



Lyric™ Life Beautifully Connected

The new-home community of Lyric at RidgeGate™ is part of a wonderfully imagined suburban city boasting several light rail stations, excellent city services, well-recognized schools and neighborly, residential communities. It's home to major employers like Charles Schwab, Kiewit, Lockheed Martin, and HCA HealthONE Sky Ridge; a premier retail and restaurant destination in Park Meadows; and abounding recreational opportunities, from trails and open space to championship golf, and nearby Rueter-Hess Reservoir.

RidgeGate is a mixed-use community in Lone Tree, Colorado. The community encompasses a total of 3,500 acres (six square miles) and is designed to integrate natural and urban amenities and residential neighborhoods with beautiful natural open space, parks, and trails. Dynamic shopping, dining, wellness, and business districts are easily accessible and walkable, connecting residents to shopping, entertainment, and business.

LYRIC™ AT A GLANCE

- 699 total acres, located east of I-25 in the city of Lone Tree. Lyric™ is a perfect complement to RidgeGate's natural approach to urbanism, a beautiful balance of nature's restoration with a city's energy.
- Approximately 1,900 homes by a variety of builders, ranging from condos and townhomes to single-family detached styles—including two-story, ranch, and rowhome options.
- Located within the well-recognized Douglas County School District. Children in Lyric at RidgeGate™ will attend Eagle Ridge Elementary School, Cresthill Middle School, and Highlands Ranch High School. There are nearby private and charter schools as well.
- Our community is growing in all the right ways! Construction has officially begun on Echo Bluffs Elementary, a new school approved through Douglas County School District's 2024 bond program, and it is anticipated to open in time for the 2027–2028 school year.
- Homeowners assessments are \$240/month per household, and will cover the operation and maintenance of Lyric™ Owners Association, Inc. owned parks, open space, trails, landscaping, and community amenity.
- Property tax is estimated to be approximately 1.11% of the sales price of the purchased home.
- Water/wastewater services provided by Parker Water & Sanitation.
- Natural gas and electric services provided by Xcel Energy.
- Trash collection services provided by the City of Lone Tree.
- Along with easy highway access, the community is home to the RidgeGate Parkway light rail station, providing convenient connection to any Denver destination and beyond.

COMMUNITY AMENITIES

- The Groove™ is the social heart of Lyric at RidgeGate™, where a café, restaurant, fitness and movement studios, and a residents' pool come together in one effortlessly inviting destination. Open

to the public, the café and restaurant welcome everyone, while the pool and studios are exclusively for residents. From sunrise lattes to post-workout swims to dinners that turn neighbors into close friends, this is the place where our community's best all comes together.

- With the Quantum Fiber network provided throughout the Lyric at RidgeGate™ community, all residents will experience the benefits of high-performance connectivity, including enhanced Wi-Fi, as a standard home amenity.

PLANNED NATURAL AMENITIES

- Almost 48% of the community, approximately 338 acres, will be set aside for parks, trails, and open space. This includes a regional park and three large community parks with open space and connected trails for fresh air hikes and bike rides.
- With over 6 miles of trails located within Lyric™, you'll also have access to a regional park system for extensive journeys, including the rewarding experience of its overlook vista.

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