

Neighborhoods

EISENHOWER PARK



PHOTO: IRON MUNDER

THE ESSENTIALS

WHERE IT IS—SOUTHEAST DENVER NEAR CHERRY HILLS AND WELLSHIRE GOLF COURSE. PART OF THE LARGER UNIVERSITY HILLS AREA IN SOUTHEAST DENVER, EISENHOWER PARK RUNS FROM COLORADO BOULEVARD EAST TO DAHLIA STREET AND FROM YALE AVENUE SOUTH TO HAMPDEN AVENUE. THE NEIGHBORHOOD SITS JUST NORTH OF CHERRY HILLS VILLAGE AND DUE EAST OF THE WELLSHIRE GOLF COURSE.

WHAT MAKES IT SPECIAL—NEW, CUSTOM HOMES ON LARGE CITY LOTS. THIS UP-AND-COMING AREA OFFERS THE LIFESTYLE OF LARGE, NEW HOME CONSTRUCTION WITH THE AMBIENCE AND CONVENIENCE OF AN ESTABLISHED NEIGHBORHOOD IN THE CITY OF DENVER. THE LOTS ARE GENEROUS, TYPICALLY AT LEAST 8,000 SQUARE FEET, ALLOWING FOR LARGE HOMES WHILE MAINTAINING SPACIOUS YARDS AND GREEN SPACES.

A TYPICAL HOME—ELEGANT AND SPACIOUS. THE NEW CUSTOM AND SEMI-CUSTOM HOMES ARE LUXURIOUS TWO STORIES WITH AT LEAST FOUR BEDROOMS, FOUR BATHS AND 4,000 SQUARE FEET PLUS A BASEMENT. YOU'LL SEE A RANGE OF ARCHITECTURAL STYLES, FROM NEO-TRADITIONAL TUDOR AND COLORADO CONTEMPORARY TO MEDITERRANEAN STUCCO AND FRANK LLOYD WRIGHT-INSPIRED MODERN.

WHY IT'S HOT—IT'S THE 'NEW'

OBSERVATORY PARK. "It's the next frontier for Denver," claims David Bryson, a mortgage banking professional who moved into a new home earlier this

year with his young family. Eisenhower Park, like other areas in Denver such as Observatory Park, Crestmoor Park and Hilltop, is a hotbed of urban redevelopment,

with new construction on the scraped lots of original homes. Unlike these other areas, however, Eisenhower Park has remained undiscovered until fairly recently, and the land prices (at least for the moment) are relatively affordable. Notes Bryson, "Of all the areas we looked at around town, this was the place that had the most potential. We were able to walk into equity upon completion of our house, and we love the neighborhood."

FROM VETS TO SCRAPES The Eisenhower Park neighborhood, like the rest of University Hills, was first developed shortly after World War II with the aim of providing affordable housing for veterans. Most original homes built in this neighborhood—while functional—were unremarkable smaller ranches with no basements and asbestos siding (!). The oversize lots, however, and southeast Denver location set the stage for a 21st-century renaissance. Bill McDonough of the architectural firm Michael Knorr &

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Associates has lived in the area since the early 1990s and recognized its upside early on. Explains McDonough, "We scraped the first home in this neighborhood in 2002, and there have

STORY: JON GOLDBERG

been over 100 scrapes since. The extremely large lots here are really shockingly affordable compared to other parts of Denver, and the location and amenities make it a great place to build and live."

AMBIENCE—GORGEOUS PARK, QUIET

NEIGHBORHOOD. The jewel of this neighborhood is the Mamie Doud Eisenhower Park—named after President Dwight D. Eisenhower's wife—a striking 22-acre expanse of natural surroundings and recreational activities. The historic Highline Canal Trail, flanked by towering trees and home to various wildlife species, actually runs through the park and is an exceptional place for walking, biking and just taking in the scenery. The park also features a full-service municipal rec center with community pool, tennis courts and workout facility. The wide, tree-lined streets of the neighborhood are quiet, safe and friendly.

LOCATION—AMENITIES, CONVENIENCE

AND ACCESS. With the huge full-service park and proximity to Wellshire Golf Course, Eisenhower Park feels like "country club living with municipal amenities," notes Bryson. The remodeled Ross-University Hills library is another prized local asset. For shopping and services, a wealth of basic, big box and eclectic establishments cluster nearby on Colorado Boulevard and Happy Canyon Drive and at University Hills Plaza on Colorado Boulevard. Bordered by two major

thoroughfares, Colorado Boulevard and Hampden Avenue, and in close proximity to I-25 and the Yale Light Rail station, Eisenhower Park has superb access to downtown and DTC.

SCHOOLS Denver Public School's Bradley Elementary, located in the neighborhood, recently began to offer an International Baccalaureate program and is also undergoing a major grounds renovation. Jon Wachter, a real estate agent, resident and president of the neighborhood association, observes, "With the new playground, the new programs and a new principal, the future is bright for Bradley."

WHAT YOU'LL PAY—A MILLION FOR A

NEW HOME. Prices for new homes in Eisenhower Park average about \$1.1 million and are in the range of \$700,000 to \$1.5 million. Prices per square foot in the area hover just over \$300. While by no means cheap, prices are relatively affordable compared to new builds in other established neighborhoods such as Observatory Park, Bonnie Brae and Hilltop. Choice lots for new construction can still be found in the \$300,000 range.

When he is not writing about neighborhoods for Colorado Expression, Jon Goldberg is a Realtor® in the Cherry Creek office of Prudential Colorado Real Estate. An attorney who practiced for several years in large firms before selling real estate, Jon lives in Denver with his wife and two young sons. Thanks to Jon Wachter of Keller Williams Realty for his assistance with this story.

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