

Discovering Wellshire!!

KIDS OWN WELLSHIRE!!!

(Wellshire is the neighborhood West of Colorado Blvd.
between Yale & Wellshire golf course)

**Currently WELLSHIRE has 53+ new homes and town homes in various stages of re-development
With sales ranging to over \$1 million.**

Central southeast Denver has always been one of the most desirable parts of the city and this is why Wellshire is experiencing the same renaissance that has been occurring for more than 60 years in all of Denver's established and desirable neighborhoods. In addition to its convenience to all of the metropolitan area's venues, Wellshire has several unique features that have always made it one of Denver's finest neighborhoods and why it represents such a terrific buying opportunity:

- Wellshire is located in the coveted SLAVENS school district.
- Lots tend to be larger and offer plenty of space for a yard for the children and pets, and streets are wider and better accommodate guest parking.
- The most recent Denver Police survey shows Wellshire continues to have the lowest crime rate in the city.
- Homes can be designed with street vehicle access.
- No controlled parking in Wellshire! (means no parking tickets)
- The golf course on Wellshire's South boundary means less traffic.
- Swedish and Porters Medical center are 7 minutes away.
- Cherry Creek Shopping Center is a 10 minute drive.
- Downtown is a 15 minute drive.
- Walk or bicycle to daily shopping at 4 (yes 4!) modern neighborhood retail centers.
- Walk to the Ross public library.
- Close proximity to some of the best private schools in Denver, a large variety of houses of worship, University of Denver, and three of Denver's best country clubs.
- It's a 2 block 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 on one of Denver's premier courses.
- Eisenhower Park with its recreation center and the famous Highline Canal Bike Trail (about 65 miles long! & networked) are immediately across Colorado Blvd.
- Several current Wellshire residents bike to work downtown, DTC or Cherry Creek.
- Two light rail stations are less than 5 minutes away. This is a fun and easy way to access downtown and all of the major sporting events as well as DTC, Inverness, Meridian, and Park Meadows.

Learn more about my 2 new homes in Wellshire at:

www.HolbenHomes.com

3070 S. Jackson St. and 2971 S. Garfield St. (this home has a HUGE yard)

To see these homes, call Steve Holben (Builder / broker) @ 303-758-4272

REALTOR SHOWING NUMBER: 303-399-9930 or Showing Assist