

Summit Sky Ranch's newest amenity: the Town Park



The new Town Park at Summit Sky Ranch.

Summit Sky Ranch, Silverthorne's new residential community, has added yet another spectacular amenity right at its doorstep. The recently completed Town Park is located at the entrance of Summit Sky Ranch — just a few minutes north of downtown Silverthorne — and provides people with a vast open space with all sorts of activities.

Playing Fields

- Two open fields for both pickup games and organized sports, such as soccer, flag football, tee-ball and kickball.

- Great for non-sports entertainment like picnics, concerts or movies under the stars.

Dog Park

- One-acre space just for four-legged friends gives them plenty of room to roam free.

- Separate areas for larger and smaller dogs allow for safe playtime, anytime.

- Hassle-free cleanup and easy disposal with designated doggie-waste stations.

9-hole disc-golf course

- Professional association course lengths designed for both beginner and more competitive players.

- Two basket locations on most holes to keep play varied.

- Cross country skiing, hiking and snowshoeing available on the course for off-season adventure.

Sledding hill

- The perfect downhill thrill, designed with both adventure and safety in mind.

- Separate sections for older and younger sledders, for safe and memorable fun for the whole family.

Multi-use trail network

- Extensive multi-use trails open for all-season activities.

- Summer-fun favorites include hiking, biking, and walking.

- Cross country skiing and snowshoeing routes give guests a little winter adventure.

- Links to the surrounding area's trail network and Gore Range create a spirit of connection with the broader community.

Pavilion and Warming Hut

- Blue River Valley views provide a stunning backdrop for mountain-community gatherings.

- Covered picnic tables provide a great spot to have a picnic or watch the local softball game.

- The warming hut provides an area to warm up after a day of sledding hill or escape from a rain shower.

Located a few minutes north of Silverthorne above Colorado 9, Summit Sky Ranch's community of mountain homes offers majestic scenery and plenty of ways to escape into the natural surroundings. That alpine lifestyle is matched to what developers are calling "mountain modern" homes, with eight single-family plans ranging from 2,000 to 3,400 square feet, starting from around \$1.1 million. There is also a new series of paired-cabins — two roomy units with the look of a single-family home, from the high \$900s.

If you decide to visit, you'll see an attractive community where the modern architecture (by Craine Architecture) is a good match to the mountain surroundings. Take Hwy 9 north from I-70 about 3 miles to Maryland Creek Lane and turn left at the Summit Sky Ranch sign.



Kitchen of a Toll Brothers model.

Toll Brothers to build new urban townhomes in Wheat Ridge

Toll Brothers announced that it will begin construction on a new community of 200 urban townhomes in Wheat Ridge in spring 2020.

Located adjacent to RTD's Ward Station, with direct access into downtown Denver and Denver International Airport, The Ridge at Ward Station will feature five modern home designs with live work options.

The new community will be centered on a tranquil neighborhood park. The community is also just minutes away from Olde Towne Arvada, only 20 minutes to downtown Denver and 40 minutes to Denver International Airport via RTD's G-Line commuter train.

"Homeowners in The Ridge at Ward Station will be able to enjoy boutique shopping, dining, brew pubs, and a variety of entertainment in nearby Olde Town Arvada," says Mark Bailey, president of Toll Brothers' Colorado Division.

"This community marks the first time we have built townhomes in Colorado. Homebuyers can expect the same high quality that we build into

our single-family homes with five home designs ranging from 1,600 to 2,900 square feet with attached two-car garages. Home prices begin in the low \$400,000s."

Other features of The Ridge at Ward Station include being 15 minutes from the foothills of the Rocky Mountains, Red Rocks Amphitheatre and several regional state parks including Standley Lake, Patridge Open Space, North Table Mountain, Green Mountain and Coal Creek Canyon. The community is located within the exceptional Jefferson County School District, one of the top school districts in Colorado.

For more information about The Ridge at Ward Station and to get on the VIP list, call 855-289-8606 or visit TollBrothers.com/Colorado.

Toll Brothers Inc., a Fortune 500 company, began business over 50 years ago in 1967 and became a public company in 1986. The company serves move-up, empty-nester, active-adult and second-home buyers, as well as urban and suburban renters, and operates in 22 states.

Escape from N.Y., L.A.: Renters try to flee high prices

PR Newswire

As rent prices continue to rise across the country, renters looking to move to a different metro area are increasingly searching for homes and apartments in more affordable places, according to a new HotPads analysis.

In 44 of the 50 largest U.S. metro areas, renters looking from outside the metro area are most likely to be searching from a

place with a more expensive median rent. Meanwhile, in five of the other six metro areas, the share of renters searching from within the metro for homes and apartments to rent has decreased in the past year — indicating that fewer renters in these comparatively expensive places are searching locally in general.

Los Angeles, Boston, New York, Seattle and Washington, D.C., all saw an increase in the number

of renters searching for homes outside their area, and residents who did look elsewhere were most likely to look somewhere with a more affordable median rent. For example, renters in Los Angeles were the most likely outside group to be searching for homes and apartments in Riverside, where the median rent is \$985 less per month. Renters in Boston were the outside group most likely searching for rentals in Providence, where the median rent is \$630 less per month.

Renters typically stick close to home when it comes time to moving, but rising prices can motivate renters to scout out their options. Zillow's Group's 2018 Consumer Housing Trends Report found that 78 percent of renters who move experienced a rent increase prior to moving, and 69 percent of those renters cited a rent increase as one of their reasons for relocating. Additionally, as the rental market has rebounded, more renters are facing housing affordability concerns, and renters can expect to get less space for their money compared to prior years.

"Search behavior offers a real-time snapshot of where renters are looking and is one way to gauge where markets are headed," said Joshua Clark, economist at HotPads. "Renters in more expensive markets may be able to find relief by looking elsewhere, but even in the country's less expensive markets, affordability can be a challenge for locals. Renters fleeing expensive markets can potentially drive up demand in their new hometown, which in turn can impact prices — especially if there's a noticeable difference in incomes between two nearby areas."

A remodeled ranch in Sunnyside, open today.



In Sunnyside's Chaffee Park neighborhood, a remodeled ranch spotlights a hot area



On The HOME FRONT
Mark Samuelson

IF YOU GO...

WHAT: Open house
WHERE: 4544 Wyandot St, Denver; from I-25, take Speer Blvd north to Zuni (LoHi area), north on Zuni 1.6 mi (18 blks) to W. Scott Pl, east 1 blk.
PRICE: \$740,000
WHEN: Today, 11 a.m. to 2 p.m.
PHONE: 720-933-2573

the remodel had been done when he contracted on this one, he's completed new plumbing and insulation projects on it.

You'll see a good-sized main level over hardwood floors that's an advantage in parts of Sunnyside, built out much later than central Highland; two fireplaces including one in the living room in a slate surround; stainless kitchen appliances with solid-state counters and contemporary tile; and a nicely finished rec area in the basement.

Bowick raves about the location he's enjoyed — a block from Common Grounds Coffeehouse and 2 blocks from Bacon Social House on 44th west of Zuni, Sunny's and other eateries. Bowick and his fiancée, who plan to get married in Vail, spent 46 days on the slopes last year, and credit this location close to west I-70 for making that happen.

Ciardullo will have treats out today before kickoff, from 11 to 2.

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

30 YEAR FIXED MORTGAGE* 3.25% - 3.388% APR	15 YEAR FIXED MORTGAGE* 2.875% - 3.127% APR
5280 Financial Group "Where TRUTH is in our LENDING" A family owned Colorado Mortgage Company	
CALL 303-634-2271	
GET A FREE QUOTE AND ANSWERS AT 5280FINANCIALGROUP.COM	
<small>600 17th Street/Denver, CO 80202 • Rates and conditions are subject to change daily. Regulated by the Division of Real Estate. NMLS#191868 • CO License # MB100009168</small>	

AUCTION - SEPTEMBER 22 - 11 AM (MT)
MUCHAS TRUCHAS RANCH
LAKE CITY (Hinsdale County), CO

A TRUE SPORTSMAN'S PARADISE
39+/- ACRES SITUATED ALONG THE SCENIC LAKE FORK RIVER

- Prime Trout Fisherman's Oasis boasting 4,000+/- feet of private frontage along the Lake Fork River
- Professionally designed, stocked and maintained trout lake teaming with Rainbows and Browns
- Three spectacular homesite locations, big river views, alpine groves, abundant wildlife
- Located just 5 minutes from Lake Cristobal and 15 minutes from historic Lake City
- Access via a county road that is maintained year-round, existing well, internet and electricity
- World-class fishery on a secluded property with unlimited potential

Auction details and Additional Property Info and Photos Available Online
For property and auction details
800-558-5464 or www.auctiondetails.net

J. P. KING **M4 RANCH GROUP** **MURPHY REALTY, LLC**
When a lot matters. DEDICATED RANCH BROKERS
Real Estate: Jerry Craig King, #ER40019339, J.P. King Auction Company, Inc.