



Niwo
NIWOT HILLS

A stylized logo element consisting of a semi-circle filled with horizontal lines, positioned below the text.



PRIVATE OPEN SPACE

PRIVATE OPEN SPACE

FUTURE PHASE

NIWOT HILLS DRIVE

SHOOTING STAR CT

BLUE SPRUCE LN

EXISTING HOMES

COMANCHE RD

PRIVATE OPEN SPACE

NIWOT HILLS TRAIL

NIWOT HILLS

156 SECLUDED ACRES

86 ACRES OF PRIVATE OPEN SPACE

11 CUSTOM HOME SITES

1 to 1.5 ACRE LOTS

45 MINUTES TO DIA

10 MINUTES TO BOULDER

10 MINUTES TO LONGMONT

- HOME SITES FOR SALE
- FUTURE PHASE
- EXISTING HOMES



This is an artist's concept. Plans and specifications are subject to change without notice. See subdivision plat for exact specifications.

95th STREET

| Lot # | Area (SQ FT) | Dimensions |
|-------|--------------|-------------|
| 1 | 46,086 | 264' x 188' |
| 2 | 61,245 | 196' x 226' |
| 3 | 50,486 | 151' x 137' |
| 4 | 46,696 | 151' x 196' |
| 5 | 45,128 | 137' x 153' |
| 6 | 44,910 | 215' x 157' |
| 7 | 54,537 | 275' x 213' |
| 8 | 46,391 | 272' x 170' |
| 9 | 45,955 | 137' x 194' |
| 10 | 67,430 | 232' x 256' |
| 11 | 63,858 | 247' x 203' |



Welcome to Niwot Hills, a stunning neighborhood situated in the shadow of the Continental Divide on the southern rim of a quaint Boulder County village. With its rolling countryside and breathtaking mountain vistas, Niwot Hills offers a softer, rural aspect to country living surrounded by public and private open space.

.Village of Niwot

Small-town atmosphere tinged with urban sophistication characterizes the charming village of Niwot, acclaimed for its extraordinary restaurants and antiques. Niwot's peaceful, historic downtown is a convenient ten minutes away from the shops of Boulder and West Longmont. The schools are among the best in Boulder County and two are within walking distance.

Architecture to Mirror the Landscape

Understated, yet elegant custom homes exist in harmony with the area's natural surroundings and expansive open space. Native resources and the rich palette of Colorado are featured prominently in the building materials, outdoor living areas and cascading rooflines of this diverse group of luxurious residences.

Neighborhood

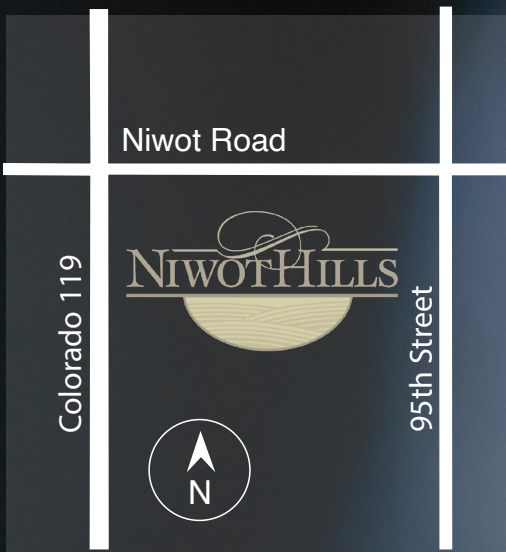
Gentle, sculpted terrain typifies the graciousness of the Niwot Hills neighborhood. A dry-stacked Colorado buff wall with a plethora of native grasses and trees, delight homeowners and guests upon arrival. Open areas lush with indigenous flora, birdsong and tree-lined cul-de-sacs preserve the ease of car flow and keep noise to a minimum. The Niwot Hills Trail, a lovely pedestrian path along the western border offers a place to unwind and connect with nature.

Niwot Hills From

 **MarkelHomes**

Markel Homes, a family-owned and award-winning Colorado builder, brings together a passion for exceptional design and a commitment to our homebuyers' dreams. With a focus on custom and production homes, we create neighborhoods that blend the timeless spirit of the West with modern innovation and quality standards.

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