

## **WILDWING -- WILDLIFE AND WATERFOWL VIEWING AT THIS UPSCALE COMMUNITY OVERLOOKING TIMNATH RESERVOIR**

The swooping of a large blue heron over water is one of nature's most spectacular moments. The grace of these large waterfowl is absolutely amazing. Your passion for waterfowl or wildlife viewing can be fulfilled every day at WildWing, which overlooks the Timnath Reservoir. Serene scenarios such as this one are just a few of the many pleasures to be enjoyed at this luxury new home community in Timnath. WildWing's pristine location is just two miles east of I-25 and the Harmony Rd. exit and two miles north on County Rd. 13.

WildWing's developers have carefully preserved the natural beauty of this upscale community. Generations to come will be able to enjoy the stands of hundred year old cottonwood trees, native wetlands, and a blue heron sanctuary near the Timnath Reservoir.

30 percent of this 283 acre upscale neighborhood is reserved for open space and recreational amenities. Most communities have less. WildWing's natural terrain will be enhanced with a 21.6 acre park, a 25 meter competition-size pool plus children's pool with slides, basketball courts, and a pavilion and barbeque patio. Aficionados of rugby, soccer, lacrosse, and baseball will appreciate the sports fields planned for WildWing. And for the serious hiker, biker, and equestrian enthusiast, more than seven miles of coastline trails along the Timnath Reservoir will be available for homeowners' enjoyment.

A 30 foot wide trail system along the Timnath Reservoir will provide ample room for equestrians, hikers, bicyclers and strollers alike. Another excellent advantage, WildWing's trail system will connect with the planned Timnath Reservoir Park trail system providing WildWing homeowners easy access to a wealth of outdoor recreational opportunities.

### **WILDWING HOMESITES IN DEMAND**

Pre-sales have started on a choice selection of custom home and active-adult patio home packages at WildWing. A variety of local homebuilders, including 100% Energy Star Builder, Colorado Custom Homes, will offer their impressive designs at WildWing. Designed for active

adults, Colorado Custom Homes will be offering new Tuscan-style lifestyle homes from the mid \$600's.

"At WildWing, there's both lifestyle homes and custom home sites amidst waterfront, cul de sac, and open space," comments Nathan Froelich, principal and broker manager of Infinity Group Realty who is handling home site and home sales at WildWing. His partner, Eric Sachs points out, "Custom home sites range from 2/3 to 1.7+ acres. Prices for finished homes will range from the approximately \$625,000 to more than \$3,000,000 depending on the desired location and customization." With majestic views to the west, a large percentage of custom home sites border Timnath Reservoir.

For more information on Colorado Custom Homes and other WildWing home pre-sale opportunities, please call The Group's on-site salespeople, Kathy Beck, Tracy Wilson or Becky Vasos at 970.472.6000. Visit WildWing at 2221 County Line Road, Timnath, CO 80524. Take the I-25 and Harmony Rd. exit, head east two miles to County Rd. 13, turn north and continue two miles to WildWing's sales information center, which is open by appointment.

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