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Welcome to Windsor Gardens Online

Denver's Premier In-Town 55+ Community

Nestled on 143 acres of lawns and gardens amid ancient elms and towering pines, Windsor Gardens, an adult 55+ golf course community, is surrounded by Denver's finest neighborhoods, yet only minutes away from shopping, dining and cultural activities.

Stately homes in Park Hill, Montclair and Hilltop grace nearby parkways. Across the street, Lowry, a master planned high-end development, is one of Denver's most exciting new communities. The exclusive Cherry Creek Mall and downtown Denver are just minutes away.

With some 3,500 residents, Windsor Gardens feels like a small village where newcomers are welcome and soon made to feel at home. Residents stop to chat, mix and mingle on the golf course or at the pool, and participate in the myriad of activities offered at the **Community Center**.

With so much to offer, such an eminently desirable location and so many amenities, what's most surprising about Windsor Gardens is that it is still affordable for middle income adults who want to live in central Denver. Thoughtfully designed, the residences include more than a dozen different **floor plans** to suit every need and prices to meet even the most budget conscious.



Maintenance fees are reasonable thanks to a strong Homeowners Association, sound financial base and professional on-site management team. Continual upgrading of the units, facilities and common areas ensures that property values are maintained. An eight person security team is on the property 24-hours a day.

Windsor Gardens residents find plenty to do with their free time. The 35,000 square foot *Community Center*, a first-class facility with modern classrooms, auditorium, library, craft, game and meeting rooms, is at the hub of the dozens of recreational opportunities offered by the *Activities*



Department and home to numerous civic groups. Concert artists and resident dance and theatre groups perform in the *Auditorium* on a regular basis. Frequent day trips are organized to take residents on tours and to the theatre, museums, special events and casinos.

The Windsor Inn is located directly off the *Community Center* lobby and is a great place to meet friends for lunch, dinner, or a drink in the bar or on the deck overlooking the golf course. Summer weather affords the opportunity to use the covered gazebos for get-togethers with family or friends.

One of the most inviting features of Windsor Gardens is its scenic, lakeside, **9-hole, par 3 Golf Course**. Open to both residents and the public, the course promises a wonderful day on the links for experienced golfers and novices alike.

Keeping fit and healthy is important to Windsor Gardens residents. An *indoor pool* and *jacuzzi* and a newly renovated *outdoor pool* and *exercise room* provide plenty of opportunity to work out all year round. Locker and shower rooms complete with a *sauna* provide added convenience.

Getting around the community or into town is easy. The Windsor Gardens shuttle bus travels around the complex and to the adjacent strip shopping center, which is home to several specialty shops and businesses. More charming shops and restaurants are located nearby at Lowry. City buses stop around the Windsor Gardens loop for trips to shopping malls or downtown.

The views at Windsor Gardens are often cited as one of the most appealing features of the community. Bordering one side of the property is the scenic High Line Canal, a popular spot for nature lovers, hikers and cyclists. The High Line Canal offers miles of trails throughout the city as part of Denver's highly regarded park system. The west side of Windsor Gardens boasts a six acre pristine nature preserve, purchased for the exclusive use of residents. On the walking trail you can enjoy the changing seasons, plants and wildlife.

At the center of the community lie the lush fairways and greens of the Windsor Gardens Golf Course. Winding paths with benches meander between buildings and lawns providing residents with many opportunities to sit and take in the beauty of the more than 60,000 flowers and shrubs planted by grounds crews every year.

At wintertime, Windsor Garden's spectacular holiday decorations attract visitors from all over the metropolitan area.

Whether it is a snowy winter wonderland or a summer panorama of trees and flowers, Windsor Gardens is a beautiful place to call home.

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