

# The heart of Northern Colorado

Centerra is conveniently located and easily accessible.



A small sampling of the awards that just keep coming for Loveland and nearby Fort Collins:

- ▶ No. 1 Best Place to Live, Money Magazine
- ▶ No. 1 Best Place to Reinvent Your Life, AARP Magazine
- ▶ One of the 10 Best Places to Live, U.S. News Media Group

Learn what makes Centerra exceptional at [centerra.com](http://centerra.com).



A community alive with a cool urban vibe. Wide-open spaces that captivate. A perfectly balanced, exceptional life in the heart of Northern Colorado.

IMAGINE NATURE AS YOUR NEIGHBOR

- ▶ 275 acres of open space
- ▶ 4 miles of hiking/biking trails
- ▶ 2 lakes: Houts Reservoir and Equalizer Lake



CENTERRA IS MORE THAN DIFFERENT.  
IT'S EXCEPTIONAL.

# An extraordinary place to live

Centerra, a master-planned community in Loveland, Colorado, is quiet neighborhoods, wetlands and wildlife and nearby cafés, shops and stores.

But what makes Centerra remarkable is our commitment to the natural environment and sustainability.

- ▶ An easy local and regional commute: Centerra is a **transit-oriented development** with local bus service as well as Bustang rapid transit on I-25 along the Front Range.
- ▶ With a mission of restoring nature, the **High Plains Environmental Center** is a community gem that offers special programs for kids, a community garden and more.
- ▶ **Earth-friendly practices** such as dark sky lighting and recycled building materials.
- ▶ Larimer County's top 10 employers are a quick, **15-minute-or-less commute** from Centerra.

## HOME TO MORE THAN 130 ANIMALS

Bullfrogs, beavers, blue darner dragonflies, barn owls, pelicans and broad-tailed hummingbirds among them.

## NEED A BIGGER DOSE OF NATURE?

Escape to Rocky Mountain National Park, Big Thompson Canyon or Grand Lake for camping, fishing and hiking.



# A tapestry of people

Centerra attracts people seeking that sweet spot of peace and pizzazz: a beautiful home in a quiet neighborhood, outdoor adventure, new friends, healthy and thoughtful living.

Your future neighbors are highly educated, with **nearly half holding a college or professional degree** and boasting an **annual average income of \$80,000** within a 20-mile radius of Centerra.

They range from young singles attending a nearby university to growing two-income families to contented retirees.



## MILLENNIALS, FAMILIES, EMPTY-NESTERS AND MORE

Kids under 16	18%
Millennials	28%
Gen X	8%
Baby Boomers	25%
Seniors	10%

# Ideal and idyllic

Whatever your lifestyle and aspirations, there is a home for you here.

## **CENTERRA NEIGHBORHOODS**

All that is good about living at Centerra, the Lakes at Centerra offers everything from town houses and patio homes to premier collection single-family homes.

High Plains Village offers a range of choices for over 500 families, including condominiums, town houses and single-family homes.

## **CENTERRA CONDOMINIUMS**

Lakeshore at Centerra boasts moderately priced two-bedroom, two-bath condominiums with designer finishes, air conditioning, maple cabinetry and more.

The Flats at Centerra Condominiums, now under development, will offer energy-efficient, one-, two- and three-bedroom condos with smart-home-ready technology.

## **CENTERRA APARTMENTS**

Lake Vista offers energy-efficient studios and one-, two- and three-bedroom luxury apartments and has a swimming pool and spa among other amenities.

Eagle Ridge at Loveland's 169 apartment homes offer air conditioning, attached garages, full-size washers and dryers, high-speed internet access and more.

Park Regency at Loveland is a 104- luxury unit Bethesda Senior Living Community offering independent and assisted-living wellness services.

Reserve at Centerra is affordable two- and three-bedroom apartment living with spacious kitchens, additional storage and private patios or balconies.



An aerial photograph of a well-manicured park. In the foreground, a stone wall follows a curved path. The middle ground features a large, calm pond reflecting the sky, surrounded by lush green lawns and various trees. Several stone sculptures are scattered throughout the landscape. In the background, a parking lot and some industrial structures are visible under a clear blue sky.

The beauty of a thoughtfully designed community

**MORE THAN 82 HAND-CARVED STONE SCULPTURES**

Chapungu Sculpture Park – the only permanent art exhibit of its kind in the United States – is an ideal place for your kids to play hide and seek while you enjoy an evening concert.

You can walk, bike or take a quick drive to almost everything you need and never leave Centerra's borders.

### SHOPPING

The **Promenade Shops at Centerra** and **The Marketplace at Centerra** are premier shopping destinations for northern Colorado with over 100 shopping options and fun, family events. Or grab a freshly brewed coffee and pastry at the **High Plains Neighborhood Center**. Under development, the center already offers banking and a post office. You even have easy access to everything automobile – from purchasing to service – at the eight-dealer **Motorplex at Centerra**.

### DINING

Looking for a stack of pancakes on a weekend morning? Craving a ribeye steak or maybe a fabulous pear and pecan salad for dinner? Centerra has 40 eateries from which to choose. And, Centerra's summertime lunch **Food Truck Roundups** are a big hit.

### MEDICAL SERVICES

Centerra's active, healthy residents enjoy topnotch medical services right in the neighborhood. **UCHealth Medical Center of the Rockies** is a 166-bed hospital and Northern Colorado's only level II trauma center. With more than 20 clinics and medical/dental offices, the **UCHealth system** offers specialized clinics for a range of health issues and two large medical office buildings.

### EDUCATION

Your younger children can attend **Centerra's High Plains School**, a new, unique STEAM (Science, Technology, Engineering, Arts and Math) school for preschoolers through 8th-graders, or any one of the other nearly 30 area elementary, middle and high schools located within the **Thompson School District**. Top-quality day care is available as well.

Heading to college? You're just 45 minutes from three major universities and the **University of Northern Colorado Loveland Center at Centerra** offers specific academic programs only minutes from home.

