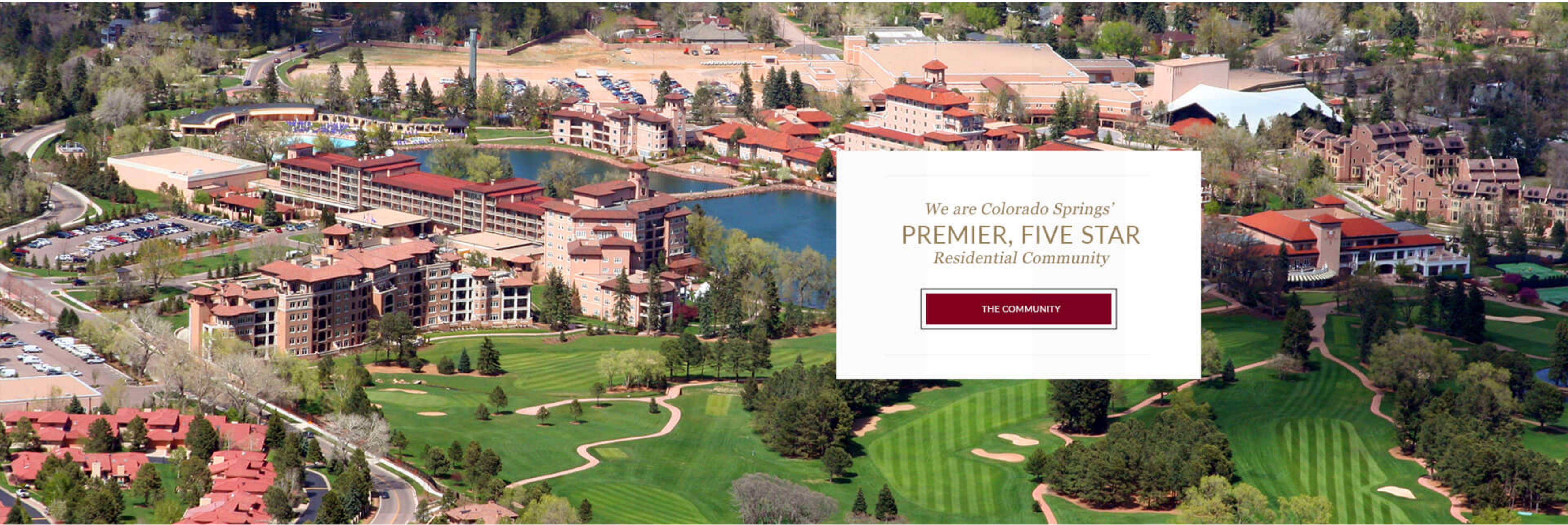


BROADMOOR

RESORT COMMUNITY

HOME COMMUNITY HISTORY NATURE ATTRACTIONS



We are Colorado Springs' **PREMIER, FIVE STAR** Residential Community

THE COMMUNITY

BROADMOOR RESORT COMMUNITY

Nestled in the foothills of Cheyenne Mountain, the Broadmoor Resort Community offers its residents a peaceful setting with breathtaking views, 24-hour security and approximately 175 acres of community open space with hiking trails.

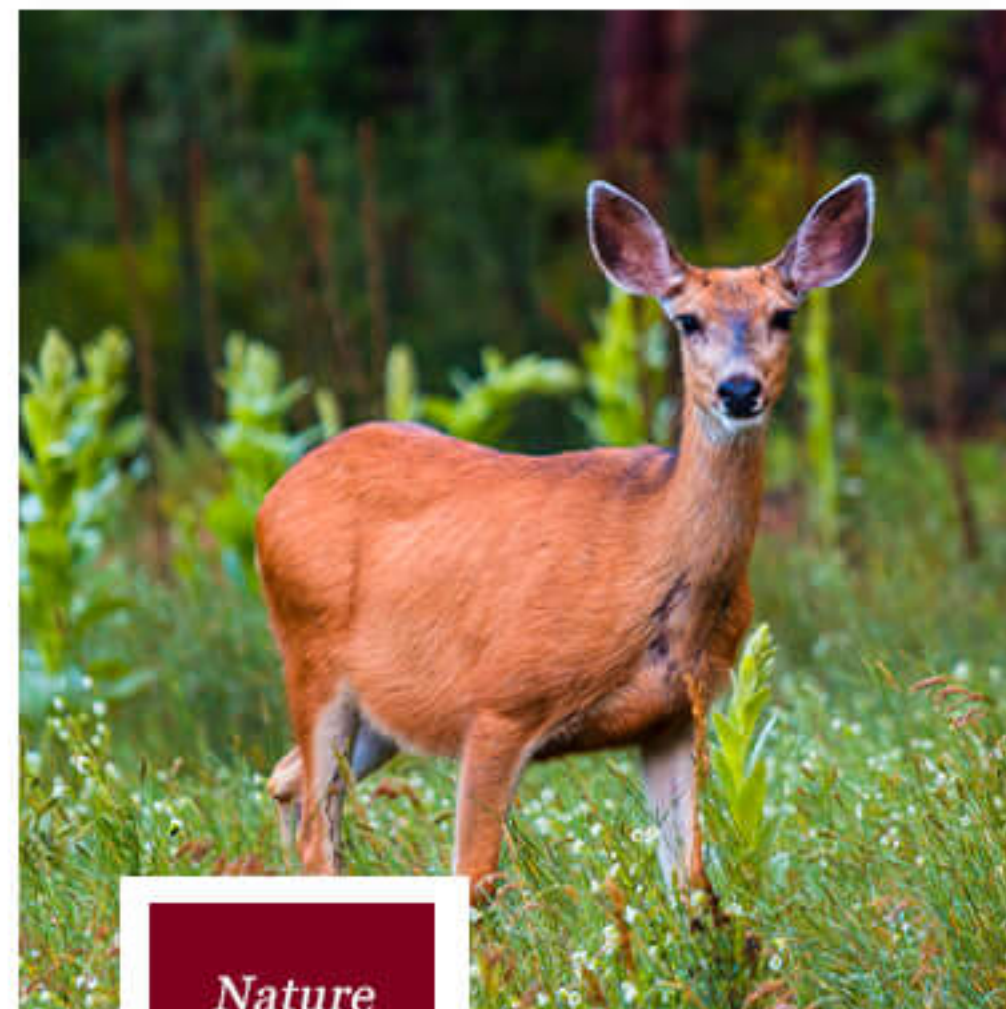
Whether it's walking through the neighborhood, hiking the trails or just enjoying the views, the Broadmoor Resort Community offers an enviable lifestyle. A friendly community, owners have the opportunity to mingle with their neighbors at the neighborhood potluck in August or at several impromptu gatherings offered during the year. Five minutes away, residents enjoy the convenience of The Broadmoor Hotel with its fine dining and unique shops.

The Broadmoor Resort Community was originally developed by The Broadmoor Hotel, which has historically enabled new owners to join the Broadmoor Golf Club. This includes access to the health club, 5 star restaurants and shopping.



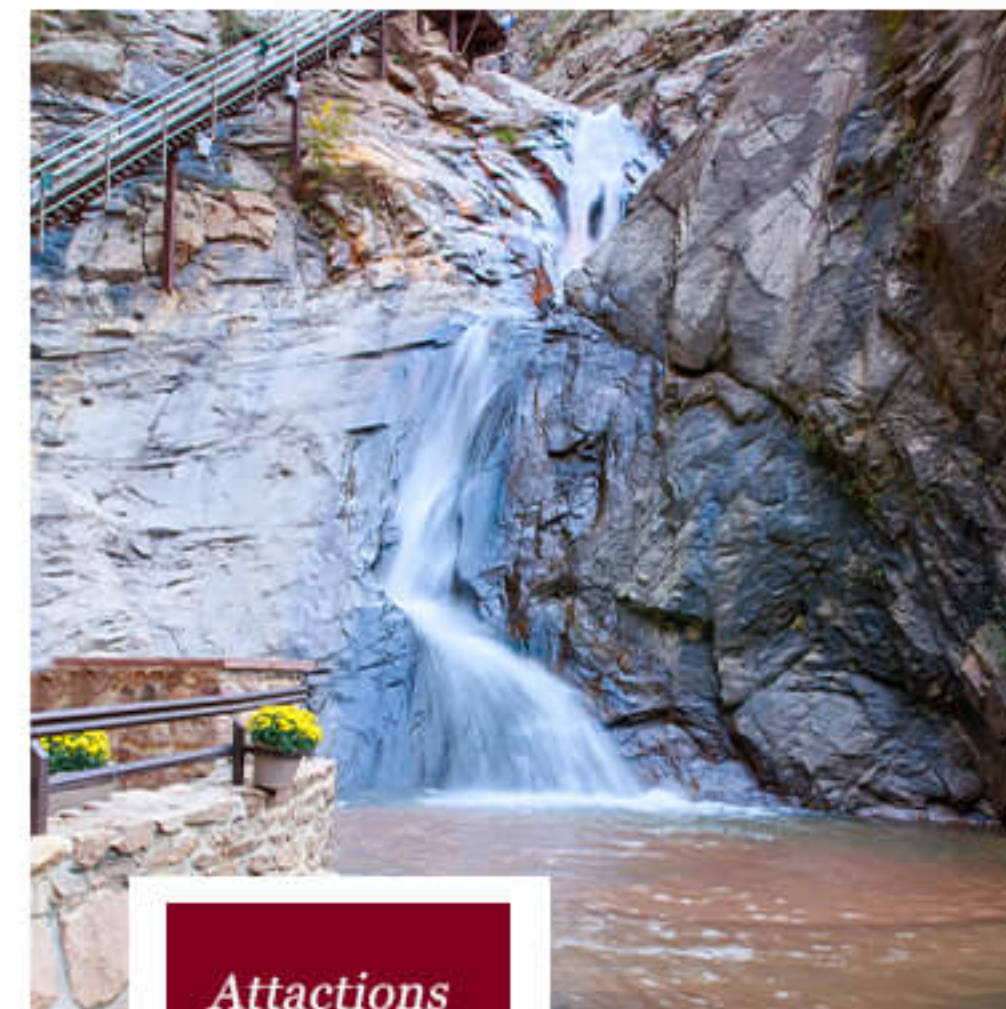
History

Learn More About Our Community and Why It's the Best Place to Live in Colorado Springs



Nature

Gain Insight on the Rich Historical Development of this Multigenerational Society.



Attactions

So Many Attractions In and Near This Luxury Resort Community.



HOME PAGE

The Broadmoor Resort Community is a Colorado Springs FIVE STAR residential community.

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Icon/picture (Community): Learn More About Our Community and Why It's the Best Place to Live in Colorado Springs

Icon/Picture (History): Gain Insight on the Rich Historical Development of this Multigenerational Society.

Icon/Picture (Attractions): So Many Attractions In and Near This Luxury Resort Community.

Icon/Picture (Nature/Wildlife): Discover the Beauty and Wonder of Local Wildlife and the Extensive Trail System That Could Be Part of Your Everyday Experience.

THE COMMUNITY

Welcome to the Broadmoor Resort Community! The Best Place to Live!



Located in the foothills of Cheyenne Mountain in southwestern Colorado Springs, Broadmoor Resort Community is a gated community that is 5 minutes away from the historic Five Star Broadmoor Hotel.

We are home to 159 single family homes, 41 Villas townhomes, 22 townhomes in The Village and 22 remaining lots (as of the summer of 2020).

Thanks to its special relationship with the Broadmoor Hotel, residents have the option to become members of the Broadmoor Golf Club through a sponsorship program that the community enjoys. Joining the Golf Club only enhances the resort lifestyle. As a member, you can enjoy the Broadmoor's two championship golf courses, swimming pools, tennis/pickle ball facility, and spa and health club.

Of the nearly 500 acres in the Community, 173 acres are set aside for community living. There are over 5 miles of trails with trailheads in many parts of the community and the trails include benches overlooking the City panorama.

A carefully planned community, each building site was designed to take advantage of the view corridors. The homes adhere to design, construction and landscaping guidelines developed to respect the unique beauty of hillside living. The common areas are meticulously and beautifully maintained to enhance the overall ambiance of the area. There are also several standing committees of residents that maintain oversight of the community to include the landscape committee, architectural review committee, security committee, roads/ infrastructure committee and trails committee.

The onsite security, which has a proud record of zero break-ins since its inception, provides added peace of mind. In the resort, there are a minimum of 2 guards at all times ... a roving patrol and a guard at the main gate. Every residence has the

availability of connectivity with onsite security for their security needs. Many residents leave a house key at the guard gate to allow emergency access to their home when they are away. Security will also pick up and hold packages and mail until the owners return. (We love our security guards!)

The Broadmoor Resort Community is served by two fire departments with medical resources located less than a mile from our gates.

The Broadmoor Resort Community is a multigenerational community that attracts owners from all parts of the country. For the majority, the Broadmoor Resort Community is their permanent home; for others it is a seasonal home. However, for all, it is a friendly, welcoming community with a small town feeling. Homes range in price from the mid \$600,000's to over \$5,000,000.

Attractions Located Nearby:

- Cheyenne Mountain Zoo
- Broadmoor Hotel
- Broadmoor World Arena
- Broadmoor Seven Falls
- Cheyenne Mountain State Park
- Pikes Peak
- Cave of the Winds
- Manitou Cliff Dwellings
- Garden of the Gods
- Glen Eyrie Castle
- Miramont Castle Museum
- Rock Ledge Ranch
- Tourist areas: Manitou Springs, Old Colorado City and Downtown Colorado Springs
- Colorado Springs Fine Arts Center
- U.S. Olympic & Paralympic Training Center
- ProRodeo Hall of Fame & Museum of the American Cowboy
- Royal Gorge Route Railroad

Amenities, Facilities & Corporations Located Nearby:

- United States Air Force Academy (15.3 miles)
- Fort Carson Army Base (8.3 miles)
- Peterson Air Force Base (12.7 miles)
- Schriever Air Force Base (24.8 miles)
- NORAD (9.3 miles)
- Space Command (13.3 miles)
- Colorado College (7.2 miles)
- University of Colorado Colorado Springs (11.1 miles)
- Northrop Grumman (12.4 miles)
- Boeing (11.4 miles)
- General Dynamics (8.9 miles)
- Lockheed Martin (17.8 miles)
- Our neighborhood is located in Award Winning Colorado Springs School District 12; consistently ranked in the top three school districts in all of Colorado.
- Many fine private schools
- Colorado Springs Airport is 15 minutes from our back gate.
- Denver International Airport is an easy 90 minute drive.
- And MUCH, MUCH MORE!

Currently our Home Owner's Association is managed by Warren Management. HOA dues cover *NEED INFO*. Visit the Warren Management site [here](#) to request more information on our HOA.

Did you know? The value of homes in the Broadmoor area have surpassed any community in the Denver area!

THE HISTORY

With a rich and complex history, the development of the Broadmoor Hotel and surrounding areas, gives you insight on why this is an interesting and fantastic place to live. The Broadmoor Resort Community was originally developed by the Broadmoor Hotel, which has historically enabled new owners to join the Broadmoor Golf Club.

Colorado Springs was part of the territory included in the USA Louisiana Purchase of 1803. In mid-1871 General William Palmer founded the city. His intent was to create a city of opulence and was soon nick-named “Little London” by visiting British tourists. In 1873, General Palmer opened his Antlers Hotel and Resort.

The Broadmoor Casino was built in 1890 in response to the growing flock of affluent tourists in Colorado Springs. After the Casino burned down, and the land changed ownership a couple of time, entrepreneur Spencer Penrose purchased the land and the adjoining 450 acres in 1913. The Broadmoor Hotel opened its doors to the public in 1918. From there, Spencer and his wife Julie developed the land around the hotel and created an all-star Golf Course and many outdoor adventures that are still being enjoyed today. Distinguished guests of the Broadmoor Hotel included John D. Rockefeller, Charles Lindbergh, Clark Gable, Herbert Hoover and Franklin Delano Roosevelt. After over 100 years of success, the Broadmoor Hotel is still a 5 Star Resort, enticing the affluent from all over the world!

Soon after the Broadmoor Hotel & Resort was opened, the land surrounding the area was developed into neighborhoods to house the wealthy and influential citizens of Colorado Springs, including the Penrose family. The Broadmoor Resort Community was founded in 1996 by the Broadmoor Development Company and was a fully matured, luxury community by 2001. Today, this neighborhood is a mountainous, modern, gated, luxury resort community that is only a 5 minute drive from the Broadmoor Hotel and all of its deluxe amenities.

Overlooking the city from this high elevation neighborhood, the views are stunning from every purposely developed house in the Broadmoor Resort Community. Nature was integrated into the growth of this neighborhood, making it a beautiful place to live. If you look closely out your windows, or take a walk around the streets, you will encounter lovely views of natural landscaping and wildlife. Also, you can bask from your home and neighborhood in the twinkling lights of Colorado Springs, or take in the magnificence of Cheyenne Mountain.

Some other fun historical tidbits from the area: World Arena, Olympian Peggy Fleming and stories about other historical sites/figures and famous people (i.e. Dolly Parton, Dottie Peppers). (need info and/or to do research)

Did you know? Prominent Colorado Springs leaders, Spencer Penrose and General William Palmer weren't the best of friends!

THE ATTRACTIONS

So much to discover, explore and enjoy right in your backyard.

Throughout the years, the city of Colorado Springs has received many national accolades to include being named, repeatedly, one of the best cities to live in. The city enjoys numerous unique attractions to include a top-rated zoo, Pikes Peak, Cave of the Winds, Manitou Cliff Dwellings, Garden of the Gods Park, U.S Olympic Training Center, the Broadmoor World Arena and numerous hiking/biking trail systems.

Colorado Springs is also home to the Air Force Academy, Colorado College, the University of Colorado Colorado Springs and a large number of U.S Military Facilities to include the coveted Space Command. The Colorado Springs Airport is conveniently located 15 minutes from the Broadmoor Resort Community's back gate and Denver International Airport is an easy 90 minute drive. Colorado Springs' high desert weather allows for outdoor activities 12 months a year and some of America's best ski areas are 2 to 3 hours away. All this, plus low crime, low taxes and a vibrant, growing city make Colorado Springs a great place to call home.

Living in the Broadmoor Resort Community means having so many amenities within reach. Right next door to the Broadmoor Resort Community is the Cheyenne Mountain Zoo, the highest elevation zoo in the US, built on the side of Cheyenne Mountain. And the Will Roger's Shrine, with sweeping views and amusing history about the famous cowboy actor. Also, a short "jaunt" from home, would be the Broadmoor Hotel. Here you can shop, eat and relax at the Hotel's spa. Or if you decide to become a member, you will have all access to the golf course, the health clubs and exclusive members-only restaurants and events.

Colorado Springs is most famous for housing two top-rated, American treasures; Pikes Peak and Garden of the Gods. Garden of the Gods, a major grouping of sandstone formations, was purchased as a personal property in the late 1870s, around the time Colorado Springs became a city. It was conveyed to the city of Colorado Springs in 1909, and will forever be a free park to the public. You feel like you are standing on top of the world, when you visit the top of Pikes Peak at 14,115 feet above sea level! Pikes Peak is a mountain that resulted from the formation of the Rocky Mountains. To visit, you can drive up the curvy, cliff side road. Or if you're brave, bicycle or hike up the mountain. Guided tours are, also, available.

Nearby, you can have some fun exploring the Cave of the Winds or the Manitou Cliff Dwellings. Or take a day trip to the amusement park, the North Pole, Home of Santa's Workshop, just east of the City of Woodland Park. For shopping, dining, bars, entertainment, endless local events and premium monthly art walks, look no further than close-by, downtown Colorado Springs and the small cities of Manitou Springs and Old Colorado City.

If you are looking for a hiking/nature adventure outside of our community, you can take a drive to the nearby Cheyenne Canyon Nature Park. You can, also, get your outdoor adventure needs at Red Rock Canyon Open Space, Seven Falls and Helen Hunt Falls. If you're in need of an extreme challenge, you can attempt the traverse Manitou Incline, 2,000 feet in elevation in the one mile trail!

For a more cultured & historical experience, you can visit the Colorado Springs Fine Arts Center, the Colorado Springs Pioneers Museum, the Spencer Penrose Heritage Museum, the McAlister House Museum, Glen Eyrie Castle, Miramont Castle Museum, Rock Ledge Ranch, the U.S. Olympic & Paralympic Training Center, U.S. Air Force Academy Planetarium & STEM Center or the ProRodeo Hall of Fame & Museum of the American Cowboy. And that's just a short list of many museums and historical sites in and near Colorado Springs.

To take in a show, visit the new and magnificent Ent Center for the Arts. Or see something big at the Broadmoor World Arena or the Pikes Peak Center for the Arts. World-class acts, musicians, comedians and other artists often come to Colorado Springs instead of or on their way to Denver.

If you are looking to dine, locals enjoy the Broadmoor's casual Golden Bee or the 5 star Penrose Room. Locally, there are tons of fabulous restaurants, food trucks, community markets and bars, catering to every taste and need. And to top off any dining experience, you can take a soak at Manitou Springs' SunWater Spa, or take a drive at Overdrive Raceway, a two-story indoor electric go-kart race track!

Did you know? There used to be a running ski lift and two ski runs in the Broadmoor area!

THE NATURE

The high desert weather, paired with mild weather for the majority of the year, make this area an outdoor enthusiasts dream! The Broadmoor Resort Community is home to 175 acres of community open space with hiking trails. Our common areas are meticulously and beautifully maintained to diminish the impact of excess water on our hillside, and to reduce wildfire risk. We utilize quality contractors with proven expertise to preserve the beauty of our common areas, and to maintain and repair our infrastructure while effectively managing costs for our members.

Wildlife is a prominent part of our community. Many experience sightings of local wildlife on a daily basis. Living here you may spot a rafter of wild turkey crossing the street or a brown bear with cubs, looking for a snack. **Locals have seen bobcats, hawks, WHAT ELSE?** Mule deer are prominent in the area and make the neighborhood feel even more majestic.

More information about the BRC trail system [here](#)! And a video about the trails that Mark has suggested?

Venturing out of the neighborhood, you can take in many wilderness filled hikes at Cheyenne Mountain Open Space, Garden of the Gods, Pikes Peak or sign up for adventure through the Broadmoor Hotel's Wilderness Experience to fly fish, go on a guided hike and soar on multiple zip lines.

Did you know? German pro golfer Bernard Langer was held up by a bear crossing during the US Senior Open!