



## Poudre Heights

Poudre Heights is conveniently located close to numerous recreational opportunities including the Pelican Lakes Golf Course, Eastman Park, and the Poudre River Trail System with commanding views of the Front Range, and it is only 10 minutes from the new hospital and lifestyle mall at 2534. Poudre Heights is close to the growing employment corridor along U.S. 34, which includes employers such as ConAgra, Poudre Valley Health Care System, State Farm Insurance and the new Owens-Illinois bottling plant. All this makes for a fantastic development opportunity.

The Poudre Heights master plan incorporates a variety of residential components from single family to patio homes to townhomes and multifamily. It has been approved for up to 396 single family units, 90 townhomes, and 100 multifamily units, for a total of 586 units. We are currently building sites in phase one of the community. This phase will be a single family village with 163 single family units on 54 acres. These lots range in widths from 60 to 70 feet, with a minimum lot depth of 105 feet.

The land rises from east to west, affording opportunities for walkout basements and views of the Pelican Lakes Golf Course and Poudre River. Poudre Heights is designed around a 5.2 acre neighborhood park and a central greenway trail that connects to the Poudre River Trail.

### Directions to Poudre Heights from I25

Take I25 to the Windsor exit  
 East on Hwy 392 to South 7th Ave. in Windsor  
 South on South 7th Avenue to WCR64  
 West on WCR64 to Green River Drive  
 North on Green River Drive to enter Poudre Heights

### Poudre Heights Advantages

Convenient access to I25 and US34
10 minutes from new hospital and lifestyle mall
Developing employment opportunities
Views of the Poudre River, the Rockies, and Lake
Topography allows walk-out basements
Near Eastman Park
Near Pelican Lakes Golf Course
Near Lakes at Water Valley
Poudre River Trail System access
Community park and Greenbelt Trail system

### Models Available in Poudre Heights Phase 1

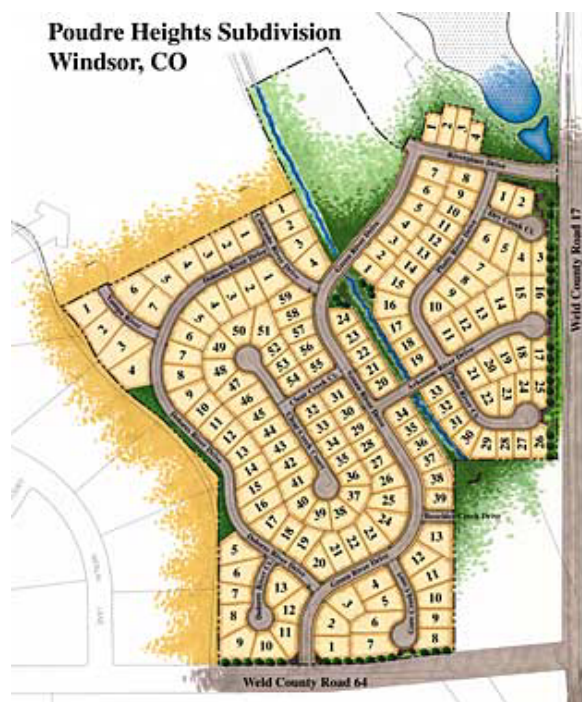
Breckenridge Lodge	\$289,900
Haxtun Lodge	\$359,900
Walkout lot available	\$99,900

### Poudre Heights Greenway Trail

This community trail runs through the middle of Poudre Heights and phase one. It can be seen in the community map above. It doesn't look very green yet in this picture, but you can imagine how it will look when the trees, bushes, grass and landscaping matures. The completed trail will join to the Poudre River Trail which runs along the north edge of the community and connects to Fort Collins and Greeley.

### Poudre Heights Lake

This private lake has been constructed along 7th street as part of the community entrance providing a beautiful natural area for all the residents. It will also act as a storm water detention pond and irrigation water storage for the community. This will benefit buyers by reducing the raw water requirement by 50% .



ZTS Construction Inc.

[www.ZTSHomes.com](http://www.ZTSHomes.com) [info@ZTSHomes.com](mailto:info@ZTSHomes.com)

Office: (970)686-6861 Fax: (970)686-6451