

CORDERA

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, Vantage Homes, Symphony Homes, Saddletree Homes, CreekStone Homes
School District – Academy School District 20, Chinook Trail Elementary within community

AMENITIES AND UNIQUE FEATURES

- Resident Community Center with heated outdoor pool, multipurpose rooms and catering kitchen, fitness room, locker rooms, and social café area. 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
- New 16-acre park and 5-acre open space park
- 2 storybook-themed parks with play equipment
- 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

COME HOME TO CORDERA

As a Master Planned community in Colorado Springs, Cordera has everything you want and more. Cordera is close to shopping and dining and is located in Academy School District 20 - there's even an elementary school within the community. Plus, Cordera has spectacular amenities including a Community Center with a fitness room, multipurpose rooms and heated outdoor pool, privately maintained community parks and miles of interlinking trails to run, walk and bike.

Cordera has beautiful new homes from premier Colorado Springs builders priced from the lower \$300s through the \$800s. With classic architecture and plans to fit your lifestyle, Cordera is a place you will love to call home.

We believe in "Community Sense", the act of working toward an overall better quality of life. We know that quality of life means much more than living in a great home. It also means providing extra value through thoughtfully designed amenities and community activities that promote social interaction and community involvement.

PROPERTY TAX EXAMPLE

Property Tax:
\$2,995*

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. WTR.CONSERVANCY	.000940	\$31.19
CITY OF CS BRIARGATE GEN.IMP.DIST.	.012000	\$398.16
BLACK FOREST FIRE DIST.(OPS)	.000963	\$31.95
Annual Total	.090274	\$2,995.28

Approx. \$450,000 home in Cordera
(Sales Price)

Source: www.land.elpasoco.com

*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.