

Thrive Home Builders at Stapleton's Bluff Lake neighborhood

At Stapleton's Bluff Lake Neighborhood, Thrive lets you sneak a preview of a new model, homes from high \$400s

By Mark Samuelson

One of the creative builders that's helped Stapleton stand out as Denver's fastest-selling new community is Thrive Home Builders — with a warm feel for interior space and super energy performance that's won national awards four years running. Thrive is a fast seller all over Stapleton — and today they'll let you sneak a peek inside their

newest single-family model in the Bluff Lake neighborhood, close to University of Colorado/Anschutz medical campus.

This is an eye-opening neighborhood, not just for its parks and trails, but also the commuter access — to Anschutz (several Thrive sales have already come from docs and med-techs), and to I-225 via the new Fitzsimons Parkway and even downtown (my trip out at five-o'clock rush hour was only 25 minutes).

Thrive's Megan Rand — she'll have cupcakes and cookies out for the preview — showed me the views of Denver's skyline from a park across from the model, and how close this is to the new Stanley Marketplace, reconfigured from an old airport hangar, a seven-minute walk. "It's very cool," she says. "Feels like a blend of an industrial space and a farmhouse."

What you'll miss in the model if you don't look close is the extraordinary length that Thrive goes to keep its customers at the state-of-the-art energy-wise, and in providing indoor air quality. Rand pointed out the double-thick exterior walls (insulated to R-40, around twice the level required by the Department of Energy for its high-performing homes). Buy one of these Solaris



Thrive Home Builders' Megan Rand shows a new model you can preview today at Stapleton's Bluff Lake neighborhood. Below, Rand shows the open interior space of the model.



III designs from Thrive (prices start in the high \$400s) and upgrade it with rooftop solar photovoltaic panels, and you could get one of these to net-zero — actually producing more energy than you'll consume.

There's also a MERV particle-accumulating air filter included at the standard price, and special blue-board insulation designed to neutralize chemicals. "In Denver we have higher ozone levels, and indoor air quality is important," Rand said, showing me those features in the basement.

While you're down there, you'll see an attractive basement finish with rec room and room for a fourth bedroom and a third bath. Every buyer that has gotten in early on Thrive's move to Bluff Lake has ordered that option, says Rand. She'll show you where Thrive is at work on several homes for summer/fall delivery, each one with the finished basement. Those include a Merrill plan, four bedrooms and more than 2,800 finished square feet, priced right now at \$580,515. And she'll tell you about Thrive's creative system of choosing your design options, from "warm to cool" — designed to save dollars.

Be sure to see the nearby F-15 Pool and Bluff Lake Nature Center, with trails into two miles of wildlife preserve. And be sure to ask about Thrive's Sand Creek Rows attached home designs coming near Bluff Lake, with prices starting from \$322,990.

To reach today's preview, take Martin Luther King Boulevard east from Quebec Street, past 80-acre Central Park and its 50,000-square-foot recreation center, to Fulton Street, and turn south four blocks to East 26th.

— 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.

IF YOU GO...

WHERE: Sneak preview, Thrive Home Builders at Stapleton's Bluff Lake neighborhood, new furnished model for Solaris III Collection, 2-car garage, 1,790 to 2,100 s.f., close to Bluff Lake Nature Center; super energy-efficient, homes for summer/fall move-in, cookies & cupcakes today only, 2592 Fulton St., Aurora (E. 26th at Fulton, Stapleton); from central Stapleton take MLK Blvd east past Central Park Blvd. to Fulton St., turn south 4 blocks

PRICE: From high \$400s; move this summer at \$580,515

WHEN: Today, 11 a.m. until 5 p.m.

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