

Colorado

Relocation

GUIDE

Northern Colorado

Integrity Mortgage & Financial Inc.

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www.integritymtg.com

Building Customers For Life!



Brad MacDonald
Senior Loan Officer



Shelley V. Shelley
Senior Loan Officer



Russell Rowe
President



John Traynham
Loan Officer



Missy Shields
Loan Officer

OUR TEAM

Leaders in the real estate industry since 2008, Homes of Expansion Network has built a collaborative, elite family of professionals, who are experts in Colorado and across the country. In the past few years our team has sold over 350 homes, specializing in residential/commercial real estate, luxury properties and worldwide relocation. Since 2019 our team closed a powerful 110+ million in sales volume, making us one of the most successful real estate firms in Colorado and the Nation. In 2021 and 2022 NAHREP (National Association of Hispanic Real Estate Professionals), a national group and reporting agency, ranked our team #2 in Colorado and #47 in the US. With offices in Colorado, and across the country, we are collectively making a difference in the lives of our local community.

OVER 350
HOMES SOLD

TOP KW BROKER
IN AMERICA

ETHICS
PROFESSIONALISM
COMPASSION

OUR MISSION AND VISION

Our mission and vision as business professionals is to provide an experience that is not only fulfilling for our clients but one that focuses on the importance and idea that "everyone deserves a place to call home".

In addition, we will provide exemplary guidance for our business partners to achieve their financial goals, whether that means creating opportunities, finding opportunities, or creating financial freedom through real estate.

We will achieve this by putting ethics, professionalism, integrity and compassion behind every phone call, every email, every text, every smile.

Our goal is to strive for excellence and achieve greatness.

Homes
OF EXPANSION NETWORK

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NORTHERN COLORADO

Right alongside I-25, North of Denver, Northern Colorado consists of over 60 communities and continues to experience tremendous growth. The major cities included in northern Colorado are Ft. Collins, Loveland, and Greeley. These cities have much to offer including nearby cities/towns with plenty of work and play. With easy access to the Rocky Mountains, residents have numerous options for outdoor activities. Everyone gets the best of both worlds in Northern Colorado with incredible views of the Rocky Mountains and Great Plains year round.

Metro Population:
500,000

Homes
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Northern Colorado

The Tri-City Region

Useful Websites:

LOVELAND

City of Loveland Police
Department:

[https://www.lovgov.org/
services/police](https://www.lovgov.org/services/police)

Loveland Government:

<https://www.lovgov.org/>

Loveland Chamber:

<https://loveland.org/>

FORT COLLINS

Larimer County Sheriff's Office:

<https://www.larimer.org/sheriff>

Fort Collins Government:

<https://www.fcgov.com/>

Fort Collins Chamber:

<https://>

fortcollinschamber.com/

GREELEY

Weld County Sheriff's Office:

<https://www.weldsheriff.com/>

[Home](#)

Greeley Government:

<https://greeleygov.com/>

Greeley Chamber:

<https://>

www.greeleychamber.com/

Northern Colorado is best known as the Tri-City Region which includes the cities of Fort Collins, Greeley, and Loveland. These three cities have the most development within Northern Colorado with nationally recognized schools, being the second largest workforce in Colorado, and offering numerous ways to enjoy the entire area year round.

Fort Collins

<https://www.visitftcollins.com/>

This beautiful city located in Northern Colorado features 1800s houses, a vintage trolley, specialty shops and restaurants, and more. Fort Collins is Colorado's Craft Beer Capital. This city is home to 20 award-winning craft breweries. In addition to all of this, Fort Collins offers some of the most beautiful natural scenery in Colorado.

Metro Population:
170,243

Greeley

<https://greeleygov.com/>

Founded in 1869 and located just an hour and ten minutes north of Denver, Greeley Colorado is an official Creative District by the Colorado Office of Economic Development and International Trade. Greeley offers some of the best outdoor recreation opportunities and offers easy access to Denver, Fort Collins, and Loveland.

**Metro Population:
285,729**

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Loveland

<https://www.visitlovelandco.org/>

Located 45 minutes from Denver, Loveland offers so much for art lovers, outdoor enthusiasts, shoppers, or people who would like to get away for a relaxing weekend. Loveland is ideal for ski trips, outdoor activities, nights out, and more.

**Metro Population:
73,972**

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Northern Colorado

NATURAL WONDERS

Ranked 3rd on Foursquare's list of best lakes in the U.S.



HORSETOOTH RESERVOIR

Located just west of Fort Collins this beautiful lake is open to the public and offers recreation areas, trails, camping opportunities, boating, fishing, and more.

<https://www.larimer.org/naturalresources/parks/horsetooth-reservoir>

Ranks as the most-visited National Forest and Grassland nationally.

PAWNEE NATIONAL GRASSLAND

The Pawnee National Grassland consists of 193,060 acres and offers tons of wildlife, campgrounds, trails, scenery, and so much more. This natural wonder is located 35 miles east of Fort Collins and 25 miles northeast of Greeley.



<https://www.fs.usda.gov/recarea/arp/recarea/?recid=32170>

Designated an Important Bird Area by the National Audubon Society.

FOSSIL CREEK RESERVOIR

Conserving 1,398 acres, Fossil Creek Reservoir Natural Area provides a crucial habitat to a plethora of animals and birds, especially the bald eagle. There is opportunity for hikes, camping, and events.



<https://www.fcgov.com/naturalareas/finder/fcr>

Northern Colorado

EDUCATION

Northern Colorado offers public, private, online schooling, and much more for all grades as well as higher education opportunities for all.

<https://www.unco.edu/about/>



UNIVERSITY OF NORTHERN COLORADO

UNC is a public university in Greeley, Colorado. It was founded in 1889 and offers over 100 undergraduate programs and around 120 graduate programs. Currently, it has a total undergraduate enrollment of 9,810 students.

<https://www.frontrange.edu/about-frcc>

FRONT RANGE

COMMUNITY COLLEGE

FRCC in Fort Collins Colorado and offers a plethora of degree programs and career/technical training programs. More than 8,400 students attend the Larimer Campus each year.

<https://www.colostate.edu/>



COLORADO STATE UNIVERSITY

CSU is one of the nation's leading public research universities. CSU has online, research, graduate, and undergraduate programs for all. It has a total undergraduate enrollment of 26,559.

This is a great resource for information on all education available in Northern Colorado as well as the state of Colorado and across the country.

<https://www.greatschools.org/>

Northern Colorado

SPORTS

Colorado Eagles



The Colorado Eagles are a professional minor league ice hockey team based out of Loveland, Colorado. They play in the Pacific Division of the American Hockey League

<https://www.coloradoeagles.com/>

Colorado State Rams

The Colorado State Rams are known for their women's and men's basketball teams based out of Fort Collins, Colorado. They play all their home games out of Moby Arena and are members of the Mountain West Conference



<https://csurams.com/sports/mens-basketball>

Northern Colorado

ACTIVITIES

<https://www.fortfun.biz/>



FORT FUN

Fort Fun is as fun as it sounds. It is a massive lakeside rec center featuring rides, a skating rink, mini-golf, arcades, and so much more for the whole family.

<https://skiloveland.com/>

LOVELAND SKI AREA

This ski area features 1,800 acres of snow-covered terrain for skiing and snowboarding. The Loveland Ski Area offers lessons, season passes, rentals, and reservations. It consists of more snow than any Front Range or Summit County resort.



<https://horsetooth-half.com/>



HORSETOOTH HALF MARATHON

The Horsetooth Half Marathon takes its runners through a scenic route from the eastern shoreline of Horsetooth Reservoir all the way to the finish line at New Belgium Brewing followed with an after party at New Belgium Brewing.

Northern Colorado

ATTRACTIONS



STANLEY HOTEL

Founded in 1909, and where the infamous movie "The Shining" was filmed, the Stanley Hotel is a historic hotel in Estes Park offering entertainment, tours, fine dining, and more.

<https://www.stanleyhotel.com/>

CACHE LA POUFRE RIVER

Running through Fort Collins, the Poudre River is Colorado's only "Wild & Scenic" River and offers great opportunity for kayaking, fishing, hiking, and tons more.



<https://www.visitftcollins.com/things-to-do/parks-open-spaces/cache-la-poudre-river/>



ANNUAL FLOWER TRIAL GARDEN

The Flower Trial Garden is a research ground for testing different plants annually in the Rocky Mountain conditions. Visitors can enjoy the floral scenery.

<http://www.flowertrials.colostate.edu/>

NORTHERN COLORADO DINING

Below are some restaurants to check out, all with ratings higher than 4 stars!

THE WELSH RABBIT



<https://www.thewelshrabbit.com/bistro>

HENRY'S PUB



<https://www.henryspubloveland.com/>

GREELEY CHOPHOUSE



<https://www.greeleychop.com/>

THE RAINBOW RESTAURANT



<https://rainbowfoco.com/>

MORE TO CHECK OUT:

Bent Fork The Grill
Sandos
Waltzing Kangaroo

Tasty Harmony
Gourmet Grub
Lucky Fins Seafood Grill

Northern Colorado

PARKS AND TRAILS

[https://cpw.state.co.us/
placestogo/parks/Lory](https://cpw.state.co.us/placestogo/parks/Lory)

LORY STATE PARK

Lory State Park is perfect for mountain biking, hiking, picnicking, horseback riding, and more. Lory State Park contains 26 miles of trails perfect for short or long adventures.

[https://www.larimer.org/
naturalresources/parks/devils-backbone](https://www.larimer.org/naturalresources/parks/devils-backbone)

DEVIL'S BACKBONE OPEN SPACE

This trail spans 3,007 acres and 17.25 miles connecting to Rimrock Open Space and Horsetooth Mountain Open Space while allowing for hiking, running, biking, horseback riding, etc.

[https://www.visitftcollins.com/things-to-do/parks-
open-spaces/rocky-mountain-national-park/](https://www.visitftcollins.com/things-to-do/parks-open-spaces/rocky-mountain-national-park/)

ROCKY MOUNTAIN NATIONAL PARK

This national landmark park covers 410 square miles and includes 77 mountain peaks with 18 above 13,000 feet. It also contains 150 names lakes and the park is open year round.

[https://cpw.state.co.us/placestogo/
parks/boydlake](https://cpw.state.co.us/placestogo/parks/boydlake)

BOYD LAKE STATE PARK

The Boyd Lake State Park is great for ski boats, fishing, jet skis, canoes, and has a campground, and lets people hike, swim, bike, and bring their pets on a six-foot leash.

[https://www.traillink.com/
trail/sheep-draw-trail/](https://www.traillink.com/trail/sheep-draw-trail/)

SHEEP DRAW TRAIL

A 4.03 mile long trail in Weld County made of concrete allowing for biking, inline skating, walking, running, etc. connecting neighborhoods to shopping, rec centers, and schools.

Northern Colorado MUSEUMS

<https://fcmmod.org/>

FORT COLLINS MUSEUM OF DISCOVERY

The museum itself opened in 2012 and consists of exhibits about science, music, culture, astronomy, etc., and a 360 degree immersive theater, and science/culture based programs.



GREELEY HISTORY MUSEUM

<https://greeleymuseums.com/locations/greeley-history-museum/>



This museum showcases and preserves the history of Greeley and Weld County. It offers exhibits, programs, research, and collections with hands-on opportunities for all visitors.

<https://www.lovelandmuseumgallery.org/>

LOVELAND MUSEUM

Loveland Museum is an art and history museum that was founded in 1973. It has art exhibits, history exhibits, classes, camps, workshops, and more.



Northern Colorado

EVENTS

<https://downtownfortcollins.com/event/colorado-brewers-festival/>

COLORADO

BREWERS' FESTIVAL

This award-winning event includes live entertainment and music, food, exhibits, over 100 beers and 50+ breweries with unlimited beer samples and new facilities overlooking Fort Collins' mountain views.



POUDRE POUR

The Poudre Pour makes for opportunities for learning and fun with 12 craft beer and soda tasting stations, food, guest speakers, kid's activities, live entertainment, art exhibits, a silent auction, and more.

<https://poudreheritage.org/event/poudre-pour-2021/>



<https://downtownfortcollins.com/news/st-patricks-day/>



OAK STREET SHAMROCK FESTIVAL

This festival is free for all to enjoy to celebrate St. Patrick's Day with hands-on activities, live performances, games, dancers, bagpipes, and so much more.

Northern Colorado

Bank of Colorado Arena

The Bank of Colorado Arena at Butler-Hancock Athletic Center was built in 1974 and consists of 2,992 seats and is known as the UNC's "Home of the Bears". It is a multi-purpose arena located in Greeley Colorado. Some events held here include college sports games, concerts, plays and more.

https://uncbears.com/sports/2014/10/10/BB_1010142006.aspx



Northern Colorado

Moby Arena

The Moby Arena located in Fort Collins, CO is an 8,745 seat basketball arena. It is officially known as the Colorado State Auditorium-Gymnasium, home to Rams basketball, and opened on January 24, 1966.

<https://csurams.com/>



Northern Colorado

Budweiser Events Center

The Budweiser Events Center is a 7,200 seat multi-purpose arena in Loveland, CO. It is located on The Ranch and owned by Larimer County. The arena opened in September of 2003 and is the home of the Colorado Eagles of the American Hockey League.

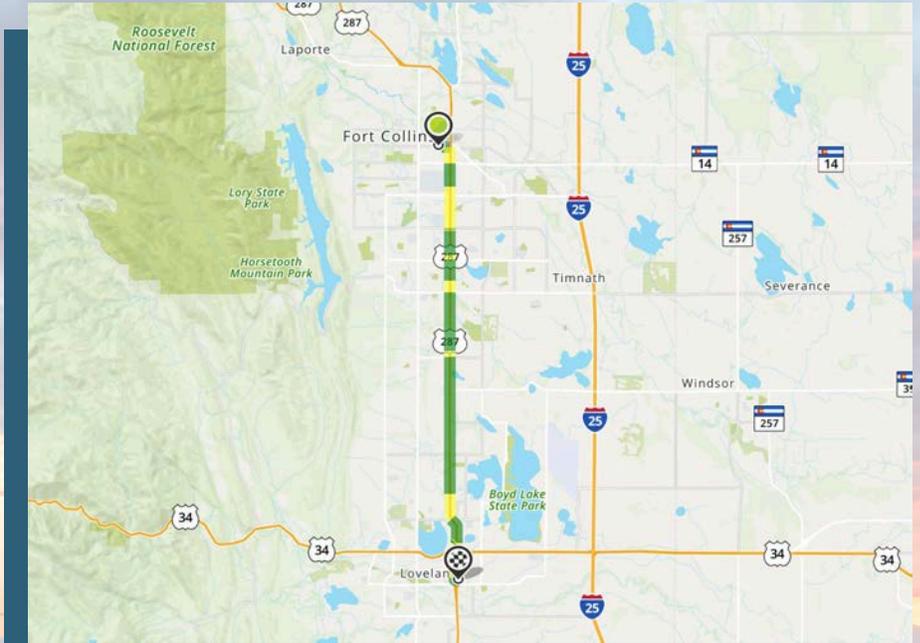
<https://www.treventscomplex.com/budweiser-events-center>



NORTHERN COLORADO COMMUTE TIMES

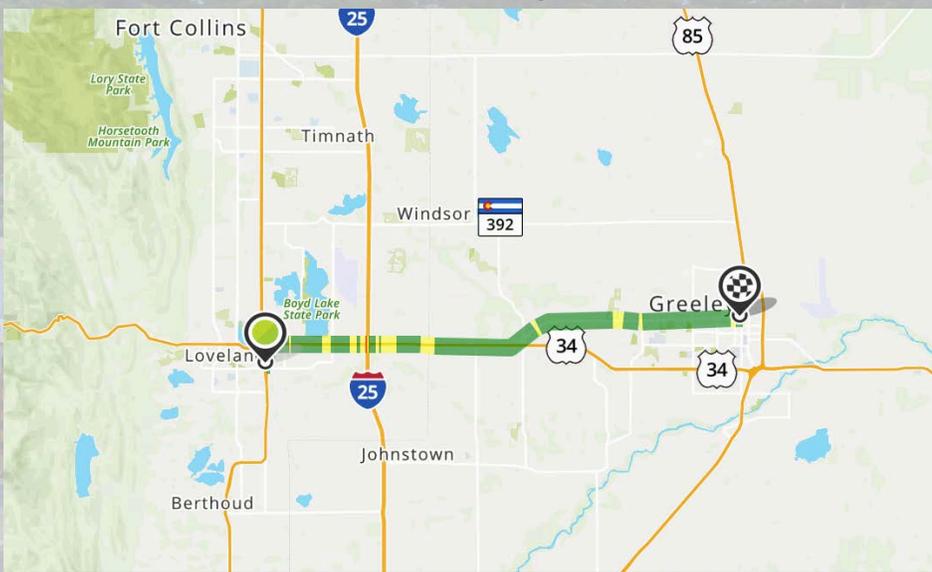
North to South: Fort Collins to Loveland

28 Minutes
14 Miles



East to West: Greeley to Loveland

33 Minutes
21.4 Miles



ART ON THE STREETS

<https://www.fcgov.com/artspublic/>

<https://www.lovelandpublicart.org/>

Below are some examples of the street art that can be seen throughout Northern Colorado. There is a myriad of murals and sculptures to admire every day.

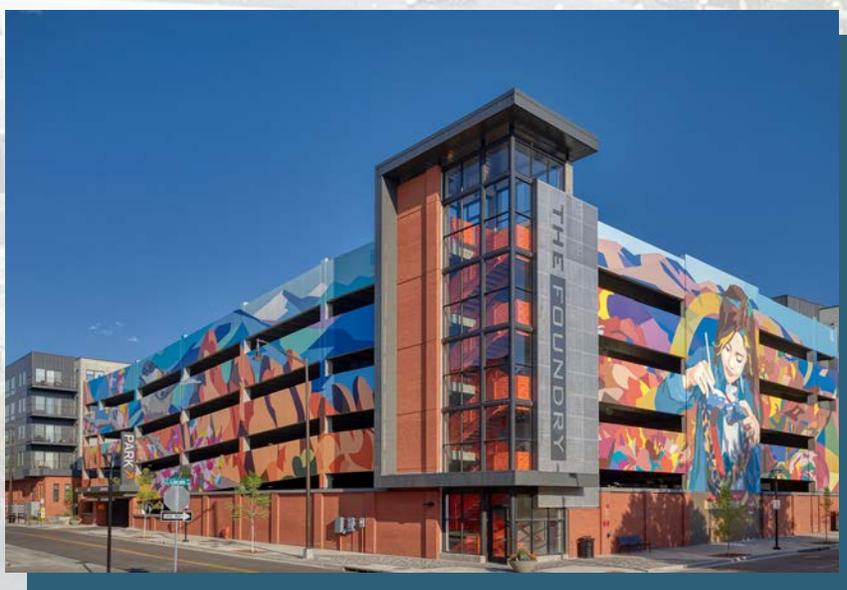
WESTERN SNOWBERRY PATCH



CONCRETE MONSTER



MY FAVORITE THINGS



Northern Colorado

Helpful Numbers

EMERGENCY NUMBERS

LOVELAND POLICE DEPARTMENT

Non-Emergency: (970) 667-2151

CITY OF FORT COLLINS

POLICE DEPARTMENT

Non-Emergency: (970) 221-6540

GREELEY POLICE DEPARTMENT

Non-Emergency: (970) 350-9600

POUDRE FIRE AUTHORITY

(970) 416-2891

LOVELAND FIRE DEPARTMENT

(970) 962-2471

GREELEY FIRE DEPARTMENT

(970) 350-9500

HOSPITALS

UCHEALTH NORTHERN

COLORADO FOUNDATION

(970) 237-7400

UCHEALTH MEDICAL CENTER

OF THE ROCKIES

(970) 624-2500

NORTH COLORADO

MEDICAL CENTER

(970) 619-4121

UTILITIES

FORT COLLINS-LOVELAND

WATER DISTRICT

(970) 226-3104

CITY OF FORT COLLINS-UTILITIES

ADMINISTRATION BUILDING

(970) 212-2900

PLATTE RIVER

POWER AUTHORITY

(970) 226-4000

GREELEY WATER &

SEWER DEPARTMENT

(970) 350-9811

XCEL ENERGY

(800) 895-4999

MOVING CHECKLIST

Before you move, you should contact the following companies and service providers:

Utilities:

- Electric
- Telephone
- Water
- Cable
- Gas
- Trash

Professional Services:

- Accountant
- Doctor
- Dentist
- Lawyer
- Childcare
- Veterinarian

Government:

- Internal Revenue Service
- Post Office
- School
- State Licensing (DMV)
- Library
- Veterans Administration
- Social Security
- Voter Registration

Clubs:

- Health and Fitness
- Country Club
- Community Groups

Insurance Companies:

- Accidental
- Auto
- Health
- Home
- Life
- Renters

Business Accounts:

- Bank
- Mobile Phone
- Department Store
- Finance Company/Credit Card

Subscriptions:

- Magazine
- Newspaper

Miscellaneous:

- Business Associates
- House of Worship
- Drugstore
- Dry Cleaner
- Hairstylist
- Family
- Friends

WE'RE HERE FOR YOU EVERY STEP OF THE PROCESS.



USE THIS ROADMAP AS YOUR GUIDE!



Homes

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If you are already working with another real estate agent, this is not meant as a solicitation.