



# SOLSTICE™





\*Photo courtesy Denver Botanic Gardens. Photo by Scott Dressel-Martin.

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- ❖ Surrounded on three sides by Chatfield State Park offering canoeing, paddle boarding, camping, swim beach, fishing, off-leash dog park, and a marina.
- ❖ Less than 15 minutes to our south is Roxborough State Park and Waterton Canyon Recreation Area.
- ❖ The High Line Canal Trail runs right through Solstice with a 37-acre linear park.
- ❖ The High Line House currently features a pool and fitness facility. Coming soon will be the clubhouse and outdoor gathering places.
- ❖ Six miles of recreational trails and 35% of our land is dedicated to open space.
- ❖ Two parks with a pavilion, a gazebo, a playground, and fields for community gatherings and events.








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# SOLSTICE

A *Sho* Community

HOME COLLECTIONS	
	Harmony Collection
	Horizon Collection Ranch-Style Living
	Stargaze Collection
	Trails Edge Collection
	Reflection Collection Ranch-Style Living

To:  
 • ARROWHEAD GOLF CLUB  
 • UCHEALTH STERLING RANCH MEDICAL CENTER

To:  
 • DENVER TECH CENTER  
 • PARK MEADOWS MALL

To:  
 • CHILDREN'S HOSPITAL SOUTH  
 • UCHEALTH H.R. CAMPUS  
 • HIGHLANDS RANCH TOWN CENTER

To:  
 • COYOTE CREEK ELEMENTARY SCHOOL  
 • RANCH VIEW MIDDLE SCHOOL  
 • THUNDERRIDGE HIGH SCHOOL

- Estimated 1,100 homes within the community at completion
- \$158 per month HOA and Metro District
- 1.19% Property taxes
- Serviced by Centennial Water

# SOLSTICE FREQUENTLY ASKED QUESTIONS

A scenic landscape at sunset or sunrise. The sun is low on the horizon, casting a warm glow over a vast, open field. In the foreground, a dirt road curves through the landscape, flanked by trees with autumn foliage. The background shows rolling hills and mountains under a sky with soft, wispy clouds. The overall mood is peaceful and serene.

# HIGH LINE HOUSE FEATURES

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- Outdoor Pool
- Movement and Fitness Studio
- Great Room
- Bar/Lounge
- Catering Kitchen





# HORIZON COLLECTION

- Single-Family Detached
- 4 Ranch Plans
- 1,832 – 3,215 Sq. Ft.
- 2 – 4 Bedrooms
- 2 – 3.5 Bathrooms
- Priced from the upper \$500s to the \$600s



# PLAN 4082 – RISING MOON

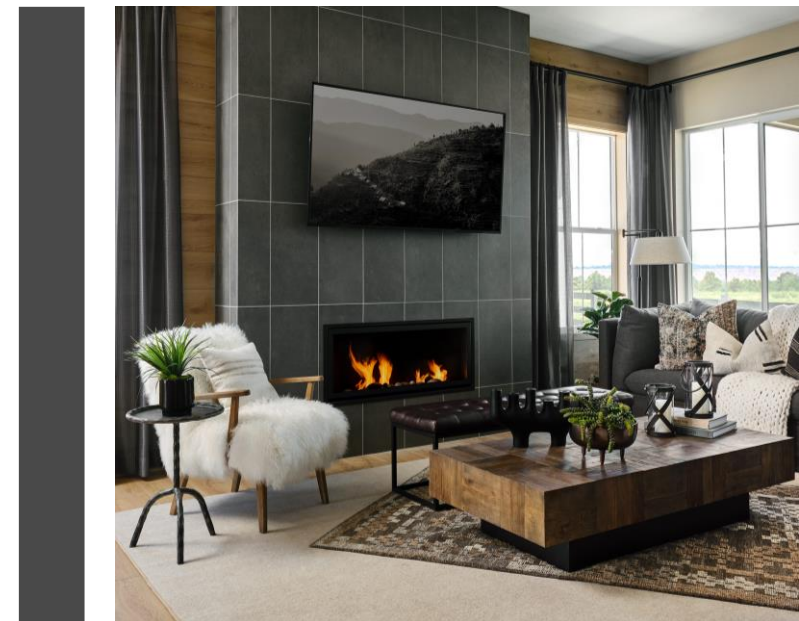
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# PLAN 4084 – AMBER LIGHT

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# REFLECTION COLLECTION

- Single-Family Detached
- 4 Ranch Plans
- 2,369 – 4,022 Sq. Ft.
- 2 – 4 Bedrooms
- 2.5 – 4.5 Bathrooms
- Priced from the upper \$600s to the \$700s



# PLAN 5083 - BROOKSIDE



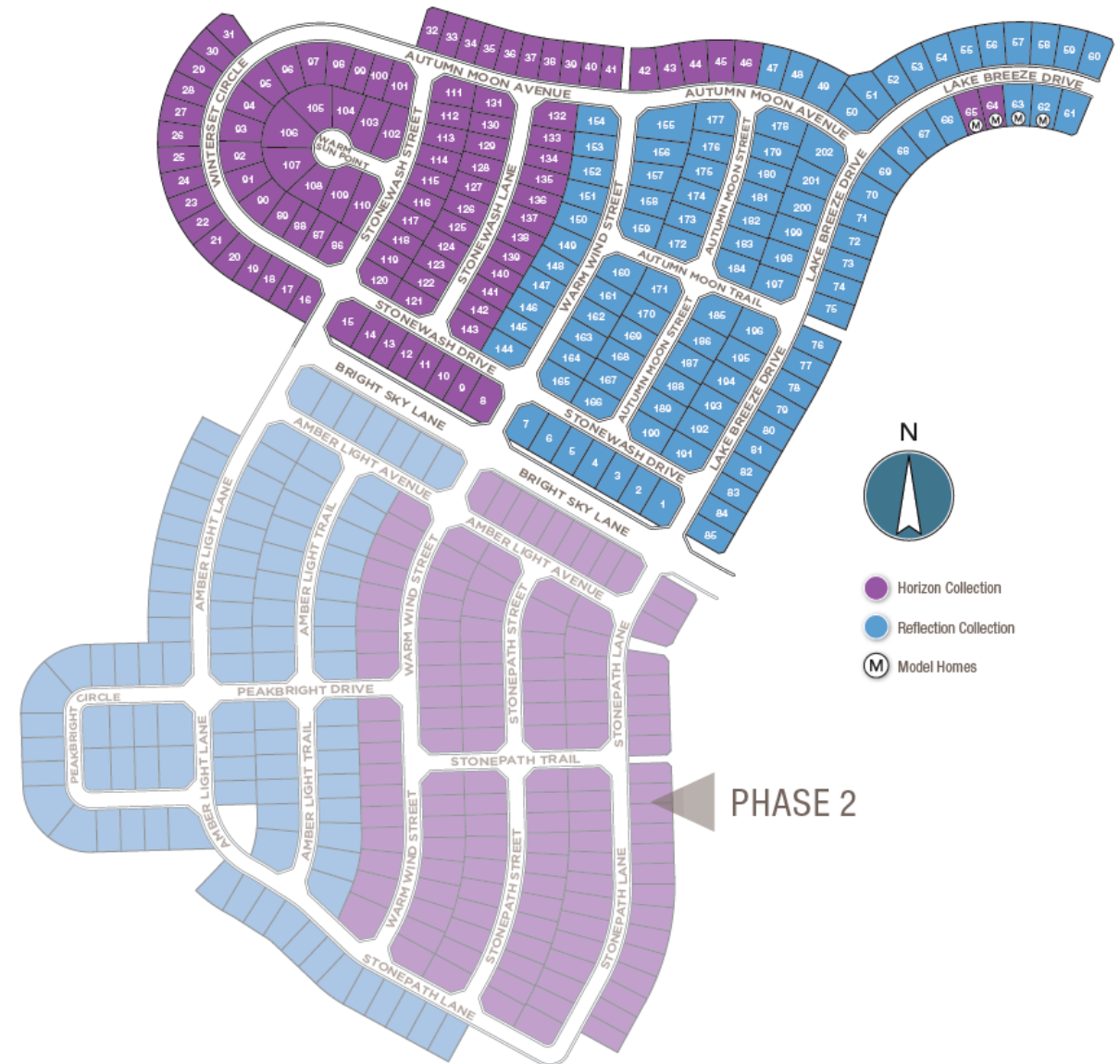
PLAN 5087 - STILLWATER

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# HORIZON & REFLECTION COLLECTION HOMESITES

Floorplans are available on our website:

- [SheaHomes.com/Horizon](https://SheaHomes.com/Horizon)
- [SheaHomes.com/Reflection](https://SheaHomes.com/Reflection)





# HARMONY COLLECTION

- Single-Family Detached
- 5 Two-Story Plans
- 2,026 – 2,740 Sq. Ft.
- 3 – 5 Bedrooms
- 2.5 – 4 Bathrooms
- Priced from the upper \$500s to the \$600s



# STARGAZE COLLECTION

- Single-Family Detached
- 1 Ranch Plan
- 4 Two-Story Plans
- 2,230 – 4,467 Sq. Ft.
- 2 – 6 Bedrooms
- 2.5 – 5.5 Bathrooms
- Priced from the mid \$600s to the \$700s



# TRAILS EDGE COLLECTION

- Single-Family Detached
- 4 Two-Story Plans
- 1 Multi-Generational Plan
- 3,538 – 5,789 Sq. Ft.
- 3 – 8 Bedrooms
- 2.5 – 7.5 Bathrooms
- Priced from the upper \$700s to the \$800s

# QUESTION OF THE DAY?

A woman with blonde hair tied back, wearing a bright pink tank top and black leggings, is running away from the camera on a dirt path. The path is surrounded by tall grass and dense green trees. In the background, a range of blue mountains is visible under a clear sky. The overall scene is bright and natural.

How many miles of adventure is  
the High Line Canal?



A photograph of a modern, two-story house with blue horizontal siding and white vertical accents. The house features a large window with a white frame and a dark door. The word "QUESTIONS?" is overlaid in large, white, sans-serif capital letters across the center of the image. The house is set against a dramatic, colorful sky at dusk or dawn. A black metal fence is visible in the foreground, and a small sign with the name "Shea" is visible above the glass entrance on the left.

QUESTIONS?