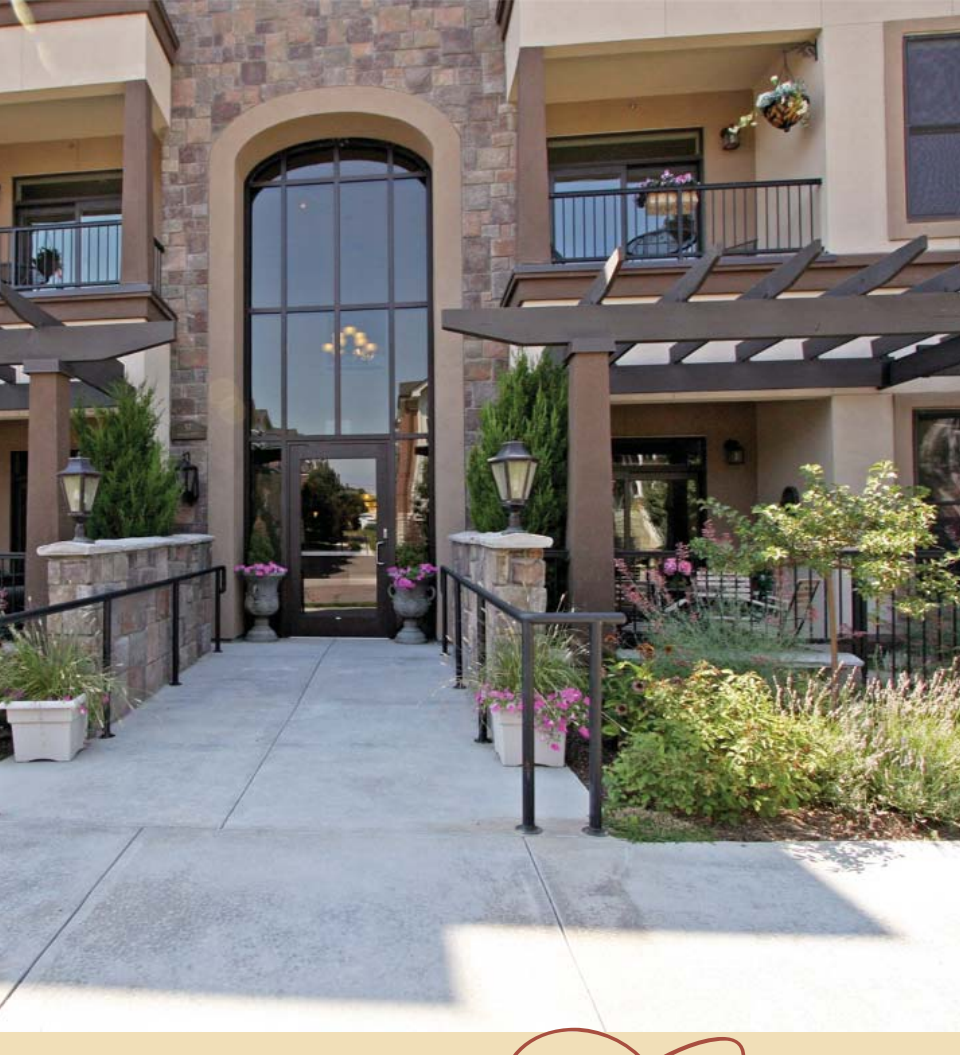


Unsurpassed living
meets unmatched value.



The Cortona
at Cherry Creek



xquisite.

Like its Tuscan mountain village namesake, The Cortona at Cherry Creek is everything wonderful about life and lifestyle. Quiet, removed from the hustle and bustle, a world unto itself — yet all that Cherry Creek offers is just a stroll away.

Comprised of only 18 condominium homes, The Cortona is a three-story masterpiece of design, uniquely constructed of concrete and steel to assure the quiet luxury one expects of fine homes in the finest of neighborhoods.

With an elevator, two underground parking spaces per unit, copious amounts of storage and limited common areas to keep HOA fees to a minimum, The Cortona has been designed with convenient carefree living in mind.



legant.

Living at The Cortona is a symphony of superb appointments, luxurious finishes, and special touches that set these single-level residences apart from their Cherry Creek neighbors:

- Gourmet “Cook’s” Kitchen
- Gracious Entry & Great Room
- Fireplaces in Great Room & Master Suite
- Two Outdoor Balconies/Patios
- High Ceilings and Much More

Choose from two unique, open floor plans, both approximately 2,000 square feet and featuring two bedrooms, two or two and a half baths plus a separate den — ideal for a library or home office.

The closest attention has been given to every detail to make your life at The Cortona elegant indeed.





Effortless.

Whether you're seeking to simplify your life or experience a luxurious Cherry Creek lifestyle, a move to The Cortona is truly an effortless endeavor. And there may be no better time than the present to explore what could very well be the absolute best value in Cherry Creek.

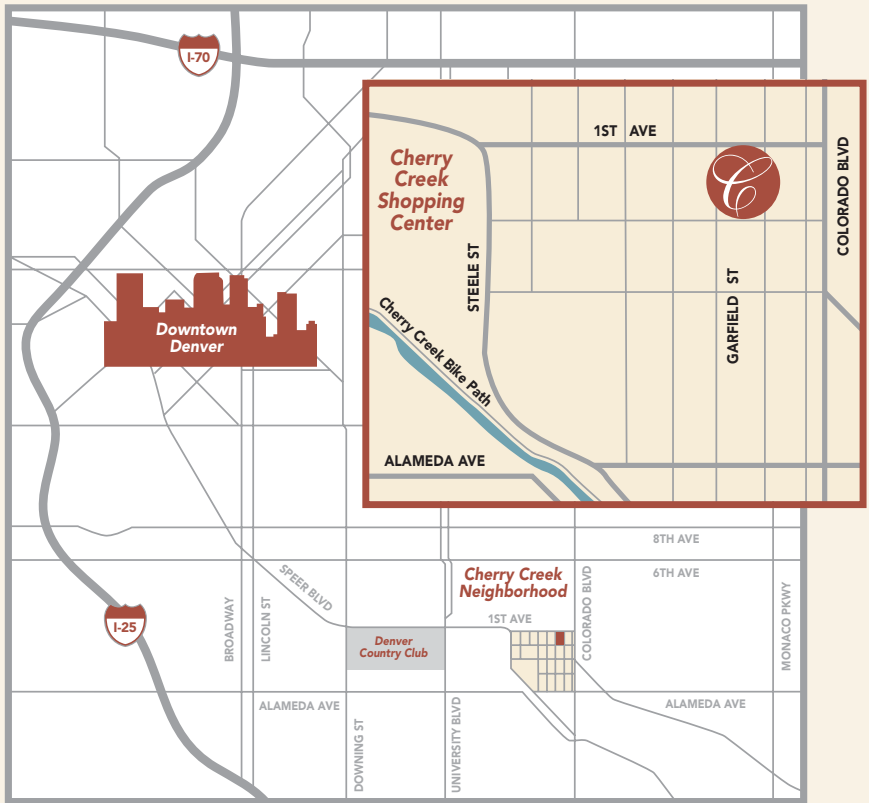
Only a limited number of condominium homes at The Cortona are still available. Call to arrange a tour or visit our on-site sales center while you're in the neighborhood.

Above, one of two beautiful kitchen layouts available at The Cortona.

At right, spacious, light-filled Master Suites open onto a private balcony or patio.



Located just south of 1st Avenue on Garfield Street in the prestigious Cherry Creek neighborhood, The Cortona is a short walk to the Cherry Creek Bike Path, the Cherry Creek Shopping Center and many unique shops, galleries and restaurants. Plus, all of downtown Denver's cultural and recreational amenities are just a few minutes away by car or public transportation.



Sales Center open Thursday through Sunday, 12pm – 4pm or by appointment.

The Cortona at Cherry Creek

57 Garfield Street, Denver, Colorado 80206

Phone: 720.984.6667

Website: www.thecortona.com



McBROOM COMPANY
REAL ESTATE DEVELOPMENT & BROKERAGE

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