

Real Estate.

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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 rock and full yard landscaping already complete. Hurry to select your choice of appliances, plumbing fixtures, countertop materials and the rest of the flooring throughout this home! Visit us at Cottonwood Vista in Erie or call Joan Frick at 303-628-0423 for more information.
 From I-25, go west on Hwy 7 for 8 miles to 119th Street. Turn right and go 2.3 miles to Austin Ave. The property is on McClure Way.

what's inside...

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OVER 50,000 PROPERTIES OFFERED ONLINE & IN PRINT

Mark Samuelson



If you go...
WHERE: Custom home built passive solar in 1989 on 1/4 acre in Greenwood Village, 1250 E. Powers Ave., take Bellevue west from I-25 a mile to Holly, turn south one half mile to Powers, turn left, east, up the hill, opposite elementary school.
PRICE: \$4.45 million
WHEN: Today, to a.m. until noon
PHONE: 702-424-6680

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

When architect Bob Engler built a sprawling ranch for himself on a Greenwood Village hillside in 1987, he seemingly did everything right. The plan featured panoramic, south-facing, a killer view from 1.8 acres, and even some passive solar aspects.
 Nobody could have imagined then that just 20 years later, a 4,500-foot house with another 2,400 on a well-lit night were small enough to tear down.
 But that was before The Presence at Greenwood Village sold its first lot west across S Holly Street from Engler's house, with bigger, bolder designs that luxury buyers wanted

up, driving prices from a half million, to one million, to two and three and beyond.
 Now on the lot around 5750 E. Powers, the acquisition falls on either side with aging ranches built during the 1960s and 1970s that range for \$1-to-\$1.2 million, or, like the brand new house just west of this one, with more, sophisticated custom that command \$2.5 to \$3 million.
 The house No. 5753 priced at a mere \$1.425 million, so what Realtors refer to as a "turnover" — stuck in between the bigger, newer ones and the ones that will be swapped.



Shaffer Kaufman of Puller Towne & Country Properties and his Greenwood Hills listing on Powers Drive, across from The Presence.

See CUSTOM Inside Back cover of Real Estate Section

COLDWELL BANKER

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<p>OPEN 1-4</p> <p>CHERRY CREEK 2020 E. CEDAR AVE. Sophisticated mountain in serene, gated community. Luxury winner 2001 for sq. ft. 438,934. \$1,375,000 CURR MATTHEWS 303-418-4789</p>	<p>BRIGHTON 64 HUNTER CT. Luxury living at its finest! This 1 bed, 4 bath home is located in an exclusive gated community. Featuring new entry with custom architecture, wood floors, dream kitchen with slab granite, stainless appliances, dual fuel oven top range, coffee mill in dining room. Bedrooms, backs to greenbelt and mountain views. Great master suite includes 2 solid dressers and walk-in closet. \$1,130,000 DUDDY AND JEN HOBY 726-373-2669</p>	<p>PRICED TO SELL</p> <p>WESTMINSTER 1177 BANNOCK CIR W Gorgeous mountain view home and east-facing 2 bed, 2 full bath, large 17x30 half study with new paint. High ceilings, built-in cupboards, vaulted ceilings and interior details. Server bar and central air. Wood floor plan, open floor plan, double pane windows and more. Contact me today for more information! \$137,000 STEPHEN GREIFER 303-579-4942</p>	<p>AURORA 8017 SO. MINERALA WAY A Little Piece of Heaven! 30x21, 3194 sq ft. Pottery Barn Furnish * Updated Kitchen and Bathrooms * All Appl. and Washer and Dryer Inc. * New Furnace and Central Air * Great Yard Backing To Open Space * Cherry Creek Schools \$180,000 COLLEEN TITTELBAUM 303-668-8186</p>	<p>NEW PRICE</p> <p>CENTENNIAL 6022 SO. MONACO WAY Wonderful Opportunity in Greenwood South 40th Unit # * Close Location * New Furnace and * New Blue Water Heater * New Roof * New Windows * Three Tier Deck w/ Mrs. Vares * This Great Home is Back to the 8th Grade * This Great Home for a Fix and Flip * The Best Work to Date * Cherry Creek Schools \$285,000</p>
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homes only, design alone...
On one such home, \$2 million, and you'd be happy to have what English drew for this lot - a Colorado contemporary that's more comfortable than some of the newer, grander homes are.
It's built multi-level, with a very big living room and fireplace a half level below the kitchen-dining area, which sits on a walk-up to the second level. The kitchen is good enough to last as it never finishes, big pantry, nice counter top. Maybe a little too much going on - one too many

corner islands that might get in the way of the traffic flow.
There are decks with their own great views, and there's a pretty study and from the master suite, both on the same level. The master has a fireplace and a great bath. There are four guest beds on a half-story up above.
The positive realtor expert includes a trouble with systems that English designed along the south face. It had some kind of vent system, but looks as if later owners haven't modified it with newer controls. The home gets heating bills that are nothing to write home about, compared to what prob-

ably could be achieved with a better new venting.
To view a very unique home on at 3750 E. Powers Avenue, 30-12 today, take Beltway west from I-25 a mile to S. Holly Street, turn south a half mile to Powers, then east up the hill a couple of driveways. Realtor Jeffrey Kaufman is on his cell at 720-434-8000.
Mark Simonson is president of Simonson & Associates, a home-building and estate communications firm, on the Web at MarkSimonson.com. The can e-mail him at mark@marksimonson.com.



Contemporary interior by Bob English for his personal home had dining, meeting room and master suite looking west to the mountains.

Coldwell Banker and Scholastic accepting submissions for student contest

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

Nationwide Contest in Collaboration with Scholastic Asks K-8 Students "What Makes a House a Home?"

Coldwell Banker Real Estate LLC and Coldwell Banker Residential Brokerage in Colorado announce the launch of its third "My Home: The American Dream" contest, in collaboration with Scholastic, the global children's publishing, education and media company. Coldwell Banker invites students in kindergarten through eighth grade to tell their personal stories, through images and words, about how their homes, 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 vision 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 taught you about the meaning of home?" Entries may be submitted in the form of a short story in an illustrated or DVD three minutes in length, maximum, a storyboard with sequential images, a comic strip, or a series of photographs with text, or an essay accompanied by illustrations.

"Creating a home plays a big part in the American dream and that's the message we're looking for from our children," says Chris Nugent, 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 compelling memories they create. A home has no boundaries and we look forward to hearing from children across the country with their creative perspectives."

Three grand-prize winners (grades K-2, 3-5, 6-8) will each receive a \$2,000 cash prize awarded for their excellence in creativity, originality, and overall quality and effort. In addition, 50 runner-up will each receive a \$100 cash prize. The winners of the three grand-prize winners for parents who home school will each receive a digital video camera for their classrooms valued at approximately \$600, and one project submitted by an entire class will receive a \$250 cash prize for that class or school to share.

All winners and runners-up will be featured on www.coldwellbanker.com and in a Spring 2008 issue of Instructor magazine and/or on www.scholastic.com/instructor. Entries must be postmarked by December 31, 2007 and received by December 25, 2007. For further contest details, please visit www.coldwellbanker.com/AmericanDream or www.scholastic.com/instructor. The contest is open to residents of the United States who currently attend grades kindergarten through eight, as well as children in those age ranges who are home schooled. No purchase necessary.

Scholastic Corporation (NASDAQ:SCHU) is the world's largest publisher and distributor of children's books and a leader in educational technology. Scholastic creates quality educational and entertaining materials and products for use in school and at home, including children's books, magazines, technology-based products, teacher materials, television programming, film, videos and toys. The Company distributes its products and services through a variety of channels, including proprietary school-based book clubs, school-based book fairs, and school-based and direct-to-home continuing programs, retail stores, schools, libraries and recreation networks, and the Company's Internet site, <http://www.scholastic.com>.

For more information on Coldwell Banker Residential Brokerage, contact the company at 303-408-9000, and visit online at www.ColoradoHomes.com.

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