

Neighborhoods

PLACES TO LIVE, PEOPLE TO SEE IN COLORADO NEIGHBORHOODS

GRAND PARK



PHOTO: RON RUSCIO

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 21ST CENTURY, FEATURING GOURMET KITCHENS, DESIGNER FINISHES, AND OPEN FLOOR PLANS. THE ONLY DEVELOPMENT IN GRAND COUNTY TO EARN THE BUILTGREEN CERTIFICATION, GRAND PARK FEATURES ENERGY-EFFICIENT MATERIALS AND UTILITY SYSTEMS COMBINED WITH A NEIGHBORHOOD DESIGN THAT MINIMIZES ITS ENVIRONMENTAL FOOTPRINT.

HISTORY—GET YOUR 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 15th 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 county, 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 "Anytown 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 street feels 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 recreational opportunities, Grand Park is luring a new generation that yearns for open spaces and high-

STORY: JON GOLDBERG

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 lover's 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

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in the breathtaking views. And with more than one-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, an increasing number of newcomers here are telecommuters or entrepreneurs from urban locations who 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 choose 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 a student ID—every Friday.

When he is not writing about neighborhoods for Colorado Expression, Jon Goldberg sells residential homes as a Realtor with Prudential Colorado Real Estate in Cherry Creek. An attorney who practiced for several years in national firms before pursuing real estate, Jon has published numerous articles in law journals and has appeared on radio. Jon lives in Denver with his wife and two young sons.

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GREEN OAKS



THE ESSENTIALS

WHERE IT IS—GREENWOOD VILLAGE NEAR LITTLETON.

GREEN OAKS IS TUCKED ALONG THE HIGH LINE CANAL ON THE WEST SIDE OF GREENWOOD VILLAGE. IT IS LOCATED JUST NORTH OF ORCHARD ROAD AND RUNS FROM UNIVERSITY BOULEVARD ON THE EAST TO

FRANKLIN STREET ON THE WEST. GREEN OAKS HAS EASY AND QUICK ACCESS TO THE DENVER TECH CENTER, CHERRY CREEK AND DOWNTOWN.

WHAT MAKES IT SPECIAL—ESTABLISHED NEIGHBORHOOD IN A PRIME SUBURBAN LOCATION. GREEN OAKS IS A JEWEL OF A NEIGHBORHOOD IN DESIRABLE GREENWOOD VILLAGE FEATURING 159 BEAUTIFUL PROPERTIES SET ON GRACIOUS LOTS WITH HUGE TREES ON EITHER SIDE OF THE HIGH LINE CANAL. THE NEIGHBORHOOD COMBINES A SOUGHT-AFTER SOUTH SUBURBAN LOCATION, ACCESS TO TOP-RATED SCHOOLS, SPACIOUS HOMES, NATURAL SURROUNDINGS AND MATURE LANDSCAPING WITH A WARM AND CLOSE-KNIT COMMUNITY SPIRIT THAT MAKES IT A SPECIAL PLACE TO CALL HOME.

THE HOMES—REFINED PROPERTIES ON LARGE LOTS. THE HOMES IN GREEN OAKS—MOSTLY BUILT IN THE LATE 1970S AND METICULOUSLY MAINTAINED AND UPDATED—COME IN AN APPEALING VARIETY OF TRADITIONAL STYLES, INCLUDING CAPE COD, RANCH, COLONIAL, TUDOR AND SPANISH. THE TYPICAL RESIDENCE HAS AT LEAST FOUR BEDROOMS, FOUR BATHROOMS AND 3,000 SQUARE FEET ON A HALF-ACRE OF MATURE LANDSCAPING. THE SUBDIVISION ALSO CONTAINS 25 HORSE PROPERTIES.



PHOTOS: STEVE BERCOVITCH

HIGH LINE LIVING Flanking the High Line Canal at University Boulevard and Orchard Road in tony Greenwood Village, Green Oaks residents enjoy an upscale address—along with its top schools and services—in a relaxed, intimate, family-friendly community. The location at University Boulevard and Orchard Road is ideal, offering quick access to Cherry Creek, downtown, Denver Tech Center and historic downtown Littleton—not to mention Park Meadows. An established neighborhood with stately homes, big yards and gorgeous landscaping, Green Oaks not only looks good but it also feels good. The location, the homes, the trees and the trails all serve as a wonderful backdrop to perhaps Green Oaks' greatest asset, its residents.

"I have the best neighbors in the world," gushes Brendan Moran, resident and real estate agent with the Kentwood Companies. "They are a friendly, outgoing and fun-loving group of people. We not only socialize with each other but we help each other."

LIFE IN GREEN OAKS—NO FENCES MAKE GOOD NEIGHBORS

One unique aspect of Green Oaks is that, per strict covenants, there are almost no fences, a rare attribute that imbues the neighborhood with an open, green feel that fosters neighborly interaction. Explains resident Ned Harvey, vice president at the Rocky Mountain Institute, "It's nice not to be boxed in, and it's especially great for our kids. Every summer night,

STORY: JON GOLDBERG