

The Overlook

Base Prices

Plan One: Two-Story

Tuscan	\$746,900	Italian Country	\$776,300
Andalusian	\$754,100		

Finished square feet: 3,358

Outdoor square feet: 510 covered & 288 uncovered

3 bedrooms, study or *additional bedroom, loft or *additional bedroom, 2 ½ to *5 baths, courtyard, 3 garage spaces

Plan Two: Main Floor Master

Tuscan	\$788,700	Italian Country	\$838,300
French Country	\$821,200		

Finished square feet: 3,564

Outdoor square feet: 381 covered & 501 uncovered

3 bedrooms, study or *additional bedroom, loft or *additional bedroom, 3 ½ to *4 baths, courtyard, 3 to *4 garage spaces

Plan Three: Two-Story

Tuscan	\$881,400	Italian Country	\$917,700
English Revival	\$905,300	French Country	\$923,800

Finished square feet: 4,182

Outdoor square feet: 487 covered & 420 uncovered

4 bedrooms, study, optional office or *additional bedroom, 4 ½ to *6 ½ baths, courtyard with al fresco dining room, 4 garage spaces or *3 garage spaces with *casita

Plan Four: Ranch

Tuscan		French Country	
without basement	\$764,300	without basement	\$791,100
partial unfinished basement	\$814,800	partial unfinished basement	\$841,600
Andalusian			
without basement	\$776,700		
partial unfinished basement	\$827,200		

Finished square feet: 3,335

Outdoor square feet: 583 covered & 304 uncovered

Master suite, private guest apartment or *2 additional bedrooms, 2 ½ to *3 ½ baths, study or *additional bedroom, courtyard, 3 garage spaces

*EXAMPLES OF UPGRADES TO HOMES AVAILABLE AT ADDITIONAL COST.

Square footage numbers are approximate and vary by elevation and plan. Prices are subject to change at any time without notice. Selection of "Garden Level" or "Walkout" type lots will involve additional construction costs. Costs will vary depending on site, plan, and customer preferences.

Prices effective as of 6/1/11.

Exclusively marketed by Heritage Marketing, LLC



HERITAGE HILLS

303-706-0466

HeritageHillsColorado.com

The Overlook

Standard Features

Our standard features are anything but standard.

You can tell a lot about the value of the home you're building by what's included in the price. Celebrity Custom Homes takes pride in providing top-of-the-line features with every home. Including a fully landscaped yard, premium building materials and finishes, and high-end appliances. Standard.

Exterior Features

- Emphasis on outdoor living featuring gracious enclosed courtyards, balconies, patios, and decks
- Fully-landscaped yard in addition to concrete paver driveways, sidewalks, patios, and courtyards
- Cultured stone, hardcoat stucco exteriors, cedar trim, painted trim, and decorative wrought iron
- Villa concrete tile roof
- 2 x 6 exterior frame w/ full sheathing
- Low maintenance, low-E, vinyl windows
- Three or four car garage with Manor House masonite garage doors & garage door openers
- Standard guest casita on Plan Four (optional on Plan Three)

Interior Features

- Spacious Great Room w/ large, welcoming fireplace
- Two, three, four, or five bedrooms w/ flex room options
- Extensive use of oak hardwood flooring on main level w/ choice of stain colors
- Celebrity pool hand trowel drywall finish w/ softline corners and 3-side wrap windows w/sills
- Stained wood handrail system w/ stair tread endcaps and custom iron-work balusters
- Solid core paint-grade interior doors – 8 ft. doors on main and upper levels
- Digital programmable thermostats, separate furnaces for each finished floor
- Air conditioning, 13 SEER, on main and upper floors
- R-19 wall and R-38 ceiling insulation in home and garage
- One fifty-gallon, high efficiency water heater
- Security system prewire
- Oversized laundry room w/ ceramic tile floor and tile baseboard

Kitchen Features

- Oak hardwood flooring finished on site
- Kitchen Craft cabinetry
- 3 cm slab granite island top
- 3 cm slab granite counter tops
- KitchenAid® stainless true convection oven/microwave combo, "whisper quiet" stainless dishwasher, low profile stainless cooktop
- KitchenAid® Architect Series stainless French door refrigerator
- Custom hood
- Disposal
- Kohler cast iron sink w/ Moen pull-out faucets
- Large walk-in pantry

Master Bath Features

- Spacious five piece master bath w/ slab granite countertops, and 13 x 13 porcelain floor and wall tile w/ tile baseboard
- Kitchen Craft cabinetry
- Kohler plumbing fixtures
- Kohler soaking tub
- Moen chrome faucets
- Spacious shower w/ glass door
- His & Her oversized vanities

Secondary Bath Features

- Kitchen Craft cabinetry
- 12 x 12 ceramic floor tile w/ tile baseboard
- Kohler plumbing fixtures
- Moen chrome faucets

Additional Information

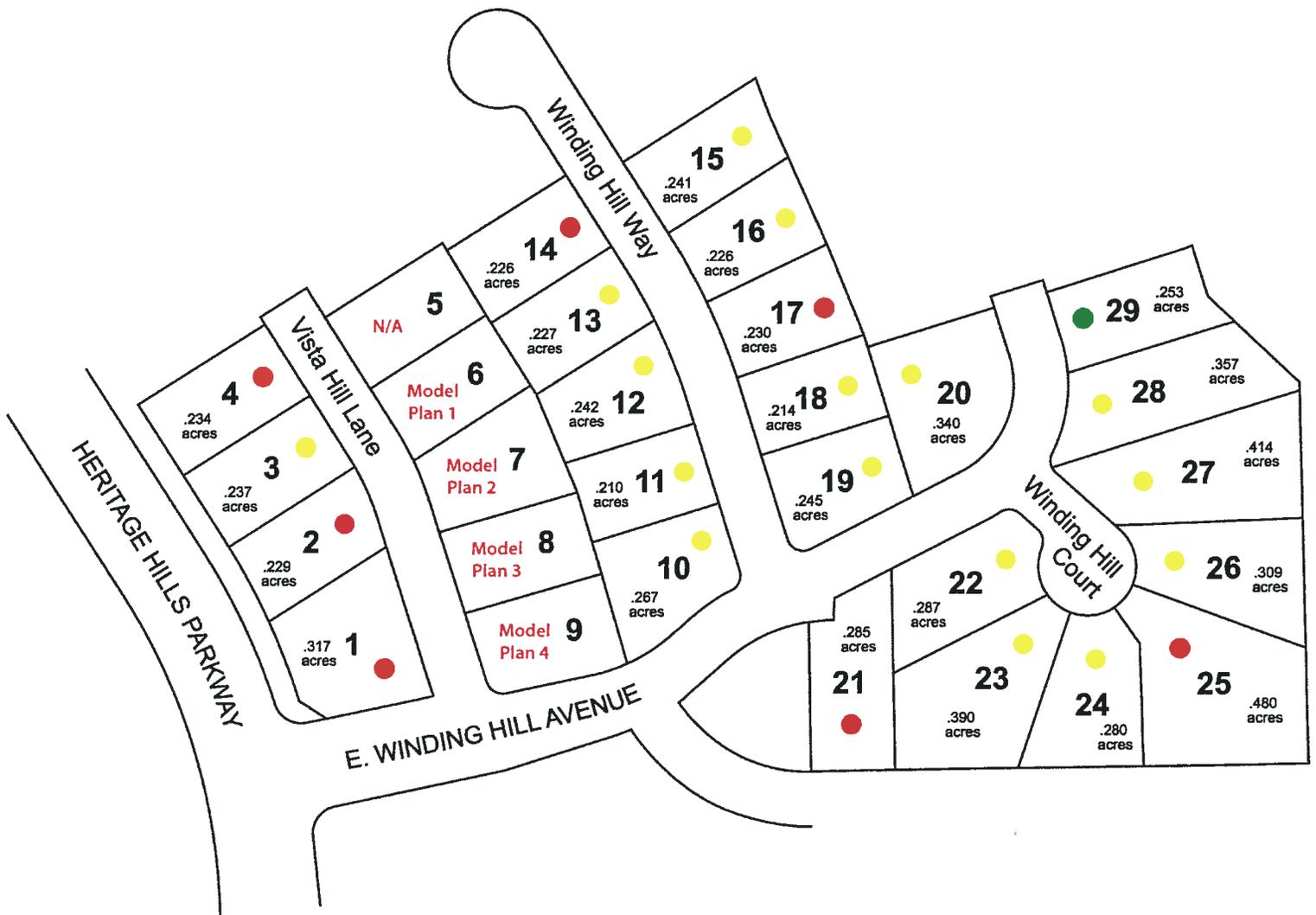
- 100% TJI silent floor joist system
- Celebrity Warranty: One / Ten Year Limited Builder Warranty
- Custom on-site design center to personalize your home with thousands of options to complement your lifestyle

All general specifications are per plan. Detailed, plan specific specification sheets are available at the Overlook sales center. These standards subject to change at any time without notice.



The Overlook

Filing 1-N1 Site Plan



The Overlook

Purchase Process

I. Ready to Buy List

"Love the Overlook, and want the opportunity to buy"

Once you have decided to build a home on our currently available sites in The Overlook, you will be asked for a \$5,000 fully-refundable deposit which will add you to the Ready to Buy List. When a start date becomes available, you will be contacted by a sales representative and given the opportunity to move forward. If you are ready to purchase at that time, you will execute the Preliminary Purchase Agreement; if not, we will move to the next home buyer on the List. If you are not ready to purchase, you may move to the bottom of the List and be contacted when future opportunities arise, or you may opt to be removed from the List and your \$5,000 deposit will be promptly refunded.

II. Preliminary Purchase Agreement

"We are ready to buy"

Once you have committed to building a home and a start date is available, it's time to execute the Preliminary Purchase Agreement. You will select your plan, elevation style, and home site. An additional \$5,000 deposit and a preliminary loan approval letter are required at this time to move forward. Once the Preliminary Purchase Agreement is executed, the entire \$10,000 deposit becomes nonrefundable, and you will begin to secure your permanent home loan. This step reserves your construction start date; it also begins the Selection Process.

III. Selection Process

"Time to make your new home uniquely yours"

During the Selection Process you will be introduced to your construction coordinator who will walk you through the process of choosing almost everything for your new home. You will have approximately three weeks to make a majority of your selections including floor plan options, exterior colors, cabinets, appliances, plumbing fixtures, electrical additions, lighting fixtures, and more. You get the idea - it's a lot of decisions, but we have a very good system to help you through the process. You will meet regularly with your construction coordinator who will also be available via e-mail and by phone. Additionally, you will be given a USB flash drive of your new home selection options so you can add or delete options to see how they affect your overall purchase price and estimated mortgage payment. Once your Selection Process is complete, it's time for the Purchase Agreement.

Note: Some interior color selections, including tile, granite, and carpet, will be chosen at the beginning of drywall installation.



The Overlook

Available Homes

HOMES COMING SOON:

Plan Three, Two-Story, Tuscan Style 9474 E. Winding Hill Avenue 4,413 square feet, 4 bedrooms, 5.5 bathrooms, full unfinished basement	AVAILABLE	\$ 899,702
Plan One, Two-Story, Italian Country Style 9472 Winding Hill Way 3,354 square feet, 3 bedrooms, 2.5 bathrooms, full unfinished basement	SOLD	\$ 826,755
Plan One, Two-Story, Tuscan Style 9504 E. Winding Hill Avenue 4,681 square feet, 5 bedrooms, 4.5 bathrooms, partially finished basement	SOLD	\$ 889,953
Plan One, Two-Story, Tuscan Style 9497 Vista Hill Lane 4,685 square feet, 5 bedrooms, 4.5 bathrooms, partially finished basement	SOLD	\$ 760,348
Plan Four, Ranch, Andalusian Style 9463 Vista Hill Lane 3,335 square feet, 4 bedrooms, 3.5 bathrooms, partial unfinished basement	SOLD	\$1,049,635
Plan One, Two-Story, Italian Country Style 9449 Winding Hill Way 3,356 square feet, 3 bedrooms, 2.5 bathrooms, full unfinished basement	SOLD	\$ 999,163
Plan Four, Ranch, Andalusian Style 9481 Vista Hill Lane 3,335 square feet, 3 bedrooms, 3.5 bathrooms, partial unfinished basement	SOLD	\$1,002,892
Plan One, Two-Story, Italian Country Style 9506 Winding Hill Court 3,356 square feet, 3 bedrooms, 2.5 bathrooms, full unfinished basement	SOLD	\$ 808,900

The onsite agent is acting as an agent of the seller. Square footages are approximate.

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HERITAGE HILLS



community MAP



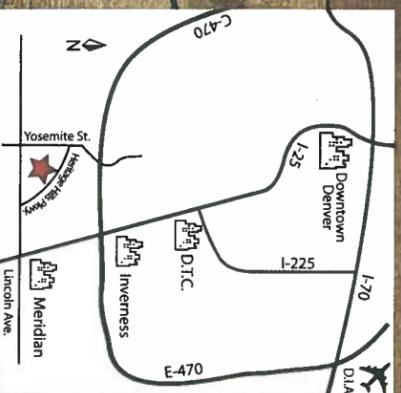
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With semi-custom homes priced from the low-\$700s and custom homes from \$1 million+, buyers are sure to find the perfect home in their price range.





ITALIAN COUNTRY



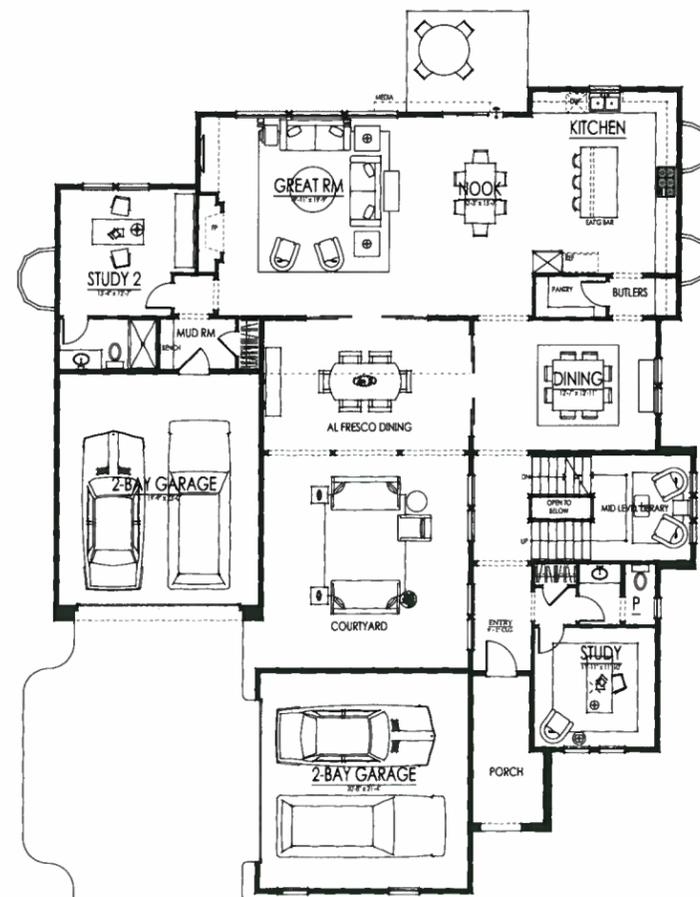
TUSCAN



FRENCH COUNTRY

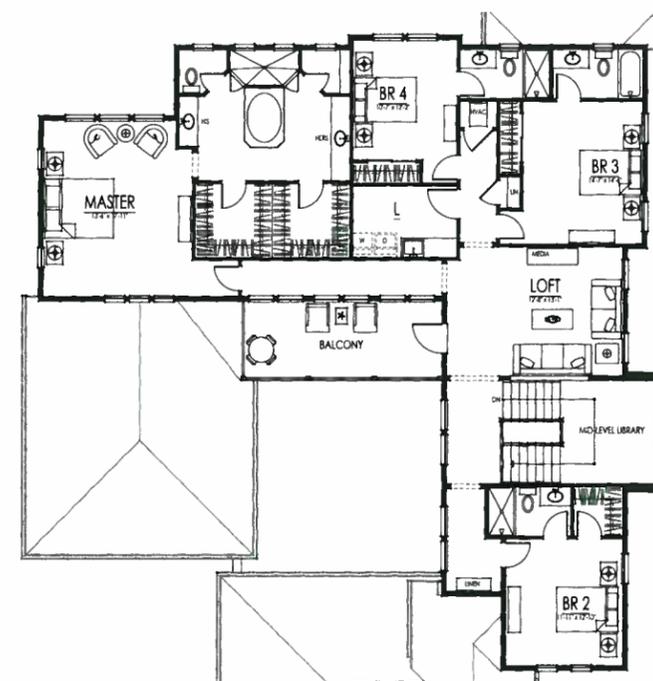


ENGLISH REVIVAL



FIRST FLOOR

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SECOND FLOOR

About the Builder

Building something amazing. It's what drives Celebrity Custom Homes. And every new day is a chance to outdo themselves. For over 50 years and two generations in the business, Celebrity has built some of Colorado's most thoughtful homes. They love what they do and it shows in their work.

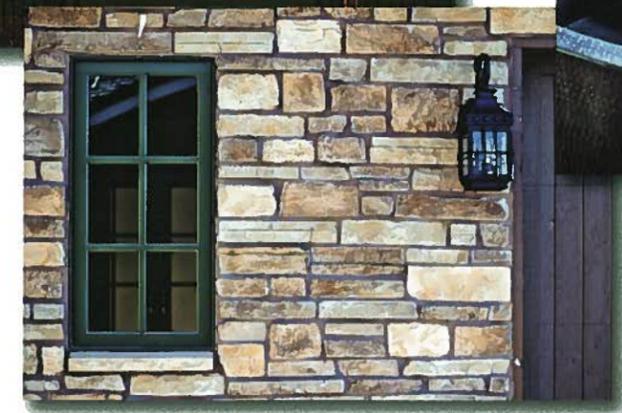
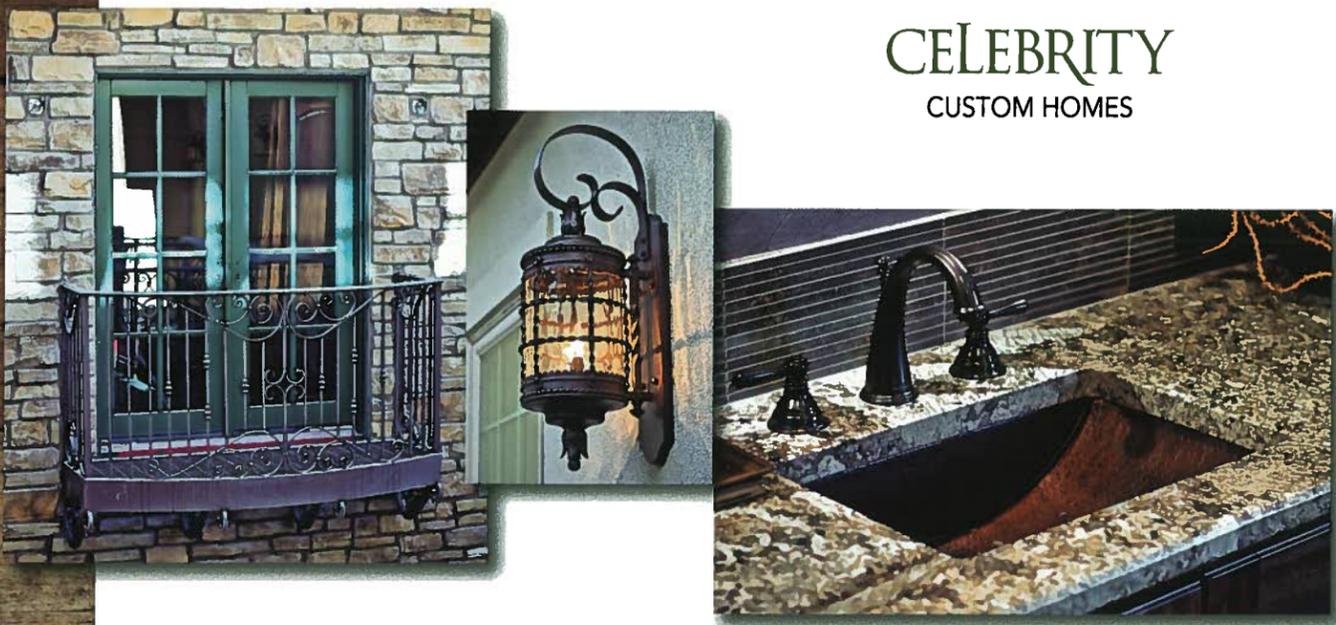
The secret to their longevity is surprisingly simple. Celebrity doesn't try to build the most homes, 18 to 20 a year maximum. Or the largest homes, although some are pretty impressive. And by staying small and nimble they are able to give every project their full expertise. Making sure even the parts you might never see are done beautifully and to their exacting standards.

They start by pouring nine-inch-thick foundation walls, an inch over code, to achieve a 40-percent increase in overall strength. Add to that, things like solid external sheathing to increase sheer integrity. And that solid sense of quality and stability permeates every aspect of the home.

Then, they extend those standards to the parts you see every day. Liberal use of custom tile in baths and entries, rich hardwood floors, fireplace mantels, cabinetry, bookshelves and trim, gourmet kitchens with Kitchen Aid® appliances, natural stone in outdoor spaces, hearths and basements.

Celebrity's homes are defined by brilliant design, premium materials, stunning craftsmanship and, of course, exceptional livability. They take pride in turning their plans into your home. Because if what they do inspires them, it'll inspire you.

CELEBRITY
CUSTOM HOMES



Plan Three: Two Story

- 4 - 6 Bedrooms
- 4.5 - 6.5 Bathrooms
- 1 Study + optional flex space
- Courtyard with al fresco dining room
- 4 Garage spaces

It has the most space, and quite possibly, the most dramatic spaces of any home offered in The Overlook. Plan Three wraps itself around a main level or basement level courtyard large enough to include both a generous seating area and an al fresco dining room. Want to make things even more interesting? Opt for the folding NanaWalls® that remove all barriers between the main-floor living areas and the courtyard. Enjoy your second office or choose a secluded guest suite. An optional guest casita. A small library on the staircase landing. A balcony off the upstairs hall. An optional private balcony for the master bedroom. This home is filled with the practical, beautiful and utterly unique.

The Overlook



The Overlook stands as a beautiful example of what Heritage Hills is all about.

Providing a perfect counterbalance of diverse and interesting architecture but with an aesthetic continuity that pulls the community together. And, once you see it, you'll understand you're in a very special place ... within a very special place.

The Overlook features semi-custom homes ... but they are so much more. These semi-custom homes are offered by Celebrity Custom Homes, a custom home builder with over 50 years experience in the Denver area. So you get experienced craftsmanship, premium materials and attention to detail which a limited-edition builder can give. Things a production builder could never deliver for any price.

The French, English, Spanish and Italian inspired architecture is inspired in other ways too. With wide-open floorplans and rooms that flow intuitively from one to another, Overlook homes thoughtfully accommodate how modern multi-tasking families will use them. Generous family rooms, libraries, mud rooms, butlers pantries and casitas that create a private enclave for houseguests to make entertaining easy and enjoyable.

The final neighborhood to be built in Heritage Hills is Colorado living at its best. Perched atop the highest elevation in Heritage Hills and true to its name, The Overlook's prime location within the community offers Front Range and city views. To maximize that aspect, these homes include festive courtyards and outdoor rooms to take advantage of the quintessential Colorado lifestyle.

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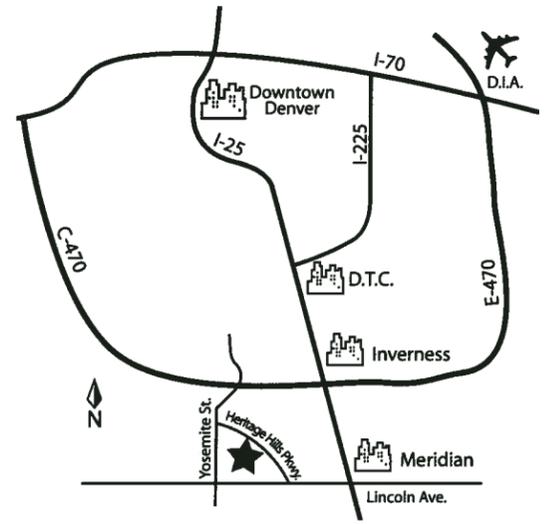
Plan Three
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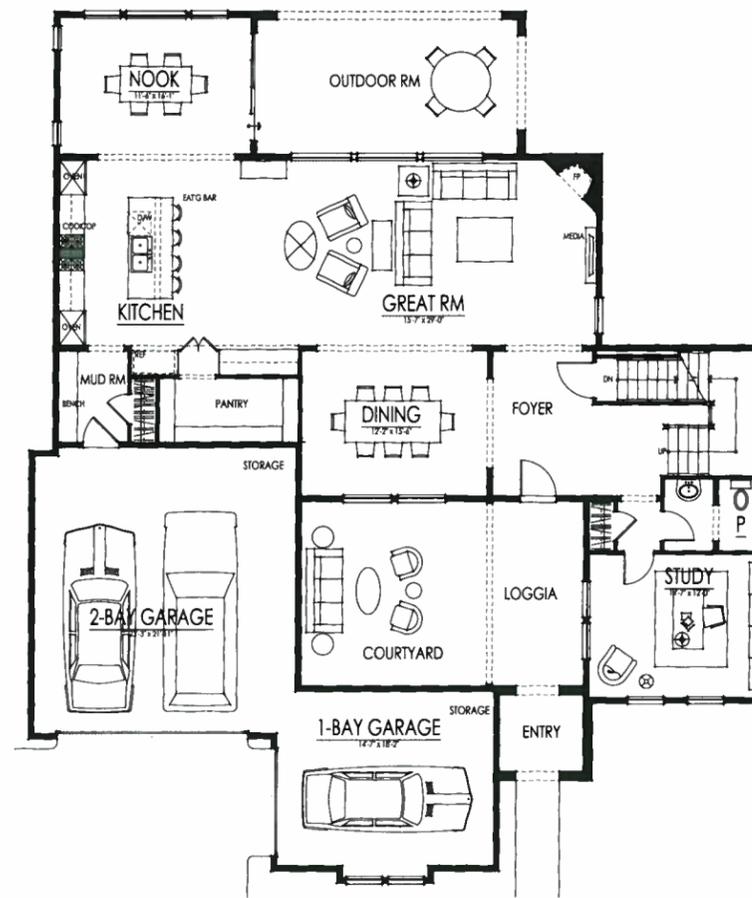
TUSCAN



ITALIAN COUNTRY

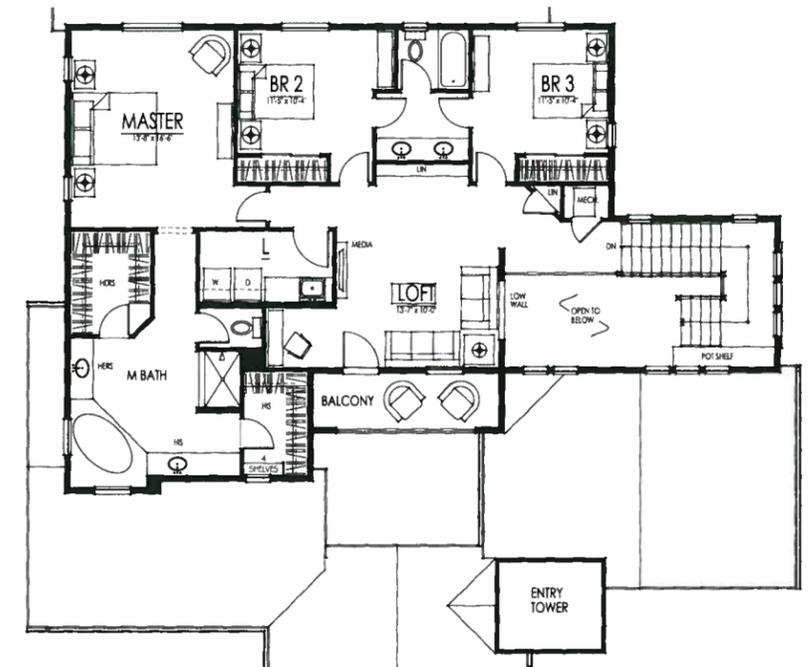


ANDALUSIAN



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CELEBRITY
CUSTOM HOMES



Plan One: Two Story

- 3 - 4 Bedrooms
- 2.5 - 3.5 Bathrooms
- Study
- Courtyard
- 3 Garage spaces

Whether you're throwing a party or spending a quiet evening with the family, this is a home that invites everyone to find his or her favorite spot. The great room and the courtyard are the obvious choices. But you also have no fewer than three informal eating spaces: a large kitchen island, a covered outdoor room, and a breakfast nook, which can become a hearth room with the addition of an optional fireplace. Upstairs is an elegant master suite featuring a magnificent master bath with distinct his and her dressing areas. You'll also find another one of those "favorite spots" — a loft with its own balcony.

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Plan One
by Celebrity Custom Homes I, LLC

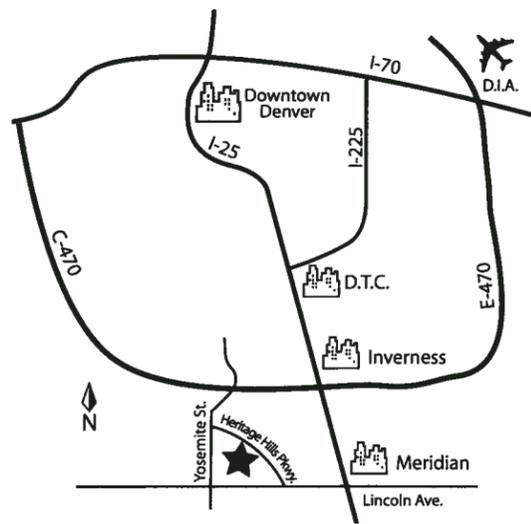


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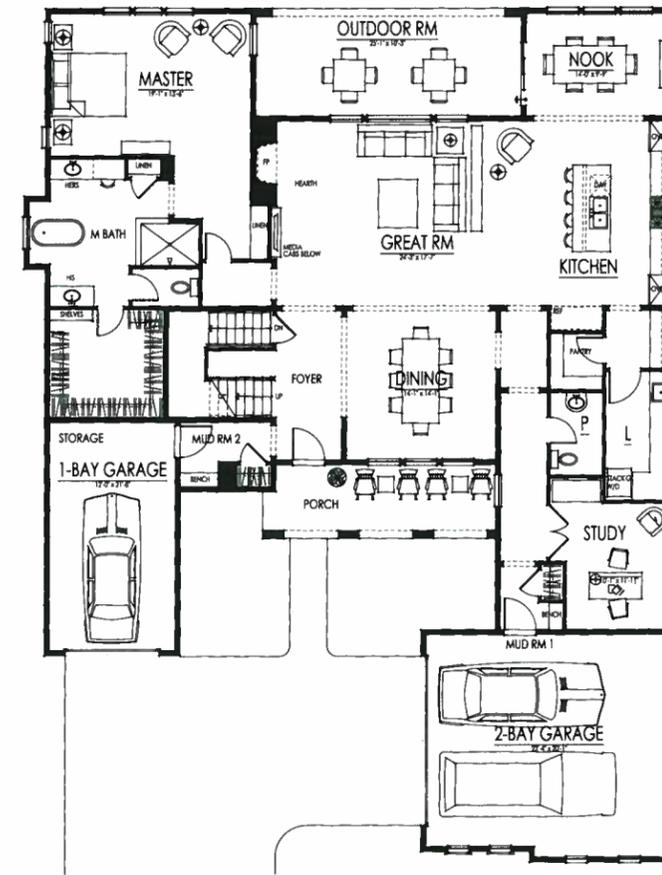
FRENCH COUNTRY



TUSCAN

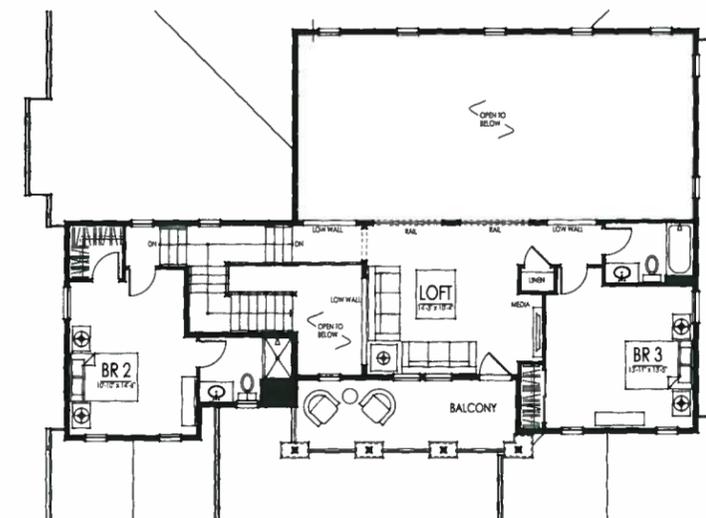


ITALIAN COUNTRY



FIRST FLOOR

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SECOND FLOOR

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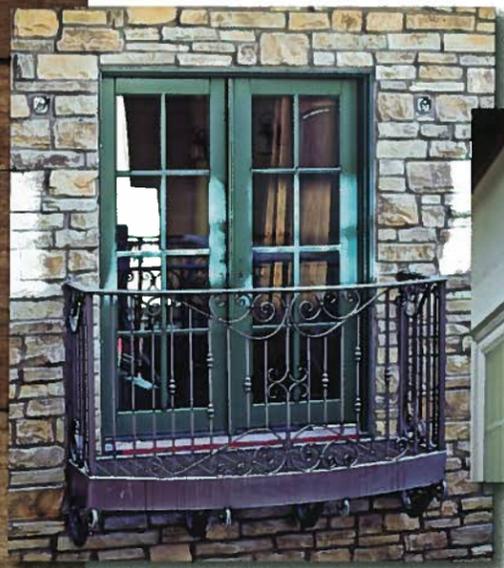
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Plan Two: Main Floor Master

- 3 - 5 Bedrooms
- 3.5 Bathrooms
- Study
- Courtyard
- 3 - 4 Garage spaces

The Overlook's Plan Two combines the ease of a main-level master bedroom with the space of a two story. It also presents you with a difficult decision: would you rather give yourself a fourth garage space, or extend the courtyard to include a sitting area with an optional outdoor fireplace? Fortunately, you don't have to choose right now. Just savor the idea of a wide-open great room and kitchen which feel even more expansive thanks to two-story ceilings that stretch over the entire space. Or imagine unwinding in your master bathroom, with its elegantly symmetrical layout. Eventually, you'll have to face that fourth-car garage question. Fortunately, you can't make a wrong choice.

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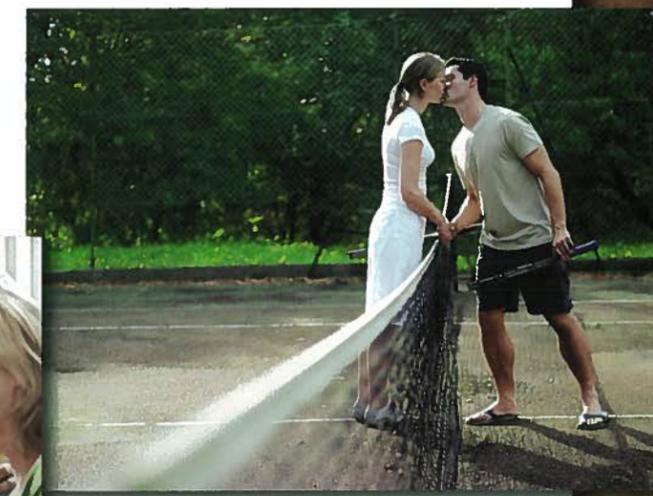
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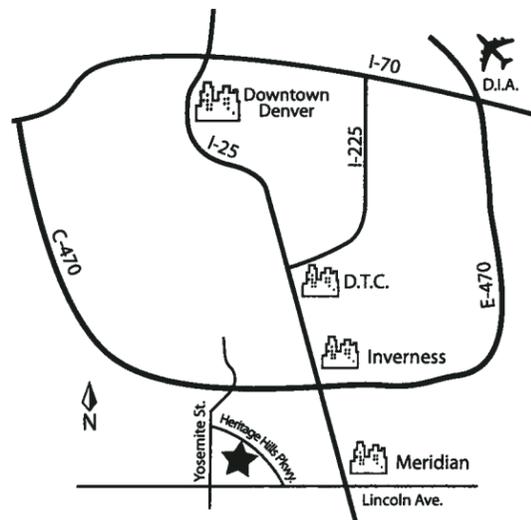
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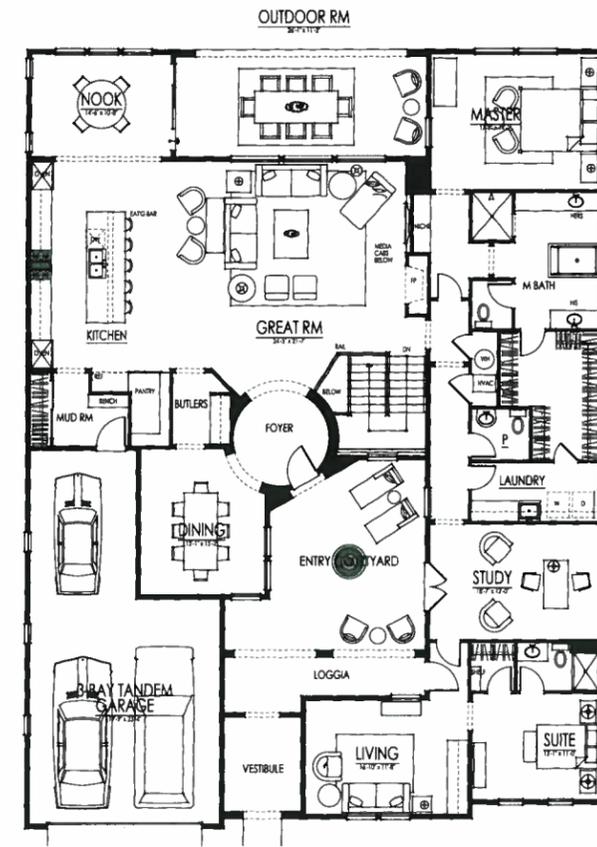
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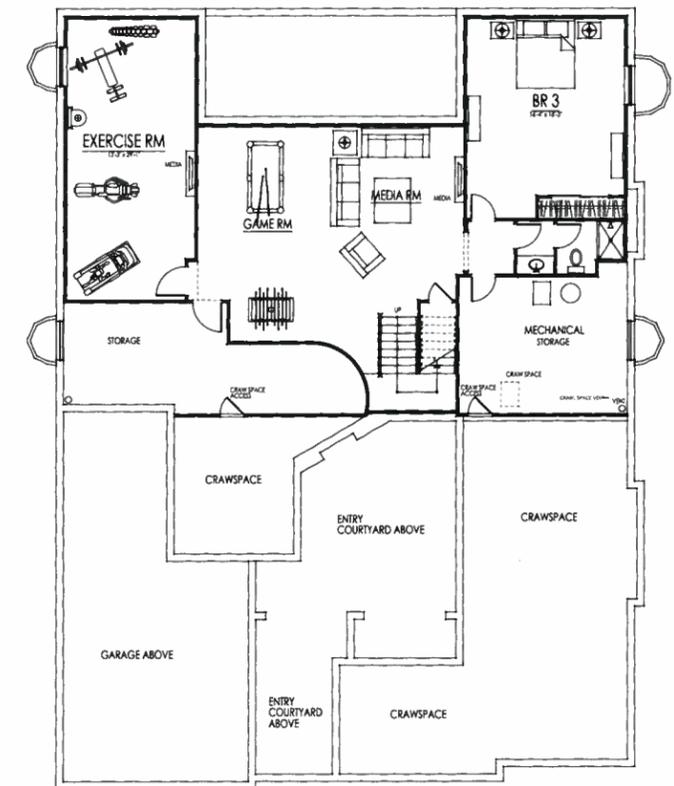


FRENCH COUNTRY



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OPTIONAL BASEMENT

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Building something amazing. It's what drives Celebrity Custom Homes. And every new day is a chance to outdo themselves. For over 50 years and two generations in the business, Celebrity has built some of Colorado's most thoughtful homes. They love what they do and it shows in their work.

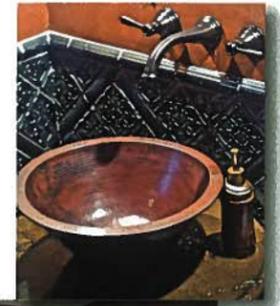
The secret to their longevity is surprisingly simple. Celebrity doesn't try to build the most homes, 18 to 20 a year maximum. Or the largest homes, although some are pretty impressive. And by staying small and nimble they are able to give every project their full expertise. Making sure even the parts you might never see are done beautifully and to their exacting standards.

They start by pouring nine-inch-thick foundation walls, an inch over code, to achieve a 40-percent increase in overall strength. Add to that, things like solid external sheathing to increase sheer integrity. And that solid sense of quality and stability permeates every aspect of the home.

Then, they extend those standards to the parts you see every day. Liberal use of custom tile in baths and entries, rich hardwood floors, fireplace mantels, cabinetry, bookshelves and trim, gourmet kitchens with Kitchen Aid® appliances, natural stone in outdoor spaces, hearths and basements.

Celebrity's homes are defined by brilliant design, premium materials, stunning craftsmanship and, of course, exceptional livability. They take pride in turning their plans into your home. Because if what they do inspires them, it'll inspire you.

CELEBRITY
CUSTOM HOMES



Plan Four: Ranch

- 2 bedrooms including a private guest apartment
- 2.5 - 3 Bathrooms
- Study
- Courtyard
- 3 Garage spaces

There are ranch homes. And then there's Plan Four at The Overlook. From the moment you step from the courtyard into the rotunda foyer, you know you've gone far beyond the ordinary. The great room and kitchen flow together to create a single sunlit space. With the optional folding NanaWall®, the flow extends to the outdoor room. A study, which can also serve as a second bedroom, has French doors leading to the courtyard. And Plan Four offers your guests not just a suite, but a private casita, complete with living and sleeping areas, a full bath and even a galley kitchen. It is truly a ranch like no other.

The Overlook



The Overlook stands as a beautiful example of what Heritage Hills is all about.

Providing a perfect counterbalance of diverse and interesting architecture but with an aesthetic continuity that pulls the community together. And, once you see it, you'll understand you're in a very special place ... within a very special place.

The Overlook features semi-custom homes ... but they are so much more. These semi-custom homes are offered by Celebrity Custom Homes, a custom home builder with over 50 years experience in the Denver area. So you get experienced craftsmanship, premium materials and attention to detail which a limited-edition builder can give. Things a production builder could never deliver for any price.

The French, English, Spanish and Italian inspired architecture is inspired in other ways too. With wide-open floorplans and rooms that flow intuitively from one to another, Overlook homes thoughtfully accommodate how modern multi-tasking families will use them. Generous family rooms, libraries, mud rooms, butlers pantries and casitas that create a private enclave for houseguests to make entertaining easy and enjoyable.

The final neighborhood to be built in Heritage Hills is Colorado living at its best. Perched atop the highest elevation in Heritage Hills and true to its name, The Overlook's prime location within the community offers Front Range and city views. To maximize that aspect, these homes include festive courtyards and outdoor rooms to take advantage of the quintessential Colorado lifestyle.

The Overlook in Heritage Hills is within walking distance to Light Rail, for easy access to downtown and the DTC. And still close to everything the community has to offer. This is your opportunity to build a semi-custom home in Heritage Hills and one that won't last long.



HERITAGE HILLS

A legacy of fine living awaits your family at Heritage Hills. After all, spectacular amenities, friendly neighbors and a short commute to work and shopping mean more quality time enjoying all that life here has to offer.

Located just minutes from Park Meadows Retail Shopping District and the Inverness and Denver Technological Center office parks, everything that residents of Heritage Hills need is close at hand, including award-winning Douglas County Schools and a grocery store within walking distance. Should you choose to go downtown for work, or arts and entertainment, your new community is also within walking distance to the Lincoln Light Rail Station. Traveling or skiing? Heritage Hills has easy access to both Denver International Airport and the mountain resorts via E- and C-470.

At Heritage Hills you don't have to trade the lifestyle you want for the location you need. Here, in addition to beautiful and well-crafted custom homes, you'll find wonderful amenities including, two junior Olympic-sized pools, tennis and basketball courts, a mini soccer field and play areas for kids, in addition to an active community association and close-knit neighbors.

With semi-custom homes priced from the low-\$700s and custom homes from \$1 million+, buyers are sure to find the perfect home in their price range.



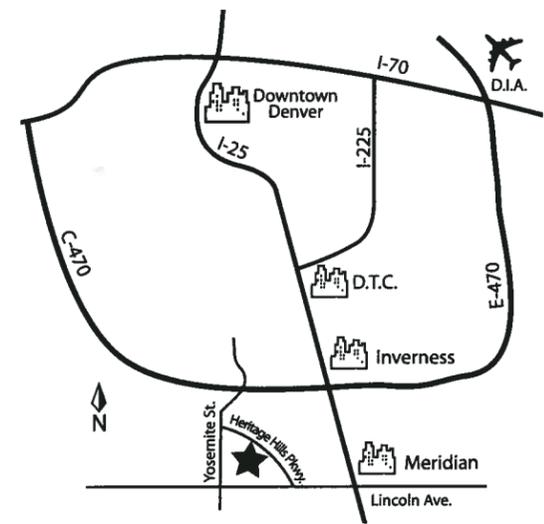
Plan Four
by Celebrity Custom Homes I, LLC

The Overlook

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