

# TRAILSIDE ON HARMONY

Get to know your local community!



## Timnath, Colorado.

Enjoy wide open spaces and Rocky Mountain views in this growing Northern Colorado community. Minutes from I-25 and a variety of local outdoor recreation and natural areas, this is the perfect place to live every day to the fullest!

### Our Favorite Restaurants and Brews

#### DC Oakes Brewhouse And Eatery

- 10 min drive

#### Los Chingones

- 10 min drive

#### Timnath Beerwerks

- 5 min drive

#### Backyard Bird Chicken and Donuts

- 5 min walk



### HOA and Community Fees

#### Single Family

- Metro Fee: \$1,150 annually (quarterly payments of \$275)

#### Townhomes

- Metro Fee: \$1,150 annually (quarterly payments of \$275)
- \$205/month HOA fee

*\*subject to change\**

### Shopping and Grocery Stores

#### Costco

- 5 min drive

#### Walmart Supercenter

- 5 min drive

#### Super Target

- 10 min drive

#### Spouts Farmers Market

- 10 min drive



### Local Landmarks

#### Colorado State University

- 15 min drive

#### Estes Park/ Rocky Mountain National Park

- 1 hour drive

#### Denver International Airport

- 1 hour drive



### Things To Do

#### Go fishing at Arapahoe Bend Natural Area

- 10 min drive

#### Explore Historic Downtown Timnath

- 5 min drive

#### Go golfing at the Harmony Golf Club

- 5 min drive



### Poudre School District

#### Timnath Elementary School

- 5 min drive

#### Preston Middle School

- 10 min drive

#### Timnath Middle High School (6th-12th)

- 10 min drive