

# KIDS OWN WELLSHIRE !

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

**Currently WELLSHIRE has 53+ new homes and town homes in various stages of re-development with prices ranging up to over \$1 million**

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

- WALK to SLAVENS School.
- WALK or bicycle to daily shopping at 4 (yes 4!) modern neighborhood retail centers.
- WALK to golf at the historic Wellshire Inn and Golf Course.
- WALK to Eisenhower Park with its recreation center and the famous Highline Canal Bike Trail (about 65 miles long! & networked) immediately across Colorado Blvd.
- 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.
- No controlled parking in Wellshire!
- No commercial traffic or busses to endanger children playing.
- The golf course on Wellshire's South boundary means less traffic.
- Homes can be designed with street automobile access.
- Swedish, Porters & Craig Medical center are 7 minutes away.
- Cherry Creek Shopping Center is a 10 minute drive.
- Downtown is a 15 minute drive.
- 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.
- 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.

#### CURRENTLY AVAILABLE:

3070 S. Jackson St., 3BR, Main master, 2 laundries, loft,  
All stainless and cherry kitchen, HUGE basement.

See the floor plan and virtual tour @

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

Stephen Holben builder/broker 303-758-4272

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