



# Lyric™, Life Beautifully Connected



The new-home community of Lyric at RidgeGate™ will become part of a wonderfully imagined suburban city boasting several light rail stations, excellent city services, well-recognized schools and neighborly, residential communities. It's home to major employers like Charles Schwab, Kiewit, Lockheed Martin, and Sky Ridge Medical Center; a premier retail and restaurant destination in Park Meadows; and abounding recreational opportunities, from trails and open space to championship golf, and nearby Rueter-Hess Reservoir.

RidgeGate is a mixed-use, master-planned community in Lone Tree, Colorado. The community encompasses a total of 3,500 acres (six square miles) and is designed to integrate natural and urban amenities and residential neighborhoods with beautiful natural open space, parks, and trails. Dynamic shopping, dining, wellness, and business districts are easily accessible and walkable, connecting residents to shopping, entertainment, and business.



## LYRIC™ AT A GLANCE

- 699 total acres, located east of I-25 in the city of Lone Tree. Lyric™ is a perfect complement to RidgeGate's natural approach to urbanism, a beautiful balance of nature's restoration with a city's energy.
- Approximately 1,900 single and multi-family homes by a variety of builders ranging from condos and townhomes to single-family detached homes—including two-story, ranches, cottages, and patio homes.
- Located within the well-recognized Douglas County School District. Children in Lyric at RidgeGate™ will attend Eagle Ridge Elementary School, Cresthill Middle School, and Highlands Ranch High School. There are nearby private and charter schools as well.
- Great news for the community! Douglas County's 2024 bond will fund a new neighborhood elementary school, slated to open in August 2027 (2027-2028 school year).
- Homeowners assessments are \$240/month per household, and will cover the operation and maintenance of Lyric™ Owners Association, Inc. owned parks, open space, trails, landscaping, and community amenity.
- Property tax is estimated to be approximately 1.11% of the sales price of the purchased home.
- Water/wastewater services provided by Parker Water & Sanitation.
- Natural gas and electric services provided by Xcel Energy.
- Trash collection services provided by the City of Lone Tree.
- Along with easy highway access, the community is home to the RidgeGate Parkway light rail station, providing convenient connection to any Denver destination and beyond.

## PLANNED COMMUNITY AMENITIES

- Exceptional planned community amenities including fitness, a swimming pool, and food and beverage offerings.
- With the Quantum Fiber network provided by Lumen Technologies throughout the Lyric at RidgeGate™ community, all residents will experience the benefits of high-performance, connectivity, including enhanced Wi-Fi, as a standard home amenity.

## PLANNED NATURAL AMENITIES

- Almost 48% of the community, approximately 338 acres, will be set aside for parks, trails, and open space. This includes a regional park and three large community parks with open space and connected trails for fresh air hikes and bike rides.
- With over 6 miles of trails located within Lyric™, you'll also have access to a regional park system for extensive journeys, including the rewarding experience of its overlook vista.

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