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NEW HOME OF THE WEEK

Cottonwood Vista * Luxury Ranch Home 909 McClure Way, Erie, CO 80516

Was: \$466,950 Now: \$435,265
This 2438 square foot ranch home, offers 2 bedrooms plus a study, ten foot ceilings, a 3-car garage, and an unfinished 1837 square foot basement. Includes maple cabinetry, wood flooring in the entryway, kitchen and nook and full yard landscaping already complete. Hurry to select your choice of appliances, plumbing countertop materials and the rest of the flooring throughout this home! Visit us at Cottonwood Vista in Erie or call Joan Frick at 303-828-0423 for more information.

From I-25, go west on Hwy 7 for 5 miles to 119th Street. Turn right and go 2.3 miles to Austin Ave. The property is on McClure Way.

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OVER 38,335 PROPERTIES OFFERED ONLINE & IN PRIN

Mark Samuelson



If you go...

WHERE: Custom home built pas-sive solar in 1989 on 1.65 acres in Greenwood Village. 5750 E. Powers Are; take Belleview west from 1-25 1 mile to Holly, turn south one-half mile to Powers, turn left, east, up th hill, opposite elementary school.

PRICE: \$1.625 million WHEN: Today, 10 a.m. until noon

PHONE: 720-434-8080

View-swept home in Greenwood Hills is caught "in-between"

When architect Bob Engleke built a sprawling ranch for himself on a 1987, he seemingly did everything right. The plan had personaltin, sold finishes, a kilter view from 1.6 acres, and even some passive solar aspects. Nobody could have imagined then that jux 20 years later, a

Nobody could have imagined then that just 20 years later, a 4,000-foot house with another 2,400 on a walkout night seem small enough to tear down.
But that was before The Preserve at Greenwood Village sold its first lot west across S. Holly Street from

up, driving prices from a half mil-lion, to one million, to bo and three and beyond.

Now on the hill around 5750 E. Powers, the acre-plus lots are either dotted with aging ranches built during the 1960s and 1970s that scrape for 15-0-131 million, or— like the brand new house just west of this one, with newer super-sized

use the brand new house just vest of this one. with newer, super-sized customs that command \$2.5 to \$3 million.

That leaves No. 5750, priced at a mere \$1.625 million, as what Realtors refer to as a "tweener" – stuck in between the bigger, newer ones and the ones that will be scraped.

"Unbelievable views," Fuller Towne & Country agent Seffen Kaufman told me as we walked the tong differesting passing a upin the tong differesting passing a upin a reedy col pond that's fed from a private irrigation well (the house is on dity water). "In this town, everyone thinks they have mountain views, but they don't." If you're coming to see that view today, you're one of two types of bugers: You're looking to level this and build something that will have a panorama that many pricier

See CUSTOM inside Back cover of 2nd Real Estate Section



Steffen Kaufman of Fuller Towne & Country Properties and his Greenwood Hills listing on Powers Drive, across from The Preserv

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CUSTOM from Page 1R

homes only dream about... Or, you can't finance \$3 million, and you'd be happy to have what Engleke drew for this lot – a Colorado contemporary that's more comfortable than some of the newer,

more comfortable than some of the never, grander homes are. It's built multi-level style-entry with a big king noom and fireplace a half level below the kitchen-dining-moming room that takes in views to the vest and south. The kitchen is good enough to leave as is. never fin-sites, big pantry, nice counter bar, Maybe a little too much going on — one too many

center islands that might get in the way of the traffic flow. There are decks with their own great views..as from a pretty study and from the master suike, both on the same level. The master has a fireplace and a great bath; there are two guest beds on a half-story up above.

there are two guest beds on a half-story up above.

The passive solar aspect includes a trombe wall system that Engleke designed along the south base. It had some kind of event system, but looks as if later owners haven't modified it with newer controls. The home gets heating bilds that are nothing to write home about.compared to what prob-

ably could be achieved with a little newer

ably Cours be attracted when a 15750 E. rechnology. To view a very unique custom at 5750 E. Powers Avenue, 10-12 today, take Belleview west from 1-25 a mile to S. Holly Street, turn south a half mile to Powers, then east up the hill a couple of driveways. Realtor Steffen Kaufman is on his cell at 720-434-8080.

Mark Samuelson is president of Samuelson & Associates, a home-building/ real estate communications firm, on the Web at MorkSamuelson.com. You can e-mail him ot markesomuelsonossoc.com.



Contemporary interior by Bob Engleke for his per-sonal home had dining,

Coldwell Banker and Scholastic accepting submissions for student contest

Nationwide contest asks K-8 students "What makes a house a home?"

Nationwide Contest is Collaboration with Scholastic Asks K-8 Students "What Makes a House a Home?" Coldwell Banker Real Estate LLC and Coldwell Banker Realestate Bloerage in Colorado announce the Launch of its third "My Home: The Annexian Dream" contest. In collaboration with Scholastic, the globat includers spublishing education and media antiders spublishing, education and media in kinderparten through eighth grade to tell heir personal stories, through mages and words, about how their houses, apartments, about how their houses, apartments, or condominiums are not just places they words, about how their houses, apartments, or condominiums are not just places they live, but homes where dreams are shared and memories are made.

Students may focus on one of the following subjects: "How does your home fit into your version of the American Dream?"

What is your family's heritage, and how do you celebrate it?" What have your parents, grandparents and other family members usually you about the meaning of home? usually you about the meaning of home? do not the meaning of home? short film on a videocassette or DVD three minutes in length, maximum, a stuphoard with sequential images, a comis strip, or a series of photographs with text or an essay accompanied by illustrations.

To having a home plutya a big plant in the series of photographs with exit or an essay accompanied by illustrations.

To having a home plutya a big plant in the series of photographs with exit or an essay accompanied by illustrations.

To have a children says Chris Mygatt, President of Coldwell Banker Residential Brokerage in Colorado. At Coldwell Banker, we know that a home reaches beyond a physical structure. It is built from the heart through the dreams a family shares and the long-lasting memories

they create. A home has no boundaries and we look forward to hearing from children across the country with their creative persections. There grand-prine winners (gades & Z.) 2-5, 6-89 will each receive a \$2,000 cash prize warded for their escellence in creativity, originality, and overall quality and effort in addition, 50 numers-up will each receive a \$100 cash prize. The teachers of the three grand-prize winners for parents who will be seen to the control of the co

and/or on www.scholastic.com/instructor.
Entries must be postmarked by December
7, 2007 and received by December
17, 2007. For further contest details,
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of the United States who cumentify attend

of the United States who currently attend grades kinderparten through eight, as well as children in those age ranges who are home schooled. No purchase necessary, Scholastic Corporation (NASDNQSCH) is in the world's largest publisher and dis-tributor of children's books and a leader in deucational terhology. Scholadic creates quality educational and entertaining materials and products for use in school and all home schooling children's books, magic products, technology-based products, teacher

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