

[FOR RUN ON SAT. APR 2]

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Open House today [SAT APR 2] on
luxury townhomes at huge discount
near Cherry Creek State Park

Today, just east of Cherry Creek State Park, buyers have a chance to tour the last three townhomes remaining in master-planned Pioneer Hills, each of them offered at huge discounts. All three have attached 2-car garages, basements, and have access to Pioneer Hills' amenities including trails, open space, and a pool with cabana.

"I can't imagine why any of them are still available," says Realtor Rich Sands, who owns a home in Pioneer Hills and who will host the open house today in those three remaining homes, 1 p.m. until 4 p.m.

One of the final three has been discounted to just \$219,900, \$85,230 below its original price. It has two bedrooms (including a luxury master suite with five-piece bath), a two-car garage, and a partial basement.

Like all homes in Pioneer Hills, the three available homes offer a low-maintenance lifestyle, and lie just across a footbridge from shopping and dining at Pioneer Hills Shopping Center. Residents such as Sands say they enjoy the quick access to bike trails along Piney Creek and into the vast expanse of Cherry Creek State Park. Each home has attractive entertaining areas with a natural gas fireplace, along with quality kitchens, and optimal energy features.

Pioneer Hills was designed by master developer Colonnade Communities, creator of Batéleur at The Preserve and Lighthouse at The Breakers. Amenities have been specifically designed to keep homeowner association fees reasonable.

"This is one of the last new-home buys within this attainable price range that you'll find in the market today," says Silvio DeBartolomeis of PH Investment Group. Pioneer Hills, he adds, offers

good commuter access to the Denver Tech Center, as well as Anschutz Medical Campus at Fitzsimons.

Closeout prices offered today at Pioneer Hills are for a limited time. Pioneer Hills is just north of Parker Road on Chambers Road; take Chambers north from Parker Road ¼-mile, to the entryway on the left. Or to arrange a private showing, call DeBartolomeis at 303-995-6363; or email silvio@koelbelco.com

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PHOTO: Pioneer Hills