

Neighborhoods

Places to live, people to see in Colorado Neighborhoods

Story: Jon Goldberg

HILLTOP

THE ESSENTIALS:

WHERE IT IS – NEXT TO CHERRY CREEK.

Hilltop is an established Denver neighborhood that lies on the high ground just east of the Cherry Creek shopping, dining and arts district. Hilltop runs from Colorado Boulevard east to Holly Street and from Sixth Avenue south to Alameda Avenue.

WHAT MAKES IT SPECIAL – DENVER’S CREAM OF THE CROP NEIGHBORHOOD.

The moment you cross Colorado Boulevard going east on First Avenue, Hilltop grabs you. Still in the heart of Denver’s east side and a stone’s throw from Cherry Creek, you have just entered into a bucolic setting with wide streets, iconic city parks, panoramic views and charming estate homes. Add to the mix top-notch public and private schools and a family-friendly community feel, and it is no wonder that Hilltop is one of the city’s most desirable addresses. Upscale and oozing with character, Hilltop is a Denver classic.

THE HOMES – A CENTURY OF DISTINGUISHED DESIGNS.

Hilltop boasts an impressive array of stately family homes built over the decades in a diverse range of architectural styles. Hilltop presents many choices for refined, city living, including the Mediterranean Renaissance Cranmer Mansion constructed before World War I, the dozens of 1930s-era Tudors and English Cottages, the renowned International-style mid-century moderns and the massive Neoclassical luxury homes built in the past 10 years.

MOUNTAIN VISTAS. A brainchild of Milo A. Smith, President of the East Colfax Railroad Company, the Hilltop neighborhood was inspired by its unobstructed mountain views. The area was platted in 1892 and had 16 homes by 1910. As part of Mayor Robert Speer’s City Beautiful movement, the city created the neighborhood jewel, Cranmer Park. Named in 1916 for George Cranmer, who lived at 200 Cherry St., the park features bountiful flowers, ball fields and a stone sundial.

WHY IT’S HOT – URBAN PROXIMITY, SUBURBAN COMFORTS.

Situated on the highest point in east Denver, Hilltop is definitely a cut above. With its central location, gorgeous homes, green spaces and excellent schools, prestigious Hilltop offers urban charm and amenities with an ambience that is distinctly suburban. Jeanne Coleman, a former attorney who has lived here with her family for more than 10 years, explains, “Hilltop has the open feel of living in the suburbs, but it is centrally and conveniently located in the city near museums, shopping, the zoo and downtown.” Dr. Joel Gonzales, an orthopedic surgeon and father of four who calls hilltop home, agrees. “It feels like the suburbs in the city. We like that Hilltop is an older, established neighborhood with mature trees and homes with lots of character, and we really like being close to everything.”

Residents here can have the best of both worlds, strolling to Cherry Creek for dinner and then retreating to the serenity of Hilltop’s Cranmer Park for sunset by the stone sundial with majestic mountain views from Pikes Peak to Longs Peak.

WHAT YOU’LL PAY – A MILLION OR MORE.

As one of the city’s most prestigious neighborhoods, Hilltop commands top dollar for Denver. Modest, original homes start in the \$500,000s, more significant older properties fetch \$1 million or more and expansive new luxury homes are priced from \$1.5 to over \$3 million.

SCHOOLS – GRALAND, STECK AND MORE.

Schools, both private and public, are a big draw in Hilltop. Private Graland Country Day School, a venerable Denver institution since the 1920s and still a desirable choice for K-9, is located right in the heart of the neighborhood. Hilltop is also home to Denver Public School's highly rated Steck Elementary along with Carson Elementary and Hill Middle School. George Washington High School, with offers and acclaimed International Baccalaureate Program, is the alma mater of none other than the Denver Nuggets' Chauncey Billups plus Grammy Award-winning jazz vocalist Dianne Reeves among other notables.

Hilltop is also notable for its places of worship, including Temple Emanuel, Assumption Greek Orthodox, Epiphany Episcopal, Denver Temple Baptist and Augustana Lutheran Churches.

A NEIGHBORHOOD EVOLVES YET REMAINS MUCH THE SAME.

Like many Denver neighborhoods with desirable locations but older homes, Hilltop has experienced a wave of building in the last decade, as original homes have been scraped off and replaced with huge luxury estates, many built on a speculative basis by investors. Although initial projects were successful, there have been growing pains in the reality of a changing market.

Tom Shannon, a real estate agent with Fuller Sotheby's International Realty who has lived and worked in the neighborhood for years, comments on the phenomenon. "The building started about 10 years ago, and it was a real frenzy as prices of lots skyrocketed and more spec homes were being built and appreciating. With the downturn and soft market, spec homes building has basically stopped and there is still a large inventory. We need to have some absorption."

The good news is that Hilltop has retained its essential character. "Physically, Hilltop has changed some with the new construction," remarks resident Jeanne Coleman. "But for us, the neighborhood has not fundamentally changed, and it still has the same charm and historic appeal it had when we first moved here."

Jon Goldberg is a Denver-based residential real estate broker with Fuller Sotheby's International Realty. An attorney who practiced law for several years, Jon has published articles in law journals and has appeared on radio.

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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