

THE RETREAT AT WILDWING

Get to know your local community!



Timnath, Colorado.

Enjoy wide open spaces and Rocky Mountain views in this growing Northern Colorado community. Minutes from I-25 and a variety of local outdoor recreation and natural areas, this is the perfect place to live every day to the fullest!



Our Favorite Restaurants and Brews

DC Oakes Brewhouse And Eatery

- 10 min drive

Taste & Savor Wine Bar

- 10 min drive

Harmony Clubhouse

- 10 min walk

Hearth Restaurant

- 12 min drive



HOA and Community Fees

- **Monthly:** \$140 per month
- **Yearly:** \$300 (billed annually)

includes front yard landscape maintenance, snow removal for driveways, sidewalks, and walkways, trash services, swimming pool management, HOA legal fees and insurances

subject to change

Shopping and Grocery Stores

Costco

- 5 min drive

Walmart Supercenter

- 5 min drive

Super Target

- 10 min drive

Spouts Farmers Market

- 10 min drive



Local Landmarks

Colorado State University

- 15 min drive

Estes Park/ Rocky Mountain National Park

- 1 hour drive

Denver International Airport

- 1 hour drive



Things To Do

Go fishing at Horsetooth Reservoir

- 30 min drive

Explore Historic Downtown Timnath

- 5 min drive

Go golfing at the Harmony Golf Club

- 5 min walk

Enjoy the Timnath Reservoir

- In your backyard!



Poudre School District

Timnath Elementary School

- 5 min drive

Preston Middle School

- 10 min drive

Timnath Middle High School (6th - 12th)

- 10 min drive

Fossil Ridge High School

- 10 min drive