

GreenSpot Real Estate lists modern eco-home in Hilltop

GreenSpot Real Estate, one of Denver's largest green real estate companies, recently listed a new, modern eco-home in Denver's prestigious Hilltop area.

At 275 Elm St., the home was built by luxury custom builder Elemental Homes (ElementalHomes.com), known for its philosophy of modern design, sustainability and quality craftsmanship.

"This stunning, 3,870-square-foot, light-filled masterpiece features a main-floor master bedroom, dramatic three-story space, large skylight and double height living room," says Jake DiRe of Greenspot Real Estate, the listing agent for the property (YourGreenSpot.com). "Elemental Homes has succeeded in redefining what it means to design and build a luxury home."

On the outside, visitors will notice the xeriscaped yard, and attractive and low maintenance brick exterior with commercial-grade window system. A commercial-grade roof system with live native sedum saves energy by insulating the roof, filters pollutants from rainwater and melted snow, while moistening the air.

"The builders believe that a modern green home is one that doesn't just consume energy, but produces its own," DiRe continues. "It's also not filled with rooms that you never use, but is flexible

and provides spaces you can use in many ways."

The eco-home features an airtight, super-insulated exterior; many windows to capture passive solar heat; a 2.4 kilowatt solar electric system that can provide approximately half of the home's electric needs; high-efficiency heating and cooling system; and instant hot water with a recirculation loop.

Other highlights of the eco-home include a clean-burning alcohol fireplace; gourmet kitchen with state-of-the-art Miele appliances, Cambria countertops, European cabinets and LED undercabinet lighting; five baths with porcelain tile; four bedrooms with built-in wardrobes; white oak floors; two-car garage; security system; dual laundry rooms; prewired audio system; roof terrace; central vacuum system; no VOC interior finishes and much more.

With a 6,560-square-foot lot, the home also has a patio and ample yard that's fully landscaped with irrigation system.

The home, at 275 Elm St., is listed at \$1.589 million. To schedule an appointment to tour, call DiRe at 720-998-8080 or e-mail jake@yourgreenspot.com.

GreenSpot Real Estate provides services for buying and selling green homes as well as construction and remodeling services, energy audits and updates, and access to financial products for green remodels.



Denver sunsets are a treat for residents at The Pinnacle at City Park.

THE PINNACLE

First-time buyers capture quality, market value from \$249K

If you have not been to the City Park neighborhood in a few years, you may not recognize it, due to the revitalization taking place.

Colfax Avenue is alive and full of young professionals grabbing drinks at Encore before catching a movie at the Denver Film Society or browsing the bookshelves at the beloved Tattered Cover. The energized 17th Avenue has become Denver's restaurant row and nightlife hot spot. The manicured City Park itself is alive with year-round activities from recreational sports, to joggers and walkers taking advantage of the park's lake and trails, to 18 holes of golf or the relaxing summer sounds of jazz on the Park. City Park has once again become Denver's crown jewel, and living at The Pinnacle at City Park South puts it all within your reach.

This resurgence has transformed sales at The Pinnacle at City Park South. Young professionals and first-time buyers are taking notice. With daily errands and activities within walking distance, many residents are leaving the car at home, saving on gas and parking. Busy residents save even more time and money by taking advantage of the onsite amenities, such as dry cleaning service, a business center, wine tasting room, full health club with sauna and locker

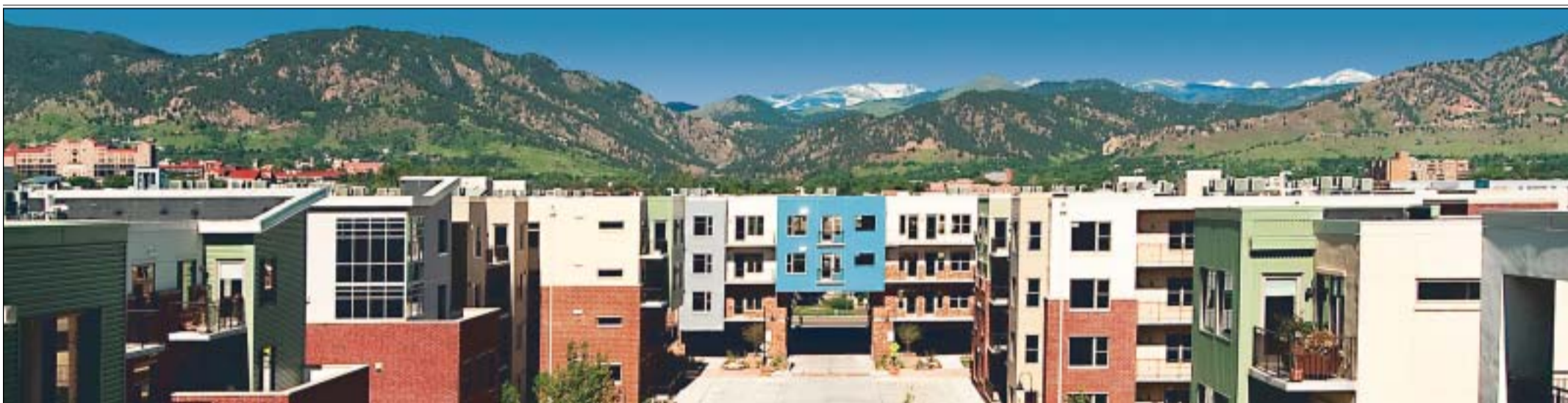
rooms, and a rooftop terrace with pool and hot tub. Combine these luxury amenities and convenient location with high-end interior finishes such as granite countertops, wood floors, gas ranges and stainless steel appliances and The Pinnacle becomes an urban destination.

The cost savings of living where you work and play, combined with historically low interest rates and the tax benefits of homeownership have first-time buyers jumping into the market. With one-bedroom homes starting at \$249,900, first-time buyers are finding The Pinnacle a perfect balance of affordability, quality and location. Just ask the dozen new residents who have bought since January.

Call the sales center at 303-333-1200 for tours of the many view homes still available. Open daily, 10 a.m. to 6 p.m.; Saturday, 10 a.m. to 5 p.m.; Sunday, noon to 5 p.m. The Pinnacle at City Park South is at 2990 E. 17th Ave., parking available in garage. Also see PinnacleCityPark.com.

Getting here

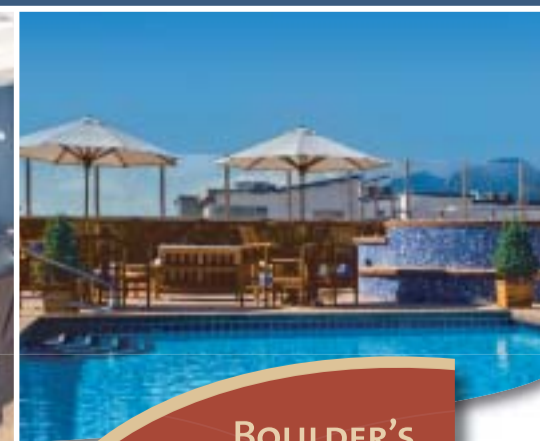
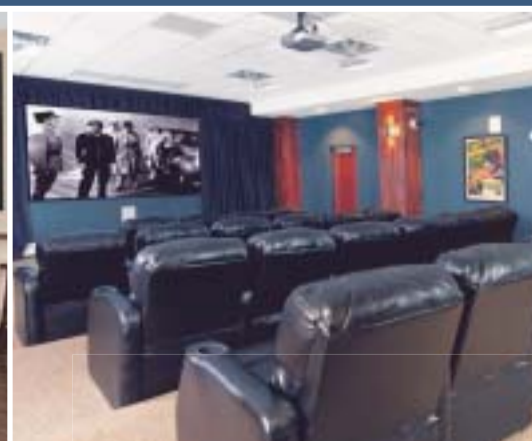
From downtown, take Colfax Avenue east to Fillmore Street and head north 2 blocks. From I-25, take Colorado Boulevard north to 17th Avenue, west



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