



# CORDERA COMMUNITY GUIDE



*Cordera is not just another housing development in Colorado Springs.  
It's more than a neighborhood. It's a community.*

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## COME HOME TO CORDERA

There are a lot of other areas in the city where it's easy to come and go; living in your home without ever really knowing your neighbors. You can certainly do that in Cordera if that's what you want. But you will have every opportunity to become a part of something at Cordera.

Everything about our Master Planned Community is designed to build connections and bring people together.

Miles of interlinking trails mean you and your family can walk, bike or run to each other's houses, the community center or Cordera events without having to drive.

The 8,000 sq ft Community Center is a place for Cordera events such as neighborhood holiday parties, music and art classes, food and wine tastings, book clubs, fitness classes and other social gatherings, as well as your own private party. The heated outdoor swimming pool means easy fun in the sun and a great place for a cool dip during the summer.

The vast community lawn offers the perfect mountain backdrop for summer concerts, movie nights and community gatherings outdoors.

### THE HOMES

While Cordera offers something amazing right outside your front door, there's a lot to be said about what you can find inside that door as well. The city's premier builders are working in Cordera.

Cordera homes are built in a classic architectural style designed fit our residents' lifestyles in both form and function. We recognize the beauty in diversity, and our builders offer a variety of styles - many inspired by historic architecture in downtown Colorado Springs.

Even with plenty of common area, we know private space is important, and Cordera lots are sized to fit your dream home and your ideal yard.

With home prices ranging from approximately \$350,000 to \$800,000, there's a wide range of homes and styles to choose from so you can find the house that fits your lifestyle.

### THE LOCATION

There are other Master Planned Communities in Colorado Springs, but none can match the picturesque setting of Cordera. Sitting at a high and ideal altitude, Cordera provides stunning mountain views from nearly every patch of ground. Better still, convenience doesn't have to be sacrificed for these beautiful surroundings.

Briargate Parkway gives residents quick and easy access to I-25 and the rest of the city or Denver, while Powers Boulevard offers easy access to military bases. Nearby shopping and dining is constantly expanding and evolving.

We are located in Academy School District 20, one of the most highly acclaimed districts in the area, and Chinook Trail Elementary School is right here in Cordera.

Just as Cordera is designed to build connections within its borders, it's located to connect you easily with the community outside of the community.





## CORDERA: FACTS AT A GLANCE

**Location:** Briargate (Northeast Colorado Springs)

**Total Acres:** 625

**Total Single Family Homes:** 1,500 estimated

**Developer:** La Plata Communities, Inc.

**Home Builders:** Keller Homes, Campbell Homes, CreekStone Homes,  
Vantage Homes, Symphony Homes, Saddletree Homes

### Amenities and Unique Features

- ◆ Resident Community Center with 4000 sq. ft heated outdoor pool, multipurpose rooms and catering kitchen, fitness room, locker rooms, and Internet cafe. Partnership with the YMCA to provide aquatic, fitness and other programs
- ◆ Miles of trails to walk or ride bikes with a pedestrian underpass under Briargate Pkwy
- ◆ Over 50 acres of open space and 5-acre park
- ◆ Two storybook themed parks, with two more future parks planned
- ◆ Developer gifts each homebuyer with a professional landscape plan and two trees when using an Approved Designer/Installer

### Homeowner Fees

- ◆ Current HOA dues: \$110 monthly
  - Provides membership to the Community Center, professional HOA management, covenant enforcement, maintenance of parks & snow removal in common areas, weekly trash and recycling service
- ◆ Working Capital Assessment
  - Provides working capital for the HOA
  - Paid once by original home buyer
  - 25% of current year's HOA dues
  - For 2017, \$330
- ◆ Community Enhancement Fee
  - Provides for HOA programs and activities
  - 0.25% of the resale price due at closing
  - Paid by seller and collected upon each resale



## CORDERA: FACTS AT A GLANCE, CONT'D

PROPERTY TAX EXAMPLE — 2016 Property Tax: \$2,995.28*	Tax Rate	Tax Amount
El Paso County.....	.007589	\$251.80
EPC Road & Bridge Share .....	.000165	\$5.47
City of Colorado Springs.....	.004279	\$141.98
EPC-Colorado Spgs Road & Bridge Share .....	.000165	\$5.47
Academy School No. 20.....	.060216	\$1,997.97
Pikes Peak Library .....	.003957	\$131.29
Southeastern Colo. Water Conservancy .....	.000940	\$31.19
City of CS Briargate Gen. Imp. Dist. ....	.012	\$398.16
Black Forest Fire Dist. (OPS) .....	.000963	\$31.95
<b>Annual Total .....</b>	<b>.090274</b>	<b>\$2,995.28</b>

Source: [www.land.elpasoco.com](http://www.land.elpasoco.com)

**Example based on home closing price of \$450,000.**

\* Tax prices vary on specific homes and lots. This data is subject to change on a daily basis. Please call the El Paso County Assessor's Office at 719-520-6666 to obtain specific and updated tax amounts.





Please stop by and visit one of our model homes — we'd love to see you!

**Campbell Homes**

4348 Outlook Ridge Trail  
Colorado Springs, CO 80924  
719-282-9250

**Saddletree Homes**

10249 Hewlett's Gulch Court  
Colorado Springs, CO 80924  
719-495-9700

**Keller Homes**

4408 Outlook Ridge Trail  
Colorado Springs, CO 80924  
719-282-9378

**Vantage Homes**

4338 Outlook Ridge Trail  
Colorado Springs, CO 80924  
719-282-6535

**Creekstone Homes**

4328 Outlook Ridge Trail  
Colorado Springs, CO 80924  
719-593-1515

**Estancia at Cordera**

*Low Maintenance Villa Living*  
4754 Portillo Place  
Colorado Springs, CO 80924  
719-495-5996

In addition to these model homes, be sure to tour the Cordera Community Center  
for a sneak peek of amenities and events!

11894 Grand Lawn Circle, Colorado Springs CO 80924,  
located just off Briargate Parkway and Powers.,  
or call us at 719-867-2279.

CORDERA.COM

