

REAL ESTATE

New residential developments are springing up around Boulder

By Jennifer Egbert, RE/MAX Alliance

BOULDER – If you and your family are looking for a home in Boulder, you'll be



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pleased to know that there are a number of developments springing up around the city. These new developments are perfect for newlyweds,

families with children and even single individuals searching for their dream Boulder dwelling. Close to hiking trails, downtown, and even the foothills, these upcoming developments are equally unique and appealing, each in their own way.

Dwell 22

Picture this – beautiful, modern, three-story town home units, built around a recently renovated, historic 1920's era farmhouse. These townhomes will encompass all that Boulder values; the coalescence of old and new, aesthetic beauty, and energy conservation.

Each home at Dwell 22 will be built in an efficient and environmentally friendly manner, and will feature high end, eco-friendly appliances. The townhomes have all been tested for HERS energy efficiency, in order to meet the current high sustainability standards. Not to mention, the radiant, in-floor heat, tankless hot water, and gas fireplaces will give you the utmost comfort and warmth during the winter.

These beautiful, single-family homes

will feature 3 bedrooms, 2.5 bathrooms, and walkout balconies. Single-car garages and tandem parking spaces will also be provided.

Listed by: John MacElveen and Laurie Kaufman of RE/MAX of Boulder

Trailhead

There are only 13 out of 23 homes left for sale in Boulder's beautiful Trailhead development. Sitting on the outskirts of North Boulder beside Mt. Sanitas, Trailhead is one of the trendiest and most desirable developments in town. Residents will be within walking and biking distance of downtown, hiking trails and virtually anywhere else they need to go.

These bucolic yet modern homes feature a variety of energy-efficient appliances, and strive to meet the highest energy ratings. The boilers, for instance, provide heat for the home, while remaining 96% energy efficient. The homes exceed the Boulder Green Points Standards, and have a HERS energy rating of 56 – equivalent of a 5-star rating.

As of right now, lots 3, 5, 6, 7, 9, 11, 12, 13, 15, 18, 21, 22, and 23 are still available for purchase. Don't miss out on this fantastic opportunity!

Listed by John MacElveen and Julie Meko of RE/MAX of Boulder

The Treehouses at Walnut Creek

Seclusion and privacy; peace and quiet – quite ideal, don't you think? Combine it with easy accessibility to downtown, and you've got the perfect Boulder pad. This is exactly what the Treehouses at Walnut Creek have to offer.

The Treehouses at Walnut Creek consist of two three-story duplexes. With only a total of four units, avail-



Dwell 22 (SurroundArchitecture.com)

ability is very limited. Needless to say, these homes are in high demand. Two bedrooms are located on the second floor, with the master suite residing on the third floor. The private rooftop deck, along with attached garages and walk in closets add allure and appeal to these already desirable homes.

A densely forested area surrounds the Treehouses, offering ultimate privacy and the allusion of living in the woods. In addition, the Boulder & White Rock Ditch flow through the property and give an added wilderness feel to the area.

Listed by: John MacElveen and Julie Meko of RE/MAX of Boulder

Trail Crossing at Lee Hill

Last but not least, Trail Crossing at Lee Hill is Boulder's newest development. Still in its planning stages, Trail Crossing will feature 31 homes. Each home will be within walking distance of a park, greenbelt, and hiking trails. Many of the homes will have ample views of Boulder's glorious foothills.

Not only will these homes be within walking distance of Boulder's outdoor

amenities, they will also be a short walk away from Upslope Brewery, Amante Coffee, Bacco Trattoria and Bookcliff Vineyards. While information on these homes is still limited, we can speculate that they will be filled with energy-efficient appliances, and built in an eco-friendly manner.

Listed by: Greg Smith, Broker/Owner at RE/MAX Alliance

So what's it going to be? Will you opt for a secluded home, curtained from the city by a veil of trees, immerse yourself in the downtown atmosphere or settle at the side of a mountain? The choice is yours, and have no fear, there are plenty of homes to choose from.

Jennifer Egbert is an award-winning, top-producing Realtor® with over eleven years of experience. She is a licensed residential agent that specializes in the Boulder market and is an expert in Boulder Luxury neighborhoods, builders and current market conditions. To learn more about the Boulder real estate market visit www.jenniferegbert.com or call 303.390.0595.



Trailhead (Moonbeamboulder.com)



The Treehouses at Walnut Creek (Modboulder.com)