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Lakewood's West Line Village selling homes it hasn't even built yet

Brisk sales at transit-oriented neighborhood leads builders to launch second sales phase early



Provided by: ONE Realty

Artist's conception of West Line Village.

By **JOE RUBINO** | jrubino@denverpost.com | The Denver Post
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The first homes there won't receive their final coats of paint until this summer, but the development team behind a major residential project in Lakewood is already courting buyers for the second batch of row homes and duplexes it is building.

Citing strong interest in its first batch of 28 homes, DIRC Homes, Trailbreak Partners and T.O.D. Properties announced last week that sales have officially opened for Phase 2 of West Line Village. The 175-residence development, named for the nearby light-rail line that is also the project's chief amenity, is coming out of the ground now near the intersection of West 10th Avenue and Depew Street in the suburban city west of Denver.

As of last week, 24 of the initial batch of 28 homes had been sold despite crews only breaking ground on them in October, according to Jeff Plous, West Line Village's sales manager. Since last week's announcement about Phase 2, buyers have already claimed two of the 29 homes included in that group.

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The homes are market rate, ranging in price from \$275,000 to the mid-\$400,000s, and offer a variety of floor plans in sizes ranging from 800 square feet up to around 1,400 square feet, Plous said.



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"It's been great. We had something like 230 calls over the weekend. Fourteen people came in to the office yesterday," Plous said Monday. "We've got a wide variety and our buyers seem to be coming in for all of the above. It's been high demand for all of our prices ranges."

People interested in the smaller, less expensive homes in West Line ought to hurry. The developers are building eight of homes in the \$275,000 to \$320,000 price range as part of the project's first two phases and all but three of those have sold, Plous said.

The project is going up at a time that for-sale housing stock is at historic lows in metro Denver, part of what economists are pointing to as a national problem that is making it hard for new buyers to get into home ownership. At the end of 2017, the Denver metro area had just 3,854 residential properties for sale, [the lowest number ever since the Denver Metro Association of Realtors began keeping track in 1985.](#)

West Line Village’s one-, two- and three-bedroom homes — all of the attached duplex or row-home variety — will all feature garages and at least some personal outdoor space, developers say. The neighborhood is a short walk from Sheridan Station, a stop on the 12-mile West Line light-rail route that connects Golden and downtown Denver.

Phase 1 is expected to welcome homeowners this summer. Plous said crews will soon begin work on Phase 2 with those homes being delivered by the end of 2018.

”There are just so few homes where just under \$400,000 gets you so much home,” he said of the village’s offerings. “It’s been really great how many people are coming out go get involved and be a part of our community.”

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Joe Rubino

Joe Rubino focuses on consumer news for The Denver Post. He wrote for the Broomfield Enterprise, Boulder Daily Camera and YourHub before joining the Post's business team in 2017. A Denver native, he attended Kennedy High School and the CU journalism school. He once flew a plane for 30 seconds on assignment.

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