

REAL ESTATE

DPHomes.today will soon be
DenverPost.com/realestate

Preview of 5390' by Koelbel Urban Homes

With views from one of Denver's most panoramic spots, KUH lets you preview its first model at 5390' in Berkeley



An artist's conception of Clubhouse luxury homes backing to Wills Case Golf Course and the views from one of Denver's highest points.



On The
HOME FRONT

Mark Samuelson

Koelbel Urban Homes seeks out those one-of-a-kind locations for its city-styled homes that big production builders could never mess with, and they'll let you preview one of those this weekend with a tour of a luxurious new-urban model home. KUH calls its master-planned neighborhood atop Denver's Berkeley area "5390" — one of city's best promontories, 110 feet higher than Denver's mile-high elevation of 5,280 feet — with views west to the Continental Divide, and south over Willis Case Golf Course to Pikes Peak.

That hilltop just east of Inspiration Point Park is famous for its El Jebel Shrine, the site decades ago of many

a high school senior prom (the Moorish architecture is being preserved as part of the plan). But Koelbel's vice president Dana Keller says that most of the buyers taking contracts on KUH's luxury single-family and attached homes aren't old enough to remember that. Rather, they want this location for its proximity to Berkeley's restaurant scene along Tennyson and for its easy commute to downtown.

Koelbel has four new-urban series set around 5390's site adjacent to the golf course, from the mid-\$600s to a low \$1 million. Today and this weekend, you can tour a Peak-1 three-bedroom, paired-home with just short of 2,500 square feet, plus an optional finished basement with another 1,100 square feet. Around the corner, you'll visit an Inspiration Series four-bedroom-plus-loft, single-family home that's already sold, and another on track to deliver

next month, almost 4,400 square feet including the finished basement, at \$1,156,188.

All of those homes you'll tour have two-car garages and modern styling by KGA Studio Architects, and come with a site that offers less landscape to maintain but includes a private yard for a garden-plus-barbecue or for a labradoodle to wander. KUH community sales manager Natasha Densmore says those features are absolutely important to seven buyers who have already lined up for homes in the two series, folks who want to frequent Highlands dining/entertainment venues a mile south or make frequent trips to DIA.

There are two series still to come at 5390', and both may prove more popular than the two opening now. KUH is pre-selling a Clubhouse Series of luxury walkout homes that back to the golf course, with views west over Inspiration

Point, from \$1 million (two of those sites have been released and sold quickly); also, a series of Peak II paired homes for two sites by the old shrine, sized from 1,772 to 2,086 square feet, from the mid-\$600s. You can see plans for those and even arrange delivery in early 2018.

Koelbel Urban Homes will stage a formal opening for the Peak 1 paired home model NEXT weekend, with the smart money on seeing both collections now and returning next weekend for that presentation. Koelbel's 5390' is on Tennyson, a third-mile beyond I-70. From W. 38th, take Tennyson north 1.3 mile to W. 50th and turn west to KUH's information center; from I-70, exit westbound at Lowell or eastbound at Sheridan, go a half mile to Tennyson, then turn north.

— Mark Samuelson writes on real estate and business; you can email him at mark@samuelsonassoc.com. You can see all of Mark Samuelson's columns online at DPHomes.Today.com



IF YOU GO...

WHERE: Model preview, 5390' by Koelbel Urban Homes; 4 series of new-urban luxury designs in Denver's Berkeley neighborhood, by Willis Case Golf Course; Inspiration single-family homes, 4-bed-plus-loft ready now; also paired homes, model open, 4505 W. 50th Ave, Denver; from Highlands take Tennyson north past I-70 to W. 50th, turn west; or from I-70 take Lowell Blvd exit, becomes W. 48th Ave, continue west ½ mile to Tennyson, turn right to W. 50th

PRICE: From mid-\$600s; 4-bed single-family ready, \$1,156,188

WHEN: Today & Saturday 10 a.m. until 5 p.m.; Sunday 11-5

PHONE: 303-300-8828

WEB: 5390byKUH.com