

Close-out of The Terrace Homes at Stapleton by Wonderland

Six final chances for a new-urban low maintenance lifestyle with Stapleton's choice commuter rail access to downtown and DIA



On The HOME FRONT
Mark Samuelson

Those were a hit at Stapleton – so much so that Wonderland sold out its first neighborhoods of 'Terrace Homes' near Westerly Creek; then launched another 19 homes in Stapleton's newest neighborhood, Willow Park East. Now those have disappeared – leaving a final six homes that share the Terrace Homes' compelling styling; the last that will ever be built with their choice commuter access to downtown and to DIA.

Like Stapleton's surrounding homes in Willow Park East, those designs have had attached two-car garages and possibilities for added finished basement space – along with something the others don't have: new-urban styled rooftop decks that overlook the neighborhood, coupled with an interior deck room that can be a lounge/bar area or secluded study. You can tour the model row home (it's gaining an interest list of buyers wanting it just as-is) showing attractive finished space both on the basement and deck levels; along with other Terrace Homes set to deliver this fall – one ready now.

Wonderland's Lisa Pirkl says that buyers of these elegant designs form a demo that sounds custom-made for the commuter setting: airline pilots and crew (they may take Commuter Rail to DIA, but more likely they're driving via Willow Park East's quick access to 56th Avenue, a shortcut to Peña Boulevard); also, professionals headed downtown, and medical professionals



Wonderland's Lisa Pirkl and James Mussman show the six final Terrace Homes a new low-maintenance lifestyle community in Stapleton.

at nearby Fitzsimons/Anschutz campus. All of them, she adds, like this location's centrality to the elaborate parks being created throughout Willow Park East, including a nearby Prairie Meadow Park that will provide a hilltop view of Denver and the mountains to the west.

If you like the looks of the model, Pirkl will show you one Terrace Home ready to deliver right away – priced at \$512,204 – and others on track to have you settled in by the holidays,

including one final plan with a main-floor master suite, and another with finished basement. All of those final homes have been lavishly appointed – some with expanses of hardwood floors, chef's kitchens and/or fireplaces. Of course, you'll see how close this is to The Shops at Northfield Stapleton with its Macy's, Bass Pro, and a dozen popular dining spots including Texas de Brazil, Bar Louie, and La Sandia.

To visit the model and six final

Terrace Homes, from central Stapleton take Central Park Boulevard north, past I-70, and continue a mile to Prairie Meadow Drive, then turn west to Valentia Street and turn north.

Mark Samuelson writes on real estate and business; you can email him at mark@samuelsonassoc.com. You can see all of Mark Samuelson's columns online at DPHomes.today.

Well before Stapleton's new Central Park Station opened on the new Commuter Rail line linking Downtown's Union Station with DIA, creative home builder Wonderland Homes opted to try something novel in the 7-square-mile master planned community:

Why not venture a luxury, low-maintenance row home design at Stapleton – the kind of new-urban plan that buyers find in places like LoDo and Riverfront?

IF YOU GO...

WHERE: Close-out of contemporary luxury row homes by Wonderland Homes; final 6 homes all with 2-car attached garage, rooftop deck, one finished basement, sophisticated styling with upscale features, move-in now thru the holidays. 5438 Valentia St. Denver; from central Stapleton take Central Park Blvd north, past new Commuter Rail station, 1.5 mi. to Prairie Meadow Dr., turn left (west) on Prairie Meadow half mile to Valentia, turn north

PRICE: From \$512,204
WHEN: Today, Noon until 5 p.m.
PHONE: 720-524-3591
WEB: StapletonDenver.com

LIV Sotheby's International Realty lists new homes in Boulder co-housing community

With 24 of the 36 units sold, and four more units already reserved, the Washington Village Cohousing Community entered its final phase of development when it broke ground on the Broadway building in August of 2016.

The development has a mix of luxury flats, townhomes and single-family homes, located just minutes from downtown. All five of the available flats have private decks, elevator access, underground parking, and exceptional city and mountain views.

"Washington Village has become the most sought after co-housing community in an ideal urban setting, just a short walk from downtown Boulder," said LIV Sotheby's International Realty broker, Barb Silverman. "The owners love having easy access to local dining, shopping, medical offices, public transportation, parks, recreation facilities and popular Boulder hiking and biking trails.

"The common amenities are also part of the draw, with space for community members to learn from each other in the art studio and wood shop, chat with neighbors you meet walking around the beautifully landscaped grounds, share meals in the future commercial kitchen/dining room, or perhaps just relax on the outdoor patio with friends. This truly is a property designed to foster connections with friends in the community."

After the Washington Elementary School closed in 2002, the Boulder landmark re-opened its doors as the heart of the Washington Village Community in 2015. The classic 100-year-old building has been completely renovated, with classrooms refurbished as private condominiums, and 4,000



Above: The Washington Village Cohousing Community in Boulder. It is listed by Barb Silverman of LIV Sotheby's International Realty. Below: Some of the development's 4,000 square feet of common space available to residents.



square feet of common space, including a fireside lounge, an art studio, a library, a woodshop and bike repair shop and more.

The remaining 3,500 square feet of common space, including a kitchen/dining facility large enough for community meals and entertaining,

another fire-side lounge, media and exercise rooms, and an outdoor grill and patio area, will be in the Broadway building that is now under construction.

Unlike many co-housing communities, community members decided that the Washington Village HOA would hire a

property manager and professionals to maintain the buildings, grounds and all common areas, leaving residents free of maintenance responsibilities. However, there is still plenty of opportunity to connect with other residents in planning social activities, pursuing common interests and participating

in other aspects of running the community.

As one of the early residents, Todd Swanson, puts it, "Co-housing gives us a sense of community that is hard to find in most HOAs and neighborhoods."

Washington Village is the 22nd co-housing community developed by Jim Leach, president of Wonderland Hill Development Corporation (WHDC).

LIV SIR broker, Barb Silverman, is the listing agent for the five new one- and two-bedroom flats at Washington Village, which will be ready for occupancy in early 2017.

For more information, visit WashingtonVillage.com and contact LIV Sotheby's International Realty broker, Barb Silverman, at 303-886-5329.

To service all of your real estate needs visit LivSothebysRealty.com or call 303-893-3200.

– LIV Sotheby's International Realty, the exclusive Board of Regent for the Who's Who in Luxury Real Estate, has 13 office locations in the Denver Metro and surrounding areas, including Boulder, Castle Pines Village, Cherry Creek, Clayton Street, Denver Tech Center, Downtown Denver, Evergreen and the resort communities of Breckenridge and the Vail Valley.

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