

# HOLBEN BUILDING CORP

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*Building Denver since 1977*

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[www.holbenhomes.com](http://www.holbenhomes.com)

[www.holbencommercial.com](http://www.holbencommercial.com)

MEMBER HOME BUILDER'S ASSOCIATION OF METROPOLITAN DENVER

## THE NEW 3070 S. Jackson St.



One of Denver's most enduring builders has transformed this address into the one of a kind custom home you see here. Features include:

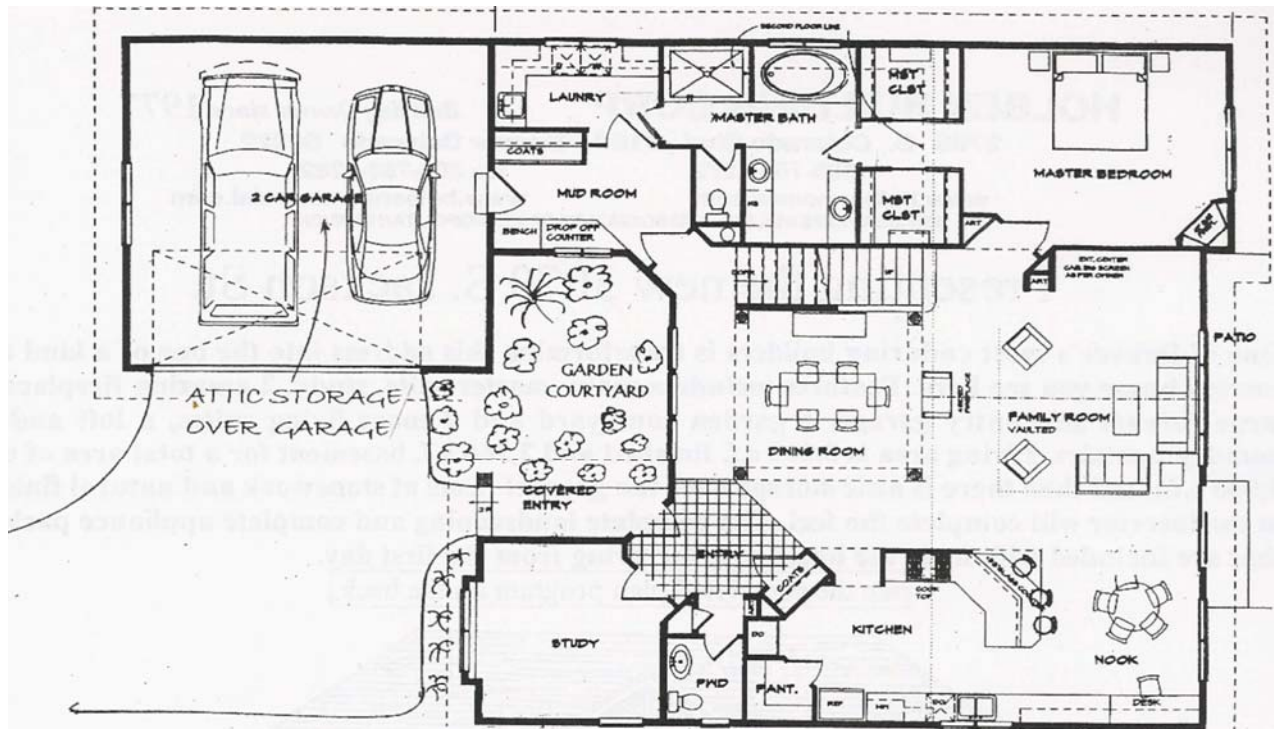
- 5,300+ s.f! 3,262 s.f. finished living area and 2,111 s.f. full basement
- A large main floor master suite with its own intimate fireplace.
- A large family room with the all new, amazing "Cyclone" fireplace, hardwood floors, granite tops and an inteliswitched CASABLANCA ceiling fan.
- Large sunny and private study.
- Unique glass interior doors @ study and master bath and strategic window placements let sunlight enter this home all day.
- Craftsman style cherry cabinetry by CANAC with granite counters throughout the entire house.
- Stainless steel kitchen appliances by KITCHEN AID & KOHLER.
- 2 large living suites, and 2<sup>nd</sup> laundry (with WHIRLPOOL appliances included) upstairs; Each adjoins a loft with a Juliet balcony overlooking the garden courtyard; and another inteliswitched CASABLANCA ceiling fan.
- Brushed nickel hardware motif.
- Wrought iron rails throughout.
- Oversized 2 car side entry garage with RAINBOW laddered attic storage.
- CERTAINTEED low "E" windows.
- 2 zone high efficiency heating and air conditioning.
- The house comes fully landscaped with 3 trees from the original house!
- The home is located in the Slavens school area, and is in close proximity to several of the best private schools in Denver.
- Cherry Creek, I-25 & light rail, DTC, downtown Denver, and three of Denver's most exclusive country clubs are minutes away.
- Stroll to the historic Wellshire Inn less than a block away for golf and dinner.
- Dartmouth Avenue is part of one of the largest bicycle trail networks in the world.

See floor plans on the next page.

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For More Information Contact: Steve Holben  
303-758-4272

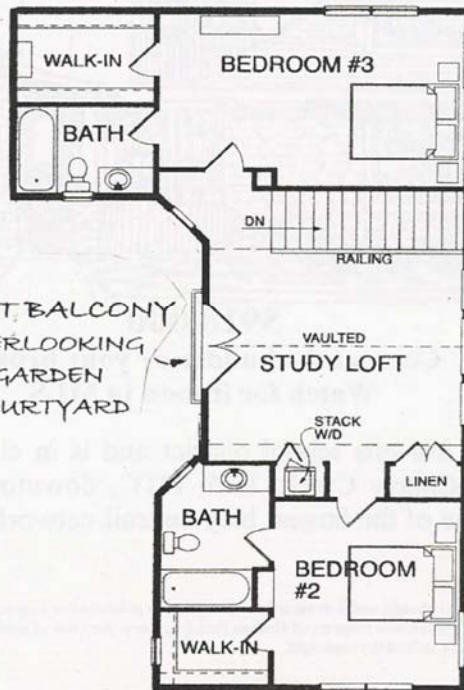
**\$993,000**



**MAIN LEVEL FLOOR PLAN**

2285.88 SQ. FT.

1/4" = 1'-0"



**UPPER LEVEL FLOOR PLAN**

110.65 SQ. FT.

1/4" = 1'-0"

ARCHITECTURE BY  
**DENNIS SCHLACHTER**  
**DSDA ARCHITECTS**

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