

REAL ESTATE

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She could have picked the ranch, but opted for a 2-story with open interior and easy-to-maintain yard in Stapleton



MARK SAMUELSON

After Katie Henderson had looked all over Park Hill and Hilltop for a nicer home with a little less maintenance than her place in Mayfair was demanding, her son and daughter-in-law in Stapleton gave her some advice: Why not buy a Wonderland home like we have in Stapleton, and get a ranch so you don't have to deal with stairs?

Wonderland will show you how that came out at its new Courtyard Traditions in Stapleton's Central Park West neighborhood (Henderson took the kids' first suggestion, but turned them down on the ranch idea...although Wonderland has a big Emerson II ranch you can see today).

"I instantly loved what they had

here; it was in my price range," she said, giving me a look at the heavily-antiqued interior of her Amherst 1,500-foot 2-story (priced from \$305,900) – wide open great room/kitchen area, plus basement and 2-car garage on the alley, as in one of her previous Mayfair houses. "The resales I was looking at would have been a lot of fix-up that I didn't want to deal with."

Before Henderson signed the dotted line, she checked out another aspect of Stapleton life she'd read about: She dropped in on a weekly klatch of 20 other fiftyish/sixtyish women (Stapleton has loads of informal groups) at Panera, walking distance from her new place. "For someone moving in, it's like instant friends," she said, showing off her small, easily maintainable yard that blends into maintained common space in Wonderland's commons-style Courtyard community plan.

Meanwhile, she finds she's just



Katie Henderson and Wonderland Homes' Jeff Heien show off her new home in the Courtyard Collection at Stapleton, with easily maintainable yards that blend into maintained common area.

IF YOU GO...

WHERE: Courtyard Traditions at Stapleton, single-family homes & ranches by Wonderland Homes, in a commons-styled community plan with lots of maintained space; close to Stapleton's Town Center, Central Park, Commuter Rail station arriving 2016. 3280 Spruce Street, Denver; from Quebec take MLK east a mile to Central Park Blvd., left to E. 33rd, left again 5 blks to Spruce

PRICE: Single-family courtyard homes from high \$200s

WHEN: Today & Mon, Noon until 6 p.m., Tues-Sat 10 a.m. to 6 p.m. Tues through Sat 10 a.m. to 6 p.m.

PHONE: 303-393-9099

WEB: StapletonDenver.com

as close to downtown and the DCPA as she was from Mayfair; has Stapleton's new rec center where she swims laps and joined an exercise class; not to count the bike trails into vast Central Park and the Sand Creek Greenway, and a walkable park-n-ride where she can catch a shuttle to DIA when she's traveling (Commuter Rail arrives in 2016). "It's great," she adds. "I have wonderful neighbors that watch out for my place."

Not all of them, notes Wonderland sales rep Jeff Heien, are beyond their parenting years – some are families with kids that like Wonderland's New England-styled neighborhood (Henderson says she prefers some kids). You can tour the ranch, a larger 2-story, and other Stapleton attractions that are delivering Wonderland over three sales a month now (Stapleton ranks 11th best-selling new home community in the nation this year; 379 sold

in 2011). Wonderland's models are tucked back into Central Park West neighborhood; from Quebec take MLK east a mile to Central Park Blvd., left a long block to E. 33rd, then left five 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 DenverPostHomes.com

FIVE BLOCKS FROM COORS FIELD

Three brownstones with garages, rooftop decks, sell opening weekend

Eleven two- and three-bedroom brownstones that were originally offered near Coors Field in 2009, each with attached two-car garage and a rooftop deck, are back on the market at drastically reduced prices and are disappearing fast. Three of the homes were reserved by buyers during an initial open house last weekend.

Prices at Blake 27, reintroduced by developer Craft DeLay, now begin at \$310,000; topping off at \$508,000 for some premium end units that have windows on three sides. When Craft DeLay began negotiations to obtain Blake 27 from the original developer, the least expensive was \$477,800 and the top-priced was \$835,000.

You can tour a 1,954-square-footer by appointment at 2720 Blake St. and see the makeover Craft DeLay is giving all 11 homes to restore their newness (designer paint job, new carpet upstairs and down, rescreening of the big expanses of hardwood floors and on the block-on-single-steel-beam staircases). You can also see options that Craft Delay will offer, including designer low-voltage lighting in the kitchen and trendy epoxy floor coatings; plus the

possibility of having an outdoor gas kitchen on the rooftop, with firepit and/or an outdoor TV

Homes show quality vanities in five-piece master baths, loft-style ceilings, high windows and on some, individual decks on the mezzanine living level (in addition to the rooftop). Some have an office-type space on the street level near the garage.

"We're making sure they look 100 percent new," said Tim Craft of Craft DeLay. "This is the only place you're going to get a rooftop deck and a two-car garage at these prices," added Silvio DeBartolomeis, VP sales at Koelbel and Co., agent for the brownstones. Interested buyers can call DeBartolomeis for a personal tour at 303-995-6363.

Blake 27 at 2720 Blake St. is 5 blocks north of Coors Field. To reach, take Market Street north from 20th Street (past Park Avenue, past Broadway) as it becomes Walnut Street, continue north to 27th or 28th streets, then west 1 block; or visit Blake27.com.



A three-bedroom urban brownstone at Blake 27.

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