

real estate

HOMES FOR SALE

Stapleton's new Conservatory Green Neighborhood

Stapleton's newest model opening: David Weekley shows off its single-family collection; peek inside affordable 'paired' plan



On the Home Front

Mark Samuelson

If you have your heart set on a move to Stapleton and its new-urban lifestyle, you can already see just how fast the master-planned community's new Conservatory Green neighborhood is disappearing to buyers: Today, David Weekley Homes – hugely successful in Stapleton's seven previous neighborhoods – gives you a preview of its decorated and landscaped Salida 3-bedroom single-family model in Conservatory Green,

with 1,800 square feet and opportunities for a finished basement. But even before today's preview, David Weekley has already taken 23 sales.

And that's all before buyers get a look at a second model that you can sneak-a-peek inside: A super-affordable 'paired home,' where David Weekley's prices will start from as low as the \$310s.

Both series – the Paired models and single-family Cottage Collection (from the \$370s) – come with 2-car alley-load garages; and have standard basements included, which

50 percent of those buyers that have already signed on are opting to have finished right away. "Doing that is a huge plus," says Carol Moerman, who'll be on hand with Liz Finnerty to show you both models. "You can take a 1,400-foot plan to 2,300 square feet and pay only around \$25,000 more."

Moerman says that all of those buyers who've already signed-on are gravitating to the generous standard features David Weekley shows: slab granite countertops in the kitchen as well as the master bath; maple cabinets with 42-inch uppers; hardwood floors in kitchen and dining room; and 10-foot ceilings throughout the main level – 9-foot ceilings in the upstairs bedroom level on the Cottage plans.

Meanwhile, even on weekdays there's a steady stream of buyers combing these new models – people that are highly motivated: "We're downtown kind of people," says Colin Jones, who with his wife has already seen their older house in Denver's Whittier neighborhood disappear to a buyer, and are now having to rent while they look. "Stapleton's not that far out," he adds. Within walking distance of where we toured are The Shops at Northfield Stapleton, with a host of popular restaurants and taverns, not to mention theaters and other shopping; and more opportunities waiting five minutes south at Stapleton's E. 29th Avenue Town Center.

You can also visit Stapleton's new visitor center at 49th and Uinta, two blocks east of David Weekley's 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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David Weekley's Carol Moerman (left), Liz Finnerty, and her dog Dozer show off a Salida single-family model that's ready for viewing in Stapleton's new Conservatory Green neighborhood.



Inside David Weekley's new Salida model.

if you go ...

WHERE: Special model preview by David Weekley at Conservatory Green, Stapleton's 8th great neighborhood, just walking distance to The Shops at Northfield Stapleton; single-family & paired homes, both with 2-car garages, side yard. 7983 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 \$370s; new 'Paired Homes' from \$310s

WHEN: Today, noon until 6 p.m.

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