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from Shea
Homes
if you hurry...



See for yourself. Shea Homes is offering once-in-a-lifetime prices on Quick Move-in homes that close this year.

Save on these specially priced homes before it is too late. There is a limited number available and once they're gone you'll pay more in 2010 for a new Shea home.

Hurry... don't miss out on this once-in-a-lifetime pricing.



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Caring since 1881

BACKCOUNTRY Shadow Walk Collection • 720.344.1121

Wildcat Reserve Parkway & Broadway in Highlands Ranch

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Model Name	Lot Number	Address	Floor Plan Specifications	Est. Move In Date	Price
▶ 4512 — MOON DANCE	1167	519 BACKCOUNTRY LANE	2,948 SQ FT, 4-BED, 3-1/2 BATH, 2-STORY, 3-CAR TANDEM GARAGE	WINTER 2009	\$599,900
▶ 4523 — DAYBREAK	73	10534 SUNDIAL RIM ROAD	2,740 SQ FT, 4-BED, 3-BATH, 2-STORY, 3-CAR TANDEM GARAGE	WINTER 2009	\$469,900

BACKCOUNTRY Water Dance Collection • 720.344.2900

Wildcat Reserve Parkway & Broadway in Highlands Ranch

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Model Name	Lot Number	Address	Floor Plan Specifications	Est. Move In Date	Price
▶ 5014 — RAINDANCE	1128	10436 MARIGOLD COURT	3,871 SQ FT, 5-BED, 6.5 BATH, 2-STORY, PARTIALLY FINISHED BASEMENT, 3-CAR GARAGE	AVAILABLE NOW	\$649,900
▶ 5011 — MOUNTAIN MIST	1064	324 MAPLEHURST DRIVE	2,921 SQ FT, 3-BED, 2.5 BATH, RANCH HOME, 3-CAR TANDEM GARAGE	AVAILABLE NOW	\$599,900
▶ 5012 — SERENITY STAR	077	349 MAPLEHURST POINT	3,523 SQ FT, 4-BED, 4.5 BATH, SOLD 3-CAR GARAGE; 1-CAR SIDE-LOAD	WINTER 2009	\$830,651
▶ 5011 — MOUNTAIN MIST	076	347 MAPLEHURST POINT	2,921 SQ FT, 3-BED, 2.5 BATH, RANCH HOME, 3-CAR TANDEM GARAGE	WINTER 2009	\$624,900
▶ 5014 — RAINDANCE	1073	297 MAPLEHURST POINT	3,871 SQ FT, 4-BED, 4.5 BATH, 2- SOLD WALKOUT HOMESITE, 3-CAR GARAGE	WINTER 2009	\$774,900

BACKCOUNTRY Spirit Trail Collection • 720.344.1800

Wildcat Reserve Parkway & Broadway in Highlands Ranch

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Model Name	Lot Number	Address	Floor Plan Specifications	Est. Move In Date	Price
▶ 6023 — SUNCATCHER	77	10587 AUTUMNSONG COURT	4,613 SQ FT, 4-BED, 4.5 BATH, 2-STORY, 2-CAR GARAGE; 1-CAR SIDE-LOAD	WINTER 2009	\$724,900

BACKCOUNTRY Whispering Wind Collection • 303.346.3800

Wildcat Reserve Parkway & Broadway in Highlands Ranch

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Model Name	Lot Number	Address	Floor Plan Specifications	Est. Move In Date	Price
▶ 5033 — LEVANTO	2037	10683 FEATHERWALK WAY	4,009 SQ FT, 3-BED, 4-BATH, 2-STORY VILLA, FINISHED BSMT, 2-CAR GARAGE; 1-CAR SIDE-LOAD	AVAILABLE NOW	\$599,900
▶ 5032 — CANTERBURY	2038	10685 FEATHERWALK WAY	2,822 SQ FT, 2-BED, 3-BATH, RANCH HOME, 3-CAR TANDEM GARAGE	WINTER 2009	\$674,900
▶ 5033 — LEVANTO	2043	10697 FEATHERWALK WAY	4,009 SQ FT, 3-BED, 2.5 BATH, 2-STORY VILLA, FINISHED WALKOUT BSMT, 2-CAR GARAGE; 1-CAR SIDE-LOAD	AVAILABLE NOW	\$949,900

Go to the next page for more price-breaking Shea homes...

*Prices, terms and availability subject to change without notice; savings will vary per collection. Subject to restrictions, contact Shea Sales Associate for details. Home pictured may not be actual home for sale, but rather a representation of similar model or elevation design.

UPDATED 11-12-09

FIRELIGHT Encore Series • 720.344.9032

McArthur Ranch Road and Valleybrook Drive in Highlands Ranch

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Model Name	Lot Number	Address	Floor Plan Specifications	Est. Move In Date	Price
354 - SHENANDOAH	190	10668 BRASELTON STREET	1,678 SQ FT, 3-BED, 2-STORY, 2-CAR GARAGE SOLD	OCTOBER 2009	\$289,900

THE HEARTH Overlook Collection • 720.344.9032

McArthur Ranch Road and Valleybrook Drive in Highlands Ranch

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Model Name	Lot Number	Address	Floor Plan Specifications	Est. Move In Date	Price
▶ 4043 - HAWTHORNE	5	10824 VALLEYBROOK CIRCLE	3,449 SQ FT, 5-BED, 4-BATH, 2-STORY, BACKS TO OPEN SPACE, 3RD FLOOR BONUS ROOM, 3-CAR TANDEM GARAGE SOLD	OCTOBER 2009	\$469,900
4041 - TAMARISK	9	10940 ASHURST WAY	2,751 SQ FT, 4-BED, 2-STORY, 3-CAR TANDEM GARAGE SOLD	DECEMBER 2009	\$439,900
4043 - HAWTHORNE	16	10953 ASHURST WAY	3,449 SQ FT, 5-BED, 4-BATH, 2-STORY, BACKS TO OPEN SPACE, 3RD FLOOR BONUS ROOM, 3-CAR TANDEM GARAGE SOLD	OCTOBER 2009	\$489,900
4042 - BAYBERRY	17	10949 ASHURST WAY	3,114 SQ FT, 5-BED, 4.5 BATH, 2-STORY, BACKS TO OPEN SPACE ON CUL-DE-SAC, 3-CAR TANDEM GARAGE SOLD	OCTOBER 2009	\$499,900
▶ 4043 - HAWTHORNE	18	10943 ASHURST WAY	3,449 SQ FT, 5-BED, 4-BATH, 2-STORY, BACKS TO OPEN SPACE, 3RD FLOOR BONUS ROOM, 3-CAR TANDEM GARAGE SOLD	OCTOBER 2009	\$499,900

TRESANA Montage & Essenza Collection • 720.344.1700

University Blvd. & White Bay Drive in Highlands Ranch

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Model Name	Lot Number	Address	Floor Plan Specifications	Est. Move In Date	Price
2064 - TESSERA	191	9204 VIAGGIO WAY	2,207 SQ FT, 3-BED, 2.5 BATH, ITALIAN STYLE TOWNHOME, 2-CAR ATTACHED GARAGE SOLD	WINTER 2009	\$374,981
▶ 2064 - TESSERA	192	9206 VIAGGIO WAY	2,207 SQ FT, 3-BED, 2.5 BATH, ITALIAN STYLE TOWNHOME, 2-CAR ATTACHED GARAGE SOLD	WINTER 2009	\$354,900
▶ 2063 - BOZZETTO	193	9208 VIAGGIO WAY	1,983 SQ FT, 3-BED, 3-BATH, ITALIAN STYLE TOWNHOME, LOFT, 2-CAR ATTACHED GARAGE SOLD	WINTER 2009	\$339,900
▶ 2066 - LUCIA	247	9340 SORI LANE	1,969 SQ FT, 3-BED, 2.5 BATH, ITALIAN STYLE TOWNHOME, 2-CAR ATTACHED GARAGE SOLD	WINTER 2009	\$349,918
2071 - ANNATA	141	9323 SORI LANE	2,665 SQ FT, 3-BED, 3.5 BATH, ITALIAN STYLE TOWNHOME, FINISHED WALKOUT BASEMENT, 2-CAR ATTACHED GARAGE SOLD	AVAILABLE NOW	\$474,900
2072 - DOLCETTO	142	9321 SORI LANE	2,828 SQ FT, 3-BED, 2.5 BATH, ITALIAN STYLE TOWNHOME, 3-CAR ATTACHED GARAGE SOLD	AVAILABLE NOW	\$527,482
2075 - ENOTECA	291	9199 VIAGGIO WAY	3,241 SQ FT, 2-BED, 2.5 BATH, ITALIAN STYLE TOWNHOME, FINISHED BASEMENT, 3-CAR ATTACHED GARAGE SOLD	AVAILABLE NOW	\$474,900
2075 - ENOTECA	293	9205 VIAGGIO WAY	3,241 SQ FT, 2-BED, 2.5 BATH, ITALIAN STYLE TOWNHOME, FINISHED BASEMENT, 3-CAR ATTACHED GARAGE SOLD	AVAILABLE NOW	\$489,900
2075 - ENOTECA	138	9341 SORI LANE	3,241 SQ FT, 3-BED, 2.5 BATH, ITALIAN STYLE TOWNHOME, INCLUDED MASTER BED, 3-CAR ATTACHED GARAGE SOLD	NOVEMBER 2009	\$554,900
2071 - ANNATA	136	9349 SORI LANE	2,665 SQ FT, 3-BED, 3.5 BATH, ITALIAN STYLE TOWNHOME, FINISHED WALKOUT BASEMENT, 2-CAR ATTACHED GARAGE SOLD	DECEMBER 2009	\$474,900
▶ 2075 - ENOTECA	133	9365 SORI LANE	3,241 SQ FT, 3-BED, 2.5 BATH, ITALIAN STYLE TOWNHOME, SECLUDED MASTER BED, 3-CAR ATTACHED GARAGE SOLD	DECEMBER 2009	\$574,900

REUNION Parkside at Reunion • 303.286.7601

104th & Tower Road in Northeast Denver

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Model Name	Lot Number	Address	Floor Plan Specifications	Est. Move In Date	Price
2044-SUNGARDEN	4801	17938-A E. 105TH AVENUE	1,549 SQ FT, 3-BED, 2.5 BATH, ITALIAN STYLE TOWNHOME, 2-CAR ATTACHED GARAGE SOLD	AVAILABLE NOW	\$179,900
2042-GINGHAM	4804	17938-D E. 105TH AVENUE	1,362 SQ FT, 3-BED, 2.5 BATH, ITALIAN STYLE TOWNHOME, 2-CAR ATTACHED GARAGE SOLD	AVAILABLE NOW	\$159,900
2045-WINDING TRAIL	4806	17938-F E. 105TH AVENUE	1,542 SQ FT, 3-BED, 2.5 BATH, ITALIAN STYLE TOWNHOME, 2-CAR ATTACHED GARAGE SOLD	AVAILABLE NOW	\$169,000
2041-MORNING GLORY	4802	17938-B E. 105TH AVENUE	1,185 SQ FT, 2-BED, 2.5 BATH, ITALIAN STYLE TOWNHOME, 2-CAR ATTACHED GARAGE SOLD	AVAILABLE NOW	\$149,900

REUNION High Prairie Collection • 303.286.7601

104th & Tower Road in Northeast Denver

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Model Name	Lot Number	Address	Floor Plan Specifications	Est. Move In Date	Price
WHISPER MEADOW MODEL	1154	17562 E. PARKSIDE DRIVE SO.	1,839 SQ FT, 3-BED, 2.5 BATH, FORMERLY 4-BED, FRONT & BACKYARD LANDSCAPING, 2-CAR GARAGE SOLD	AVAILABLE NOW	\$274,900

REUNION Timberline Collection • 303.286.7601

104th & Tower Road in Northeast Denver

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Model Name	Lot Number	Address	Floor Plan Specifications	Est. Move In Date	Price
5514 - OVERLOOK	78	10950 UNITY PARKWAY	3,720 SQ FT, 4-BED, 4-BATH, 2-STORY, FINISHED BASEMENT, FRONTYARD LANDSCAPING, 3-CAR GARAGE SOLD	AVAILABLE NOW	\$375,000
▶ 5512 - SILVERLEAF	77	10940 UNITY PARKWAY	3,286 SQ. FT., 5-BED, 3-1/2 BATH, 2-STORY, 3-CAR GARAGE	TO BE DETERMINED	\$395,000