

Epicenter: Sales take off as Sheffield Homes readies a Westminster custom enclave near Huntington Trails



On The HOME FRONT
Mark Samuelson



IF YOU GO...

WHAT: Carr Estates by Sheffield Homes, custom and semi-custom homes close to luxury shopping and dining at The Orchard; easy commute downtown, DIA, Boulder. Limited number of sites, 3-car & 4-car garages, no metro district; available for personal tour, home deliveries 2022

WHERE: Construction site W. 144th Avenue at Lipan in Westminster; call for an escorted tour while under site development.

PRICE: From the upper \$900s to low \$1M

WHEN: Today & Sunday 10 a.m.-6 p.m.

PHONE: 303-410-0056

WEB: SheffieldHomes.com

It's hard to imagine a more auspicious site for a luxury semi-custom homes than what Sheffield Homes will show you this weekend—at the heart of what's become an epicenter of new infrastructure that's arrived near the interchange of I-25 and C470/E470 in Westminster.

Well before the real estate boom that's followed on the heels of the virus pandemic, Broomfield and Westminster had created exceptionally attractive neighborhoods here like Huntington Trails, McKay Shores, and Broadlands, all now experiencing very competitive markets for resales. The area has The Orchard Town Center and Denver Premium Outlets within a mile; with new hospitals that

Sheffield Homes shows design ideas for semi-custom and even custom homes being prepared for Carr Estates, a site across from Huntington Trails, close to Westminster's The Orchard Town Center and Broomfield's McKay Lake.

have arrived or are on the way; alluring lakeside parks and trails; and lots of dining options.

Phones are ringing

Sheffield is just starting its home site preparation for Carr Estates, an infill site north of W. 144th Avenue at Lipan Street—but already the phones are ringing off the hook. Four lots for homes in the low \$1 million range are already under

contract—one of them to a couple that had just made a losing bid for a resale home in Huntington Trails, south across the avenue.

"We'll even do a full-blown custom home for you," says Jason Gordon, President/Owner of Sheffield Homes, with a 43-year dossier of creative neighborhoods in Arvada and in areas of Westminster and Broomfield close to this site, including Broadlands, Cheyenne Ridge, and Westcliff.

The early interest in this is largely from families that

Most early sales have come from families living close to Huntington Trails, wanting to stay in this attractive area

already live in the area around Huntington Trails, says Gordon, and that want to stay in the area. But he's

surprised by the calls coming from out-of-state, by people who have done their Google research, and are specifically looking at the commuter advantages here—twenty minutes into downtown, and just a tad longer either to DIA or to Boulder.

Sheffield is right at home in the luxury semi-custom market that's attracting so much demand right now. It has roared through 21 sites at The Estates at Gage Hill, an Arvada infill project up the hill from The

Arvada Center, where it was priced in the \$700s-to-\$900s range. For this site, with lots averaging a quarter to a third-acre and in pricier surroundings, Gordon and his team will offer more expansive plans, including luxury ranch designs with possibilities for full-wide 3-car and even 4-car garages.

The way to get involved with this is to visit the web site, then line up an escorted visit to the construction site, where you'll see how close this is to parks, trails and shopping. Initial lot prices run from \$203,000 to \$261,000; and you can already see specific plans for homes, as a starting point to your own ideas.

Based on the activity these are already drawing, they won't last long, says Gordon.



— Mark Samuelson writes on real estate and business; email him at mark@marksamuelson.com. See all of his columns at DenverPost.com