

real estate

HOMES FOR SALE

Pre-sale of Park Place XII at Sloan's Lake

\$399,000 for a townhome near Highlands? Edgy designs near Sloan's Lake will have rooftop decks with views



On the Home Front
Mark Samuelson

At a time when low inventory in Highlands, LoDo and other downtown satellites are effectively driving younger buyers out of the purchase market, Kentwood City Properties agent Deviree Vallejo has an eye-opening release coming on line today: A pre-sale of 12 edgy townhomes that will be two blocks from Sloan's Lake Park, a little over a mile from Restaurant Row in Highland Square, close to LoHi, too.

Park Place XII will be fee-simple townhomes, Vallejo notes:

if you go ...

WHERE: Pre-sale of Park Place XII by Urban Vision, 12 2-or-3 bed townhomes with 3 or 4 baths; lower-level office, 1.3 mi. from Highland Square, 2 blks from Sloan's Lake Park & trail. 1,389-1,673 sq. ft., 2-car attached garage, large rooftop decks; expected fall 2014 delivery. Building site W. 17th Ave. & King St., Denver; plans/details at Kentwood City Properties, 1660 17th Street (LoDo)

PRICE: From \$399,000-\$489,000

WHEN: Today & next week by appointment

PHONE: 303-931-0097

WEB: ParkPlaceXII.com



All images: Architect's rendering of Park Place XII, set to arrive two blocks from Sloan's Lake in fall 2014.

1,389 to 1,673 square feet of finished space, where you get a 2-car attached garage and own the ground below you (a much simpler association structure than condos have, with minimal HOA fees). The site at W. 17th Avenue and King Street, just east of where old St. Anthony's Hospital has been torn down in a major redevelopment project, has so much going for it that it

could become its own nucleus, rather than merely a neighborhood in Highlands' shadow.

"Sloan's Lake is great," Vallejo says, noting that the park was upgraded by *Westword's* "Best of" survey to best runner's park. Every morning from her house in Highlands she circles a 3-mile trail around its 177 acres (biggest lake, second biggest park in Denver), eyeing improvements



the city has completed (new marina, landscaping and trail extensions), not to mention the views: Downtown's skyline when rounding the lake's west side, and the Rockies while rounding the east.

Those are the same view owners will get (probably next fall) from the rooftop decks of these designs by Urban Vision, LLC – 'edgy' architecture with some concave angles and contemporary finish and trim, Bosch appliances, Kabi Euro-styled surfaces and cabinets, Danze fixtures, and low-voltage lighting. Aside from the walkability into Highlands, Vallejo says the St. Anthony's redevelopment – six blocks from new Knox Station on FasTrack's West Rail Line – has plans for dining, retail and other mixed-use components that will likely make Park Place more walkable still.

Prospective buyers can

factor that into the mix with the uncommon affordability – \$399,000 to \$489,000). "The nice thing is that it's hard to find real townhomes at that price," Vallejo notes. "It's a price for a single-buyer or somebody buying their first place. Why pay \$2,000 to rent an apartment when it's cheaper to own now?"

"It'll be the next area to blow up," Vallejo adds – Highlands-speak for 'take-off'. Pre-sales on Park Place XII launch today (but Vallejo already has two buyers who got on board early). She'll show you plans by appointment at Kentwood City Properties' LoDo offices, 1660 17th; but start with a visit to ParkPlaceXII.com and call 303-931-0097.

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

Fuller Sotheby's closes 2nd highest price per square foot condo sale in Vail Village

Fuller Sotheby's International Realty, a leader in the sale and purchase of Colorado luxury real estate and resort properties, just closed the second highest selling price per square foot condo in the Vail Village this year at \$2,308 per square foot.

Fuller Sotheby's brokers Andrea Webber and Federico Gaxiola de la Lama co-listed the penthouse located at 124 Willow Bridge Road Vail.

"This sale validates that the market in Vail is on the upswing," says Andrea Webber, co-listing broker. "Properties are now selling for a higher price per square foot - prices that the market hasn't seen since the recession. Inventory is low and if you are a seller it is time once again to sell your property, and buyers should consider buying now before prices increase."

The exclusive creekside penthouse in

the center of Vail Village offers a prime location with convenient ski access, views of Gore Creek and Vail Village, in addition to custom features like the restaurant-grade chef's kitchen and spa-quality master bath – major selling points to the buyer who purchased the condo as a family retreat.

To discuss real estate opportunities in Vail or Beaver Creek contact Andrea Webber – 970-376-0570 or Federico Gaxiola de la Lama at 970-331-2409.

Fuller Sotheby's International Realty has multiple office locations in the Denver metropolitan area including Downtown, Cherry Creek, Greenwood Village, Boulder, Evergreen, Castle Pines, Breckenridge, and the Vail Valley. More information available at FullerSothebysRealty.com.



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