

Stacy Neir and John Hayden present



5 new single family green-built homes in historic Curtis Park



# 1020-1028 31st Street

**Customize a new home in a historic neighborhood! Choose from two fabulous floorplans, five different lots and numerous options that will allow you to build the home of your dreams right in the city.**

Enjoy open floorplans with master suites, modern kitchens and mudrooms. Enjoy three bedrooms on one floor, basements with tall ceilings and a yard to entertain in. Best of all, you don't have to share a wall with your neighbor AND you get to live in the city.

Just a few of the options include finished basements, gourmet kitchens, 5 piece master baths, dual master suites, additional fireplaces...the list goes on!

Every nook and cranny has been thoughtfully planned by one of Denver's most respected builders: McStain. They get what buyers want. If you see something you want that's not included? Just ask! They can accommodate just about anything.

### Property Details

Neighborhood:	Historic Curtis Park
Completion Date:	1st qtr. 2012
Style:	Victorian 2-story
2 Floorplans:	The Champa - Base Price = \$432,000 The Curtis - Base Price = \$441,000
Bedrooms:	3 upstairs (+loft on the Champa plan)
Baths:	2.5
Parking:	2 car detached garage
Yard:	Yes
HVAC:	Gas, Forced Air
A/C:	Optional
Fireplace:	1 is standard- gas
2011 Taxes:	Approx. \$2400
Lot size:	3,566 SF
Decks:	Curtis - 2 upper floor decks Champa - 1 upper floor deck

### Square Feet above ground:

Champa Floorplan:	2,037 SF
Curtis Floorplan:	2,031 SF

### Basements

<b>The Champa:</b>	884 SF - *\$36,700 optional area to finish 947 SF total unfinished area
<b>The Curtis:</b>	846 SF - *\$35,600 optional area to finish 957 SF total unfinished area

\* Finished basement includes 1 bedroom, ¾ bath, open game room & 10' foundation wall height.

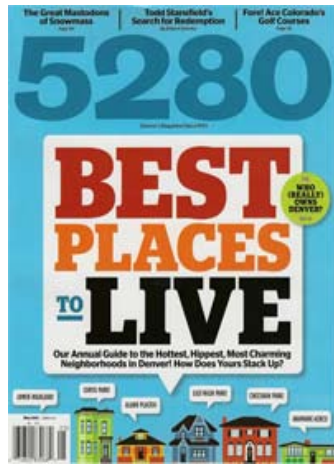


## About Curtis Park



*With its prime location and direct access to downtown via Light Rail and bike lanes, the Curtis Park neighborhood is one of Denver's Best Places to Live in 2011 according to 5280 Magazine.*

The historic area developed in the 1870's as a fashionable residential suburb and as you walk down its tree-lined streets today, it's a colorful mix of housing, restaurants and shops. Curtis Park is a rapidly developing neighborhood that has access to some of the best hot-spots in the city including all of LoDo, The RINO Arts District, Ballpark and Downtown, as well as the homegrown charms along Welton Street, Larimer Street and Park Avenue. It is also home to Sonny Lawson Park with its beatnik-legendary baseball field and Mestizo-Curtis Park with its outdoor pool, tennis and basketball courts and playing field, popular with local kick ball leagues throughout the summer.



Curtis Park is among 5280 Magazines **Best Places to Live in 2011**

### Building a Better World is our Passion

From the start, home building was more than a business to us; it was a passion fueled by deeply held beliefs. We believed, for instance, that we could build a better world by rethinking the very nature of community. We could create places where people feel more of a connection to each other and to the natural environment. We could create places where enduring value is more important than conspicuous consumption. Not just places where people live, but where their lives become richer. This is our way of thinking. It's what makes a better, more valuable home for you. And it's what makes our neighborhoods so ... McStain.



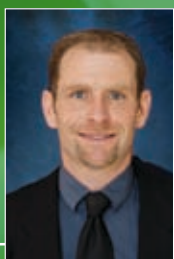
### Long Lasting Tradition

Founded in 1966 by Tom and Caroline Hoyt, McStain Neighborhoods is a Colorado developer and homebuilder, recognized both regionally and nationally for its environmentally responsible home building practices and master-planned community design. For more than 44 years, McStain has created neighborhoods of enduring value that connect people to each other and to the natural environment on Colorado's Front Range.

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



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### Curtis Park Facts at a Glance:

- Mestizo Curtis Park, directly across the street from the project, is the size of 3 city blocks and includes an outdoor pool, tennis and basketball courts and a playing field. It also includes picnic tables with a shelter and a playground.
- Walk five minutes to the Light Rail at 33rd & Downing.
- New commuter rail to the airport and Union Station will open in 2016 with a stop at 36th and Blake. Transit Oriented Development is planned around the new station and along the Downing/Welton Corridor.
- B-Cycle Stations within walking distance at 28th & Larimer, 27th & Welton and 25th & Lawrence.
- Denver's new Sustainability Park at 25th and Lawrence is home to urban farmers producing fresh produce for the neighborhood and the city.
- Grocery stores are plentiful with Safeway, Marczyks, and Cooks Fresh Market all within a few minutes bike ride.
- Some of Denver's best schools are located in and around Curtis Park including The Montessori Academy of Colorado, Ebert School for the Gifted and Talented, and Gilpin Montessori K-6.
- Surrounded by arts and culture and grounded firmly in its own history, the Curtis Park Landmark District sits between the Jazz and live music venues of Welton Street and the lively River North Arts District. Enjoy Coffee at the Points before a show at the Roxy, bike with the Denver Cruisers on Wednesday nights or attend and opening at one of over 30 galleries in RINO. There is never a shortage of options in Curtis Park.
- With a rich cultural history, Curtis Park is proud to be among Denver's most diverse communities. From this diversity, creativity has blossomed, making Curtis Park a strong, beautiful and friendly place to live. Visit [www.curtispark.com](http://www.curtispark.com) for more information.

### McStain is committed to developing and building in a sustainable partnership with the natural environment.

The company treats each site and home with the knowledge that land and natural materials are irreplaceable. All homes by McStain, in addition to the streets, parks, and transportation corridors, are planned and landscaped to respect the views and natural landform, and preserve and enhance the natural features of the site. Through projects such as the Discovery House, the company is constantly researching cutting-edge building techniques and materials to ensure superior energy efficiency, indoor air quality, resource efficiency and amenities that only get better with time.

#### A few ways McStain homes are "Built Green":

- Energy efficiency – All McStain homes are built in compliance with the latest ENERGY STAR program guidelines. McStain homes include energy efficient features such as sealed combustion furnaces and water heaters, closed cell foam and blown fiberglass, low-e windows and more.
- Indoor air quality – McStain homes are built to improve air quality for residents. This is accomplished through the use of items such as sealed combustion appliances, low VOC paints and finishes, carpet tacks (versus glue), and OSB sub-floor material.
- Efficient use of material resources – In order to help conserve natural materials, McStain makes extensive use of advanced framing techniques, engineered components and recycled materials in all homes.
- Water conservation – McStain actively promotes the use of water efficient appliances, faucets, shower heads and toilets in all homes and uses water-wise landscaping strategies throughout each neighborhood.

