

# Owners' Statement

## 6432 E Radcliff Avenue



We have lived in our house, which will now become your home, for the past 36 years. We moved in when the house was 2 years old. The house was perfect for raising children. There are large bedrooms for children upstairs and a room just for them downstairs where they watched television and played games. The master bedroom was our haven, separated from the children by a bridge. We could also read or relax in the front living room, which the children could respect as ours. The middle great room was terrific for fireplace gathering and time together as a family. The breakfast room was where we had nearly all our meals as a family gathered around the table. We love its bay window that brings in the outdoors. The more formal dining room was reserved for special holiday dinners. We left the basement unfinished, and it became the best spot for bumper pool, table tennis, and for building science projects. The back lawn was great for touch football. We valued the mix of informal and formal spaces that the house provided.

The neighborhood is one of the safest in Denver. Children bike to school and play roller blade hockey or Frisbee in the streets. The Charlou neighborhood is now in its second generation. New families with children are re-creating bicycle parades, July 4 hot dog celebrations, and chalk-art walks. On our block, friendly neighbors have children ranging from newborns to high schoolers. The Cherry Creek schools are the best in all Denver. Cherry Creek High School is large, but it provides a niche for each child to pursue their individual interests and activities, from debate to football, with first-class teachers and classmates, both of whom will become life-long friends. Kent Denver, Denver's top private middle and high school is a bicycle ride away.

After the children left home, the house and Cherry Hills Village had so many features that we never considered leaving. The sunroom was perfect for our piano and office. We lingered with morning coffee or an afternoon drink on the upstairs balcony off the master bedroom or at one of two patios in the backyard, one set in the garden surrounded by flowers and the other protected from the weather under the balcony. During the COVID year, we had extra rooms for jigsaw puzzles, games, and all the other activities that kept us sane.

What we like most are the many semi-rural walking trails that set Cherry Hills Village apart from other areas. The miles-long Highline Canal, with access on Dahlia Street, one mile away, has a magnificent view of the mountains at sunrise or sunset over the rural Blackmer Commons. Owls, foxes, deer, wood ducks, eagles, and coyotes can be

sighted. Cherry Hills also has a system of walking trails between the larger homes where we walked for miles, enjoying landscapes that you never see driving through the streets. We would have never left Cherry Hills if grandchildren in San Francisco had not worked their magic upon us.

In Cherry Hills and the adjacent Greenwood Village, we enjoyed Club Greenwood, a first-class athletic facility with year-round outdoor and indoor swimming and tennis. The historic Cherry Hills Country Club, Glenmoor Country Club, the Village Tennis Club, and the Village Horse Club are other options. Cherry Hills Village rebates you \$500 yearly for any of these facilities. Wetlands Park, adjacent to Club Greenwood, has the best playground and a killer mountain view as a bonus. We frequented Koelbel Public Library, with its wonderful children's rooms and café. We subscribed to the Denver Center for Performing Arts, the Botanical Garden, and the Art Museum, and we both worked in Denver. Cherry Hills is accessible to both I-25 and I-225. University, Colorado, and Monaco Boulevards reach city destinations without highway driving. The Monaco Park and Ride, 5 minutes to an extensive parking area, provides easy light rail service to downtown and to Denver International Airport.

We are sad to leave our beautiful home, our great neighbors, and the special oasis that is Cherry Hills. We know that you will find it as special for you and your family as we have.