

David Weekley Cottages Collection at Stapleton's Bluff Lake

Stapleton at an average Denver area price: A grand opening for David Weekley's single-family homes at Bluff Lake, from \$465,000



On The
HOME FRONT

Mark Samuelson

Stapleton's hugely successful transformation from an airport into a seven-square-mile, master-planned community is all the more remarkable for how far prices have soared as the community has matured — with some builders now routinely passing the million-dollar mark. But David Weekley Homes will host you at a grand opening today for a single-family model priced from well-less than half of that, and can show one set

for May move-in at \$499,000.

David Weekley's Bluff Lake neighborhood has all the allure that drives Stapleton's popularity — two blocks from a pool center and within walking distance of the community's new Stanley Marketplace, a conversion of an airport hangar into a wide-open venue for trendy dining, coffee shops and brew pubs. And David Weekley residents will be just blocks from Bluff Lake Nature Center — a trail-head into two miles of wildlife preserve along the Sand Creek Regional Greenway. After you tour the models, you can check out the trail overlook on MLK Boulevard at Lima Street, with a striking view of the downtown skyline and the Rockies beyond.

David Weekley's Drew Conerly, who has already sold out a block of these four new-urban, single-family designs in advance of the model grand opening, says buyers are being drawn to this location by its proximity to the University of Colorado/Anschutz medical campus, as well as the amenities. Many arrive having already shopped resales in Stapleton, "But the styling and quality of homes they see at this price point aren't up to the value they get when they personalize one of these designs," he adds.

You'll tour the Salida model home — with options for 1,870 to 1,891 square feet finished, showing three bedrooms, 2-1/2 baths with options for five



David Weekley's new Salida model at Stapleton's Bluff Lake neighborhood features a wide-open kitchen/family/dining room area.

bedrooms and 4-1/2 baths; a wide-open kitchen/family/dining area, large main-floor study, master suite, a laundry room on the bedroom level, covered front porch and very private side yard for outdoor living. Conerly can already walk you through the three other plans, and show you one Mount Powell three-bedroom-plus-study home available that's on track for May move-in, priced at \$499,000. It will have 1,864 square feet finished, with a gourmet kitchen with stain-

less steel appliances and other upgrades, and a basement with 933 additional square feet under nine-foot ceilings.

The model is finished and open today — or you can opt for a David Weekley grand opening party with refreshments, set for this Thursday from 4 p.m. to 7 p.m. You'll hear about Rocky Mountain Prep Elementary Charter School, now enrolling pre-K/four-year-olds through second graders for the 2017-18 school year, and you can see how accessible this is to

Stapleton's new Commuter Rail A-Line station to downtown's Union Station and DIA.

To reach David Weekley's Bluff Lake model from central Stapleton, take Martin Luther King Boulevard east past Central Park and its recreation center to Fulton Street, turn south four blocks to East 26th Avenue, and head east two blocks.

— 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.com

IF YOU GO...

WHERE: Grand opening, David Weekley Homes at Stapleton's Bluff Lake neighborhood; furnished model for single-family plans with basement, two-car garage, 1,634 to 1,864 square feet, close to Bluff Lake Nature Center & Sand Creek Regional Greenway Trail; one home for May delivery, 10270 E. 26th Ave., Aurora; from central Stapleton take MLK Boulevard east, past Central Park and recreation center, 1.7 miles to Fulton Street, turn south four blocks to East 26th, then east two blocks

PRICE: From mid-\$400s; move during May, \$499,000

WHEN: Today & Monday, noon-6 p.m., event Thursday, March 16, 4-7 p.m.

PHONE: 720-838-2204

WEB: StapletonDenver.com