

Marketed and Built by:



# The Estates on Gage Hill

in the heart of Arvada, Colorado

## EGH Plan #1

Starting from:

**\$749,900**

Two-story • 3 – 4 bedrooms • 3 baths • 2-car garage • 2,674 sq. ft.

You'll feel at home the moment you walk into this spacious, sumptuously-appointed home. Come in through the convenient owner's entry, where you can store coats and shoes, and drop off groceries in the extended walk-in pantry before even entering the gourmet kitchen, which opens to the expansive great-room. Upstairs you'll find a generously-sized master retreat with a spa-like bath and huge walk-in closet, along with a laundry room, and two additional bedrooms (which share a Jack-and-Jill bath). If desired, convert the main-floor study into a fourth bedroom.

- Stately exterior, with stucco, siding, and stone or brick detail
- Stainless-steel Jenn-Air appliances standard
- Walk-out unfinished basement standard
- Fireplace in great-room standard, choose traditional or contemporary style
- Deck standard; extend living space outdoors with the covered deck option
- Take in remarkable views from optional deck off of master bedroom
- Create master retreat by adding optional fireplace in master bedroom

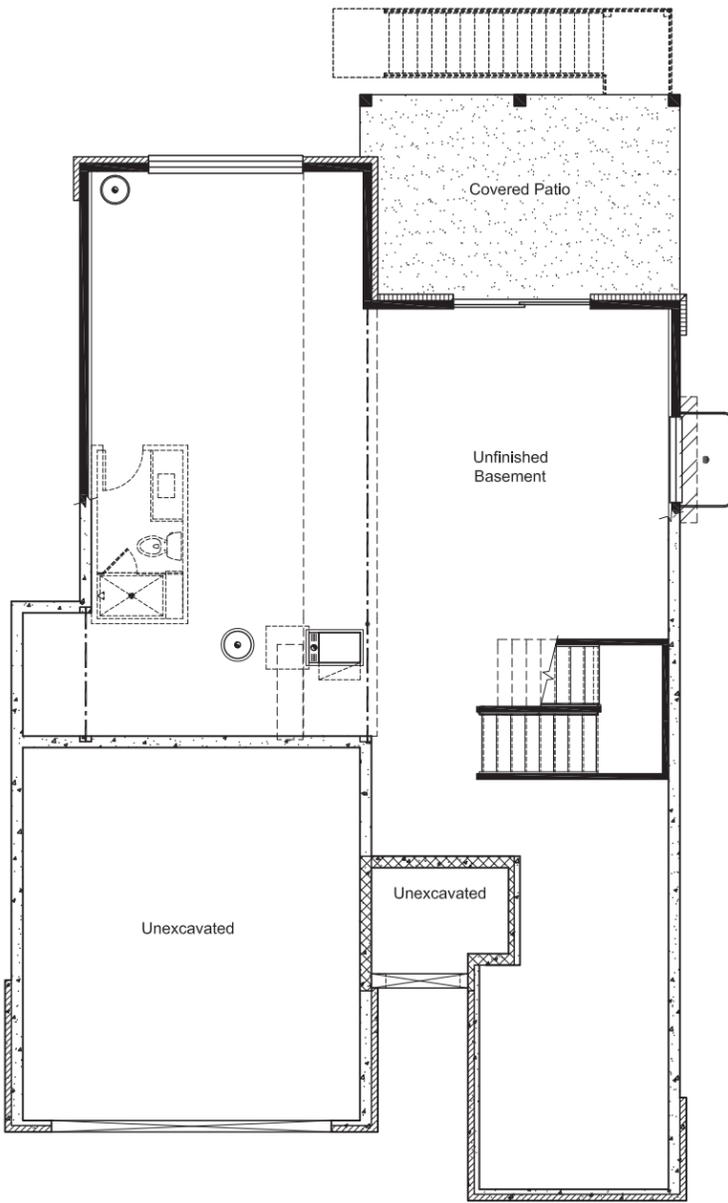
**Plan 1**  
Estates on Gage Hill

Marketed and Built by:  
**Sheffield Homes**

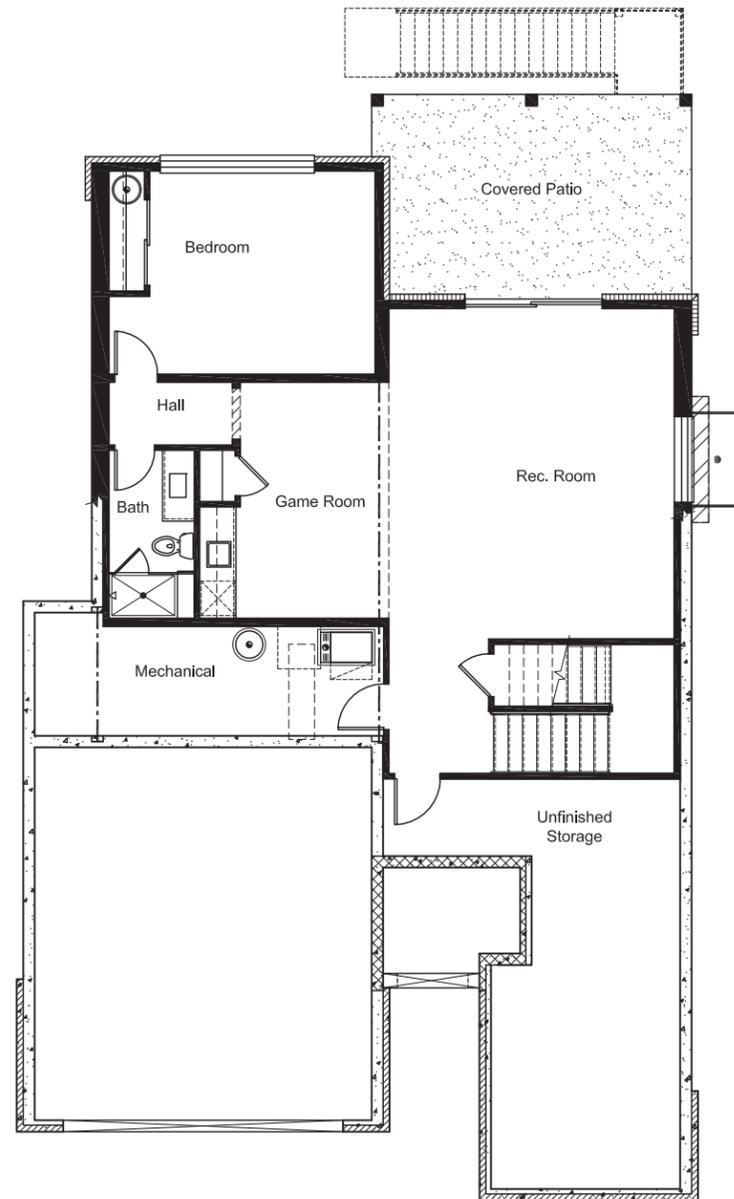
Main 1,435 sq. ft.  
Upper 1,239 sq. ft.  
Total 2,674 sq. ft.

Standard Unfinished Lower 1,354 sq. ft.  
Opt. Finished Lower +943 sq. ft.

**Plan 1**  
Estates on Gage Hill



Unfinished Lower Level Floor Plan



Opt. Finished Lower Level Floor Plan

Room sizes are approximate. Floor plans and windows vary by elevation. Drawings are artist's conceptions and are subject to change



Elevation A



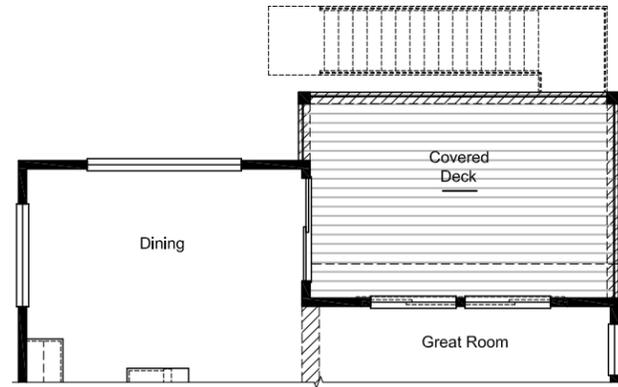
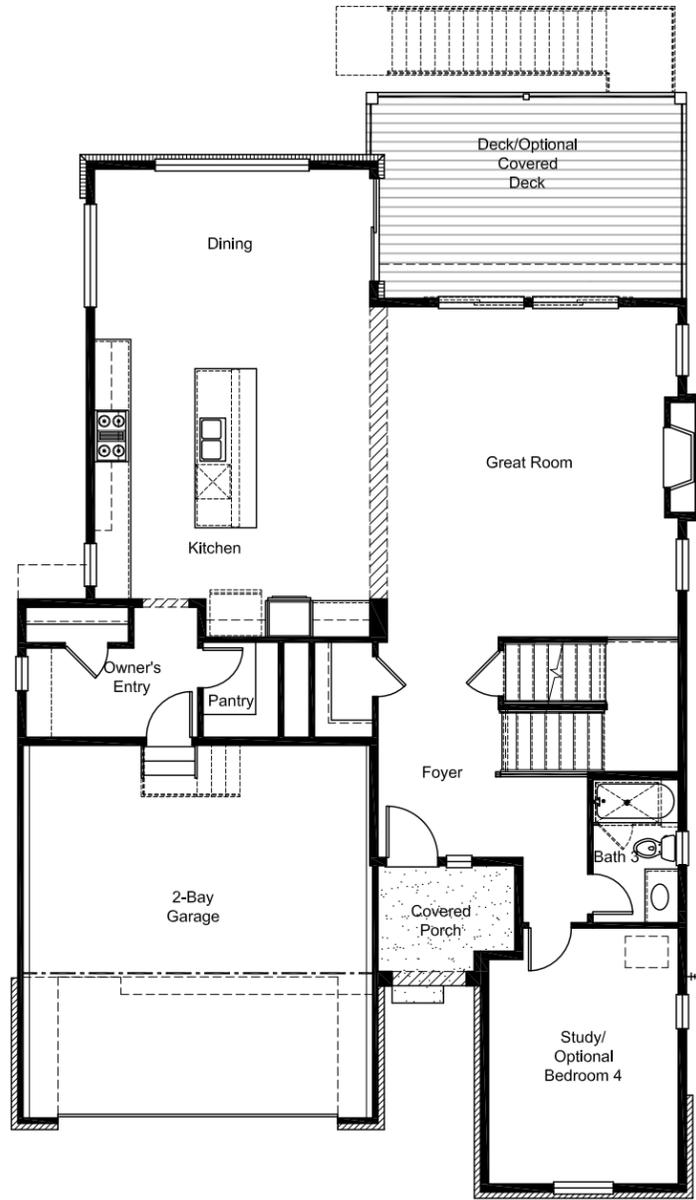
Elevation B

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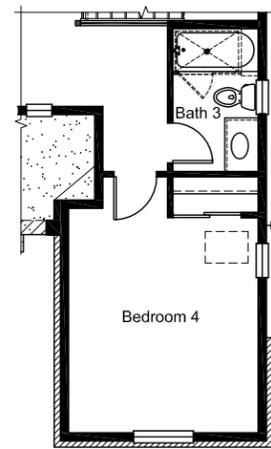
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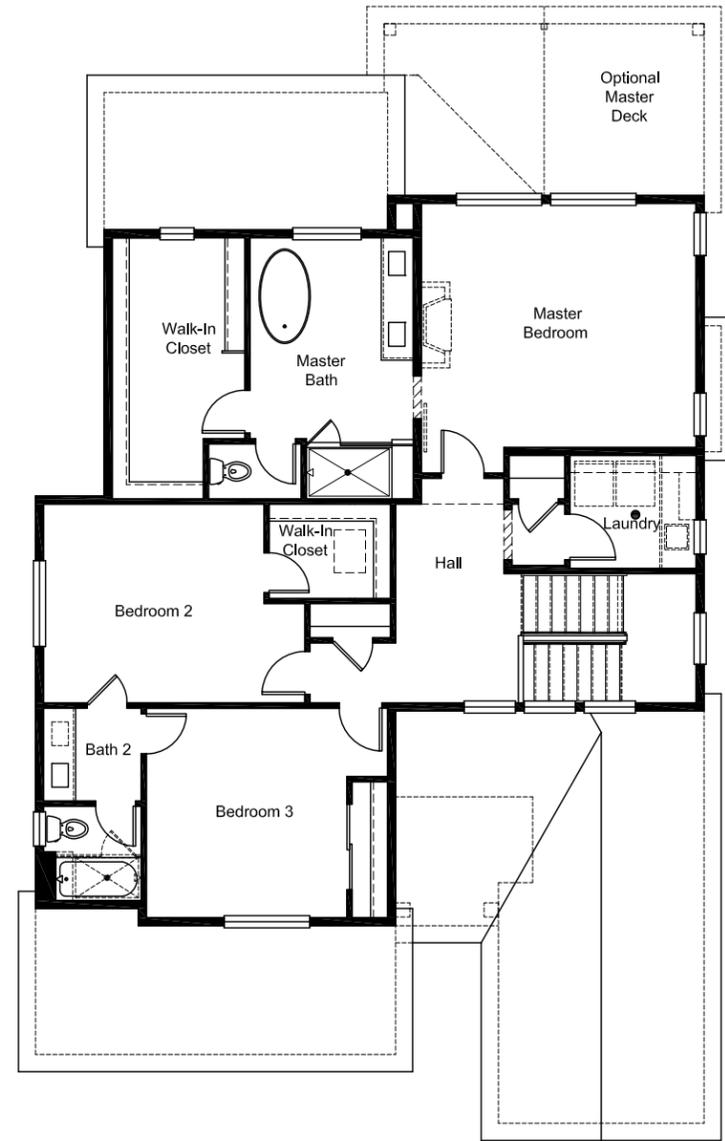
Opt. Upper Level Deck + 185 sq. ft.



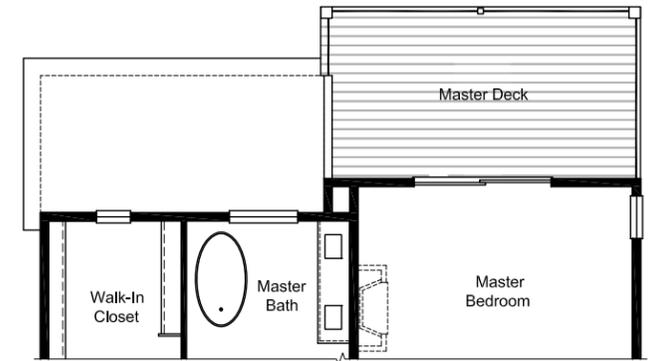
Optional Covered Deck



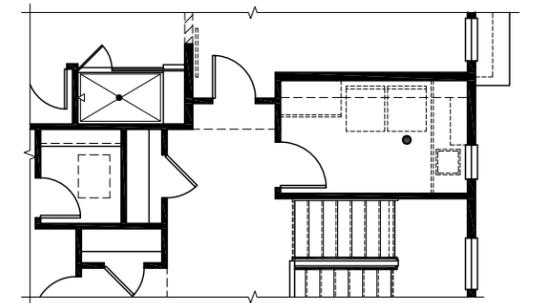
Optional Bedroom 4



Upper Level Floor Plan



Opt. Deck @ Master Bedroom



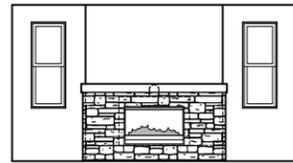
Opt. Super Laundry



Optional Bench at Entry



Contemporary Fireplace Elevation



Traditional Fireplace Elevation

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