

Boulder Creek Neighborhoods at Stapleton:

Main-floor living at Stapleton today: Boulder Creek's trend-setting designs include three ready to go right now



On The HOME FRONT
Mark Samuelson

No other builder has shaped Denver's boom market for ranch-style patio homes more than Boulder Creek Neighborhoods has – with trend-setting models that made such a hit with Boulder area buyers when they were introduced that Boulder Creek was invited by Stapleton's master developer to be part of its build-out. You can tour those models today until 3 p.m. (game starts at 4:30) – and find something that you're very unlikely to find a month from now when spring arrives: A Boulder Creek patio ranch,

ready for move-in at Stapleton right now.

Three ranches, actually – including a Dream plan: 1,570 square feet with two bedrooms on the main including the master suite, three full baths, finished basement, 2-car garage, and a fenced-off very private area in back for outdoor living.

That ranch is already appointed with stainless appliances including a gas cooktop, granite tops, and extensive hardwood floors, and it's priced at \$547,647. Boulder Creek homeowners enjoy a low-maintenance lifestyle – landscaping and snow removal and even exterior painting managed on their behalf.

"I like the design a lot," said Katie Murphy from Bailey, who was touring the bright, open models Wednesday in Stapleton's Conservatory Green neighborhood – shopping for single-level living with more space for when family comes to visit. She added that the low maintenance lifestyle had a special appeal for her: "I have other things to do."

You'll also see one of Stapleton's newest neighborhoods – Willow Park East – where Boulder Creek's homes are wrapped into parks and trails in a master plan so successful that it's now driving new development north of 56th Avenue – where Stapleton's boundaries will extend north toward 64th Avenue. Boulder Creek sold 29 of its patio

ranches last year in Stapleton's Conservatory Green and Willow Park East neighborhoods – where 'right-sizing' buyers who have lived for decades in 2-story homes weren't the only demographic taking advantage.

"We're also seeing people with older kids, particularly ones into sports," says Boulder Creek's Laurie Smith, who'll meet you today. (The low-maintenance, and Stapleton's schools, including a nearby high school that opened last fall, resonate with that busy family, she says.) She also gets sales from 'DINKS' – double income/no kids – who want Stapleton's access both to DIA and to Union Station, which grows exponentially when Commuter Rail service opens through Stapleton, expected in late April 2016.

You'll see lots of emphasis on energy efficiency, as well as on designs that can work for buyers seeking main-floor living. To reach Boulder Creek's models from Quebec at Martin Luther King, head east on MLK a half mile to Central Park Boulevard, then head north a mile-and-a-half on Central Park to Northfield Boulevard, then left a half mile to Uinta, and turn right to E. 49th.

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 DenverPostHomes.com. Follow Mark Samuelson on Twitter: @marksamuelson



Boulder Creek's Laurie Smith shows off a model at Stapleton's Conservatory Green neighborhood.

IF YOU GO...

WHERE: Boulder Creek Neighborhoods at Stapleton, single-family patio ranches with standard basement finish, two main-floor living model homes; short walk from parks, trails; 2-car garage; low-maintenance living, 3 homes for quick delivery. 8103 E. 49th Pl., Denver; from Quebec in Stapleton take MLK east 0.7 mi. to Central Park Blvd., north 1 1/2 mi. to Northfield Blvd., left 1/2 mi. to Uinta

PRICE: From high-\$400s to mid-\$500s, move in now from \$530s

WHEN: Today, 11 a.m. to 3 p.m.

PHONE: 720-726-1464

WEB: StapletonDenver.com

LIV Sotheby's International Realty lists expansive luxury estate

Listed with acreage reminiscent of that of the Old West, combined with the charm of a Tuscan estate, the residence at 12795 Oak Cliff Way, listed by LIV Sotheby's International Realty broker, Robert Wagner, embodies both style and amenities truly unique.

"Architect, Todd Brokaw, has helped the current owners to 're-imagine' the property as a Tuscan hill town, complete with classic Palladian architecture, while at the same time, incorporating modern amenities like a hockey arena," said LIV Sotheby's International Realty broker, Robert Wagner. "There's nothing else like it in Colorado Springs nor along Colorado's Front Range."

Previously owned by Bob Norris, the original Marlboro Man, the property is poised on 19 acres, bordering the Black Forest of Colorado Springs. The home features views of Pikes Peak that are unmatched in the city.

Classic architecture compliment all rooms and open-space within the home, including lengthy loggias and travertine floors that connect both ends of the 14,000+ square foot floor plan. The Village-Style floor plan features a grand entry, 5 bedrooms, 8 bathrooms, interior courtyards, theatre room, two offices, and an ice arena, which can be viewed from an upper level loft featuring Sky Box balcony viewing of the arena.

In the master bedroom suite, a sitting room with a 3-sided fireplace opens to lush outdoor patios and courtyards



12795 Oak Cliff Way, listed by LIV Sotheby's International Realty broker, Robert Wagner, for \$7.7M.

with magnificent views. The bath area includes two vanities, two step-in showers, walk-in closets, a coffee bar, and more.

Including both a catering and every day-use kitchen, options for entertaining are limitless. The dining area features a cross design, highlighted by lavish armoire woodwork, 3-sided



glass cabinets, custom hood vents, and Habersham kitchen furniture. The dining space features unique attributes,

including rich textured fabrics, and hand painted ceilings by local artisans which depict an image from Colorado Spring's national landmark, The Garden of The Gods.

Special features surrounding the home include a salt water pool with pool house, tennis courts, Golf range, outdoor fireplace and fountain, rolling lawns, meadows, perimeter pines and gardens, two septic systems, two wells, a heated driveway, and an electric gate.

12795 Oak Cliff Way is listed by LIV Sotheby's International Realty broker, Robert Wagner, for \$7.7M. For more information, contact LIV Sotheby's International Realty broker, Rob Wagner, at 720-272-8466. To service all of your real estate needs visit LIVSothebysRealty.com.

LIV Sotheby's International Realty, the exclusive Board of Regent for the Who's Who in Luxury Real Estate, has 11 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 Vail.

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