

# WHAT'S HAPPENING IN WELLSHIRE.

**20+% APPRECIATION 2006 - 2007 THAT'S WHAT!!**

SOURCE: DENVER POST 9/4/2007

Despite the incessant negativity of the media, housing in Denver has, with a few exceptions, maintained its historic but undramatic steady appreciation, and there are plenty of sources of mortgages. Central southeast Denver has always been one of the most desirable parts of the city and that's why, as mentioned in the most recent issue of 5280, Wellshire is undergoing the same renaissance that has been occurring for the last 55 years in all of Denver's established and desirable urban neighborhoods. As reported (referenced above) properties in Wellshire have experienced recent measured appreciation of between 13 & 20% The first \$1 million sale in Wellshire was reached in December 2007.

## HERE'S A FEW REASONS WHY...

**IN ADDITION TO ITS CONVENIENCE TO ALL OF THE METROPOLITAN AREAS IMPORTANT VENUES, WELLSHIRE HAS SEVERAL UNIQUE FEATURES:**

- \* Most of Wellshire is located in the Slavens school district.
- \* Homes can be designed with street automobile access: no alleys to fight!
- \* Lots tend to be larger and Streets are wider.
- \* Cherry Creek Shopping Center is a 10 minute drive.
- \* Walk 2 blocks to daily shopping at University Hills and University North.
- \* Close proximity to some of the best private schools in Denver, a large variety of houses of worship, and 3 of Denver's best country clubs.
- \* It's a short stroll to the historic Wellshire Inn and Golf Course for a spectacular view of the sunset while you dine at one of Denver's oldest traditions, or enjoy a round of golf.
- \* Eisenhower Park with its recreation center is 2 blocks away.
- \* The famous Highline Canal bike trail (about 65 miles long! & networked) is just across Colorado Blvd.
- \* 2 light rail stations are less than 5 minutes away. A fun and easy way to access downtown and all of the major sporting events as well as DTC, Inverness, Meridian and Park Meadows.
- \* The latest statistics show Wellshire having the lowest crime rate in Denver.

## **SEE MY 2 BRAND NEW MAIN MASTERED HOMES IN WELLSHIRE**

3070 S. Jackson St. Professionally appraised and available at \$ 973,000

2971 S. Garfield St.                   “                   “                   “                   \$ 1,130,000

See the floor plans and a Picasa slideshow at the builder's website:

**[WWW.HOLBENHOMES.COM](http://WWW.HOLBENHOMES.COM)**

**AT THIS TIME THERE ARE ABOUT 45 NEW HOMES IN VARIOUS STAGES OF RE-DEVELOPMENT IN WELLSHIRE, INCLUDING A NEW 24 UNIT CONDOMINIUM PROJECT THAT WILL REDEFINE COLORADO BLVD FROM CORNELL TO DARTMOUTH. AS FURTHER EVOLUTION OCCURS, REDEVELOPMENT SITES ON THE GOLF COURSE ARE SELLING FOR CLOSE TO \$1,000,000.**

**FOR CYCLISTS, DARTMOUTH IS PART OF ONE OF THE LARGEST BICYCLE NETWORKS IN THE WORLD. FAMILIES CAN RIDE THE WHOLE DAY FROM WELLSHIRE ON THESE WONDERFUL PATHS. SEVERAL PEOPLE IN THE NEIGHBORHOOD RIDE TO WORK DOWNTOWN, DTC, OR TO CHERRY CREEK.**