

real estate

Boulder comes to Stapleton

Boulder Creek Builders opens ranches at Conservatory Green, luring buyers wanting to be near their Stapleton grandkids



On the Home Front

Mark Samuelson

When Boulder Creek Builders launched a distinctive line of ranch-style patio homes in 2011 near Boulder, baby-boom-aged buyers roared through the low-maintenance enclave, buying up every home in what had been planned as a 3-year project, in just 14 months. That

caught the attention of residential developers at Forest City Stapleton,



if you go ...

WHERE: Grand Opening, Boulder Creek Builders at Conservatory Green, Stapleton's 8th great neighborhood, walking distance to The Shops at Northfield Stapleton; single-family patio ranches with standard basement finish, 2-car garages; refreshments Sat & Sun. 8103 E. 49th Pl., Denver; from Quebec in Stapleton take MLK east 0.7 mi. to Central Park Blvd., north 1½ mi. to Northfield Blvd., left ½ mi. to Uinta
PRICE: From mid-\$400s
WHEN: .Today, 1 p.m.-6 p.m., Sat. 10-6, Sunday, 11-6
PHONE: 720-863-6850
WEB: StapletonDenver.com

who called Boulder Creek's president David Sinkey with an offer: "How would you like to build your patio ranches in Stapleton's newest neighborhood?"

You'll see the results tomorrow and Sunday, as Boulder Creek Builders stages a grand opening for its ranch designs in Stapleton's new Conservatory Green, within walking distance of Macy's and all of the other stores and taverns at The Shops at Northfield Stapleton.

"All of those people coming to Stapleton with kids, and no place for grandparents," Sinkey recalls thinking. "Stapleton is so sought-after; there isn't a builder around that doesn't want this. When they called us, we jumped on our horse and got down here as fast as we could."

Now Boulder Creek's cottage-styled designs are drawing the same crowds in Denver that turned out in Boulder County (they've already logged 14 sales from the mid-\$400s, leading into this weekend's model opening). What those visitors report is that they sense a different interior in these plans than they get from other ranches they've toured – a wide open entertaining area, and a kitchen that doesn't feel like an afterthought; without giving up essential main-floor bedroom space.

That was the experience Bob and Jan Snyder had when they started exploring a Stapleton move to be closer to their grandkids, who live just south of Conservatory Green in Central Park West. Their Realtor was showing the couple resale houses when they heard of Boulder Creek's plans – and drove up the Turnpike for a look at their previous models.



Boulder Creek's David Sinkey (left) and Elitia Schwaderer (right) join their buyers Jan and Bob Snyder at Boulder Creek's new models in Stapleton's Conservatory Green neighborhood.

"Exactly what we wanted was waiting for us," Bob Snyder said.

Part of what buyers feel, Sinkey says, is a clever use of the basement stairs, leaving it open in an attractive display that adds to the sense of space. That, in turn, leads Boulder Creek to provide finished basement space on every home it builds: possibilities for a third guest bedroom and/or an entertainment space. The builder also adds emphasis to energy features – already a major thrust at Stapleton – and provides a well-groomed outdoor living area with standard covered patio, in addition to the two-car garage.

All of that blends into Conservatory Green's convivial

ambiance (the Snyders are meeting other buyers wanting to be near their own Stapleton grandkids). "Our people connect so fast; they all get to know each other," Sinkey notes. Meanwhile, there's a surprise at Stapleton, he adds: In addition to the 50-and-older set, the buyer profile in Conservatory Green is already skewing a little younger than they saw around Boulder, wanting the same low-maintenance features.

At Stapleton, those purchasers also get the walk-to attractions at The Shops at Northfield Stapleton, plus dining and summer events at E. 29th Avenue Town Center. The Snyders, who saw their existing home in Cherry Creek sell in a week, note



Boulder Creek offers finished basement space in every ranch.

that they'll still have good access to that shopping district, too – around 15 minutes.

Grand opening runs Saturday and Sunday; when you can also visit other builders and Stapleton's new visitor center at 49th and Uinta, kitty-corner from Boulder Creek's two models. To reach 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.

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 at DenverPost.com/RealEstate.

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