

## Storytellers at Lyric in Lone Tree, CO



### THE STORY

These urban homes will be surrounded by 3 community parks, a regional park, an amenity center with full restaurant, pool, and fitness area, 6 miles of trail system, a mini-incline, and future town center. Everything will be within convenient walking distance. It was important for the Storytellers collection to provide a sense of the “Lyric” brand, supporting the sub “urban” concept of the community. It was also important to the builder to integrate the option for an ADU (accessory dwelling unit). This option includes a 1-car garage, separate entrance off the alleyway, and a small private balcony. These ADU’s provide a unique offering to this market area, and one that the builder is finding is becoming increasingly desired. This single-family detached product bridges the gap between Shea’s smaller family series (Tribute) and Shea’s larger more traditional homes (Legends), designed for singles, couples, move down buyers, and even growing families, while also offering low-maintenance living.

The design team knew they wanted to apply a more urban aesthetic at the alleys, while also embracing the context of being in a suburban community within Lone Tree. Because the homes are closer together, the team incorporated as much natural light as they could and a clear connection to the outdoors, along with strong front porch opportunities.

According to the builder, buyers really love the urban concept and location of the community. These chic and modern homes were designed with a strong architectural presence along with the very attractive curb appeal. They love the functionality and flexibility of the floor plans as they feature Bonus Rooms, ADU’s, 3-car garages, and office spaces. For outdoor space they were designed with private courtyards and appealing xeriscape which offers a low maintenance lifestyle. The most popular plans are the Eliot with the optional deck, optional bonus room and the 3-car garage. The next popular plan is the Maya with the ADU. Both are modeled.

## ARCHITECTURE

There are three exterior styles

- Modern Farmhouse
- Mid-Century Modern
- Modern Prairie

With these homes bordering the future amenity and predominantly lining the arterial roads in Lyric, the Storytellers Collection was designed specifically with strong architectural presence to the street, leaning into a more urban aesthetic.

## BUYER PROFILE

Storytellers at Lyric was designed with a diverse mix of buyers in mind. Potential buyers include single professionals, young and older professionals, families with one child, multigenerational families, soon to be empty nesters who have one kid in high school/college, empty nesters, and divorcees with or without children. Some are first time buyers, while others are moving up or down from another home. Some will even be repeat Shea homebuyers.

## CONSULTANTS

**Builder:** Shea Homes

**Architect:** DTJ Design

**Interior Designer:** Unscripted Interior Design

## PROJECT STATS

Alley-Loaded Single-Family Detached

**# of Homes:** 80

**Home Size:** 2,185 sq. ft. – 3,211 sq. ft.

**Lot Size:** 3,700 sq. ft.

**Density:** 7.6 per acre

**Grand Opening:** November 2023

**Price Starting at:** \$729,400

FEATURED ON

**DESIGN**LENS

IN APRIL 2024