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Homes planned near ballpark

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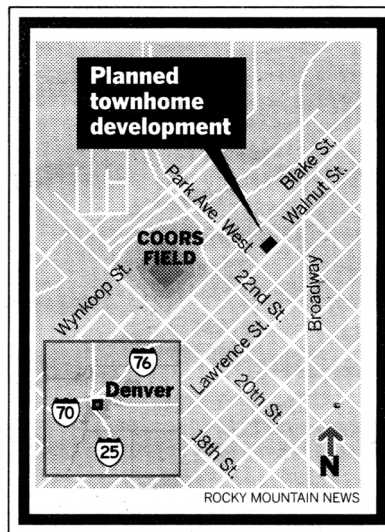
Urban developer Don MacKenzie unveiled plans for a 29-unit, three-story townhome development with attached garages—two blocks from Coors Field.

MacKenzie's company, MacKenzie House, will start construction in March on the \$16 million development, 24 Walnut, at 2400 Walnut St.

The units, from 1,600 square feet to 2,400 square feet, will be priced from \$425,000 to \$725,000.

"There are similar ones in Riverfront Park (in the Central Platte Valley), with product like the Brownstones and the Art House, which are in the \$1 million to \$2 million range," said Mike Lotte, condominium project partner for MacKenzie House. "You're getting comparable product here in the \$500,000 range."

Units will range in price from \$315 to \$330 a square foot, while many other luxury units downtown are selling from \$400 to \$500 a square foot, he said.



Also, monthly homeowner association fees will average about \$3 a square foot, or about \$150 a month for a small unit, while many new projects are charging from \$4 to \$5 a square foot for HOA dues, he said.

MacKenzie said HOA fees will be low because there won't be a lot of common areas and amenities such as a swimming pool, spa or concierge.

"We look at the real estate itself as being the story," said MacKenzie who has developed the \$40 million Swallow Hill condo project in the Uptown neighborhood and the \$51 million Manhattan luxury apartments in the Central Platte valley. His largest project is being designed by JG Johnson Architects.

In addition to a two-car garage, every unit will have a rooftop deck, some as large as 500 square feet, he said. Kitchen and dining areas will be on the second floor, with the master suite on the third floor.

The decks and the two-car garages will be big selling points, predicted Dee Chirafisi, who is listing 24 Walnut with fellow Kentwood City Properties brokers Jan Nelsen and Bill Verdon.

"It's hard to find garages downtown," Chirafisi said. And you'll have great views from these really huge decks. And the interior designs are real fun, with things like two-sided fireplaces and open staircases with skylights on top."