



It's easy to drive around the city since streets are designed for effortless travel. East-west routes are generally named "avenues," while north-south thoroughfares are "streets." The north-south beltway is Interstate 25, while the east-west route is Interstate 70. Connecting these two highways are Interstate 225 (southeast) and Interstate 270 (northeast). The C-470 beltway completes the circle.

Cherry Hills Village

Renowned for its rural atmosphere, luxurious homes, and quality of life, **Cherry Hills Village** is one of Denver's most affluent neighborhoods. Bordered to the north by Hampden Avenue, to the south by Belleview Avenue, to the west by Clarkson Street, and to the east by Monaco Parkway, Cherry Hills Village is a unique residential enclave of country estates and palatial homes with easy access via I-25 and 225 to Denver's primary business districts.

Nestled in rolling hills, Cherry Hills Village offers an extensive trail system, as well as rolling expanses of lovely open countryside—one of the few semi-rural areas within metro Denver. Recreational facilities, including tennis and swimming clubs, abound in the area. Resident golfers enjoy the stunning links of the Cherry Hills and Glenmoor country clubs.

Distinct neighborhoods within the community include **Cherry Hills North**, a friendly neighborhood of only 148 homes on one-third to half-acre sites; **Old Country Club**, with homes built by the first village residents; **Cherry Hills Farms**, with one-acre sites and magnificent

abodes; **Glenmoor**, which attracts buyers to its elegant golf setting; **Charlou**, appealing to new custom home buyers; **Covington**, an elegant neighborhood of only 42 homes; **Cherry Hills Park**, with splendid estates, many with European-style gardens and water fountains, overlooking Cherry Hills Golf Course; **Sunset Drive**, whose magnificent estates could grace the covers of architectural design magazines; and the newer **Buell Mansion**, an exclusive, prestigious neighborhood on a private reserve with 110 stunning custom estates on one-half to 2½-acre sites, at the center of which is the historic Buell Mansion, which now serves as a center for residents to enjoy



Cherry Hills Village and Greenwood Village, found south of Denver, are two of the most affluent Denver suburbs.

Greenwood Village

In **Greenwood Village**, commercial districts including nationally recognized business parks, thrive alongside upscale homes in covenant-controlled developments and open meadows of golden grass. This urban-rural community offers a vast mix of newer home types, from large estates to smaller patio homes to sprawling ranches. Lots range in size from a quarter acre to more than 2½ acres. Because Greenwood Village derives a majority of its property taxes from the retail corridor along Arapahoe Road and the businesses in the Denver Technological Center, resident property taxes in the area are significantly lower than in Denver.

Bordered on the west by Clarkson Street, on the east by Havana Street, on the north by Belleview Avenue, and on the south by Orchard Road, the community is bisected on its east side by I-25, which separates a large portion of commercial activity from many of its residential neighborhoods. Restaurants, shopping and services abound, making life easy for residents.

Activities in both Greenwood and Cherry Hills Villages include horseback riding along extensive equestrian trails, walking on the Highline Canal trail which meanders throughout the community, going to one of several recreation centers, and trekking to Cherry Creek State Park to enjoy the great outdoors. Local government is fully committed to preserving the community's open space and wetlands.



Denver Country Club

Heat farmer John Reithman sold his 400 acres in 1902 to a group of investors intent on creating a premier residential neighborhood in Denver. Bordered on the south by East First Avenue, on the east by University Boulevard, on the west by Downing Street, and on the north by East Sixth Avenue, the area known today as **Country Club** attracted nearly every famous architect in the region, many of whom chose to build their own homes there. Before long, the land was sold and masterpieces were built which would forever distinguish this area as a neighborhood of uncommon opulence. Great red-tiled and stucco-walled gates welcomed residents to the community. Denver Country Club itself, located to the south of the area, was designed with the

Victorians. It has been designated a Denver Historic District. Set in the middle of the metro area, Country Club affords residents a 10-minute drive to downtown Denver, as well as access to the Denver Botanic Gardens, Cheesman Park, and City Park with its Denver Museum of Nature and Science and IMAX Theater. Vibrant and exciting shopping experiences—both Cherry Creek North and the Cherry Creek



A community rich in beauty, diversity and character, Country Club continues to embody the vision of its developers—a neighborhood of affluence and prominence in the heart of the city.

clubhouse at its center, complete with exquisite entertainment and dining rooms, and a gracious golf course on either side of Cherry Creek, which ran through its borders.

Today, the area features Mediterranean, Spanish, Georgian, Tudor, Swiss Chalet, Dutch Colonial, Craftsman, French Chateau, and Indian Pueblo architectural styles, along with massive Denver Squares and delicate

Shopping Center—beckon across University Boulevard, a short walk from any home in the area.

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Cherry Creek

Named by the Arapaho Indians for the chokecherry bushes that grew along its banks, **Cherry Creek** began as a favorite buffalo hunting ground. Bordered on the east by Colorado Boulevard, on the west by University Boulevard, on the north by Sixth Avenue and on the south by Cherry Creek Drive North, Cherry Creek is an upscale, thriving, dynamic pedestrian neighborhood, where ultra-modern, exquisite luxury townhomes co-exist with older, charming bungalows framed by large trees. **Cherry Creek South** is bordered on the north by First Avenue and extends south to Alameda Drive, and includes an exciting variety of newer single family, duplex and multi-units in a charmingly eclectic diversity of architectural styles to suit all tastes.

Annual events in the neighborhood include the Cherry Creek Sneak, the Taste of Cherry Creek and the Cherry Creek Arts Festival—one of the largest and most popular shows of juried fine artists and craftspeople in the country. Youth and adults alike often make a day of enjoying all the amenities and activities that abound in the Cherry Creek area. Residents can jog, ride their bicycles and rollerblade along the creek; ice skate on the square in the winter; sample the fare at a wide range of intimate

restaurants; relax at an outdoor cafe; or shop to their hearts' content. The Cherry Creek Shopping District boasts the largest concentration of shops within a 600-mile radius, including the magnificent

Cherry Creek Shopping Center, anchored by Saks 5th Avenue, Neiman Marcus, Lord & Taylor, and Foley's. **Cherry Creek North** offers dozens of unique eclectic shops, boutiques, galleries, day spas and salons.

Surrounded by Colorado's very best shopping, dining, galleries and culture, **North Creek** takes center stage in one of Denver's most desirable and vibrant neighborhoods—with architecture as unique as its location.



With their close proximity to Denver and thriving urban setting, both young professionals and empty nesters alike find Cherry Creek and Polo Club ideal places to call home.

Polo Club

Located just south of Cherry Creek, the **Polo Club** has long been one of Denver's most prestigious residential areas. Originally, polo ponies cantered over the terrain of this private, secluded country club community. Four young millionaires then joined forces to purchase a 160-acre tract of land for their polo matches; and the club was completed in 1926. Some of Denver's finest families quickly relocated from the Denver Country Club residences to the Polo Club grounds. Today, the ponies have left, but the privacy of spacious, elegant home sites endures in this luxurious urban neighborhood where fabulous homes sit on 1/2- to 2-plus-acre lots. Polo Club is bounded on the north by Alameda Avenue, on the south by Exposition Street, on the west by University Boulevard and on the east by Steele Street. The patrolled and partially-gated community remains home to many of Denver's prominent and founding families.

Polo Club North is a gated townhome community with security guards. It includes winding streets, open spaces with a stream, small ponds and

waterfalls flanked by evergreens and aspens. A clubhouse contains an indoor swimming pool and outdoor tennis courts. The Cherry Creek Shopping Center sits within walking distance, just across the creek.

One Polo Creek offers urban living at its best, with a world-class seven-story building in a one-of-a-kind location.

Comprising 58 ultra-luxurious condominium residences, it is Denver's only service-oriented residence designed in a manor house tradition.



Congress Park

Bordered on the east by Colorado Boulevard, the north by 17th Avenue, the west by Josephine Street, and the south by Sixth Avenue, **Congress Park** abounds with magnificent old homes of strength and character, from big Denver Squares to Victorians to sturdy brick bungalows. Along Seventh Avenue Parkway, you'll find a splendid array of mansions with architectural styles ranging from Mission to Dutch Colonial and from Mediterranean to Victorian. The Parkway is a haven to neighborhood walkers and runners. The community's namesake park, Congress Park, features pristine grounds, a kids' playground and a large outdoor swimming pool. Served by a range of restaurants, coffee shops and retail stores, the neighborhood is also close to many cultural attractions, including the Denver Botanical Gardens, Denver Zoo, Denver Museum of Nature and Science and Imax Theater, and the Molly Brown House.



Both Congress and Washington Park are home to their own one-of-a-kind specialty shops, service businesses, restaurants and cafes—and a wonderful collection of charming older homes.

Washington Park

Bordered to the north by Alameda Avenue, to the west by Downing Street, to the east by University Boulevard, and to the south by I-25, **Washington Park** is a charming, distinctive old Denver neighborhood with mature shade trees, quiet streets, and well-cared-for bungalow style homes. "Wash Park," as it is fondly called, offers excellent access to any major location in the city. Because homes here tend to be smaller and more affordable, many residents are young professionals in their 30s or 40s or empty nesters who have moved back into the city from the suburbs now that their children are grown. "Pop-top" is another commonly heard term here, because "popping the top" by adding a second story and enlarging the bungalow homes has become quite a trend. The residents tend toward friendliness and active concern for and involvement in the community.

At the center of the neighborhood is a beautiful 161-acre park containing two large lakes which are frequented by flocks of geese, tennis courts, a boat-house, a rec center, flower gardens, picnic areas and a playground. The rec center features a public pool, workout area and basketball

courts. From bikers and roller-bladers to runners, walkers and picnickers, the park is a sanctuary for residents and Denverites of all ages. A special block in this lovely neighborhood, Old South Gaylord Street, is home to one-of-a-kind specialty shops, service businesses, restaurants and cafes.



CHELSEA GARDENS

By Lynn M. Gregory



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Lynn M. Gregory, owner and founder of Chelsea Gardens of Denver, Colorado, takes an inventive and artistic approach to landscape design.

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- 2004 Grand Award for Renovation
- 2002 Merit Award for Renovation
- 2001 Merit Award for Renovation
- 2000 Merit Award for Landscape Construction-Single Family Residential

is accomplished through all aspects of landscaping: large and small plantings, pathways, patios and walls, watering needs, and lighting.



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LoDo, LoHi & Downtown Denver

The birthplace of the Mile High City, **Lower Downtown**, or **LoDo**, was designated a Historic District in 1988 by the Denver City Council. This status protects old existing structures and the ambiance of the city's colorful past. The unique 25-block pedestrian-oriented neighborhood runs from Cherry Creek to the west, to 20th Street to the east, and from Market Street to the south, to Wynkoop Street to the north. It is one of the few mixed-use neighborhoods in the country. In the past two decades, this area has experienced a true renaissance, with businesses, entertainment, restaurants, and residential properties proliferating. Today, LoDo is home to several dozen art galleries, hundreds of restaurants, several breweries, dozens of specialty shops, and a unique collection of bars and nightclubs.

For suburban dwellers eager to leave the responsibilities of lawn maintenance and the burden of commuting behind, downtown living has tremendous appeal. LoDo offers the excitement of urban living with suburban amenities. Lifestyle choices range from luxury lofts to two-story condominiums and pent-house suites. Many homes offer spectacular city skyline or mountain views.

For those wishing to walk to work and to a variety of sports and entertainment activities, LoDo has no equal. Its locale places residents within walking or light rail distance of the aforementioned, plus downtown office buildings; cultural events; the Denver Performing Arts Complex; the Denver Art Museum (whose renowned new wing has made a distinctive addition to the Denver skyline); the Museum of Contemporary Art; the architecturally distinctive Denver Public Library; Coors Field (home of the Colorado Rockies); Pepsi Center (home of the Denver Nuggets, Colorado Avalanche, Colorado Crush, Colorado Mammoth and Colorado Rapids teams); Denver Pavilions, an outdoor shopping mall in the heart of the city; Larimer Square; and Tabor Center.

Nearby, the Cherry Creek bike path attracts skaters, joggers and cyclists. The LoDo area also features easy access to I-25,

Denver International Airport and the Denver Technological Center via the 20th Street interchange.

In the heart of Downtown Denver, **One Lincoln Park**, a high-rise luxury tower, is setting the standard for world-class living in Colorado. The Four Seasons is also soon to be a new landmark in the area.

Just a hop, skip and a jump to the booming **Central Platte Valley** near Downtown, is the 67-acre Elych Gardens Amusement Center. Bordering the new Commons Park along the South Platte River, **Riverfront Park** is a newer, 25-acre mixed used development of retail and 2,500 residences of condos, townhomes, and unique lofts.

Founded in 1858 and located just west of LoDo, the **Highlands or LoHi** neighborhood features an eclectic mixture of old Victorian, bungalow and frame homes with newer condominiums, town homes and houses. The 250-acre neighborhood boasts numerous parks, trendy restaurants and boutiques. Because of its small town feeling and easy access to downtown Denver as well as the highways northwest to Boulder, the Highlands residences are much sought-after properties for all ages and lifestyles.

Bordered on the north by West Colfax Avenue, on the west by Speer Boulevard, and on the east by Lincoln Street, **The Golden Triangle** has now become a residential mecca of both warehouse-style lofts and luxury high-rise residential complexes. Like LoDo, The Golden Triangle affords easy access to everything Downtown Denver has to offer.

Designed by world renowned architect Curtis W. Fentress and located on Broadway just south of Downtown, **The Watermark** offers the perfect balance of city lifestyle and neighborhood charm.



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Belcaro

Named for the magnificent 54-room Georgian country estate and tennis pavilion built by retired Senator Lawrence Phipps in the early 1930s, the **Belcaro** neighborhood today includes beautiful homes with lovely lawns surrounding the mansion that remains at its center. In the 1960s, Mrs. Phipps donated the tennis pavilion and mansion to the University of Denver; it is used today as a corporate conference center and a popular location for area weddings. With lovely, mature trees, Belcaro is a haven for elegant, predominantly ranch style homes of all shapes and sizes, all large by most standards. At the center of Belcaro, the homes gracing the winding streets tend to be even larger and sprawl across vast, well manicured lawns. Surrounding the interior of Belcaro are wider streets, also neatly lined with an elegant array of large ranch style homes. Here, the spacious back yards offer lovely retreats for family activity, relaxing or entertaining. Although a quiet, mature neighborhood, Belcaro appeals to residents of all ages, from younger professional couples, to families with children, as well as empty nesters. It offers wonderful proximity to



Cherry Creek North, Bonnie Brae, Old South Gaylord Street and Colorado Boulevard. Situated next to the Polo Club and just east of Bonnie Brae, the magnificent residential panorama of Belcaro makes it one of Denver's most appealing in-town neighborhoods.

Secluded havens in the heart of the metropolitan area, Belcaro and Bonnie Brae are two of Denver's most appealing in-town neighborhoods, with convenient access to every amenity.

Bonnie Brae

As conceived 80 years ago by architect S. R. DeBoer, the quaint neighborhood of **Bonnie Brae** was designed to resemble a Scottish village located on the fringes of Denver, complete with curving streets, a circular central park, a winding boulevard and a collection of small shops where residents could congregate and mingle. Bonnie Brae, which means "Pleasant Hill," today offers quiet, tree-lined streets, rich architectural diversity and convenient access to neighborhood restaurants and cafes—including one of Denver's most popular pizza parlors, a public library, an ice cream parlor and a variety of retail shops. Home styles in Bonnie Brae range from charming little Cape Cods and tidy brick ranches to larger two-story brick and frame homes and English Tudors. With University Boulevard and Washington Park to the west, Colorado Boulevard to the east, I-25 access to the south, and the Polo Grounds and Cherry Creek to the

north, Bonnie Brae is a sanctuary in the heart of the city and is one of the most popular, sought-after neighborhoods in the metropolitan area.



Hilltop & Crestmoor

An enclave of architectural charm and diversity, the side-by-side neighborhoods of **Hilltop** and **Crestmoor** offer beautiful yards on large lots with abundant trees. Bordered by Seventh Avenue to the north, Alameda Avenue to the south, Colorado Boulevard to the west and Monaco Street to the east, with Holly Street serving as the dividing line between the two communities, the area has retained its market appeal throughout the years. The neighborhoods feature custom ranch homes, English Tudors, traditional two-stories and modern pop-tops. Three parks grace the neighborhoods: Cranmer, Crestmoor and Robinson. Cranmer Park was built in the '30s with a spectacular inner city view of the Front Range; a local ordinance even ensures that nothing can block the view west of the park. At one edge of the park, a sundial seven feet across keeps time and attracts interested children. Crestmoor Park runs along Monaco Street and brims with soccer and softball players. Robinson Park is ideal for sledding in winter. Home buyers are drawn to the lifestyle, fine public schools and



proximity to downtown Denver and Cherry Creek available in these neighborhoods. It's easy to understand why Hilltop and Crestmoor are considered to be two of the most sought-after communities in the Denver area.

Montclair

Montclair's most notorious resident was Baron Walter von Richthofen, who built a castle in one of Denver's first suburbs in 1887. The Richthofen mansion remains one of Denver's most memorable architectural landmarks. The community that grew up around the castle is bounded on the north by Colfax Avenue, on the east by Quebec Street, and the west and south by the beautiful tree-lined parkways of Monaco and Sixth Avenue, respectively. Downtown Denver and the shops of Cherry Creek are less than 10 minutes away. Today, many Montclair residents are original owners who built homes in the 1940s, although other homes in the area date from the late 1800s. Architectural styles along the shaded streets range from Queen Anne Victorians to Mission-style homes, from stunning English Tudors to 1950s ranches; many feature large lots. This comfortable and inviting neighborhood boasts several small parks that bustle with strollers, joggers and children at play.

The lovely neighborhoods of Hilltop, Crestmoor and Montclair boast several large park areas bustling with strollers, joggers and happy children. Home buyers are drawn to the lifestyle, fine public schools and proximity to downtown Denver and Cherry Creek.

