

NEIGHBORHOOD GUIDE

Ridgeview Eagle Bend

Aurora, Colorado | 80016

Prepared by Marc Bayes
Colorado Lifestyle Real Estate Group
Keller Williams Realty DTC



01

Ridgeview Eagle Bend, in Plain English

SOUTHEAST AURORA | ARAPAHOE COUNTY | 80016

Ridgeview Eagle Bend is an established townhome community near E-470, Gartrell Road, and Dry Creek Road. Its location connects everyday errands, regional travel, and nearby outdoor options without requiring a trip across the metro for every outing.

This guide focuses on nearby context. Property details, HOA responsibilities, schools, fees, and amenities should be independently verified.



02 —

What Buyers Should Know First

TOWNHOME SETTING

Attached-home living with shared community elements

GARAGE PARKING

Two car attached garage

CURATED NEIGHBORHOOD

Professionally landscaped and managed

HOA DUES

\$325 per month

POOL ACCESS

Community pool

LOCATION

Adjacent to Saddle Rock Golf Course and E470

No community square-footage range or unit count is used in this revision.

03

Nearby, in Plain English

Southlands

Errands, restaurants, movies, retail, and seasonal events

E-470

Airport, Parker, southeast metro, and regional access

Aurora Reservoir

Water access, trails, and seasonal recreation

Cherry Creek State Park

Reservoir, trails, and outdoor recreation

Downtown Parker

Restaurants, coffee, events, and local shops

Buckley SFB

Regional employment and commute context

Denver Tech Center

Major employment area west of the neighborhood

DIA

Airport access using E-470

04

Regional Access and Daily Tradeoffs



- E-470 provides regional access
- DIA can be reached using E-470
- Parker is directly south of the area
- DTC is west of the neighborhood
- Buckley SFB and CU Anschutz are regional commute considerations

Budget for the toll road

Frequent E-470 use adds cost

05

Schools Serving the Area

NEUTRAL INFORMATION | VERIFY DIRECTLY

Based on available source materials, the neighborhood is commonly associated with this Cherry Creek School District pathway:

ELEMENTARY

Creekside Elementary

MIDDLE SCHOOL

Liberty Middle School

HIGH SCHOOL

Cherokee Trail High School

Boundaries, eligibility, transportation, programming, and open-enrollment options can change. Verify all school information directly with Cherry Creek School District before relying on it.

06

Nearby Outdoor Access



AURORA RESERVOIR

Walking, biking, fishing, paddling, and seasonal water access may be available.

CHERRY CREEK STATE PARK

Reservoir, boating, fishing, plus paved and unpaved trails.

GOLF NEARBY

Saddle Rock and Heritage Eagle Bend provide nearby golf context.

TRAIL ACCESS

Nearby routes support walking, running, and biking.

07

What a Weekend Nearby Could Look Like



A nearby weekend could stay simple: a morning walk, errands or lunch at Southlands, a movie at AMC, time outside at Aurora Reservoir or Cherry Creek State Park, and dinner close to home instead of crossing the metro.

Several different kinds of outings can fit into one day without turning the day into a long commute

08

Southlands, the Everyday Convenience Anchor



Southlands is the nearby open-air district where errands, casual meals, shopping, movies, and seasonal events can happen in one general area.

AMC Southlands 16
Barnes & Noble
Best Buy
H&M

Ted's Montana Grill
Tokyo Joe's
Buffalo Wild Wings
Lazy Dog

09 ———

Downtown Parker, Just South



Mainstreet offers a more traditional downtown setting with restaurants, coffee, small businesses, and local events.

Parker Farmers Market
Parker Days
Wine walks

Brewfest
Mainstreet dining and shops
O'Brien Park + events

10

Common Buyer Takeaways

The useful takeaways are practical: shared spaces, garage parking, townhome layout, Southlands access, and E-470 convenience.

Maintained common areas

Shared spaces shape the arrival and day-to-day setting

Garage parking

Two car garages are practically a must in today's age

Townhome layout

Attached-home living with lower-maintenance

Southlands access

Retail, dining, movies, and errands nearby

E-470 access

Regional convenience with a toll-road cost tradeoff

11

Start With the Documents, Not the Summary

MONTHLY HOA

\$325

Available source materials report pool access plus exterior, roof, snow, trash, grounds, and clubhouse items.

Before relying on any HOA summary, review:

- 01 Current dues, budget, and reserves
- 02 Insurance coverage and owner responsibilities
- 03 Rules, rental restrictions, and pet rules
- 04 Parking and exterior-maintenance responsibilities
- 05 Roof responsibility and special assessments
- 06 Pool and clubhouse access rules

12

How the Location May Align

May align if you value

- Low-maintenance townhome living
- Garage parking
- HOA-maintained exterior elements
- Nearby retail and dining
- E-470 access
- Nearby outdoor recreation

May be less aligned if priorities include

- No HOA
- A large private yard
- Historic-home character
- Highly urban walkability
- Frequent downtown Denver access
- Avoiding toll-road reliance

13

A Practical Buyer Checklist

HOA PACKAGE

Confirm dues, coverage, reserves, rules, insurance, and assessments.

TOTAL MONTHLY COST

Compare principal, interest, taxes, insurance, HOA, utilities, and toll use.

LOCATION TEST

Test regular routes at realistic travel times.

SCHOOLS

Verify boundaries, eligibility, programming, and enrollment directly.

CURRENT AMENITIES

Confirm pool, clubhouse, recreation access, hours, fees, and restrictions.

NEARBY OPTIONS

Compare nearby townhomes before deciding what fits.

This guide is a starting point for questions, not a substitute for documents, inspections, or professional advice.

Want to Know if This Home Is the Right Fit?

Ridgeview Eagle Bend combines low-maintenance townhome living, nearby Southlands convenience, E-470 access, outdoor recreation, and a southeast Aurora location.

A useful next step is to compare this home with nearby townhome options, review the HOA package, and look at the full monthly cost side by side.

[View This Listing](#)

Schedule a Showing

Compare Nearby Options

Ask Marc a Question



Marc Bayes

Colorado Lifestyle Real Estate Group
Keller Williams Realty DTC

303-619-3052
marcbayes@kw.com

@marc_bayes