VANTAGE HOMES | TimberRidge

COMMUNITY INFORMATION

Timber Ridge is a master-planned community in northeast Colorado Springs offering spacious homesites and a blend of modern living with Colorado's natural beauty.

Located near Vollmer Road in the desirable Academy District 20 and District 49 school boundaries, the neighborhood features a mix of large acreage lots and traditional homesites with customizable single-family homes. Residents enjoy a quiet setting with easy access to nearby shopping, dining, and outdoor recreation throughout the Colorado Springs area.



• SCHOOLS •

District 49: *Urban Homesites & Estate Homesites 3, 9, & 10*

- Bennett Ranch Elementary
- Falcon Middle
- Falcon High

District 20: *Estate Homesite 2*

- Legacy Peak Elementary
- Chinook Trail Middle
- Liberty High

• UTILITIES •

- Electric: *Mountain View*
- Gas: *Black Hills Energy*
- Water & Sewer: *AmCobi 1 (Metro District)*
- Internet: *Force Broadband*
- Trash: *Ascent Community Partners*

• HOA •

- Managed by Ascent Community Partners
- Dues: $50/month, includes trash and street snow plow

Model Homes: *The Seabrook & The Willowwood II*
(Sold out of Sterling) 8786 Laguna Niguel Way, Colorado Springs, CO 80908
719.597.6373 | sterlingsales@vhco.com

Models Open: Monday–Saturday
Mar–Oct: *10am–5:30pm* | **Nov–Feb:** *10am–5pm*
Sunday: *Call for Appointment*

REALTOR® EQUAL HOUSING OPPORTUNITY

For marketing purposes only. Photos, renderings, and virtual tours of homes may not be representative of the house plan due to various options and/or changes to plans. See sales associate for details.