



Pick your lot.
We'll build it right.



2635 Southwind Road

Berthoud, CO 80513 ~ The Rookery

0.37 acre
Lot Size

Level
Topography

Mountain
View

Included
TPC Membership

A large, level building site set up for a broad main-floor footprint — one of the bigger homesites currently available in The Rookery.

\$498,400

Lot A

2672 Bluewater Road

Berthoud, CO 80513 ~ The Rookery

0.23 acre
Lot Size

Lake & Mountain
View

East Facing
Orientation

Included
TPC Membership

Sits just east of Lonetree Reservoir, with sight-lines across the water toward the Front Range — a quieter, more intimate homesite.

\$369,200

Lot B

Consider two custom homesites available in The Rookery, ready for the same custom craft of Masterwork Home Company be applied exclusively for you. A guided, personal design process from first sketch to final walkthrough — a home that is yours, not a plan off a shelf.



Elevated Colorado Living.

Live the TPC Lifestyle.

Berthoud & the Front Range

- Historic downtown Berthoud — shops, dining, local breweries
- Berthoud Recreation Center and Carter Lake
- 20 min to Fort Collins, 30 min to Boulder
- Easy access to Loveland, Longmont, and the I-25 corridor
- Thompson R2-J schools (Carrie Martin, Bill Reed, Thompson Valley)



Heron Lakes / TPC Colorado

- Home sites are located in The Rookery, a gated enclave of Heron Lakes
- TPC Colorado golf membership included with lot purchase
- 65,000 sq ft clubhouse — 3 restaurants, resort-style pool, fitness center, golf simulators
- Lonetree Lake Club — boating, paddleboarding, fishing, kayaking
- 8.7 miles of maintained trails, 130 acres of open space
- Front Range mountain & reservoir views at 5,030' elevation



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