

Row houses gain popularity in tight condo market

While there is a scarcity of for-sale condominiums available in Denver, a different product type – row homes – is filling the void. There are several row home developments underway in Denver, and the individual-home design of row homes is preferable for buyers who don't want to live in a multistory, multiresidence condo building.

Row homes are a natural evolution of the densification of any urban area. In cities with longer histories on the East and West Coasts, the row home is the standard for living in areas that provide a pedestrian-oriented environment. Think Georgetown in Washington, D.C., Lincoln Park in Chicago, Beacon Hill in Boston or Pacific Heights in San Francisco. These are walkable neighborhoods, where residents are accustomed to the density, while also enjoying the intimacy and privacy afforded to them by a row home.

This is relatively new product type for Denver, but as the city continues to evolve with the desire for all demographics to live in a location where you can “walk to the coffee shop,” it will continue to be a more common style of home. It also is becoming a popular substitute for people who aren't able to find or afford a condominium to live in, because of a lack of availability, due in large part, to the construction defect laws that have been hampering condo development in Denver for the past several years.

Not only is there a lack of availability of condos, but also the condo



Liz Richards
Broker associate,
Kentwood City
Properties/Perry
Row at Sloans,
Denver

lifestyle doesn't appeal to everyone. Row homes provide buyers with the autonomy of a detached, single-family home with a private entrance, private garage and private outdoor space, combined with the lock-and-leave, low-maintenance benefits of a condo building, without being on top of or below

another unit.

Some of the features of a row home include:

- **Outdoor spaces.** Row homes are designed to provide residents with their own private outdoor spaces. Whether it's a rooftop terrace (complete with a garden or lawn) or a fenced-in courtyard, people can take a few steps and be outside. The outdoor spaces provided in a row home are an especially desirable feature to dog owners, who want as much convenience as possible for their pets.

- **Wide-open floor plans.** Because row homes aren't stacked on top of each other, nor are they as confined in design as a condominium building, there is a greater opportunity for open floor plans. For example, interior condominium units are naturally boxed in by neighboring units, meaning there is only one outdoor view. Row homes don't have the same confinement, and residents can enjoy more ample, natural light



Deviree Vallejo
Broker associate,
Kentwood City
Properties/Perry
Row at Sloans,
Denver

sources from nearly all of the rooms of their house.

- **Great economy.** Row homes can provide a better economy, in terms of space and price. For example, the average new construction condo will cost upward of \$450 per square foot, and row homes, in many areas, are below \$400 per sf, accord-

ing to Metrolist.

- **More privacy.** Row homes provide a level of privacy that a condo

building can't achieve, based on design and the number of people living in the development. The owner of a row home can enjoy entering his own front door, as opposed to a lobby entrance that is shared by other residents. A row home owner doesn't have to ride on elevators with strangers, bump shoulders with people he vaguely knows in a mail room, share common areas (both indoors and out) with others or worry about his dog getting into a scrap with a fellow canine in a public space. Row homes often provide private garages with additional storage space. All of these features provide more privacy and the ability to interact with neighbors at your choosing. ▲



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Perry Row at Sloans in northwest Denver, located at 1600 Perry St., is a row home project one block from the lake, with units ranging in price from \$489,000 to \$825,000.

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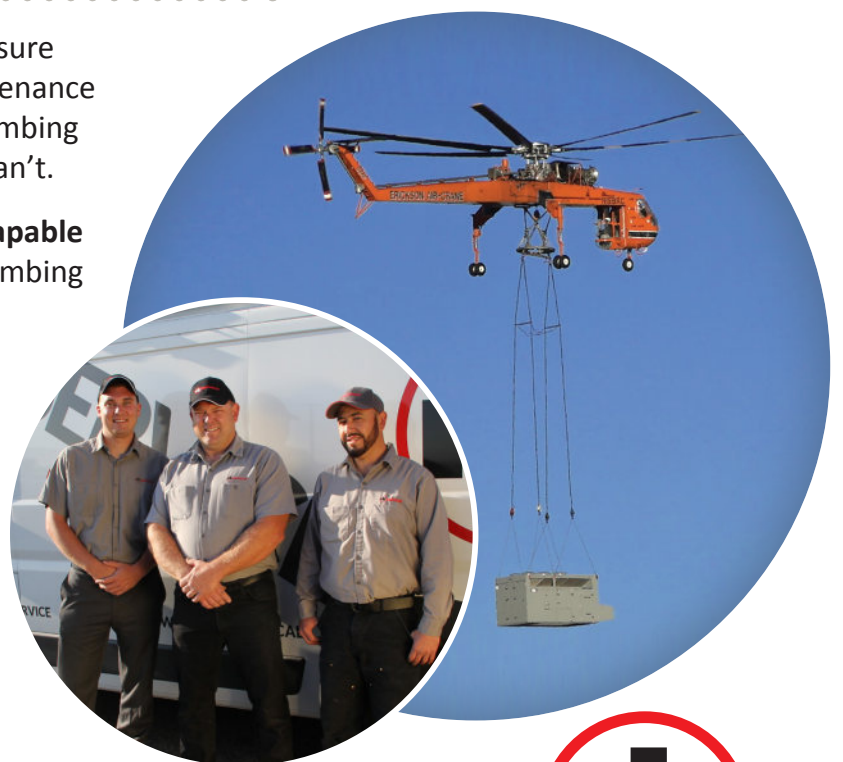
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