

Ready to go in Stapleton's Central Park West: Standard Pacific has homes for summer buyers



**On the
 Home
 Front**

**Mark
 Samuelson**

Dale and Nancy Cooper don't fit any profile of typical Colorado buyers: They've moved from a retirement ranch in Florida; they don't particularly like the mountains; and they head for sun-and-sand anytime the weather gets cold. But they're happily ensconced in Stapleton's

Central Park West neighborhood after Standard Pacific Homes showed them a Stapleton spec home that they liked too much to turn down.

Standard Pacific (California-based builder with an 18-year history in Denver dating from its first



Dale and Nancy Cooper show off the low-maintenance Xeriscape backyard they had designed for their home by Standard Pacific.

involvement with Writer Homes) will show other large specs in Central Park West that it either has ready or moving toward completion, for buyers who want to be in Stapleton by fall. Sales rep John Mosher will give you a tour of two furnished models, and show you a Huntington 3-bedroom plan ready to go now – 2,585 square feet plus basement, priced at \$525,089.

Its 2-car garage has a front-load driveway, something not every builder in new-urban themed Stapleton offers – one of several features in the spec home Dale and Nancy Cooper bought that they

found to be dealmakers. “This particular house, when we looked, had things builders don't always build in homes this size,” Dale said, showing off a layout that the pair say they like as much as a ranch: large, well-appointed kitchen; and plenty of storage in a finished basement that Standard Pacific included. (“We're not really good at downsizing,” Dale added.)

They also get Stapleton's location – twenty minutes from DIA for their frequent vacation hops to Mediterranean ports, the Gulf Coast and Vegas; ten minutes from Cherry Creek; and closer still to dining,

taverns and summer entertainment in Stapleton's Town Center. Stapleton's broad appeal worked on their daughter, as well, who hasn't lived near mom and dad for more than a decade. Now she's a few blocks away – close enough that she drops by for breakfast every day.

Mosher notes that Standard Pacific has limited homes available in Central Park West – well suited for a new main-floor master suite plan that he can show you today (you can also ask him about Stapleton's new Bluff Lake Neighborhood).

He'll show you Standard Pacific's Five-Star energy features (very low HERS scores in the 60s – city code is maximum 100!) and a 1.8 kilowatt solar photovoltaic system that every buyer gets. They also take a solar tax credit, opening the possibility, Mosher adds, of having Standard Pacific upgrade you to 4.5 kilowatts for a net investment that after the credit could work out to around \$3,500 against future savings – something many of his buyers are doing. Standard Pacific's models are on



inside real estate

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2R Century Communities “loads the bases.”

3R Re/Max asks what moves you?

4R A gas bill you might actually like.

And a lot more...

35th at Uinta Street, two blocks west of Central Park Boulevard. Take Quebec north from Stapleton Town Center, past MLK, to E. 35th Avenue and head east a half-mile.

Mark Samuelson writes on real estate and business; you can email him at mark@samuelsonassoc.com. You can see all of Mark Samuelson's columns at DenverPost.com/RealEstate.

The builder, with some of their last homes in Stapleton's Central Park West neighborhood, is readying a choice selection for summer move-in.

if you go ...

WHERE: Standard Pacific Homes at Stapleton, two furnished models, accessible prices on homes that can deliver now, solar-electric system included; front-load driveway; trails, parks & other amenities. 3490 Uinta St., Denver; take Quebec Street north from Stapleton Town Center, past MLK, to E. 35th Avenue and head east a half-mile to the model

PRICE: From \$412,995

WHEN: Today, 11 a.m. until 6 p.m.

PHONE: 303-377-3161

WEB: StapletonDenver.com