

## **Neighborhoods**

**Places to live, people to see in Colorado Neighborhoods**

**Story: Jon Goldberg**

## **GRAND PARK**

### **THE ESSENTIALS:**

**WHERE IT IS – NEXT TO WINTER PARK.** Grand Park is a mountain community 67 miles from Denver in the upper Fraser Valley next to the town of Winter Park. The neighborhood encompasses 1,330 acres of beautiful mountain landscape stretching from US Highway 40 west toward the Arapaho National Forest.

**WHAT MAKES IT SPECIAL – RESORT LIFESTYLE, UNIQUE NEIGHBORHOOD.** Grand Park combines resort living and endless outdoor recreation with urban style amenities and a friendly, family oriented community. Majestic Parry Peak serves as a backdrop to high-end homes, tree-lined streets, a vibrant new village, an extensive trail system and hundreds of acres of open space.

**THE HOMES – TRADITIONAL ON THE OUTSIDE, MODERN ON THE INSIDE.** Grand Park homes have a Craftsman-style Neo-Traditional look reminiscent of Denver's older neighborhoods. Once you cross the threshold, the homes are strictly 21<sup>st</sup> century, featuring gourmet kitchens, designer finishes, and open floor plans. The only development in Grand County to earn the Built Green Certification, Grand Park features energy-efficient materials and utility systems combined with a neighborhood design that minimizes its environmental footprint.

**HISTORY – GET YOU RAILROAD OFF MY LAND!** Grand Park is steeped in Old West history. On June 15, 1844, Captain John C. Fremont arrived in what

is now the Fraser Valley proclaiming, "On the 15<sup>th</sup> we emerged into a beautiful circular valley of 30 miles diameter, walled in all around with snowy mountains, rich with water and with grass, fringed with pine on the mountain sides below the snow line...a paradise to all." He wasn't the only one to notice the incomparable beauty and serenity of the valley. Just a few decades later, William (Billy) Zane Cozens – a former sheriff of Central City – moved his family to what is now Grand Park where they ranched, established a post office and ran the stage stop in the Fraser Valley.

When the railroad was first being built in the country, surveyors originally planned for it to run straight through Billy Cozens' land. But as soon as stakes were planted, Billy promptly shot them out with his Winchester repeating rifle. The railroad company eventually conceded, rerouting the tracks, leaving the land that would become Grand Park's Cozens Meadow in its pristine condition.

**WHY IT'S HOT – MAIN STREET USA IN THE HIGH COUNTRY.** Grand Park has the classic ambience of an established "Any Town USA" neighborhood coupled with the location and amenities of a mountain resort. Residents John and Karen Stenicka explain, "We love the Craftsman-style homes and the way our streets feel like a real city block. It's quite unusual to have a neighborhood like this in the mountains, and the location is perfect for our family." With world-class recreation opportunities, Grand Park is luring a new generation that yearns for open spaces and high alpine adventure, but wants a true home and tight-knit community to return to at the end of the day. Part small town and part luxury resort, Grand Park offers a distinctive mountain living experience.

**THE GRAND PARK LIFESTYLE – ROCKY MOUNTAIN RECREATION FROM HOME.** "Grand Park is an outdoor lovers paradise," explains resident and Grand Park Marketing Director Kirsten Laraby. Surrounded by open space and national forest, and with Winter Park Ski Resort and Pole Creek Golf Club just minutes away, Grand Park residents have quick access to outdoor recreation opportunities –

whether it's skiing, golf, hiking, biking, fly-fishing or just taking in the breathtaking views. And with more than on-third of Grand Park dedicated to open space and trails, including the pristine 100-acre Cozens Meadow, you don't even have to leave the neighborhood to experience your Rocky Mountain High.

In addition to outdoor activities, Grand Park residents will have the benefit of a new indoor recreation center being constructed at Grand Park. Also under construction is the highly anticipated pedestrian-friendly Village at Grand Park, which will feature a mix of retail, residential and light office space similar to Denver's Stapleton or Belmar.

#### **WHO LIVES HERE – MOUNTAIN FAMILIES.**

Grand Park is mostly populated by young families seeking to experience mountain resort living in a comfortable, friendly community. While many Grand Park residents work in and are closely connected to the resort industry, and increasing number of newcomers here are telecommuters or entrepreneurs from urban location that have left the city for life in the mountains.

**WHAT YOU'LL PAY - \$500K TO MORE THAN \$1 MILLION.** Grand Park has a range of styles and prices, from townhomes starting at \$500,000 to single family residences starting at \$700,000 up to \$1.3 million. As the development grows, there will be a gamut of homes to chose from that will include everything from upscale lofts to custom luxury estates.

**SCHOOLS – FRIDAY IS SKI DAY!** The East Grand School District is uniquely tailored to ski town life with a Monday through Thursday schedule that allows all children to ski – for free with student ID – every Friday.

*When he is not writing about neighborhoods for Colorado Expression, Jon Goldberg sells residential homes as a Realtor® with Fuller | Sotheby's International Realty. An attorney who practiced for several years in nation firm before pursuing real estate, Jon has published articles in law journals and appeared on radio. Jon lives in Denver with his wife and two young sons.*

#### **IT'S ALL IN THE DETAILS.**

When buying or selling a home, you need the help of an experienced professional who understands the details fundamental to achieving outstanding results.

-Jon Goldberg, a former attorney, puts his 20 years of experience in real estate and law to work for you.

-A contributing writer to *Colorado Expression* magazine, Jon knows Colorado. You can read his "Neighborhoods" article feature in this issue.

Call Jon today to discuss the details of your real estate needs.

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