

# *Two blocks from Trader Joe's, a newly remodel on 1.3 acres couldn't be closer to High Line Canal*



**Realtor Steffen Kaufman, right, joins Allan Tenenbaum and Amity Cooper with REMO, in front of their newly completed remodel beside the High Line Canal.**

**By Mark Samuelson**

There's no recreational amenity inside the south metro area that's quite as coveted as the High Line Canal, wandering 66 miles from Waterton Canyon, east to DIA. Along the way, it loops and bends past some of the most expensive real estate in the city – and you can't get closer to it than you are in a house that RE/MAX Professionals agent Steffen Kaufman is putting on the market today, close to S. University and Orchard Road in western Greenwood Village.

For a house in the 'burbs it's hard to imagine better locational features than 2901 E. Orchard Road has – the canal passing along the north tier of its 1.3 acre site, fetchingly arrayed on two sides from an eye-catching master overhead; not far from a neighborhood tennis court. All the more alluring in this particular year is the proximity of newly opened Trader Joe's market at Cherry Hills Marketplace – along with Starbuck's, Original Pancake House, Cherry Crest Market seafood and other dining – just a two-or-three block walk to the west.

"The market of \$1 million to \$1.5 million is very tight right now," says Kaufman, who'll have it priced at \$1.424 million, open noon until 3 p.m. today. The price-per-foot, he adds, is well apportioned to the large lot size – a

wide pasture to the east that's sized for a horse, and a rambling private garden to the west that shows years of nurturing by the current owner. With that to work from, Kaufman brought in Marc and Amity Cooper from REMO for a top-to-bottom remodel – all of the primary systems including roof, lighting, electrical and plumbing, along with stand-alone finishes including a porcelain tile fireplace, leathered-granite kitchen counter and ILVE Italian range, in a contemporary palette that works well with the home's 1991 bones, by legendary builder Geoie Writer.

"Among homes that have had total remodels, there's almost no competition. You'll find stuff, but it doesn't look like this," Kaufman says. His open house is three blocks east of University; take University south from I-25 five miles to Orchard Road and turn east past Trader Joe's, and past turnoffs to Long Road and S. Clayton.

## **if you go ...**

**WHERE:** Newly remodeled home overlooking High Line Canal & trail. 2901 E. Orchard Road, Greenwood Village; from S. University at E. Orchard Road near Trader Joe's head east 0.4 mile, on left

**PRICE:** \$1.424 million

**WHEN:** Today noon-to-3 p.m.

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