

real estate

HOMES FOR SALE

Preview tour of Jackson Townes in Congress Park:

What makes for a good new-urban buy? Congress Park has all of the features, plus eight townhomes from \$420s



On the Home Front

Mark Samuelson

What features make for good neighborhood potential around Denver's city center? Kentwood City Properties' Dev Vallejo and Liz Richards are experts on that – veterans

of a dozen projects in Highlands and other hot areas – and today they'll show you an area coming into its own just north of Cherry Creek, with eight new townhomes from \$424,900 – well below pricing of similar projects over in Highlands.

And WAY below the price of very dated townhomes in Cherry Creek proper, 0.8-mile south, where things start closer to the \$800s. Jackson Townes, on Jackson Street just north of E. 13th, is two blocks from the National Jewish campus and the new Sprout's Farmers Market, and has Annie's Café, Tattered Cover and other attractions further west on Colfax. But it's the renaissance along Congress Park's 12th Avenue, much closer, that captured the attention of Vallejo and Richards, who'll give you a hardhat tour of these units.

If you haven't seen Congress Park since the comeback from the recession, you're going to be wowed by what's walkable now at E. 12th and Madison, four blocks from Jackson Townes: new TAG Burger Bar, upscale Berenice's Salon, Sienna Wine Bar; plus Glaze the Baum Cake Shoppe and Sushi/Dessert Bar opening June 1; and venerable favorites like The Mindful Bike, and Pudge Bros Pizza with fish and shrimp appetizers. "These 'pocket blocks' have all of the staples," Vallejo said as we sat out on 12th at Under the Umbrella Coffee & Bakery, with free-WiFi. "You have coffee, a nice



Kentwood City Properties' Dev Vallejo at Under the Umbrella Coffee & Bakery, four blocks from where you can preview Jackson Townes in Congress Park

restaurant...a bike shop. It's a gem you may not even know about unless you live here."

These mini shopping districts, which grew out of early streetcar stops, are exactly what you find in core neighborhoods like Berkeley, LoHi, Wash Park's S. Gaylord, and S. Pearl. Meanwhile, North Cherry Creek itself is walkable from here; as are Congress Park's own pool, tennis and ballfields.

Jackson Townes' developer, Vallejo adds, has done two similar projects north of Colfax, one

of them sold out, the other with only a sole unit left – showing similar size (1,500 feet) and features to those going into these eight: slab quartz counter and alder cabinets, side-by-side washer-dryer, Bosch appliances, rooftop decks that'll be plug-and-play for a hot tub, and yards on the four corner units – rare, Vallejo says. These are barely far enough along to view; but you'll see how they'll lay out, the garages, and views the decks will have, at a time when you can still make custom finish

selections through Images on S. Broadway. Preview is noon-to-2 today; Vallejo and Richards say wear closed-toe shoes; take E. 12th east from Josephine Street through Congress Park to Jackson, and turn north a block, just past 13th.

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. Follow Mark Samuelson on Twitter: [@marksamuelson](https://twitter.com/marksamuelson)



if you go ...

WHERE: Preview tour of Jackson Townes in Congress Park; 8 townhomes sized 1,552 sq. ft., 2-bed/2-bath, plus rooftop decks, 2-car attached garages; slab-quartz kitchen tops with alder cabinets, engineered hardwood floors. 1309 Jackson St, Denver; from Josephine St near Botanic Gardens take E. 12th Ave east thru shopping district 14 blks to Jackson, turn left (north) past E. 13th

PRICE: From \$424,900

WHEN: Today noon-2 p.m.

PHONE: 303-931-0097 or 303-956-2962

WEB: JacksonTownes.com