

# Rare opportunity in Denver's West Highlands

Dee Chirafisi and Deviree Vallejo of Kentwood City Properties have announced the opening of sales at Boardwalk31, a new residential development at the corner of 31st Avenue and Irving Street in Denver's West Highland neighborhood. Boardwalk31 showcases five detached homes priced at \$599,000 each, with three bedrooms, 2½ baths, two-car garage and 2,050 finished square feet.

"Newly constructed detached homes are a rare commodity around Highlands Square," said Ryan Diggins of Gravitas Development Group, the developer of Boardwalk31.

"We are providing a viable option for the Highland buyer who may be torn between purchasing a renovated Queen Anne or a contemporary duplex. Boardwalk31 offers new homes that fall somewhere between these two choices, and we believe the homes fulfill an important market niche.

"Bothwell Davis George Architects shared our vision in creating a subtly contemporary, clean-lined design that gives a tip of the cap to the historic homes in the neighborhood while ushering in a new generation of architecture at the same time," Diggins said.

"Boardwalk31 provides an incredible opportunity for buyers to live just blocks from the popular Highlands Square shopping and dining area," Chirafisi said. "This is a prime location, and a premier team has been assembled to create and deliver a truly remarkable product. Deviree and I are very excited about being involved in such a high-quality development."

Highlands Square is highlighted by an array of retail stores and restaurants, including wellness centers and spas, dessert and oyster bars, live music nightspots, a baby boutique, sports bar, bookstores and much more (Highlands-Square.com).

New homes at Boardwalk31 are designed with the social dweller in mind, which helped drive the project from its infancy. With a specific buyer in mind, the development team created transitional outdoor spaces in both the front and rear of each home. The custom front porch is wrapped



in natural materials comprised of wood, concrete and steel, creating a warm and welcoming gathering place. The rear of the homes features a 14-foot Nana Wall that opens like an accordion to expose the xeriscaped courtyard to the kitchen, which is perfect for large gatherings.

For discerning urban-home buyers seeking a quality product nestled in a desirable area, Boardwalk31 is the ideal choice. The new homes also serve as an appreciable asset.

Gravitas Development Group is a real estate development firm based in Denver. Created in June 2008, Gravitas seeks to provide communities with thoughtful, creative, and environmentally friendly concepts and designs. Visit [GravitasDev.com](http://GravitasDev.com) for more information.

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From left, Jim Bothwell, Bothwell Davis George Architects; Dee Chirafisi, Kentwood City Properties; Ryan Diggins, Gravitas Development Group; Peter Smith, Steele Street Bank and Trust; Deviree Vallejo, Kentwood City Properties; John Schillingburg, Sprung Construction; and Matt Davis, Bothwell Davis George Architects.