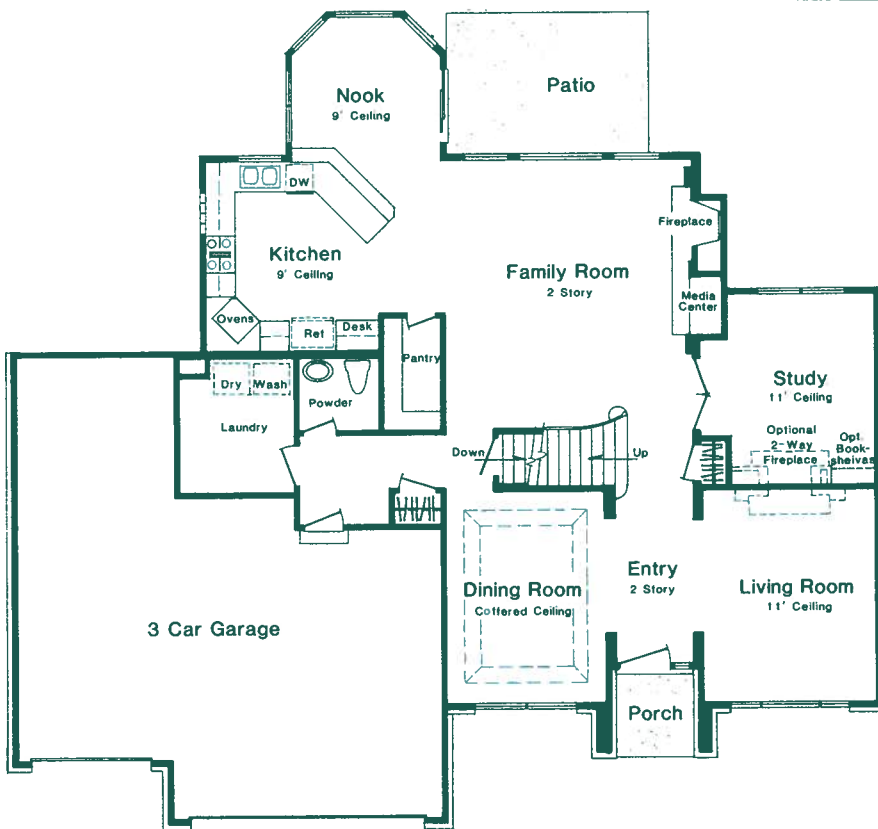
Elevation B

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**Upper Level**



**Main Level**

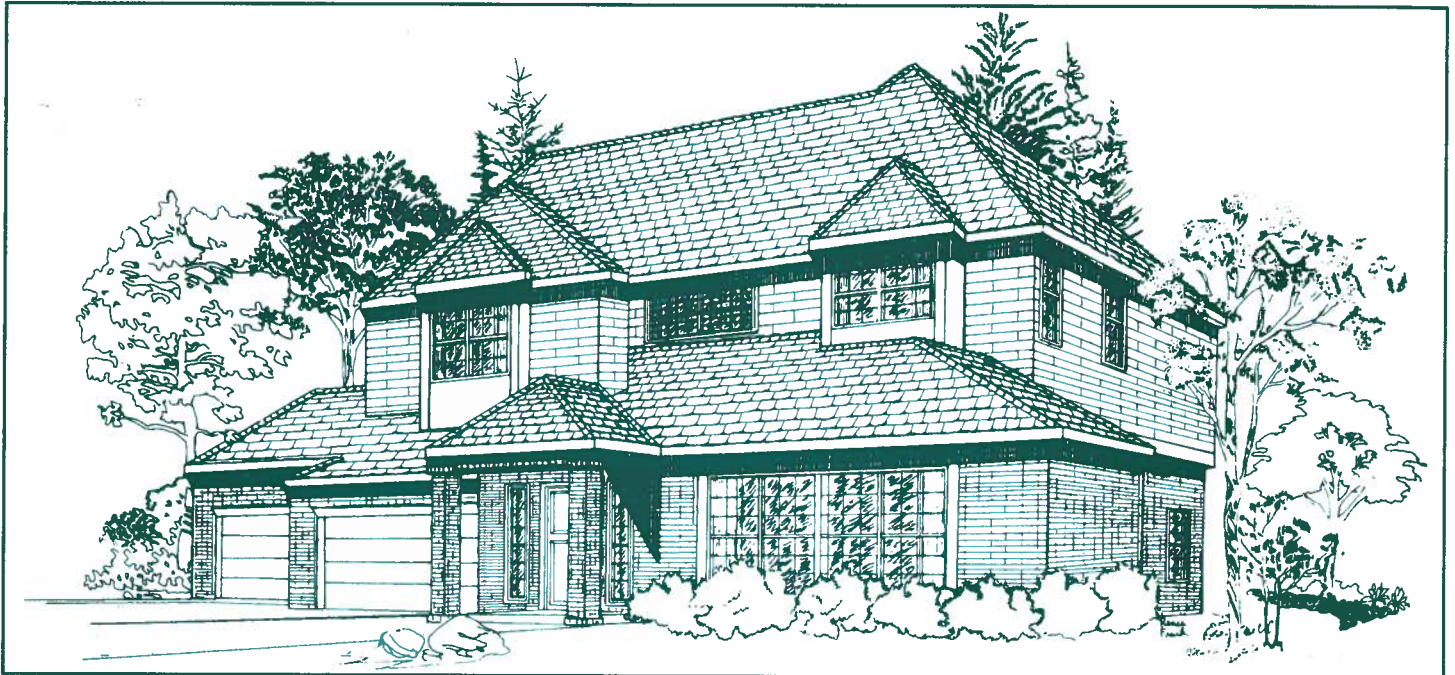


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Effective 2 / 1 / 96



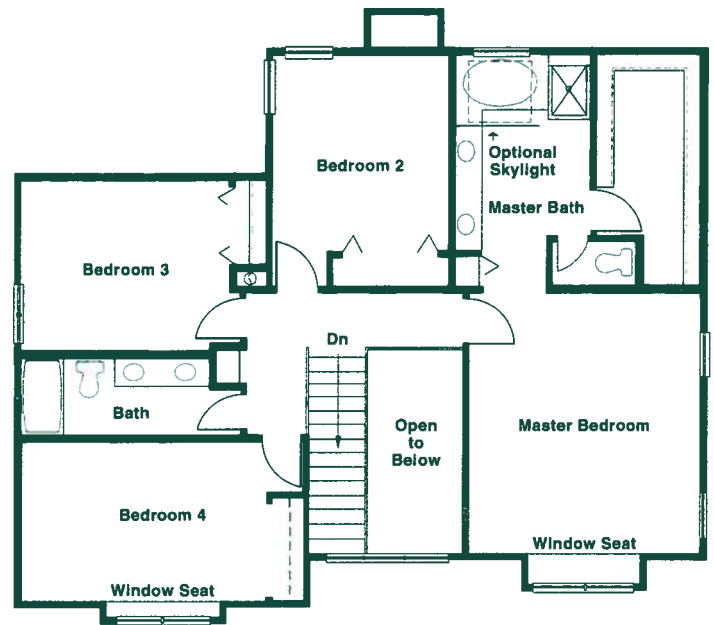
Palais



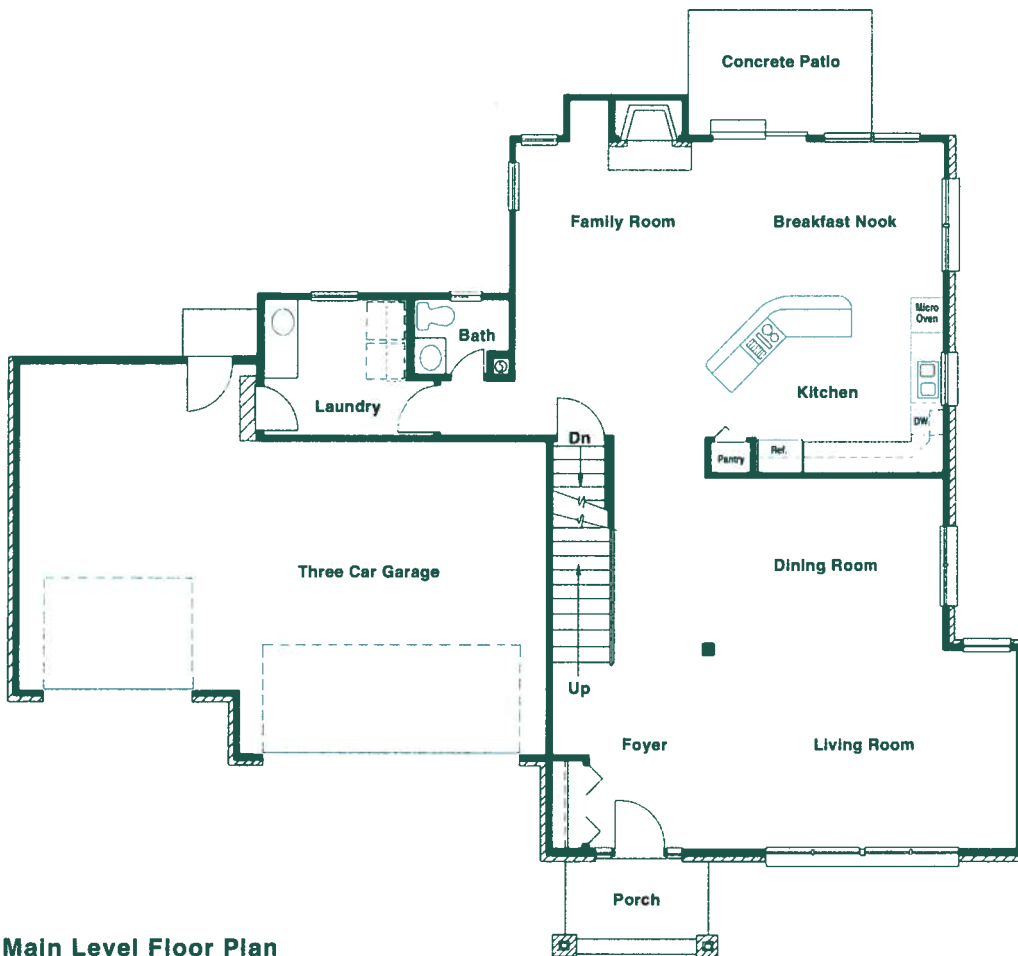
Elevation A

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Upper Level Floor Plan



Main Level Floor Plan



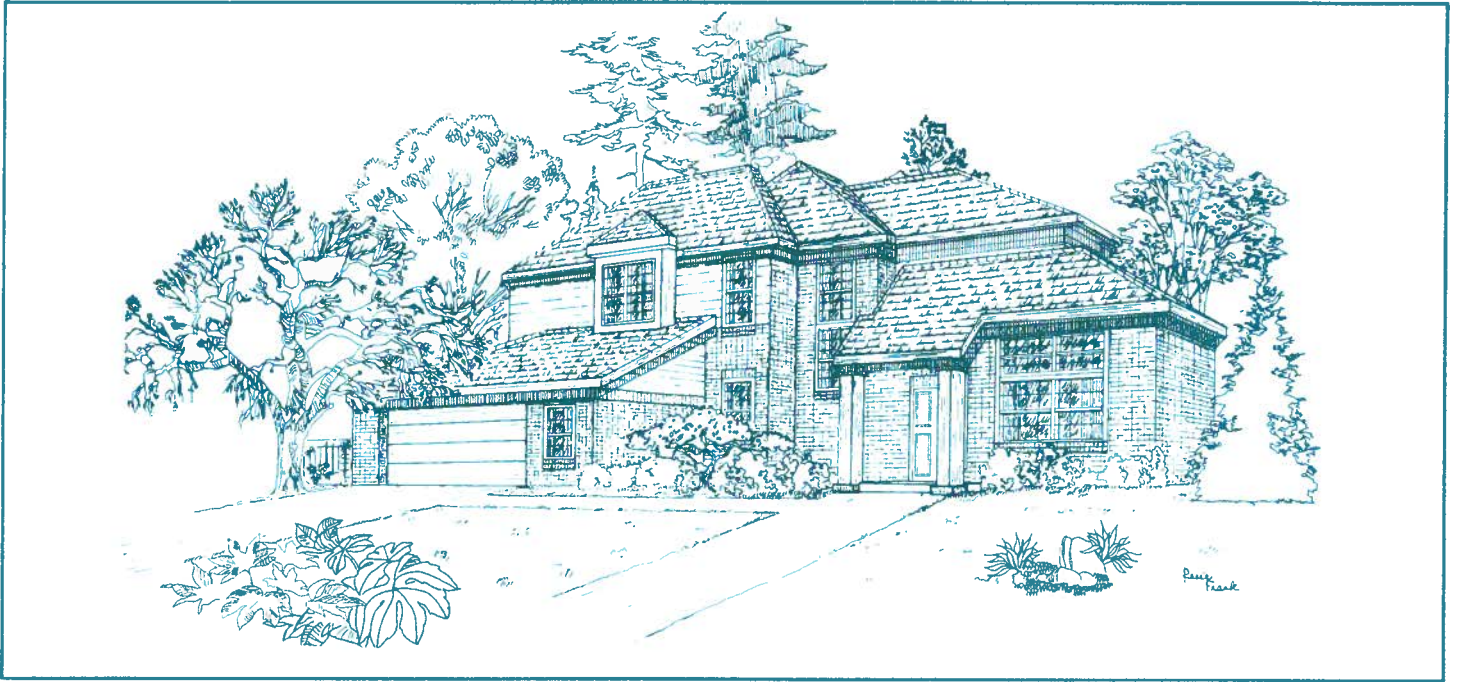
Esprit Homes, in an effort to continuously improve our homes, reserves the right to change or modify floorplans and specifications without notice or obligation. Floorplans and elevations are artist's conceptions only.

Effective 1/1/94



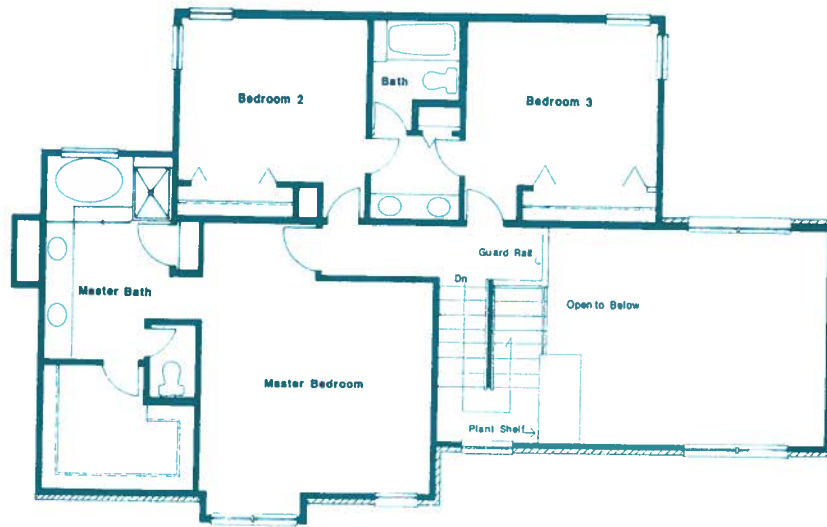
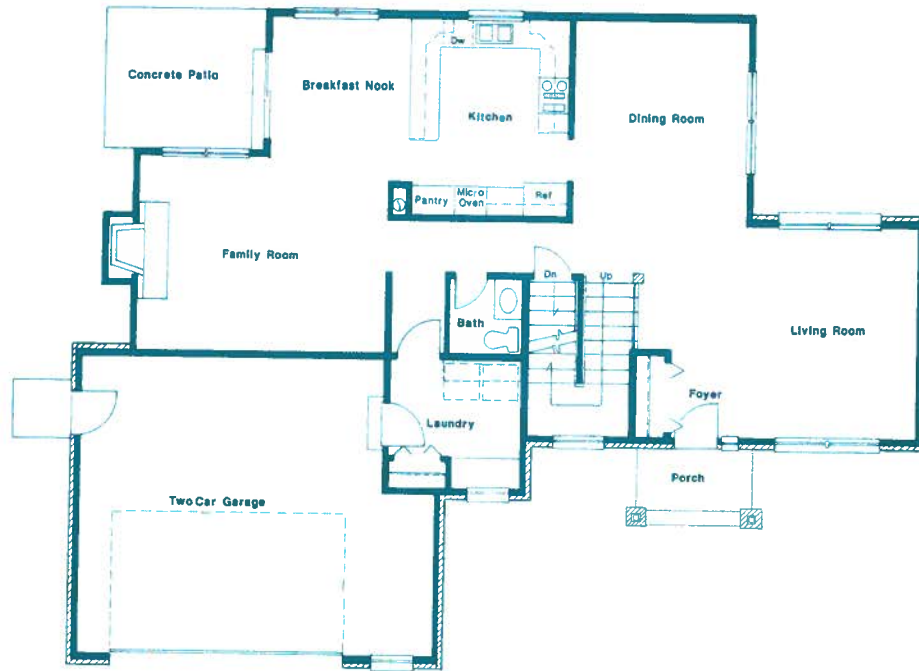
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# Esprit Homes



## Orleans

**“Committed to Excellence”**



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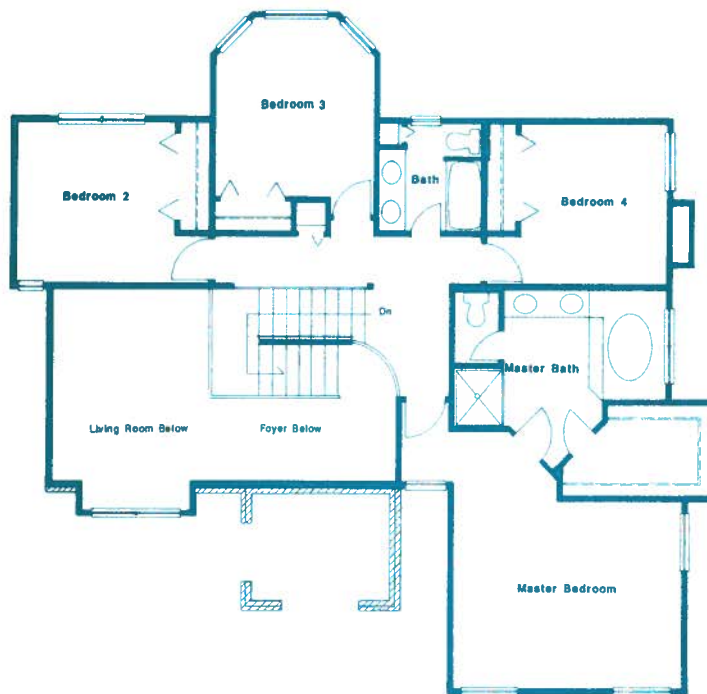
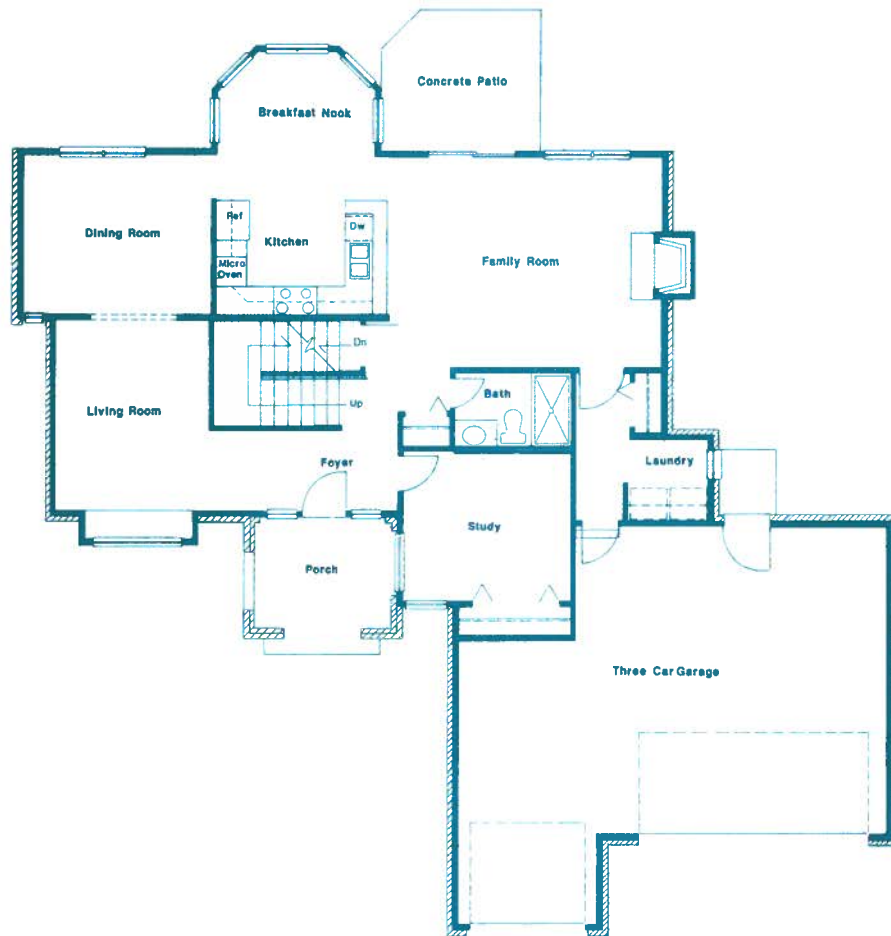
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# Esprit Homes



**Lorraine**

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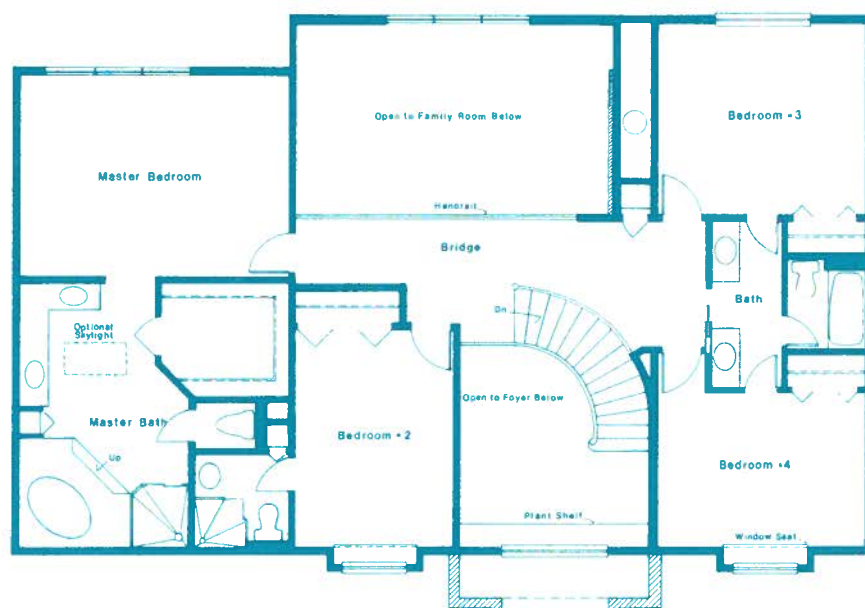
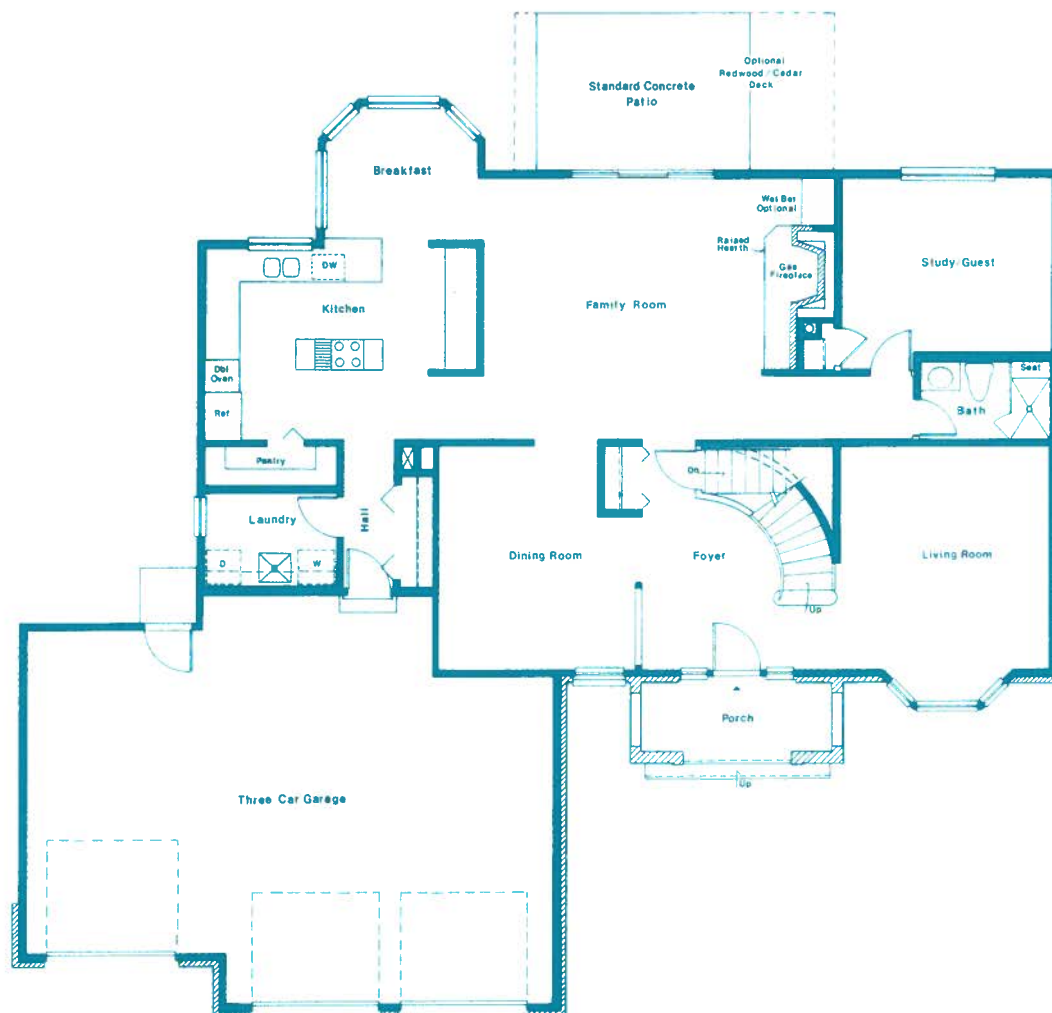
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# Esprit Homes



## Versailles

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