

REAL ESTATE

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It's modern, but with a warm feel, in a neighborhood along Sixth Avenue Parkway that's showing signs of a thaw



MARK SAMUELSON

do you call this neighborhood? "Hilltop North?" she quipped; then added that she tells clients it's Hilltop/Mayfair, blocks that show numbers of expensive scrape-and-builds as in the area south of Sixth, but closer to more moderately priced Mayfair that extends east along 8th from the hospitals.

Ten years ago, University Hospital packed up and left its 28-acre site at 9th and Colorado for Fitzsimons; but a Florida-based developer has plans to create a 500-home residential and retail community there, as soon as 2014. "That will add a lot of value to this area," notes Vallejo, who plans to have mimosas out for her open house, noon-2.

Builder Elemental Living did the same with this 5,200, strikingly modern plan, with all of the sustainable bells and whistles – LEED certification, photovoltaic power system (1.4 kilowatts) that sends some power back to Xcel, windows with powered (very quiet) shades, and a 'living roof' with elements carpeted in four-season ground cover to provide added heating-cooling benefit. You'll see extraordinary efforts



Realtor Deviree Vallejo with Kentwood City Properties shows a strikingly modern home with extensive green features, just north of Sixth Avenue Parkway at Ivanhoe Street.

to recycle products – overhead paneling recovered from the floors of the ranch that was scraped on the site; and flagstone from a tear-down at CU Boulder.

This is also, Vallejo adds, an example of modern architecture that doesn't feel cold or lifeless. "I call it a 'warm contemporary,'" Vallejo says. Owner Simon MacGibbon, leaving for San Francisco, agrees. "We have a number of antiques, but they still work," he adds. You'll see a stunning family and formal spaces; kitchen with custom cabinets and soft-closing drawers; four of the five bedrooms appointed with suite-style baths,

including the master's in green subway glass, beside a frost-green walk-in shower. To reach from Colorado Boulevard, take Sixth east one mile (just past Holly) to Ivy, turn north to westbound Sixth, then backtrack a block to Ivanhoe.

Mark Samuelson is president of Samuelson & Associates, a homebuilding/real estate communications firm. You can e-mail him at mark@samuelsonassoc.com.

IF YOU GO...

WHERE: Custom home built 2009 in Denver's Hilltop/Mayfair neighborhood; extensive green features including solar; 5 bedrooms, 6 bath; mimosas today. 654 Ivanhoe Street, Denver; from Colorado Blvd. take Sixth Avenue east 1 mi. (just past Holly) to Ivy, north across the island to westbound 6th, then west 1 block to Ivanhoe and right

PRICE: \$1.6 million
WHEN: Today, noon until 2 p.m.
PHONE: 303-931-0097
WEB: 654ivanhoe.com

Tis the season for new homes at Tresana in Highlands Ranch

If you are looking for stylish attached living in an ideal location give yourself the gift of a new home in the Italian-inspired neighborhood of Tresana in Highlands Ranch. Here, you will find value-priced homes from the Shea Homes Montage Collection ready now and by year end.

Featured homes

Ready now is a 1,983-square-foot Bozzetto plan with three bedrooms and 2½ baths. Main-level living offers a gourmet kitchen with an adjacent dining area, great room with fireplace and den. Outdoor living spaces include a porch and patio just outside the

dining room. Finally, this home offers a convenient second-level laundry room, loft and two-car attached garage. Distinctive interior design features include slab granite kitchen countertops, upgraded flooring and stainless steel appliances. This home is value priced at \$379,000.*

Ready this month will be a 1,969-square-foot Lucia plan for \$379,900.* This two-bedroom, 2½-bath home features a great room with fireplace and volume ceiling, kitchen and adjacent dining area, loft, main-floor laundry room and a two-car attached garage. Design touches

include slab granite kitchen countertops, maple sable cabinetry, upgraded carpet and tile flooring throughout and stainless steel gas appliances.

Finally, settle into a 1,728-square-foot Fresco plan with two bedrooms and 2½ baths. This home features a loft, great room with fireplace and volume ceiling, a kitchen with adjacent dining area and a two-car attached garage. Interior design elements include cherry cider cabinetry, slab granite kitchen countertops, and upgraded carpet and tile throughout. This home priced at \$359,900 and will also be ready

this month.

Inspired by the quaint Italian hillside village that shares its name, Tresana offers rich architecture and landscaping reminiscent of the serene Tuscan countryside.

See the world a different way from Tresana's plaza where a built-in exterior fireplace, two adjacent gas barbecue grills, and a covered picnic pavilion make this the ideal spot for relaxation, reflection, and reconnecting with family and friends. There is also a seasonal oversized spa, wading pool and a tot-lot for little ones.

One mile south of C-470 on

University Boulevard in Highlands Ranch, Tresana provides easy access to an array of amenities, shops and entertainment options. In addition, you can enjoy access to community and neighborhood parks, over 60 miles of trails, state-of-the-art recreation centers and more.

Visit Tresana and get more for your money; tour the Montage Collection today. For additional information, call 720-344-1700. Also visit SheaHomes.com/TR2060.

**Prices, specifications and availability are subject to change without notice.*