

# INSPIRED LIVING

FIND YOUR OASIS from the hectic, fast pace life brings you. Welcome to your inviting apartment home with features that are both dramatic in design and architecture with unprecedented amenities. The community is surrounded by countless options for dining, shopping and recreation.

No matter how you spend your time, Coyote Ranch has something for everyone. You'll see it in the amenities you enjoy each day and in the thoughtful way the community meets your every need. Make Coyote Ranch your haven away from the fast pace that life brings you.

Another distinctive community brought to you by Simpson Property Group, dedicated to impeccable service and extraordinary living.

# IDEAL LOCATION

Coyote Ranch is close to all of the conveniences, whether you are headed to work, destined for a shopping spree, flying out of town or dining out, Coyote Ranch is close to everything. Conveniently positioned close to E-470, Denver Technological Center, Meridian Business District, Denver International Airport, Fitzsimons, Downtown Denver and Buckley Air Force Base.



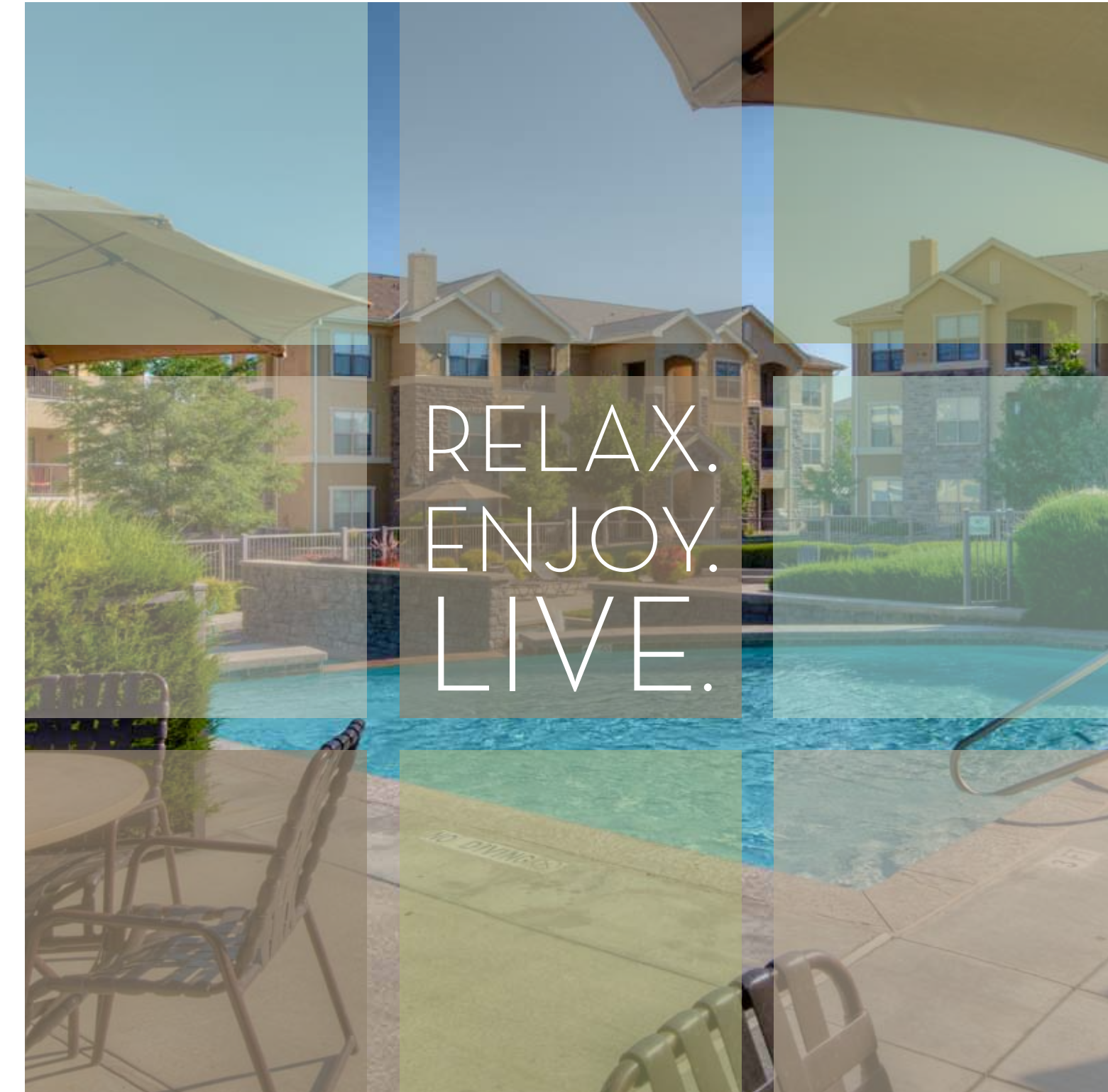
- Next to Cornerstar Shopping Center and Arapahoe Crossings, with a variety of retailers, restaurants and entertainment venues
- Convenient to E-470, Denver Technological Center, Meridian Business District, Denver International Airport, Fitzsimons, Downtown Denver and Buckley Air Force Base
- Cherry Creek Reservoir and Aurora Reservoir provide close by opportunities for water related recreation, hiking, biking and walking trails
- Cherry Creek School District

IT'S ONE THING TO OFFER a stylish residence. It's quite another to offer the people who live there a level of service that exceeds their expectations. At Simpson Property Group®, we've built our reputation on service. In fact, for several years in a row we've earned the coveted "A List" Award for Service Excellence - a distinction reserved for only a select few firms by the multifamily real-estate industry.

Of course, our biggest reward isn't a plaque on the wall... it's the trust we earn from our residents every day. At Coyote Ranch, you'll be part of a community that we ourselves would be proud to call home. You'll be surrounded by the highest-quality features and unsurpassed amenities; and you'll enjoy a lifestyle unlike anywhere else.



**CoyoteRanchApts.com**  
16363 E. Fremont Ave.  
Aurora, CO 80016  
303-693-8787



RELAX.  
ENJOY.  
LIVE.



- Business Center
- WiFi throughout the Clubhouse
- Health Club and Gymnasium
- Volleyball Court
- Resort-Style Swimming Pool
- Jacuzzi
- Theater Room
- Billiards
- Putting Green
- On-Site Car Wash



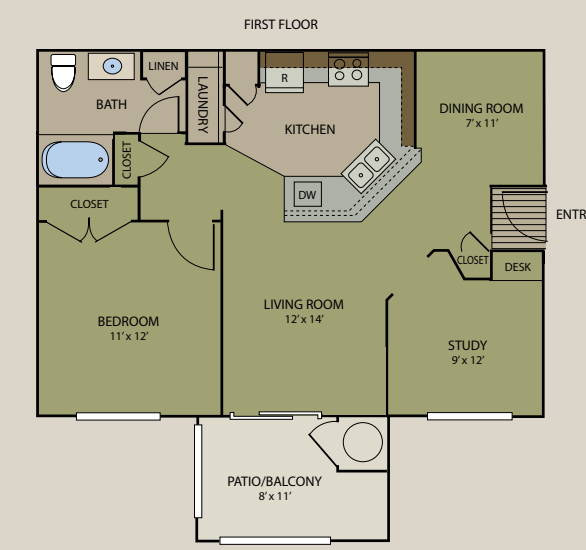
- One, two and three bedroom apartment homes
  - Washer and dryer in every home
  - Private garages and carports available
  - Kitchen island
  - Central forced-air heating and air conditioning
  - Built-in desks\*
  - Cable ready
  - Gas fireplace
  - Built-in shelves\*
  - Nine foot ceilings
  - Spacious walk-in closets
  - Private patio or balcony
  - Spectacular views
  - Walk-in closet
  - Storage space
  - Pantry and dry bar\*
  - Pets welcome
- \*In select homes



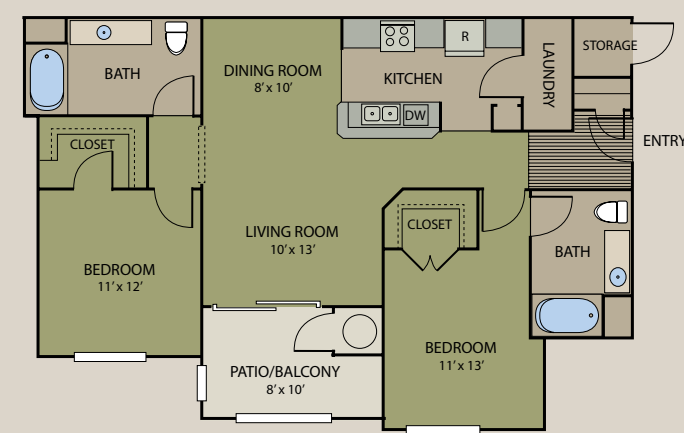
RUSTLER • 779 Sq. Ft.  
1 Bedroom / 1 Bath  
\$ \_\_\_\_\_



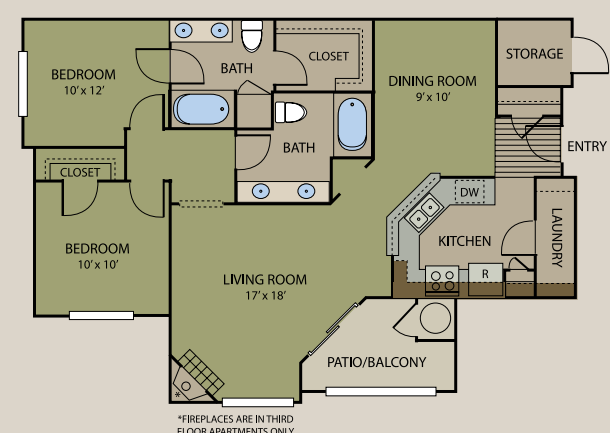
STETSON • 853 Sq. Ft.  
1 Bedroom / 1 Bath  
\$ \_\_\_\_\_



LASSO • 926 Sq. Ft.  
1 Bedroom / 1 Bath + Study  
Alternate Third Floor Plan Available  
\$ \_\_\_\_\_



LONGHORN • 1106 Sq. Ft.  
2 Bedroom / 2 Bath  
\$ \_\_\_\_\_

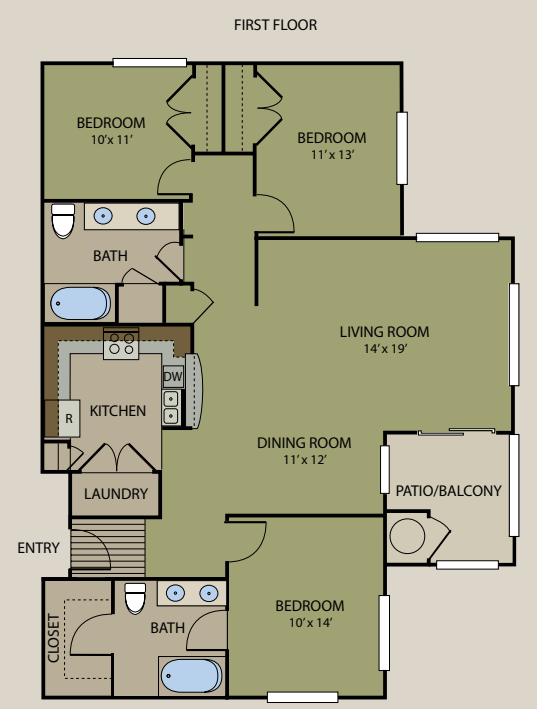


PONDEROSA • 1192 Sq. Ft.  
2 Bedroom / 2 Bath  
\$ \_\_\_\_\_

BONANZA • 1329 Sq. Ft.  
2 Bedroom / 2 Bath + Study  
\$ \_\_\_\_\_



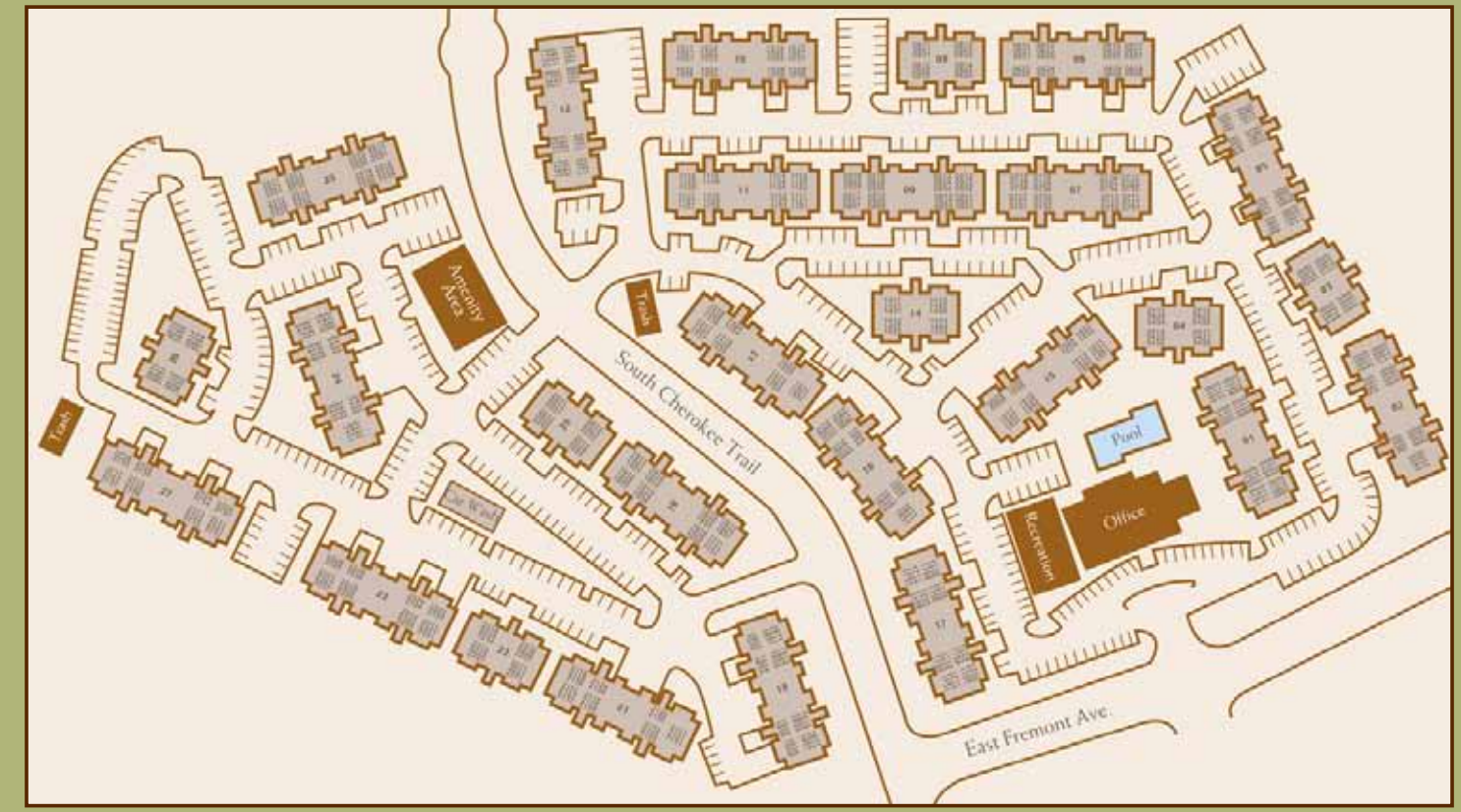
HOMESTEAD • 1398 Sq. Ft.  
3 Bedroom / 2 Bath  
Alternate Third Floor Plan Available  
\$ \_\_\_\_\_



Prices change daily. Floor plans are not to scale. Dimensions and square footage may vary.

Come home to Coyote Ranch surrounded by natural beauty and all of the conveniences you'll need. Enjoy lazy afternoons in the resort style swimming pool, or an energizing workout in the Health Club and gymnasium. Head to the surround sound theater to take in a feature film or sporting event and enjoy a game of billiards. Or simply retreat to the privacy of your spacious apartment home.

There's no time like now to enjoy life—with an easy walk to just about anything, a short commute to work and the cache of living in a stylish home.



Date: \_\_\_\_\_ Pet Fee \$ \_\_\_\_\_

Deposit \$ \_\_\_\_\_ Pet Rent \$ \_\_\_\_\_

Application Fee \$ \_\_\_\_\_ Lease Fee \$ \_\_\_\_\_

Other \$ \_\_\_\_\_