

## VALLAGGIO INVERNESS: Urban Living Comes to the South Metro Area

By Pamela McCreary

Peter Kudla - CEO



From his firm handshake to his steely gaze, it is obvious that Peter Kudla, CEO of Denver-based Metropolitan Homes, is a man who doesn't take no for an answer. Eight years ago when he proposed rezoning the area at Inverness Business Park from commercial use to residential use and was told no, he began formulating his plan of action. Vallagio Inverness, Colorado's largest transit oriented community is the result of that plan. "There is nothing like this in Colorado," Kudla said proudly.

Located along the southeast corridor on 30 acres, the Vallagio development borders Inverness Golf Course at Dry Creek and I-25. With the groundbreaking slated for the fall, this \$200 million high-density, low-maintenance development promises to be "a marriage of form and function by design, not by mistake," said Julie Studley, one of the sales consultants at Vallagio.

With 469 "life expressing" residences ranging from the mid \$200,000 to upper \$700,000, Vallagio's master planned village includes 18,000 square feet of commercial space and 22,000 square feet of service retail, including a proposed bank, coffeehouse, wine store and fine dining establishments. Add to that the proximity to Park Meadows Mall and the 7.5 million square feet of office and hotel space at Inverness, and that makes Vallagio's neighborhood the perfect choice for those wanting more of an urban feel to their life. The busy executive will

see this as the perfect secondary or corporate residence because of the accessibility to Centennial Airport.

"The key word here is connectivity," Kudla said, "Vallagio was designed to be an active environment with a neighborhood feel." With Vallagio's at-your-doorstep amenities, including the vibrancy and accessibility of a retail center, it is the perfect blend of what's right outside your door and what is just minutes away. Not only will neighbors be able to connect with one another with "quality of life" expressions, such as, walking and biking trails, public art and outdoor firepits, with the completion of the light rail by the end of 2006, the southeast corridor will be just a short ride from downtown Denver. The Dry Creek light rail pedestrian bridge will connect the neighborhood to the station. And with the easy access to I-25, C-470, E-470 and I-225—you can get there from here.

Kudla is a man with a vision whose passion for this development exudes from him. "This is a community for people who are excited about life," he said. He predicts that most of the buyers "will come from within a five-mile radius," attracting everyone from young business professionals to retirees to "the couple who has been living in the suburbs. They start exploring and looking for something a little different..." They need look no further. With all the choices offered at Vallagio, the wants and needs of today's diverse homebuyers have been more than satisfied.

Metropolitan Homes has a proven track record of building communities that combine efficient land planning and quality construction with unique architecture. Partnering with internationally-acclaimed, award-winning architects and designers, Kudla says of his development associates, "Their innovative use of timeless architectural detail gives Vallagio the European flavor that the name evokes."



With the vibrancy and feel of a close-knit urban neighborhood, Vallagio Inverness will include 240 condominium homes, 84 loft residences, 111 row townhomes, and 34 golf villas ranging in size from 950 square feet to 3,000 square feet. But make no mistake, this is no ordinary golf course community; the developers at Vallagio have negotiated a collaborative agreement with Inverness Hotel and Conference Center to provide residents with an exclusive affiliation with the hotel for dining, golf and other recreational activities in a customized membership package.

At Vallagio, it is not just an investment in a home; it is an investment in life expression. "We recognize the importance of quality, timely information," Deborah Green, Vice President of Sales and Marketing said. By securing a space on the Priority Reservation List with a deposit, you can be assured not just of a home in one of the most innovative, unique communities in Colorado, but of the kind of personal attention that will guarantee you the peace of mind that you deserve.

And if, as they say in real estate, there are only three things that matter: location, location, and location, Vallagio Inverness has it all and then some. Prepare yourself for the extraordinary. ■

For more information or to get on the Priority Reservation List, call Julie Studley or Marcel Savoie at (303) 222-1370. Reservations can also be made at [www.vallagio.com](http://www.vallagio.com).