



North Table Mountain Park offers a prominent view to the sites. This 1,969-acre park is designated public Open Space. Learn more about this at http://jeffco.us/openspace/openspace_T56_R28.htm

The property adjoins South Table Mountain Open Space, which is a 1,493-acre tract, designated as Open Space, but with restricted access to the public. Read about this property at http://jeffco.us/openspace/openspace_T56_R30.htm

Nearby Rolling Hills Country Club is a full service club that offers its members an 18-hole championship golf course, 4 indoor and 4 outdoor tennis courts, a full service pool including outdoor dining and full bar service, award winning junior programs in golf, tennis, and swimming, first-class dining with breathtaking views of the mesas and social activities for the entire family. Find out about membership and view a fly-over of the new clubhouse, completed in 2010, at <http://www.rhillscc.org>



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The Heights



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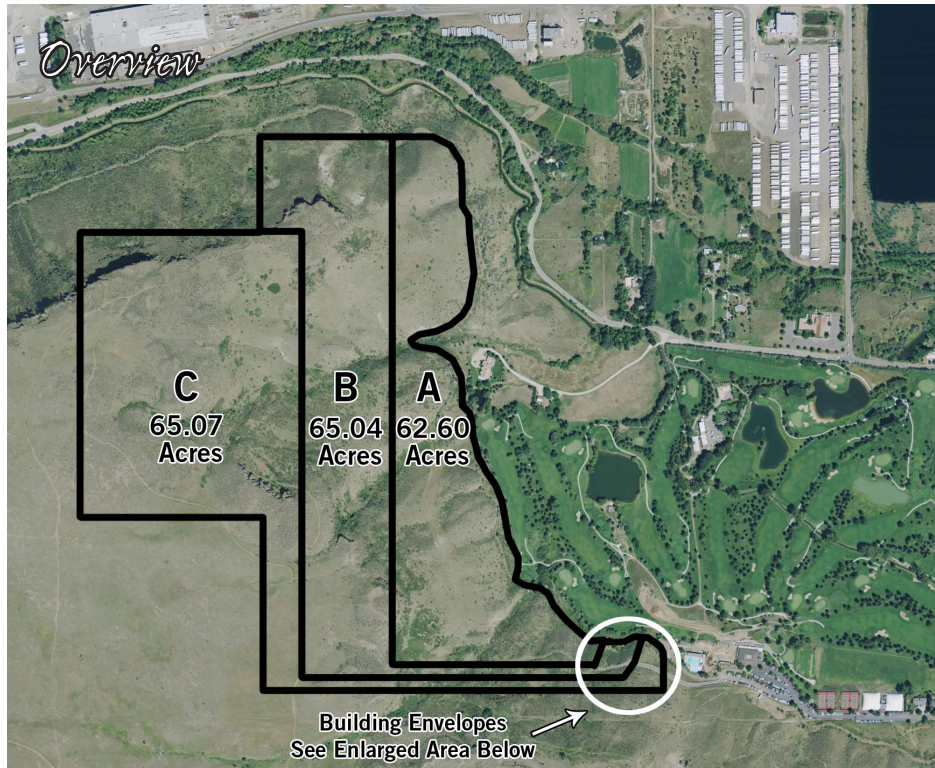
The Heights is a spectacular gated community of only **3 luxury home sites on over 192 acres**, offering a unique opportunity for custom home development. The sites adjoin over 1,500 acres of Open Space and a championship golf course and club. Dramatic views of the golf course, North Table Mountain and the city lights of downtown Denver are set against the majestic backdrop of South Table Mountain.

Cassidy Turley Commercial Real Estate Services

PINE RIDGE BROKERAGE GROUP, INC.

The Heights

The Heights at Rolling Hills Country Club
Golden, CO 80401



Features

Security Gate:	Yes
Zoned:	A-2, Agricultural
Jurisdiction:	Unincorporated Jefferson County, CO
Mailing Address:	Golden, CO 80401
Subdividable:	No
Covenants/HOA:	Yes
Conservation Easement:	Yes, private
Utilities:	All service mains are installed
Public Water:	Consolidated Mutual, tap fee by buyer
Sanitary Sewer:	Applewood Sanitation District
Natural Gas:	Xcel Energy
Electric:	Xcel Energy
Telephone:	Qwest
Road:	Private, asphalt paving, concrete curb
Fire District:	West Metro

	Address	Acres	Building Envelope	Price
Site A	16191 W 26th Ave	62.60	1.27 acres	\$550,000
Site B	16131 W. 26th Ave	65.04	2.01 acres	\$395,000
Site C	16021 W 26th Ave	65.07	1.59 acres	\$345,000
Total Acres		192.71		

Bulk Sale Pricing Available

Webistes: www.TheHeightsSiteA.com
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www.TheHeightsSiteC.com

