



Kentwood's Rollie Jordan shows 301 Garfield in Cherry Creek North.

Close to Cherry Creek's dining district, condo's all on single level

By Mark Samuelson

Denver urban builder Mitchell Right was looking into the future when he launched a project called The Garfield in 1993 — four luxury-sized condos in an Italianate building that was a five-block walk from Cherry Creek's shopping and dining district. "He was way ahead of the time," says Kentwood agent Rollie Jordan, who has one of those wide, walkable units on the market now, one that's totally single-level — not even a front entry step to climb. She'll show it to you from 2 until 4 today at 301 Garfield Street.

"There's nothing like it," Jordan adds. The size is 2,709-square-feet finished, two bedrooms and three baths, with formal and family areas that span 30 feet beneath 10-foot ceilings, plus three underground garage spaces. A floor plan that large could be duplex or townhome, passing the \$2 million range in Cherry Creek's prime area. But Jordan, who recently handled a sale of four empty lots nearby that averaged \$1.6 million each, has this at \$1.285 million, \$475 a foot.

New condos walkable to the shopping district are nowhere near this size — more in the 800- to 1,000-foot range, says Jordan. "You have people downsizing from large properties in Cherry Hills, and they all want this kind of size and one-level living." Builder Right, who con-

IF YOU GO...

WHERE: 301 Garfield St., Denver; from Colorado Boulevard, head west on East Third Ave three blocks
PRICE: \$1.285 million
WHEN: Today, 2 to 4 p.m.
PHONE: 303-601-9055

tinues to favor traditional architecture in his urban projects (now in the SoBo area of Old Englewood) points up another feature he included at 301 Garfield to appeal to that exact market: an elevator, linking this and the other three units to the huge, heated garage level, served by a drive with a snow-melt system. You'll see a master suite sized 18-by-14 feet with plenty of closet space; walls sized for art display (with the seller's museum-like photos of Rio, Venice, Afghanistan and Ethiopia); and lavish architectural detailing — a mansard roof, concrete stone columns and balustrade lining a terrace, and Palladian windows, offset by classical stone arches.

After we toured the home, Jordan was heading for dinner at Quality Italian, part of the explosion of new dining spots in Cherry Creek's orbit. She'll have a light lunch out Sunday, Nov. 12, 2-to-4. From Colorado Boulevard turn west on East Third three blocks to Garfield; or call her at 303-601-9055.