

THE FORT COLLINS VIP TOUR

- **Start at The Source office at 121 E Mountain Avenue.**
 - Take advantage of the grand overview that the Liquid Galaxy can provide you and your clients. Pick up some relocation materials from the Ambassador or Relocation Director to give to your client. <http://www.thesourcedowntown.com/about-the-source/>
- **Head west on Mountain toward Meldrum.**
 - Point out that Mountain Avenue is the North/South dividing line for Fort Collins.
 - Let your client know that our major arterial streets are one mile apart. One mile grid system.
 - Point out the city and county buildings that you are now passing. <http://www.fcgov.com/>
<http://larimer.org/>
 - Note the oldest Catholic Church (St. Joseph's), built in 1901. <http://www.stjosephfc.org/history/building-of-new-church/>
- **Head south on Meldrum.**
 - You are passing the Otter Products headquarters on the west side of the road
 - Note the Chamber of Commerce office on the west side, as well. <https://fortcollinschamber.com/>
 - Parklane Towers is visible on the right side of the road, as you approach Magnolia Street. The residents are mostly older folks. There are no rentals allowed in that building.
 - Point out the Lincoln Center. The hub of our performing arts scene. Home to our symphony orchestra. <http://www.lctix.com/>
- **Head west on Magnolia**
- **Head north on Sherwood**
 - 309 Sherwood Street (west side of the road) is a good example of a total remodel of an old home in Old Town.
- **Head west on Mountain**
 - Mountain Avenue properties tend to have very high property values.
 - 520 West Mountain is one of the SMALLEST homes on Mountain Avenue
 - The Fort Collins Municipal Railway tracks run down the center of Mountain Avenue. Running old, refurbished streetcars on the weekends in our warmer months. <http://www.fortcollinstrolley.org/welcome.html>
 - 730 West Mountain Avenue is one of the LARGER homes on Mountain Avenue.
 - Beavers Supermarket stands as the last remaining locally owned and operated grocery store in Ft. Collins. (Since 1977.) <http://beaversmarket.com/about/>
- **Head south on Roosevelt**
 - You are now headed toward City Park and Sheldon Lake <http://www.fcgov.com/parks/>
 - City Park is one of the oldest parks in the city. There are tennis courts, playgrounds, a small train for children to ride in the warmer months, a water park (<http://www.fcgov.com/recreation/cityparkpool.php>), and our own Fort Collins Foxes play and practice fields.
 - Sheldon Lake has fishing, ice fishing, ice skating (on the city-maintained rink in the winter time)
 - Club Tico is an old dance hall that has been remodeled and is currently used/available for events. (Through the City of Fort Collins) <http://www.fcgov.com/recreation/clubtico.php>
 - City Park Nine is one of our three public golf courses. This is a nine-hole course. Very reasonable fees and lovely treed course. <http://www.fcgov.com/golf/city-park-nine.php>
 - Fireworks are held over the lake every Fourth of July (weather permitting)
- **Head west on Bryan**
- **Head east on Mulberry toward Shields**

- **Head south on Shields**
 - CSU was founded as the Colorado Agricultural College in 1870 as a Land Grant University. Current enrollment of ~32,000 (Fall 2015).
 - New dorms have been built over the past few years to add housing space for the growing enrollment.
 - Moby Arena is the indoor sports arena (basketball, volleyball, etc) for CSU and a local landmark that first opened in January 1966. It got its name because the students thought it resembled an enormous whale! <http://www.csurams.com/facilities/moby-arena.html>
 - There is a new stadium under construction on campus that will be replacing Hughes Stadium (off campus on the west side of town). Estimated that the 2017 Rams Football games will be played in the new stadium. <http://stadium.colostate.edu/>
 - WATCH YOUR SPEED ON THIS STRETCH OF SHIELDS! The 30 mph speed limit is STRICTLY enforced between Mulberry and Prospect!
- **Cross over Prospect toward Stuart**
 - Note the large piece of vacant land on the east side of the road. This borders the historic Sheely neighborhood. <http://forgottenfortcollins.com/sheely-drive-neighborhood/> Many times over the years, this piece of land has come up for sale and has never had a successful sale. The neighbors in Sheely have always fought hard (successfully) against any type of student or multi-plex housing that has been proposed for this piece of land.
- **Head west on Stuart**
 - Most of the condos and apartments house students in this area
 - Heatheridge is a good example of older, very small condos that have had their exteriors updated over the years to stay fresher looking.
- **Head south on Constitution toward Village West Subdivision**
 - The Bartran family developed this neighborhood in the 70's.
 - Current prices in this neighborhood trend toward the \$300K's (2016)
 - Solid neighborhood with good resale
 - There are two pools in Village West/Lexington Green. The N.E. part of the subdivision has a neighborhood swimming pool that is optional for them to pay into for a membership as part of their HOA fees.
- **Head west on Valley Forge**
 - In this part of Village West/Lexington Green, the pool is a mandatory part of the HOA. These homeowners do not have a choice, they must pay into the pool membership, as well. This pool sells memberships to the general public, as well. <http://www.villagegreenpool.com/>
- **Head south on Taft Hill**
 - You are now two miles from College Avenue
 - Blevins Middle School is located nearby these neighborhoods (on Taft Hill Rd)
 - This neighborhood has a Safeway, hardware store, restaurants, liquor store, etc (intersection of Taft Hill and Drake)
 - In 2016, apartments are planned to be built on the vacant land adjacent to the church at the N.E. corner of Drake and Taft Hill. Thanks to the Construction Defects Law, we will see more apartments than condos.
- **Head west on Drake**
 - There is a horse property on the south side of the road. This property is one of several properties within the city limits that was never annexed into the city, so you will see things on the property like RV's, etc, that you would not see allowed on most land within the city limits.
- **Head south on Moore (Fox Creek subdivision)**
 - There are patio homes in this neighborhood. In 2015/2016 they were priced in about the \$400Ks. These are some of the only patio homes on the west side of town.
- **Head west on McKeag**

- This neighborhood is an example of the shift in the trending home styles and eras. Typical kitchens went from pine to oak cabinets, during this era. Master bathrooms also shifted from 3 piece to 5 piece master baths.
- **Head south on Yorkshire (toward Overland)**
- **Head north on Overland Trail**
 - Spring Canyon Park is just to the south on Overland. Large, city owned and maintained park.
 - Directly across from this intersection is an open space that the city purchased with the quarter percent sales tax that the voters approved many years ago (and keep renewing, each time it comes up for election) to buy open space for public benefit.
 - Purchasing open space intentionally limits the amount of growth in Fort Collins.
 - Note the Holiday Twin drive-in movie theater, just north on Overland Trail on the east side of the road. This is the only drive-in in Larimer County. And one of only six drive-ins in all of Colorado. <http://www.holidaytwindrivein.com/>
- **Head west on 42C (Dixon Res Rd.)**
 - On the right is Hughes Stadium. CSU will only be using this stadium through the 2016/2017 football season, then decommissioning it. The new stadium is currently under construction on campus. CSU is considering putting affordable housing on that land for University staff.
 - 3 dams exist to make Horsetooth Reservoir possible. This is part of the Colorado-Big Thompson Water Project. It is jointly operated by the Bureau of Reclamation and the Northern Colorado Water Conservancy District who manage water levels for irrigation, municipal, and industry use. Larimer County manages recreation.
- **Head south on Centennial Dr.**
 - Note the relatively undeveloped foothills area. The City of Fort Collins passed an ordinance that says you cannot build anything on the front face of the foothills, in order to preserve the natural appearance. There are very few homes built on the front face of the foothills.
 - Horsetooth Reservoir is a little over six miles in length.
 - The views to the east that these few homes have is exceptional.
 - The corridor between Fort Collins and Loveland has very little development to preserve the separation of the two towns. You really notice this at the top of Centennial.
- **Head east on Harmony Road (CR 38E)**
 - The very large home on the south side of the road as you descend the hill was the first million dollar home in Fort Collins. 4602 Bighorn Crossing. (Current owner is a Groupie!)
 - The Westridge subdivision has terrific views of the plains on the east side. This land is in the county, and not city limits. (No curbs and gutters to indicate city land.)
- **Head south on Red Fox Rd.**
 - This is actually 3, legal, large lot subdivisions.
 - You can tell when you get into the city limits by the existence of curbs and gutters
- **Head east on Luther**
 - Looking into Taft Canyon subdivision. 1980's subdivision.
 - "Brothers Construction" built many of these homes higher up on the ridge. Early on, there existed some quality issues with the homes built by this company.
- **Head west on Idledale**
 - KEM built the homes lower down in the subdivision. High quality construction.
 - Notice the lack of curb and gutter. County subdivision.
- **Head north on Trowbridge**
- **Head east on Harmony**
 - The Gates subdivision. Some issues with the original construction.
 - Bentonite issues in this neighborhood.
- **Head south on Seneca**
 - Harmony Ridge subdivision
 - Townhomes in this subdivision mixed with more expensive and larger homes
 - Construction lasted 15 years in this subdivision

- **Head east on Prairie Ridge**
 - Note the prairie views
 - Cathy Fromme Prairie
- **Turn around at the end of Prairie Ridge**
- **Head north on Chokecherry**
- **Head east on Harmony**
- **Head south on Chippendale**
 - County subdivision
 - ½ acre lots
 - Open space incorporated into neighborhood
 - Homes start at \$500K
 - Hepplewhite Ct has larger parcels, including a 5 acre parcel
- **Head east on Harmony**
- **Head south on Westbury**
 - Westbury subdivision
 - Large lot subdivision
 - Bigger homes
- **Head south on Shields**
 - Note Cathy Fromme Prairie
 - Named for a city councilwoman who passed away from breast cancer
- **Head east on Fossil Creek**
 - County subdivision
 - Larger lots
 - Some of the rare, close-in acreages
 - Higher price
- **Head north on Paradise**
 - No basements here. High water table.
- **Head south on Apple**
- **Head west on Hilldale**
 - Entering Clarendon Hills
- **Head north on Clarendon Hills**
 - Currently the most expensive subdivision on the SW side of town
 - Built in the early 90's
- **Head east on Ashford**
 - These patio homes rarely hit the market
- **Head south on Abbey**
- **Turn around at the end of Abbey and head back to Ashford**
- **Head east on Ashford**
- **Head east on Hinsdale**
 - Greg Bever (Groupie) built some of these homes
- **Head east on Harmony**
- **Head south on Hogan**
 - Fairway Estates subdivision
 - County subdivision
 - NEVER had any golf course affiliation
 - Larger lots
 - Developed in the 70's
- **Head east on Harmony**
- **Head south on Boardwalk**
 - Pocket of patio homes, in Miramont subdivision
- **Head west on Highcastle**

- **Head east on Roma Valley**
 - Fort Collins “City Plan” was adopted in 1997. <http://www.fcgov.com/planfortcollins/>
 - This area is where this started to be implemented.
- **Head east on Southridge Green**
 - Patio homes
- **Head south on Lemay**
- **Cross Trilby**
 - You are now entering the Loveland School District <http://www.thompsonschoools.org/>
 - This area took a little longer to build out
- **Head west on Snowy Plain**
 - Waterleaf Subdivision
 - “City Plan” concept – smaller lots
 - Some architectural changes
 - Very popular subdivision
 - Successful neighborhood
- **Head south on Crooked Arrow – to Crooked Creek – to Brittany (loops back to Snowy Plain)**
- **Head east on Snowy Plain**
- **Cross Lemay**
 - Lemay Avenue Estates
 - Struggling neighborhood (for development)
 - Larger lots
 - Currently still have some vacant lots
- **Head north on Lemay**
- **Head east on Trilby**
- **Head north on Southridge Green**
 - From here, you can see Longs Peak
 - Mix of condos, custom homes, single family, patio homes
 - Train tracks run on the eastern edge of the neighborhood
 - Generally, small loads of cars head north in the morning, then south in the afternoon
 - Not a lot of noise from these trains
 - Late 80’s development
 - The homes on the 11th fairway tend to see a lot of golf balls in their yards (note the mesh protecting some of the homes on the course)
- **Head north on Lemay**
 - Oakridge Estates is a small pocket of higher priced homes.
- **Head east on Keenland**
 - Oakridge Village
 - Developed in the 80’s by the Everitts
 - Mix of patio homes, single family, etc
- **Head north on McMurray**
 - Carousel Properties (executive housing) located in this area
 - Mackenzie Place (assisted and senior living facilities) here
- **Head east on Harmony**
- **Head south on Timberline**
 - Note the health system facilities at Timberline and Harmony area
 - Harmony Crossing subdivision was built by US Homes
- **Head east on Stetson Creek**
 - Stetson Creek is a bit more expensive than Timber Creek
 - Hartford Homes neighborhood
- **Head east on Rock Creek**
- **Head south on Old Mill**

- Harvest Park subdivision
- These are also Fort Collins “City Plan” lots
- Merges into Sage Creek subdivision
- **Head east on Kechter**
- **Head south on Zeigler**
 - On the right are custom homes in the Hearthside subdivision, developed by a local attorney
 - On the left is Fossil Lake Ranch, developed by the Everitt Companies
 - Passing Kinard Middle School
- **Head west on Trilby**
 - Kechter Farms subdivision
 - Developed by Toll Brothers
 - Currently priced starting in the \$700-800’s
 - The current old farm on the land is scheduled to be torn down
- **Head east on Rock Park (at the traffic circle)**
- **Cross Ziegler into Fossil Lake Ranch**
- **Head south on Rookery**
 - Custom homes, expensive lots
 - The open space on the south side of the street was dedicated to the County
 - This area sells very well!
- **Head north on Brookwater**
 - KEM patio homes
 - Pool and clubhouse
- **Head northeast on Lady Moon across Kechter**
 - A community park is currently slated to be built here at Lady Moon and Kechter
<http://www.fcgov.com/parkplanning/southeast.php>
 - Fossil Ridge High School is on the left side of the road
 - Now entering the Observatory Village subdivision
- **Head east on Big Dipper**
 - This is also a Fort Collins “City Plan” subdivision
 - These properties sell like hotcakes!
- **Head north on Cinquefoil**
 - There are condos and apartments just to the north of Observatory Village
- **Head west on Rock Creek**
 - Commercial development on the north side of the road
 - Intel, Banner hospital/medical center, Eye Center of the Rockies
- **Head north on Zeigler**
 - This is a very high tech area
 - Intel
 - Avago
 - HP
 - AMD
 - Riverside Technologies
- **Cross Harmony**
- **Head west on Paddington**
 - English Ranch subdivision
 - Bartran Homes community
 - Some of these homes in here were also built by Greg Bever (Group Partner)
 - Mix of patio homes and single family homes
- **Head north on Kingsley**
 - There is a neighborhood park here
 - Linton Elementary
 - GREAT resale neighborhood in here. Desirable neighborhood.

- **Cross over Horsetooth**
 - Now in Stone Ridge subdivision
 - Lots of open space designed into this neighborhood
 - Developed in the late 90's/early 00's
 - Single family homes mixed with patio homes
- **Head west on Fieldstone**
- **Head west on Horsetooth**
 - Fox Meadows, on the south side of Horsetooth has a lot of rentals and affordable housing
 - Fort Collins High School is on the right
- **Cross over Timberline**
 - Platte River Power Authority on the right
 - This is a Fort Collins and Loveland electric utility
 - The generating facility is north of Wellington (Rawhide Energy Station)
 - Looking straight west you can see "Horsetooth Rock"
 - Collindale Public Golf Course is on the left side as you travel west on Horsetooth
 - The Collindale subdivision on the north side of the street was developed by Bartran
- **Head north on Lochwood**
 - Collindale pool is located here
 - Public can purchase memberships to this pool <http://collindalepool.com/>
 - Condos on the left side of the road
 - Entering "Nelson Farm"
 - Developed by the Everitt Cos. in the late 70's-early 80's
- **Head west on Springwood**
 - Shepardson Elementary on the left
- **Head north on Pepperwood**
 - You are now in Nelson Farm
 - There is a pool in this neighborhood
- **Head west on Centennial**
 - You are now in Eastborough
- **Head north on Lemay**
 - Lemay Street gets its name from Les Everitt and Mae Tiley (local developers)
 - From a Fort Collins City Council meeting agenda: "Bob Everitt and Bill Tiley renamed Hospital Road "LeMae," after Everitt's father, Les, and Tiley's mother, Mae; the street name was, however, mislabeled as Lemay."
 - Note Woodward Governor at the corner of Drake and Lemay
 - On the east side of the intersection is Williams Lake (commonly known as Parkwood Lake)
- **Head east on Parkwood**
 - As you enter the neighborhood, there are some patio homes built by Carl Nelson in the early 70's
 - The most expensive of the SFR homes in the neighborhood are generally right here on Parkwood Drive
 - There is a high water table from the lake. So most homes have no basement.
 - There are a pool and tennis courts in this neighborhood
- **Head north on Rollingwood**
- **Head east on Tanglewood**
 - Entering Parkwood East
 - Developed by the Everitt Companies in the 80's
 - Less expensive than Parkwood and sell very well
- **Head north on Creekwood**
- **Head east on Kirkwood**
 - There are Everitt-built patio homes on the right

- **Head north on Creekwood**
 - Apartments located near this intersection
- **Head west on Stuart**
 - EPIC (Edora Pool and Ice Center) on the right <http://www.fcgov.com/recreation/epic.php>
 - Built in the early 80's from sales tax \$\$
 - Edora Park is here
- **Head north on Welch**
 - Riffenburgh Elementary
 - Brookview Apartments = affordable housing
 - The Spring Creek Trail passes through here
- **Cross over Prospect Street**
 - Quite a few rentals in this neighborhood
 - Not strongly desirable
 - Great for investors
- **Head west on Pitkin**
 - The houses on the north side of the street are owned by the hospital. They rent them out and reserve the land for future expansion.
- **Head north on Lemay**
 - University Acres is just across on the west side of Lemay. This was the first Everitt-developed subdivision.
 - Passing UCHHealth Poudre Valley Hospital
- **Cross over Mulberry**
 - Passing by the old Links-N-Greens golf course. Now the Woodward Governor headquarters/campus
 - A few remaining buildings from the historic Coy Farm are preserved on the property
- **Cross over Lincoln**
 - Entering the historically Hispanic neighborhoods of Buckingham/Alta Vista/Andersonville
 - Fort Collins population is typically 10-12% Hispanic ethnicity
- **Cross over Vine**
 - The city limits end at Clark Street
 - You are now in Lindenwood
- **Head east on Forest Hills**
 - Very pretty area in the warmer months (leafy and green)
 - Lindenmeier Lake
 - Loop around the lake
 - You can board horses here, there is a stable you will pass on this loop
<http://www.lindenwoodhoa.org/info.php?pnum=14>
 - There are tennis courts here
 - The homes on the north side of the lake (Linden Lake neighborhood) have had some heavy remodeling done over the years
 - Willard Holz was the developer
 - The canal that cuts through here (north side of lake) is part of the delivery system for the City of Greeley's water supply
- **Head back to Lemay**
- **Head north on Lemay**
 - Passing Tavelli Elementary
- **Head east on Country Club**
- **Head south on Belmont**
 - Country Club subdivision
 - Developed in the late 60's
 - Mostly owner-occupants

- On the east side of the neighborhood, on a clear day, you can see all the way down to Pike's Peak!
- **Head east on Miramont**
- **Head north on Nedrah**
- **Head north on Lakeview**
- **Head west on Country Club**
 - Long Pond on the north side
 - Fort Collins Country Club
- **Turn around at Turnberry and head back on Country Club**
 - You can see the Anheuser-Busch facility from this intersection
 - AB selected Fort Collins over the opportunities they had in Denver and Colorado Springs
 - This was controversial and had to go to a vote in Fort Collins
- **Head west on Country Club**
- **Head south on Terry Lake (Hwy 1)**
- **Head south on College, back to Old Town!**