

# What's Next?

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AN EMPTY NESTER'S GUIDE TO LOCAL COMMUNITIES  
TAILORED TO YOUR UNIQUE LIFE SEASON



*Presented by*

**Barb and Larry Fullerton**  
Empty Nester Real Estate Experts

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INTERNATIONAL REALTY

## DEAR FRIENDS AND CLIENTS,

We are empty nesters ourselves and have helped many other empty nesters navigate the complex downsizing and housing issues that most of us have faced, or will face, at some point in our lives. We got the idea when, at a meeting with our colleagues, everyone was talking about how to help older clients who had waited too long to figure it out. The idea of “What’s Next?” was born! When I told my sister Marilyn of this “What’s Next?” effort, she said resoundingly, “Tell everyone, don’t wait until you fall!”

We decided to use our knowledge to compile a list of possibilities for empty nesters in the Denver metro area. We have helped dozens of clients evaluate and select which of these communities was best for them. Obviously, there are more than 20, so we will continue with more findings at a later date.

Our experience in Denver real estate is extensive. Larry was an officer in the Genesee Company in the 1980s; he then became a leader in the downtown loft and condo market, where empty nesters were leaving their single-family homes and lawn mowers behind, and moving into lofts and condos to spend more time to enjoy urban living. The Fullerton Company developed 200 lofts and condos. Barb has been listing and marketing properties along the Front Range, and in the foothills since 1986.

We offer great value to our clients who are wondering “What’s next?” With our database, knowledge and experience, we are a great resource for those who want to downsize, or move to a different home. We hope this booklet helps you understand your choices in our market.

Thank you for coming to our “What’s Next?” party!

Sincerely,

*Barb and Larry Fullerton*





## MEET BARB & LARRY FULLERTON

Backed by the marketing and inventory power of Sotheby's International Realty, Barb and Larry Fullerton are award-winning real estate experts, who have helped shape the skyline of Downtown Denver and sold hundreds of individual and community properties in Colorado. The Fullerton Team has been the winner of multiple 5280 Five Star Professional designations, and multiple Metro Denver Home Builder Association Development, Marketing and Sales awards. Barb and Larry provide the very best in extensive real estate services for every client.

Barb and Larry have not only lived the empty nest experience, but they specialize in helping people conquer empty nester living—from urban properties with access to active and cultural amenities, to serene suburban and remote getaways. Empty nesters are incredibly diverse in their wants and needs. Finding an expert realtor to help support and guide you through this process is crucial.

*Team Fullerton knows empty nesting.*



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# What It Feels Like To Downsize

**AFTER A COUPLE HALVED THEIR LIVING SPACE IN PACIFIC PALISADES, CALIFORNIA, THEY MADE SOME SURPRISING DISCOVERIES**

An excerpt from *AARP The Magazine*

My wife, Catherine, and I lived in the same house for 34 years. I carried her over the threshold there. It's where we watched our two daughters grow from babies into young women—now in their 30s. Every inch of every room held incredible memories and stories.

Just after Christmas in 2020, we put the 3,100-square-foot, three-bedroom place on the market. We got multiple offers and closed the deal a few days later. We moved out a month afterward, into a condo roughly half the size and less than a mile away.

“Downsize” sounds so negative. I didn't think I was ready. But once the process starts, there isn't much time to think. You're in the negotiations and transaction, then you're scrambling to get rid of everything: half the furniture, half the clothes, half the books. We vowed that doing this right meant not putting a single box in storage.

But oh, the stuff you collect over a lifetime! My daughters' rooms alone were like museums to their lives. I split our living room in two, with one daughter's stuff on one side and the other daughter's stuff on the other. Old skates, Halloween costumes, their first dresses. I invited them over, handed them each a cocktail and said, “Good news: We saved all your stuff. The bad news? If you don't take it, it's going into that green dumpster out front.” They thought we were Mr. and Mrs. Satan!

But after they went through it, most of it went into the trash. Most

of my stuff did too. Nobody wants your old frat plaques and vacation snapshots.

Maybe it's the mortality aspect of downsizing, but the process left me feeling reflective. Walking through the house one last time, I did the Goodnight Moon thing and said goodbye to the living room where we'd celebrated so many Christmas mornings, and the backyard where my daughters had jumped for a thousand hours on a trampoline. But here's what shocked me. As soon as we moved into the new place and put some photos on the wall, and half our furniture here and half our knickknacks there, the half-the-size condo felt like enough.

And having less has opened the door to so much more. With our house, there was always a laundry list of to-do items. And more stuff created more loose ends. But I'm no good when I'm distracted and things are a mess. Now I can focus on the creative projects that are most important to me. I'm writing music. Catherine and I are planning vacations. And it's funny: I drove by the old house the other day, and they were putting a new roof on the place. Rather than feeling nostalgic or sad, I felt great. I thought, *Hey, that's not my problem anymore!*

—As told to David Hochman

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*Jimmy Dunne, 67, is a songwriter and former TV writer on shows such as Happy Days*





## **Belleview Avenue in Greenwood Village**

**Upscale community of single family patio homes with main floor primary suites. Enjoy the pool. Close to open space and Highline Canal, DTC shopping and restaurants, and I-25.**

**PRICE RANGE: \$1-\$2 Million HOMES: 75 BUILT: 1990's-2000's**

### **AMENITIES:**

Clubhouse, huge outdoor pool, close to open space, trails, Highline Canal, DTC.

### **LOCATED NEAR:**

Convenient to DTC and I-25, Light Rail, Fiddler's Green, nearby shopping, restaurants, Highline Canal, open space.

### **HOA:**

Dues: \$1,300/quarterly 303-998-0700  
Covers Clubhouse, outdoor pool, fitness center.



**3333 E. Florida Avenue, Denver 80210**

**Very thoughtfully designed, quiet patio home community close to restaurants, DU and exercise facilities. Across the street from Cory Merrill Elementary School.**

**PRICE RANGE: \$775K-\$1.3 Million HOMES: 142 BUILT: 1985**

**AMENITIES:**

High ceilings, nice private outdoor space/yards,  
attached 2-car garages.

**LOCATED NEAR:**

Nordstrom Rack, Colorado Boulevard stores and restaurants, DU,  
King Soopers, Cory Merrill Elementary School.

**HOA:**

Dues: \$300-\$500/month 303-733-1121  
Covers exterior maintenance without roof, grounds, snow removal.



# CHERRY HILLS III

**2800 S. University Boulevard, Denver 80210**

**Mature, tree and beautifully landscaped gated community of attached patio homes with basements and some two stories, with courtyards, close to restaurants, DU and exercise facilities.**

**PRICE RANGE: \$1-\$1.3 Million   HOMES: 185   BUILT: 1980's**

### **AMENITIES:**

Walking paths with creeks, ponds and water features in the gated community, outdoor pool, nice private outdoor space/yards, attached 2-car garages.

### **LOCATED NEAR:**

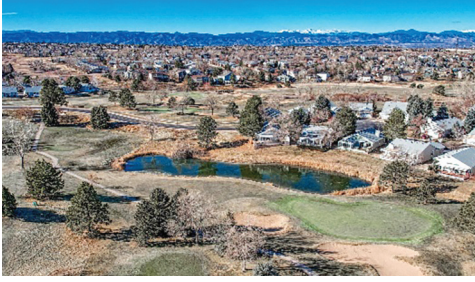
University of Denver, King Soopers at Hampden and University, Cherry Creek, I-25.

### **HOA:**

Dues: \$1,231/month 303-753-1322

Covers capital reserves, insurance, grounds maintenance and structures without roof, snow and trash removal, swimming pool, clubhouse, gated with 24-hour attendant, on-site management.





# GLENEAGLES VILLAGE

## On Links Golf Course in Highlands Ranch

55+ Community of attached and single-family homes, one- and two-story options, with main floor primary suites, rear decks, small easy-to-maintain side and back yards, built around the Links Public Golf Course.

PRICE RANGE: **\$650-\$800K** HOMES: **75** BUILT: **1980's**

### AMENITIES:

Private pool, club house, gated.

### LOCATED NEAR:

Shopping, restaurants, services, multiple Highlands Ranch rec centers, DTC, C-470 access to DIA, Santa Fe and Mineral Light Rail Station.

### HOA:

Dues: [advancedhoa.com](http://advancedhoa.com) \$421/month 303-482-2213

[HRCAonline.org](http://HRCAonline.org), \$73/month 720-941-9200

Covers capital reserves, insurance, maintenance of grounds and structure, clubhouse, pool, irrigation water, recycling, trash, snow and trash removal, gated, all amenities of Highlands Ranch.





## **West Asbury Place, Lakewood**

**Active lifestyle community of single-family and attached homes in the gated enclave of the former site of the prestigious Green Gables Country Club. Community of low-maintenance luxury homes boasting modern amenities, classic appeal, and options for varying tastes.**

**PRICE RANGE: \$600-\$800K HOMES: 64 BUILT: 2018**

### **AMENITIES:**

Clubhouse, pool, access to small beach.

### **LOCATED NEAR:**

Wadsworth and Jewell, Bel-Mar shopping and dining district, Fox Hollow and Homestead Golf Courses, minutes from downtown Denver.

### **HOA:**

Dues: \$84/month 720-974-4259 [greengableshoa.com](http://greengableshoa.com)  
Covers maintenance of grounds, recycling, snow removal, trash.



**East on C-470, South at Gartrell Exit, Aurora 80016**

This gated, master planned 55+ community is centered around an 18-hole golf course and 37,000 square-foot clubhouse. A variety of homes with views of the Rocky Mountains. Enjoy a rich lineup of amenities and a calendar filled with social and fitness activities.

**PRICE RANGE: \$600's-\$900's HOMES: 500 BUILT: 2001-2005**

**AMENITIES:**

Clubhouse, pool, tennis courts, trails, golf, special interest groups.

**LOCATED NEAR:**

Convenient to DTC and Inverness, Park Meadows shopping, medical at SkyRidge, parks, easy drive to DIA; convenient to small-town Parker.

**HOA:**

Dues: \$316/month Professionally managed 303-796-0540  
Covers maintenance of grounds, recycling, sewer, snow removal,  
trash, clubhouse, fitness center, pool, golf course.



**5500 East Peakview Avenue, Centennial 80121**

**Assisted Living community with continuum of care. Beautiful surroundings, independent cottage living, apartments and skilled nursing and memory care available. Walkable scale design and location. Community of cottages, and multi-unit buildings.**

**PRICE RANGE: \$275K-\$650K   HOMES: 1000+   BUILT: 1980's**

**AMENITIES:**

Clubhouse, pool, fitness center, spa/salon, 35-seat theater, Finch Haven library, social events, transportation, meal service.

**LOCATED NEAR:**

Convenient to Park Meadows, DTC, downtown Littleton, Cherry Creek State Park trails, The Streets at SouthGlenn shops and restaurants.

**HOA:**

Dues: Varies according to services 303-713-9004  
Covers maintenance of grounds, recycling, sewer, snow removal, trash pickup. Assisted living services vary with need.





## Aurora, Next to Heritage Eagle Bend

New 55+ single-family, one-story home community designed for Empty Nesters with open floor plans, high ceilings, many with unfinished walk-out basements, two-car attached garages. Very active owners.

PRICE RANGE: **\$600K-\$1 Million** HOMES: **75** BUILT: **2015-2021**

### AMENITIES:

Clubhouse, pool, social club, singles social club, mah-Jongg, ski and tennis clubs, veterans club, and many more.

### LOCATED NEAR:

Short drive to DTC, downtown Parker, and DIA.

### HOA:

Dues: \$294/quarter Inspiration Metro District 303-627-2632  
Covers capital reserves, maintenance of grounds, recycling, trash, club house, trails, playground, tennis and pickleball courts, pool.





**3125 Kendall Street, Denver 80214**

**Gracious small community of main floor living with two bedrooms, two baths, spacious open floor plan, vaulted ceilings, 2-car attached garages, and private patio courtyards with small yards and garden area, some with a second bonus floor, no basements.**

**PRICE RANGE: \$650-\$750K HOMES: 12 BUILT: 2002**

**AMENITIES:**

Location near downtown activities, quiet walkable tree-lined streets.

**LOCATED NEAR:**

Sloan's Lake, Edgewater shopping and dining.

**HOA:**

No HOA, six duplex buildings with individual owners responsible for all expenses.



# KENT VILLAGE

**NWC Hampden & University, west of Floyd to S. Race Street**

**Established community of attached homes, one-story, with main floor primary suites, some with finished basements.**

**PRICE RANGE: \$850K-\$1.1 Million HOMES: 100+ BUILT: 1970's-80's**

## **AMENITIES:**

Clubhouse, pool, walkable grounds, trails.

## **LOCATED NEAR:**

Kent Place, a new King Soopers-anchored shopping center, downtown Englewood with restaurants and shopping.

## **HOA:**

Dues: \$750/month

Covers maintenance of grounds, roads and structure, recycling, trash, capital reserves, irrigation water, sewer, snow removal, water, business center, clubhouse, fitness center, pool, hot tub, and parking.



# THE KNOLLS WEST

South University Blvd & Dry Creek Rd, Southglenn

Townhome community with clubhouse, playground, 4 courts for tennis and pickleball, swimming pool and walking trails. Social activities include July 4th parade and games, Newcomers' Party, Holiday party and hay ride, tennis teams, children's swim team and more.

PRICE RANGE: **\$475-\$550K** HOMES: **374** BUILT: **1960's-70's**

## AMENITIES:

Clubhouse, playground, outdoor pool, tennis courts, miles of trails.

## LOCATED NEAR:

Convenient to shopping, east of Streets at SouthGlenn mall, adjacent to the Big Dry Creek Trail and connecting to the Highline Canal.

## HOA:

Dues: \$200/month 303-796-0540 [KnollsVillage.com](http://KnollsVillage.com)  
Covers maintenance of grounds, recycling, sewer, snow removal, trash pickup, exterior maintenance (not roof).





# THE PARK LANE CONDOS

**460 and 480 S. Marion Street, Wash Park, Denver**

Classic older high rise condo community on the edge of Denver's most loved Wash Park. Many amenity features make living here a very fun and luxurious experience. Two and three bedroom plans. Parking spots are premium.

**PRICE RANGE: \$500K-\$1.5 Million   UNITS: 100+   BUILT: 1971-1974**

## **LOCATED NEAR:**

Wash Park, Cherry Creek restaurants and shopping, Cherry Creek Bike Trail, Wash Park Rec Center, Rose Hospital.

## **HOA:**

460 S. Marion: \$825.69/month WorthRoss.com 800-310-6552

480 S. Marion: Park Lane Condo Association 303-778-8800

Covers cable TV, capital reserves, heat, insurance, internet, maintenance grounds and structure, on-site check in, security, sewer, snow removal, trash, water, bike storage, clubhouse, concierge, fitness center, pool, sauna, spa/hot tub, tennis courts.





# PLATEAU PARK

**Northwest of Chatfield and Pierce Street, Littleton**

**Mature community of 3 bedroom, 2 bath attached homes, one-story, with main floor primary suites, and basements, many finished.**

**PRICE RANGE: \$475-\$550K HOMES: 75 BUILT: 2000's**

## **AMENITIES:**

Walkable grounds, no yard maintenance, miles of trails in the area, shopping and restaurants nearby.

## **LOCATED NEAR:**

Convenient to SW Plaza and downtown Littleton. Nearby shopping, restaurants, Clement Park, and Chatfield State Park.

## **HOA:**

Dues: \$370/month 303-755-2732

Covers insurance, maintenance of grounds, recycling, sewer, snow removal, trash pickup.



# POLO CLUB NORTH

2552 East Alameda Boulevard, Denver 80209

Very popular high-end attached patio homes, very convenient to Cherry Creek shopping, restaurants, and offices. Most are one-level, with basements; a few have an upper floor. Brick exteriors. Patios and gardens in front and rear of each home. Two-car attached garages.

PRICE RANGE: **\$1-\$1.5 Million** HOMES: **125** BUILT: **1960's-70's**

### AMENITIES:

Pool, clubhouse, tennis courts, walking trails along streams and waterfalls.

### LOCATED NEAR:

On Alameda Boulevard, east of University Boulevard, convenient to all Cherry Creek has to offer.

### HOA:

Dues: \$1,414/month CAP Management: 303-832-2971  
Covers exterior maintenance of buildings, grounds maintenance, Guard House with attendant.



# RIVERWALK

**W. Riverwalk Circle, Littleton**

**Community of 55+ maintenance-free single-family homes, duplexes, and condos, some with Littleton Golf and Tennis Club views and/or mountain views, close to the town of Littleton. Popular clubhouse for getting together with friends and neighbors, and for rent for weddings etc.**

**PRICE RANGE: \$300-\$800K HOMES: 562 BUILT: 1990's-2000's**

### **AMENITIES:**

Recreation, Platte River Greenway, trails, South Suburban Tennis Bubble, golf, Littleton restaurants, social groups, shopping.

### **LOCATED NEAR:**

Old Town Littleton, Littleton Golf Course and Tennis Club.

### **HOA:**

Dues: \$70-\$850/month, depending on home type 303-634-2872  
Covers business center, club house, billiards, fitness center, pool, spa/hot tub, concierge in condo building, grounds maintenance.





# SILVER LEAF

6625 S. Lee Street, Littleton 80127

Newly built community of ranch-style and 2-story patio homes on small lots in Littleton. Lower-maintenance living in a great foothills-close location. Designed to accentuate the earth's natural contours, with glimpses of mountains available from every home.

PRICE RANGE: **\$850K-\$1.3 Million** HOMES: **64** BUILT: **2022-2024**

## AMENITIES:

Trails, bike paths, golf courses.

## LOCATED NEAR:

E470, Meadows Golf Course, Foothills Recreation Center, Littleton shopping centers, Southwest Plaza, restaurants, and services.

## HOA:

Dues: \$298/month Haven Management 303-530-0700  
Covers capital reserves, maintenance of grounds, snow removal, trash.





**11057 North Montane Drive, Broomfield 80021**

**Active adult community of Taylor Morrison-built single-family homes, in the natural surroundings of the Colorado foothills and the Boulder area Flatirons. Residents enjoy weekly programs, fitness classes, 27 clubs, and an active calendar of social events for everyone.**

**PRICE RANGE: \$500-\$900K HOMES: 519 BUILT: 2015-2019**

**AMENITIES:**

The Lodge serves as the community's main recreation center with fitness center, kitchen, billiards, library and conference room. An outdoor pool, spa and pickleball courts are adjacent. Community gardens, library, bocce courts and miles of trails for biking, hiking, and walking.

**LOCATED NEAR:**

Rocky Mountain Airport, Standley Lake, Great West Reservoir, city owned golf course across the street.

**HOA:**

Dues: \$168.50/month 888-882-0588 [www.Skyestone.org](http://www.Skyestone.org)  
Covers capital reserves, maintenance grounds, recycling, trash, The Lodge clubhouse, all amenities described above.



# SOUTHMOOR PARK

**South Denver, Between Hampden & Quincy, Dahlia & I-25**

**Southmoor neighborhood has single family homes built in the 60's, with big lawns and huge trees, many one story with main floor primary bedroom suites, with sidewalks and close to many amenities and Light Rail.**

**PRICE RANGE: \$700K-\$1.3 Million HOMES: 100+ BUILT: 1950's-70's**

### **AMENITIES:**

Proximity to trails, parks, recreation, transportation, restaurants and shopping on Hampden and Belleview.

### **LOCATED NEAR:**

Belleview Station, restaurants, beer gardens, Light Rail, I-25 and Hampden, shopping, DTC.

### **HOA:**

Dues: No HOA for single family homes



**7500 and 7900 East Dartmouth, Denver 80231**

**Mature community of single-family patio homes and two-story homes, with main floor primary suites, rear decks, small easy-to-maintain side and back yards. Enjoy quiet pool and tennis courts. Close to Bible Park and lots of shopping and restaurants on Hampden.**

**PRICE RANGE: \$600-\$800K HOMES: 85 BUILT: 1980's**

**AMENITIES:**

Outdoor pool, tennis courts, attached two-car garages.

**LOCATED NEAR:**

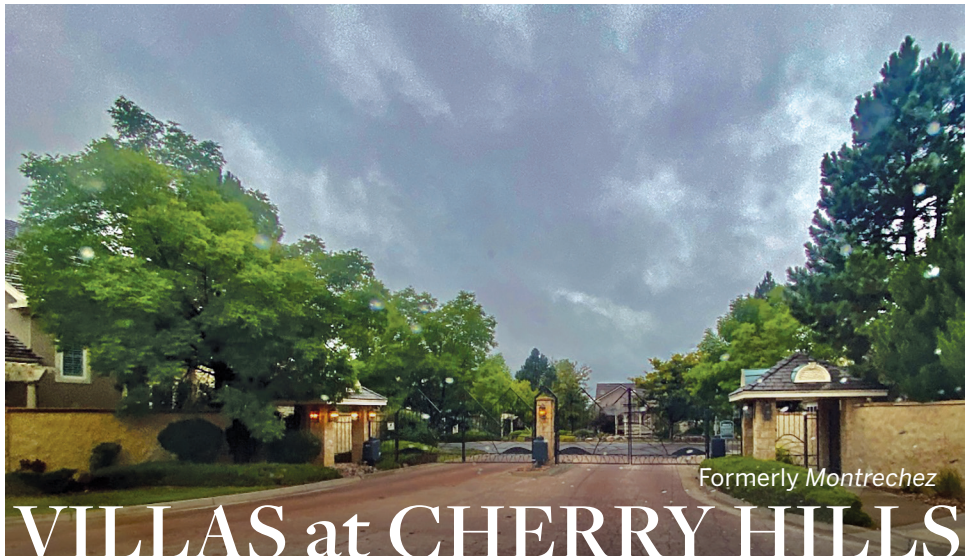
Hampden Avenue restaurants and shopping, Whole Foods, Bible Park, Highline Canal, Cook Park.

**HOA:**

Dues: \$4,740/year 720-941-9200

Covers capital reserves, insurance, maintenance of grounds and structure (not roof), irrigation water, recycling, trash pickup, snow and trash removal.





4545 South Monaco, Denver 80237

Mature gated community of elegant one and two-story homes, with main floor primary suites, rear decks, small easy-to-maintain side and back yards, two-car attached garages.

PRICE RANGE: **\$795K-\$1.2 Million** HOMES: **85** BUILT: **1998-2003**

#### **AMENITIES:**

Gated community, near Highline Canal, water features and paved walking trail on west edge.

#### **LOCATED NEAR:**

DTC offices and restaurants, Cherry Creek State Park, Highline Canal.

#### **HOA:**

Dues: \$300-\$536/month 303-482-2213

Covers capital reserves, insurance, maintenance of grounds and structure (not roof), irrigation water, sewer, recycling, trash pickup, snow and trash removal, gated entrance.