

RANGE VIEW ESTATES

MEAD, COLORADO

Exclusive 1± Acre Lots

Starting in the \$200's



**HAYDEN
OUTDOORS
REAL ESTATE**

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ABOUT RANGE VIEW ESTATES

55 LOTS AVAILABLE!

Escape to the peaceful charm of rural living at the exclusive new Range View Estates in Mead, Colorado. The expansive 1+ acre lots provide the perfect setting for your dream home, surrounded by the serene beauty of the countryside. Part of the esteemed St. Vrain Valley School district and embraced by 9 charming parks, Range View Estates offer a seamless blend of recreation and natural splendor. Mead, cherished for its close-knit community and outdoor appeal, offers a lifestyle that finds harmony in simplicity. This fusion of tranquility and vibrancy sets the stage for the Range View Estate Lots experience. These lots boast sweeping views of the picturesque front range and the backdrop of Longs Peak. From dawn's first light to the quietude of dusk, the views reflect the natural rhythm of countryside life. Range View Estates offer space and versatility, allowing you to integrate structures such as casitas, guest houses or outbuildings designed for recreational vehicles all while honoring the rural aesthetics. Personalization takes center stage. You can bring your own builder or select our skilled custom contractors for expert craftsmanship. In line with community aesthetics, minimum square footage guidelines are in place. Single story designs require 2150 sq ft, while two-story homes need 2600 sq ft. Range View Estate Lots invite you to embrace a lifestyle where rural charm meets community allure. Design, build, and embrace your rural paradise, surrounded by scenic views and the warmth of Mead's community. Welcome home to Range View Estates!

There are 9 town-owned parks for the community of Mead to enjoy. Range View Estates offers oversized lots that are approximately 1 acre + that includes amazing Rocky Mountain views, privacy, extra space along with an opportunity to build an outbuilding to store recreational vehicles, create a workshop or build an ultimate recreational room. The covenants allow for domestic animals and chickens. Owners can bring their own builder or use suggested custom or semi-custom home contractors. The minimum building square footage requirements for a ranch style home is 2150 sq ft and 2600 sq ft for a two story.

Range View Estates Metropolitan District

SCHEDULE OF RESIDENTIAL DISTRICT FEES

Potable Water Raw Water FeeIncluded with Lot Purchase

Potable Water Raw Water Tap Fee.....\$14,250 paid to Little Thompson Water District effective January 1, 2024:

(Inside Use Single Family> 1,000 SF) This fee is made up of the following components:
\$12,550 Plant Investment Fee
\$700 Installation Fee
\$1,000 Water Resource Fee

*Total due at building at permit, due to the Range View Metro District.....\$47,000 as of January 1, 2024:

*Non Potable Raw Water Fee.....\$7,600 This allocates (.54 AF or approx. 175,500 gallons per year to each lot each year based on a typical irrigation season).

*Non Potable Plant Investment Fee\$31,800 This fee addresses the investment of the offsite and onsite non potable system extending from Westridge to Range View, the pump house and pumps, distribution system, and metering of each lot.

*Sewer Plant Investment Fee\$7,600

Additional Fees:

Administration Transfer Fee\$100 per transfer transaction
Annual Operations and Maintenance Fee\$1,200 per year (will adjust to actual budget)
Architectural Review Fee1st submittal \$500
.....2nd submittal \$250

Landscape Review Fee\$250

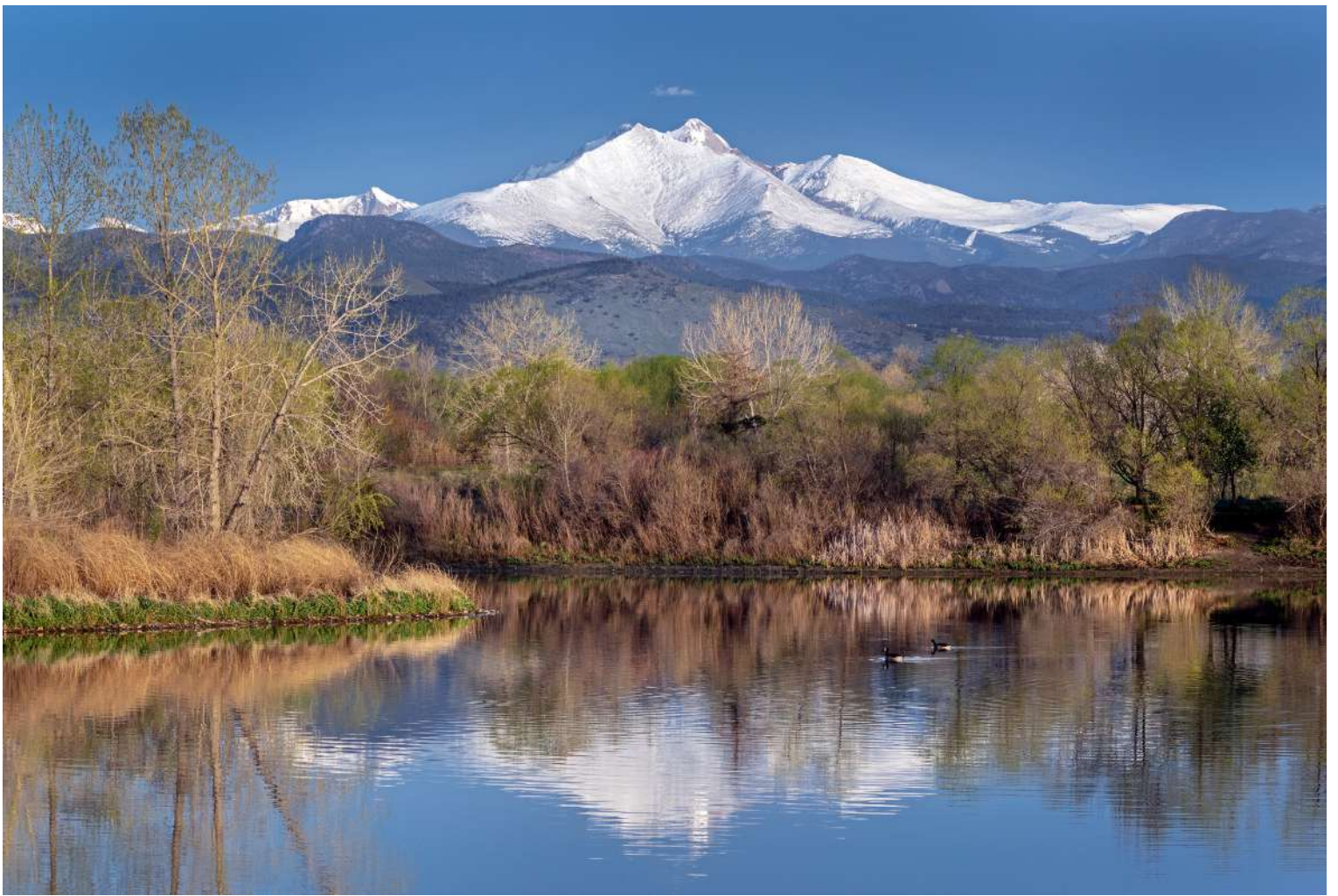
All Metro District fees are subject to change.

Location:

Range View Estates is centrally located in Northern Colorado with easy access to the I-25 Corridor. The Town of Mead is near Berthoud, Colorado, just 40 minutes south of Fort Collins, 30 minutes north of Denver and about 45 minutes from Denver International Airport. Boulder is about 40 minutes away and is home to the University of Colorado Buffaloes.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



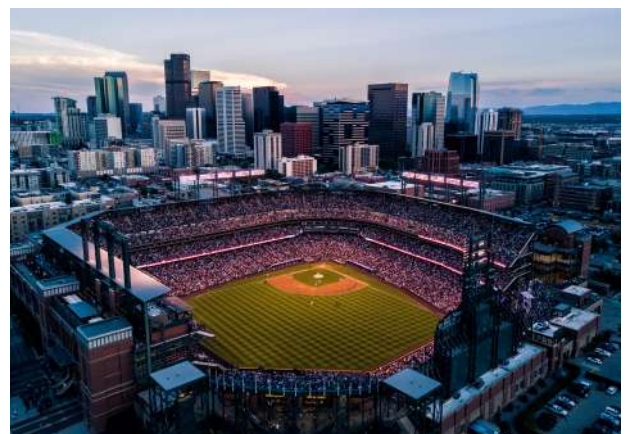


LOCATION & AMENITIES

MEAD, COLORADO

Range View Estates is centrally located in Northern Colorado with easy access to the I-25 Corridor. The Town of Mead is near Berthoud, Colorado, just 40 minutes south of Fort Collins, 30 minutes north of Denver and about 45 minutes from Denver International Airport. Boulder is about 40 minutes away and is home to the University of Colorado Buffaloes.

Denver, known for its sports-centric downtown, microbreweries and excellent dining, is a short drive south down I-25. Many commuters make the trip to the financial district by hopping on I-25 a couple miles down the road. The privacy of Range View Estates is the perfect retreat back to your custom home where you can relax and unwind.





Courtesy TPC



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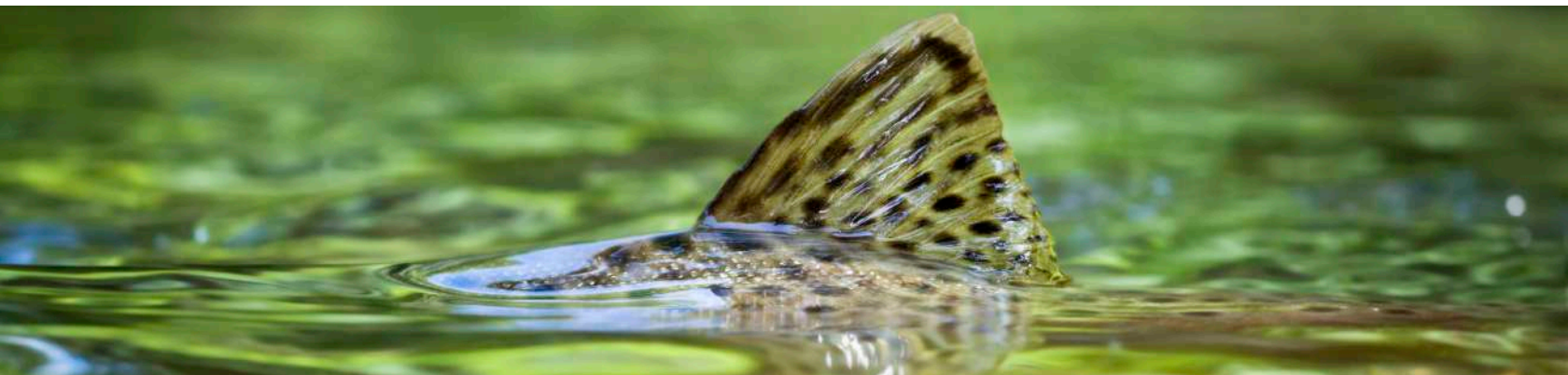


RECREATION

TPC Colorado is an award winning golf course community that offers professional golf course quality right down the street from Range View Estates. Golf Digest ranked TPC Colorado as a Top 100 course in America and 3rd Best New Course in America in 2019. This championship private course is home to many Pro/Am and PGA sanctioned events, and memberships are coveted. Other golf courses nearby offer a variety of landscapes and skill level, including Colorado National Golf Club, Mariana Buttes and More.

Colorado's Front Range offers multiple streams, lakes and rivers that provide adventures for water lovers including fishing, boating, rafting, kayaking, paddle boarding and more. From the nearby Lonetree Reservoir, Carter Lake and Horsetooth Reservoir near Fort Collins, to the Big Thompson and St. Vrain Rivers, you're sure to be close enough to hop on the boat or grab a rod and be fishing within 30 minutes of your driveway!

ENDLESS ADVENTURE & RECREATION!

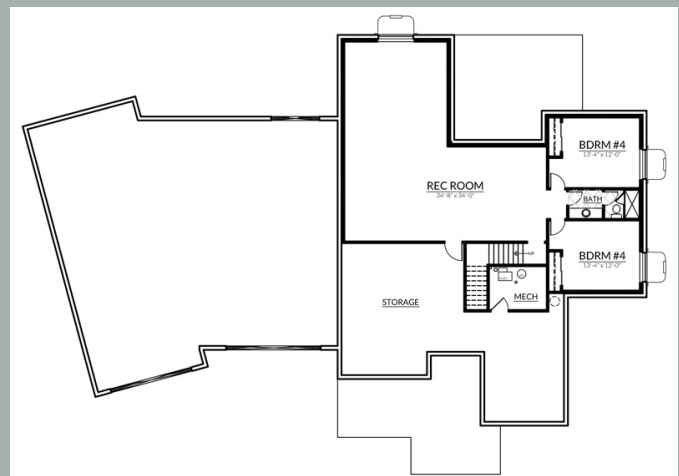
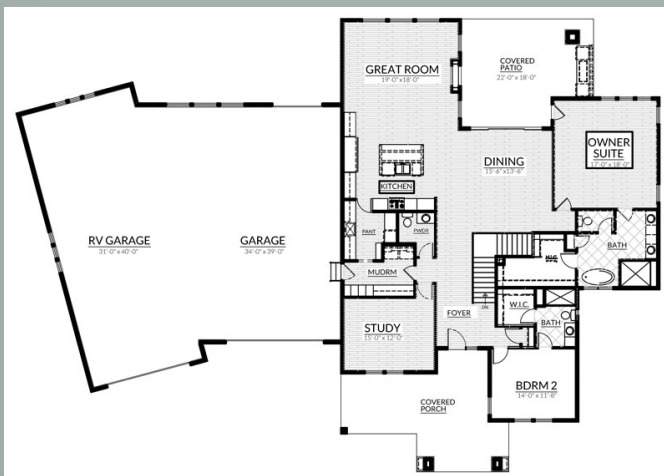




CUSTOM HOME

A 2,500 square foot ranch style home with a 2,100 square foot attached garage, enjoy the convenience of having all your toys right at home. Enjoy all the wonderful outdoor activities Colorado has to offer without the stress and added cost of storing your boat, RV, motorcycles, side by side, camper, snowmobiles etc off site. The model home will give you a clear understanding of whats possible in this community.

Lot 40: 2,500 SqFT. ▪ 4 BD ▪ 4 BTH



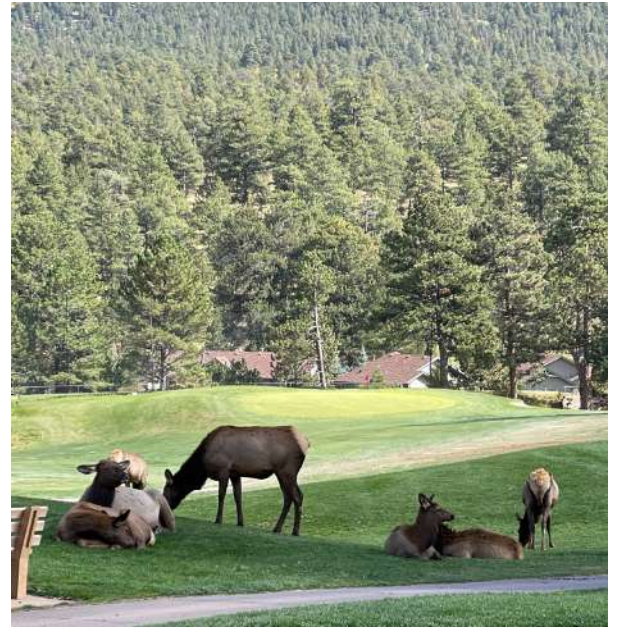




CURRENT PRICING LIST

RANGE VIEW ESTATES

LOT	STATUS	ACRES	PRICE
Lot 1	SOLD	1.117	\$199,000
Lot 2	SOLD	1.281	\$275,000
Lot 3	SOLD	1.280	\$199,000
Lot 4	Available	1.232	\$275,000
Lot 5	Available	1.118	\$299,000
Lot 6	Available	1.526	\$299,000
Lot 7	Available	1.456	\$299,000
Lot 8	Available	1.179	\$299,000
Lot 9	Available	1.177	\$299,000
Lot 10	Available	1.390	\$500,000
Lot 11	Available	1.644	\$525,000
Lot 12	Available	1.278	\$600,000
Lot 13	Available	1.167	\$600,000
Lot 14	Available	1.041	\$525,000
Lot 15	Available	1.464	\$525,000
Lot 16	Available	1.410	\$525,000
Lot 17	Available	1.384	\$525,000
Lot 18	Available	1.309	\$525,000
Lot 19	Available	1.384	\$400,000
Lot 20	SOLD	1.140	\$300,000
Lot 21	SOLD	1.221	\$199,000
Lot 22	SOLD	1.194	\$275,000
Lot 23	SOLD	1.213	\$199,000
Lot 24	Available	1.082	\$375,000
Lot 25	Available	1.071	\$375,000
Lot 26	Available	1.024	\$375,000
Lot 27	Available	1.096	\$375,000
Lot 28	Available	1.109	\$375,000
Lot 29	Available	1.237	\$375,000
Lot 30	Available	1.295	\$375,000
Lot 31	Available	1.382	\$400,000
Lot 32	Available	1.158	\$375,000
Lot 33	Available	1.148	\$325,000
Lot 34	Available	1.343	\$325,000
Lot 35	Available	1.452	\$400,000
Lot 36	Available	1.462	\$400,000
Lot 37	Available	1.395	\$325,000
Lot 38*	Available	1.525	Model
Lot 39	Available	1.477	\$400,000
Lot 40	Available	1.188	\$375,000
Lot 41	Available	1.243	\$325,000
Lot 42**	Available	1.516	Spec Home
Lot 43	Available	1.154	\$375,000
Lot 44	Available	1.169	\$375,000
Lot 45	Available	1.433	\$325,000
Lot 46	SOLD	1.623	\$225,000
Lot 47	Available	1.160	\$375,000
Lot 48	Available	1.114	\$375,000
Lot 49	Available	1.311	\$375,000
Lot 50	SOLD	1.359	\$325,000
Lot 51	Available	1.114	\$375,000
Lot 52	Available	1.239	\$375,000
Lot 53	Available	1.073	\$375,000
Lot 54	SOLD	1.353	\$325,000
Lot 55	SOLD	1.402	\$225,000



ATTRACTIONS

Take a beautiful drive up the hill to Estes Park, which is the gateway to Rocky Mountain National Park, the third most popular National Park in the country! Tourists find a touristy downtown in Estes Park, charming walks around Lake Estes, the famous Stanley Hotel, and numerous restaurants and places of interest. Rocky Mountain Elk meander through town during the fall months with golden aspens as a backdrop, and bull elk are heard bugling around their harem of cows.





ADVENTURE . LUXURY . SOLITUDE . PEACEFUL LIVING
~ *UNLIMITED POSSIBILITIES* ~





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