How much more does it cost to get the elbow room that everybody is looking for now in their next neighborhood following the Covid crisis? At Independence, a new single-family residential community 12 minutes east of Parker, that room actually costs LESS than at other places you may have been looking—and that’s not to mention a dividend in amenities and features that promise to make Independence Colorado’s most conservation-oriented neighborhood.

“They’re blown away by how pretty it is here,” says Richmond American Homes’ Jennifer Haas of the reaction that buyers from Highlands Ranch and other closer-in areas give to Independence, east of Parker on Hilltop Road on the way to Elizabeth.

That reaction helped make Independence the third-fastest selling new community in the state earlier this month; combined with some very affordable single-family home prices that Richmond American Homes and Lennar offer—from the low $400s. Buyers have often shopped all over town before they discover Independence—and tell Haas and Lennar’s Stephan Heath that what they find runs around $50,000 less than comparable offerings closer in.

Meanwhile, both Lennar and Richmond American Homes provide basements as a standard feature on everything they build here—something that’s not a given at some new home areas this year.

**Move by the holidays**

You can come see four Lennar models that just opened two weeks ago—including a Snowmass ranch from $423,800, a real price that will deliver a home in Independence, basement included, along with Lennar’s ‘Everything’s Included’ standard features—items that add up to extra dollars elsewhere.

Lennar has one of those ranches that could have you moved in by Christmas ($451,800); along with a Pinnacle 4-bedroom 2-story on the same track, 2,377 sq. feet, plus a walkout basement, at $537,400. Both of those back to open space in Independence—some 40% of the 1,011-acre community.

Meanwhile, you can order a home from scratch, and create some added time to save up your down payment—one of the biggest hurdles to making a single-family play like this. Richmond-American Homes’ Haas notes that Independence’s countrified setting 12 minutes from Parker offers eligible buyers an opportunity for special USDA 100% financing, not available at closer-in communities.

That’s just part of what you’ll see that attracts city buyers here, along with lots of Elizabeth locals who grew up in wide-open surroundings, and want to keep them.

You’ll see a ‘NextGen’ plan for families thinking of having older parents move home; and a historic farmhouse that’s being restored as a community center near a future pool and clubhouse. And you’ll note the farm-styled architecture; and features that will give Independence the highest level of water conservation ever achieved in a Colorado neighborhood.

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Lennar is the latest builder to open models at Independence, including a ranch and a NextGen plan. Below: Richmond American’s Jennifer Haas shows a model with finished basement space included in the price.