



 **TIMBERVINE**

FR DEVELOPMENT



About TimberVine

FR is pleased to announce its newest community in Fort Collins. Here, our exceptionally-designed homes welcome you to a one-of-a-kind lifestyle. In an area known for great schools, you'll find a home that will make family life so much more enjoyable. Together, we'll create a home that's a true reflection of your style and passions.

Whether inspired by the serene beauty of the area or even the vibrant culture of downtown, you'll love the possibilities and perfect life right here at TimberVine.

About FR Development

As one of the newest home builders in the Northern Colorado market, FR has made a substantial footprint in a short amount of time by holding itself to Higher Standards. FR prides itself in making the home building and buying process a comfortable and remarkable one.





TimberVine/Fort Collins Map



Schools



Shopping



Poudre Valley
Hospital



Trails



HOA

Onsite Property Management Services
2121 Midpoint Dr. #302 | Fort Collins | 970-282-8281

Dues: \$40 monthly, and billed quarterly
Includes common area maintenance and trash service

About the Area:

Schools

- **Laurel Elementary**
1000 Locust St. | 970-488-5925
- **Lincoln Middle School**
1600 Lancer Dr. | 970-488-5700
- **Fort Collins High School**
3400 Lambkin Way | 970-488-8021

Recreation

- **TimberVine 1-mile loop trail & 1-acre park**
Coming soon!
- **Poudre Trail**
S. Timberline Rd. access
- **Spring Creek Trail**
Poudre Trail access from S. Timberline Rd.
- **Mulberry Pool**
424 W. Mulberry St. | 970-221-6657

Shopping

- **Old Town**
N. College Ave.
- **Walmart Supercenter**
1250 E. Magnolia St. | 970-493-3048
- **Albertsons**
731 S. Lemay Ave. | 970-221-5845
- **King Soopers**
1842 N. College Ave. | 970-494-6940
- **King Soopers**
2602 S. Timberline Rd. | 970-267-5100

Medical

- **UCHealth – Poudre Valley Hospital**
1024 S. Lemay Ave. | 970-495-7000
- **Concentra Urgent Care**
620 S. Lemay Ave. | 970-221-5811



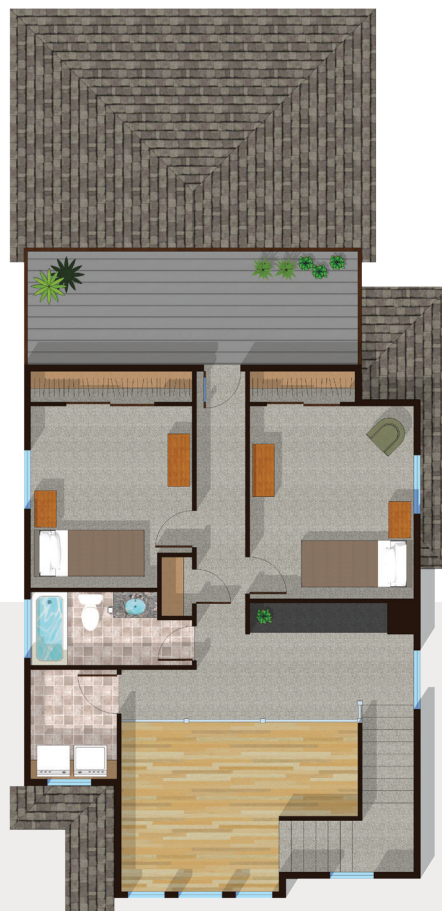


The Amsterdam

- 3 bedrooms
- 2.5 bathrooms
- 1,623 heated sq. ft.
- 2-car garage
- Master on main level
- Computer loft
- Cosmo fireplace
- Optional rooftop deck



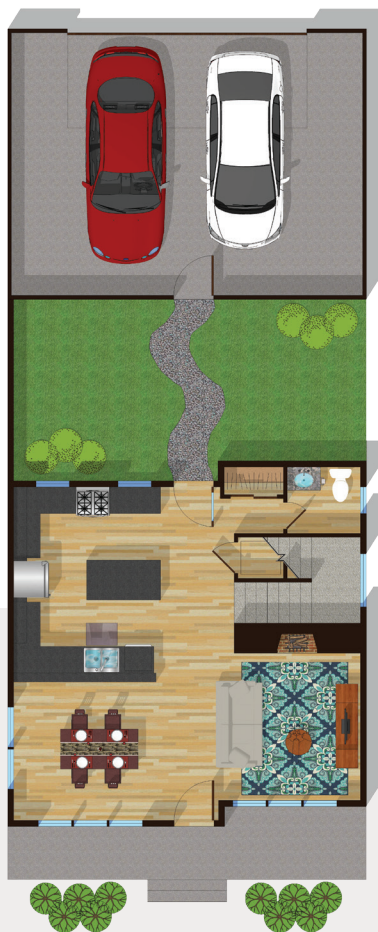
Main Level



2nd Floor

The Barcelona

- 3 bedrooms
 - 2.5 bathrooms
 - 1,634 heated sq. ft.
 - 2-car garage
- Cosmo fireplace
 - Courtyard
 - Rooftop deck
 - Optional sky lounge



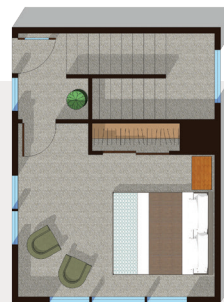
Main Level



2nd Floor



Rooftop Deck



3rd Floor

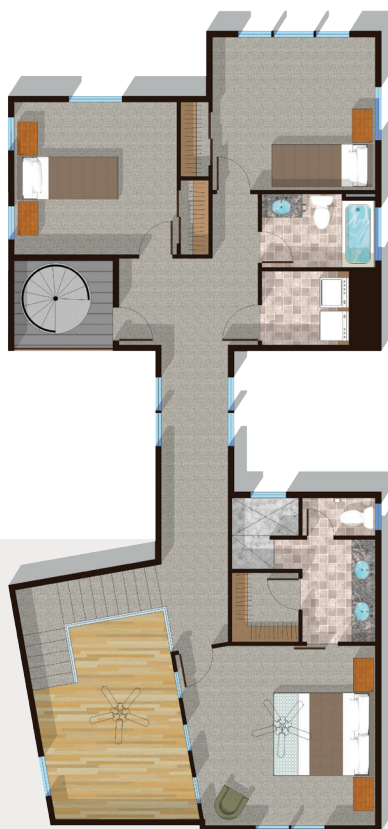


The Berlin

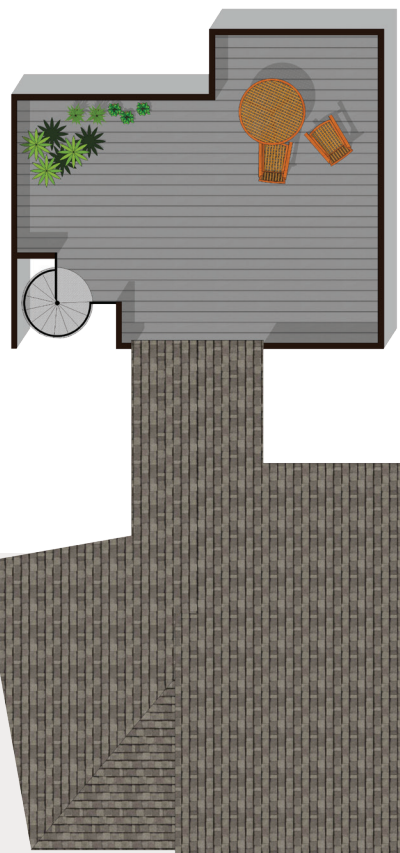
- 3 bedrooms
 - 2.5 bathrooms
 - 1,880 heated sq. ft.
 - 3-car garage
- Cosmo fireplace
 - Courtyard
 - Optional rooftop deck



Main Level



2nd Floor



Rooftop Deck

The **Munich**

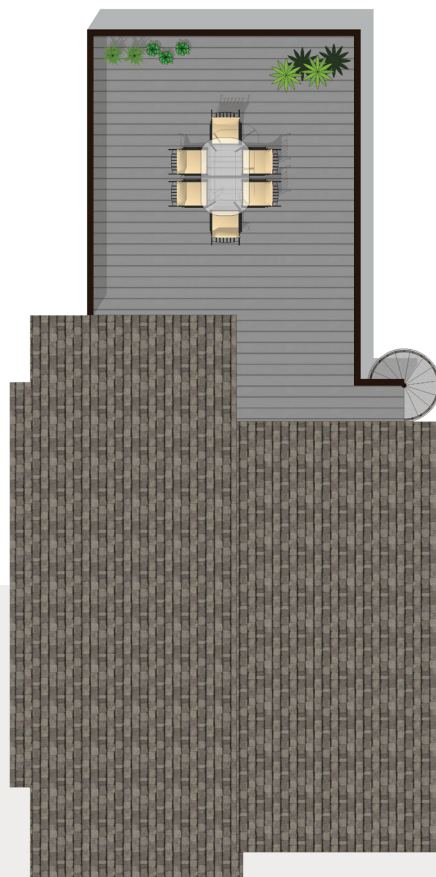
- 4 bedrooms
 - 2.5 bathrooms
 - 2,005 heated sq. ft.
 - 2-car garage
- Optional fireplace
 - Optional rooftop deck



Main Level



2nd Floor



Rooftop Deck



The Vienna

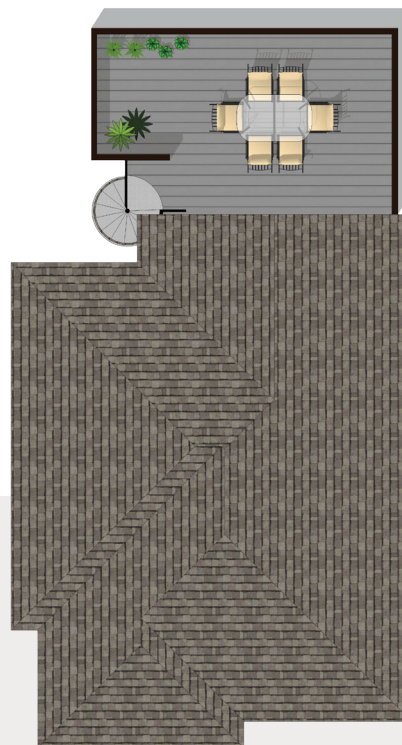
- 3 bedrooms
 - 2.5 bathrooms
 - 1,771 heated sq. ft.
 - 2-car garage
- Atelier
 - Optional Study
 - Option rooftop deck



Main Level



2nd Floor



Rooftop Deck

TimberVine Plat Map:





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970-284-3200
FR-CORP.COM