FREE RELOCATION CHEAT SHEET

South Metro Denver Suburbs *at a Glance*

Seven popular towns south and southeast of Denver, compared side by side. Verify details for any specific address.

	Castle Rock	Parker	Highlands Ranch	Castle Pines	Lone Tree	Elizabeth	Centennial
COUNTY	Douglas	Douglas	Douglas	Douglas	Douglas	Elbert	Arapahoe
SCHOOL DISTRICT	Douglas County School District	Douglas County School District	Douglas County School District	Douglas County School District	Douglas County School District	Elizabeth School District C-1	Cherry Creek SD or Littleton Public Schools (by address)
DRIVE TO DOWNTOWN DENVER*	~29 mi · ~38 min	~24 mi · ~33 min	~15 mi · ~30 min	~23 mi · ~32 min	~18 mi · ~27 min	~41 mi · ~59 min	~14 mi · ~23 min
TOWN / HOA STRUCTURE	Home-rule town; many master-planned neighborhoods with HOAs and metro districts	Home-rule town; HOAs and metro districts vary by neighborhood	Unincorporated; Highlands Ranch Metro District + HRCA (covenants)	Home-rule city (incorporated 2008); metro districts; gated Village at Castle Pines next door is unincorporated county	Home-rule city (incorporated 1995); several metro districts (e.g. RidgeGate)	Statutory town (incorporated 1890); much of the area is rural county land	Home-rule city (incorporated 2001); many neighborhood HOAs
SIGNATURE OUTDOORS & AMENITIES	Philip S. Miller Park & 200-step Challenge Hill; Rock Park ("The Rock") trail; Festival Park downtown	Cherry Creek Trail (~8 mi in town); Mainstreet & PACE Center; Rueter-Hess Incline	4 HRCA rec centers; 8,200-acre Backcountry Wilderness Area; 70 mi of trails	Private golf at the neighboring Village at Castle Pines; The Canyons trails (~15 mi); near Daniels Park	Park Meadows; Lone Tree Arts Center; Bluffs Regional Park; RTD light rail	Old Town Elizabeth; open ponderosa and prairie land	Centennial Center Park; High Line Canal Trail; near Cherry Creek State Park
LIFESTYLE VIBE	Small-town downtown with mountain and Pikes Peak views	Historic Mainstreet, trails and open-space feel	Established master-planned suburb, everything close	Quiet, upscale, wooded hills	Polished, walkable pockets, shopping and medical hub	Rural, Western, room to breathe	Established suburbs, close-in and convenient
BEST FOR	Master-planned living, new construction, outdoor lovers	Trail access; larger lots nearby (e.g. The Pinery, unincorporated)	Rec-center lifestyle, commuters, move-up buyers	Golf, gated communities, new construction (The Canyons)	Light-rail commuters, convenience, low-maintenance living	Acreage, horse property, space and privacy	Shorter commutes, DTC access, established neighborhoods
LOCAL GUIDE	kayliesellsco.com/castle-rock-luxury-homes	kayliesellsco.com/parker-luxury-homes	kayliesellsco.com/highlands-ranch-luxury-homes	kayliesellsco.com/castle-pines-luxury-homes	kayliesellsco.com	kayliesellsco.com	kayliesellsco.com/centennial-homes-for-sale

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*Approximate off-peak drive from each town center to downtown Denver (OpenStreetMap/OSRM routing, Oct 2026); rush hour runs longer. School districts and HOA/metro districts vary by address. Compiled Oct 2026 from official town, county and district sources.

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