

atHome

**THE LAKES AT CENTERRA
IN LOVELAND:
Enhanced by Nature's beauty
and life's conveniences**



Quick Guide and Featured Open Homes

Looking for a home? View comprehensive listings of local open houses taking place this weekend from all across the area.

After the Storms

Mother Nature's months of moisture has left gardeners with everything from bugs to battered foliage. Find out what to do with those battered bushes.

Setting the Right Listing Price for Your Home

Asking prices can be tricky business. Too high or too low can mean consequences for the seller. What is the best way to go about setting the price?

The Lakes at Centerra in Loveland: Enhanced by Nature's beauty and life's conveniences

**By Judy Finman, At Home
Photos by Tim Siebert**

This is the ultimate lifestyle community, with lakeside living, mountain backdrops and community amenities. Developed by McWhinney, it stars four popular builders: Boulder Creek Neighborhoods, TRI Pointe Homes, Village Homes and Wonderland Homes.

They offer more than 30 different floor plans, with homes to fit any family's lifestyle. Homebuyers can choose from low-maintenance attached town homes, low-maintenance patio homes, and single-family homes on a range of lot sizes. Prices start from the high \$200,000s for town homes and from the mid \$300,000s to \$500,000s-plus for patio and single-family homes. There are 13 beautifully decorated model homes for homebuyers to tour and enjoy.

The newest residential community at Centerra – in Loveland's award-winning master-planned community – The Lakes at Centerra is conveniently located off Boyd Lake Avenue and Highway 34. Major employers, retail, dining, medical center, fitness center and everyday conveniences and services are just minutes away.

"The community amenities are unparalleled," says Kim Perry, McWhinney Vice President of Community Design and Neighborhood Development.

When you want to unwind, 275 acres of protected lakes, wetlands, and neighborhood pleasures await you. Enjoy a quiet paddle on the lake, a stroll along the miles of trails, or simply soak in the natural beauty that surrounds you at every turn. At the Lake Club residents relax from their hectic daily routine by gathering fireside, dockside or poolside in a comfortable outdoor setting.

The Lakes at Centerra includes a new Thompson School District pre-K through 8th-grade school that is under construction now and will be opening in August 2016. Students and staff will enjoy immediate access to the neighborhood, nature, open space, trails, and hands-on learning opportunities within High Plains Environmental Center.

"The minute you're a homeowner here, you're a member of our new lifestyle community and can participate in all we offer," says Perry. "You don't have to wait until your house is finished. The pool and clubhouse are open, and the playground/picnic

pavilion is ready. There are kayaks at the boat dock for you to paddle away in. Enjoy walking or jogging the miles of trails. The active lifestyle includes events, like monthly potluck get-togethers, a summertime luau and many other activities where residents get to know their neighbors.

"More than sixty homes are under construction now. Some are available for move-in, and others are in earlier stages where you can choose many of the finishes."

Location

With its convenient location at the interchange of I-25 and Highway 34, The Lakes at Centerra is easily accessible from every direction. Just one

look at the map and it's clear: The Lakes at Centerra is ideally situated in the heart of Northern Colorado, less than one hour from DIA, downtown Denver and Rocky Mountain National Park.

A new homeowner moves in

Scott and Linda Neal are the second residents to move into The Lakes at Centerra. They had three clear reasons for choosing the new community.

"We lived in Windsor, right off County Road 5, and came here for years," Scott says. "We walked around the lake, enjoyed the wildlife. It's a nice size trail around the lake – the perfect size. In fact, there are two



Kayaks await residents looking for a peaceful paddle at the boat dock.



The pool and playground make family fun a short walk away.

and also for families. They are building a STEM school that the kids can walk to, and they can walk also to the High Plains Environmental Center.

“We have had a wonderful experience working with Boulder Creek, and also with the HOA here. The HOA works out of the clubhouse and organizes activities like potlucks and barbecues for people to meet their neighbors. And they help us stay connected to opportunities for volunteering.”

Visit the model homes and lakeside clubhouse

Visit the lakeside clubhouse and 13 beautifully decorated model homes by the four premier builders. The Lakes at Centerra is at 4555 Long Pine Lake Dr. (off Hwy 34 and Boyd Lake Ave.), Loveland. For more information about the community and the exciting housing choices from the four builders, call 970.962.9990, and take a look at lakesatcenterra.com

The \$1,500 Homebuyer Voucher Program

The \$1,500 Homebuyer Voucher is a limited-time offer in June, exclusively for homebuyers, that may be applied during the contract process and may be reflected in the contract price. The discount may be applied to specific builder upgrades, options, finance credits, or discounts off the purchase price of the home at the discretion of each individual builder at the Lakes at Centerra. Vouchers are available at the Lake Club seven days a week during regular business hours.

The homebuyer voucher will be applied to a signed and fully executed home purchase contract that falls within the 30-day period. Registration with one builder does not translate into registration with any other builder.

The voucher must be signed and dated by an approved Lakes at Centerra representative. A homebuyer must be registered with the builder or builders of choice and under contract within 30 days of the approved voucher date to take advantage of the \$1,500 discount.

Other rules and restrictions may apply, and the Program may be canceled at any time without notice.

lakes, and if we're up for it, we walk around both lakes. It takes about an hour.”

Besides their connection to the lakes, he says, “We're approaching 65 and thought it was a good idea to turn the outdoor maintenance over to someone else.”

And, the piece de resistance was, “They had the patio homes we wanted by Boulder Creek Neighborhoods.”

Since the Neals moved in at the beginning of May, they have

found even more to like. “We're very happy to be living here. We're familiar with McWhinney developments. When you drive in to this community, even with all the building going on, you see manicured landscaping. It is a quality development, and that impresses us.” What he calls “the icing on the cake” are the very nice clubhouse and pool, and kayaks on the lake.

“This community is designed for people who want to retire