



THE RESORT COLLECTION

Prominently situated on The Inverness Golf Course are 36 unique Ranch Villas, the newest residences at Vallagio. With expansive living spaces and direct fairway level walkouts, these ranch homes are designed with quality finishes, 3-car garages and liveable floorplan designs.

VALLAGIO NEIGHBORHOOD LOCATION LOCATION LOCATION.....

Vallagio offers “at your doorstep” access to work and play!

- Just minutes from everything you love in South Denver, and Downtown
- Connectivity on your own terms... easy access to the dedicated light rail stop
- Centennial Airport is less than 10-minutes away for the serious business traveler
- Gateway to Major highway connectivity just minutes away

LOW MAINTENANCE LIVING

Leaving the chores behind and moving up to a low maintenance neighborhood like Vallagio, leaves more time for the important things in life. On the inside and outside, Vallagio offers carefree living and home choices to comfortably fit any lifestyle.

DIVERSE

A little bit urban and a little suburban, Vallagio offers an impressive collection of low-maintenance Lofts, condominium Flats, Rowhomes and Golf Villas creating a vibrant multi-generational neighborhood. The Resort Collection will feature a collection of low-maintenance Golf Villas and condominium Flats. In addition to the unique selection of residences, Vallagio offers its residents great choices in dining, services, and transportation.

INVERNESS GOLF CLUB

World Class resort amenities are just a stones throw away at the Inverness Hotel, Conference Center and Golf Course. You couldn't ask for a better neighbor offering spectacular vistas, a wealth of recreation, casual and formal dining experiences, and a high degree of luxury. The Inverness Hotel offers all the amenities of a world-class resort. Here, you'll enjoy a wide variety of on-site indoor and outdoor activities.



BY METROPOLITAN HOMES

INCLUDED FEATURES

THE RESORT COLLECTION

EXTRAORDINARILY APPOINTED INTERIORS

- 10'-22' ceilings on main level (per plan)
- 9'-10' ceilings on fairway (lower) level with walk-out access to Inverness Golf Course
- 10' ceilings on second level of two story home
- Horizontal gas fireplace in family room
- Central air conditioning
- Moulded core 8' interior doors with lever hardware
- Pull trowel drywall finish with interior paint color choices
- Laundry rooms with countertops & cabinets
- Tile floors in laundry room
- Metal and wood interior stair railings
- Slab granite countertops in powder room
- Hardwood floors in entry, powder, kitchen (per plan)
- Decorative brushed nickel lighting
- Ceiling fan pre-wire in all bedrooms, study and family room
- Spacious walk-in closets
- Rocker light switches throughout

DISTINCTIVE EXTERIORS

- Stucco and brick or stone exteriors
- 8' entry door
- Private decks with low-maintenance solid surface
- Tile roof with lifetime material warranty
- Decorative pavers on driveway, sidewalks and patios
- Garage doors with openers and key pad entry system
- Spacious decks and patios
- Gas line to deck

EXPRESSIVE KITCHENS

- 36"- 42" upper cabinets with under-cabinet lighting, crown moulding, and paneled islands
- Slab granite countertops with 18 gauge stainless steel under-mount sink
- Moen, 1 handle, pull-out faucet
- KitchenAid stainless steel appliances
 - Double wall ovens
 - Microwave
 - 36" gas cooktop with stainless steel hood
 - Quiet dishwasher
- Spacious pantries
- Oversized island seating with pendant lights

DISTINGUISHED MASTER BATHS

- Oversized shower with seat
- Vanity height cabinets
- 12" x 12" ceramic tile on counters, floors, and surround
- Moen voss, chrome, 8" spread faucets
- Frameless style shower enclosure
- Can lighting
- Spacious linen closets
- Kohler bath fixtures
- Poured shower pans with tile floors

SECONDARY BATHS

- Vanity height cabinets
- 6" x 6" matte tile tub surround and countertops
- 12" x 12" tile floors
- Moen voss, chrome, double handle faucets
- Can lighting
- Kohler bath fixtures

STRUCTURED LOW VOLTAGE WIRING

- CAT 5 and RG 6 coaxial cable
- Phone/data and cable ports in all bedrooms, family room, study, and kitchen

EXCEPTIONAL CONSTRUCTION

- Concrete and steel structural floors
- 18' wide by 8' high garage doors
- Carrier heating and cooling system
- 90% efficiency gas forced air furnace and hot water heater
- Energy Star Qualified®
- Low E, vinyl windows
- Fire sprinkler systems
- Three-car garage

BUILDER WARRANTY/CUSTOMER CARE

- 1-year builder warranty
- 8-year structural warranty
- Customer expectation and pre-construction meetings

PLAN 1, PLAN 2, PLAN 3

FRONT & REAR ELEVATION
PLAN AVAILABLE ON BUILDINGS 3-12





THE RESORT COLLECTION

PLAN 1
41'

PLAN 2
42'

PLAN 3
41'



PLAN 1
Main Level 1,950 sq. ft.
Fairway Level 860 sq. ft.
Total Finish = 2,810 sq. ft.

PLAN 2
Main Level 2,080 sq. ft.
Fairway Level 952 sq. ft.
Total Finish = 3,032 sq. ft.

PLAN 3
Main Level 2,058 sq. ft.
Fairway Level 840 sq. ft.
Total Finish = 2,898 sq. ft.

PLAN 1

THE RESORT COLLECTION

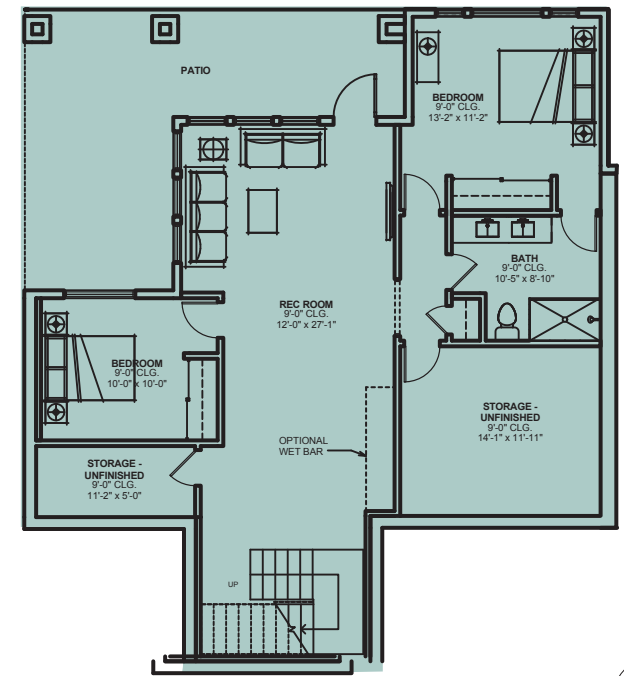
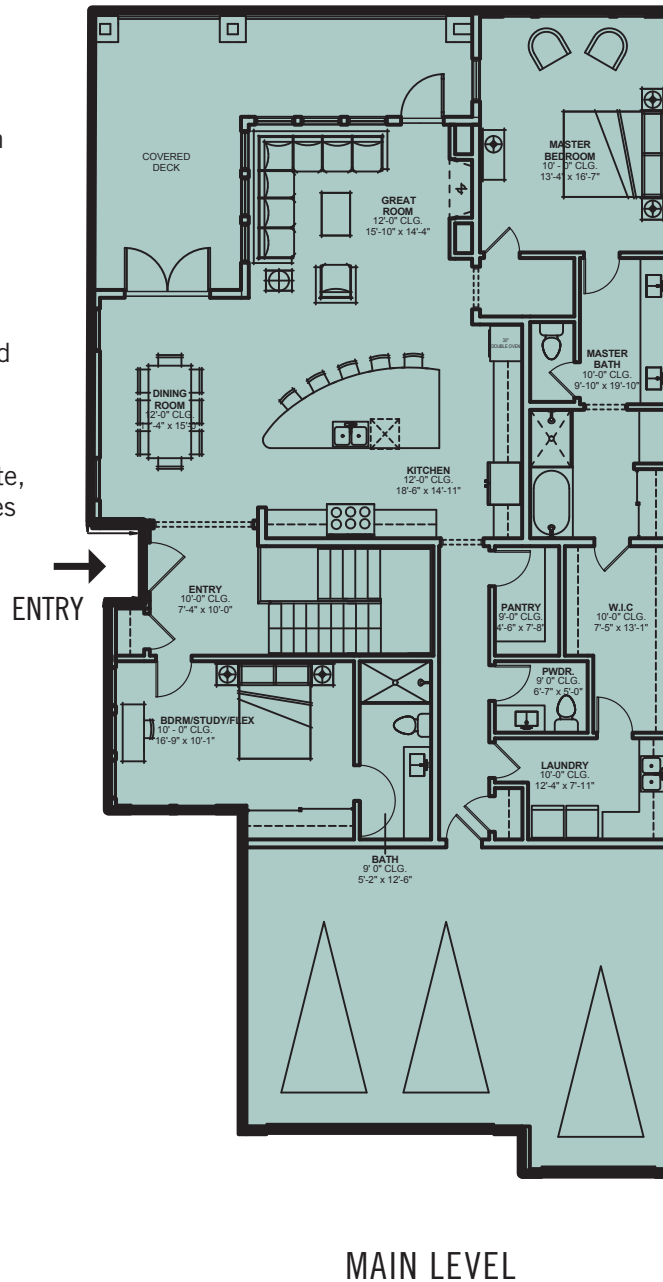
The cobblestone pathway leads you to the private side entry of this beautiful corner ranch villa. Upon entering your home, you are immediately drawn to the views out your floor to ceiling windows and the spacious wrap around deck. Light and bright, the great room, dining, and kitchen feel open and spacious, making casual or formal entertaining very comfortable. The thoughtful kitchen design includes island seating for 6, abundant cabinet and pantry storage, and gourmet appliances. Just off the great room is the master suite overlooking the green fairways. Also, on the main level is a powder bath, laundry room, and a private bedroom/flex suite, complete with a full bath. The fairway level provides room to expand for both sleeping and entertaining with 2 additional bedrooms, full bath, recreation room and unfinished storage.

4 Bedroom/Flex/ 3.5 Bath/ 3-car garage

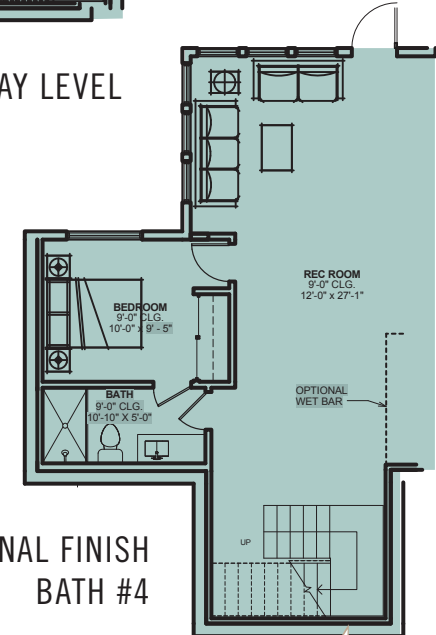
FINISHED LIVING AREAS (S.F)

Main Level	1,950
Fairway Level Finish	860
Total Finish	2,810

Additional Finish Option	77
Total With Optional Finish	2,887
Storage	+172-249



FAIRWAY LEVEL



OPTIONAL FINISH
BATH #4

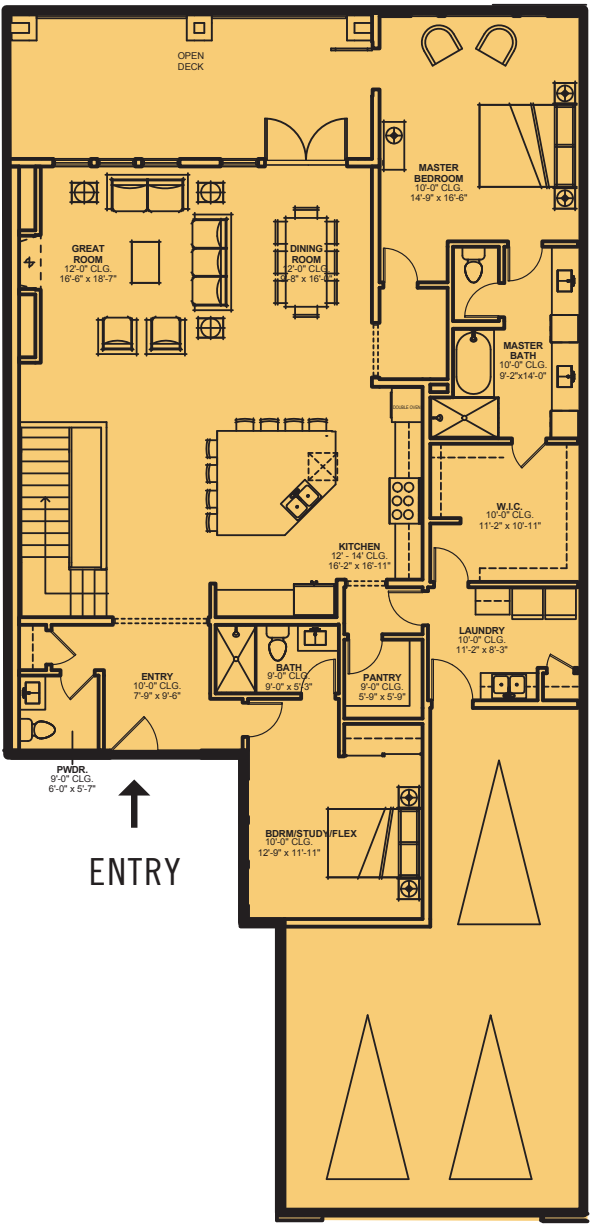
PLAN 2

THE RESORT COLLECTION

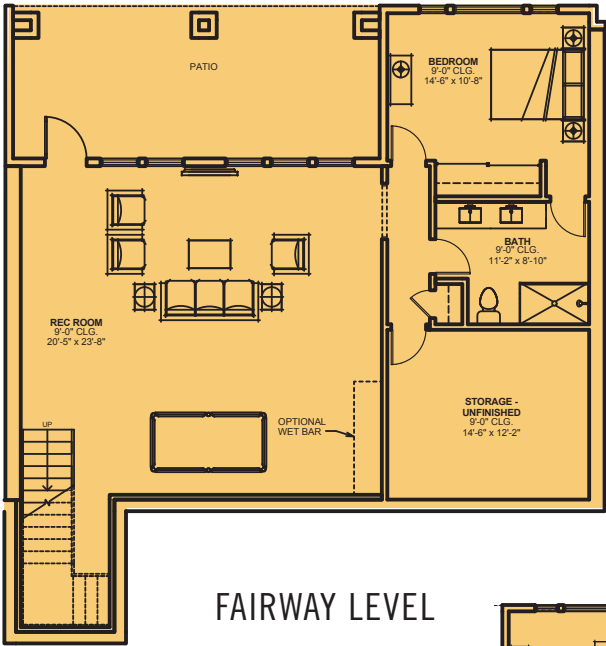
Walking through the landscaped courtyard to your front door sets the tone of space and warmth in this ranch villa home. The largest and widest of the three ranch villas, livability, comfort and style are key design elements. The spacious great room is highlighted by volume ceilings, and walls of glass that open onto to the large outdoor deck framing the fairway views. Entertaining or relaxing is easy in the grand kitchen with island seating for 8. Your private master suite provides fairway views, an oversized closet, and extended bath vanities. Flexibility for sleep or business, a guest suite/den with full bath is privately located off the entry. For additional recreation, guests, or entertainment, the fairway level provides an additional bedroom, bath, and entertaining space.

3 Bedroom/Flex/ 3.5 Bath/ 3-car garage

FINISHED LIVING AREAS (S.F)	
Main Level	2,080
Fairway Level Finish	952
Total Finish	3,032
Additional Finish Option	0
Total With Optional Finish	3,032
Storage	+200

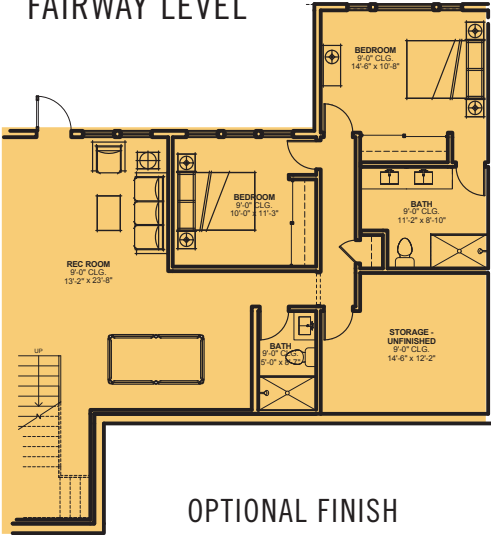


MAIN LEVEL



FAIRWAY LEVEL

OPTIONAL FINISH
BDRM #4



OPTIONAL FINISH
BATH #4

PLAN 3

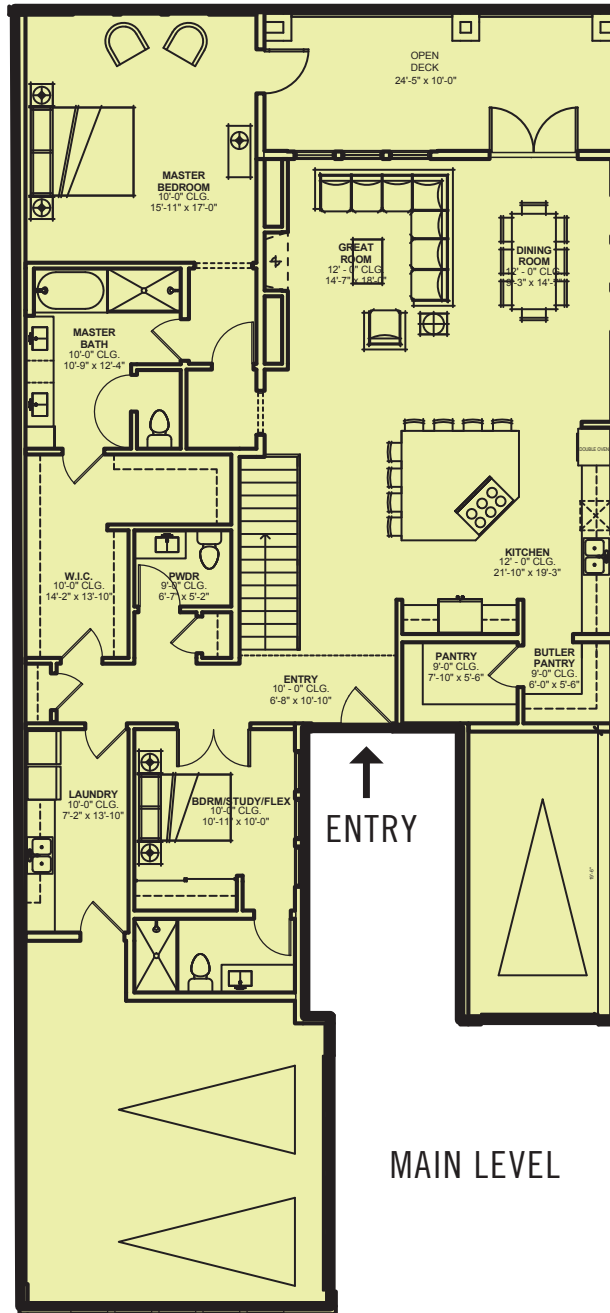
THE RESORT COLLECTION

A beautiful front courtyard makes the entry and approach to this home private and special. As you open the front door, the eye catching views of the Inverness Golf course are breathtaking. The open design with 12' volume ceilings and large rooms creates outstanding livability on one level. The gourmet kitchen with island seating for 8, provides great options for entertaining. Exclusive to this villa design is the butler pantry and kitchen window. Privately tucked away off the great room, is the largest master suite with his and hers closet space. To add to the form and function of this home, an additional bedroom/den is situated off the entry and courtyard providing privacy. The fairway level includes 2 additional bedrooms a rec room, and a four piece bath to provide optimum flexibility.

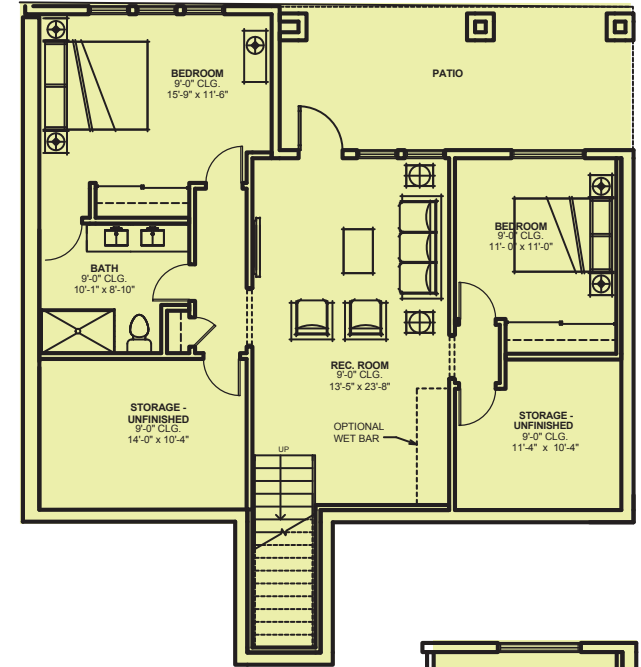
3 Bedroom/Flex/ 3.5 Bath/ 3-car garage

FINISHED LIVING AREAS (S.F)

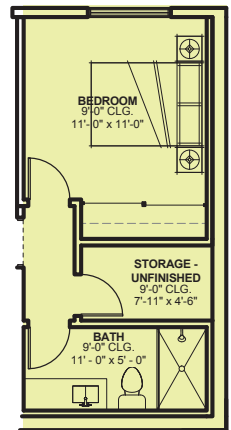
Main Level	2,058
Fairway Level Finish	840
Total Finish	2,898
Additional Finish Option	60
Total With Optional Finish	2,958
Storage	+217-277



MAIN LEVEL



FAIRWAY LEVEL



OPTIONAL FINISH
BATH #4

WESCOTT, HOLLYHOCK, ISIDORE

FRONT & REAR ELEVATION
PLAN AVAILABLE ON BUILDINGS 1 & 2



WESCOTT, HOLLYHOCK, ISIDORE

SIDE ELEVATION

PLAN AVAILABLE ON BUILDINGS 1 & 2



RIGHT ELEVATION - 1/4" SCALE



LEFT ELEVATION - 1/4" SCALE

THE RESORT COLLECTION

WESCOTT
41'

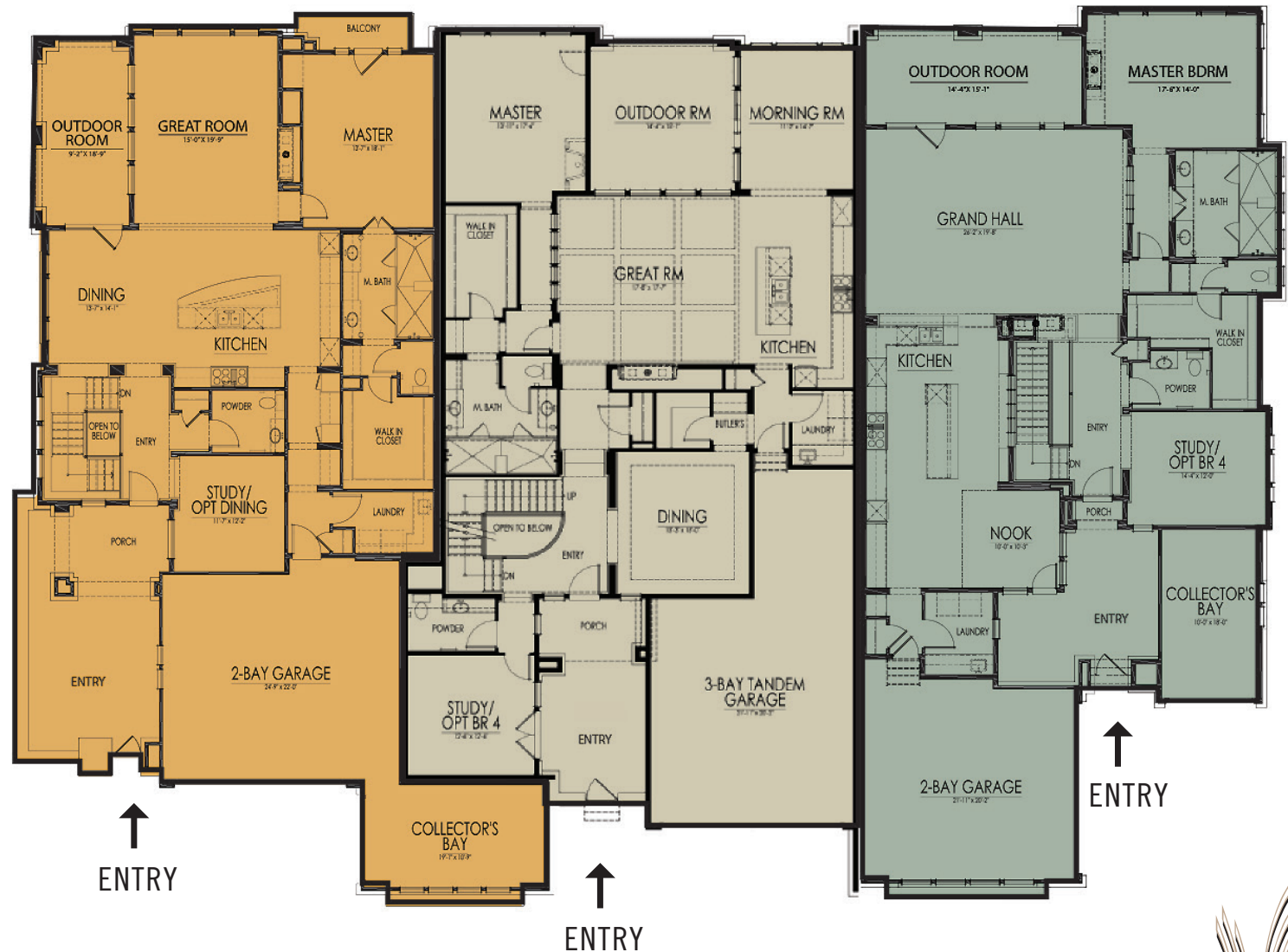
HOLLYHOCK
41'

ISIDORE
41'

WESCOTT 4981
Main Level 1,911 sq. ft.
Fairway Level 1,550 sq. ft.
Total Finish = 3,461 sq. ft.

HOLLYHOCK 4983
Main Level 2,335 sq. ft.
Fairway Level 1,532 sq. ft.
Total Finish = 4,769 sq. ft.

ISIDORE 4982
Main Level 2,172 sq. ft.
Fairway Level 1,687 sq. ft.
Total Finish = 3,859 sq. ft.



WESCOTT 4981

THE RESORT COLLECTION

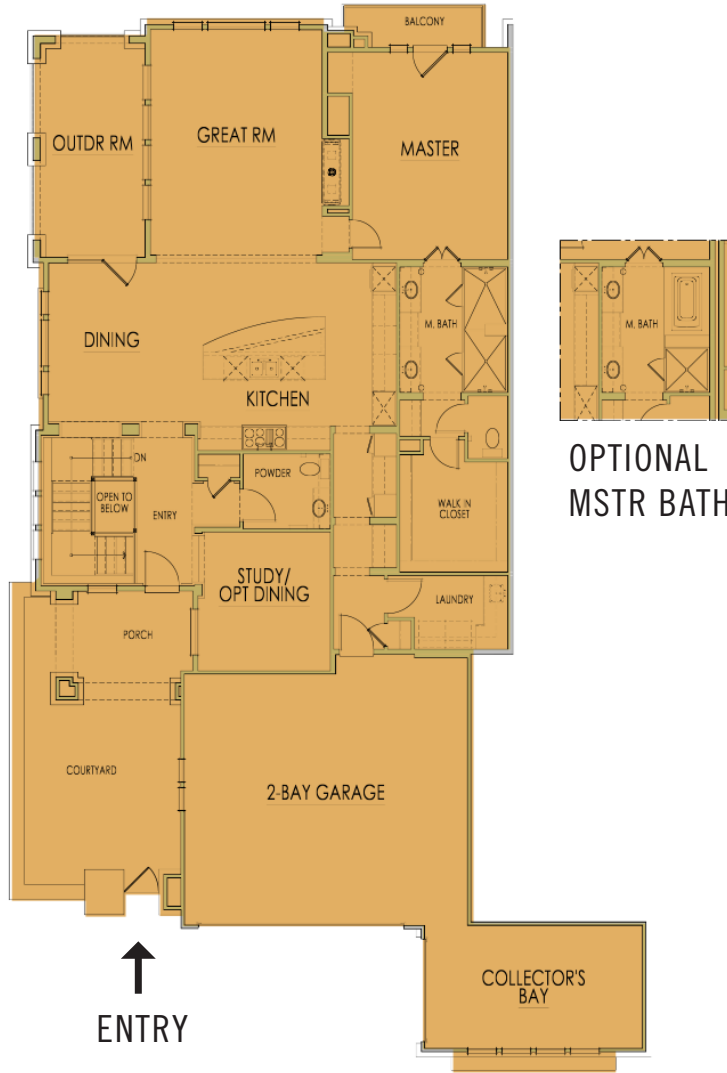
This contemporary corner ranch home provides immediate views of the Inverness Golf Course through the floor to ceiling windows. Large rooms on the main floor are perfect for formal or casual entertaining. The oversized great room, dining room, grand kitchen, and private owners retreat all offer beautiful views of the golf course. A Main floor study is conveniently tucked away at the entry to provide space for a home office. Open to below, the fairway level finish is large and bright providing room for guests or family. Included is a Jr. Master suite with private bath, an additional bath for guests, hobby space and plenty of storage. Exclusive to this home is the 800+ sq.ft of garage space and storage!

2 Bedroom/ Study/Flex/ 3.5 Bath/ 3-car garage

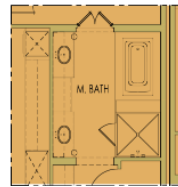
FINISHED LIVING AREAS (S.F)

Main Level	1,911
Fairway Level Finish	1,550
Total Finish	3,461

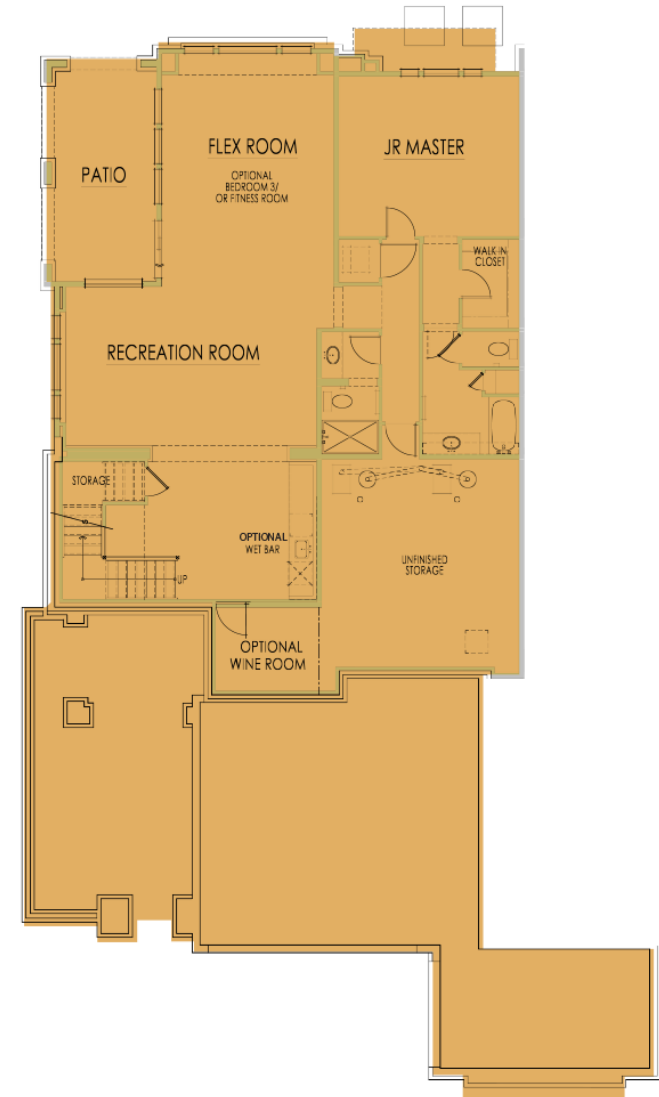
Additional Finish Option	0
Total With Optional Finish	3,461
Storage	+420



MAIN LEVEL



OPTIONAL
MSTR BATH



FAIRWAY LEVEL



HOLLYHOCK 4983

THE RESORT COLLECTION

The largest of all designs, the Hollyhock is grand and open. Accommodating any lifestyle, this main floor master offers spacious and flexible living on every level. The soaring entry features a two story curved staircase providing a beautiful centerpiece for this home. The great room is accentuated by the oversized kitchen, bright and sunny morning room, and generous outdoor livingroom. Stunning views of the golf course can be seen from every window. Off the great room, is the gracious master suite including a large closet and a bath suite with his and hers vanities. The second level provides two additional bedrooms, each with a private bath, and a loft space. Moving to the fairway level, more expansive living can be found in the oversized recreation room, and the Jr. Master Suite.

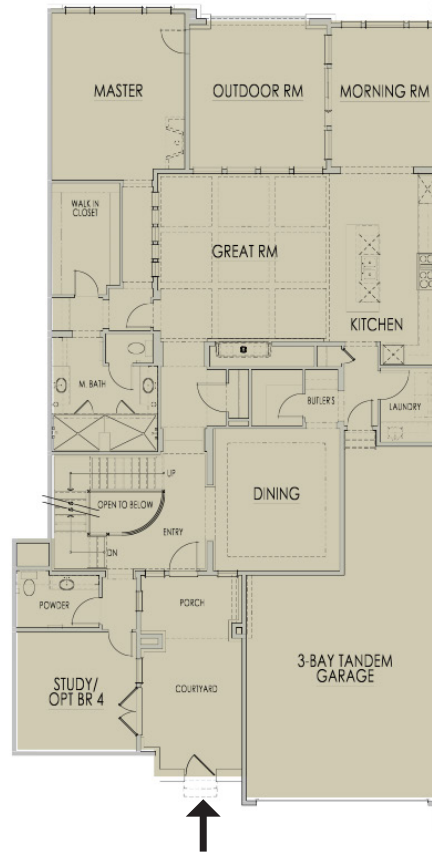
4 Bedroom/ Loft/Morning Rm/ Study/ 4.5 Bath
3-car garage

FINISHED LIVING AREAS (S.F)

Main Level	2,335
Fairway Level Finish	1,532
Upper Level	902
Total Finish	4,769

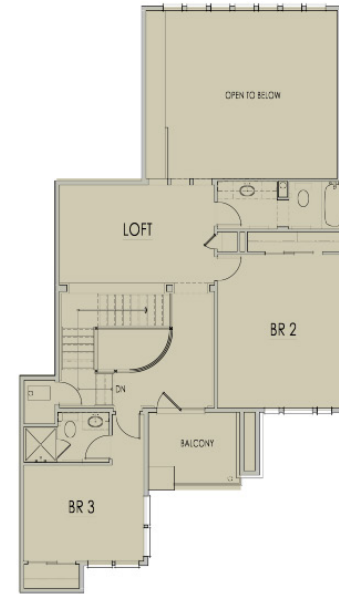
Additional Finish Option	0
Total With Optional Finish	4,769
Storage	+508

OPTIONAL MSTR BATH

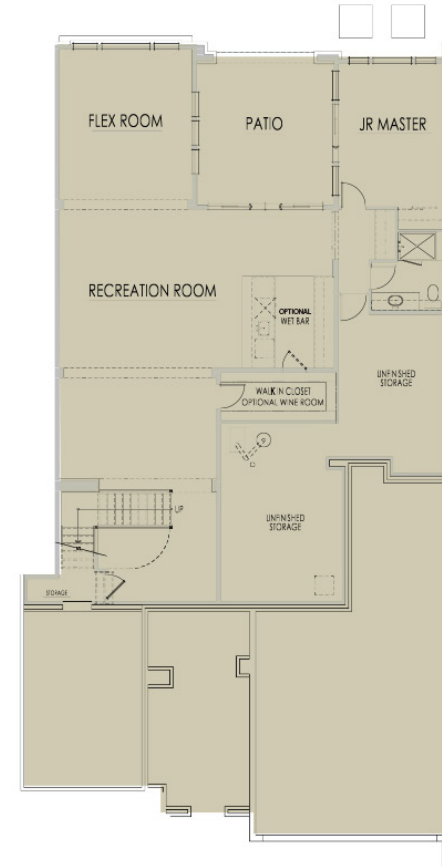


ENTRY

MAIN LEVEL



UPPER LEVEL



FAIRWAY LEVEL



ISIDORE 4982

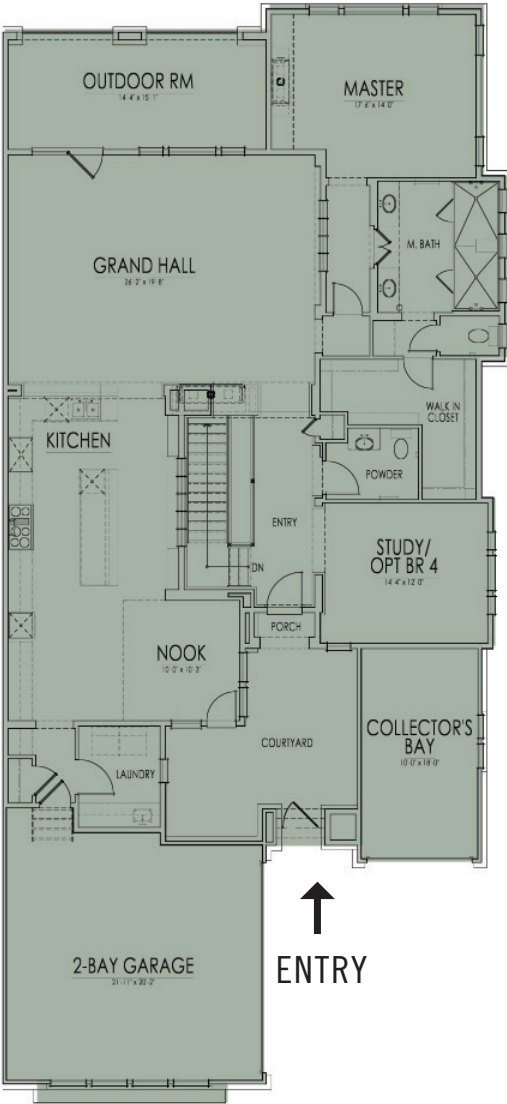
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As you pass through the iron gate, a spacious and private cobblestone courtyard leads you into this corner ranch home. Warm and inviting, the Grand Room is perfect for casual or formal entertaining. If more space is needed the covered outdoor livingroom can accommodate your large number of guests. The very large gourmet kitchen offers island seating, two full walls of cabinet storage, a breakfast room and accessible to a private courtyard. In addition to a private and beautiful master suite, the main floor is set up with a spacious home office and powder bath. The fairway level includes a Jr. Master Suite, third bedroom, 2 full size baths, storage, and two recreation areas to fit your lifestyle.

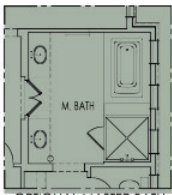
4 Bedroom/ Study/Flex/ 3.5 Bath/ 3-car garage

FINISHED LIVING AREAS (S.F)	
Main Level	2,172
Fairway Level Finish	1,687
Total Finish	3,859

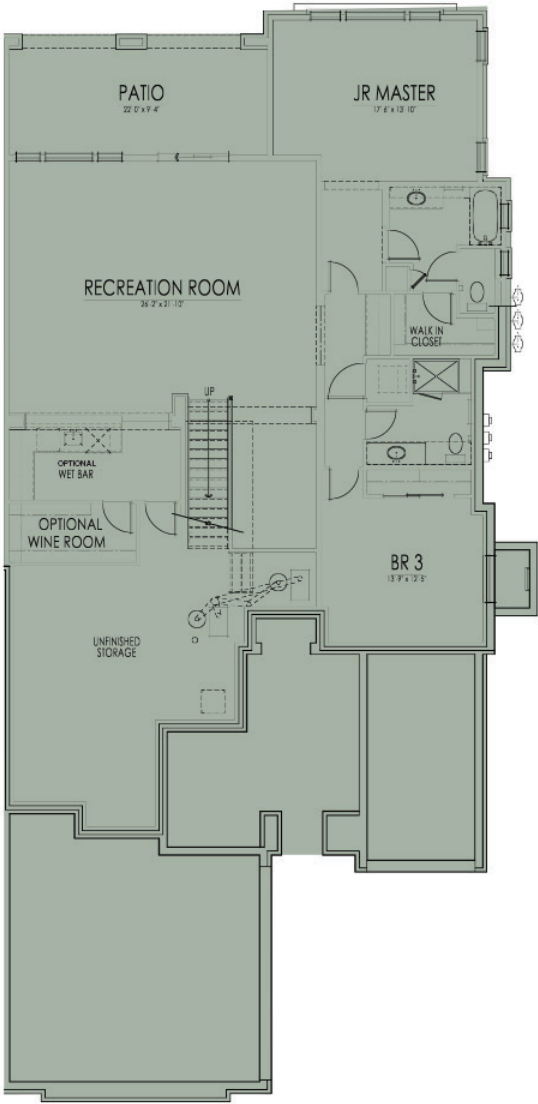
Additional Finish Option	0
Total With Optional Finish	3,859
Storage	+484



MAIN LEVEL



OPTIONAL
MSTR BATH



FAIRWAY LEVEL

SITEPLAN

THE RESORT COLLECTION



SITEPLAN

VALLAGIO NEIGHBORHOOD



VALLAGIO - THE RESIDENCES

- Flats
- City Rowhomes - Series 2
- Golf Villas
- Luxury Apartments
- City Rowhomes - Series 1
- City Rowhomes - Series 3
- Retail/Lofts

VALLAGIO - THE RESORT COLLECTION

- Golf Villas
- Future Development

