

Natural privacy for indoor-outdoor living: Visit Brookfield Residential's two models at Sterling Ranch



Brookfield's Signature homes at Sterling Ranch feature patios on the side of the homes.

Dueling backyard decks and patios have become almost ubiquitous to the Denver metro area. You know the decks we're talking about, and you might have one — where you walk onto your deck and the best view is the one of your abutting neighbor's back deck. The only advantage is the ease in which you can ask the neighbor to pass the Grey Poupon.

Brookfield Residential, one of eight builders at Sterling Ranch, decided there had to be a better way, and now Brookfield reveals its simple solution: outdoor life on the side of your home.

At Sterling Ranch in south Littleton, Brookfield's Signature portfolio homes are "alley-loaded," meaning the garages are in the back of the home. Right away, that shift creates multiple advantages. First, you eliminate the garage as the most prominent feature of the home's first impression. Garages are nice, but not as nice as the crafted front doors, easy access to the front street, and array of large, energy-efficient windows that Brookfield offers.

Second, with the garage in the back, you can rearrange the lot so that the indoor-outdoor living space (with large glass patio doors) is on the side of the home. Of course, the patio/deck is on the same side of every side-by-side home, meaning none of those indoor-outdoor areas face each other.

Voila — natural privacy, created by the homes themselves.

And for good measure, Brookfield installs

opaque windows on the side of the neighboring home that faces your patio. Your neighbor gets the light. You get the privacy.

"Our Signature homes have been even more popular than we imagined ever since we began building them in the Midtown at Clear Creek area, just north of Denver proper," said Rick Dengler, president of Brookfield. "It's amazing what we can achieve on behalf of our customers, with just a little bit of creativity, and a little willingness to think outside the box."

For added privacy from the street, Brookfield has received special permission from the Sterling Ranch developers to erect five-foot privacy fences.

Brookfield offers five different Signature floor plans at Sterling Ranch, from the \$500s, ranging in size from 1,786 square feet to 2,159 square feet. The floorplans include two to five bedrooms and 2.5 to four baths. They all come with the emphasis on energy efficiency to which Brookfield has remained committed from the first house the company built in Colorado in 2012.

For a tour of the two models at Sterling Ranch, call Bill Gleeson at 303-619-7658, or email him at Bill.Gleeson@BrookfieldRP.com.

To visit the Brookfield models at Sterling Ranch, take South Santa Fe Drive to Titan Road. Go west on Titan Road to Taylor River Circle and turn left. Turn left on Piney River Avenue and right on Eagle River Street. Models are on the right.