



# WEST VILLAGE

TIMNATH RANCH

## COMMUNITY FACT SHEET

5387 Alberta Falls Street, Timnath, CO 80547  
970.204.0818 | [LyonColorado.com](http://LyonColorado.com)

### Connections grow.

Carefree living defines West Village. Where family and community, open space, great natural amenities and exceptional schools – including the highly acclaimed Bethke Elementary – add a deeply satisfying dimension to life. West Village lies on the southeastern edge of Fort Collins – ranked #2 in “Best Small Towns” in which to live by Money Magazine.

Our wildly successful, redesigned Park Collection and our new Sonnet Collection are built on oversized lots with three-car garages. This provides an uncommon opportunity to fine-tune your take on Colorado’s cherished 365-days a year lifestyle. Our new homes in West Village reflect an emphasis on exceptional materials, striking interior finishes and energy efficiencies making for an unrivalled home ownership experience.



### Schools

#### BETHKE ELEMENTARY

5100 School House Drive  
Timnath, CO 80547

#### PRESTON JUNIOR HIGH SCHOOL

4901 Corbett Drive  
Fort Collins, CO 80528

#### KINARD CORE KNOWLEDGE

Junior High School  
3002 East Trilby Road  
Fort Collins CO 80528

#### FOSSIL RIDGE HIGH SCHOOL

5400 Ziegler Road  
Fort Collins CO 80528

#### COLORADO STATE UNIVERSITY

Fort Collins, CO 80523

### Shopping

#### FRONT RANGE VILLAGE

2720 Council Tree Avenue  
Fort Collins, CO 80525

#### THE PROMENADE SHOPS AT CENTERRA

5971 Sky Pond Drive  
Loveland, CO 80538

#### HISTORIC OLD TOWN FORT COLLINS

19 Old Town Square  
Fort Collins, CO 80524

### Recreation and Attractions

#### HORSETOOTH MOUNTAIN

Park and Reservoir  
4200 West County Road 38E  
Fort Collins CO 80524

#### BUDWEISER EVENTS CENTER AND LARIMER COUNTY FAIRGROUNDS

I-25 and Crossroads Boulevard  
Loveland CO 80538

#### NEW BELGIUM BREWERY

Old Town Fort Collins  
500 Linden Street  
Fort Collins, CO 80524

#### DISCOVERY CENTER SCIENCE MUSEUM

703 East Prospect Road  
Fort Collins, CO 80525



**William Lyon Homes**  
*Experience the pride.*