

HOLBEN BUILDING CORP

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Building Denver since 1977

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www.holbenhomes.com

www.holbencommercial.com

MEMBER HOME BUILDER'S ASSOCIATION OF METROPOLITAN DENVER

THE NEW 3070 S. Jackson St.



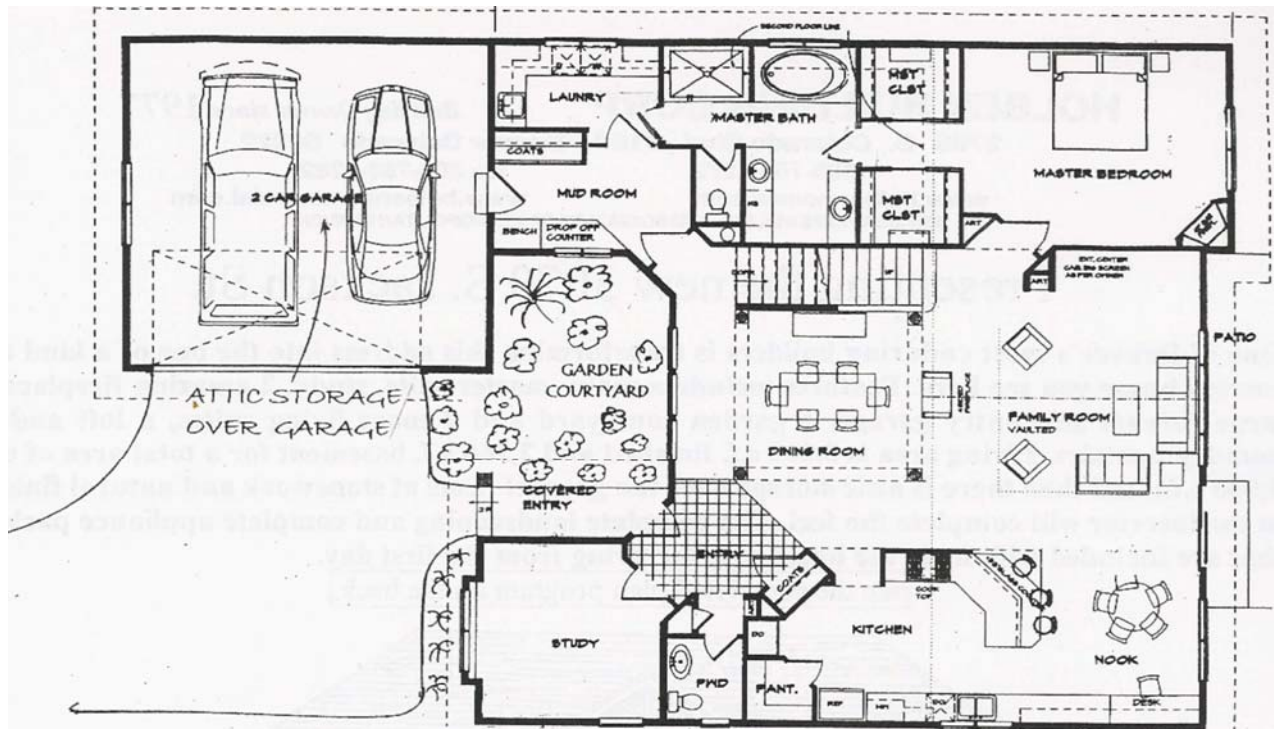
One of Denver's most enduring builders has transformed this address into the one of a kind custom home you see here. Features include:

- **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 2nd 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.**
- **CERTAINEED 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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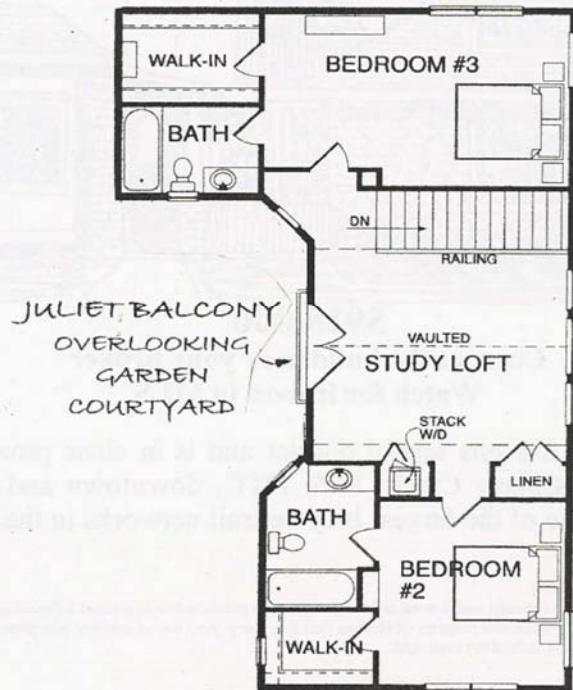
For More Information Contact: Steve Holben, 303-758-4272, Or Your Broker



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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