

Quick Move-in Homes!

Storytellers at Lyric™

How low can we go?

Enjoy the benefits of a lower interest rate and lower monthly payment with no interest rate risk!

Take Advantage of our Shea Mortgage™
3-2-1 Buydown Today!

Year 1 Payment Rate*	3.875%
Year 2 Payment Rate*	4.875%
Year 3 Payment Rate*	5.875%
Year 4-30 Note Rate	6.875%
APR	6.913%



Eliot Plan 4033A • Price \$974,000* Homesite 164 • Available January

11902 Montoso Road, Lone Tree, CO 80134

- 2-Story Urban Design on Corner Lot with Outdoor Courtyard, South Facing Towards Bluff and located near Lyric Park
- 2,932 Sq. Ft., 4 Bed, 4 Bath, 3-Bay Garage
- Living Room Fireplace, Main Floor Office, Front Deck at Primary Bedroom
- Bonus Room with Full Bath and Private Entrance
- Second Floor Loft and Laundry
- Gorgeous Interior Design Finishes

Scan for
photos + 3D
Tour



Maya Plan 4032B • Price \$991,900* Homesite 165 • Available January / February

11888 Montoso Road, Lone Tree, CO 80134

- 2-Story Urban Design with Outdoor Courtyard, South Facing Towards Bluff and located near Lyric Park
- 2,987 Sq. Ft., 4 Bed, 3.5 Bath, 2-Bay Garage (at main home)
- Living Room Fireplace, Main Floor Office
- Second Floor Loft and Laundry
- Accessory Dwelling Unit (ADU) with Living Area, Kitchenette, Bedroom, Full Bath, Private Entrance and 1-Bay Garage
- Gorgeous Interior Design Finishes

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photos + 3D
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720.764.2245 • [SheaHomes.com/Storytellers](https://www.SheaHomes.com/Storytellers)



*This is not an offer for real estate for sale, nor solicitation of an offer to buy to residents of any state or province in which registration and other legal requirements have not been fulfilled. Pricing does not include options, elevation, or lot premiums, effective date of publication and subject to change without notice. All square footages and measurements are approximate and subject to change without notice. Trademarks are property of their respective owners. Equal Housing Opportunity. Features and plans subject to change without notice. Views not guaranteed and may change over time. Floor plans, maps and renderings are artist's conception based on preliminary information, not to scale and subject to change. Home pictured may not be actual home for sale or actual model home, but rather a representation of a similar model or elevation design. Photos depict designer features, optional items and other upgrades that may be available from Seller at additional cost. Furniture not included or available for purchase (even upon the payment of an additional charge).

*The 3-2-1 Temporary Buydown Program is a fixed-rate mortgage where a portion of the payment for the first three years is prepaid by the Seller via an incentive (placed in custodial escrow account) over three years. The value of the incentive is up to \$42,500. The temporary "payment rate" is 3% lower for the 1st year, 2% lower for the 2nd year, and 1% lower for the 3rd year. The note rate is the interest rate for which the borrower is obligated. The note rate is 6.875%, APR 6.913%. See the buydown agreement for additional information from Shea Mortgage. Incentive available on Quick Move-In homes that close by 2/9/2024. Example rate and APR based on the following terms: 780 FICO Score, 30-Year Fixed loan, \$730,500 Loan Amount, \$974,000 Purchase Price. This is not an offer for extension of credit nor a commitment to lend. Programs, rates, terms, and conditions subject to change without notice. Restrictions may apply. All approvals subject to underwriting guidelines. Not all applicants will qualify. Incentive conditioned upon buyer using Shea Mortgage as its lender. Buyers of Shea Homes are not required to use Shea Mortgage as their lender, are free to use any lender of their choosing for the purpose of securing mortgage financing, are not limited to Shea Mortgage and are free to decline any incentives tied to the use of Shea Mortgage. Colorado Uniform Consumer Credit Code Supervised Lender License #988132. SML Mortgage Banker Registration - MLS - 40397. © Shea Homes 12/12/2023