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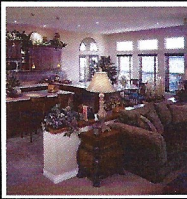
# Real Estate

## 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 fixtures, countertop materials and the rest of the flooring throughout this home! Visit us at Cottonwood Vista in Erie or call Joan Frick at 303-828-0423 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 PRINT

Mark Samuelson



If you go...

**WHERE:** Custom home built passive solar in 1989 on 1.65 acres in Greenwood Village, 5750 E. Powers Ave., take Bellevue west from I-25 1 mile to Holly, turn south one-half mile to Powers, turn left, east, up the 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 Greenwood Village hillside in 1987, he seemingly did everything right. The plan had personality, solid finishes, a killer view from 1.6 acres, and even some passive solar aspects.

Nobody could have imagined then that just 20 years later, a 4,000-foot house with another 2,400 on a walkout might 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 Engleke's house, with bigger, bolder designs that luxury buyers scarfed

up, driving prices from a half million, to one million, to two 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 \$1.5 to \$1.3 million, or like the brand new house just west of this one, with newer, super-sized customs that command \$2.5 to \$3 million.

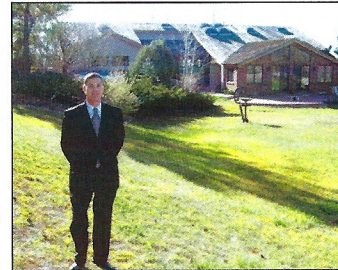
That leaves No. 5750, priced at a mere \$1.625 million, as what Realtors refer to as a "weener" — stuck in between the bigger, newer ones and the ones that will be scraped.

"Unbelievable views," Fuller Towne & Country agent Steffen Kaufman told me as we walked the long driveway, passing a yard big enough to play hardball, with a reedy old pond that's fed from a private irrigation well the house is on city 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 buyers: You're looking to level this and build something that will have a panorama that will have

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 Preserve.

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 <b>LOUISVILLE MODELS</b> OPEN DAILY 10-5 PM <b>CENTENNIAL PAVILION LOFTS</b> 2 bedroom floorplan, 1225 sq. ft. Main. free lofts have many upgrades, exceptional finishes & many have spectacular mtn views. Owner guest suite is avail. Shops & restaurants within walking distance. Call 720-890-4321 for more info. Sales Office Open Daily 10-5pm 1057 CENTURY DRIVE <b>THE BERNARD GROUP</b> 303-402-6000 Visit our website to view other Listings: www.thebernardgroup.com Owned & Operated by NRT, Inc. All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker nor Coldwell Banker Residential Brokerage shall be responsible for any typographical errors, misinformation, omissions and shall be held totally harmless.	 <b>FRANKTOWN</b> 10393 Deerfield Rd This immediate executive home is truly the total package! The lot of 2.5 - 5.5 acre sites is 37 acres with trees and mountain views. Located off Parker Road on Parker's Franktown Border. 14 lots is off to choose from. Start your new home today. Contact me for more information! <b>\$430,000</b> <b>PAIGE NEW</b> 303-435-2963	 <b>PARKER</b> 8683 E. Florence Rd Perfect pinery lot of 37 acres with trees and mountain views. Located off Hillside Way and East Pawnee Rd. Sounds too good to be true - because Franktown Border. 14 lots is off to choose from. Start your new home today. Contact me for more information! <b>\$130,000</b>	 <b>DENVER</b> 1761 S. Filbert Ct Imagine what this 1761 S. Filbert Ct. New home could be! This home has a lot of potential. It is a 3 bed, 2 bath, 1,319 sq ft. It is a great starter home or a great investment. Call me today for more information! <b>\$254,900</b> MONTIE MCGINTY 303-887-3246 montie@montie.com	 <b>Country Estates, the place to live in Broomfield</b> Available Now! 13942 Gunnison Way 4 Bed/4 Bath Built by Arrowhead Homes Available Fall 07 13901 Gunnison Way 4 Bed/4 Bath Back to the park and open space. Available Fall 07 13911 Gunnison Way Back to the park and open space. Available Spring 08 for directions and more inventory www.VisitCountryEstates.com Visit www.LoriGrunewald.com - or call us at 303.438.5855
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