

# DISTINCTIVE HOMES

OF THE BOULDER VALLEY



‘Wow factor’

CREEKSIDE HOME  
COMBINES URBAN LIVING,  
MOUNTAIN BEAUTY. 2



## COVER STORY



# ‘Wow factor’

## NEWLY BUILT LUXURY CREEKSIDE HOME COMBINES URBAN LIVING, MOUNTAIN BEAUTY

BY ELIZABETH GOLD

When the listing for a prime-location property showed up in 2014 in Boulder, Marybeth Emerson realized the potential and got together with her Creekside Development Co. partners, Greg Hansen and Bill Bishop.

The trio agreed on the project, and 441 Arapahoe Ave. turned into the future site of a \$3.25 million luxury home on Boulder Creek.

“It was an 11,000-square-foot level lot on the creek that had views of the mountains and was walking distance to downtown,” Emerson said. “To find something like this where we could demo a house and create a spectacular home was unique from a real-estate perspective.”

The finished product went on the market the first week of April and has grabbed the attention of luxury home buyers who are looking for a property that embodies what Emerson referred to as

“all the reasons they moved to Colorado.”

Creekside Development partners brought architect Steve Dodd in on the project to incorporate their vision of an urban-feel house that would appeal to a high-end market that appreciates a turnkey property.

The 4,987-square-foot house takes advantage of the 10,632-square-foot lot in ways that keep it fitting in with the look from the street of the rest of the neighborhood while incorporating unique features that set it apart.

“The goal was to create a contemporary sanctuary — a large, comfortable, modern house — that had a modest presence like other houses on the street,” Dodd said. “A lot of the square footage is actually in the back and underground.”

The previous house stood at 2,360 square feet, a good 2,627 square feet less than the current building. “There is a grade drop in the back so we dropped it down to reduce the look of the mass of

it,” he said.

“For everyone who walks in through the front door, there’s a wow factor because you can see through the house. There’s a nice line of sight,” Emerson said. “And as you go through the house, it just keeps surprising you.”

She described the kitchen, which includes custom Wedgewood cabinetry and a 14-foot-long waterfall island, as “a home-run kitchen that invites you to entertain.”

Like most rooms, the kitchen leads to the outdoor space. Two private decks off the upstairs master bedroom provide similar spectacular views and creek sounds.

There are more decks upstairs as well as a total of three bedrooms.

Dodd focused on bringing natural light into his design throughout the house. The central stairwell, for example, stands in clear view as an open structure that joins all three floors. Rather than obstructing any of the space, it walks guests right up to a glass wall that allows both light and mountain views in.

The design brings natural light into the basement as well.

“I was trying to create the feeling of a New York loft in the great room with natural light throughout the day, tall ceilings, free-flowing space and openness,” Dodd said.

One of his biggest challenges was how to maximize the unique assets of the site, which include views of Settlers Park, Mount Sanitas, the Flatirons and Boulder Creek.





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**Steve Dodd, architect**

**Marybeth Emerson of Boulder-based Creekside Development Co. shows off the foyer of a new \$3.2 million luxury home at 441 Arapahoe Ave. in Boulder. The 4,987-square-foot home on Boulder Creek boasts a design that brings natural light throughout its rooms.**

PHOTOS BY JONATHAN CASTNER/FOR BIZWEST

“Each of the houses there, for about three or four blocks, has developed private patios right down to the water,” he said. “I wanted to give the sense of being in a completely different world that is also just a five-minute walk to the best restaurants in Boulder.”

One of the assets of Boulder is that there's a lot of sunshine, which can be a challenge if it's not incorporated wisely into a building design. To take advantage of the sun's heat in the winter while making sure there's protection from summertime heat, Dodd created outdoor living areas that fit the best of different seasons.

“In my personal designs, there is a connection to Asian architectural design — in particular Japanese,” said Dodd. “It has to do with connecting the inside and outside and using natural materials within a free-flowing space.”

At 441 Arapahoe, he's used cedar siding, stone around the garage, wood windows and steel to accentuate a natural environment.

“When you come in the front door, the great room and views of outside open before you. The space keeps expanding,” he said. “All service spaces like the laundry, mud room and pantry are treated in separate quadrants so they don't interfere with that free flow.”

“Compared to other properties in Boulder, this house pulls together so many things that are on people's wish list,” said Emerson, who is also a real-estate agent with Colorado Landmark Realtors. “It incorporates so much of what people in the luxury market in Boulder are looking for.”



**Floor-to-ceiling windows let in the light and the views in the modern master bath. “Compared to other properties in Boulder, this house pulls together so many things that are on people's wish list,” Emerson said.**



DISTINCTIVE STATS

It's a buyer's market for ultra-luxury homes



David W. Scott

Boulder and Denver were among the hottest-selling real-estate markets in 2014, and 2015 and 2016 are no exceptions.

The 20 hottest markets in March were mostly in California, which had 13 of them, with San Francisco leading the way. Colorado was the second strongest with Denver, Colorado Springs and Boulder being third, 11th and 18th, respectively. No other states had more than one city in the top 20. According to the experts, these markets are being driven by strong economies, low unemployment, low interest rates, lots of cash buyers and a severe shortage of homes for sale.

Within the Boulder Valley, Boulder continues to be the hottest market, with rapidly rising prices and very limited days on market. At the end of March, there were 158 single-family homes listed for sale, but only 13 of those were under \$750,000. The market for attached homes is even tighter, with only 29 available, and only 15 of those were offered at less than

\$750,000.

Louisville has 17 single-family homes on the market, and none of those is under \$500,000. Louisville had 12 attached homes listed, of which 6 were under \$500,000. The other surrounding markets are similarly short of available inventory.

Sales of single-family homes in Boulder below \$1.2 million are strong and prices are increasing rapidly. Sales of attached homes below \$750,000 are exhibiting similar characteristics. Outside of Boulder, attached homes below \$400,000 are exceptionally strong. They are receiving multiple offers that are often more than \$25,000 above the list price. It is a buying frenzy!

The Boulder market for luxury homes (\$1.2 million to \$2 million) is somewhat balanced. This year, there have been 24 homes sold, 34 currently are under contract and 52 are available for purchase.

The market for ultra-luxury homes (\$2 million plus) is more of a buyer's

market. There have been six sales, five currently are under contract and 53 are available. There have been no reported sales of attached homes above \$1.2 million so far in 2016.

The high-end market outside Boulder is soft. There have been only seven sales above \$1.2 million. There currently are 12 under contract and 56 waiting for buyers. The luxury market surrounding Boulder is very much of a buyer's market with significant discounting being offered to attract buyers.

It is a great time to sell, and while the inventory of homes for sale is limited, it is a great time to buy as well because everything continues to get more expensive. Waiting is not a reasonable alternative.

David W. Scott heads the Scott Group at Colorado Landmark Realtors and is president of the Boulder Area Realtor Association. Contact him at 303-588-8358 or dwscott@coloradolandmark.com.



TOP DOLLAR



The most expensive home sold in the Boulder Valley in March was a four-bedroom home with two full and two half baths at 2395 Meadow Ave. in Boulder. The purchase price for the 5,386-foot home was \$2.25 million.

REALTOR.COM

Boulder area market analysis

Jan. 1 - March 31, 2016

Price	Type	Boulder			Broomfield			Erie			Lafayette			Longmont & Niwot			Louisville			Superior			Totals			March		
		Sold	Under Contract	Active	Sold	Under Contract	Active	Sold	Under Contract	Active	Sold	Under Contract	Active	Sold	Under Contract	Active	Sold	Under Contract	Active	Sold	Under Contract	Active	Sold	Under Contract	Active	Sold 2014	Sold 2015	Increase/Decrease
0 - 299,999	SFD	3	1	1	17	19	3	5	5	1	2	0	0	87	51	12	0	0	0	0	0	0	114	76	17	93	41	-52
	AD	33	11	2	29	11	4	12	6	3	12	8	1	34	22	10	6	1	0	0	3	0	126	62	20	85	35	-50
300,000 - 499,999	SFD	15	5	1	83	69	28	58	53	30	34	17	6	137	87	40	10	8	0	6	3	2	343	242	107	169	154	-15
	AD	64	18	8	18	12	7	4	1	0	17	24	5	14	28	12	5	9	6	7	2	1	129	94	39	45	62	17
500,000 - 749,999	SFD	63	43	11	46	27	30	21	19	26	11	10	9	34	39	18	20	15	9	13	8	12	196	154	103	82	97	15
	AD	21	13	5	0	0	0	0	0	0	0	0	0	0	1	8	3	4	6	1	1	0	32	21	23	14	17	3
750,000 - 1,199,999	SFD	63	58	40	2	4	19	0	0	0	8	9	6	12	19	39	4	8	8	8	3	4	97	101	116	49	38	-11
	AD	7	12	11	0	0	0	0	1	2	0	0	0	0	0	0	0	0	0	0	2	2	7	15	15	10	4	-6
1,200,000 - 1,999,999	SFD	24	34	52	1	3	7	0	0	0	0	0	0	5	7	28	0	0	0	0	0	0	30	44	87	18	13	-5
	AD	0	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	2	0	0	0
2,000,000 +	SFD	6	5	53	0	0	3	0	0	1	0	0	4	1	2	23	0	0	0	0	0	0	7	7	84	5	0	-5
	AD	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Sub-Total	SFD	174	146	158	149	122	90	84	77	58	55	36	25	276	205	160	34	31	17	15	7	6	787	624	514	416	343	-73
Sub-Total	AD	125	58	29	47	23	11	16	8	5	29	32	6	48	51	30	14	14	12	15	10	7	294	276	100	154	118	-36
Total Sales	SFD + AD	299	204	187	196	145	101	100	85	63	84	68	31	324	256	190	48	45	29	34	20	22	1,081	900	614	570	461	-109

SFD = Single-family detached homes AD = Attached condo and homes

Source: IRES MLS



## RESIDENTIAL SPOTLIGHT



PHOTOS COURTESY WRIGHT KINGDOM REAL ESTATE

The 6,700-square-foot home is situated on nearly four acres, above. A pool and hot tub are just off the entertainment room, below.



# Country living close to cities

**Address:** 7645 N. 41st St., Longmont

**Price:** \$1.75 million

**Size:** 6,754 square feet

**Overview:** Minutes from Longmont and Boulder but with a rural feel, this five-bedroom, five-bath home on 3.8 acres near Niwot boasts views of the Front Range and natural light in nearly every room. An insulated three-car garage, drive-through recreational vehicle storage and workshop are included.

**Cool features:** The home has a curved wooden staircase and dramatic three-story foyer, plus a fenced, in-ground outdoor pool and hot tub just off an entertainment room with a wet bar. The property, zoned for horses, has two ponds and a wood fire pit.

**Listing agent:** Kent Zaitz, Wright Kingdom Real Estate, 303-444-7591



Use your tablet or mobile device to access more details about this property.



The property is zoned for horses and features two ponds.



A dramatic staircase dominates the entry to the home.



## WHAT YOU GET FOR \$1 MILLION

# Lake tranquility enhances updated home

BY ELIZABETH GOLD

In addition to location, the amount of appeal a residential property has to shoppers relies on the house's square footage, how much land it sits on and inside features that make it exceptional, according to a local broker.

Karlynn Spreder with Colorado Landmark Realtors-Niwot described her listing at 10687 Goose Haven Drive in Lafayette as filling the bill in all categories.

The lakefront property offers access to swimming, kayaking and fishing in addition to Colorado-style views of the mountains. Eagles nesting in trees across the lake and flocks of ducks on the water add to the tranquil scene.

The 3,047-square-foot house sits on a 30,072-square-foot lot. Updated additions include granite kitchen counters, a stainless steel built-in refrigerator, an eight-burner gas range, double ovens, a wine cooler and a vegetable sink.

"Homes in the million-dollar range that are modern and updated are selling quickly whereas houses that look like the '90s or early 2000s are taking longer," Spreder said. "Sales for some lower-priced homes in Boulder are actually increasing about 2 percent a month."

The trend of building massive homes is moving out of style, according to Spreder. "People are downsizing, and younger generations are more aware that they don't want to heat or maintain them."

If shoppers are looking for houses in the 5,000- to 6,000-square-foot size and the \$1 million price range, look for homes built in the 1990s that have been renovated, she advised.

Features currently popular and sought after include barn doors — more so as a style rather than actual materials — and pot fillers, which make it convenient to add water to containers without taking them off the stove.

"Granite is also popular and is expected in this price range," Spreder added. "Mainly, people don't want Formica counters."

Spreder said appreciation and property value for the general residential market as well as for million-dollar houses has been on the rise over the last couple of years.

"For example," she said, "I bought a townhome in the city of Longmont for \$250,000 six years ago and sold it in January for \$350 (thousand). In the first four years, it had not appreciated that much, but in the last two years it appreciated \$100,000."

She calculated appreciation for houses that sold in the \$800,000 to \$1.2 million price range the first quarter of 2016 against the first quarter of 2015. These properties were on the plains rather than in the foothills — mostly in unincorporated Boulder.

Measuring houses that were similar showed a 4.5 percent increase in value from 2015 to 2016.



### 10687 E. GOOSE HAVEN DRIVE, LAFAYETTE

<http://www.coloproperty.com/listing/details/1086441>

**List price:** \$1 million

**Size:** 3,047 total square feet: four bedrooms, two full baths and one three-quarter bath.

**Unique features:** Built in 1992 and renovated in 2000 and 2010, this two-story house sits on 0.69 acres in the Goose Haven subdivision and has lake access.

**Inside:** The house has an eat-in kitchen with an island, a separate dining room, wood floors, central air conditioning, forced air heat, a crawlspace, and a gas fireplace.

**Outside:** There is a four-space garage, lawn sprinkler system, patio and enclosed porch. The property abuts a lake and private open space.

**Listing agent:** Karlynn Spreder, 303-517-0026; Colorado Landmark Realtors-Niwot, 303-652-8800.



Karlynn Spreder of Colorado Landmark Realtors-Niwot shows off her listing at 10687 Goose Haven Drive in Lafayette. The 3,047-square-foot home, which lists for \$1 million, boasts an eat-in kitchen with an island, a jetted tub bathed in natural light and a curved staircase.

PHOTOS BY JONATHAN CASTNER/FOR BIZWEST





## 2342 BROADWAY, BOULDER

<http://www.coloproperty.com/listing/details/1064917>

**List price:** \$1 million

**Size:** 2,679 total square feet: three bedrooms, two full baths and one three-quarter bath.

**Unique features:** This colonial two-story home was built in 1895 and sits on 0.16 acres in the Boulder OT East & West & North subdivision. Upgrades include new wiring, and zoning allows for business, single-family residence or condo conversion to build four units. Improvements are subject to city approval although the house is not in a historic district.

**Inside:** The house includes cathedral ceilings, an open floor plan, wood windows, a bay window, a full, unfinished basement, room air conditioning, a ceiling fan and forced-air heat.

**Outside:** There is a patio and deciduous trees. This is the only lot on the block with access off-Broadway (two to three parking spaces). The rear parking with alley access has four to five parking spaces.

**Listing agent:** Cynthia Arey, 303-581-0606 Living N Colorado, 303-581-0606.



## 14490 LOWELL BLVD., BROOMFIELD

<http://www.coloproperty.com/listing/details/1086013>

**List price:** \$999,000

**Size:** 2,044 total square feet: three bedrooms, one full bath and two three-quarter baths.

**Unique features:** Built in 1972 on a 3.91-acre lot, this remodeled one-story contemporary house is in the WSilcox subdivision on a corner lot. It can be subdivided with the southern portion zoned commercial.

**Inside:** The house has an eat-in kitchen with granite counters, an open floor plan, workshop, walk-in closet, mud room, office nook, gas fireplace, room air conditioning and forced-air heat.

**Outside:** There is a three-space garage, storage buildings, a patio, deck and trails and bike paths across the street.

**Listing agents:** Sheree Guice, 720-564-6013, Thomas Hill, 720-564-6011; WK Real Estate, 303-443-2240.



## 4095 DARLEY AVE., BOULDER

<http://www.coloproperty.com/listing/details/1080413>

**List price:** \$999,995

**Size:** 3,254 total square feet: five bedrooms, one full bath, two three-quarter baths and one one-half bath.

**Unique features:** Built in 1964, this remodeled two-story contemporary house is on a corner lot on 0.18 acres in the Mountain Terrace subdivision.

**Inside:** The house has an eat-in kitchen with an island and quartz counters, fireplaces in the family room and living room, a separate dining room, an open floor plan, finished basement, central air conditioning and forced-air heat.

**Outside:** The property includes a two-space garage, a landscaped backyard, lawn sprinkler system, patio and evergreen and deciduous trees.

**Listing agent:** Patrick Brown, 303-819-2374; Goodacre & Co., 303-449-3434.



## 10191 ARAPAHOE ROAD, LAFAYETTE

<http://www.coloproperty.com/listing/details/1080637>

**List price:** \$999,000

**Size:** 4,700 total square feet: five bedrooms, two full baths and one one-half bath.

**Unique features:** Built in 1968, this colonial two-story house is on a 4.79-acre lot in the East County Rural subdivision.

**Inside:** The house has an open, eat-in kitchen with breakfast area, a separate dining room, wood floors, two fireplaces, a full and finished basement, central air conditioning and forced-air heat.

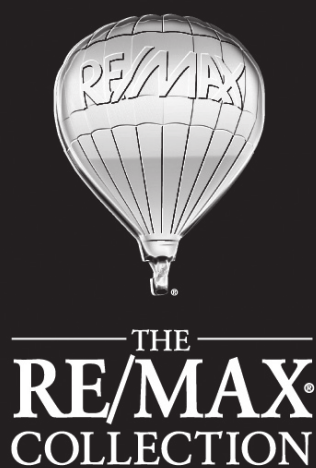
**Outside:** There is a three-space garage, fenced yard, evergreen and deciduous trees, and native grass. It is zoned appropriate for three horses.

**Listing agent:** Edward Lupberger, 720-242-9399; Coal Creek Brokers, 720-242-9399.




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3 BR \* 2 BA \* 1756 TSF (786870) **\$995,000**