

# Discovering Wellshire!!

(Wellshire is the neighborhood West of Colorado Blvd. between Yale & Wellshire golf course)

Currently there are 50+ new homes and town homes in various stages of re-development in **WELLSHIRE**, including a new 24-unit condominium project that will redefine Colorado Blvd. from Cornell to Dartmouth.

Contrary to other parts of the country, housing in Denver has, with a few exceptions, maintained its historic but undramatic steady appreciation. Central southeast Denver has always been one of the most desirable parts of the city and this is why Wellshire is experiencing the same renaissance that has been occurring for more than 60 years in all of Denver's established and desirable neighborhoods. Two recent surveys (Denver Post 9/4/07 and U.S. News and World Report 4/4/08) show Wellshire as having one of the highest appreciation rates in Denver. The first \$1million sale occurred in Wellshire in December, and 5280 magazine (May 2008) described Wellshire one of the newest up and coming communities.

In addition to its convenience to all of the metropolitan area's venues, Wellshire has several unique features that make it one of Denver's finest neighborhoods and why it represents such a terrific buying opportunity:

- Wellshire is located in the coveted Slavens school district.
- The most recent Denver Police survey shows Wellshire continues to have the lowest crime rate in the city.
- Homes can be designed with street automobile access.
- Lots tend to be larger and offer plenty of space for a yard for the children and pets, and streets are wider and better accommodate guest parking & traffic flow.
- For medical professionals, Swedish and Porters Medical center are minutes away.
- Cherry Creek Shopping Center is a 10 minute drive.
- Downtown is a 15 minute drive.
- Walk or bicycle to daily shopping at 4 (yes 4!) modern neighborhood retail centers.
- Close proximity to some of the best private schools in Denver, a large variety of houses of worship, University of Denver, and three of Denver's best country clubs.
- It's a short stroll to the historic Wellshire Inn and Golf Course for a spectacular view of the sunset while you dine at one of Denver's oldest traditions, or enjoy a round of golf on one of Denver's premier courses.
- Eisenhower Park with its recreation center and the famous Highline Canal Bike Trail (about 65 miles long! & networked) are immediately across Colorado Blvd.
- Several current Wellshire residents bike to work downtown, DTC or Cherry Creek.
- Two light rail stations are less than 5 minutes away. This is a fun and easy way to access downtown and all of the major sporting events as well as DTC, Inverness, Meridian, and Park Meadows.

See Holben Home's two brand new main floor mastered customs, including floor plans and interior photos, and learn about the builder's

30+ year history at the web site: [www.HolbenHomes.com](http://www.HolbenHomes.com)

3070 S. Jackson St. & 2971 S. Garfield St. (this home has a HUGE yard)

To see these homes, call Steve Holben (Builder / broker) @ 303-758-4272 or a Realtor

**REALTOR SHOWING NUMBER: 303-399-9930**