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NEWSLETTER August 2010

In this issue:

[Chroma Townhomes](#)
[The Glenarm](#)
[Trailhead Lodges](#)
[The Preserve](#)
[Downtown Denver News](#)
[Market Snap Shot - Denver Home Prices](#)
[Top 20 Selling Subdivisions from 2008-2010 Winter Park, CO](#)
[Recipe](#)

Chroma Townhomes



Come see what downtown living is all about! Visit the model at 2507 Larimer Street to see all the great downtown and mountain views that these townhomes offer from the rooftop terrace. Starting at \$449,990 and ready to move in on September 1st.

Come see our model!

<http://www.chromadenver.com/gallery.html>

The Glenarm



Don't miss out on the opportunity to invest in these high-end ENERGY STAR qualified townhomes located in downtown Denver. These three story townhomes include high-end interior finishes, attached two car garages, and the option to have an elevator in your home. The homes are within walking distance to the Light Rail stop and the 16th Street Mall with restaurants, shopping, entertainment, and sporting events.

www.TheGlenarm.com

Trailhead Lodges

Downtown Denver News



On June 30 crews started pouring concrete for the foundation of the new expansion to the Union Station transportation component. The concrete slab will act as a working surface for the underground bus structure.



These photos were taken this morning, 7/30/10, from the construction site.

The Train Hall will allow passengers to move quickly from one destination to their next without the congestion and delays of older train stations.

The new addition is located west of the historic Union Station. It will house eight hard rail tracks including AmTrak, RTD Northwest, two RTD Gold Line tracks, RTD North Metro, RTD East to Denver International Airport, and one undetermined track for the future.

The entire development, including Union Station, office buildings, retail, multi-family homes, will be over \$1 billion, which will have a tremendous economic impact on downtown Denver, downtown living and commuting to/from downtown.

Read more: <http://www.denverunionstation.org/>

Market Snap Shot - Denver Home Prices



Denver home prices experienced an increase of 3.6% in May 2010 compared to May 2009 according to Case-Shiller home index price. This



Trailhead Lodges is getting ready to start the new trail that is along the Fraser River.

Construction for the trail is scheduled for early August and it is expected to be completed by the end of August. The trail will be over 1/2 mile long. It will be publicly dedicated to the Town of Winter Park.

www.TrailheadLodges.com

The Preserve



Now taking pre-construction reservations for these ENERGY STAR qualified single family homes

located on the Fraser River in downtown Winter Park.

www.WinterParkPreserve.com

is after seeing a downward trend for 36 months straight from November 2006 to November 2009.

The Case-Shiller covers 20 cities and Denver was one of 13 that showed a year-over-year increase in prices in May.

Read more: [Case-Shiller Index: Denver home prices up 3.6% from 2009 - Denver Business Journal](#)

Top 20 Selling Subdivisions from 2008-2010 Winter Park, CO

Rank	Sales from 2008-2010 / Subdivision	Sales
1	FOUNDERS POINTE	115
2	FRASER CROSSING	83
3	TRAILHEAD LODGES	47
4	MEADOW RIDGE LODGES	36
5	HI COUNTRY HAUS	23
6	ZEPHYR MOUNTAIN LDGE	18
7	TELEMARK CONDOMINIUM	15
8	COZENS POINTE AT GR	12
9	WATERSIDE WEST	11
10	BEAVER VILLAGE	10
11	IRON HORSE CONDO	9
12	HIDEAWAY VILLAGE CON	8
13	SNOWBLAZE CONDO	8
14	WINTERSTAR CONDO	8
15	LOFTS @ WINTER PARK	7
16	TIMBER RUN CONDO	7
17	STERLING POINTE	6
18	SUN SONG CONDO	6
19	TRADEMARK @ WP CONDO	5
20	WINTER PARK LODGE	5

89 one bedroom homes have sold in the Winter Park area since 2008 at an average price of \$341,520 or \$529/SF.

61 two bedroom homes have sold in the Winter Park area since 2008 at an average price of \$363,993 or \$314/SF.

22 three bedroom homes have sold in the Winter Park area since 2008 at an average price of \$446,045 or \$282/SF.

At Trailhead Lodges you will find ENERGY STAR qualified homes: 1 bedroom homes from \$219,000, 2 bedroom homes from \$379,900, and 3 bedroom homes on the Fraser River from \$479,900.

Mortgage Rates set new LOW!

Mortgage rates set a new low again! Mortgage rates dropped to the lowest level on record for the fifth time in six weeks, which makes owning a



new home the most attractive and affordable in decades.

This is a great time to buy a new home! New home prices are lower than ever so it is a very unique opportunity to move your equity into a home that is built better with the latest building science methods that create healthier air, more comfort for you and your family, and lower utility bills.

Home loan rates have not been this low since the 1950s when most mortgages lasted just 20 or 25 years!



Read more:

<http://www.msnbc.msn.com/id/7148582/from/toolbaropp>

Recipe



By Kate Merker, June 2010

www.realsimple.com

Serves 4 - Hands-On Time: 10m Total Time: 20m

Ingredients

- 12 ounces fettuccine (3/4 box)
- 1 tablespoon olive oil
- 2 leeks (white and light green parts), cut into thin half-moons
- 4 cloves garlic, thinly sliced
- kosher salt and black pepper
- 1 cup corn kernels (from 1 to 2 ears, or frozen)
- 1/2 cup dry white wine
- 3/4 cup heavy cream
- 2 cups baby arugula (1 1/2 ounces)

- 1/4 cup grated pecorino (1 ounce)

Directions

1. Cook the pasta according to the package directions.
2. Meanwhile, heat the oil in a large skillet over medium-high heat. Add the leeks, garlic, 1/2 teaspoon salt, and 1/4 teaspoon pepper and cook, stirring occasionally, until tender, 3 to 4 minutes. Add the corn and wine and simmer until the corn is tender, 2 to 3 minutes; stir in the cream.
3. Add the pasta, season with 1/2 teaspoon salt and 1/4 teaspoon pepper, and toss to combine; fold in the arugula. Sprinkle with the pecorino before serving.



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