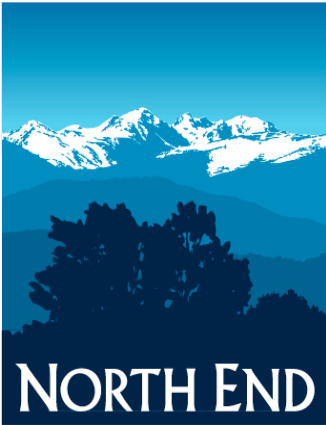


Life looks good from here.



Michele Steward
Sales Manager

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Louisville, CO 80027

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North End Neighborhood

Maybe it's the stunning view from your back deck or discovering just how close you are to your favorite bike trail. Finding the right place for you means choosing a neighborhood that delivers life on your terms. From green-built homes in a pedestrian-friendly neighborhood to great trail access, excellent schools and close proximity to both downtown Louisville and open space, North End feels right.

City of Louisville

Restaurants and shops, proximity to Denver and to the mountains and ski resorts, excellent schools and a rich cultural heritage combined with a progressive, modern outlook led *Money Magazine* to rank Louisville #1 on their "Best Places to Live" list in 2009. The city boasts a vibrant arts community, an active civic calendar, plentiful open space and easy access to recreation.

Homes

Markel Homes is building a variety of architectural styles in a range of floor plans, with high quality finishes and low maintenance requirements.

Single Family Homes with alley-loaded garages are offered in ranch, main floor master and 2-story designs, ranging from 1,698 to 2,570 finished square feet. Our standard unfinished basements offer ample space for growing families. Custom Designs offer homes with options such as front or side-load 3 car garages on spacious lots.

Currently, town homes are in the planning stages and may be available as early as Spring 2011. Preliminary plans feature 2-car attached garages and generous outdoor living spaces. Please check back with the Sales Center or our Markel Homes website for additional updates.

Home Sites

Single-family home sites range from about 4,000 sq.ft. to more than 18,000 sq.ft., with the majority between 3,700 and 5,000 sq. ft. Professionally designed front and back yard landscaping with privacy fencing and automatic irrigation system is included.

Homeowners Association

Single-family association dues are \$40 per month and include common area maintenance and lighting, play field and play area, snow removal on alleys, management and administration fees. Townhome association dues will range from approximately \$195-246 a month and include hazard insurance, domestic water and sewer, trash and recycling, snow removal and landscape maintenance.

Louisville Schools

Boulder Valley School District (303.447.1010 <http://bvsd.org>) has assigned the following neighborhood public schools to the residents at North End:

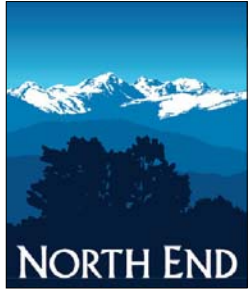
Louisville Elementary School 303.561.7200 <http://schools.bvsd.org/les/index.html>

Louisville Middle School 720.561.7400 <http://schools.bvsd.org/louisvillemiddle/>

Monarch High School 303.561.4200 <http://bvsd.org/schools/monarchhigh/Pages/default.aspx>



HWY 42 / NORTH 96TH STREET



PASCHAL DRIVE

1 CUSTOM 2 CUSTOM

BLOCK 1

11 10 9 A 7 6

GOLDEN EAGLE WAY

3 FLATIRON

4 5

4 CUSTOM SALES CENTER 2 MODEL 1 BLOCK 2 ROSE CT. 5 CUSTOM 6 7 CUSTOM

TO WANEKA LAKE PARK



- A Available
- Sold
- Lot # Single Family Lot
- Townhomes & Duplexes
- Condo Lofts

BLOCK 5 1 2 3 CUSTOM 4

9 8 7 6

BLOCK 4

10 11 12 13 14 15

1 2 3 4 5

3 4 5 6 BLOCK 3 2 CUSTOM 1 CUSTOM

LOUISVILLE OPEN SPACE TRAIL

GOLDEN EAGLE WAY

POCKET PARK

HECLA DRIVE

TRAIL TO WANEKA LAKE PARK

BLOCK 6 4 3 10 11 9 12 8 7 1 2 ELLA COURT BLOCK 7 1 2 3 4 5 6 SUMMIT FLATIRON

BLOCK 8 FLAGSTAFF

LOUISVILLE OPEN SPACE

SNOWBERRY LANE

BLOCK 9

BLOCK 10 TBD

HECLA LAKE

TRAIL

We Reserve the right to modify or change plans, specifications, features and price without notice. Renderings are artist's concepts.