



THE HEATHER COLLECTION

Colorado Springs

# The Northern Corridor

Ten distinctive communities.

A historically rich guide to luxury living.

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HEATHER LAY, REALTOR®

Local insight for a  
consequential move.

The Farm · Flying Horse · King's Deer · Sanctuary  
Pointe · Flying Horse North · Cathedral Pines ·  
Forest Lakes · High Forest Ranch · Bent Tree ·  
Black Forest Reserve



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# Contents

|                                           |    |
|-------------------------------------------|----|
| Colorado Springs   A northern perspective | 4  |
| <hr/>                                     |    |
| 01   The Farm                             | 13 |
| <hr/>                                     |    |
| 02   Flying Horse                         | 20 |
| <hr/>                                     |    |
| 03   King's Deer                          | 27 |
| <hr/>                                     |    |
| 04   Sanctuary Pointe                     | 34 |
| <hr/>                                     |    |
| 05   Flying Horse North                   | 41 |
| <hr/>                                     |    |
| 06   Cathedral Pines                      | 48 |
| <hr/>                                     |    |

Each neighborhood follows the same six lenses: place, land history, development vision, homes, amenities, and daily life with ownership.



# Contents, continued

|                                      |    |
|--------------------------------------|----|
| 07   Forest Lakes                    | 55 |
| 08   High Forest Ranch               | 62 |
| 09   Bent Tree                       | 69 |
| 10   Black Forest Reserve            | 76 |
| Choosing within the collection       | 83 |
| Heather Lay   The Heather Collection | 89 |

Use the PDF bookmarks to open individual chapters and sections. The separate private companion preserves the detailed inventory and dated property notes.



THE NORTHERN CORRIDOR

# Colorado Springs | A northern perspective

Pikes Peak, the Palmer Divide and a  
remarkable range of ways to live well.



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# A city with room for different kinds of luxury

Colorado Springs offers a particularly compelling setting for a consequential move: a substantial city at the foot of Pikes Peak, with a northern landscape that changes from connected neighborhoods to rolling grassland, ponderosa forest and western foothills. The appeal is the combination. A buyer can pursue a club-centered life, a custom residence in the trees, an established acreage property, a neighborhood organized around trails and water, or a modern home with a shared gathering place - and still remain within the same broader region.

The ten communities in this collection make that range tangible. The Farm, Flying Horse, King's Deer, Sanctuary Pointe, Flying Horse North, Cathedral Pines, Forest Lakes, High Forest Ranch, Bent Tree and Black Forest Reserve each express a different idea of a well-lived Colorado life. Their distinctions begin before the houses: with the land, its earlier uses, the development decisions made around it and the institutions that now maintain it.

Luxury here can mean a visible amenity, such as a golf course or pool. It can also mean something less immediately photographed: a usable homesite, a quiet room looking into mature pines, an established street, room for a workshop, a convenient daily route or a property that fits the way its owner actually lives. This collection treats those forms of value with equal seriousness.

The northern corridor is especially well suited to buyers who want choices within a coherent setting. The right answer depends on the balance of land, architecture, recreation, access and ownership responsibilities. This report gives each community the same sequence so that the comparison remains clear without flattening its individual story.



# Where the northern corridor lands

In this report, “northern corridor” is an editorial description for northern Colorado Springs and the connected Monument-Black Forest area. It is not a municipal boundary, a formal subdivision or a single MLS search area. Some communities have Colorado Springs mailing addresses while sitting in unincorporated El Paso County. Others relate more naturally to Monument or the Tri-Lakes area. A postal name alone does not identify the governing jurisdiction or the services attached to a property.

The region sits along and east or west of the north-south Front Range connection between Colorado Springs and Denver. Interstate 25 gives the broad western corridor its regional structure. Northgate and Interquest belong to the northern city; Monument and the Palmer Divide form a higher transition to the north; Black Forest extends the residential landscape eastward into woodland and open country. Forest Lakes brings a different dimension on the western side, where foothills and reservoirs shape the experience.

These places are related, but they are not interchangeable. A home close to Voyager Parkway lives differently from a residence reached along Black Forest roads. A property west of I-25 has a different approach to the city than a wooded estate near Meridian Road. East-west travel matters as much as the north-south line on a regional map.

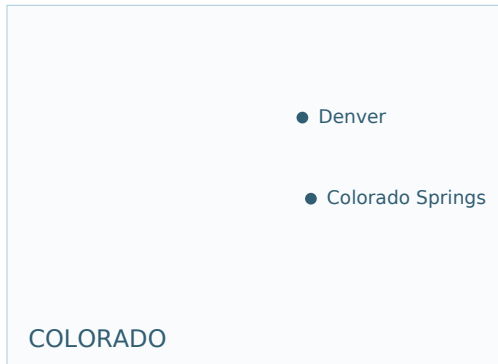
The locator on the following page establishes regional position. Its place markers are geographic reference points rather than town centers, neighborhood entrances or boundaries. The community chapters describe setting in words; they do not turn uncertain subdivision limits into invented map polygons.



# Regional locator

FRONT RANGE REGIONAL LOCATOR

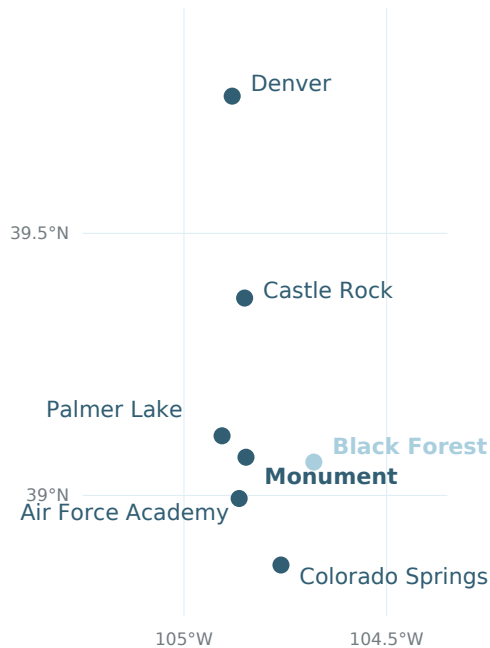
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Generalized state outline

Place markers are reference points.

No neighborhood boundaries are shown.



The ten communities occupy the northern Colorado Springs-Monument-Black Forest region. Denver and Castle Rock establish the broader Front Range relationship; Colorado Springs establishes the city to which this collection belongs. The outlined Colorado inset is generalized for orientation. Neither panel depicts neighborhood boundaries, property lines or a driving route.

WESTERN FOOTHILLS: Forest Lakes.

NORTHERN CITY / NORTHGATE: The Farm and Flying Horse.

MONUMENT / PALMER DIVIDE TRANSITION: Sanctuary Pointe, King's Deer and Bent Tree.

BLACK FOREST / NORTHERN WOODLAND: Flying Horse North, Cathedral Pines, High Forest Ranch and Black Forest Reserve. These groups describe geographic relationships and may overlap in everyday usage.



# The older landscape beneath the neighborhoods

The region's history begins well before plats, railroads or the city itself. The Pikes Peak region has long-standing connections to the Ute, Cheyenne and Arapaho peoples. Pikes Peak - also known as Tava - belongs to a cultural landscape whose significance exceeds the later story of settlement and development. Describing a former ranch or an undeveloped tract should not imply that the land had no earlier history.

Colorado Springs emerged in 1871 through William Jackson Palmer's vision of a planned community tied to the railroad. Its early identity combined access, scenery and deliberate town-building. The place first known as Fountain Colony grew into a city whose setting remained central to its appeal. That relationship between landscape and planning is still visible in the northern communities, though their development occurred in very different periods and under very different conditions.

To the north, the railroad helped establish the settlement that became Monument, incorporated in 1879. The Palmer Divide's agricultural, ranching and timber landscape supported livelihoods that depended on land and transportation rather than suburban commuting. Local histories preserve accounts of logging, crops, livestock and fox farming. These are regional patterns; an individual subdivision's origin should be tied to its own evidence rather than borrowing every colorful story from the surrounding area.

Several communities in this collection retain unusually specific links to those earlier uses. The Farm carries the Allison family's agricultural and thoroughbred legacy. Forest Lakes emerges from the Beaver Creek ranch landscape and later water infrastructure. Bent Tree's community history records the Higby family's land and an earlier agricultural landscape. High Forest Ranch relates to the larger Shamrock Ranch story. Sanctuary Pointe occupies the former Baptist camp property. These layers give the collection substance beyond a luxury label.



# How the north became a residential destination

The modern northern corridor developed through several overlapping movements. The Air Force Academy's selection and construction in the 1950s established a major institution on the city's northern side; the permanent campus opened in 1958. The Academy influenced the region's identity, access patterns and relocation experience without making every northern community a military neighborhood.

Briargate's annexation in 1982 represents another major step in the northward development of Colorado Springs. Master planning coordinated homes with roads, commercial areas, schools and open space. Transportation investment and subsequent neighborhood development extended the city into a landscape that had previously been much more rural. The later Northgate and Interquest environment added convenient everyday services to that northern residential geography.

The acreage communities followed a related but distinct path. Bent Tree's development began in the mid-1980s; King's Deer established a substantial low-density residential pattern in the 1990s. The early 2000s brought projects such as Cathedral Pines, High Forest Ranch and Black Forest Reserve into the woodland estate conversation. Flying Horse introduced a golf and athletic club-centered community beginning in the mid-2000s. The Farm, Forest Lakes and Sanctuary Pointe expanded the range of planned lifestyle choices in the following decade, while Flying Horse North added a separate custom-estate golf setting farther into the northern landscape.

This was not one continuous march of identical subdivisions. Different landowners, developers, jurisdictions, water arrangements and market conditions produced different outcomes. Some places combined a broad range of houses with shared amenities. Others used acreage and architectural review to preserve a particular residential character. The corridor's strength today is the coexistence of those models.



# Why this region works so well for luxury living

The first advantage is landscape choice. The northern corridor includes open mountain-facing settings, wooded privacy, golf corridors, working reservoirs, foothill terrain and established acreage streets. A buyer who loves Colorado but has a precise preference for light, trees or space can make meaningful choices within the region rather than accepting one standard version of a luxury neighborhood.

The second advantage is a mature range of housing. This collection includes newer builder-designed homes, semi-custom residences, fully custom estates, paired-patio options, established houses with renovation potential and occasional unusually large parcels. Buyers can decide how much individuality they want to purchase, build or maintain. The price of entry and the total cost of ownership vary substantially between properties, even within a single community.

The third advantage is the relationship to a substantial city. Northern retail, dining and services reduce the need to travel across town for many daily tasks. The Academy, medical services and regional employment destinations help give the area a lived-in regional purpose. Access toward Denver is another consideration; the 18-mile I-25 South Gap project between Monument and Castle Rock was completed in 2022. That investment does not make every commute short or predictable, but it belongs to the larger infrastructure story.

Finally, the region offers multiple ways to obtain community. At The Farm, the gathering place is part of the neighborhood identity. At Flying Horse, the private club creates a broad recreation and hospitality environment. In King's Deer or Bent Tree, shared character can be more important than a resort facility. In the forest communities, trails, lodges, design standards and landscape stewardship take different forms. Luxury living becomes more durable when its social and practical structure suits the owner.



# Ten communities, ten distinct propositions

The Farm translates a family land legacy into a connected, contemporary neighborhood organized around ponds, trails and a resident gathering place. Flying Horse offers the most developed club and resort ecosystem in this collection. King's Deer pairs custom acreage living with an independently operated public golf course and expansive common areas.

Sanctuary Pointe brings newer planned housing into a wooded former camp setting near Monument, with trails and a substantial district park. Flying Horse North combines acreage-scale custom homesites with a separate Phil Smith-designed golf course and a relationship to the Flying Horse club brand. It deserves its own chapter and should not be folded into the original Flying Horse neighborhood.

Cathedral Pines emphasizes custom residences, substantial open space and an event lodge in a distinctive Black Forest setting. Forest Lakes is the western foothill and water-centered alternative, with varied housing and a carefully regulated reservoir amenity. High Forest Ranch brings gated custom acreage, park-inspired design and resident lodge facilities to the forest-estate model.

Bent Tree offers an established, history-rich acreage neighborhood with county roads and a less resort-oriented amenity structure. Black Forest Reserve completes the set with gated woodland custom-home living, including properties whose scale and specialized spaces differ significantly from house to house.

The chapters that follow use six consistent lenses: the place and its promise; land and origin; development vision; homes and property character; amenity inventory; and daily life with ownership considerations. Differences in evidence remain visible in the language. A proposal is described as a proposal, a historical count as a historical count and a property-specific feature as property-specific.



## Reading this collection well

The report describes place and residential character. It is not a substitute for a current listing search, a survey, governing documents or the inspection of a particular home. Neighborhood names can be applied loosely in advertising. A search that captures nearby subdivisions, vacant land or club-branded projects can produce a misleading impression of the market.

For that reason, this edition avoids presenting an unverified dollar band as a current MLS range. The private companion appendix preserves dated property examples and historical planning figures separately. A practical search should distinguish active asking prices, pending transactions, closed sales and vacant homesites, then match each property to its legal subdivision and relevant filing. An estate with unusual acreage or substantial outbuildings should not be treated as a routine comparable for a smaller neighborhood home.

Amenity access also deserves careful reading. A resident association, a metropolitan district, an independently owned golf course, a private club and a public park can all appear in a neighborhood's story. They are different arrangements. Ownership of a home does not automatically buy every membership or grant unrestricted access to every lake, lodge or nearby trail.

The practical comparisons near the end of this report help turn the narratives into a short list. The private appendix carries the more technical inventories, dates and open questions so that the main story can remain coherent. Both are intended to support a thoughtful conversation with Heather about the life and property a buyer is trying to create.



COMMUNITY 01 OF 10

# The Farm

A family land legacy recast as a  
connected contemporary neighborhood.



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## The place & its promise

The Farm occupies an appealing middle ground within northern Colorado Springs: contemporary neighborhood living with a land story older than the streets. Near Voyager Parkway and Ridgeline Drive, it benefits from the northern city's services while retaining an identity built around ponds, trails, open space and the Allison family's stewardship of the valley.

Its particular form of luxury is connection. The landscape is experienced through a walk, a pond overlook, an evening on a patio or a visit to The Gathering Place. Houses vary in scale and individual expression, but the neighborhood story gives them a common setting. The agricultural name is meaningful because the property actually passed through farming and ranching uses before becoming a planned residential community.

The Farm is also a useful counterpoint to the forest estates in this collection. It can offer an outdoors-oriented life without making large acreage the defining requirement. Shared facilities and a more connected street environment create a different daily pattern from a secluded custom home reached along a long wooded drive.

For a buyer, the important distinction is between the community's overall identity and a particular property's position within it. An interior homesite, a pond-facing property, an open-space edge and a larger premium residence may belong to the same neighborhood while delivering different views, privacy and costs. The Farm's breadth is one of its strengths, provided the search preserves those distinctions.



## Land & origin story

The Farm's modern origin is rooted in Allison Valley Ranch. The property had earlier dairy-farm uses; John Allison purchased the land in 1947 and developed a thoroughbred-horse operation. Horses purchased in Ireland became part of the family's story, and a former agricultural barn was adapted to that purpose. The neighborhood's equestrian references and racehorse-related naming reflect a real chapter in the property's life.

Water was another part of that earlier landscape. Dams built on Black Squirrel Creek around 1950 formed ponds that helped define the valley. Family memories associated the water with the names Frances, Mildred, Ann and Mary. That personal vocabulary is a reminder that the land was a lived family place before it became a development plan.

The community's published history also places astronaut Jim Irwin on the property in 1973. His presence adds an unusual connection between a ranch landscape and the wider Colorado Springs story. It should be understood as a historical association rather than a claim that a particular existing residence is his preserved home.

The transition to development took place through the next generations. Ann Allison Leach entrusted her children with future development planning in 2010; the published neighborhood timeline identifies La Plata Communities' vision in 2013 and groundbreaking in 2015. Earlier partnership discussions predated those milestones. The result was a neighborhood conceived as a continuation of a family land legacy, with the landscape and gathering traditions carried into a new residential form.



## Development vision

La Plata's role was to translate the valley's history into a planned neighborhood that could function in the modern northern city. The organizing ideas are recognizable: retain a strong relationship to the land, create places for residents to meet and offer architecture with more character than a single repetitive house type. The Farm's identity rests on those choices working together.

The ponds and pedestrian landscape make the community's open areas part of everyday life. Linear connections, parks and smaller landscape spaces allow the outdoor setting to be experienced between homes rather than only from the perimeter. The Gathering Place gives the neighborhood a recognizable social address, while its equestrian naming maintains a thread to the earlier ranch.

The architectural vision has included modern interpretations of farmhouse and Craftsman traditions alongside builder-specific and custom expressions. That relationship is thematic rather than literal: the community is a contemporary residential neighborhood, not a preserved agricultural settlement or a working farm. Its appeal comes from the way an authentic history informs present-day design.

The institutional structure matters to that vision. The homeowners association and Allison Valley Metropolitan District carry different responsibilities. Association services and resident facilities are distinct from district infrastructure and public landscape responsibilities. A buyer should see those arrangements as part of how the neighborhood is maintained, not as background paperwork separate from the experience of living here.



## Homes & property character

The Farm contains a broader housing spectrum than its name alone suggests. Builder-designed residences form much of the neighborhood, while premium and custom properties can occupy a different market position. Architectural scale, basement finish, garage capacity, outdoor living and the relationship to open space vary substantially.

Builders associated with the community's published development materials include Goetzmann Custom Homes, Saddletree Homes, Vanguard Homes and Vantage Homes. Historical builder participation should not be mistaken for current inventory or an available contract with every builder. A resale home also reflects the decisions of its original owner: finish packages, additions, landscaping and maintenance can separate two apparently similar plans.

The most useful property comparison begins with the site. Does the main living space look toward ponds, parkland, nearby rooftops or a more open edge? Is the outdoor area sheltered and usable? How does the lot handle grade, drainage and privacy? The neighborhood can contain both a manageable homesite and a larger, more individually positioned property without either being representative of every house.

For pricing and presentation, it helps to distinguish the core neighborhood market, the more premium homes and the occasional estate-scale offering. Those are analytical categories rather than formal neighborhood divisions. They prevent an exceptional property from setting an unrealistic expectation for the entire community and keep a buyer's comparison tied to the features that actually create value.



## Amenity inventory

The Gathering Place is The Farm's signature resident facility. Its central offerings include a pool and pool deck, changing rooms and lockers, fitness spaces, indoor gathering and event space, and outdoor areas for resident use. The published facility vocabulary includes the Triple Crown Event Room, Jockey Club Patio and Winners Circle Courtyard - names that continue the property's horse-racing thread.

The pond-oriented landscape adds another layer: shoreline areas, overlooks, a canoe and kayak launch concept, beach frontage and fishing-oriented access appear in the community's facility materials. Their practical use follows current association rules, operating arrangements and water conditions. Beach frontage should not be read as a promise of unrestricted swimming or unrestricted public access.

The wider neighborhood includes trails, linear parks and smaller shared landscape spaces. These provide a distributed outdoor amenity rather than concentrating every experience inside a building. Ponds and open areas also support the community's visual identity, even when a resident is simply walking rather than using a specific facility.

Resident events and room reservations depend on the operating calendar and access policies. Trash and recycling services have also been part of the association's described responsibilities. Nearby shopping, restaurants and northern Colorado Springs services are conveniences, rather than HOA-owned amenities. The Academy and other regional destinations contribute to location appeal without being part of the neighborhood's facility package.



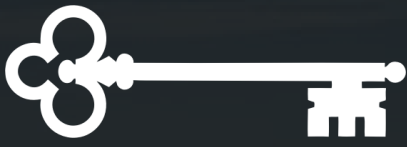
## Life here & ownership

The Farm's everyday proposition is straightforward: contemporary homes, shared recreation and a northern-city location, with a history that gives the place an identifiable character. It can suit a buyer who wants outdoor time and community facilities while keeping daily errands within the urban pattern of northern Colorado Springs.

Academy District 20 is part of the area's educational geography. Individual school assignments, enrollment options and charter admissions should be checked by address and current policy. Historical materials included a future school-site concept; a reserved or planned site does not establish that a school has been built or that every resident can walk to an assigned campus.

Ownership review should distinguish HOA dues, district-related taxes and any separate charges. The Gathering Place's access, guest arrangements, fitness programming, event reservations and water-use rules deserve a current review. A buyer should also understand the architectural process for fences, landscape changes, additions or outdoor improvements.

On a property tour, pay attention to pond and open-space edges, drainage, construction or future development nearby, and the relationship between the home and public or resident paths. A premium view and a busy path can coexist. The best version of The Farm for a buyer is the particular home whose setting, maintenance demands and access to shared facilities fit their life - not simply the most prominent house carrying the neighborhood name.



COMMUNITY 02 OF 10

# Flying Horse

Resort-scale amenities, golf and a mature collection of distinctive villages.



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## The place & its promise

Flying Horse offers a club-centered version of northern Colorado Springs living. Its identity combines residential villages with golf, an athletic club, dining, spa services and resort hospitality. Among the ten communities in this collection, it has the broadest developed combination of club recreation and lodging within its larger neighborhood setting.

The original Flying Horse belongs to the northern city's Northgate environment. Its experience is more urban-connected than a secluded Black Forest estate community, yet the golf landscape and carefully planned village structure give it a distinct residential character. Mountain outlooks, course edges and landscaped streets contribute to the setting, though individual properties vary in what they actually face.

The defining choice for a buyer is whether the club ecosystem supports the life they want. A home can be purchased for its location or architecture without every club amenity becoming part of the owner's routine. Conversely, a buyer who expects to use fitness, racquet sports, golf, dining and resort services may place considerable value on the proximity and range of those offerings.

Flying Horse North is a separate community and physical golf setting. Shared branding and membership relationships connect the two, but their land, housing scale and development histories differ. This chapter addresses the original Flying Horse; North receives its own complete chapter later in the report.



## Land & origin story

Flying Horse's well-documented origin is the creation of a major planned residential and golf community in the mid-2000s. Classic's development organization, associated with principal Jeff Smith, established a place where houses and private recreation would evolve together rather than treating the golf course as a distant accessory.

The original Tom Weiskopf-designed course and the club's early operations date to 2005. The athletic club followed in 2006, and the main clubhouse opened in 2007. These milestones explain the community's identity: recreation and gathering facilities were foundational parts of the residential proposition, not amenities imagined only after the neighborhood was established.

The resort layer developed later. The Lodge and Steakhouse expanded the hospitality experience in 2015. The East Lodge addition in 2023 broadened the lodging operation further. Flying Horse therefore has several ages within one story: the initial club community, the later resort presence and the continuing evolution of residential villages and property types.

The earlier agricultural ownership of every tract is not sufficiently established here to assign a picturesque ranch origin to the whole development. Its historical richness lies in the deliberate creation and subsequent maturation of a club-centered community. That is a different kind of origin story from The Farm's family ranch legacy, and it is strong enough to stand on its own.



## Development vision

Flying Horse's village structure allows a large community to contain distinct residential expressions. Names such as Turin, Madonie, Molise, Torino and Toscana identify parts of that development history. They should be used to understand actual location and housing character, rather than assuming that every village has identical lots, designs or access arrangements.

The planning vision brings together residential choice and a substantial private-club environment. Golf occupies important visual and recreational space, while the athletic facilities broaden the proposition beyond golfers. Dining, event facilities and lodging give the place a hospitality dimension that many acreage neighborhoods do not attempt to provide.

The resulting community is layered. A course-adjacent custom residence, a builder-designed home, a smaller-lot village property and a patio-oriented residence can all participate in the broader Flying Horse identity. The village and filing are therefore important to any description of a home. A large community name is useful for orientation but too broad to serve as a complete property specification.

The club and the neighborhood also remain separate institutions. Homeownership, HOA responsibilities, metropolitan-district obligations and club membership are different matters. That distinction does not weaken the vision; it makes the ownership model understandable. A buyer should know precisely which parts of the Flying Horse experience are included in the property, which require membership and which are available through separately purchased services.



## Homes & property character

Flying Horse has one of the widest residential ranges in the collection. It includes builder-designed houses, semi-custom and custom residences, patio-oriented plans and premium properties whose scale, course relationship or individual finish can place them in a different segment from the broader neighborhood.

Architectural character often draws on traditional and Mediterranean-influenced design, with variation across builders and villages. The resort's visual identity should not be treated as a rule that every home looks the same. Interior modernization, basement completion, outdoor rooms and landscaping also create substantial differences among resales built in different years.

Lot position is especially consequential. A golf-course view can bring long outlooks but also exposure to play, maintenance activity or paths. An interior village lot may provide a different balance of privacy and everyday convenience. A house with mountain views should be evaluated from the rooms and outdoor spaces where those views are actually enjoyed, rather than from a drone photograph alone.

For a buyer comparing Flying Horse with the forest communities, the central tradeoff is often the amount of private land versus the breadth of shared recreation and services. A larger custom property within Flying Horse may narrow that tradeoff, but its price and maintenance profile will differ from a more compact village home. The neighborhood label cannot replace a comparison of the actual homesite, finish level, house age and membership arrangements.



## Amenity inventory

The original Tom Weiskopf course provides an 18-hole golf setting with practice and club services. Access is governed by the applicable membership or resort arrangements. The golf offering is distinct from the Phil Smith course at Flying Horse North.

The Athletic Club's facilities include fitness and cardio equipment, group exercise and Pilates programming, eight tennis courts - four indoor clay courts within the tennis dome and four outdoor hard courts - and four pickleball courts. Aquatics include a year-round heated 25-yard lap pool, indoor and outdoor hot tubs, and seasonal adult and activity pools. The activity pool includes a waterslide and basketball hoop; a splash pad serves younger children.

The broader recreation and wellness environment includes the spa and the Kids' Cabin, with programs and services subject to booking, eligibility and fees. Spa offerings encompass treatments such as massage, body therapies, facials and personal-care services. These are operated services, not a promise that every treatment or class is included in every membership.

Dining and hospitality include the Steakhouse, Tack Room, Fortezza Italiana and Athletic Grill, along with lodging, meetings and event facilities. Access and reservations differ by venue. Residential parks, paths and landscaped areas complete the neighborhood setting. The strength of the inventory is its variety, but a purchase should specify the membership category, initiation obligations, dues, transfer terms and guest privileges that actually apply.



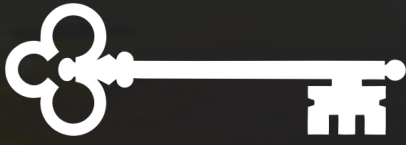
## Life here & ownership

Flying Horse can support a routine in which recreation and social gathering occur close to home: a workout, a tennis session, a round of golf, dinner or a visiting guest's resort stay. Its northern-city location also connects residents to services outside the development. The club's breadth is most valuable when it matches activities the owner will genuinely use.

Discovery Canyon Campus is an important part of the local educational landscape, and Academy District 20 serves the area. Assignment and enrollment need an address-based check. Proximity to a campus does not make every residence equally walkable or establish admission to a particular program.

Ownership review begins with the exact village and filing. Confirm association obligations, district-related taxes, design restrictions, any gated-area arrangements and responsibility for property maintenance. Then review the club agreement independently. A listing's reference to a membership or an initiation benefit should be supported by the current written terms, including whether a benefit transfers on resale.

On a tour, experience the property at ground level. Look at course orientation, road activity, adjacent lots, outdoor privacy and the condition of landscaping and exterior finishes. Compare the daily route to the facilities you intend to use. Flying Horse's distinctive value is a developed club and resort setting combined with substantial residential choice; the best match is the village and property that make that combination useful in daily life.



COMMUNITY 03 OF 10

# King's Deer

Custom acreage, open horizons and a golf landscape on the Palmer Divide.



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## The place & its promise

King's Deer offers a different northern luxury proposition: custom homes on acreage, a rolling Palmer Divide setting and a substantial common-land network, with an independently operated golf course woven through the residential landscape. It is often described through Monument, though its character also belongs to the transition between open country and the Black Forest environment.

The community's own figures describe 531 lots, averaging approximately 2.7 acres, across a development of more than 1,200 acres. Its elevation is around 7,400 feet. Those numbers help explain the feeling of space, but they do not mean every lot has the same topography, tree cover or usable area.

Some properties emphasize broad grassland views and sky; others have more trees or a stronger relationship to golf and common spaces. The variety is part of the place's character. A buyer who wants a wide outlook may respond very differently from a buyer whose priority is a house concealed among pines.

King's Deer combines residential separation with a recognizable neighborhood framework. It is not a resort complex whose identity depends on a resident pool or an all-inclusive private club. Its appeal rests on homesites, landscape, custom architecture, trails and the presence of a public golf operation - an arrangement that should be understood on its own terms.



## Land & origin story

King's Deer belongs to the 1990s wave of northern acreage development. Its association history dates to 1994, establishing the community before many of the newer planned neighborhoods in this collection. The residential vision placed custom homes within a larger landscape rather than concentrating development into small urban-style lots.

The golf course opened in 1999. Designed by the Redstone Golf Group, it brought a links-influenced recreational landscape to the Palmer Divide. Earlier references to The Divide are part of the course's naming history. The course and the neighborhood evolved alongside one another, but their operations and ownership obligations should not be treated as one institution.

Developer Dan Potter is associated with King's Deer in the local development record and later appears in Cathedral Pines' planning history. That connection helps place the community within a broader northern custom-home development era. It does not establish a complete deed history for every parcel that became King's Deer.

The earlier ranch or agricultural ownership chain remains less fully documented than the neighborhood's development history. The report therefore does not invent a named founding ranch. The substantive origin is the 1990s choice to create a large, covenant-guided custom-home community on the Palmer Divide, followed by the opening of a golf course that reinforced its landscape identity.



## Development vision

The central planning idea is low-density custom residential living with a shared landscape framework. Large lots give homes room to differ, while common areas and architectural oversight help the community maintain a coherent character. The association describes roughly 52 acres of common land and more than eight miles of trails.

This model makes space itself an important amenity. A property can feel connected to a neighborhood without being close enough to every neighboring home to share the same outdoor room. Trails and common spaces create continuity across that separation. The golf landscape supplies additional openness and a distinctive visual setting, although a course edge is not private yard space.

Custom construction also means the neighborhood changes through individual decisions rather than through one builder's uniform sequence. Houses can reflect different years, architectural preferences and levels of investment. Design review and governing documents provide the structure within which those differences exist.

King's Deer is therefore best understood as an established residential landscape with optional golf participation, rather than a golf membership product with houses attached. The golf club is independently operated, and the HOA's land and trail responsibilities are separate. That distinction is important for buyers who want acreage and a neighborhood identity even if they never intend to play golf.



## Homes & property character

The housing is primarily custom and acreage-based. A typical comparison should consider architectural style, age, renovation, finished area, basement configuration, garage capacity, outdoor improvements and the exact site. Two houses with similar square footage can deliver markedly different experiences because of tree cover, elevation, slope and orientation.

The average lot figure of about 2.7 acres is a community description, not a guarantee of usable acreage at any address. A lot may contain setbacks, drainage features, sloping ground or portions whose utility differs from the main building area. Golf and trail adjacency also change how privacy is experienced.

The open portions of King's Deer can offer broad views and abundant light. They can also expose a home and its outdoor spaces to wind and weather more directly than a sheltered forest site. Wooded properties have a different balance of shade, outlook and landscape management. These are property-selection considerations, not a ranking of one setting above another.

Water arrangements deserve particular attention in an acreage search. The association's owner information includes water-meter reporting and the community's augmentation framework. A buyer should review the well permit, reporting obligations, water-use limits and any existing outdoor improvements against the actual rules. Acreage does not automatically imply unrestricted irrigation, livestock or outbuildings.



## Amenity inventory

The residential amenity foundation includes common land, a trail network and landscaped community features. These support walking and an outdoor neighborhood experience across a relatively spread-out development. Specific parks, play areas, field uses and pond-related access should be matched to the current association map and rules rather than inferred from an individual listing.

King's Deer Golf Club is an independently operated 18-hole public course. Its links-influenced layout is central to the neighborhood's visual character and offers a different access model from the private Flying Horse courses. Golf fees, annual programs, booking arrangements and any discounts belong to the course operator, not automatically to homeownership.

The golf operation includes practice opportunities and instruction, with lessons, leagues, junior activities and events dependent on the current calendar. Food and gathering services include the Troon Tavern. A public golf course can provide an appealing nearby recreational and dining destination without creating a resident-only clubhouse entitlement.

The wider Monument and Tri-Lakes area contributes everyday shopping, services and regional recreation. Those facilities are nearby conveniences. There is no verified neighborhood-wide private pool, resort spa or bundled athletic-club package in this report's King's Deer inventory. Its distinction is the combination of custom acreage, common trails and accessible golf within a mature residential setting.



## Life here & ownership

King's Deer can suit an owner who values space and a substantial custom residence, with golf available nearby but not required as the organizing principle of daily life. The community's higher Palmer Divide setting is part of its appeal and part of its practical reality. Weather, wind exposure and the specific route to services should be experienced rather than assumed from a regional description.

Lewis-Palmer School District 38 is part of the community's educational context. Prairie Winds Elementary is associated with the neighborhood setting, but assignment and enrollment should still be checked for the exact address. A nearby school and a large lot do not by themselves describe an individual's transportation needs.

An ownership review should include architectural controls, association responsibilities, current dues, common-area maintenance and well-related reporting or augmentation obligations. Septic systems and other property infrastructure require their own records and inspections where applicable. Golf participation should be reviewed separately from the residential purchase.

The most revealing tour compares different landscape positions: an open lot, a wooded site and a property along golf or common space. Stand where the owner will sit outside, consider wind and sun, and look at how much of the acreage is practical for the intended use. King's Deer's lasting proposition is room to create an individual home within an established, recognizable northern community.



COMMUNITY 04 OF 10

# Sanctuary Pointe

Newer neighborhood living shaped by  
pines, trails and protected open space.



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## The place & its promise

Sanctuary Pointe brings a newer planned-neighborhood experience into a wooded setting near Monument. Its relationship to the forest is central, but its housing is not uniformly an acreage-estate product. Detached residences and paired-patio options allow different approaches to maintenance, scale and daily life within the same broader community.

The setting connects naturally to the Monument and Fox Run landscape. Trees, trails and the area's higher elevation give it a different feeling from a more open northern-city neighborhood. At the same time, the planning model provides a neighborhood structure and district services rather than asking every owner to create an independent rural estate.

Its origin is unusually memorable: the land was associated with a fox-farm use before becoming the Black Forest Baptist Assembly camp. The transition from a place of retreat to a residential neighborhood gives the name Sanctuary Pointe a meaningful local context. The current community is a new chapter on that property, rather than a preserved operating camp.

The practical appeal is a combination of forest character, contemporary housing and access to a substantial public park and trail environment. Buyers should compare the specific village, homesite and ownership arrangement. A paired-patio residence and a larger detached home can share the Sanctuary Pointe name while creating very different maintenance routines and outdoor experiences.



## Land & origin story

The Sanctuary Pointe property's earlier history includes a fox-farm operation associated with the Black Forest fur-farming era. Local historical accounts place the property's transition to the Black Forest Baptist Assembly in 1949. That history connects the site to a regional industry that is easy to overlook when seeing only today's homes and streets.

The camp then became the property's defining twentieth-century use. It brought people into the woodland for gathering and retreat rather than for permanent suburban residence. That gathering tradition gives the property a distinctive place in the area's midcentury history. The forest was experienced as a setting for shared activity well before it became the backdrop for permanent neighborhood homes.

The development process was longer than a single groundbreaking date suggests. Monument approved annexation petitions for Classic's Sanctuary Pointe development in 2006. A construction-start extension followed in 2011. By 2016, Classic was announcing residential construction on a project described at approximately 460 acres, with an initial release covering only part of that larger plan.

This sequence matters to the origin story. Sanctuary Pointe did not spring fully formed from a marketing name in 2016. It passed through an earlier land use, an institutional camp era, a lengthy planning period and then staged residential development. Its woodland identity carries those layers even as the houses and public facilities belong to a modern neighborhood.



## Development vision

Classic's development vision brought a range of contemporary houses into the wooded setting, with trails and shared landscape connections helping preserve a recognizable forest-neighborhood experience. The aim was not to reproduce the lot pattern of every surrounding acreage subdivision. Its planned housing mix includes more compact forms as well as larger detached residences.

Early development announcements identified Classic, Saddletree and Vantage as participating builders. Those announcements described first-phase allocations rather than a permanent guarantee of current builder availability. The Legends paired-patio collection added an alternative for buyers who wanted a different maintenance profile without leaving the community's larger setting.

The outdoor framework became more substantial with Sanctuary Park, which opened in May 2024 through a collaboration between Triview Metropolitan District and Classic. The approximately eight-acre park adds a multiuse artificial-turf sports field, walking connections and a covered pergola. It is a district park, with public use and reservation policies, rather than a resident-only resort facility.

The planning proposition is therefore a blend of private homes, association responsibilities and district-supported outdoor amenities. Trees help define the place, but preservation does not mean every homesite has identical canopy or that surrounding land cannot change. The most useful reading of the vision looks at actual built conditions and current rules, not only at the original conceptual plan.



## Homes & property character

Sanctuary Pointe offers a range within a coherent wooded neighborhood. Detached homes differ by builder, release, lot position and degree of customization. Paired-patio residences provide another housing type, with a shared-wall configuration and a potentially different exterior-maintenance arrangement that should be confirmed through the relevant association documents.

The initial 2016 release included lots described from approximately 8,400 square feet to half an acre. Those are historical first-release figures, not a complete description of every current homesite. They nevertheless demonstrate an important distinction: Sanctuary Pointe's forest setting does not imply that all properties are multi-acre estates.

Tree cover, grade and the relationship to trails or parkland can create meaningful differences between homes. A house looking into pines may offer a more enclosed outlook; another may have broader light or more visible neighboring rooftops. Outdoor rooms, deck orientation and drainage should be considered alongside interior finish and square footage.

A buyer comparing Sanctuary Pointe with High Forest Ranch, Cathedral Pines or Bent Tree is often comparing different land and maintenance models. Sanctuary Pointe may provide the desired forest atmosphere with a more compact property and newer planned-house format. The appropriate choice depends on whether the buyer wants woodland character, substantial private acreage, a custom building opportunity or a more managed residential arrangement.



## Amenity inventory

The neighborhood's primary outdoor inventory consists of trails, wooded landscape connections and Sanctuary Park. The park's offerings include the artificial-turf field, walking areas and covered pergola. Soccer, lacrosse and other field sports are contemplated uses, subject to district rules and scheduling. Organized sports and events have been restricted on Sundays to preserve quieter neighborhood use.

The field's footprint has been described differently across published materials. The broad park area is approximately eight acres; the exact turf measurement belongs in technical facility information rather than being converted into an exaggerated recreational acreage claim. The private appendix preserves that distinction.

Resident gatherings and community events add a social layer, with programming dependent on the current volunteer and operating calendar. A neighborhood event organization is not a guarantee of a fixed annual schedule or a clubhouse entitlement. Trail connections and the park provide places for community life even without a resort-style facility package.

Fox Run Regional Park is a significant nearby public recreation destination. It is separate from Sanctuary Pointe's association and should be described as regional access, not neighborhood-owned acreage. Monument-area shopping and services contribute everyday convenience. This report does not identify a verified resident pool, golf course or private athletic club within Sanctuary Pointe itself.



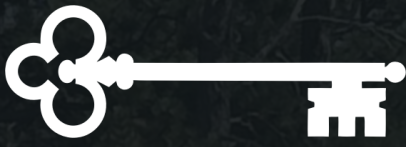
## Life here & ownership

Sanctuary Pointe's daily-life appeal is the combination of trees, newer homes and a planned neighborhood framework near Monument. It can suit a buyer who wants a forest-oriented setting without making acreage stewardship the center of ownership. The relevant property type remains important: a detached home and a paired-patio residence can create different responsibilities.

The area relates to Lewis-Palmer School District 38. School assignment, transportation and enrollment should be checked for the address. Regional recreation and nearby services are part of the practical setting, but actual driving routes should be experienced at the times the buyer expects to travel.

Review the association documents for the precise subdivision or collection, including maintenance, architectural controls and assessment obligations. Triview's water, sewer, district services and tax arrangements should be distinguished from HOA dues. Park reservations and field use are governed separately from private property ownership.

On a tour, compare tree cover, usable yard, slope, outdoor privacy and distance to trails or the park. Look at how water moves through the homesite and how the house relates to the public landscape. Sanctuary Pointe's distinctive value is a woodland neighborhood with a camp-era origin and a modern range of housing - not a universal promise of large lots or all-inclusive private amenities.



COMMUNITY 05 OF 10

# Flying Horse North

A separate custom-estate and golf environment deeper in the northern landscape.



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## The place & its promise

Flying Horse North is a separate estate-oriented community in the northern Black Forest landscape. Its identity combines larger custom homesites, forest and meadow settings, and a Phil Smith-designed golf course. It carries a relationship to the Flying Horse brand while offering a different physical and residential experience from the original Northgate community.

The distinction begins with land. Acreage-scale homesites create room for individually designed residences and more separation between houses. Trees and open ground shape the course and the surrounding residential setting. A property can belong to the same community while feeling predominantly wooded, meadow-oriented or connected to a golf corridor.

The club relationship adds a recreational dimension, but North's operating facilities should be described accurately. The course is open, and the North clubhouse and food-wagon operation provide seasonal golf-related services. Larger resort or permanent hospitality concepts belong to the community's possible future evolution unless their completion and opening are established.

For a buyer, North's strongest proposition is the combination of custom-estate scale and a distinctive golf landscape. The right property depends on the homesite, architectural opportunity, existing improvements and written membership terms. It should be evaluated as a community in its own right, not as an appendix to the original Flying Horse.



## Land & origin story

Flying Horse North's documented modern development sequence begins with Classic's planning activity in 2016, followed by public discussion of the course vision in 2017 and residential platting in the later 2010s. The Phil Smith course opened in 2020. Those milestones place it among the newer estate-scale communities in this collection.

The course was conceived around the natural character of the northern property: wooded sections, open areas and terrain that could produce a golf experience distinct from the original Flying Horse. Early accounts emphasized the course taking shape before a dense surrounding pattern of completed homes. That sequencing helped establish landscape and recreation as foundational elements of the project.

Early planning and marketing descriptions referred to approximately 283 homesites and lots in the range of roughly 2.5 to 5.2 acres. Those are historical project figures, not an independently verified current total across every filing or later revision. Current lot offerings continue to demonstrate acreage-scale development, with variation by filing and individual site.

The older land-ownership history requires care. Reporting around the project's creation discussed nearby Shamrock Ranch land and attempted acquisitions, but that does not prove that all of Flying Horse North originated from the same named ranch tract. The report preserves the development story while leaving an unconfirmed full deed chain out of the narrative.



## Development vision

The organizing vision is a custom-estate neighborhood anchored by a separate golf course. The landscape allows individually designed houses to coexist with a recognizable club-related identity. The planning emphasis on acreage distinguishes North from the original Flying Horse's broader village and housing mix.

Phil Smith's course contributes both recreation and a visual framework. The course uses the alternation of trees and open country to establish its character. Its relationship to residences is property-specific: a golf-adjacent lot, a wooded interior lot and a site with a broader meadow outlook should not be described as delivering the same experience.

Current community marketing includes Signature Golf Membership initiation benefits with certain new lots in filings 3, 4 and 5. That benefit is specific to the offering and written agreement. It does not establish that every North resale carries a transferable membership, that recurring dues are waived or that every club service is included.

The community has also been associated with larger hospitality and resort proposals. Those concepts may influence future development, traffic or amenity expectations, but they should not be included in today's operating inventory simply because they appear in a plan. A buyer should evaluate the existing North setting and separately understand the approved or proposed evolution of nearby land.



## Homes & property character

Flying Horse North is primarily a custom-home and acreage-homesite proposition. Published offerings commonly fall around 2.5 to 5 acres, though exact dimensions vary. Later filing examples demonstrate that a single narrow size band would fail to capture every lot. The deeded acreage, building envelope and development restrictions are the relevant facts for a particular purchase.

Custom construction provides architectural freedom within the applicable review framework. That can allow a home to be carefully placed for light, trees, views and outdoor rooms. It also means more decisions for the buyer: site preparation, utility connections, driveway design, drainage, tree retention and construction logistics can materially affect the final cost and experience.

For a completed residence, evaluate the quality of the site solution as seriously as the finish level. A dramatic interior is only part of an estate property's value. The orientation of the main living spaces, the relationship to neighboring building envelopes, the garage and service access, and the practicality of outdoor areas all influence daily use.

For a vacant lot, compare the cost of creating the desired house rather than treating lot asking price as the total price of admission. Golf membership benefits, landscape position and potential future nearby development should be reviewed in writing. North's custom-estate scale offers opportunity, but each homesite has its own constraints and possibilities.



## Amenity inventory

The operating golf course is an 18-hole Phil Smith design with an additional nineteenth par-three hole. Its setting combines forest and open country. Golf access is currently structured around club members and eligible resort guests, with tee-time and operating policies set by the club. A public-access ranking does not establish unrestricted public booking.

The course's operating season is generally May through October, with actual opening and closing dependent on conditions. The North golf address is 15268 Allen Ranch Road. Course services and the golf-related clubhouse operation belong to this physical location, rather than to the original Flying Horse clubhouse.

The North clubhouse and food wagon provide seasonal food, drink and golf merchandise services. Those facilities should be distinguished from a future full-scale permanent resort clubhouse. The club relationship can also connect an eligible member to offerings elsewhere in the Flying Horse system, subject to the membership category and current written access rules.

The residential setting's principal non-golf attributes are private acreage, woodland and meadow character, and the planned estate environment. This report does not assign the original Flying Horse's pools, tennis complex, spa or hotel buildings to the North property. Nor does it describe a proposed North hotel, fitness center or expanded resort campus as an existing resident amenity.



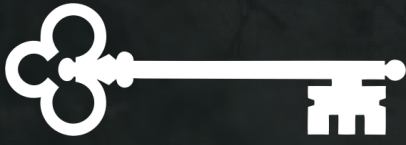
## Life here & ownership

Flying Horse North can suit a buyer who wants a custom estate setting and a golf relationship, with more land separation than the original Flying Horse's typical village experience. The neighborhood's location calls for a deliberate review of east-west routes, not only distance to I-25. A home that feels removed from the city may still have practical access, but that should be tested on the buyer's actual schedule.

The ownership review should identify the legal filing, relevant association and metropolitan-district obligations, design requirements and utility arrangements. For new construction, the builder contract and homesite conditions deserve particular attention. For resales, confirm which benefits actually transfer rather than assuming an original new-lot promotion survives every subsequent sale.

Golf membership terms should be reviewed independently: initiation, dues, category, family and guest access, use of the original Flying Horse facilities, and any transfer or refund conditions. Future resort planning should be understood as a separate land-use question, including its status and potential effect on the specific property.

On a tour, compare wooded, open and course-facing sites. Consider sun, wind, privacy and how the house occupies the land. North's distinctive value is the possibility of an individually designed residence within a modern acreage-and-golf setting. Its story is strongest when today's built reality and tomorrow's proposals remain clearly separated.



COMMUNITY 06 OF 10

# Cathedral Pines

Custom architecture, retained forest and open space at Black Forest scale.



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## The place & its promise

Cathedral Pines is one of the clearest expressions of the Black Forest custom-estate idea in this collection. Substantial homesites, ponderosa woodland, extensive open space and a distinctive lodge create a residential setting whose luxury rests heavily on landscape and architectural individuality.

Published community descriptions commonly identify approximately 810 acres, around 158 lots, homesites of roughly 2.5 to 5 acres, more than 450 acres of parks and open space, and about eight miles of trails. These are commonly reported community figures, not a substitute for current plats or a survey of a particular property. Their significance is the emphasis on retained landscape alongside residential construction.

The experience is different from a compact planned neighborhood. Houses can sit within trees and terrain, with outdoor privacy created through placement and vegetation as well as lot size. The shared environment provides continuity, while individual architecture gives each residence its own identity.

The Lodge at Cathedral Pines adds a memorable gathering landmark. It is an event venue within the district's framework, rather than an all-inclusive private athletic club. Cathedral Pines' appeal is therefore a combination of custom homes, forest character and a substantial shared landscape - not a universal resort amenity package or a promise of identical privacy at every address.



## Land & origin story

Cathedral Pines' development history connects to land identified in planning records as Robison Ranch. In July 2001, El Paso County approved an upscale residential proposal associated with developer Dan Potter, initially described at approximately 800 acres and 161 lots. The project later evolved through platting and revisions.

The planning period included access questions and disputes involving Holmes Road. Contemporary local accounts show that approval, acquisition and development did not occur as one simple transaction: as late as 2003, Potter's purchase of the ranch was still being discussed. The distinction matters because a planning approval date does not automatically establish when land ownership transferred or when homes became available.

Platting activity followed in the mid-2000s, with later changes including additional lots discussed in 2009. More recent community descriptions use figures that differ from the original proposal. Those differences reflect the need to keep early approval numbers separate from later built-community summaries.

The 2013 Black Forest fire is part of the wider landscape history in which Cathedral Pines now lives. Forest stewardship, mitigation, access and resilience belong to the community's present-day story. The report does not assign an unverified fire-loss count to the neighborhood. Its origin is the conversion of a named ranch property into a custom residential and open-space environment through an extended planning process.



## Development vision

Cathedral Pines' defining development choice was to place custom residences within a large retained landscape. Open space, trails, ponds and water features create a setting that reaches beyond the individual lot. The planning logic depends on a balance: substantial private homesites, shared natural character and architectural review that maintains a coherent overall environment.

This does not mean every house or homesite looks the same. Tree density, slope, view corridors and proximity to shared spaces vary. A successful custom residence responds to those conditions through placement, scale, materials and outdoor living rather than treating the property as a blank flat rectangle.

The metropolitan district has a meaningful role in the community's operation. Its responsibilities and finances should be distinguished from any association or private property obligations. The lodge, landscape work and trail-related activities form part of that institutional story. Snow and road responsibilities also require a precise distinction between county roads and any supplemental district service.

New proposals associated with Cathedral Pines should not be silently added to the existing community inventory. The later Estates at Cathedral Pines concept is a planning matter that needs its own status review. For a buyer, the relevant vision is the actual filing and surrounding land-use context of the property under consideration, not the broadest use of the Cathedral Pines name in advertising.



## Homes & property character

Cathedral Pines is primarily a custom-residence setting on acreage-scale homesites. Architectural and interior differences can be substantial, reflecting builder, owner preference, year of construction and later improvements. An individual property's market position depends on more than belonging to the community.

The wooded setting can create a strong sense of privacy, but trees are only part of the equation. The home's position relative to neighboring building areas, trail corridors, access roads and outdoor gathering spaces matters. A house can sit on several acres yet have a patio more exposed than expected. Conversely, careful placement can make a smaller usable area feel exceptionally private.

Grade influences the house design, basement exposure, driveway, drainage and outdoor use. Buyers should compare the portions of the property they can practically enjoy, not only total acreage. Woodland management, defensible space and irrigation choices also affect ownership costs and the appearance of the site over time.

A completed estate may include large garages, entertainment spaces, workshops or other specialized features. Those belong to the individual listing and its permits, not to the neighborhood as a standard specification. Cathedral Pines offers a setting for highly individual houses; the property's architecture, site solution and condition determine how well that opportunity has been realized.



## Amenity inventory

The community's shared-landscape inventory includes parks and open space, a trail system, ponds, water features and picnic-oriented areas. Their exact use and access depend on the current district framework and applicable rules. A landscaped pond is not automatically a swimming, boating or unrestricted fishing facility.

The Lodge at Cathedral Pines is the principal built gathering landmark. Located at 13977 Milam Road, it operates as a venue for weddings, meetings and other events. Reservations, rental terms, resident arrangements and event scheduling should be checked with the venue. Homeownership should not be described as unlimited free use of an event lodge.

District activities have included landscape and trail work, water-related maintenance and lodge operation. Those services support the neighborhood's physical character but are different from optional recreational membership. Nearby Black Forest Regional Park and other regional destinations add public recreation possibilities without becoming district-owned amenities.

This report does not identify a verified community-wide pool, tennis complex, private golf course or all-inclusive fitness club within Cathedral Pines. It also avoids treating the neighborhood as universally gated without a clear property-specific basis. Its distinctive amenity package is the forest and open-space environment, trail access and the lodge - not facilities borrowed from another community's brochure.



## Life here & ownership

Cathedral Pines can support a life centered on a substantial custom residence and a woodland landscape. Its shared open-space structure gives the setting an identity beyond isolated private parcels. At the same time, owners should expect the responsibilities that come with custom houses, wooded acreage and a higher-elevation environment.

Academy District 20 is associated with the area, but the exact school assignment requires an address check. Daily access to services, work and the regional road network should be reviewed on the actual route. A Black Forest location should not be reduced to a generic drive-time promise.

Ownership diligence should include district taxes and charges, applicable governing documents, architectural controls, water and wastewater arrangements, road maintenance and snow responsibilities. The district's supplemental services should not be confused with primary county responsibilities. Confirm any lodge-use benefit in writing.

For the land itself, examine mitigation, tree health, drainage, driveway access and usable outdoor space. Ask how adjacent open space is managed and whether a trail corridor affects the property's privacy. Cathedral Pines' enduring appeal is the combination of individual architecture and a substantial shared natural setting. The strongest purchase is the home whose design and stewardship make that combination work well.



COMMUNITY 07 OF 10

# Forest Lakes

A western foothill community organized around water, trails and mountain views.



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## The place & its promise

Forest Lakes is the western foothill and water-centered alternative in this collection. West of I-25 near the Monument-area corridor, it combines reservoirs, hillside terrain, open landscape and a range of housing rather than reproducing the typical Black Forest estate pattern.

Its identity is immediately different. The water and foothill setting create outlooks and outdoor experiences that are not available simply by buying a larger wooded lot elsewhere. The community's relationship to the Pike National Forest landscape adds a regional dimension, but adjacency should not be interpreted as unrestricted access across private land.

Forest Lakes also contains more residential variety than a single estate label suggests. The Estates component is especially relevant to this luxury collection, but the broader community includes builder-designed homes and other lot and house configurations. A buyer should identify the exact section rather than apply the premium estate description to every address.

The lakes are distinctive, and their practical role matters. They are part of the community's water infrastructure as well as its visual landscape. Recreation is regulated accordingly. Forest Lakes is most accurately understood as a planned foothill neighborhood with a carefully managed water amenity, not a resort with unrestricted use of every lake or guaranteed year-round water conditions.



## Land & origin story

Forest Lakes' land history extends well beyond its modern residential launch. Community design materials identify Joseph Schidler with an early recorded title in 1872 and associate the later property with Beaver Creek Stock Ranch in 1941. Those details connect the neighborhood to a working landscape rather than to an invented pastoral brand.

The reservoirs introduce another important layer. District information identifies dam construction in 1986. The resulting water bodies are therefore infrastructure with an operating purpose, not merely decorative lakes created for a residential sales brochure. That history helps explain why access and recreation remain tied to water management.

Development planning took shape before today's houses. A 2001 proposal and 2002 approval associated with the Schuck development organization described a much larger ranch-to-residential transformation, with roughly 467 homes on approximately 990 acres. Subsequent planning and development arrangements used different boundaries and figures. They belong to the project's history rather than to a current completed-home count.

Classic's 2015 launch presented Forest Lakes as a substantial planned community, with initial estate homesites and additional housing releases. The history therefore has several layers: early titled land, ranch use, water infrastructure, long-range development planning and the later residential program. The visible lakes connect those chapters more directly than a neighborhood name alone could.



## Development vision

The development vision brought homes, open space and reservoirs into a foothill setting. Classic's launch materials described approximately 900 acres and around 450 acres of open space. Those broad launch figures illustrate the project's landscape emphasis; they should not be substituted for an exact current boundary or conservation-easement inventory.

Housing choice was part of the plan from the outset. The initial estate release included larger homesites, while subsequent releases provided other lot widths and residential formats. This allowed the development to serve different preferences within a common setting. For a luxury search, the Estates and individually positioned premium properties warrant particular attention without erasing the broader housing mix.

Waterfront Park and trails provide the social and recreational framework. The neighborhood's appeal is not solely the view from private houses; it includes places to walk, gather and experience the water landscape. Yet the reservoirs remain governed assets with operating needs, permit requirements and restrictions.

The metropolitan district and homeowners association carry different responsibilities. The district's water, wastewater and reservoir framework is not the same as private architectural or property-maintenance obligations. Forest Lakes' vision works best when the buyer understands both the aesthetic proposition and the infrastructure that makes the community function.



## Homes & property character

Forest Lakes offers a broad residential spectrum. The Estates component includes acreage-oriented and custom-home opportunities, while other sections include builder-designed houses on smaller lots. A listing's use of the neighborhood name should be followed by a review of the legal section, actual acreage and the home's relationship to the foothill and reservoir landscape.

The initial estate release described sites of roughly one to five acres. That historical range does not characterize every Forest Lakes home. Topography can be as consequential as lot size: slope, exposed basement levels, driveway design, drainage and the usable outdoor area all influence how a property lives.

Views may include water, open space, foothills or a more internal neighborhood setting. Water proximity and water access are different attributes. A residence can look toward a reservoir without owning shoreline or having a private dock entitlement. Buyers should also understand seasonal and operational changes in water levels before valuing a property as if its view were fixed.

For a completed home, compare build quality, condition, exterior materials, decks and site improvements alongside interior amenities. For a homesite, investigate the building envelope, utilities and cost of construction on the terrain. Forest Lakes' distinction is the opportunity to pair a residence with a western foothill-and-water setting; the precise section and site determine how fully that opportunity is realized.



## Amenity inventory

Waterfront Park provides a shared outdoor focus, with park and gathering features including a pavilion or gazebo setting, amphitheater-oriented space, playground and turf areas, paths, overlooks and dock-related access. The park and trail environment should be distinguished from the reservoir-use permits that regulate activities on the water.

Bristlecone Lake is the reservoir with authorized recreational use under district rules. Approved activities include permitted nonmotorized boating and catch-and-release fishing, subject to detailed conditions. Canoes, kayaks and rowboats must meet size and launch rules; powered craft are not permitted. Fishing requires the applicable state license and compliance with the district's restrictions, including barbless artificial-lure practices.

Swimming, wading and other bodily contact with the water are prohibited. Pets are not allowed in the water. Ice access and ice fishing are prohibited. These rules are central to the amenity description because the water serves a drinking-water purpose. Piñon Lake is designated non-active for recreation; it should not be described as a second unrestricted boating or fishing lake.

Nearby public lands and regional recreation add to the setting, but lawful trail and entrance access should be verified. No verified community-wide private pool, golf club or spa is included in this inventory. Forest Lakes' amenity distinction is regulated reservoir recreation, waterfront gathering and foothill landscape - not an all-inclusive resort package.



## Life here & ownership

Forest Lakes can suit a buyer who wants a relationship to water and western terrain within the northern corridor. Its setting is a genuine alternative to the wooded acreage communities, especially for someone drawn to open foothill views or a park-and-lake routine.

The practical approach to daily life begins with the specific section and access route. Crossing or joining the I-25 corridor, reaching Monument-area services and traveling toward Colorado Springs should be considered in real conditions. School assignments and transportation should be verified by address rather than inferred from the community's marketing location.

Ownership review should cover district taxes and charges, HOA obligations, architectural standards, water and sewer service, and current recreation-permit arrangements. The district's operating relationship with Triview is part of the service framework; association management is a separate matter. Permit transfer or eligibility should be confirmed for the buyer's actual household and property.

At the homesite, examine slope, drainage, outdoor usability and the practical view from living spaces. Understand reservoir fluctuation and avoid assuming a private shoreline privilege. Forest Lakes' lasting luxury proposition is the pairing of varied homes with a distinctive foothill and water landscape, supported by a regulated system that protects the resource the neighborhood relies upon.



COMMUNITY 08 OF 10

# High Forest Ranch

Gated custom acreage with a lodge, trails and a national-park-inspired vision.



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## The place & its promise

High Forest Ranch offers a gated custom-estate setting with a particularly clear landscape and architectural identity. Its woodland environment, large homesites, resident lodge and trail network create a form of luxury centered on land, individual houses and shared places to gather.

The community's stated homesite range extends from approximately 2.5 acres to exceptional parcels approaching 39 acres. That breadth matters: most buyers will be comparing acreage-scale residential lots, while a few much larger properties may have different possibilities and responsibilities. An exceptional parcel should not set the expectation for every home in the neighborhood.

The development's park-inspired character is another distinction. Architecture and landscape draw on an image of substantial lodges and carefully placed residences within a natural setting. This is a design influence, not a claim that the neighborhood is part of a national park or that residents have automatic access to federal land.

High Forest Ranch's appeal is the combination of private residential space and a shared neighborhood framework. Gates, trails, ponds and the lodge contribute to that framework. They do not replace the need to understand the precise homesite, road arrangements, governing documents and ongoing work of maintaining a custom residence in the forest.



## Land & origin story

High Forest Ranch relates to the larger Shamrock Ranch land story. Local historical accounts describe a substantial ranch landscape associated with the McLaughlin family and later ownership under Ed Pendleton, followed by divisions and development of portions of the property. The High Forest Ranch tract became one of the residential chapters within that larger history.

The prior community profile placed Classic's acquisition of approximately 1,000 acres in 1999. The exact transaction date and deed chain remain a technical historical item in the private appendix. The community's declaration was recorded in 2001 under Elite Properties of America, providing a firmer documentary milestone for its modern residential framework.

The resulting neighborhood combined custom building with a retained shared landscape. Later wildfire-planning materials described approximately 984 acres and around 200 lots. Those figures belong to the planning document's date and purpose, rather than serving as a guaranteed current count of completed houses.

The Black Forest fire era and subsequent mitigation efforts form part of the community's stewardship history. High Forest Ranch's current identity cannot be separated entirely from the responsibilities of living in a woodland landscape. The origin story is a ranch-to-estate transformation, followed by the ongoing work of maintaining a residential community whose appeal depends on both private land and a healthy shared setting.



## Development vision

The development vision emphasizes a gated, low-density custom neighborhood with architecture influenced by great park lodges and the ranch landscape. Rather than relying on a golf course or resort hotel, it organizes community identity through homesites, trails, ponds, common land and a resident lodge.

The association describes more than 33 acres of greenbelt and approximately eight miles of trails. This shared landscape allows residents to experience the neighborhood beyond their own lots. The acreage setting still gives individual houses substantial room, but the common framework prevents the community from feeling like a collection of unrelated estates.

Architectural review is part of that coherence. Design guidelines govern the relationship between houses, materials, site work and the larger setting. A buyer interested in constructing or substantially changing a home should treat those guidelines as a design framework to understand early, rather than a late-stage administrative formality.

The largest parcels may create opportunities that differ from ordinary residential lots, including selected equestrian uses. Those possibilities are parcel-specific. The neighborhood's ranch heritage and large-lot advertising should not be converted into a blanket promise that horses, barns, extensive workshops or every form of recreational vehicle storage are allowed at every address.



## Homes & property character

High Forest Ranch's houses are individually designed and vary in scale, architectural expression, age and specialized features. The forest setting can support substantial residences with outdoor rooms, generous garages and distinctive interior spaces, but the home's actual quality and condition remain more important than the community name alone.

The site is central. A house's relationship to trees, slope, neighboring building areas and shared trails determines privacy and outdoor usability. On larger parcels, acreage may include areas that serve landscape or habitat functions rather than practical yard, building or equestrian use. The exact building envelope and restrictions should guide expectations.

Some exceptional properties have considerably more land than the typical homesite. Those estates can represent a different ownership model, with longer drives, more extensive landscape work and potentially specialized improvements. They should be analyzed separately in a price or comparable-sales study rather than mixed indiscriminately with smaller acreage homes.

For a custom build, examine utility arrangements, access, drainage, soil and foundation requirements, mitigation and site-preparation costs. For a resale, review the permits and condition of decks, detached structures, fireplaces and other substantial improvements. High Forest Ranch's distinctive opportunity is a custom home in a gated woodland framework; the particular property's design and stewardship determine how well that opportunity is delivered.



## Amenity inventory

The resident lodge is a central shared facility. The described spaces include a lounge and fireplace, kitchen facilities, a deck and outdoor gathering features. Its use for events and resident gatherings follows association reservation and operating rules. It is a neighborhood lodge, not an unlimited private resort service.

Outdoor amenities include a fire-pit gathering area, playground and a sport court described for two-on-two basketball. Two stocked ponds support catch-and-release fishing under community rules. Pond stocking and access do not imply swimming, unrestricted harvest or public use.

The greenbelt and trail network provide the larger outdoor framework. Trails support a neighborhood walking and outdoor experience, with the permitted activities and access conditions determined by the association. Equestrian use should be confirmed on the relevant trail and parcel rather than inferred from the word ranch.

The gated access arrangement is part of the community's residential structure, with associated gate, road and maintenance considerations. Regional parks, shopping and services remain outside amenities. This report does not identify a verified community-wide pool, golf course, spa or resort fitness complex in High Forest Ranch. Its complete core proposition is custom acreage, gates, resident lodge, trails, ponds and modest shared outdoor recreation.



## Life here & ownership

High Forest Ranch can suit a buyer who wants a custom residence with meaningful private land, while retaining a neighborhood identity and resident gathering facilities. The lodge and trails can support connection without requiring the same routine as a large athletic or golf club.

School-district context can vary across the broader area, including Academy District 20 and Lewis-Palmer District 38 relationships. Confirm the exact property rather than treating a neighborhood description as an assignment guarantee. Daily routes to work, shopping and regional travel should be reviewed from the actual entrance and homesite.

Ownership review should include association assessments, gate and road responsibilities, lodge and pond rules, design controls, utilities and property-specific well or wastewater arrangements. A buyer seeking equestrian use, detached buildings, extensive parking or another specialized use needs written confirmation tied to the parcel.

Forest stewardship deserves the same attention as the house inspection. Review defensible space, tree condition, access for emergency vehicles, drainage and the work required to maintain the desired landscape. High Forest Ranch's enduring distinction is a park-inspired custom-estate environment with a resident amenity framework. Its most successful properties combine architectural ambition with a practical, well-managed homesite.



COMMUNITY 09 OF 10

# Bent Tree

Established acreage living with mature pines and an enduring rural character.



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## The place & its promise

Bent Tree is an established acreage neighborhood whose appeal lies in its residential character, mature landscape and unusually well-preserved community history. It belongs to the Monument-Palmer Divide transition, with woodland and open terrain creating different experiences from lot to lot.

The association's geographic description places Highway 105 to the north, Higby Road to the south, Roller Coaster Road to the east and the Arrowwood III area to the west. Archived community figures identify approximately 736 acres and 257 lots, with elevations around 7,380 to 7,500 feet. Those figures orient the community without substituting for a current plat or survey.

Bent Tree's luxury proposition is less dependent on a signature clubhouse or resort amenity. It offers established custom and individually varied houses, private land and a neighborhood framework that has evolved over decades. For a buyer, that can create an appealing alternative to newly released estate communities: mature properties, different architectural eras and the potential to choose a house whose setting is already evident.

Its origin story also gives the place unusual texture. The name relates to trees bent by snow, while the street names have a connection to a London directory. Those details are more than marketing decoration; they come from the community's own accounts of how the development took shape.



## Land & origin story

Bent Tree's community histories connect its earlier land to the Higby family and preserve accounts of logging, crops and fox farming in the local landscape. These histories include interviews and resident recollections, so they should be read as a valuable community memory rather than a complete verified deed record for every lot.

One account describes Bob Moore and Ken Barber purchasing approximately 300 acres from three Higby family parcels around 1960 through the Northgate Company. The later residential-development framework involved Arrowwood Development Corporation in 1984, with Moore in a managing role. Development activity for Bent Tree began in February 1985.

The first residents are recorded as Jeff and Karen Barkman, arriving on Lot 9 in September 1986. Community recollections describe only five houses occupied during the winter of 1986-87. Steve and Lola Fuhrmann arrived in November 1986 and became part of the neighborhood's early resident history.

The naming story is especially distinctive. Dense, slender young trees were remembered as bending under snow, inspiring Bent Tree. For the English street vocabulary, a London street directory supplied candidate names; county review helped select names that worked locally. The result is a neighborhood whose current identity carries both the physical character of the land and the practical decisions of its developers.



## Development vision

Bent Tree's model is an acreage residential neighborhood with a covenant and architectural framework, rather than a resort development. The value proposition centers on individual homesites, mature surroundings and a durable residential character. Shared governance helps maintain that character without depending on an extensive paid recreation complex.

Its development over several decades creates variety. Homes reflect different construction periods and owner choices, with renovations and landscape maturity adding further distinctions. The neighborhood's coherence comes less from identical house plans and more from land pattern, setting and the standards applied to improvements.

The public-road arrangement is a practical part of the vision. The association identifies the roads as El Paso County-maintained, rather than private streets supported by a neighborhood snow-removal contract. That affects both daily expectations and the ownership comparison with gated communities whose internal roads are privately maintained.

Architectural control remains meaningful. Additions, sheds, fencing, paving and other exterior work can require review. A large lot does not remove neighborhood standards. The planning framework offers room for individual homes while preserving a collective residential environment - a balance that helps distinguish Bent Tree from both a compact master-planned subdivision and unrestricted rural land.



## Homes & property character

Bent Tree's houses can vary substantially in age, style, interior finish and degree of updating. An established residence may offer a mature landscape and an already-defined relationship to neighboring properties. It may also call for renovation, system replacement or a different interior layout than a newer custom home.

The property comparison should include actual lot size and usable land, tree cover, grade, access, garage and outbuilding arrangements, and the position of outdoor living spaces. Acreage itself is only one part of the experience. A sloping or heavily wooded parcel can have a different practical use from a more open, gently graded homesite.

Wells, septic systems and water-augmentation arrangements are important to the community's ownership context. A buyer should obtain the actual permits, maintenance information and reporting requirements rather than treating acreage as evidence of unlimited water use. Existing improvements should be checked for approvals and compatibility with governing documents.

Bent Tree may appeal to a buyer who wants to select a mature property and adapt it over time. That approach deserves a realistic review of renovation scope and the architectural process. The neighborhood's luxury is often found in the setting and the potential of an individual residence, not in a standard package of new finishes or resort services.



## Amenity inventory

Bent Tree's primary amenity is its established acreage setting: mature trees, open areas, residential separation and a recognizable neighborhood character. The association's role includes governance, architectural review and community concerns such as forestry, fire awareness and water-related administration.

The public-road network supports access through the community. Road and snow maintenance belong to the county's framework, so owners should understand the applicable service standards rather than assume a private gated-community schedule. Individual driveways remain a separate property responsibility.

Neighborhood communication and resident involvement contribute to community life, with activities and volunteer participation varying over time. The area's broader recreation options include public parks and trail destinations in the Monument and Black Forest region. Those are nearby regional amenities, not automatically private facilities owned by Bent Tree.

This report does not identify a verified neighborhood pool, private golf course, clubhouse, spa, lake-recreation package or comprehensive private trail network as part of Bent Tree's core inventory. It is important to let the neighborhood's actual proposition stand: established acreage living with a residential governance structure and access to the wider region. A modest shared-facility inventory can be a positive match for a buyer who wants land and a house rather than extensive amenity obligations.



## Life here & ownership

Bent Tree can suit an owner who values an established northern neighborhood, mature acreage and individuality among homes. Its history may resonate with someone who wants a place that has accumulated a residential identity rather than a newly launched development whose eventual character is still emerging.

Lewis-Palmer School District 38 is part of its educational context. Confirm current assignments and transportation for the exact address. The Palmer Divide elevation and the route to daily services should be understood through actual use, including weather and road conditions rather than an assumed commute time.

Ownership diligence should focus on governing documents, architectural approval, well and augmentation obligations, septic condition, road-service expectations and property-specific maintenance. Tree management, driveway snow clearing and the condition of an older home's systems can be more consequential than the headline association assessment.

Tour different houses and different land positions before generalizing about Bent Tree. Look for the balance of canopy, light, outdoor usability and renovation that fits the buyer's priorities. Its distinctive value is a history-rich, established acreage community whose luxury can be expressed through a well-chosen and well-maintained individual property.



COMMUNITY 10 OF 10

# Black Forest Reserve

Gated woodland estates with privacy, specialized spaces and individual scale.

BLACK FOREST  
*reserve*



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## The place & its promise

Black Forest Reserve completes this collection with a gated woodland custom-home setting in the northeastern Black Forest area, associated with the Meridian and Hodgen road environment. Its Colorado Springs mailing identity should not obscure the fact that land-use and service questions need to be checked through the property's actual jurisdiction and documents.

The community is generally associated with acreage-scale homesites, commonly around 2.5 to 5 acres, and individually designed residences. The experience varies by tree cover, grade, cul-de-sac position, common-space relationship and the particular improvements on the lot. The neighborhood name alone does not describe every house's scale or level of finish.

Its appeal is a quieter, land-centered form of luxury: custom architecture, separation, woodland character and selected shared facilities within a gated residential framework. Specialized features such as RV garages, workshops, extensive basement finishes or unusually large outdoor living areas can make individual properties stand out. Those are listing-specific features, not a standard community package.

Black Forest Reserve should also be kept separate from nearby subdivisions, the larger Black Forest region and any similarly named association. The legal filing and actual lot matter. An accurate market or amenity description begins with that boundary discipline rather than collecting every attractive nearby property under one recognizable name.



## Land & origin story

Black Forest Reserve's firmer documented origin lies in its early-2000s subdivision process. El Paso County's development record identifies the SF04024 final-plat project in 2004. Recorded documents dated April 27, 2005 include the plat, covenants, bylaws and related development agreements that established the residential framework.

Early advertising described a much larger development vision, including approximately 1,366 acres and 292 proposed lots, with an initial release of 61 lots averaging about 2.8 acres and a minimum of roughly 2.5 acres. Those numbers describe the advertised project at that time. They should not be presented as an independently verified current total of completed lots, homes or association members.

The community appeared in the 2007 Parade of Homes era, placing it within the region's growing custom-home conversation. That context helps explain the emphasis on individually designed residences and estate-scale sites. Mason Properties appeared in early advertising, but an advertising contact is not sufficient evidence to assign sole founding ownership or development responsibility.

The earlier agricultural or ranch deed chain has not been established in enough detail to add a named origin legend. Black Forest Reserve's defensible story is the transformation of woodland into a covenant-guided, gated custom residential community in the mid-2000s, followed by the gradual creation of individually varied properties.



## Development vision

The planning proposition emphasized large wooded homesites and a shared residential identity. Early marketing paired private acreage with open-space expectations. The core idea was to allow substantial houses within the forest while maintaining a neighborhood framework through recorded standards and common facilities.

That vision should be read through today's legal lots and operating arrangements. An early project's acreage and proposed lot count may cover a broader plan than the current association footprint. A buyer should not assume that every acre once discussed in advertising is now protected common land or that every proposed facility was built as described.

The gated setting and shared landscape distinguish the community from unrestricted rural parcels. Architectural review and association responsibilities help shape the relationship between houses, land and improvements. Current association management is handled through MSI; older references to prior management should not be treated as current contact guidance.

Clubhouse, meadow or common-area descriptions and trail-oriented features appear in property marketing. The exact facility ownership, resident access and operating rules deserve confirmation through association documents. A planned regional trail connection or proposed transportation project should remain separate from the inventory of completed neighborhood amenities. The vision is strongest when the built community's actual shared resources are described precisely.



## Homes & property character

Black Forest Reserve's custom houses demonstrate considerable variety. Public property examples include a relatively modest single-level residence as well as much larger homes with extensive finished space, substantial garages and specialized features. The luxury spectrum is therefore not a single uniform house type.

Common homesite descriptions fall around 2.5 to 5 acres, with some property marketing involving combined lots or other configurations. The legal parcel acreage, building envelope and permitted uses should guide the comparison. A marketed combined-lot property is not evidence that the same configuration can be recreated elsewhere without approval.

Tree cover, slope, trail adjacency and outdoor placement can materially change privacy and utility. A house reached by a long drive may feel different from a cul-de-sac residence even at similar acreage. An RV garage or workshop should be reviewed for permits, access, dimensions and neighborhood approval, not simply counted as extra square footage.

Well, septic and communications arrangements can vary by property. An individual listing's broadband claim does not prove a current community-wide service level. The most useful search separates residence size, site character, build quality and specialized improvements, then checks infrastructure against the buyer's needs. Black Forest Reserve's distinctiveness lies in that custom-property range within a gated woodland setting.



## Amenity inventory

Gated access is part of Black Forest Reserve's residential framework. The gates, internal access arrangements and any private-road responsibilities should be understood through current association documents. A gate is an access-management feature; it does not establish a particular level of staffing or service.

Clubhouse and common meadow or landscape references appear in multiple property descriptions. Trail-related opportunities are also marketed, including some properties described as backing to trails. The current facility map, ownership, reservation rules, maintenance and permissible activities should be verified before these are presented as unlimited or universally accessible amenities.

The Pineries Open Space is a major public recreation destination in the broader Black Forest area. Its county-owned landscape and multiuse trails support hiking, mountain biking and equestrian recreation under park rules. It is separate from Black Forest Reserve. A proposed regional link or underpass does not establish that a completed direct connection exists from every home.

This report does not identify a verified resident pool, private golf course, resort spa, athletic complex or fully documented equestrian facility as part of the community's core amenity package. Its residential proposition is gated custom acreage, shared landscape and the surrounding Black Forest recreation environment. The private appendix identifies the clubhouse and trail details that need current association confirmation.



## Life here & ownership

Black Forest Reserve can suit a buyer who values woodland separation, custom architecture and the possibility of property-specific spaces that would be difficult to obtain in a compact neighborhood. It may be especially useful in a search where garage capacity, a workshop, a substantial outdoor setting or a highly individual house matters as much as formal shared amenities.

The broader area's school-district relationships can include Academy District 20 and Lewis-Palmer District 38. The exact property determines the applicable assignment. Daily routes through the Meridian, Hodgen and Black Forest road environment should be tested rather than converted into generic city commute claims.

Review association dues, road and gate maintenance, design controls, common-facility access, utilities, well permits, septic records and communications service. Verify whether a property's specialized features are approved and whether any desired future changes are feasible. Insurance and forest stewardship should be reviewed for the actual home and site.

On a tour, compare the usable outdoor land, tree condition, grade, driveway and relationship to neighboring building areas. Confirm any trail or open-space adjacency through documents. Black Forest Reserve's strongest story is a mid-2000s gated custom community with a broad range of individual estate properties, not an unverified founding-ranch legend or a borrowed resort amenity inventory.



YOUR COMMUNITY SHORTLIST

# Choosing within the collection

Turn ten compelling communities into a disciplined, property-specific shortlist.



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# Start with the life, then select the neighborhood

The most useful short list begins with the daily life the buyer wants to create. If broad athletic, golf and hospitality options are central, Flying Horse deserves early attention. If the priority is a custom acreage setting with a separate golf course and a membership relationship, Flying Horse North presents a different answer. King's Deer provides a third golf-related model: custom acreage with an independently operated public course.

For someone seeking shared gathering facilities and contemporary planned-neighborhood living, The Farm offers ponds, trails, a resident pool and The Gathering Place. Sanctuary Pointe provides a wooded planned-housing alternative, including paired-patio options and district park access. Forest Lakes offers the western foothill and reservoir setting, with a premium Estates component and a broader range of homes.

For woodland custom estates, Cathedral Pines, High Forest Ranch and Black Forest Reserve deserve separate comparison. Cathedral Pines emphasizes substantial open space and a district event lodge. High Forest Ranch combines gates, resident lodge facilities, trails and ponds. Black Forest Reserve offers gated woodland custom properties with important property-by-property differences and some shared-facility details requiring confirmation.

Bent Tree belongs on the short list when established acreage, mature properties and a less resort-oriented ownership model are important. None of these choices establishes the best neighborhood for every buyer. The collection is valuable because it contains several credible ways to obtain luxury, with materially different land, service and recreation arrangements.

# Compare like with like

| COMMUNITY            | RESIDENTIAL EMPHASIS             | DISTINCTIVE FRAMEWORK                                 |
|----------------------|----------------------------------|-------------------------------------------------------|
| The Farm             | Connected planned community      | Ponds, trails, resident pool and gathering place      |
| Flying Horse         | Club-centered village variety    | Golf, athletic club, racquets, pools, spa and resort  |
| King’s Deer          | Custom acreage / Palmer Divide   | Common trails and independently operated public golf  |
| Sanctuary Pointe     | Wooded planned housing           | Trails, district park and paired-patio alternative    |
| Flying Horse North   | Custom acreage / golf            | Separate Phil Smith course; specific membership terms |
| Cathedral Pines      | Custom forest / open space       | Retained landscape, trails and district event lodge   |
| Forest Lakes         | Western foothills / varied homes | Waterfront park and regulated reservoir recreation    |
| High Forest Ranch    | Gated custom woodland            | Resident lodge, trails, ponds and outdoor facilities  |
| Bent Tree            | Established acreage              | Mature residential setting and county roads           |
| Black Forest Reserve | Gated custom woodland            | Property variety; common-facility details to confirm  |

The comparison is a starting framework, not a ranking. A premium custom property within a mixed neighborhood may compete with an estate elsewhere, while an exceptionally large parcel may need its own comparison group. The actual home remains the unit of decision.



## Private land and shared amenities are different forms of value

Private acreage provides room, but it also creates work. A larger homesite may require more tree management, driveway care, drainage attention, landscape planning and infrastructure review. It may offer privacy or specialized uses, but those outcomes depend on the building envelope, terrain, vegetation and governing documents.

Shared amenities provide another form of value. A pool, fitness facility, lodge, park, trail system or golf course can expand daily options beyond what is practical to create on an individual property. Their value depends on access, operating reliability, fees and whether the owner actually uses them. A broad amenity inventory does not automatically justify every membership expense for every household.

The ten communities distribute those forms of value differently. The Farm and Flying Horse lean toward a substantial shared experience. Cathedral Pines and High Forest Ranch combine private acreage with a recognizable common landscape. Bent Tree places more emphasis on the residential setting itself. Forest Lakes ties shared recreation to working water infrastructure. King's Deer separates residential common land from public golf, while Flying Horse North combines custom acreage with a distinct private-club relationship.

A useful purchase conversation asks what the buyer wants to own privately, what they prefer to share and what they do not need at all. That clarifies both the neighborhood short list and the cost of ownership more effectively than asking which community has the longest amenity list.



## A thoughtful ownership comparison

The recurring cost of a property extends beyond the mortgage. Association assessments, metropolitan-district taxes, club dues, utilities, insurance, landscape care and maintenance of wells, septic systems or private drives can create very different annual obligations. These should be assembled for the actual home rather than estimated from a neighborhood average.

Design standards are another practical comparison. A buyer who wants a fence, detached building, extensive garage, major addition or equestrian use should investigate those plans before committing. A large lot can still be tightly governed. An existing improvement should be checked for approvals rather than assumed permissible because it is already visible.

Forest and foothill settings call for site-specific stewardship. Tree condition, defensible space, drainage, access and exterior maintenance can affect both experience and cost. Open sites introduce different questions about wind, exposure and landscaping. Reservoir-facing properties add water-management considerations; course-facing homes add a relationship to play and maintenance activity.

The right luxury property is one whose responsibilities the buyer is willing to accept because its benefits matter to them. Heather's role is to connect the neighborhood story with that property-level reality: the actual costs, constraints, location, condition and purchase terms that shape life after closing.



## Build a disciplined touring route

A first tour should establish contrasts rather than attempt to see every available house. Compare a connected northern-city community, a Monument-area acreage setting, a woodland estate neighborhood and the western Forest Lakes alternative. That reveals preferences about trees, openness, lot scale and daily access before the search becomes attached to a particular floor plan.

A second tour can focus on the most promising settings. Within a community, compare interior and edge lots, different construction ages, course or trail adjacency, and the practical outdoor areas. Walk the property. Look from the rooms that will be occupied most often. Aerial imagery and staged photographs can be useful, but they cannot replace the ground-level experience.

At the same time, assemble the ownership facts: current dues and taxes, membership terms, utility arrangements, design controls and the documents supporting any special feature. For a vacant homesite, add construction feasibility and realistic site costs. For an older residence, define renovation scope early.

The final comparison should pair lifestyle fit with a current, boundary-correct market analysis. Active asking prices, pending activity and closed sales answer different questions. A carefully selected property can deliver more practical luxury than a larger house in the wrong setting. The collection provides the geographic and historical context; a disciplined property search turns that context into a decision.



MEET HEATHER

# Heather Lay | The Heather Collection

Local perspective, strategic buyer  
representation and a more intentional  
way to move.



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# Local context for a consequential move

Heather Lay's approach combines firsthand Colorado Springs relocation experience with a disciplined, advisory view of real estate. Her background includes military relocation perspective, business ownership and multigenerational real estate insight. Those experiences inform a process that looks beyond a listing's immediate appeal to the practical fit of a home and its location.

The Heather Collection emphasizes distinctive properties, design, character and lifestyle. In a region with as much variation as the northern corridor, that means helping a buyer understand the differences among communities before assuming that every luxury address delivers the same life.

Heather's website describes a Strategic Fit Method built around six considerations: submarket fit, commute and access, lifestyle and daily life, financing strategy, resale and value, and offer strategy. Those lenses align naturally with this collection. They connect a neighborhood's history and amenities to the buyer's actual budget, schedule, maintenance preferences and plans for the property.

Her service perspective includes relocation into Colorado Springs, moves within the city, comparisons for buyers coming from Denver or Douglas County, and military or VA-related purchase planning. The appropriate financing and purchase structure depends on the individual transaction; no single loan path or neighborhood is the default answer for every buyer.

The purpose of this report is to begin a more informed conversation. A buyer can identify which settings resonate, then work with Heather to test those preferences against current inventory, carrying costs, property condition and the details that influence long-term fit.



# Begin with a strategic conversation

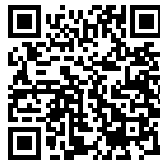


## Heather Lay

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Visit Heather's website for a strategic conversation.

Discuss the settings that interest you, the life you want the home to support and the practical constraints that will shape the move. A focused conversation can turn ten appealing communities into a manageable short list and a purposeful touring plan.

Scan the QR code to visit Heather's website. The same destination is printed here so the report remains useful in both digital and printed form.

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