



COOK RESIDENCES

CHERRY CREEK





Modern Architecture Meets Curated Living in Cherry Creek North

COOK STREET RESIDENCES

Introduce three design-forward new-construction homes merging modern architecture with refined livability in the heart of Cherry Creek North. Each spans four finished levels and approximately 3,154 - 3,370 square feet, defined by clean lines, thoughtful materials, and seamless indoor-outdoor flow.

Inside, light and volume take center stage with expansive floor-to-ceiling windows, lofted areas, and a refined palette anchored by Porcelanosa finishes throughout. The main level unfolds as an open concept for entertaining and everyday comfort, a chef's kitchen featuring a waterfall-edge quartz island, sleek panel-integrated cabinetry and appliances, custom millwork, and designer lighting. Large glass doors connect to a covered terrace, extending the living space for morning coffee or sunset gatherings.

Each residence stands apart:

- North Residence: multiple outdoor connections and a garage with height for a lift, ideal for the car enthusiast.
- Middle Residence: the largest of the three, featuring an expansive rooftop deck with a full entertainment area and sweeping city views.
- South Residence: defined by vaulted ceilings and sun-splashed interiors that amplify openness and light.

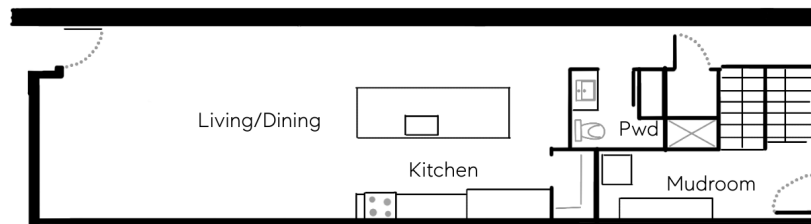
Energy-efficient systems, EV-ready garages, and a low-maintenance design complement a true lock-and-leave lifestyle just steps from Cherry Creek's premier boutiques, galleries, and restaurants.

3 bedrooms | 4 bathrooms | 3,154-3,370 sqft | 1-2 car

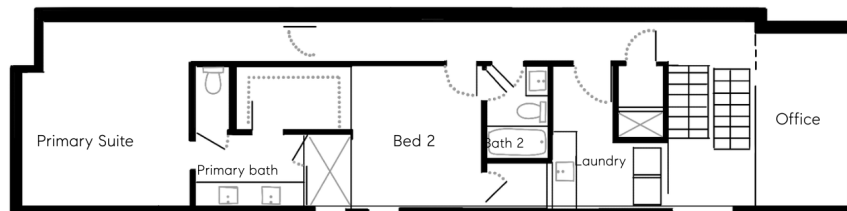
566 FLOOR PLANS

- South Residence
- 3,150 sq ft
- Welcoming mudroom and custom storage
- Attached EV-ready, 2-car garage
- waterfall-edge quartz island, sleek panel-integrated cabinetry and appliances
- Flexible Upper-level study
- Vaulted ceilings and sun-splashed interiors enhance openness
- Private primary retreat with custom walk-in closet
- Spa-inspired bath showcasing Porcelanosa tile, dual vanities, and a frameless glass shower
- Airy, light-filled design emphasizing vertical volume and flow
- Private, lower-level guest quarters + recreation space

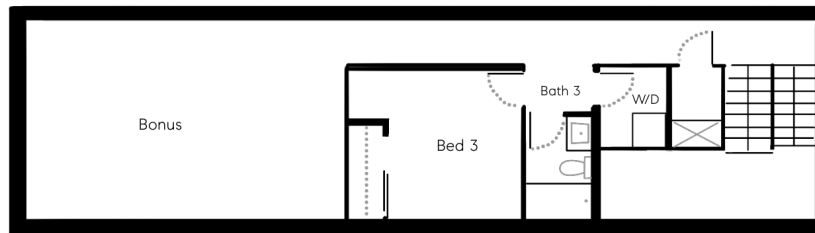
MAIN LEVEL



UPPER LEVEL



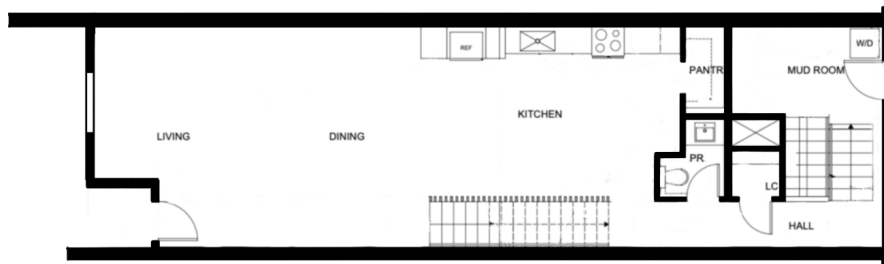
BASEMENT



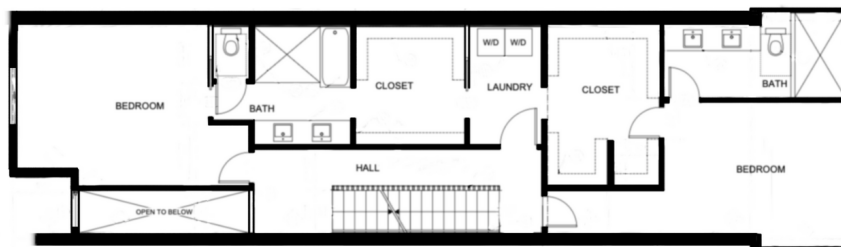
568 FLOOR PLANS

- Middle Residence
- 3,370 sq ft
- Largest of the three residences
- Welcoming mudroom and custom storage
- Attached EV-ready, 2-car garage
- Waterfall-edge quartz island, sleek panel-integrated cabinetry and appliances
- Large glass doors connect to a covered terrace, extending the living space for morning coffee or sunset gatherings.
- Private primary retreat with custom walk-in closet
- Spa-inspired 5-piece bath showcasing Porcelanosa tile and dual vanities
- 1,154 sq ft rooftop deck with full entertainment area and sweeping city views.
- Private, lower-level guest quarters + recreation space

MAIN LEVEL



UPPER LEVEL



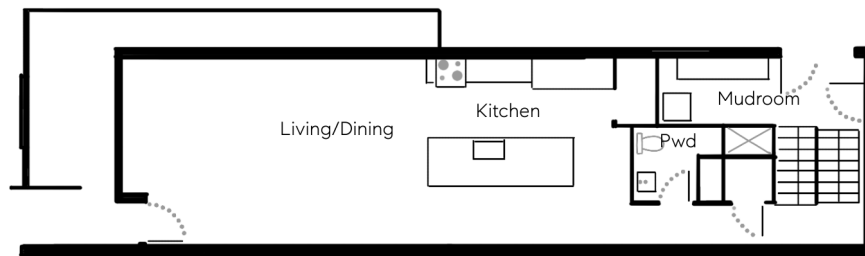
BASEMENT



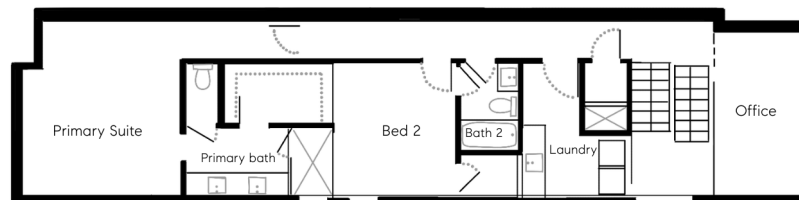
570 FLOOR PLANS

- North Residence
- 3,150 sq ft
- Welcoming mudroom and custom storage
- Attached EV-ready, 1 car garage with height for a lift, ideal for the car enthusiast.
- Waterfall-edge quartz island, sleek panel-integrated cabinetry and appliances
- Flexible Upper-level study
- Large glass doors connect to a covered terrace for morning coffee or sunset gatherings.
- Private primary retreat with custom walk-in closet
- Spa-inspired bath showcasing Porcelanosa tile, dual vanities, and a frameless glass shower
- Airy, light-filled design emphasizing vertical volume and flow
- Private, lower-level guest quarters + recreation space

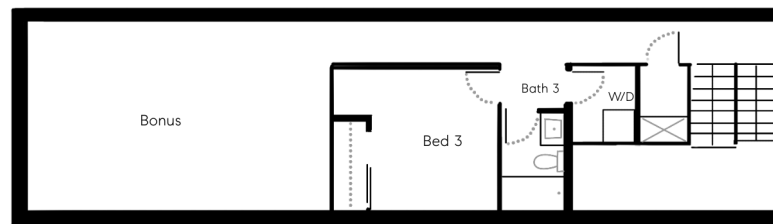
MAIN LEVEL



UPPER LEVEL



BASEMENT



CHERRY CREEK

Located just blocks from Cherry Creek's premier boutiques, galleries, and restaurants, The Cook St Residences combine modern design with Denver's most desirable address, offering a rare balance of architectural distinction, everyday functionality, and urban walkability.

At the heart of the neighborhood lies Cherry Creek North, a walkable, open-air district renowned for its designer boutiques, award-winning restaurants, art galleries, and wellness destinations. Just across the street, Cherry Creek Shopping Center delivers curated retail from global fashion houses to lifestyle staples.

With lush parks, weekly farmers markets, and year-round events, Cherry Creek offers the rare blend of urban energy and residential tranquility, setting the standard for contemporary luxury living.

- in the heart of fine dining + shopping
- lush parks + recreation
- easy access to highways
- renowned school district



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COMPASS