

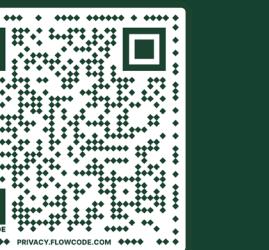


*Thank you for your interest in  
custom luxury at Emerald Estates.*

Questions?

Find information and sales contacts at

[WWW.EMERALDESTATESWINDSOR.COM](http://WWW.EMERALDESTATESWINDSOR.COM)



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BROUGHT TO YOU BY THE WATER VALLEY COMPANY



## A Rare Find

Perched on the longest golf course in North America are once-in-a-lifetime custom homesites where you can build your dream. Open the door to elegance and exclusivity that meet in perfect harmony overlooking the meticulously manicured greens and fairways of RainDance National.

DISCOVER THE CUSTOM LUXURY  
OF EMERALD ESTATES



## Inspired Living

Embrace the choice of how to spend your day – from morning to night. There's a suite of community amenities surrounding the custom luxury homesites of Emerald Estates that put relaxation and pure joy at your fingertips.



## Rich in Charm

The high plains links-style golf course showcases the charm and heritage of Windsor, Colorado. Ranked as one of the world's best courses, and longest in North America, RainDance National's enhanced native arroyos and picturesque landscaping become the natural backdrop outside your door.





# *This is a true golf cart community...*

*The comprehensive suite of amenities of Emerald Estates are all accessible by golf cart.*

*Enjoy the ride to all of what's in your backyard.*

## Raindance National

The emerald hues of RainDance National from your backyard beckon your practice. Dubbed the longest course in North America and ranked as one of the top golf courses in the world, you'll live among legends. Drive your cart to the 65,000 square-foot G.O.A.T. Ranch Practice Area, Funk Yard driving range, and character-rich pro shop with outdoor seating before your round.

## Grainhouse

Only here will you find a 5,000 square-foot grain bin that's been crafted into a distinct sports bar, restaurant and events venue. The Grainhouse is located a stone's throw from Emerald Estates custom homesites and offers a down-home and comfortable atmosphere with a menu that will make you feel right at home. Rotating beers, wines and cocktails that you can enjoy during seasonal activities like mini golf and sand volleyball –all at The Grainhouse.

## Hoedown Hill

During the winter months, there's a skiing and tubing hill just across the golf course. And during the summer, you can walk from home to a series of live music events. Hoedown Hill was created to bring the best of Colorado to our community. Fill your family's day with tubing, skiing, and then sitting back for a drink and meal at The Grainhouse. This place changes with the seasons.

## The River Resort Pool

This isn't the average community pool. The RainDance River Resort offers something for everyone. Cabana-style seating and in-pool lounge chairs put relaxation front and center, while the water slide and lazy river marry fun-in-the-sun with kicking back in the water. This is how we do self-care.

## Ted's Sweetwater Grill

Your option for a friendly, cozy restaurant where everyone will soon learn your name. Ted's Sweetwater Grill has some of the best views in town with a horizon full of the Front Range behind the community's covered bridge. It's your neighborhood outing for a nice bite and cool (or hot) drink.

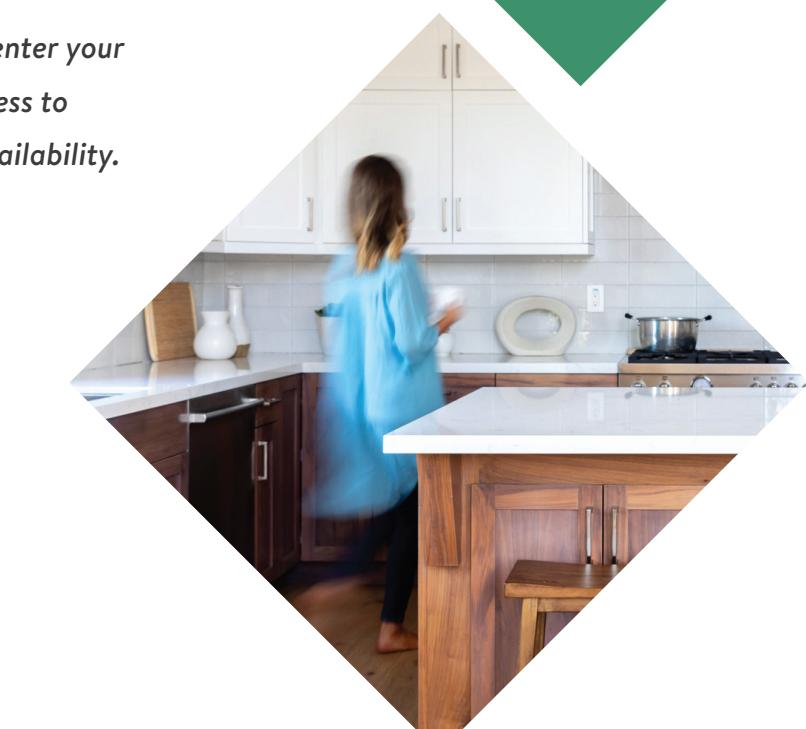
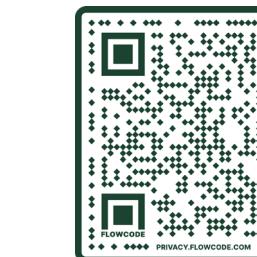
## Parks, Pickleball and Much More

The trails and pathways outside your door lead to the golf course, to the pickleball courts, to various parks and gathering areas. Stop to take a breath. To finish a conversation. Or to let the family wear themselves out before heading home for dinnertime.



Custom Luxury  
Homesites  
Overlooking  
Raindance National  
Resort & Golf

Scan the QR Code and enter your  
information to gain access to  
pricing and homesite availability.





#### HORSETOOTH RESERVOIR

A hidden gem of northern Colorado where 6.5-miles of water offer boating, fishing, swimming, camping, scuba diving, and more.



#### COLORADO EAGLES HOCKEY

The pride of northern Colorado hockey and the affiliate team for the Colorado Avalanche, this is your backyard hockey team.



#### PELICAN LAKES RESORT & GOLF

The neighboring golf course just miles from Emerald Estates with 27 holes of golf for all skill levels and two restaurants.



#### CACHE LA POUDRE RIVER & TRAIL SYSTEM

21 miles of serene, well-maintained, paved trails with river access and connecting to various open spaces and regional trails.



#### BOYD LAKE STATE PARK

A 17-acre reservoir and family-oriented park outfitted for fishing, watersports, camping, nature programs, and a swim beach.

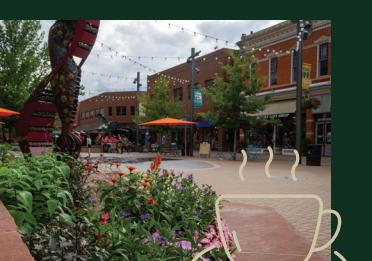
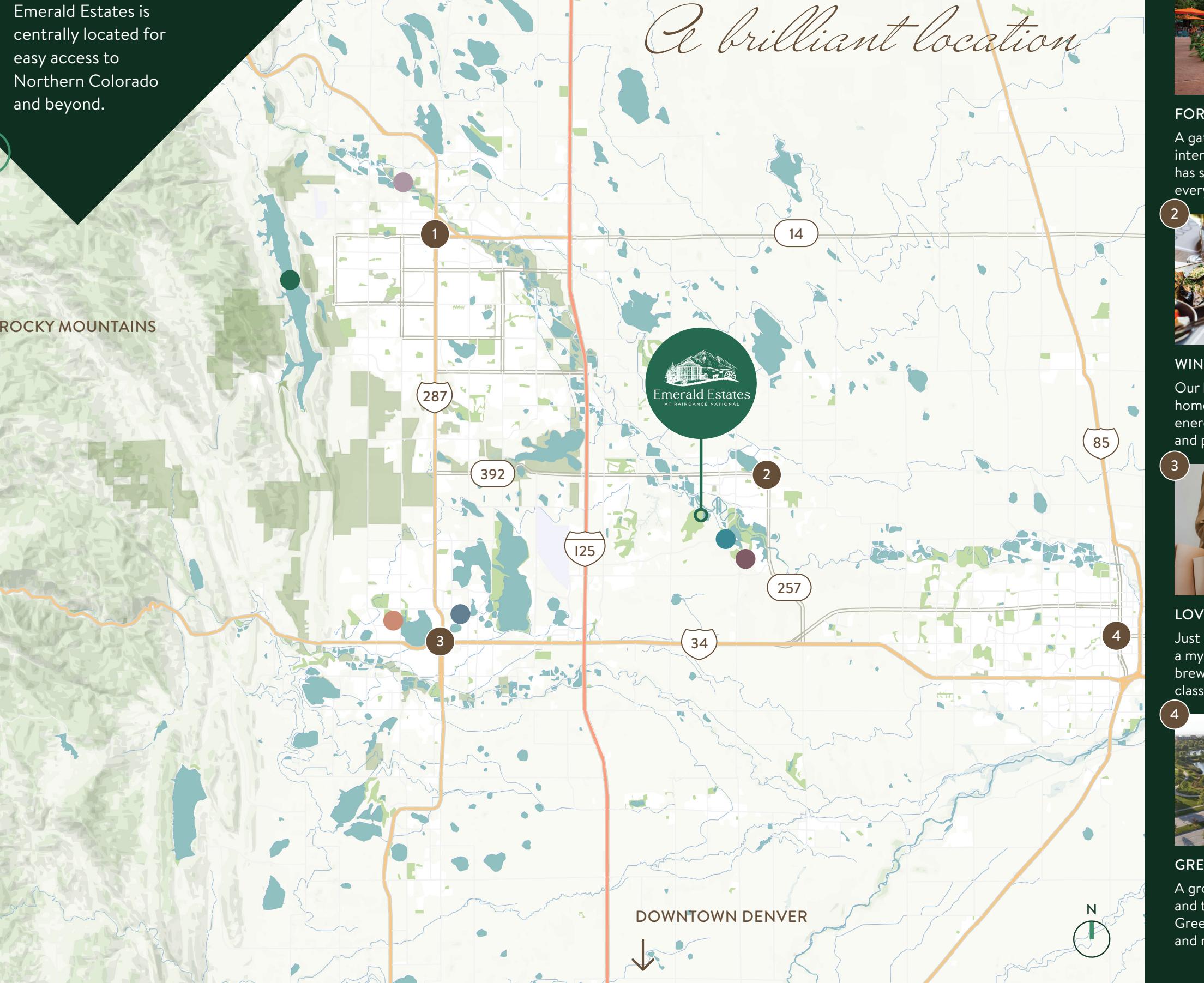


#### WATER VALLEY MARINA

From fishing and bow fishing to floating above the waves on wakeboards and jetskis, your aquatic playground is down the street.

Emerald Estates is centrally located for easy access to Northern Colorado and beyond.

#### ROCKY MOUNTAINS



#### FORT COLLINS

A gathering place for every interest. Old Town Fort Collins has something unique in store for everyone, year-round.



#### WINDSOR

Our burgeoning locale is full of hometown pride and a quaint yet energetic Main Street for shopping and prime dining options.



#### LOVELAND

Just across the I-25 highway, a myriad of retail, restaurants, breweries, distilleries, and world-class recreation await.



#### GREELEY

A growing city that's full of history and tradition with its renowned Greeley Stampede, Moxi Theatre, and more on the way.