



SAGE+SPARROW
Real Estate

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MICHELLE POTTER

Sage + Sparrow Real Estate Broker/Owner, Michelle Potter, is a 9 year real estate veteran, a multiple year recipient winner of both the client nominated "5 Star Award" showcased in 5280 Magazine, and the South Metro Denver Association of Realtors®, "Platinum Award" based on sales production. Sincere, ethical, and no-nonsense, Michelle represents buyers and sellers with an unwavering degree of loyalty, constant communication and sheer tenacity.

Although a Colorado native, Michelle has also lived in Ohio, Pennsylvania, North Carolina Tennessee, Southern and Northern California so she understands the importance of making any move a seamless event. She has earned both a Bachelor's degree from Colorado State University, and a Master's Degree from the University of Southern California. Her "first" career was in the non-profit world of program and fund management. Her non-profit roots emphasizing client advocacy transitioned perfectly into real estate as she is thoroughly invested in protecting her clients' best interests at all costs.

Michelle recently relocated to a hobby farm just outside of Denver, Colorado, along with her husband John, three naughty Poodles and Portuguese Water dogs, two llamas, and a plethora of chickens. Michelle and John have two sons, both of whom attended University of Colorado at Boulder.

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We know and love Denver, from town, to country, to everywhere in between. We look forward to spreading that joy and making the purchase of your new home a seamless occasion.

Sage + Sparrow Real Estate connects great people to great architecture, neighborhoods, and communities, while providing both concierge style services and sage advice throughout the process.



SAGE+SPARROW
Real Estate

HOME SEARCH INFORMATION

Will this be your primary residence? _____

How many homes do you own or have you purchased in the past? _____

When is the last time you purchased a home? _____

What things are most important to you in a home? _____

How many bedrooms? _____ Will they all be used as bedrooms? _____

Any other special rooms, such as an office/study, craft room etc? _____

Do they need to be on the same level?

How many baths? _____ Full? _____ 3/4? _____ 1/2? _____

Does the master need to have separate tub/shower and 2 sinks? _____

What style of home do you prefer? (Ranch, 2 Story etc) _____ Would you be open to other styles? _____

What is important to you in a home? _____

How many living areas? _____

Living Room _____ Formal Dining _____ Family Room _____ Rec Room _____

What size garage? _____ How many cars do you have? _____

Are schools important? _____ If yes, which ones? _____

Where do you want to live? _____

Would you consider any other areas? _____

Will you be commuting to work? _____ Is proximity a concern? _____

What hobbies or interests do you have that would come into play in purchasing a home? _____

Do you need to sell your current home before you purchase? _____

What do you think the value of your current home is? _____

If we found the right home for you today, would there be anything that could keep you from buying it? _____

Does anyone else have to approve of your purchase? _____

Have you seen any homes that fit your needs? _____

When is the last time that you bought a home? _____

What's the timing of your move? _____

How long do you think you will live in this home? _____

When is the best time to look at homes? _____

How do you plan on paying for your home? _____

If you are getting a loan, have you been prequalified by your lender? _____

What is the name and phone number of your lender? _____

If not, I would like to recommend a couple of lenders for you to talk with, would that be okay? _____

What do you want to spend on your home? _____

FINANCIAL INFORMATION

Where do you work? _____

How long have you been employed with this employer? _____

Including taxes and insurance, what monthly payments do you feel comfortable with? _____

How much cash do you have available for down payment? _____

Does this include closing costs? _____

Is there any problem with your credit that you are aware of? _____

Have you ever had a foreclosure or a bankruptcy? _____ If so, when? _____

ADDITIONAL INFORMATION

Is there anything else you'd like me to know? _____

LENDER CHECKLIST

Prepare for Your Loan Application

Mortgage lenders require borrowers to provide a multitude of documents in order to make accurate lending decisions. This checklist will help you prepare for your loan application and enable the lender to process your file efficiently.

IDENTIFICATION DOCUMENTS

- Social security card and legible photo I.D.

RESIDENCE

- Addresses for the previous 2 years (if renting, include landlord's name and phone number)

EXISTING MORTGAGE (ALL PROPERTIES OWNED)

- Mortgage companies name, address, account number and approx. balance; market value
- HOA Bill on any properties
- Homeowners Insurance declarations page (reflects agent contact info, premium and coverage period).

EMPLOYMENT

- Name, address, phone number of employers (current and previous 2 years)
- Engagement letter (for new employment situations, citing dates and terms of your employment)

INCOME

- 2 of most recent pay stub and proof of any additional income including benefits, dividends, social security, retirement, rental income, etc.
- Last 2 years W-2s and/or 1099s
- If self-employed or commissioned, business/personal Income Tax Returns for previous 2 years (with all schedules K-1s) and year-to-date Profit/Loss and Balance Sheet Statements

CHECKING, SAVINGS AND INVESTMENT ACCOUNTS

- Names, addresses, account numbers and approximate account balances
- Last 3 month's bank/savings account statements
- Checking, Savings, Investment Accounts and Retirement accounts

INSTALLMENT AND REVOLVING DEBT

- Names, addresses, account numbers, monthly minimum payment, balance (including zero balance accts)

LEGAL DOCUMENTS (IF APPLICABLE)

- Leases on rental property owned
- Settlement statements (previously owned property, sale of business, etc.)
- Copy of divorce decree or Separation Agreement
- Bankruptcy with release
- Documentation of child support/alimony
- Transcripts from school if recent graduate

PURCHASE AGREEMENT

- Copy of fully executed contract including counterproposals, addendums (signed by both the Seller & Buyer)
- Copy of earnest money check

VA LOAN ELIGIBILITY

- Certificate of eligibility if applying for VA loan; copy of DD 214
- At time of loan application you will generally need to pay an application fee, appraisal fee and credit report.

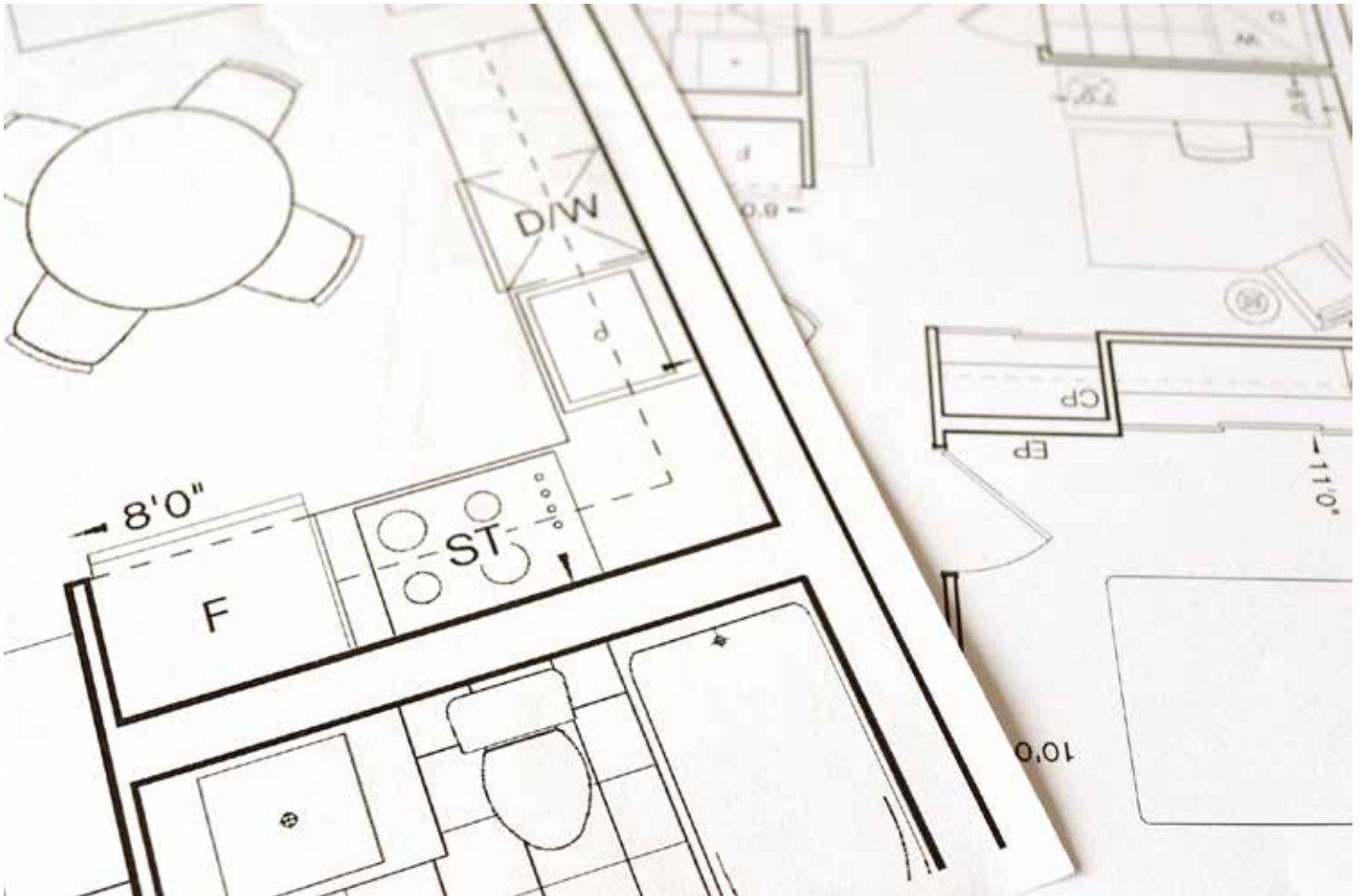


FOR SALE BY OWNER (FSBO)

Homeowners Trying to Sell Their Home Themselves are Doing So in Hope of Saving the Commission.

It is important that you are represented in the sale and that you receive all the services that a full time professional provides. Most homeowners will work with a broker, even though their home is not listed, however I must accompany you on the showing.

If you see a FSBO, please let me contact the owner to set the appointment.



NEW HOMES

If you are looking for new construction, **I will need to accompany you on the initial visit.**

Building a new home can be an exciting time, but the amount of decisions can be overwhelming. My experience and expertise will help you navigate this complicated process with ease.



ONCE UNDER CONTRACT

SELLER'S PROPERTY DISCLOSURE

The seller's property disclosure is a form that is used by the seller to disclose information about the property that the seller has knowledge of. By signing this form you are acknowledging receipt of this information.

Make sure the inspector has a copy of this prior to the inspection.

These are things known to the seller – you should do your own investigation on anything that is of concern to you.



PROPERTY INSPECTION

As part of the sales contract you have the right to inspect the mechanical, electrical, plumbing and structural portions of the property along with any concerns that you have about anything that affects the property. In short, the property inspection is for things that you cannot see. I encourage you to meet the inspector at the end of the inspection so that they may point out any concerns about the property and also answer any questions that you have. They will give you an itemized report for your review. If repairs are needed, you can request that the seller make them in accordance with the provisions of the sales contract, or if they are unacceptable you may void the contract.

Square Footage

The initial measurement is for the purpose of marketing, may not be exact and is not for loan, valuation or other purposes. If exact square footage is a concern, the property should be independently measured prior to the Inspection Deadline.



HOME PROTECTION PLAN

As an additional benefit, some sellers provide a Home Protection Plan for the buyer.
This coverage is good for one year on selected items:

Central Heating System

Electric Central Air System

Interior Plumbing

Built-in Appliances

If the home you choose does not have a Home Protection Plan, you can acquire the coverage yourself.



INSURANCE

HAZARD INSURANCE

Once you have a home under contract, it is critical that you contact your insurance company right away to get a quote on insurance. You can request a Claims History Report from the seller as part of the due diligence documents in the contract, which will give you a 5 year history of any claims on the property.

FLOOD INSURANCE

Many policyholders do not realize that basic homeowners insurance does not include protection from flood damage. Instead, the Federal Emergency Management Agency (FEMA) administers flood insurance through a federal program. Flood insurance may be purchased as a separate policy. Many people mistakenly believe that if a flood were to hit, standard homeowner's insurance would cover the cost to recover. It doesn't. National Flood Insurance does, for an average cost of about \$1 a day, depending on where you live and the coverage you choose. Be sure to have your insurance agent check to see if the property is in a flood zone.



PRE-CLOSING BUYERS CHECKLIST

- You have a right to do a “walk-through” on the property before closing. Please make advance arrangements.
- Prior to closing we will both receive a copy of your Settlement Statement, which I will review with you. This will indicate the amount you will need to bring to closing.
- Bring certified funds to closing, in the form of wired funds or a cashier’s check, made payable to title company. Usually we will have the correct figure the day before closing from the title company. You will endorse the check over to the title company at closing.
- If jointly purchasing and one of you will not be at closing, we will need a power of attorney form signed. You may designate anyone to act as your “power of attorney.”
- If neither of you will be at the closing, you may sign the closing documents in advance and the title company handles the rest.
- Please bring your driver’s license for I.D. to closing, as you will be signing legal documents.
- Arrange for Homeowners Insurance. You will need a certificate of your paid insurance premium at closing. Check with your lender to see if you are having your insurance escrowed and included in your mortgage payment.
- Please allow approximately one hour for closing.
- Notify applicable companies of your new address in order for accounts to be set

REAL ESTATE TERMS

ADJUSTABLE RATE MORTGAGE (ARM): A mortgage for which the interest rate and the payments change during the life of the loan.

ALTERNATIVE FINANCING: Mortgage instruments for both new and existing homes which allow the buyer to qualify at lower than market rate. Among these instruments are adjustable rate mortgages, graduated payment mortgages and buy down mortgages.

AMORTIZATION: A gradual repayment of a mortgage by periodic installments.

ANNUAL PERCENTAGE RATE (APR): The total cost of credit expressed as a yearly rate. It reflects all of your mortgage loan financing costs, including interest paid up front as points and interest paid over the life of the loan.

APPRAISAL: An analysis done by a qualified appraiser that puts a dollar value on a property based on a number of considerations, including the condition, location and size of the property.

ASSUMABLE LOAN: A loan that can be picked up by a subsequent buyer for a small assumption fee. It saves thousands of dollars in closing costs and loan origination fees. Conventional loans that are assumable usually require a new application.

CLOSING OR SETTLEMENT: The conclusion of a transaction, including delivery of a deed, financial adjustments, signing of the note and the disbursement of funds, which allows for transfer of ownership.

CLOSING COSTS: Costs in addition to the price of a house, usually including mortgage origination fee, title search and insurance, recording fees and pre-payable payments collected in advance and held in an escrow account. Be sure your sales contract clearly states who will pay these costs - the buyer or the seller.

CONVENTIONAL LOAN: Fixed-rate or adjustable-rate mortgage that is not guaranteed by a government agency. If you are applying for a conventional loan and your downpayment is less than 20 percent of the purchase price, mortgage insurance is required. The lender will obtain mortgage insurance for you. Mortgage insurance protects lenders against default by borrowers.

CREDIT REPORT: Lists the credit history of a borrower on current and previous credit obligations.

DEED: A written document transferring ownership of property from seller to buyer.

DOWN PAYMENT: A specified percentage of a home's value paid at closing. Usually a down payment is 5 to 25 percent of the house price. Private mortgage insurance is required at amounts less than 20 percent.

EARNEST MONEY: Deposit money given to the seller by the potential buyer to show that he is serious about buying the house. If the deal goes through, the earnest money is usually applied to the down payment. If the deal does not go through, it may be forfeited.

ENCUMBRANCE: A legal interest in a property that affects or limits the sale or transfer of property. Examples of encumbrances are mortgages, leases, easements, judgments, and liens.

REAL ESTATE TERMS

EQUITY: The homeowner's net ownership of his home, determined by subtracting the amount of the principal owed on the mortgage loan from the home's market value.

ESCROW PAYMENTS: The portion of a mortgagor's monthly payments held by the lender in an escrow account to pay for taxes, hazard insurance, mortgage insurance and other monthly payments as they become due.

FHA MORTGAGES: Loans made by private lenders, which are insured by the Federal Housing Administrations (FHA).

GRADUATED PAYMENT MORTGAGES (GPM): A type of flexible-payment mortgage whereby the payments increase for a specified time and then level off. Used by first-time homebuyers who expect their incomes to increase over the years.

HAZARD INSURANCE: Protects homeowners against damage caused to a property by fire, wind, or other common hazards. It is required by the lender up to the amount of the mortgage to protect the lender's security interest in the property. Additional coverage on the property can be purchased by the borrower. Flood insurance may be required if the home is in a high-risk flood area.

LIEN: A legal claim on property as security for a debt.

LOAN COMMITMENT: A written promise of a lender to a borrower to make a mortgage loan, on a specific property, under stated terms and conditions. The terms of the commitment most important to borrowers are the interest rate on the loan and expiration date of the commitment.

LOAN-TO-VALUE RATIO (LTV): The relationship between the amount of your mortgage to the appraised value of your property, the security. If you have a \$60,000 mortgage on property valued at \$80,000, your LTV is 75% (\$60,000 divided by \$80,000 = 75%).

LOCK-IN: When the borrower informs the lender that he/she wished to lock-in a guaranteed interest rate and points for a specified time period. To keep the lock-in price, the loan must close or settle by the end of the lock-in period. Be sure you fully understand the terms and conditions under which you lock-in your guaranteed interest rate and points.

MORTGAGE INSURANCE: An insurance, paid for by the mortgagor, which protects a lender against default. If the loan-to-value ratio is greater than 80% (or in some cases less than 80%) on conventional loans, lenders will require mortgage insurance issued by an independent mortgage insurer. Mortgage insurance protects the lender's security interest in a property if the borrower defaults on the loan. Mortgage insurance for FHA mortgages is known as the Mortgage Insurance Premium, or MIP. MIP is required on all FHA mortgages regardless of the loan-to-value ratio. Mortgage insurance should not be confused with mortgage life insurance, which pays off a mortgage loan in the event of the borrower's death.

MORTGAGE NOTE: Defines the terms of repayment of the debt secured by the mortgage.

BAKER

In addition to being an up and coming neighborhood, Baker is one of the historic districts of Denver. Named after former University of Colorado president James Hutchins Baker, it was added to the National Register of Historic Places in 1985 (1). In the year 2000 it was granted the designation of an official historic district during the Historic Preservation effort of the City of Denver (2). The neighborhood was first developed in the mid nineteenth century, but most of the building was done in the twentieth century. Today, these antique homes offer a unique opportunity to own a piece of history without sacrificing either luxury or the convenience of urban living. There are also a number of more recent and brand new developments for prospective buyers to choose from.

Today, Baker is a diverse community serving many different residential, commercial, and industrial interests. The accessibility of this neighborhood's location cannot be understated as it is adjacent to downtown Denver, easily accessible by major roadways I-25/ Broadway/ Alameda, and is serviceable by many different public transportation options- including two different light rail stops. Whether you work in the downtown Denver area or virtually any other location in the Denver metro area, this is a neighborhood that will make any commute feel like a breeze.

Baker has created a strong sense of community with various initiatives. It features many youth and family-focused activities, making it a great place to settle down. The neighborhood has also taken special care to support environmentally friendly programs, and is currently working on becoming more pedestrian friendly in order to reduce automobile traffic. These efforts have already been paying off as one can easily walk to the historic Mayan Theater as well as the various shops, boutiques, art galleries, and restaurants that continue to pop up as the area increases in popularity.

The Mayan theater lives today in the "Art Deco Mayan Revival style," of which there are only two others in the country. In existence since 1930 and renovated in 1986, this theater specializes in independent and foreign films, perpetuating the creativity, culture, and charm that embodies Baker and its surrounding area. Some notable restaurants near Baker include Beatrice and Woodsley, Zagat's winner of Denver's best restaurant decor, Blue Bonnet cafe, a homestyle Mexican restaurant boasting over 40 years of excellence, The Hornet, a lively American bar featuring extensive hours, vegetarian options, and a wonderful happy hour, and Karma Asian, a quaint Hindu and Buddhist-inspired setting with delicious spicy edamame and drunken noodles. Among this small sample of acclaimed restaurants there are several different styles of food, price ranges, and ambiances, once again demonstrating the diversity and charm that make this neighborhood so special. Furthermore, there are several spots with live music within walking distance of Baker. The Hi-Dive, a high-octane, frenzied night-life destination with bands ranging from punk to metal to bluegrass has won the hearts of locals and tourists alike. Another such venue is the Skylark Lounge, an authentic-feeling dive bar with an endless amount of beers on tap in a larger setting.

For years, experts have been slating Baker as the next big thing in Denver real estate. This revitalization has already become a reality as developers scoop up large parcels of land on the South Broadway corridor. House flippers are rehabilitating Victorians and turning them into charming options for homebuyers. Additionally, legendary architect Curtis Fentress and developer Agatha Kessler have completed the Watermark, a luxurious seven-story building complete with flats, brownstones and penthouses. Real estate prices in Baker tend to correlate with location within the neighborhood and the condition of the home. No matter what your housing preference is, Baker has something for you.

Baker – Denver Real Estate Snapshot

- 1) National Register of Historic Places in Denver
- 2) Community Planning and Landmark Preservation in Denver
- 3) <http://www.landmarktheatres.com/denver/mayan-theatre>

BALLPARK

The Ballpark Historic District is home to the Coors Field baseball stadium, built in 1995 for the Colorado Rockies. The stadium is located in the southernmost area of the neighborhood, and the neighborhood itself is situated to the north of Lower Downtown (LoDo) and Denver's Central Business District.

The Ballpark neighborhood was once a booming industrial area that revolved around Denver's rail line. It featured warehouses and factories that catered to train-related activities. As Denver grew so did the neighborhood, and waves of immigrants from around the world left their own personal touches on the area. In 2002 the neighborhood was granted historic district status and there has been an effort to preserve as much of the neighborhood's rich architectural history as possible. Today it's still possible to spot train and truck loading docks on many of the old brick buildings (1).

This neighborhood is a baseball fan's paradise. Union Station is a short walking distance away, which provides convenient light rail transportation. Moreover, Coors field can provide incredible entertainment for those of any socio-economic background, as there are 63 luxury seats and 4,500+ club seats in addition to the plentiful bleacher seats called the "Rockpile" that are as cheap as \$4 per ticket for adults and \$1 for kids 12 and under and seniors 55 and over. Situated behind the right field stands of the ballpark is the Blue Moon Brewery at the Sandlot, a microbrewery/restaurant hybrid that emphasizes the creation of craft beers on a smaller scale. Further food options inside the ballpark are plentiful, with specialty options such as Rocky Mountain oysters, Buffalo dogs, veggie and gluten free options, Beers of the World, and Xtreme Dog (New York Dog, Chicago Dog, Santa Fe Dog, Diablo Dog, Denver Dog, and the Rockies Bacon Blue Dog). This is the perfect area for those who wish to be close to the business district as well as the vibrant nightlife created by Coors field and the charming shops and restaurants surrounding it.

Not only does the neighborhood provide easy access to the state's baseball team, it's also home to North Larimer Street which is a major commercial thoroughfare that provides an eclectic mix of brewpubs, restaurants, jazz clubs, galleries, and other small businesses. Here you can find the local favorite Snooze, a delicious breakfast and lunch restaurant home to some of the best pancakes around. With their made-from-scratch recipes and their commitment to using only the highest quality ingredients, Snooze has carved out an incredible following throughout the whole state of Colorado (2). Later in the day one can dine at Marco's Coal Fired Pizza, an authentic Neapolitan restaurant- one of only 40 in the country. Marco's utilizes fresh ingredients not only from Italy, but from the Colorado countryside as well (3).

Ballpark – Real Estate Snapshot

Ballpark is a great place to truly experience urban living. Many of the old warehouses and factories are now being turned into stylish lofts and apartments as well as Brownstones. Not only have developers turned valueless building into new construction space, many residences are available now, and even more are planned for the future. If you're looking for a modern, industrial feel, this is a great place to explore your options. There is a wide variety of housing options for different lifestyles, all at different price points (1). Growth and development is frequently occurring in the area, increasing property value at every turn, and providing a wonderful taste of urban life!

- 1) Read More About Ballpark
- 2) Snooze Eatery: Best Breakfast in Denver!
- 3) Marcos Pizza

BELCARO

ZIP CODE: 80209

Named for the mansion of former United States Senator Lawrence C. Phipps, the Belcaro neighborhood is filled with large lots featuring an abundance of trees. Phipps built his massive brick beauty in 1932, and then continued to develop much of the neighborhood himself. Today, his mansion exists as the crown jewel of this beautiful and prestigious neighborhood. Belcaro is predominantly made up of ranch-style homes resting on beautiful lots with plenty of greenery and serenity. Much of the neighborhood is gated; one notable example is the Polo Grounds, a large community positioned in the northern part of the neighborhood.

The Polo Grounds, or Polo Club is one of the most exclusive and wealthiest of all Denver's residential areas. Named after the ponies that once roamed the area, the community was developed by four millionaires; their purchase of 160 acres of land in order to finance their polo matches led to the subsequent relocation of some of Denver's most affluent families. These families prided themselves not only on their homes, but also establishing a trend of spacious lot sizes, most of which sit between ½ and 2 acres. However, the large lot sizes don't take away from its close proximity to the city, as the Denver Tech Center area is only 8 miles away, downtown Denver is only 8 miles away, and Cherry Creek North is only 2 miles away. Since its foundation in 1926, it has persisted as a place of elegance and grandeur, serving as the home to many highly successful individuals.

Belcaro is not only a short 15-minute drive from downtown Denver, it's also close to the Cherry Creek shopping center. It's just south of the Cherry Creek mall, one of the premier shopping centers in Colorado that boasts a number of luxury retailers including Tiffany and Co., Louis Vuitton, Burberry, and Ralph Lauren. Belcaro is truly one of the most fashionable neighborhoods in the Denver area.

Belcaro – Real Estate Snapshot

The majorities of the homes in this neighborhood are from the 1950's and 60's, and range in price from \$500,000 to well into the millions. Most of the homes are ranches that reflect the style of when they were built. There are also many large, new custom homes that range from one to ten million dollars.

BONNIE BRAE

Zip Codes: 80209, 80210

“Bonnie Brae” is Gaelic for “Pleasant Hill” and there isn’t a better way to describe this idyllic Denver community. If you’re looking for a peaceful suburban feel combined with the convenience, history, and authenticity of urban living, this is the neighborhood for you. Located only minutes from Cherry Creek and Downtown Denver, it’s a tranquil retreat from the hustle and bustle of the city. It’s located near the major roadway University Blvd., and is also easily accessible by I-25, the state’s primary arterial. The charming Bonnie Brae is within close proximity to the city, yet it doesn’t sacrifice the advantages of suburban living.

Established in 1922, and developed in the 1940s and 50s, this close-knit community is comprised of around 700 homes and sits on less than a square mile of land. The community boasts an organized neighborhood association (which issues a quarterly newsletter), and partners with an active Merchants Association, with its City Council, and with the City of Denver. Every year the community holds a picnic for its residents, a testament to the neighborhood’s strong sense of community (1). The community also provides home to a host of charming businesses such as the famous Bonnie Brae Ice Cream parlor, which has been serving homemade, old-fashioned ice cream for around 30 years (2). Locals love the triple death chocolate, cappuccino crunch, and of course the old-fashioned vanilla, all of which have been made on-site with the best ingredients since the store’s inception in 1986. Additionally, the Bonnie Brae Tavern has been in operation since 1934, after its original owner, Carl Dire, converted his gas station into a bar with four booths and eight stools. Dire’s family did all of the cooking for years and the tavern has become known for its legendary pizza (1). Another local restaurant is the Saucy Noodle Ristorante which has been operating since 1964. It serves up authentic Italian dishes from family recipes and operates under the slogan, “If you don’t like garlic...go home!” (3).

Even the local gas station has a storied history. The owner of the Bonnie Brae Conoco, Gene Wilson, has operated his store for 31 years, while the store has been in his family for much longer, dating all the way back to 1942. Continuing in its trend of old fashioned service and quality, this gas station not only provides a pit stop to gas up and reenergize, they also specialize in car maintenance (1).

Bonnie Brae – Real Estate Snapshot

This picturesque community features a rich variety of single-family homes ranging from English Tudors, Cape-Cods, and colonials, to newly constructed, custom contemporaries. These homes were mostly built during the 1930s and 40s, and although the development was slowed down by the great depression, the extra time to experiment with architectural design benefitted Bonnie Brae in the long run. The European influenced Art Moderne and International styles of architecture were utilized during construction, reliant upon the sentiment that “less is more” (1). As such, curved corners with horizontal lines are evident; the curvy streets are lined with mature trees, and surround an elliptical-shaped park, giving the area a stately feel. Due to its remarkable architecture, limited availability, and historic locations, residential real estate commands prices from the mid \$550,000s to the multi-millions. Bonnie Brae is a highly sought after neighborhood, which is no surprise given all it has to offer.

- 1) Bonnie Brae Website
- 2) The Famous and Delicious Bonnie Brae Ice Cream
- 3) Saucy Noodle Restaurant

BOW MAR

Zip Code: 80123

Located 12 miles from downtown Denver, the small town of Bow Mar lies in both Arapahoe and Jefferson counties. The area is just less than one square mile in size, and the current population rests at about 900 residents. The community is composed of about 300 single-family homes on acre-size lots, and there is both open space and a private recreational lake (1).

Originally an agricultural area, Bow Mar was home to several large farms that provided for both Denver and nearby Littleton. The community's name came from combining the names of the two nearby lakes; Bowles Lake (named for pioneer Joseph Bowles), and Marston Reservoir (named for pioneer John Marston.) The historic Bowles farmhouse can still be found south of the town as a monument to its storied past. A significant event in the history of the town was the baby boom that accompanied the post World War II era, which led to much of its development and the town we see today. Many of the homes built during this time reflected the Frank Lloyd Wright prairie-style that was popular at the time. A great number of these homes have since been updated or replaced, but the style and history still remains. The town was incorporated in 1958 and has growing slowly but steadily since then (2).

One of Bow Mar's most spectacular features is its private beach on Bowles Lake. Other amenities include a playground, tennis courts, BBQ/picnic area, volleyball court, and horseshoe pit. The community hosts a number of gatherings throughout the year including holiday parties and events, concerts, and boat regattas (3). This beautiful area is perfect for nature-loving families who enjoy the peace and convenience of the suburbs.

Bow Mar Real Estate Snapshot

The southern section of Bow Mar is less expensive with homes \$400,000's. The north section of Bow Mar often rises into the millions depending on size, condition and proximity to the lakes.

- 1) Town of BowMar
- 2) BowMar Wiki
- 3) BowMar Website

CAPITOL HILL

Zip Code 80218, 80224

Named for its proximity to the State Capitol building, the Capitol Hill area is a diverse Denver neighborhood that is popular with many young professional and artists alike. Bounded by major roadways Broadway, Downing, Colfax, and 7thAve., this area is right near the heart of downtown Denver. Excellent public transportation is available in this area making commutes a breeze.

The Capitol Hill area is buzzing with nightlife, being home to some of the premier concert venues in Denver. The Ogden theater was built in 1917, and has since been added to the National Register of Historic Places. With a capacity of 1,600 people, the Ogden plays host to well known artists and up-and-comers alike, all in an intimate concert setting. On the slightly larger side is the Fillmore Auditorium, which has a seating capacity of 3,700. While there are still more obscure names that play there, the artists booked at the Fillmore are typically more recognizable. Some past examples include Marilyn Manson, Paramore, Bad Religion, and more recently Meghan Trainor, Three Days Grace, Third Eye Blind, Nick Jonas, and Damien Marley. As such, the Fillmore often ranks in the top tier in both gross and attendance for American concert venues (according to both Billboard and Pollstar magazines).

Capitol Hill also contains some of the most popular Denver night clubs, including Club Vinyl and The Church. Both of these venues are known for their highly skilled DJs and lively, upbeat atmospheres. In addition to nightlife, there are a plethora of restaurants and eateries in the area, including the cult classic Voodoo Doughnuts that opened in Denver in 2014 to much fanfare. Some fan favorites include the Maple Bacon Bar and Portland Cream, doughnuts that have carved out an impressive following despite Voodoo's "cash only" policy. Or, if you're not in the mood for sugar, grab a drink and some pub food at the new Oblios Cap Hill Tavern or pair your drinks with some video games at the 1 Up Colfax Arcade and Bar.

Capitol Hill also offers a unique and eclectic shopping experience. Look for some trendy jewelry and accessories at Pandora on the Hill, or browse the hip second-hand selection at Buffalo Exchange. The Kilgore Used Books and Comics store is a must-stop for any bookworm, and Wax Trax Records is an actual record store for vintage music enthusiasts. There's plenty of places to shop, eat, or visit in Capitol Hill.

Capitol Hill – Real Estate Snapshot

Capitol Hill is the most populous Denver neighborhood. The diversity of the area is reflected in the range of home prices from condo conversions in the mid \$100,000's, to mansions surpassing \$1,000,000. Once the home to wealthy Denverites, homebuyers can still find stately Tudors, Victorians and Greek Revival style architecture. Further, condos and apartments are plentiful for those looking for a nice urban atmosphere without shelling out huge sums of money.

CASTLE PINES

Zip Code 80108

Castle Pines North is one of Denver's newest and most beautiful communities. Incorporated on February 12, 2008, this community is situated just 20 miles south of Denver in the prosperous Douglas County. The community is quiet and secluded without being too far from the comforts of big city living. Castle Pines North is the perfect place for those who to enjoy a truly Colorado experience; it's bordered on the west by Daniels Park, and views of the Front Range extend from Pikes to Longs Peak. With its elevation of 6,358 feet, the views in the community simply can't be beat (1).

Castle Pines North is nestled next to undeveloped open space that is home to a wide variety of wildlife seldom seen in any major city. The community is tight-knit and offers many unique events including holiday carriage rides, summer concerts, outdoor movie showings, an Oktoberfest celebration, and much more. The community also offers multiple parks, 14 miles of trails, swimming pools, and clubhouses. If you're looking to for the luxuries of an upscale, suburban neighborhood that is closer to nature, Castle Pines North is the place for you.

Castle Pines North – Real Estate Snapshot

Castle Pines North has many beautiful and family-friendly houses that start in the high \$200,000s and include many community amenities. There are also larger and more private mansions with traditional and contemporary Colorado architecture that extend into the millions range.

1) <http://cpnhoa.org>

CASTLE PINES VILLAGE

Zip Code: 80108

Like its neighbor Castle Pines North, Castle Pines Village is a relatively new community just outside the city of Castle Rock. This gated community is located approximately 20 miles south of Denver and is home to an extensive trail system for hiking and biking. Also available for use with a membership are tennis courts, swimming pools, a fitness facility, and two nationally renowned Jack Nicklaus golf courses. These incredible amenities are accompanied by stunning views of the Rocky Mountains to the west and the greater Denver metro area to the north.

Castle Pines Village rests along the I-25 corridor, allowing its residents quick and easy access to the state's major commerce centers of Denver and Colorado Springs. It is also conveniently located 15 minutes south of the Denver Technological Center (DTC) and approximately 10 minutes south of the state-of-the-art Skyridge Medical Center, as well as Park Meadows Mall.

Castle Pines Village – Real Estate Snapshot

Castle Pines Village real estate is unique and differs from other Denver-area communities in that undeveloped parcels of land are available for purchase in addition to re-sale and newly constructed homes. Therefore, if you're looking to build your dream house, Castle Pines Village gives you that option. Residential prices for condominiums start in the mid \$500,000's and single-family homes range from \$700,000 to several million dollars plus.

CASTLE ROCK

Zip Code: 80108, 80109

Named for the large rock formation that lies just outside of its downtown area, Castle Rock is a growing community located on the I-25 corridor. It's located south of Denver and north of Colorado Springs, and both of these cities are easily accessible from Castle Rock via I-25. It is also a popular place to commute to the Denver Technological Center (DTC) from. The community is known for its suburban atmosphere, yet is also within close proximity to Denver and its surrounding counties. Originally home to Native Americans of the Arapaho and Cheyenne tribes, the area drew colonial settlers in the mid nineteenth century with rumors of gold. However, it was rhyolite stone, not gold, that led to the town's settlement, and a booming rhyolite quarry operated in the town from the late nineteenth century to the early twentieth. In 1875 the Rio Grande Railway opened a train depot in the town, and this depot now houses the Castle Rock Historical Museum where visitors can relive the town's Old West origins (1).

Today, Castle Rock is the county seat of the large and prosperous Douglas County. It's home to many government and administrative offices, as well as the county courthouse. It's easy to enjoy all the sunshine that Castle Rock offers with the community's 34 miles of hiking trails, 2,400 acres of open space, and 18 parks (covering 251 acres of land). There is also an 80,000 square-foot recreation center that offers a wide range of activities for residents.

The city of Castle Rock has received many accolades:

Number 9 of the "Best and Most Affordable Suburbs in the US" – Business Week (2006)

Number 6 on "High-Growth Areas in the United States" – Gadberry Group (2009)

Number 5 of "America's 25 Best Places To Move" – Forbes Magazine (2009)

Number 1 of the "10 Best Towns for Families" – Family Circle Magazine (2010)

Number 19 of the "100 Best Places to Live in America" – Money Magazine (2011)

Castle Rock – Real Estate Snapshot

Castle Rock offers a wide range of residential real estate. Affordable starter homes begin at around \$200,000 and customized, luxury homes can be found for several million dollars. Of course, there's many different options in between, and this area remains popular for both families and working individuals who are looking for a lower cost of living than can be found in other places in the Denver metro area. Castle Rock is a beautiful town that has an incredible amount of housing options, which makes it easy to find something for even the most selective customer.

1) Town of Castle Rock

CENTENNIAL

Zip Code: 80015, 80111, 80112, 80121, 80122, 80161

Named after the state of Colorado's nickname, the "Centennial State", Centennial is located in Arapahoe County and is bordered by Littleton, Greenwood Village, and Aurora. Incorporated in 2001, it was the largest incorporation in U.S. history and today is the tenth-most populous municipality in Colorado (1). It is served by both the Littleton Public and Cherry Creek School districts and is also home to a number of private schools.

The city's first park, Centennial Center Park, was opened in 2012 and includes a variety of features including a splash park, amphitheater, climbing walls, picnic shelters, and many educational elements. In the fall of 2012 the park received the Colorado Lottery's "Starburst Award", and in 2013 received the Denver Regional Council of Government's "Live, Work, Play Award". The community itself has also received various accolades including a ranking of 47th on Money Magazine's 2012 list of the "100 Best Small Cities to Live" (2).

Centennial is home to many small and large businesses including Colorado's first Ikea location. Opened in 2011, Ikea has been a major source of tax revenue for the area and remains a very popular shopping destination. The beautiful Streets at SouthGlenn outdoor shopping area opened in 2009 and is home to many well-known retailers such as H&M, Whole Foods Market, Regal Cinemas, and many other small boutiques and restaurants. Centennial also houses the Cherry Creek State Park which offers boating, fishing, camping, a large off-leash dog park, and many other amenities.

Centennial – Real Estate Snapshot

There are a number of different housing options in Centennial. The community offers modest, traditional tract homes that are perfect for first-time buyers and young families. There are also expansive, custom luxury homes available that are suited for established families who are looking for their dream home.

1) http://en.wikipedia.org/wiki/Centennial,_Colorado

2) <http://www.centennialco.gov/>

CHEESEMAN PARK

Zip Code: 80218

The Cheesman Park neighborhood is one of the oldest communities in Denver. The first settlements popped up in the late nineteenth century, and the area was almost completely developed by the early twentieth century. The neighborhood was mostly large homes for the wealthy inhabitants of Denver, in addition to housing a large cemetery. In the 1930s the headstones were removed from the cemetery and the area was redeveloped as the beautiful Denver Botanic Gardens. During this time the area became primarily an apartment district (1).

Today, the area is a complex and changing neighborhood with the actual Cheesman Park and the Denver Botanic Gardens as two of its major assets. The park is home to the Walter Scott Cheesman Pavilion, which was dedicated in his honor in 1908. Now, the pavilion is frequently utilized as a place for various public gatherings and events. It's one of the best places in Denver to take photographs, whether you're an amateur or a professional; with its aged, yet beautiful architecture overlooking the Denver skyline, there are amazing pictures to be taken and memories to be documented and created (2). Moreover, the park plays host to the AIDS walk Colorado, which occurs annually in September. Active community participation is heavily encouraged in this 3 to 6 mile walk, which often features speeches by politicians and/or community leaders, as well as celebrity appearances.

The Denver Botanic Gardens is a public place, wonderful to visit for its vibrant array of flowers and its incredible, specialized exhibits. Examples of past exhibits include Colorado landscape sculptures, and the Chihuly exhibit, a fascinating Studio Glass movement pioneered by Dale Chihuly, a prominent figure in architecture. While it may be too late to see these, there are captivating exhibits sprouting up for months at a time. Of course, the collection of flowers and greenery are always around to see seasonally, making it well worth the admission price no matter what. Visit the Denver Botanic Gardens website for more information, as they offer a wide range of workshops and programs for those of all ages and backgrounds, as well as several different membership opportunities, gardening resources and assistance, and conservation efforts.

Cheesman Park is comprised of two historic neighborhoods; Humboldt Island, which runs along Humboldt and 10th/12th Avenues, and Morgan's Addition, which runs along 9th Avenue between Race and York. These areas include some of the most diverse architecture in the Denver area including mansions, bungalows, ranch homes, high rise apartment conversions, and luxury condominiums.

Cheesman Park – Real Estate Snapshot

Small condo conversions, high rises, and mansions make up the fabulously eclectic real estate fabric of Cheesman Park. This housing diversity also results in a wide range of prices – from the \$100,000's to the multi-millions.

CHERRY CREEK

Zip Code: 80206, 80209

Cherry Creek is one of the most upscale, fashionable, and thriving communities in Denver. Located only 10 minutes south of downtown, it is one of the most exclusive Denver neighborhoods. With its stunning new properties to complement prestigious older homes, Cherry Creek has persisted as a top neighborhood in both Denver and the United States for years. Cherry Creek is home to hundreds of shops, boutiques, art galleries, salons, spas, restaurants, and anything else that caters to a luxurious lifestyle. The enclosed Cherry Creek mall offers some of the most extravagant shopping in the Denver area. It's anchored by department stores such as Neiman Marcus, Saks Fifth Avenue, and Nordstrom. It also boasts a Tiffany and Co., Louis Vuitton, Burberry, and Ralph Lauren, among many other high-end retailers. On the whole, 320 independently-owned shops call Cherry Creek home, spanning an impressive distance of 16 blocks. Many of these stores are the only locations in the state.

To satisfy your appetite after a full day of shopping, indulge in one of the best steak dinners in Denver at the Elway's Cherry Creek steakhouse. Owned by former Broncos legend John Elway, who currently serves as the Executive Vice President of Football Operations for his hometown team, has earned many loyal patrons for his restaurant's top-quality meals. Some especially tasty options include the filet mignon, prime rib, and lamb chop fondue. Another must-try restaurant is the Cherry Cricket, one of the most iconic diners in Denver since its humble beginnings out of its owner's living room in 1945. This former trucker bar boasts some of the best burgers on the front range, and a delicious pub fare inspired menu with delicious concoctions left and right (1). As such, it has gained national attention, including an appearance on Travel Channel's Man V. Food, in which their famous "Cricket Burger" was spotlighted.

Cherry Creek also boasts a 22 mile path (aptly named the "Cherry Creek Path") and holds multiple outdoor events every year, both community and third-party/merchant run. Some of these events include the well-attended Cherry Creek Arts Festival, the Films on Fillmore, and annual ice skating at the Cherry Creek North Ice Rink. In their pursuit of supporting intellectual and creative progression, the neighborhood's art festival embraces visual, culinary, and performing arts for three days in July. In this short time span, this non-profit organization attracts a staggering 350,000 visitors. Furthermore, Films on Fillmore provides a wonderful picnic setting to watch a classic movie; examples of showings include Jaws, Raiders of the Lost Ark, The Muppet Movie, and Titanic. The community calendar is filled with a variety of events year-round, which feature great opportunities to get the most out of living in the magnificent city of Denver.

Cherry Creek – Real Estate Snapshot

While square footage doesn't come cheap in this area, the luxury is worth every penny. Buyers may be able to find single family homes that start in the \$800,000s, while spectacular townhomes and condominiums are more readily available. The area is ripe with architectural diversity and extravagance, yet the laid back, down-to-earth attitude that makes Denver special is never sacrificed.

1) Ten Best Restaurants in Cherry Creek

COLUMBINE VALLEY

Zip Code: 80123, 80128

Columbine Valley is a small statutory town just west of Littleton in the South Platte River valley. Located just 30 minutes south of downtown Denver, this peaceful community projects an almost rural (although upscale) atmosphere, while being only a short commute from all of the state's top business hubs.

This history of this area dates back to the nineteenth century when it was still the 295 acre Heckendorf Farm. The area offered a beautiful view of the mountains while remaining situated in a winding river valley, which projected a feeling of quiet spaciousness. In 1955, it was selected for the development of a championship golf course, country club, and private residences. In 1959, the area was incorporated and officially became the Town of Columbine Valley (1). Today, the country club also boasts a swimming pool and tennis courts, and offers a range of youth and other member activities throughout the year.

An unfortunate tragedy struck the city in 1965 when the South Platte River had a massive flood. Around 25 of the town's homes were either destroyed or severely damaged and the financial loss was estimated at around \$2 million. The Professional Golf Association (PGA) tournament that had been scheduled at the course for the following year had to be postponed until 1967. However, due to great efforts, the town was rebuilt and renovated quickly and once again became a quietly thriving community (1).

Luckily, current residents need not worry about another flood. As a response to the 1965 disaster, the Chatfield Reservoir and dam were built in the area to afford flood control. The dam was completed in 1975 and today sits around a large state park that offers a wide range of amenities including boating and a marina, a swim beach, campgrounds, walking/running/hiking/biking trails, and a 69 acre dog park. This park is only minutes away from the Columbine Valley area and provides a natural nature retreat that's just as convenient as the local grocery store.

Columbine Valley is just minutes from major roadway Santa Fe Drive that runs directly into downtown Denver. It's also close to both the C-470 highway that provides direct access to the state's main arterial, I-25, and the Littleton Mineral and Downtown Littleton light rail stations. Also close by is the gorgeous Aspen Grove Shopping Center. This outdoor shopping area hosts retailers such as Apple, Gap, Williams-Sonoma, Pottery Barn, and many more. An Alamo Drafthouse Cinema, which offers moviegoers a full food and drink experience, opened up recently and many new retailers continue to come to the area. Aspen Grove also hosts weekly farmers markets where shoppers can find all the best fresh produce straight from Colorado farms.

Columbine Valley Real Estate Snapshot

Homes in the Columbine Valley start in the \$400,00's and go into the multi-millions depending on the sub-area.

CONGRESS PARK

Zip Code: 80206

Congress Park, bordered by 6th Avenue, Colfax, York, and Colorado is one of Denver's most well-known and beloved neighborhoods. Developed in the late nineteenth and early twentieth centuries by expanding Denverites looking to get away from the city, this community has its origins as a "streetcar suburb"- when streetcars were able to reach it, people started building (1). Today, this classic charm is still evident in the winding streets lined with mature trees.

The biggest draw to the neighborhood is the actual Congress Park, which has a long and storied history beginning in the early twentieth century. During World War II residents dedicated the park as "Victory Park" and many community gardens were planted. The famous Denver mayor Benjamin F. Stapleton declared the project to be "the most important community project we have seen undertaken," but the gardens only lasted for three years before being declared "a nuisance and an eyesore" by residents (1).

The gardens were then re-landscaped and re-purposed, and have evolved to become what we see today as the current Congress Park. The park boasts multiple gardens, a swimming pool, 8 tennis courts, and baseball/soccer fields. It's a very family friendly park that's perfect for basking in the sunshine that Denver enjoys for 200+ days of the year.

Congress Park is located near the Denver Zoo, Denver Museum of Nature and Science, Gates Planetarium, Denver Botanic Gardens, and Cherry Creek shopping area. Locally acclaimed restaurants include the upscale Barolo Grill and Truffle where you can find a variety of outstanding, fresh food. The seafood tasting menu is widely appreciated, as is the Panna Cotta, a must-have dessert option for anybody who appreciates carefully-crafted sweet concoctions. Shells and Sauce is a slightly more affordable option in Congress Park, yet is renowned for its funnel fries, bloody mary's, and meatballs. On the edge of Congress park is the colorful hot dog joint Steve's Snappin Dogs. An inexpensive destination for elaborate hot dog concoctions as well as burgers and shakes has made this destination a local favorite. However, it's not just a run-of-the mill joint specializing only in hot dogs; the fresh limeade and fried green beans have attracted much praise as well, helping Steve's to make a name for itself as a beloved restaurant, and not just another hot dog stand. There are also many different shops sprinkled throughout the park ranging from local florists to antique markets. Some notable examples include Lambe Shoppe, a knitting and crocheting destination with an in-house coffee shop, Wild Flowers, a trusted stop for houseplants and gifts of the gardening variety, The Mindful Bike, a bike shop with knowledgeable employees and extensive products, and Under the Umbrella Cafe and Bakery, a cozy stop for coffee and baked goods.

Recently, there has been a wave of restoration and landscaping on the older, historic homes in the neighborhood, and it has become a popular area for families and young professionals alike. With the many different types of housing available, there's something for just about anyone who is looking for a slice of Denver living with a side of Colorado charm.

Congress Park - Real Estate Snapshot

Congress Park homes are usually of the bungalow, "Denver Square", or Victorian variety. Apartment and condominiums are also available. A small 2 bed/1bath can occasionally be found for under \$300,000, though home price homes are usually \$300,000- \$800,000.

CORY-MERRILL

Zip Code: 80210

Located in South Denver, the Cory-Merrill Neighborhood was established in 1895 as a dry town for citizens opposed to the numerous saloons in Denver (1). It is situated north of I-25, west of Colorado Blvd, and south of Mississippi. It's central to both Downtown Denver and the Denver Technological Center (DTC) but retains a comfortable suburban feel.

The Cory-Merrill community association has been strong for the past 30 years, and today the neighborhood is seeing a strong resurgence with many "scrapes" and remodeling happening on its streets. The homes in the neighborhood consist primarily of bungalows and ranches, but with the major facelifts happening it's now possible to find a wider variety of housing. Today you can see anything from Mission-style stucco to rugged wood to neo-electric contemporary mansions punctuating the tree-lined streets.

Cory Merrill is only a short distance from Washington Park, a haven for nature enthusiasts which includes miles of trails and numerous other recreation activities. The adjacent shopping areas are convenient and easily accessible by residents. The community, while diverse, is very close-knit and offers a range of activities throughout the year including a neighborhood picnic. It's a wonderful place for families and those looking for a comfortable retreat from the city.

Cory Merrill – Real Estate Snapshot

Modest ranches can be found for just under \$400,000 while more expansive, newly constructed homes can command over 1 million.

1) <http://www.corymerrill.org/>

CURTIS PARK

After a downward spiral in the 1970's, Curtis Park has turned around with the redevelopment of Denver, and the concept of "urban renewal" following World War II. As a result of these efforts, it is now a great place to live, especially for downtown workers because of its close proximity to the city. The neighborhood centers around Mestizo-Curtis Park, Denver's first park, and is characterized by tree lined streets and diverse, unique homes. The homes range from renovated Victorian mansions to smaller Four Square homes and duplexes along with many Queen Anne style buildings. The residents are as diverse as the housing styles, in both wealth and ethnicity, and work together towards making Curtis Park an even more attractive place to live. It is currently part of an up and coming NODO development effort as well. With its prime location and continuing development, Curtis Park attracts investors and residents alike and is truly a great neighborhood.

One of the best sandwich spots in Denver is located in Curtis Park, aptly named Curtis Park Delicatessen. Despite its highly affordable price range, this deli has freshly baked breads, homegrown vegetables, and quality meats and cheeses. Their famous "French" is packed with rosemary ham, mixed greens, brie, and topped off with homemade mustard, which shows what an incredible feat they have accomplished using such wonderful ingredients without compromising their affordability. Additionally, the restaurant serves the famous Sweet Action Ice Cream and Noosa yogurt, both available to pick up. Stop in and sit at the community table to become acquainted with local Curtis Park residents, and meet interesting people, join in some great conversation, and feast upon some incredibly tasty sandwiches, ice cream, yogurt, and more.

In addition to Curtis Park Deli, Work and Class persists as one of the highest rated restaurants in Denver, serving up a blend of American and Latin American cuisines. Featuring unique architecture and modern decor, Work and Class has incredible short ribs, Chickpea croquettes, and blue corn empanadas. With all of these delicious menu options, it's no surprise that Zagat has rated Work and Class "Denver's Best for Healthy Cocktails," "Denver's Best for Sliders," and, slightly unfortunately "Denver's Toughest Tickets," which means its immense popularity makes it a tough location to get a table. When you can though, make sure and brave the wait, because you certainly won't regret sampling this fine Curtis Park eatery.

Curtis Park Neighborhood – Denver Real Estate Snapshot

Curtis Park & Five Points are home to Italianate's, row houses, Victorians and condos. Home prices reflect the condition of the home that can vary widely. The average list price for Curtis Park home is typically in the mid to high \$500,000's.

DENVER COUNTRY CLUB

Zip Code: 80206, 80218

One of the most desirable neighborhoods in Denver, the Denver Country Club area is located only three miles from downtown Denver, and is directly across from the Cherry Creek shopping center. The neighborhood is bounded by Downing St., University Blvd., 1st Ave., and 6th Ave. It's located to the north of the actual Denver Country Club, with its hallmark Mediterranean gate marking the entrance at 4th and Franklin. It's a stately, tree-lined neighborhood steeped in local history. The neighborhood was developed in the early twentieth century in conjunction with the country club. It was designated as a Historic Landmark District in 1990, and has had a strong Neighborhood Association since 1973. Membership in the association is voluntary, although the vast majority of homeowners join (1).

Many dignitaries and other social elites have settled in the Country Club area, and many renowned architects- such as Jean Jacques-Benedict, Maurice Biscoe, and Fredrick Harnois- have designed showcase mansions in this grand neighborhood. While there are only 380 homes in the area, the lots are typically more spacious than the grid system of many other Denver communities, and many of the homes were built in the early 1900s. Home styles range from Colonial, Tudor, Gothic, and Spanish-Style to modern revivals.

The Denver Country Club remains one of the premier membership-only clubs in the state, affording amenities such as an 18-hole golf course, hockey, ice-skating rinks, tennis courts and a swimming pool. The pool not only has a diving area of 12 feet and 20 and 25 yard race lanes, it also has a 25 meter race lane, which meets Junior Olympic specifications; this is yet another attention to detail that is much appreciated by members and guests alike. The country club has twelve tennis courts, of which two are clay, two are grass, six are hard court, and four are indoors; the different court sources (grass and clay) are rare in Colorado, so it's a great advantage for tennis aficionados to obtain memberships to the club. Additionally, the country club can be suitable for kids as well, which is evidenced by the youth hockey program for several different age groups, spanning all the way from ages 5 to 13. However, all players must be the child, grandchild, or sponsor of a member in order to participate in the league. Furthermore, it is a popular destination for weddings and special ceremonies, both of which make great use of its vast, open space.

Denver County Club – Real Estate Snapshot

Real estate in the Country Club neighborhood varies by the sub area, with the Country Club Annex being the most affordable location and Park Lane Square hosting the truly elaborate and most expensive homes. Expect to pay from the \$800,000 range to \$8 million for one of these amazing treasures.

1) Country Club History

DOWNTOWN DENVER

Zip Code: 80206, 80218

Downtown Denver is the epitome of urban living in Colorado. If you're not sure which district best meets your needs, this is a great place to start your search. There are endless living choices ranging from modern to tradition, and styles from lofts and condos to penthouses are available. Many buildings in the area offer a vast amount of amenities as well. There are newer high-rises, low-rises, and condo conversions in the area, all of which staples of the Downtown Denver Housing market. Downtown Denver is home to the area's best-selling high-rise community, the Spire. This designer complex features panoramic views and resort-style amenities including pools and hot tubs, lounges, a yoga garden, health club, multimedia theater, grilling area, dog park, valet parking, housekeeping, guest suites, storage rooms, car/ bike wash area, ground-floor retail and dining, door-to-door delivery from plentiful dining options, and much, much more (1).

Also in the area is the Denver Art Complex which is home to the Boettcher Concert Hall (home of the Colorado Symphony Orchestra), Temple Hoyne Buell Theatre, Ellie Caulkins Opera House, Helen Bonfils Theatre Complex, Chambers Grant Salon, Studio Loft Denver, Nathaniel Merrill Founders Room, Galleria, and iconic Sculpture Park (2). Erected in 1978, the groundbreaking Boettcher Concert Hall was the first round concert hall in all of the United States. With its overhaul in 1993, including acoustic adjustments to finely tune sound quality based on attendance, the Colorado Symphony Orchestra has a wonderful venue to call home. Further, the 2,300+ seats provide ample opportunity to enjoy music year round. Another well known aspect of the Denver Art Complex is Sculpture Park, which is situated at the center of the Denver Theatre District. With two 50-foot high sculptures known as "The Dancers," you don't exactly have to be in the Denver Art Complex to enjoy these pieces. Sculpture Park has played host to not only the Shakespeare Festival, but also to the American Heart Association's Heart Walk, proving its diversity to host outdoor festivals and significant events, in addition to its functionality, which is evidenced by its 4,000 Banquet seating capacity and 7,000 reception seating capacity. Individually, these venues provide many of the best live performances in the state, but as a whole, they show the essence of Denver, from its culture, to its vibrant atmosphere, to its welcoming attitude and homey nature.

Downtown Denver – Real Estate Snapshot

Downtown Denver or the Central Business District is home to the Performing Arts Complex, rows of hotels, the 16th Street Mall, Paramount Theater and other attractions. Home buyers and real estate agents typically include surrounding areas in a "downtown" search.

- 1) Spire Urban Real Estate
- 2) Community Arts Complex

GOLDEN TRIANGLE

Zip Code: 80203

The Gold Triangle/Civic Center Park region is just south of Denver's Central Business District, and between the Cherry Creek greenway. It's still considered to be "downtown," with its loose boundaries including Colfax Ave. (north), Broadway (east), and Speer Blvd. (south). As you might have guessed, the location of these streets creates the triangle that the neighborhood gets its name from. The Golden Triangle Neighborhood Association extends the boundaries one block east to Lincoln St. that incorporates most of the institutions sprinkled throughout Civic Center Park.

This neighborhood is rich in history and culture. It encompasses the popular Civic Center Park, Denver Art Museum, and Denver Public Library. Also in the area are the Molly Brown House, Byers-Evans House Museum, Kirkland Museum of Fine & Decorative Art, Denver Firefighters Museum, Clyfford Still Museum, and the History Colorado Center (1). There is no shortage of learning opportunities in this community. In addition to these, the Golden Triangle neighborhood also houses the Colorado State Capitol building and the Denver City and County Building.

The Denver Art Museum is one of the largest art museums between Chicago and the west coast, housing upwards of 68,000 works falling under various art styles, time periods, and cultures. Much of its size comes from the 1971 addition of the North Building, a seven story, 210,000 square foot that allowed the museum's vast collection of works to be housed under one roof. Designed by Italian architect Gio Ponti, the exterior of the museum contains more than a million reflective tiles, giving the building a grand front that is reminiscent of a castle. The museum itself has countless exhibits, including Asian Art, Modern and Contemporary Art, Indigenous Arts, a New World Collection, European and American Art, Textile Art, Western American Art, and other changing specialty exhibits that provide further intrigue.

There's no better location in Denver, or possibly even Colorado, to host an event than Civic Center Park. With an astounding 25,000 beds of beautiful, blooming flowers each Summer, weddings, graduations, and receptions are frequently hosted at this prime location; further events include a St. Patricks Day Parade, a Cinco De Mayo festival, and a People's Fair. Continuous transformation has changed the landscape of the Golden Triangle since its origination in Denver in the early 1900's. In 1993 the Golden Triangle Neighborhood Association was formed, and through the power of volunteers has coordinated many community events and parties. It also works on issues such as graffiti remediation, litter clean-up, pet waste solutions, and issues a semi-annual newsletter.

The area also offers a wide range of businesses. In addition to being the home of the local favorite Denver Westword, a free alternative weekly newspaper, the area is brimming with everything from coffee houses to fine art galleries. Check out the Dazzle Restaurant & Lounge for what is arguably the best jazz clubs in the state, and perk up at the Rooster & Moon Coffee Pub with their artisanal coffee and espresso, which complements their delicious food (2). If you're looking for a close-knit community that doesn't sacrifice the enjoyment of city living, the Golden Triangle neighborhood has much to offer.

Golden Triangle - Real Estate Snapshot

Modern condos and lofts are intertwined with bungalows and Victorians, making for eye pleasing streetscapes. Prices range from the \$400,000's to the multi-million range.

- 1) Denver Neighborhoods – Golden Triangle
- 2) Golden Triangle Website

FIVE POINTS

Zip Code: 80205 and 80216

Founded in the 1860s, Five Points is one of Denver's oldest residential neighborhoods and was a prominent location for jazz, culture, and art in the 1900s, with some dubbing it the "Harlem of the West." Located about a mile northeast of Downtown Denver, the light rail line runs right through Five Points making it a convenient as well as eco-friendly destination. The "five points" in the neighborhood's name originates in part from the vertexes formed where four streets meet: 26th Ave., 27th St., Washington St., and Welton St. The other influence for the name came from the abbreviation of the streetcar stop that was located at this intersection. As such, it is known as the city's first "streetcar suburb" neighborhood, bringing many firsts to Denver neighborhoods, including the creation of Denver's first public park (1).

In the early and mid-twentieth century, Five Points shared many similarities with Harlem, New York. The neighborhood was frequently graced with performances from legendary jazz musicians, including Billie Holiday, Duke Ellington, Nat King Cole, and Miles Davis. Many of these artists stayed and performed at the Rossonian Hotel. Westword, the popular Denver news source, recently wrote an article entitled "With Developers Jazzed about Five Points, The Rossonian Hotel Could Soon be Hopping Again." Despite its current abandonment, there is still hope that this once iconic jazz lounge and sanctuary can become jumpin' once again. Regardless, the mere effort to restore this once prominent joint shows how well Five Points is doing today, and the continued growth that is slated for the future.

Currently, the community hosts a number of African American cultural centers including the Stiles African American Heritage Center, The Blair-Caldwell African American Research Library, and The Black American West Museum (2). The Stiles African American Heritage Center places a heavy emphasis on commemorating contributions of African Americans, celebrating their heritage and preserving their history, as well as influencing younger generations to go forward with nobility and pride. The Black American West Museum tells the stories of different individuals and their contributions as ranchers, blacksmiths, teachers, lawmen, and soldiers, all of which were integral to building the west.

The neighborhood also hosts various events throughout the year including the 5 Points Jazz Fest, a free event held every May 5th. The Juneteenth Festival is also celebrated annually, usually with around 100,000 attendees. Additionally, the area is home to some of the best BBQ, Caribbean, and soul food that you'll ever encounter. A must-stop is Tom's Home Cookin', with its daily changing menu. Make sure to try the copper-crusting fried chicken, Andouille sausage, chicken gumbo, meatloaf, stewed collard greens, and peach cobbler if they're available (3). Another destination to stop at is Rosenberg's Bagels, which has found a way to "replicate the New York City water that makes their bagels one of a kind." As such, devout customers' have given immense praise, claiming it's the "best bagel [they've] had outside Manhattan," with many New Yorkers commenting on its authenticity and praising the soft texture. Aside from the bagels themselves, their dill cream cheese is also a huge hit, in addition to their white cookies. With its incredible food, music, and festivals as the heart and soul, the Five Points neighborhood is a great choice for singles and families alike.

Five Points – Real Estate Snapshot

Five Points/Curtis Park are home to some of Denver's first turn-of-century architecture. The average listing is in the neighborhood of the mid to high \$500,000 range.

- 1) Piton Community Facts and Neighborhood Summary
- 2) Denver Website – Five Points Information
- 3) Top 10 Places to Eat in Denver

HIGHLAND

Zip Code: 80211, 80212

The term “Highlands” refers to both the upper Highland/West Highland and Lower Highland neighborhoods. The Tennyson Street Cultural District along with the Sunnyside and Berkeley neighborhoods are often grouped together into the Highlands as well. Located just minutes northwest of Denver, the central hub of this community is 32nd Avenue. This street is historically significant as one of Denver’s first streetcar destinations, making this one of the first “streetcar suburbs” in the state.

The Highlands townsite was laid out in 1858 by none other than William Larimer Jr. who had founded the city of Denver only one month prior. The Highland town company was formed in 1859 and a bridge over the Platte River was planned to connect the town to Auraria and Denver. When the May 1864 flood wiped out many areas in Denver, the Highlands area became a much more popular destination, and in later years became accessible by streetcar. The Town of Highlands was officially formed in 1885 and in 1896 the residents voted to let Denver annex the town. Throughout the twentieth century the area became a popular place for immigrants of first Italian and then Hispanic heritage (1). These heritages are still strongly felt in the area.

Today, Highlands is an incredibly popular destination, and is flourishing as Denver’s largest neighborhood. The community has a distinct Hispanic culture, and has been featured in Travel + Leisure Magazine and National Geographic Traveler. Much of its appeal comes from Highlands three large parks; Sloan’s Lake, Rocky Mountain Lake, and Berkeley Park. This area has experienced amazing growth over the past few years and is overflowing with some of the trendiest spots in Denver (2). Linger is one of the best reviewed restaurants in the area and offers international cuisine and patio dining with an incredible view of the Denver skyline. It went from morbid to marvelous with its conversion from a mortuary to a restaurant, now featuring a rooftop lounge that offers an abundance of global small plates including Wagyu Sliders and Pork Belly Buns (3). If you want to indulge in the area’s Mexican heritage grab a margarita at Lola (named one of the Top Five Places to Drink Tequila in North America) and enjoy their tableside guacamole (4), or enjoy some fresh carnitas, molcajetes, and tamales at Paxia Authentic Mexican Cuisine (5). There are other tasty dining and convenient shopping options in the area, so be sure to check them out!

Highlands also offers a number of special events throughout the year. On the first Friday of every month the art galleries on Tennyson Street keep their doors open wide and artists display and sell their work. It’s an event that draws art lovers from all corners of the Front Range. Further, in June you can’t miss the Highlands Street Fair that brings live music on multiple stages, delicious food and cold beer and cocktails, arts and crafts, a classic car show, and 180+ artisan vendors of various different trades and specialties. Moreover, the Colorado Dragon Boat Festival is celebrated in July to honor Asian culture. It’s opening year in 2001 commanded a respectable 15,000 guests, however due to acclaim from both visitors and the popular Denver magazine Westword, the Dragon Boat Festival has grown to accommodate over 125,000 people. With the growth, the number of competing teams has also skyrocketed from 16 to 52 teams, including newly implemented youth leagues and race brackets. You’ll find boat styles ranging from Taiwanese to Hong Kong, an Asian marketplace, and “Taste of Asia Food Court,” all aspects of the festival that show the dedication of the community members, its diversity, and the brilliance of the Highlands neighborhood (2).

Highlands – Real Estate Snapshot

Many homes in the Highlands were built between the late 1800’s and mid 1900’s. Housing type varies widely and includes prestigious Victorian and Queen Anne mansions, row houses, duplexes, apartments above businesses, and newly constructed condos. As both the upper and lower Highlands are incredibly sought-after neighborhoods, they attract builders looking to capitalize with new condos. As the popularity of the neighborhoods continues to increase, so do real estate prices. Expect to pay in the mid to high \$300,000’s and up for anything move-in ready. Highlands is perfect for individuals, couples and families looking for a hip alternative to the suburbs.

1) Highlands Wikipedia Page

2) Denver Website Highlands Page

3) Highlands Cuisine



HILLTOP

Zip Code: 80246, 80220

The beautiful neighborhood of Hilltop is exactly what its name implies; it's perched high on a hill with gorgeous views of the Rocky Mountains. The neighborhood is bordered by 8th Ave. (north), Holly St. (east), Alameda Ave. (south), and Colorado Blvd. (west), and is only minutes from downtown Denver (1). Hilltop was developed largely in the 1940s and 50s and many of the homes built were suburban-style ranches not unlike what was being built in neighboring communities. However, unlike many neighboring communities, Hilltop didn't have a covenant with religious restrictions and it became a haven for many Jewish residents who were not welcome in other neighborhoods. However, in the 1990s a real estate boom shook the neighborhood and more development was added. Many lots have been scrapped and new, more luxurious homes have been built (2).

The neighborhood is home to many notable structures that are listed on the U.S. National Register of Historic Places including the Joshel House, Amter Residence, and Cranmer House (3). The Joshel House is a private residence that exists as one of the most prevalent examples of International Style architecture in Denver. The International Style, which promotes volume over mass, balance over symmetry, and "the absence of ornament," is seldom seen in Denver residential buildings. Its official nomination for the U.S. National Register of Historic Places lists the house as "the best example of a post World War II International Style residence in Denver." Further, The Cranmer House has a completely different architectural style which illustrates the diversity of Hilltop, and the contrasting styles that act in accordance with one another to make a beautiful neighborhood. This house survives today as a two-story Italian Renaissance Revival made of stucco.

Hilltop is a family-friendly haven that boasts many schools and multiple parks including the beautiful Cranmer Park which is widely recognized for its famous sundial (1). It hosts free family festivals, including the Independence Day Family Fun Festival as a way to utilize its amazing parks and get the whole family involved. The neighborhood also prides itself on a wide diversity of religious places of worship such as the Temple Emanuel, Assumption Greek Orthodox, Augustana Lutheran, and many more.

Hilltop – Real Estate Snapshot

Homes usually run from the high \$700,000's into the multi-millions. Several renowned architects contributed to the building efforts in the neighborhood, and examples of many architectural techniques can be observed. As such, a few of the homes are preserved on the National Register of Historic Places, and many more are cherished for their sensible, yet gorgeous designs. However, some houses are being demolished to make way for larger homes, specifically on the medium sized lots.

1) Official Hilltop Website

2) Westword 'You can go home again'

JEFFERSON PARK

Zip Code: 80211

Bounded by Speer Blvd (north), Colfax Ave. (south), Federal Blvd. (west), and the Platte River on the east, Jefferson Park is a booming neighborhood that is home to some of Denver's freshest and most modern architecture. Originally considered to be part of the Highlands, Jefferson Park (named after founding father Thomas Jefferson) has since expanded into its own neighborhood. The area continues to grow exponentially, yet is still considered to be one of the most affordable neighborhoods in the downtown Denver area (1).

As the home of Sports Authority Field at Mile High, the location of the Jefferson Park neighborhood can't be beat. With unobstructed access to the 23rd Street bridge, residents of this area can easily walk to the Riverfront area of downtown Denver that boasts attracts like the REI flagship store, Denver Aquarium, Children's Museum, and Elitch Gardens Theme & Water Park. The Denver Aquarium displays several ecosystems around the world and over 500 animal species, all of which are preserved in tanks totaling millions of gallons of water. Unique attractions include the Dive Lounge, Aquarium Restaurant, and Stingray Reef Touch Tank. Additionally, Elitch Gardens is the largest theme park in Colorado, and has been in operation in this location since 1994. Not only does it feature classic wooden roller coasters like the Twister II (modeled after the original Mister Twister built in 1964), there are several modern attractions for rollercoaster enthusiasts including the Halfpipe, Boomerang, and Mind Eraser. To cool down after a long day of thrill seeking, the institution also features a water park complete with many thrill rides and slides. On the whole, the amenities within a square mile of this area are almost limitless and include some of Denver's best offerings.

Today, the development of the area has hit a fever pitch and many new businesses and restaurants have been drawn to the neighborhood. Check out the Sassafras American Eatery for a Cajun breakfast and brunch that always impresses with its incredibly fresh eggs and biscuits as the cornerstone to their southern inspired dishes. Or, for a Mexican-American hybrid try Jack-n-Grill, which combines Mexican cuisine with the quintessential American favorite: the hamburger. If you're familiar with the travel channel show Man vs Food, this place may may bring memories of watching the host take on its 7 pound burrito challenge. Fear not, for this place does not just stuff you with as much food as possible, but rather they have fine-tuned their menu to utilize delicious ingredients and they certainly take pride in their craft (2).

Housing development in the area is rapidly becoming available, with many new housing complexes opening up in the past few years. The Row Houses at Jefferson Park offer three story townhomes which feature hardwood floors, quartz countertops, custom cabinetry, stainless steel appliances, decks, two car garages, and much more (3). Just minutes away are the 24 Jefferson Park Townhomes which offer buyers the chance to customize their own living spaces with the finest in modern design elements (4). Also available are the CLAY\28th modern residences which bring the Kujawa Architecture of Chicago to Denver (5). If you're looking for vibrant, trendy, and affordable there is no better place to start your home search than Jefferson Park.

Jefferson Park - Real Estate Snapshot

Made up of numerous different architectural styles from many different eras, Jefferson Park features single family homes and apartments in addition to all of the recent developments described above. Investors and residents alike love Jefferson Park for its close proximity to major Denver attractions and the reasonably priced housing it offers.

1) All About Jefferson Park

2) Yelp Jefferson Park

3) 24 Jefferson Park



KRISANA PARK

Zip Code: 80246, 80222

Located southeast of Denver and bounded by Dahlia St., Florida Ave., Holly St., and Louisiana Ave., this neighborhood's claim to fame is its collection of stunning midcentury modern homes inspired by the famous architect Joseph Eichler. These homes, along with the neighboring Lynwood, boast floor-to-ceiling glass, slatted wood ceilings, unique fireplaces, clean lines, and open floor plans that give the homes a great deal of additional square footage (1). Today, many of these beauties are being updated and renovated without sacrificing their design and original charm.

Krisana Park has recently gained many accolades among Denverites, taking home the top prize for 5280's best Denver neighborhood, in addition to taking home the crown of the Denver Mayor's Award for best neighborhood 2009. There have been featurettes for Krisana Park homes in HGTV, Modern in Denver Magazine, the Denver Post, Dwell Magazine, and several other media sources.

The Krisana Park neighborhood is located near Ash Grove Park, Garland Park, and Potenza Park. Garland Park is a sanctuary for sports enthusiasts, with both organized and pick-up games of soccer, basketball, football, rugby, ultimate frisbee, tennis, softball, baseball and volleyball being played there frequently. If you're not into sports but are trying to stay active, it's a prime spot to bike and run through, or to simply stroll through with the pets. All of this is situated next to Lollipop Lake, a small body of water with roaming ducks, geese, and red-winged blackbird. Finally, the park features several picnic tables and a grilling area, which is located perpendicular to its two outstanding playgrounds. The Cherry Creek trail also runs across an area of this neighborhood, which is beloved for its easy access to both the Cherry Creek shopping area and downtown Denver. Spanning the length of 3 counties and 40 miles, this trail is a local favorite for biking, inline skating, and walking, is wheelchair accessible, and is easily entered via the Krisana Park neighborhood!

Krisana Park – Real Estate Snapshot

The popular television series Mad Men put midcentury modern homes back on the radar, and prices have increased as a result. Krisana Park is full of fabulous homes in this style, with all of the desirable traits of these homes intact and more square footage to boot. The most notable of these traits include an open floor plan, courtyards, floor to ceiling glass, and indoor/outdoor living. Prices typically start in the low \$400,000's.

Zip Code: 80202

Bordered by Speer Boulevard, 20th Street, Wewatta Street, and the alley between Market and Larimer Streets, Lower Downtown Denver (LoDo) is the true birthplace of the city of Denver, and is currently booming with rich nightlife and a population of 21,000+. In 1858 General William Larimer built a log cabin in the spot now occupied by LoDo, and called his small settlement Denver City after the governor of the Kansas Territory. The area quickly grew, and 130 years later the area was designated as the Lower Downtown Historic District by an act of the City Council. The act encouraged the preservation of the area's historic architecture and resources, and was passed with the hopes of revitalizing the area (1).

The efforts at revitalization were successful and today LoDo is one of Denver's hottest communities. Located at the heart of the city, this neighborhood offers quick and convenient access to the best shops, restaurants, galleries, and nightclubs in the city. Further, if you work in the city you'll be able to avoid the mess of rush hour traffic by walking or biking to your office building. For those traveling south to work, the light rail makes multiple stops in LoDo and can take you as far as Littleton, Aurora, Lone Tree, or Golden. As an added bonus, the light rail will also be making its way out to Denver International Airport in the coming years.

Some of the biggest attractions within close proximity to the neighborhood (which are also some of the biggest attractions in the state) include the Elitch Gardens Theme & Water Park, Downtown Aquarium, Children's Museum, Coors Field (home to the Colorado Rockies of the MLB), Pepsi Center (home to the Colorado Avalanche of the NHL, the Denver Nuggets of the NBA, and the Colorado Mammoth of the NLL), and is also only a short distance from Sports Authority Field at Mile High (home to the Denver Broncos of the NFL.) The Pepsi Center is also one of Denver's premier concert venues, frequently playing host to bigger name artists such as U2, Taylor Swift, Imagine Dragons, and many other talented musical acts. Because of its standing as a prime venue, and its large seating capacity (up to 21,000 for special events), other significant events in history have been hosted at the Pepsi Center, including the 2008 Democratic National Convention. With sports, politics, music and more, it's incredible how much LoDo offers in terms of things to do and participate in, and the variety of which to choose from.

LoDo is also home to Larimer Square, the first historic neighborhood ever revitalized in America, which opened in 1969. Today, Larimer Square persists as a Denver icon with its glittering lights and ever-changing decorations. It's home to 18 shops and boutiques that carry over 200 fashion lines from all the fashion capitals of the world. Some of its well known boutiques include Cry Baby Ranch, an absurd collection of authentic western wear, and its polar opposite ModaMan, which specializes in upscale menswear and "dressing Denver's finest gentlemen." Moreover, it's also home to some of the city's top chefs (2). Rioja brings an unbelievable amount of business to Larimer square alone, primarily with its Artichoke Tortellini, goat cheese, and fresh bacon. Another must-try is a specialty martini and aged steak at one of Denver's best steakhouses, the Capital Grille. Or, if you're looking for some of the best seafood in the state, Ocean Prime offers a fresh and modern menu with a world-class wine list (3).

For the outdoor enthusiast, Confluence Park brings an incredible Colorado nature experience to the big city. Named for the location where the Cherry Creek and South Platte rivers meet, this park offers panoramic views of Denver, sandy banks for sunbathing, and rapids emerging from custom-designed chutes for brave kayakers. In the summer Confluence Park hosts a free concert series every Thursday evening (4). In accordance with Confluence Park, the Cherry Creek pedestrian path is another popular outdoor attraction for walkers, runners, and bikers alike that adds another element of intrigue to the LoDo neighborhood.

Lodo - Real Estate Snap Shot

LoDo is rich with 19th century beautiful brick homes as well as newer and flashier architecture. One can find condos or lofts in converted warehouses, newer constructed hi-rises, or rehabbed historic buildings. Prices run from the \$200,000's to the multi-millions.

LOWRY

Zip Code: 80230

One of Denver's newest communities, the Lowry neighborhood, was once the Lowry Air Force Base. Named for Lt. Francis B. Lowry, who was killed in aerial combat while serving as an aerial photographer for the U.S. Army during World War I, the base served as a training facility during WWII and the Cold War. It was also the temporary first site of the United States Air Force Academy while the permanent campus was being constructed in Colorado Springs. The base closed in 1994 after graduating more than 1.1 million members of the Armed Forces (1).

Presently, the former base is a master-planned community that is vibrant as well as sustainable. The restoration project includes both the preservation of many historic buildings, as well as the addition of new and beautiful architecture. Lowry also boasts more than eighteen pieces of public art, created by artists from across Colorado. Many of these pieces are aviation themed and recall the unique history of the area.

The community also offers 800 acres of neighborhood and regional parks, as well as nature preserve areas. Other amenities include a golf course, ice arena, sports complex, and community recreation center with pools, a gym, and year-round activities for residents of all ages. Also in the area is the Colorado Free University (CFU), John Hand Theater (located on the CFU campus), The Soiled Dove Underground concert venue and recording studio, and the Wings Over The Rockies air and space museum. The museum offers various activities for the entire family including Storytime in the Exploration Station, which features volunteer readings of aviation and space stories for children. It also has a flight simulator and collections of aircrafts, including the B-1A Lancer and B-52 Stratofortress (2). For those who are unfamiliar with the Colorado Free University, it is a network for those who wish to remain lifelong learners, add important job and life skills to their repertoire, and carve out an education without sacrificing all of their time and money. This institution of learning is one of the few independent and nonaligned campuses remaining in the country. Nightlife wise, The Soiled Dove Underground concert venue is in the basement of The Tavern restaurant and offers shows 2-3 nights a week, and features a state of the art sound system, intimate concert vibe, and several different music types and performers, including jazz, bluegrass, and even comedy shows.

Businesses in Lowry are plentiful and diverse. Residents can do their grocery shopping at the local Albertsons, and are then only a short walk away from high-end boutique shopping in the Lowry Town Center. A dining district is also in progress and exciting restaurants are already open for business in the community. One of these is the restaurant North County, which Zagat rated as one of their favorite new restaurants in Denver. The rationale behind this choice is North County's delicious Carne Asada Fries and refreshing alcoholic sodas, in accordance with other tasty dishes. In addition, the Lowry Beer Garden has gourmet dogs, burger, sandwiches, salads and more as well as a beer list of almost 50 varieties. Its ambiance is lively, with ping pong tables and tvs located around the restaurant, and 4500 square feet of outdoor garden area. In the garden area there are several Oktoberfest-style picnic tables that can play host to hundreds of guests, perpetuating the sentiment of community, geniality and warmth that the Lowry neighborhood embodies (3).

Lowry - Real Estate Snapshot

Condos can be found in the low \$200,000's, luxury residential homes in the millions –and every other price of home can be found somewhere in the middle in the Lowry neighborhood. Some of the Lowry new-home builders include Berkeley Homes, Colorado Community Land Trust, David Weekly Homes, Hangar Lofts, Jaydyn Court, Legends at Lowry Luce, and Standard Pacific Homes.

- 1) Lowry Denver
- 2) Wings Museum
- 3) Lowry Beer Garden

MAYFAIR

Zip Code: 80220

Located only five miles east of downtown Denver and 5 minutes from the Cherry Creek shopping center, Mayfair is one of the oldest neighborhoods in Denver and retains a historic presence to this day. The borders of the neighborhood are Colfax, Monaco, 6th Avenue, and Eudora (1). The location is close to the National Jewish Hospital and Rose Medical Center, as well as the Denver Zoo, Museum of Nature and Science, Gates Planetarium, and City Park.

Mayfair boasts an active Neighborhood Association that fosters a close-knit community, giving the area a small-town feel. The association sponsors activities like a neighborhood garage sale, and an annual Concert in Mayfair Park that includes live music and entertainment for children such as professional face painters and balloon artists. The community also issues a quarterly newsletter, the Mirror, to keep residents updated on neighborhood news (1).

A recent Denver Post article interviews a Mayfair resident, who describes his 15+ year tenure there fondly, referring to Mayfair as “one of Denver’s best kept secrets,” and noting the amount of younger residents moving to the neighborhood and scrapping the aging bungalows in favor of larger homes. Residents of Mayfair love its short distance from Denver, Cherry Creek, and Stapleton, and its lack of overcrowding and parking shortages (2).

There’s an incoming surge of restaurants and shops in the area, many of which that are already making names for themselves as some of the best in Denver. The Chop Shop has paved the way for new restaurants by showing the locals what it’s like to have some of the best ribs, pastrami, and french dip in town. As such, the voters have already approved the creation of the Fax-Mayfair Business Improvement District in order to continue to develop the area and add more restaurants, shops, and businesses.

This is another neighborhood that’s perfect for those looking to be close to the conveniences of urban living, who also want to enjoy the cozy air of a friendly community. With the growth and further improvements coming Mayfair’s way, it may not be Denver’s best kept secrets for long, but you can count on the communal atmosphere and laid-back attitude that has benefitted the neighborhood for years.

Mayfair – Real Estate Snapshot

Homes in need of fix-up can on occasion be found in Mayfair for the low \$200,000’s, with converted condos below this price, and lovely tudors commanding up to, or over a million in price.

- 1) Mayfair Denver
- 2) Mayfair Neighborhood in East Denver Undergoing Changes

OBSERVATORY PARK

Zip Code: 80210, 80209

Observatory Park, named for the historic Chamberlain Observatory which resides in the park, is one of Denver's most prominent neighborhoods. The observatory boasts a prized 1894 Alvan Clark-Saegmuller 20-inch refracting telescope, and hosts both weekly and monthly events including the Denver Astronomical Society's Star Party nights. It's listed on the National Register of Historic Places and in 2008 underwent a complete renovation with support from a Historic Colorado grant, the Denver Astronomical Society, and the Observatory Park Community (1).

Also home to the beautiful, tree-lined campus of Denver University, this neighborhood enjoys the cultural diversity of a college town with its abundance of lectures, concerts, and theater productions. The students, professors, and locals in the area provide an area that emphasizes intellect and the thirst for knowledge. It's located near both the light rail line as well as the I-25 corridor, making it convenient as well as an excellent location for commuters traveling to the Denver Technological Center (DTC), downtown, or virtually any other area in the front range. The park itself of the same name is spacious with massive trees and is great for families (it has a large playground area) or to find some solitude amongst the trees.

This neighborhood is a quiet and picturesque area. There are many quaint shopping districts nearby, catering to anyone from college students to the casual shopper, to the informed buyer. There are a number of boutiques, galleries, bookshops, coffee bars, and cafes all located in and around the area. One of the local favorite restaurants is Jerusalem's, a middle eastern joint with highly affordable prices, delicious hummus and gyros, and a wide array of customers from all walks of life. Jerusalem Restaurant has been open like clockwork since its inception close to twenty years ago, and has never closed for more than half a day; the one time it did close it was not by choice, but because of an issue outside of their control. They have loyal customers because they have been so earnest and consistent in their trade.

Observatory Park – Real Estate Snapshot

Observatory Park real estate typically starts in the high \$400,000 range and moves to north of a million. Lots that have been scrapped and rebuilt hold newer construction while beautiful older homes still exist within the lovely tree lined streets. Furthermore, it has recently been reported that Mill Creek Residential Trust, a Dallas-based residential real estate company, plans to build 275 luxury apartment units in Observatory park near the campus of DU. Their rationale for choosing Observatory Park is "the easy commute to Denver employment centers" from the neighborhood, and its close proximity to "some of Denver's best amenities and transit" (2). The expected completion of this complex is in the first quarter of 2017.

1) Denver Astro Society

2) Dallas firm to build 275 apartments near University of Denver

PARK HILL

Zip Code: 80220, 80207

The Park Hill neighborhood in Denver is located in the northeastern quadrant of the city. It's bordered by East 52nd Ave (north), Quebec St. (east), East Colfax Ave. (south), and Colorado Blvd. (west.) The neighborhood does not include City Park, for which it is named, but sits directly across the street from it. The neighborhood is home to the tree-filled campus of Johnson & Wales University, one of the many satellite locations of the well-known culinary school (1). Park Hill is located five miles from Denver, two miles from Cherry Creek, and 20 miles from Denver International Airport.

First populated in 1878, Park Hill is one of Denver's most historic residential areas. Today, the area prides itself on its residents' high level of involvement in the community. The Greater Park Hill Community, Inc. (GPHC), is a volunteer-based registered neighborhood organization that offers many services to the area, as well as coordinating a variety of events. The GPHC hosts community meetings, manages an emergency food pantry for community members, and puts on family bike rides, a Garden Walk, an Evening of the Arts, a 4th of July Parade, and a Home Tour & Street Fair, among other seasonal activities (1).

The community's Hiawatha Davis Jr Recreation Center was recently renovated and offers a state-of-the-art gym, indoor running track, and pools. The center also hosts various activities, from sports to art, for every age. Park Hill is also home to two public libraries that offer fun and education activities for young children. The community truly prides itself on its youth, and has a youth job program that pairs kids aged 12-15 with local businesses to provide kids with a unique way to get their first taste of the working world. Many famous people hail from Park Hill, including the hometown hero Chauncey Billups, who went onto play at the University of Colorado before winning NBA finals MVP with the Detroit Pistons and spending time with the Denver Nuggets. Additionally, the current governor of Colorado, John Hickenlooper, lived in Park Hill before deciding to take his up residence in the Colorado Governor's Mansion.

Restaurant-wise, Park Hill is a haven. The American restaurant Tables has some of the best pork chops, wonton crisps, and lamb shank you'll ever try, thanks to the careful craft of chef's Amy Vitale and Dustin Barrett, who have elected to update the menu seasonally so as to truly offer the best of Colorado's ingredients. On the Italian side, the Cherry Tomato has been a Park Hill staple since 1997, serving up tasty spaghetti and meatballs, Gnocchi, and Pasta Felese in hearty portions. If you're from the East Coast, or simply a Philly cheesesteak enthusiastic, Famous Philly Cheesesteaks and Beer Garden has you covered with perfect amaroso rolls, generous helpings of meat and cheese, and fast delivery for the nights you just don't feel like leaving the house. All of this is offered at highly reasonable prices, and Yelp reviewers from New York and Philadelphia have marveled at the quality of these Denver cheesesteaks.

Park Hill – Real Estate Snapshot

Park Hill is divided into three regions: South Park Hill, North Park Hill and Northeast Park Hill. South Park Hill real estate includes gorgeous Tudors, classic bungalows and newly constructed treasures such as Craftsman style homes. North Park Hill homes are moderately priced and include a variety of brick ranches and bungalows. Northeast Park Hill presents the most affordable real estate opportunities. Collectively, Park Hill prices generally range from the high \$200,000's to several million dollars, which depends on many factors, but primarily the location within the community.

1) Greater Park Hill

PARKER

Zip Code: 80134, 80138

Located 20 miles southeast of Denver, Parker is a thriving community located in the prosperous Douglas County. Known for its unique Western-Victorian downtown area, the community was founded just a few years after gold was discovered in Colorado in 1858. In 1864, Mr. and Mrs. George Long moved a building they had bought into what is today the town of Parker. They made rough additions and constructed other buildings to accommodate animals and wagons. They referred to this area as the 20 Mile House because of its location in relation to Denver. The 20 Mile House served as a way station and provided provisions, meals, and lodging for travelers and settlers (1).

A man named James Sample Parker, an ex-bullwhacker and station manager, acquired the property in 1874 and continued to add additions and other structures. Both a blacksmith shop and a mercantile store were added to the facility, and it also became an official post office. Parker also granted rights for roads, ditches, telephone lines, and built the area's first schoolhouse. After his death in 1910, James Parker's brother George continued to grow the town. The town was eventually incorporated in 1981 and has since flourished as one of Denver's premier suburban destinations (1).

Parker is a dream come true for the outdoor enthusiast, boasting over 1,200 acres of carefully maintained open space, as well as an arboretum. The community is also home to 12 parks that each offer various amenities such as sports fields, batting cages, equestrian areas, pavilions, playgrounds, tennis courts, and trailhead access. For walkers, runners, and bikers, there are 12 miles of concrete paved, multi-use trails in the area. For those looking to cool off, the H2O'Brien Pool features a circulation and lap pool, two 182 foot water slides, a spray garden, a waterworks play structure, and a concession area and shade pavilion. For indoor activity, state-of-the-art recreation facilities are available to residents (1).

Parker is home to a wide range of businesses. From big name chains to home grown shops, Parker has a wide variety of shopping options as well as a large number of culinary offerings. For the best ribs in Colorado head to the Hickory House; this is one of only two locations, and the other is highly coveted in the upscale town of Aspen. For an artisan experience, you can order some wild salmon, quail, or high quality steaks at the Elev. 5900 Kitchen and Bar. For a Colorado craft brew on tap, swing by the 20 Mile Tapouse that also serves up live entertainment (2).

Parker – Real Estate Snapshot

Residential real estate includes newer tract homes and reasonably priced property in sub-areas such as Stonegate as well as moderately priced homes in the wooded Pinery area and the upscale and luxury-priced Timbers neighborhood, located further down highway 83.

PLATT PARK

Zip Code: 80210

Situated four miles south of downtown Denver, the Platt Park neighborhood is bounded by Broadway, Downing, Evans, and I-25. This thriving enclave is steeped in neighborhood pride and tradition, with its history spanning back from the twentieth century. Today, the area is being revitalized with many homes being remodeled and rebuilt.

Platt Park has a highly active neighborhood association, which goes by the Platt Park People's Association (3PA.) This organization represents residents and business owners in the area, and deals mainly with the influx of new construction going on in the area. They publish a newsletter, The Platt Park Post, six times a year to ensure residents are always up to date on the community happenings. The association also sponsors a number of fun activities throughout the year including fundraisers, happy hours, and an annual picnic in the park. They even participate in Old South Pearl Street events such as the Halloween event, Fall Harvest Festival, and Winterfest (1).

One of the finest aspects of the neighborhood is Old South Pearl Street, a thriving local business district that some of Denver's finest restaurants and shopping locations call home. With a history dating back to 1900, this business district saw many ups and downs until the lure of the new regional shopping malls in the 1960s rung a death knell for the local mom-and-pop businesses of the area. However, this turned out to be a blessing in disguise, as the low rental rates of the area attracted a wave of painters, sculptors, potters, and other artisans to the area. When the economy rebounded, further businesses and restaurants were attracted to the area (2).

Now, Old South Pearl Street is home to some of the best restaurants in Denver, including Sushi Den, which is highly acclaimed for its unbeatable sushi and vegetarian options. In particular, guests have raved about their kobe beef rolls, jalapeno sashimi, and spicy tuna rolls. Their secret to success is purchasing ingredients directly from the fish market in Japan, thus bypassing Colorado's limitations as a landlocked state. They are one of the first sushi bars in the United States to utilize this practice, and it has paid off greatly. Platt Park is also home to the award winning burger joint, Park Burger. Park Burger has an uncanny gift for making incredible sweet potato fries, turning those iffy on this acquired taste into believers. Of course, their burgers are beloved as well, particularly the El Chilango, which features the delicious combination of jalapenos, guacamole, and cheddar cheese for only \$8.50. For a relaxing cup of artisan coffee, Stella's Coffee Haus will have you eschewing big brand coffee for good. Stella's also features local, original art and live music every weekend. Finally, for all the beer lovers out there Platt Park Brewing has been named one of the "Ten Hottest Beer Gardens Around" and one of the "Hottest Taprooms in Denver" by Zagat.

Further businesses in the area include some of the best boutiques on the Front Range. Shop the selection of fashionable second-hand clothing (or consign your own clothes!) at Common Threads, or look at the trendiest pieces of new fashion at Paige on Pearl. One of the more eclectic shops on the block is Murder By The Book, which is a mystery bookstore featuring mystery fiction, author events, and mystery book clubs. They have gained such traction that there are different categories for the book clubs you want to join, including cozy, hardboiled, and firsts, which allows you to delve into new works and find the next great mystery author (2). Platt Park is the perfect place for anyone who craves vibrancy and authenticity, with so many local shops and restaurants taking great pride in their work.

Platt Park – Real Estate Snapshot

Homes range from bungalows and Tudors built in the late 1800's to new construction and scrapes. A duplex (half) generally starts in the \$300,000's and certain single-family homes command prices in excess of \$1 million.

- 1) Platt Park People's Association
- 2) South Pearl Street



POLO CLUB

Zip Code: 80209

Located just across the street from the Cherry Creek shopping center, the Polo Club neighborhood is bounded by Alameda Ave. (north), Steele St. (east), Exposition St. (south), University Blvd. (west.) Downtown Denver, and the Denver Technological Center (DTC) is also just a short commute away. This neighborhood is one of the most exclusive and sought after in the Denver area. Originally polo grounds, this area is now home to luxurious residences from mansions to lavish condominiums. The community is gated to afford residents with the utmost privacy, and also includes a private clubhouse with an indoor swimming pool, tennis courts, and other amenities.

Although its residences remain very private, the area offers many conveniences, such as quick access to more than ten private schools, 6 private golf courses, 8 hospitals, and many churches and temples. It's also near the popular Cherry Creek Bike Path, Washington Park, and Bonnie Brae Park. The neighborhood's proximity to the Cherry Creek shopping center also make some of Denver's finest shopping and dining easily accessible. Arts, culture, and entertainment venues are also just minutes away and include the Denver Art Museum, Denver Museum of Nature and Science, Gates Planetarium, and Denver Zoo.

The Polo Club is compatible with the needs of discriminating buyers, who enjoy integrating exceptional beauty with the lively urban lifestyle.

Polo Club - Real Estate Snapshot

Architecture of these homes is diverse, as evidenced by the Spanish Colonial Revival style, Tudor, and other fine examples of magnificent abodes.

POLO RESERVE

Zip Code: 80123 and 80128

Located on Mineral Avenue next to the Bufflehead, Redtail, Eaglewatch, and Blackrock lakes, the Polo Reserve community rests in the southeastern area of Littleton. There are 3 separate neighborhoods, 2 of which are gated. This community is one of the most upscale luxury neighborhoods in the Denver suburban area and is home to a private equestrian center. The Polo Reserve community is true to its name and is home to the Denver Polo Classic, the largest polo tournament in the country. This event offers several days of fun for the entire family, and all of the proceeds go to charities for kids (1).

Located just minutes from the Littleton Mineral light rail station and Santa Fe Drive, this area is perfect for those who work or play downtown but like coming home to their own private oasis. Also in the area is the beautiful Aspen Grove shopping center which features many popular retailers such as Apple, Gap, Williams-Sonoma, Pottery Barn, and many more. Downtown Littleton, with its boutique shopping and dining, is also just minutes down the road. This gorgeous community is perfect for those looking for a quiet but luxurious retreat from the city.

Polo Reserve is divided into 3 separate neighborhoods.

Polo Reserve

One of the area's most prestigious gated neighborhoods. This area has 2 polo fields and is home to the equestrian center. A majority of the custom homes were built in the mid to late 1990's on large, 1 acre lots. There are also huge mansions on 5-6 acre lots that have sold as high as \$6 million in 2011. Prices range from \$1.2 million up to \$7 million in the neighborhood. The equestrian center houses many polo ponies and there are frequent polo matches held on the polo field. There is a limited opportunity for residents of the neighborhood to board their horses at the equestrian center.

Sanctuary at Polo Reserve

This is also a gated neighborhood located on the south side of mineral. There are 16 homes that back to the South Platte Park bird sanctuary. The neighborhood is right next to South Platte Park so you have easy access to biking trails, lakes and lots of opens space. Custom homes were built in the mid to late 1990's and on are large lots, approximately 1 acre in size.

Polo Meadows in Columbine Valley

This area is not gated and is technically located in the town of Columbine Valley and not Littleton like the other 2 Polo Reserve neighborhoods. There are custom and semi-custom homes on smaller lots that range in size from 20,000 to 30,0000 square feet. Residents here can take advantage of the stables and arena in Polo Reserve.

1) Denver Polo

RIVERFRONT PARK

Zip Code: 80202

Riverfront Park is a newer residential community in downtown Denver, which provides homeowners the security of design control and covenants in a master-planned, urban environment. The community is bordered by Cherry Creek, 20th St., the Consolidated Main Line, and Commons Park. With all the development in recent years, this area offers new and trendy choices in townhomes and lofts. Many of these homes also have unobstructed views of the historic (and recently renovated) Union Station.

Union Station features a light rail station, a 22-gate underground bus facility, a train shed canopy, and the terminal building which maintains a historic presence in Denver. While Union Station has an interesting history worth reading over, the important thing to know for today is that it was renovated for almost two years and re-opened on July 12, 2014. Upper levels of the building now include the Crawford Hotel, which features 110 rooms of the highest class and a surprisingly quiet atmosphere, in addition to the 22,000 square foot train waiting room featuring 10 independent retail and restaurant outlets. One of these retailers is the Terminal Bar, which is located in the area of the Great Hall that was once a ticketing office. Rather than showing travel destinations, the board shows different drink options; it's a wonderful destination that truly shows the creativity and ingenuity that has spread to Denver and its new community Riverfront park. Other outlets include a Tattered Cover bookstore, Milkbox Ice Creamery, Pigtrain Coffee Company, and Snooze, the breakfast chain that has won over an exceptional amount of praise.

Riverfront Park is convenient to essentially everything in the downtown Denver area. It's only a short walk to businesses, sporting events, galleries, museums, and all the best shopping in the city. There are also an unheard of amount of restaurants within a one mile radius. The mass transit in this area is superb, but walking is even easier with the three pedestrian bridges in the area; it's no wonder Denver is one of the top 5 most walkable cities in the United States. The iconic Millennium Bridge spans more than 130 feet and allows pedestrians to access the 16th street mall.

Other nearby attractions includes the Elitch Gardens Theme & Water Park, Denver Aquarium, Children's Museum, and Pepsi Center. The community is also close to the Centennial Gardens, Commons Park, and Confluence Park. Confluence Park is home to a unique white-water simulator that's popular with kayakers. Walkers, runners, and bikers also have ample room in these nearby outdoor amenities.

A dog-friendly neighborhood, Riverfront Park is home to a wide-ranging mix of families, singles and young professionals. Living here affords the best elements of the Colorado atmosphere; while you're right at the city's doorstep, you're also just a few yards away from an endless amount of outdoor recreation.

Riverfront Park - Real Estate Snapshot

Riverfront Park, while urban, feels much less so than its contemporary, LoDo. The housing choices are equally different, as Riverfront Park offers newer condos, penthouse and brownstone options. Architecture includes contemporary-styles with an abundance of glass, to art house facades, to brick brownstones. Prices start in the mid to high \$300,000 range for a modest condo and move up into the multi-millions.

SLOAN'S LAKE

Zip Code: 80211

The Sloan's Lake neighborhood surrounds the picturesque Sloan's Lake Park and lake. Located on the northwest side of Denver, the boundaries of this neighborhood are (approximately) 26th Ave. (north), Raleigh St. (east), 17th Ave. (south), and Sheridan Blvd. (west.)

The history of the lake is shrouded in mystery and its creation is not officially known. There are no tributaries flowing into the lake, and it did not exist during the settlement of Denver in the mid nineteenth century. Local legend has it that the homesteader Thomas F. Sloan, who received a patent for the land from President Andrew Johnson in 1866, dug a well on the land and unknowingly tapped into an underground aquifer and awoke the next day to part of his farm covered in water (1). The lake was once larger than 200 acres and extended both north and west beyond its current size, but portions were later filled in. The area was also home to the first amusement park and swimming facility built west of the Mississippi River, Manhattan Beach, which operated from 1881 to 1908 before burning down. It was rebuilt in 1908 as Luna Park but competition from other attractions such as Elitch Gardens and Lakeside Amusement Park caused it to close down permanently in 1914 (1).

Presently, the lake is around 177 acres and is the second largest park in Denver. It boasts numerous trails and sidewalks for walking/running/hiking/biking, a playground, tennis and basketball courts, and fishing and boating on the lake itself. Furthermore, the lake is big enough for water-skiers to take their boats out, which is an incredible luxury to have in one of the bigger cities in the United States. There have also been several small yet significant upgrades to the park, including a sandy beach area by the boat launch, and a little marina on the far side of the shore. The park and lake are home to various events throughout the year including the annual Dragon Boat Festival which celebrates Asian-American culture (2).

This beautiful neighborhood is close to downtown Denver and all it has to offer, with many businesses, shops, and restaurants in the area. Check out the Sloan's Bar & Grill for some of the best American classic and pub fare on the front range. This vintage tavern setting often has live music, karaoke, or trivia, but it always has a great happy hour and Pulled Pork Benedict. Another place to try is bang!, which was featured on the Food Network show Diners, Drive-Ins, and Dives. This restaurant features Southern-inspired country food that always leaves its guests satisfied; local favorites include the sweet potato bread, meatloaf, and gumbo. Then there's Thailicious, which prides itself on being "a creative Thai eatery." Ran by real Thai immigrants, the restaurant puts a spin on Bangkok-style cuisine, letting its curry fuse into other ingredients slowly, resulting in savory flavors. As such, they have mouth-watering Drunken Noodles and Pad Thai to enjoy while gazing upon the panoramic view of the lake and cityscape. Whether you're single, a couple, or a family, the thriving Sloan's Lake neighborhood has many different options to satisfy the needs of its residents and and entice prospective buyers.

Sloan's Lake - Real Estate Snapshot

Bungalows, working class Victorian's, Denver Squares, blonde ranches and newly constructed modern duplexes, condos and row homes line the streets of Sloan's Lake. Prices start in the \$200,000 for a modest home with prices rising steadily depending on proximity to the lake, views of Denver and type of construction. While the average home price in the neighborhood is \$259,000, it tends to vary a great deal.

- 1) Sloan's Lake Wiki
- 2) Sloan's Lake Trails

STAPLETON

Zip Code: 80238

Located only 15 minutes northeast of Denver, the Stapleton community sprawls over the area formerly occupied by Stapleton International Airport. Named for former mayor of Denver, Benjamin F. Stapleton, the location was Denver's primary airport from the 1930s until 1995 when it was replaced by the newly-built, much larger Denver International Airport. After its closure in 1995 the airfield was slated to be completely redeveloped as a residential community and business area.

Today, the redevelopment has been going along strongly and Stapleton is already a well-established neighborhood. Recently named one of Natural Home Magazine's "Top Ten Green Neighborhoods," the community was built with a strong pedestrian focus to reduce automobile use and traffic. There is also a heavy focus on outdoor activities. Stapleton features over 50 parks with 10 more coming soon. Additionally, there is a commuter rail line slated to be completed in 2016 with the added benefit of connecting Stapleton to the rest of the Denver Metro area. Each park features different amenities including playgrounds, sports fields, pavilions, BBQs, trails, skate parks, and much, much more (1).

The area is close to the Bluff Lake Nature Center, a 123 acre urban wildlife refuge with trails and a nature center that plays host to 40,000 visitors a year. The center also offers a summer fireside chat series and week-long Junior Naturalist camps held throughout the months of June, July, and August. Not only is this attraction free, it exhibits many of Colorado's natural ecosystems, including short-grass prairie, a riparian zone, and a wetland woodland. As such, a variety of animals have found refuge at the center, most notably waterfowl, shorebirds, deer, fox, beavers, and reptiles. The Rocky Mountain Arsenal National Wildlife Refuge, a 15,000 acre expanse that provides environmental education as well as hiking, is also situated in Stapleton. More than 330 species can be found in the refuge, including animals seldom seen in Colorado such as white pelicans and owls. The amount of visitors keeps increasing, with a record amount of traction in 2013 with 300,000 visitors. Finally, there is the Sand Creek Regional Greenway, a 14 mile trail network that connects to the Platte River to the west, Highline Canal to the east, and Westerly Creek in Stapleton proper (1).

Other enjoyable community aspects of Stapleton include multiple pools, a plethora of eye popping public artwork, and a full calendar of community events that range from parades and celebrations to farmer's markets. If there's a holiday, the city of Stapleton is celebrating it as a community in some way. Furthering its commitment to youth, the area also has a number of schools available for children of all ages, with more facilities slated to open in the near future. As the community continues to expand, its fun and family friendly atmosphere has been preserved.

The hub of Stapleton is the Shops at Northfield Stapleton outdoor shopping center. With large anchor stores such as JC Penny and Macy's, the area is a popular place for both big-name brands and locally owned boutiques. Dining and entertainment in the area are also superb. Grab some sushi at the Zen Asian Sushi Bar, or a beer at the Stapleton Tap House, which has over 30 beers on tap. For an evening out, the Improv Comedy Club and Dinner Theatre offers some of the best live comedy that Denver has to offer. They offer the chance for locals to offer their brand of humor, as well as hosting more recognizable names, such as Bill Bellamy, Dave Landau, and Tom Dustin. Whatever you're looking for, Stapleton offers a plethora of community activities, some great trails and animal sanctuaries for nature lovers, and a slew of local restaurants, shops, and businesses (2).

Stapleton – Real Estate Snapshot

A rich blend of diverse, newer architecture spans the gamut from the traditional Denver Square to Colonials to inspiring modern design. Condominiums, brownstones and duplexes also line the bustling streets filled with joggers, moms and dads pushing strollers, and residents out for leisurely walks with their dogs. Real estate prices span from entry-level condos to stately homes in the million-dollar price range.

1) Stapleton Denver Website

2) Northfield Stapleton Entertainment

SUNNYSIDE DENVER

Zip Code: 80211

Located on the north side of Denver, on the west side of I-25, the Sunnyside neighborhood is bordered by I-70 (north), Inca St. (east), W. 38th Ave. (south), and Federal Blvd. (west.) Founded in 1858 as one of Denver's original neighborhoods, Sunnyside is situated next to the Highlands neighborhood. In 2010 it was listed in 5280 Magazine's "Where to Live Now" list and has been thriving in recent years (1).

Although its history begins in the mid nineteenth century, the modern history of this thriving community began in 1989; the Denver Planning Department encouraged Sunnyside residents to start a neighborhood organization to help ensure that the neighborhood plan they had developed would be implemented. Thus, the Sunnyside United Neighbors Inc. (SUNI) was founded and the organization began to take charge of the neighborhood's development. In 1996, the area was identified as one of the target neighborhoods for the Denver Foundation's Strengthening Neighborhoods Program and multiple grants helped build various community projects (1).

At the center of the Sunnyside neighborhood is Chaffee Park, which is a prime area for both recreation and gathering. In 1997, the "Garden of the Flowers" by sculptor Mark Landson (made from recycled tractor and car parts) was installed in the park and remains a bright piece of public art to this day. Years later, in 2009, the nonprofit organization KaBOOM! joined together with 200 volunteers to build a 2,500 square foot playground at the park, which was completed in just a single day of work. This speaks volumes to the activeness of the community, and the willpower of the individuals in the neighborhood. In addition, the park hosts the Sunnyside Music Festival which began as a bluegrass festival in a resident's backyard. The all-day festival hosts the winner of their battle of the band competition that takes place a month prior, and also showcases a plethora of different types of vendors, including small business, corporate, food, novelty food, and non profit, in booth sizes of 12 by 12 feet. According to their website, over \$10,000 have been donated back into the community since its humble roots as a backyard bluegrass festival with 50 people and 2 kegs (2).

There is a plethora of shopping and dining locations dispersed throughout this neighborhood including the local favorite Ernie's Bar & Pizza. The original Ernie's opened in 1948 and was known throughout the area for its fried chicken. The restaurant was re-established in 2009 and is one of the only restaurants left to make their pizza dough fresh every morning. They also make their own sauce and mozzarella in-house every day. It's a must-stop for an unforgettable slice of pizza, which can be perfectly paired with one of the 30 beers they keep on tap (3). Another delicious local restaurant is Lou's Food Bar, which continues to specialize in fried chicken. With extensive hours and a modest price range, Lou's has been serving up delectable blackened fish sandwiches in accordance with their unparalleled fried chicken, all capped off by some tasty mimosas to wash it down with. Once again showcasing the variety of food offered in both Denver and Sunnyside, Buchi Cafe Cubano offers incredible lunch options every day, and dinner on Thursdays, Fridays, and Saturdays. Reviewers have raved about their avocado salad and Coyo sandwich, with its famous key lime mayo. The restaurant also specializes in coffee and tea with a fresh and delicious Cuban twist.

Sunnyside - Real Estate Snapshot

Sunnyside hosts a variety of different housing options, from simple bungalows to stunning Victorians to newer constructed homes on scrapped lots. Housing typically starts in the \$300,000's and progresses upward depending on the lot, square footage and type of architecture.

- 1) Sunnyside Denver Website
- 2) Sunnyside Music Festival
- 3) Ernie's Bar & Pizza

UNIVERSITY PARK

Zip Code: 80210

Only minutes from Downtown Denver, the University Park neighborhood is situated close to the prestigious Denver University. The neighborhood can trace its beginnings to the 1880s when famed potato farmer Rufus "Potato" Clark donated 80 acres of his land for the use of what was then the Colorado Seminary (today Denver University.) As a condition for his donation, Clark requested that the main buildings of the school be built as soon as possible. As such, 200 acres of a town site would be platted within six months, and 1,000 forest trees would be planted along the streets and in the parks. The product of these stipulations can be seen today, as this area enjoys some of the most beautiful and mature landscaping in the Denver area (1).

Amenities in the area include the benefits of living close to a college campus, and a well-known one at that. As a result, frequent lectures, concerts, and theatrical productions occur daily right in the neighborhood. Examples include the Summer Academy and Orchestra performing a wind ensemble and choir concert, lectures by the Holocaust Awareness Institute, and events put on by the Museum of Anthropology and Center for Judaic Studies. Sporting events are also held at Denver University's Ritchie Center, in addition to youth programs, adult hockey and skate programs, and adult aquatics. Many different parks are also nearby including the famed Observatory Park (which is home to the historic Chamberlin Observatory and the Observatory Park Community Garden), McWilliams (aka Dinosaur) Park, Buchtel Centennial Park, Harvard Gulch East, and the Harvard Gulch Trail and historic Buchtel Boulevard Trail at Prairie Park. The East Harvard Gulch Trail spans 1 mile, and ranges from 56th Avenue to Memphis Street, while Buchtel Park is a simple area that complements the larger Observatory Park and offers picnic tables and bathrooms. Prairie Park features 14 acres of some of the most gorgeous native plants in Colorado, and paved trails for walking, biking, and running. McWilliams Park is often referred to as Dinosaur Park because of its centerpiece, a large pink dinosaur that is a great play destination for kids.

The University Park neighborhood is defined by the special dynamics of a historic neighborhood enhanced by the high mindedness of academia. Today, the stately homes are diverse, and range from Victorian homes with carriage houses on huge lots, to frame ranches built in the 1950s. A sense of community and gracious living make this upscale area appealing to people of all different backgrounds.

University Park – Real Estate Snapshot

Modest homes, condos, and townhomes near University Park can be found near the low \$300,000 to \$400,000s. Stately mansions and newer homes as a result of a "lot scrape" can be typically be found starting in the \$800,000's, while some historic mansions in the area can run up to \$2,000,000.

1) University Park Community Council

UPTOWN

Zip Code: 80205, 80206

Uptown, also known as North Capitol Hill, is located right next to the heart of downtown Denver. Bordered by 20th St. (north), York St. (east), Colfax Ave. (south), and Broadway (west) this neighborhood is only minutes away from many of the best attractions in Denver. It sits right across from City Park, the largest park in Denver and home of the Denver Zoo, Denver Museum of Nature and Science, and Gates planetarium. It's right next to downtown Denver, only a short 2.8 miles to the southeast. This area is one of Denver's oldest neighborhoods and has recently gone through a revitalization making it one of the most bustling places in the Denver area.

Sunset Magazine called Uptown "one of Denver's hippest 'hoods, with lively new restaurants, chic shops, and a cherry progressive vibe" (1). One beloved aspect of this thriving neighborhood is "Restaurant Row," located on East 17th Avenue, and containing some of the best dining options in the city. One such example of this is the restaurant Ace Eat Serve, which specializes in Asian-inspired dishes served with the interesting option of playing ping pong while you wait. The indoor-outdoor bar also offers Asian beers, fresh juices, homemade sodas, and delicious cocktails. Adjacent to Ace Eat Serve is Steuben's, which is another must-try and has gained a devout following. It has an upscale 1950s diner feel and serves up inspired interpretations of classic American cuisine. In other words, it's comfort food that can't be beat, especially the gravy fries, fried chicken, and lobster roll. If you aren't too stuffed after the main course, the local favorite D Bar is an upscale dessert and wine bar with some of the best molten cake, chocolate souffle, and churros in the state. Approved by Food Network personality Keegan Gerhard, the sweets are to die for, and the savory snacks available for lunch and dinner don't disappoint either (2). The Colorado Black Arts Festival is a widely attended event hosted in City Park West, which is right next to Uptown. The festival has been in existence since 1987, and grew astronomically in just a few years to the point where 60,000 people attended the festival in 1990. It has maintained a loyal following ever since, with the noble objectives of "[cultivating] harmony, pride, self-esteem, and unity" as well as "[providing] a medium for local black talent in the area of visual and performing arts" and "[educating] and [stimulating] cultural awareness". Musical performances, dancing, and rhythm are all key elements of the festival, which typically occurs for three days in July (3).

Entertainment options near Uptown are limitless and include the nearby Fillmore Auditorium and Ogden Theater which attract many of the biggest names in music. Also central to the area are many medical facilities including St. Joseph's, Presbyterian St. Luke's, and Kaiser Permanente. These hospitals employ more than 10,000 workers and Uptown provides quick access to these work sites, as well as the related businesses around them. Living in Uptown is a wonderful option for those who want to be in the center of the action in Denver, and who value a buzzing atmosphere full of friendly people.

Uptown – Real Estate Snapshot

Comfortable older Denver Squares, Victorians, Queen Anne homes, condo conversions and newer flats can be found in Uptown typically starting in the mid \$300,000's. All of these, in accordance with high-rise apartments and lofts make up the lovely neighborhood.

- 1) Uptown Neighborhood–Denver Official Site
- 2) Uptown Restaurants
- 3) Colorado Black Arts Festival

VIRGINIA VILLAGE

Zip Code: 80222, 80224, 80246

The Virginia Village neighborhood is located southeast of Denver, and is bounded by E. Mississippi Ave. (north), Cherry Creek South Dr./S. Quebec St. (east), E. Evans Ave. (south), and I-25/S. Colorado Blvd. (west.) It's accessible by the Colorado Station of the light rail and its proximity to I-25 and Colorado Boulevard make for an easy commute to any of the main business areas in the Denver metro area. Another convenient aspect is its close proximity to the Cherry Creek shopping district, which is only a five minute drive.

This neighborhood has remained stable for many years, is lined with California Contemporary houses mixed with traditional ranches, and offers average home and rental prices. It has a quiet suburban atmosphere, and the mature landscaping reveals a true pride of ownership within the community. The area is close to Cook Park, which offers a playground, sports fields (including a rugby pitch), walking/running/biking trails, picnic shelters, and plenty of open space. The park also houses the Cook Park Recreation Center that offers a gym and pools. In addition, it's home to Virginia Village Library, City of Potenza Park, and Ash Grove Park. For a cozy retreat in an otherwise bustling area, Virginia Village is a great place for families and individuals alike.

An interesting program in the neighborhood is the Virginia Village Community Hops, which capitalizes on its residents love of both brewing and gardening. There have been a great amount of hops grown by many different households in the neighborhood, and they have actually been utilized in the brewing of local Virginia Village beer. Of course, it couldn't have been done without the help of Brew on Broadway, an organization that has kindly partnered with the community in order to help brew the beer. For those who want to participate or learn more, there have been meetups to discuss brewing philosophies headed by the neighborhood homebrewer Seth Gregg. Whether or not you're interested in beer, brewing, or hops, the fact that the neighborhood has worked so well with one another in order to start something so special is certainly a telling sign of the wonderful Virginia Village and its residents (2).

Virginia Village – Real Estate Snapshot

Virginia Village is one of our favorite areas for first time Denver home buyers. Smaller ranches start in the \$200,000's and prices increase according to the type of architecture, lot, and square footage, among other factors.

- 1) Virginia Village Streetadvisor
- 2) Virginia Village Community Hops

WASHINGTON PARK

Zip Code: 80209, 80210

Washington Park, or “Wash Park” as it’s called by the locals, is a vibrant community best known for being the home of the sprawling 165 acre park that is home to Smith Lake to the north, and Grasmere Lake to the south. In addition to paddle boats and other water activities, the Smith Boathouse has a capacity of 150 people and is rentable seven days a week. That, combined with its open space and view of Washington Park’s many flower beds, makes this a prime location for weddings and receptions. Located just minutes from downtown Denver, this area is steeped in urban culture while remaining one of the top outdoor recreation areas.

The neighborhood is filled with gorgeous historic and newly constructed homes, but perhaps the most cherished aspect of the neighborhood is the actual park, which was developed by famed Denver city architect Reinhard Scheutze in 1899. The park’s design was influenced by a number of local and national figures including city planner George Kessler, the Olmsted Brothers, and renowned philanthropist “The Unsinkable” Molly Brown. If you were to visit today, you’d see 54 flower gardens, one of which is a replica of Martha Washington’s flower garden at Mt. Vernon. In 2012, the park was given the honor of being one of the American Planning Association’s “Great Places in America, Public Places” (1).

Possessing a crushed granite-path outer trail and paved inner trail for walking/running/ biking, two lakes, a large meadow for lawn sports (including soccer, volleyball, and lawn bowling), two of the city’s largest flower gardens, a playground, and a busy recreation center, millions of local and tourists flock to this park every year for its abundance of activities. The recreation center features pools and a host of year-round activities for all interests and ages, and the park is also home to many clubs and groups (2). Multiple celebrations and festivals are also held at the park every year.

Residents of this active area are also close to a number of fine shopping and dining options. Many local favorites take up residence on South Gaylord Street, which includes restaurants like the Washington Park Grille, Reiver’s, and Max Gill and Grille. Washington Park Grille has famed lobster mac, ahi tuna, and the overwhelming favorite bottomless mimosas. With long hours and modest to mid range price levels, Wash Park Grille is great for brunch and dinner in a casual atmosphere with a plethora of fantastic outdoor seating. Max Gill and Grille has a similar price range, and also features the neighborhood favorite bottomless mimosas, yet offers a completely different style of cuisine. Recommended menu items include the Parmesan Truffle Fries, and lobster roll dinner, which offers a large portion size in an unheard of price range for such a delicacy. Furthermore, there’s Reiver’s, a bar which is good for lunch and features sports at every turn and a loud atmosphere. Unlike most sports bars however, Reiver’s has a delicious array of menu items, including various wraps, fish tacos, and tasty green chili.

Washington Park – Real Estate Snapshot

Residential real estate includes Tudors, 1900s-style bungalows, renovated pop-topped bungalows, and new construction resulting from “scrapes”. Prices vary from the low \$400,000’s for a small 1920’s style bungalow to several million dollars for larger estates and newly constructed homes.

1) <https://www.planning.org/greatplaces/spaces/2012>

2) <http://www.washpark.com>

WELLSHIRE

Zip Code: 80210

Bounded by I-25 (north), S. Colorado Blvd. (east), E. Hampden Ave. (south), and S. University St. (west), the Wellshire neighborhood is quiet and peaceful with curvy meandering streets. Mature vegetation and the picturesque Skeel Reservoir make this area seem to be straight out of a storybook. One of the highlights of this neighborhood is the beautiful Wellshire Golf Course, one of the finest public golf courses on the front range. Built in 1926 as a private course by the prestigious architect Donald Ross, the course has since opened up to the public at affordable prices. Charity events are frequently hosted at the course, as well as golf tournaments and special events such as weddings and corporate-related bookings. The historic Wellshire Inn on the course is another popular destination, serving up gourmet food for the public.

Parks, churches, and schools are all convenient to the area. With a population density of about 4,000 people per square mile, it's more sparsely populated than the average Denver city, which is well-suited to its peaceful nature. Further, it has a slightly higher median age than the average Denver city, yet also a slightly larger household size and a much higher percentage of married couples, including those with kids. On the whole, this data tells us that it's a perfect place to raise a family in a quiet atmosphere that is only a hop, skip, and jump away from all the allures of urban living in Denver.

Wellshire - Real Estate Snapshot

Classic ranch homes, built in the 1950's and 1960's, provide an affordable home option in a lovely neighborhood. Some new construction is underway too, which is a collection of much more expensive, grandiose homes.

WHITTIER

Zip Codes: 80205

Located only 2 miles northeast of downtown Denver, the boundaries of the Whittier neighborhood are Martin Luther King Blvd. (north), York St. (east), 23rd Ave. (south), and Downing St. (west.) A residential area since the nineteenth century, many of the homes in this area were built in the 1940s or earlier. Whittier is named after famed abolitionist poet, and founding member of the Republican political party, John Greenleaf Whittier. The community was ethnically integrated from its inception and today remains vibrantly diverse (1).

In addition to its own five parks (including the Fuller Dog Park, which has shaded area, clean-up bags, and water readily available), the neighborhood is also bordered by the City Park Golf Course on its southeast corner. Established in 1913 in the Pueblo architectural style, the course is an eighteen hole regulation course preserved on the National Register of Historic Places since 1986. Right below the golf course is City Park, the largest park in Denver and home to countless entertainment destinations including the Denver Zoo, Denver Museum of Nature and Science, Gates Planetarium, and City Park Greenhouse.

Shopping and dining is also plentiful in the neighborhood. Check out the Whittier Pub for its legendary burger menu, chili cheese tots, and comfortable outdoor patio. Perhaps one of the best aspects of the pub is its authentic atmosphere, featuring “a bar from an old saloon in Boston, door frames from the Armory in Greeley, and booths from one of Little Pub’s first bars, The Spot” (2). Or for a pick-me-up, grab a coffee, beer, pastry, or glass of wine at KJ’s Coffee Bar. Then there’s the Whittier Cafe, a newer establishment with artsy decor and an unprecedented kind of service with a smile. Whittier is a historic and thriving urban neighborhood that is close to all the wonderful assets of downtown Denver.

Whittier – Real Estate Snapshot

Whittier homes include stately Denver Squares, adorable bungalows, Victorians, and modest ranches with prices starting in the \$200,000’s. It has long been a spot for young professionals and their families to relocate, with craftsman homes of the twentieth century offered at reasonable prices.

- 1) Whittier Wikipedia
- 2) The Whittier Pub Brings A Local Saloon to the Whittier Neighborhood



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