

# Cherry Creek Country Club

Denver, Colorado

**Project Type:**

**Luxury Single-Family Residential**

**Year / Size:**

**2001-2003 / Forty-Two (42) Homes**



Specialty: Development

Completed By: Scott McLean at Development Advisors, LLC

## Client Need

- The Client needed a strategic plan to develop new luxury homes in a newly created private golf course residential community having no underlying design themes or guidelines. Neither the Client nor the overall community developer had previous residential development experience.
- To completely envision and plan the development of 42 single-family luxury homes ranging in price from \$1.1 to \$1.3 million.

## Assignment Highlights

- Since these Villa lots were located in the interior of the community and did not benefit by being located on the golf course, something special was needed to elevate the Villas to the quality offered by the Estate homes located on the golf course.
- Created a spectacular \$1 million common English Garden and water-feature amenity to extend each home's outdoor living area and solve the location concerns; designed by Mike Eagleton Architecture.
- Imported Old World concepts already deployed in Southern California, which led to the selection of Danielian & Associates of Irvine, California as the lead architect to design these very special homes.
- Assisted the overall developer with community theming ideas (Old World) and assisted in creating the overall design guidelines and material selections.
- Selected and negotiated an arrangement with Renaissance Homes to construct each of the 43 Villa homes for a flat fee.
- Managed the overall pre-construction planning for the Villa community.

## Results

- Led the development planning including a luxury home market study, projecting future selling prices, estimating construction costs, overall team selection, design and engineering, that resulted in a profitable project for the Client to construct and sell.
- Successfully planned "The Villa" homes ranging from 3,285 SF to 5,083 SF with architectural styles from an Old World motif including French Country (shown), English Cottage, Tuscan Classic and Italian Palazzo.

