

*Distinguished Central Denver Living*



# BAKER

## BROWNSTONES

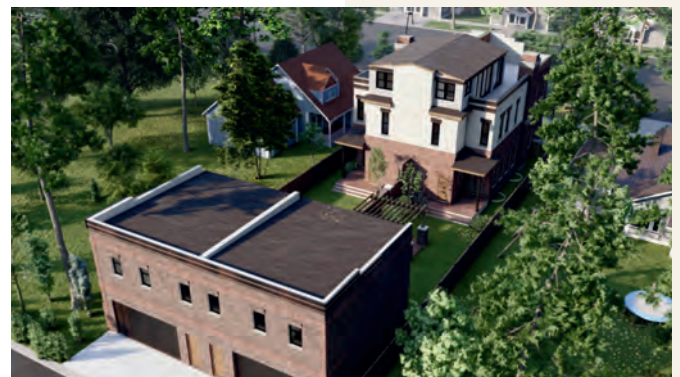
WELCOME TO YOUR DREAM HOME





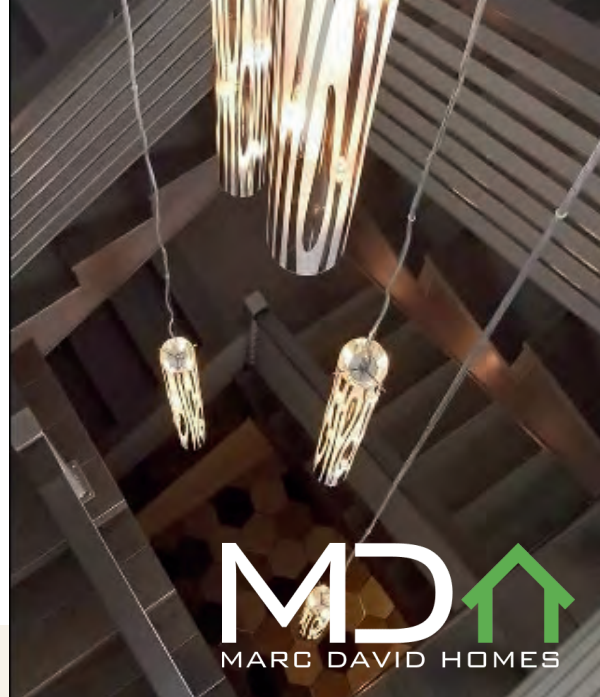
BAKER  
BROWNSTONES





LUXURIOUS LIVING  
*in the Heart of Denver*

# *Marc David Homes* STORY



We specialize in custom homes and large scale remodels in Douglas County, Elbert County, Cherry Hills Village, Greenwood Village, Denver, and surrounding areas. We closely and carefully guide our clients through architecture, design, planning, preconstruction work, budgeting, permitting, and construction of their new custom homes.

Having previously worked for many of the prominent custom home builders along the front range for years, Marc and his team sought to build Marc David Homes on the complete opposite principles of many of those companies. Throughout those years, every dissatisfaction from clients about their homebuilding experience was noted, and getting to the root of those dissatisfactions, we have tailored a home building process that is unique, refreshing, and cost effective!

What makes us unique? A great builder is so much more than the skills gained on homes built in the past, and although we have had many years of experience building many different types of homes, each having their own amenities and

complexities, what really makes us unique is our approach and execution. We can't give away all of our secrets here, but we are excited to share with you how you can build a custom home for less per square foot than our competitors and have an amazing time doing it!

What we are most proud of is our list of testimonials and happy clients. When you have an approach that is client focused, transparent, personal, and communicative... that is the result. We can't wait to build your home and have a great time with you....and who knows... maybe your masterpiece will end up in the New York Times, Dwell Magazine or Colorado Homes and Lifestyles like some of our others!

*Built with You in Mind*



# *Kaleidoscope Design* STORY



Kaleidoscope is a full-service design company based in Denver, CO and Charlotte, NC, working on projects nationwide. Our goal is to bring your vision to its full potential by intuitively building on your individual style.

Kaleidoscope Design is an interior design firm founded in 2008 by Cassy Kicklighter Poole. We have two boutique firms located in Denver, CO and Charlotte, NC.

Our firm has grown through positive referrals nationwide. We specialize in beautiful, comfortable and inviting spaces in both residential and commercial settings that seek to elevate our client's vision. We design spaces that span from well-appointed family homes to mountain homes and beach homes in some of the nation's most prestigious areas. Our talents have further led us into designing restaurants, coworking spaces, exercise facilities, multi-family developments and more. In doing so, we have created a steady

stream of lifelong clients. We work throughout the United States with projects located from Colorado to California, Chicago and the East Coast. Our mission is to create personalized living environments that our clients are proud to call home.

The Kaleidoscope team will ensure your project culminates in beautiful design, and that it all runs smoothly along the way. We balance creativity with process-driven organization and are never without a sense of humor. We would love to collaborate with you on your next project!

*Beautiful Design Nationwide*

# *Lodestone Design Group* STORY



"Lodestone brings something special to the table. Their knowledge, experience, and creativity put us at ease and eliminated any stress surrounding undertaking a big design project in our home (upstairs remodel design including a master bathroom). They are professional and they meet deadlines."

Great design springs from productive collaboration between vested partners with the development of shared pride in the end product. The free and open exchange of ideas is critical to seeing any design achieve its full potential.

Lodestone Design Group was formed with the understanding that a designer's role in any design project should extend far beyond drawing plans. A truly valuable designer will add reason to the cacophony of voices and should provide direction along the design path for participants who may be less experienced navigating the design and construction process.

Lodestone Design Group brings experience in architecture, planning, interior design and construction management to every project. Since opening in 2010, Lodestone Design Group has had experience in several hundred unique structures including homes, recreational buildings, offices, stores, restaurants and municipal buildings. Licensed in CO, WY, UT, ID, CA, WA.

## *Collaborative Architecture*



# *Rice Investment Properties* **STORY**



"In furtherance of their goal to continue developing land in Denver, Rice Investments has turned its attention to the transformation of 431 and 433 Acoma Street from a commercial parking lot into the architectural masterpiece of The Baker Brownstones.."

Embarking on a journey that spans generations, Rice Investment Properties LLC stands as the proud custodian of the Rice family's visionary legacy. Rooted in the heart of Denver, the cornerstone of this family's enterprise was the iconic building at 530 Acoma Street. The two-story first housed The Rice Paper Box Company in 1945, thriving for 65 years under 3 generations of the Rice family, manufacturing stand-up gift and game boxes for prestigious local and national clientele, including names like Jolly Rancher, Patsy's Candies, Broadmoor Hotel, Brown Palace Hotel, Michelle Chocolatiers, Pentax Corporation, and the US Olympic Committee, among others. Rice Investments sold The Rice Paper Box Company in 2010 and then leased 530 Acoma Street to Denver Health before ultimately selling it to them in 2018. The legacy lives on, woven into the fabric of Denver's history, as the iconic building made way for progress, giving rise to a seven-story parking garage.

In furtherance of their goal to continue developing land in Denver, Rice Investments has turned its attention to the transformation of 431 and 433 Acoma Street from a commercial parking lot into the architectural masterpiece of The Baker Brownstones. Marvin Boyd, manager of Rice Investments, is at the helm of this esteemed project, bringing his wealth of expertise and experience to the table. As a retired partner at Sterling Custom Homes, he played a pivotal role in the construction of over 225 homes, each with an average value of \$2,800,000. His extensive portfolio boasts a remarkable volume of \$630,000,000, showcasing his proficiency in delivering high-quality, luxury residences. "Baker Brownstone" is poised to be a jewel in the historic Baker neighborhood as Rice Investments continues to shape the landscape of Denver, honoring tradition while embracing innovation—a testament to the enduring spirit of the Rice family's legacy.

## *A Denver Legacy Design*



## *Rooftop Oasis*

The third floor is a true oasis, featuring a glass-enclosed loft area with a wet bar, a seating area, and a bathroom, with direct access to the rooftop patio. Enjoy breathtaking views of the surrounding neighborhood while lounging in the indoor or outdoor seating areas. This is the perfect space for entertaining guests or simply relaxing in style.







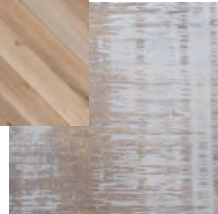
# THIRD FLOOR ROOFTOP



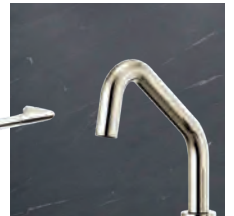
FLOORING



WALLCOVERING



CABINETRY



COUNTERTOP



## Third Floor Rooftop Oasis

The third floor is a true oasis, featuring a glass-enclosed loft area with a wet bar, a seating area, and a bathroom, with direct access to the rooftop patio. Enjoy breathtaking views of the surrounding neighborhood while lounging in the indoor or outdoor seating areas. This is the perfect space for entertaining guests or simply relaxing in style.



# HOME FEATURES



*Designed by a Denver Legacy*

## Main House Features:

- 3600 Sq Ft
- Three Bedrooms
- Five Bathrooms
- Three Stories
- Third Floor Rooftop Patio & Loft
- Upper Level Clothes Washer & Dryer
- Elevator
- Basement Bedroom and Bathroom
- Basement Bonus Recreation Space

## Accessory Dwelling Unit Features:

- 703 Sq Ft
- One Bedroom
- One Bathroom
- Full Kitchen & Living Spaces
- Clothes Washer & Dryer
- Sits Above a Two-Car Garage

## Private Backyard Retreat

- Covered Patio and Pergola
- Covered Walkway to the Garage
- Electric and Gas Connected
- Privacy Fence
- Alley Access







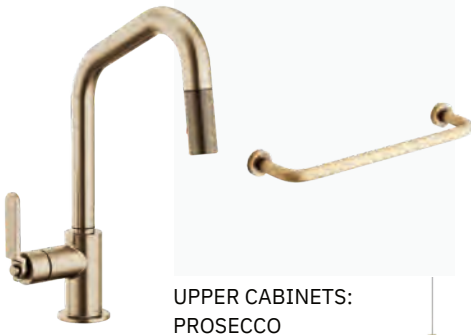


## *Entertainer's Dream*

Whether you're gathering on the main level in the open-concept space, enjoying the views on the rooftop patio and loft, or spending some time in the bonus recreation basement space, the possibilities are endless. Your guests can enjoy the guest room with bathroom in the basement, or have their own secluded space in the additional dwelling unit.



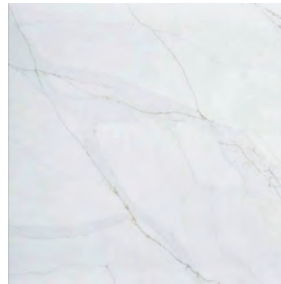
# GOURMET KITCHEN



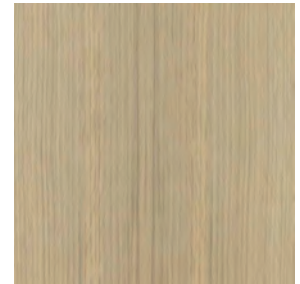
UPPER CABINETS:  
PROSECCO



BACKSPLASH



COUNTERTOP  
MSI CALACATTA ABEZZO



LOWER CABINETS & ISLAND  
BASE: RIFT CUT OAK CORNSILK



THERMADOR 36" RANGE

## High-End Appliances & Luxurious Design

The gourmet kitchen showcases exquisite Wolf and SubZero stainless steel appliances, complemented by sleek quartz countertops and elegant oak cabinets. Enhancing its functionality, the kitchen features a spacious island, ample counter space, generous storage options, and a convenient pantry.



# DINING & GREAT ROOM



CUSTOM FIREPLACE SURROUND  
RIFT CUT OAK CORNSILK STAIN



## Functional Open-Concept Design

The open concept design seamlessly connects the great and dining rooms to the gourmet kitchen. The dining room is perfect for hosting intimate dinners or larger gatherings. Enjoy your great room in front of the fireplace. On the first floor, you'll also find a convenient mudroom and a bathroom, adding to the functionality of the home.





## *Expertly Designed*

Welcome to this exquisite custom-designed home located in the historic Baker neighborhood, right in the heart of Denver. This brand new home offers luxurious living with its impeccable design and attention to detail. With 3 bedrooms, 5 bathrooms, and spanning across 3,600 sq ft, this residence is perfect for those seeking luxurious city-center living spaces.







# PRIMARY SUITE



CEILING COLOR:  
FINE BLACK



WHITFIELD  
NATURAL TEXTILES  
NATURE FRIENDLY  
CARPET  
COLLECTION BY  
ESSEX

## Second Floor Primary Suite

The second floor houses the expansive primary suite, complete with its own private bathroom featuring double sinks, shower, walk-in closet, seating area, and an unmatched serene ambiance. Additionally, there is a second bedroom suite with a full bathroom and a laundry room for added convenience.





# Historical Baker NEIGHBORHOOD

Baker's eclectic houses and vintage haunts create a vibrant urban core. Prospective buyers are likely to see Queen Anne variations throughout the neighborhood. Many feature forward-facing gables adorned with fish-scale shingles and other ornamentations. Craftsman bungalows and Denver Squares interweave among these middle-class structures from the early 20th century. Luxury developments — like Watermark condominiums — are available as well. Baker's inclusion on the National Register of Historic Places ensures its architectural character will remain as Denver continues to evolve.

The Baker and Fairmount locations of the Denver Center for International Studies instruct neighborhood students. Attendees of Fairmount may enroll in immersive language programs to boost efficiency in Spanish or English.

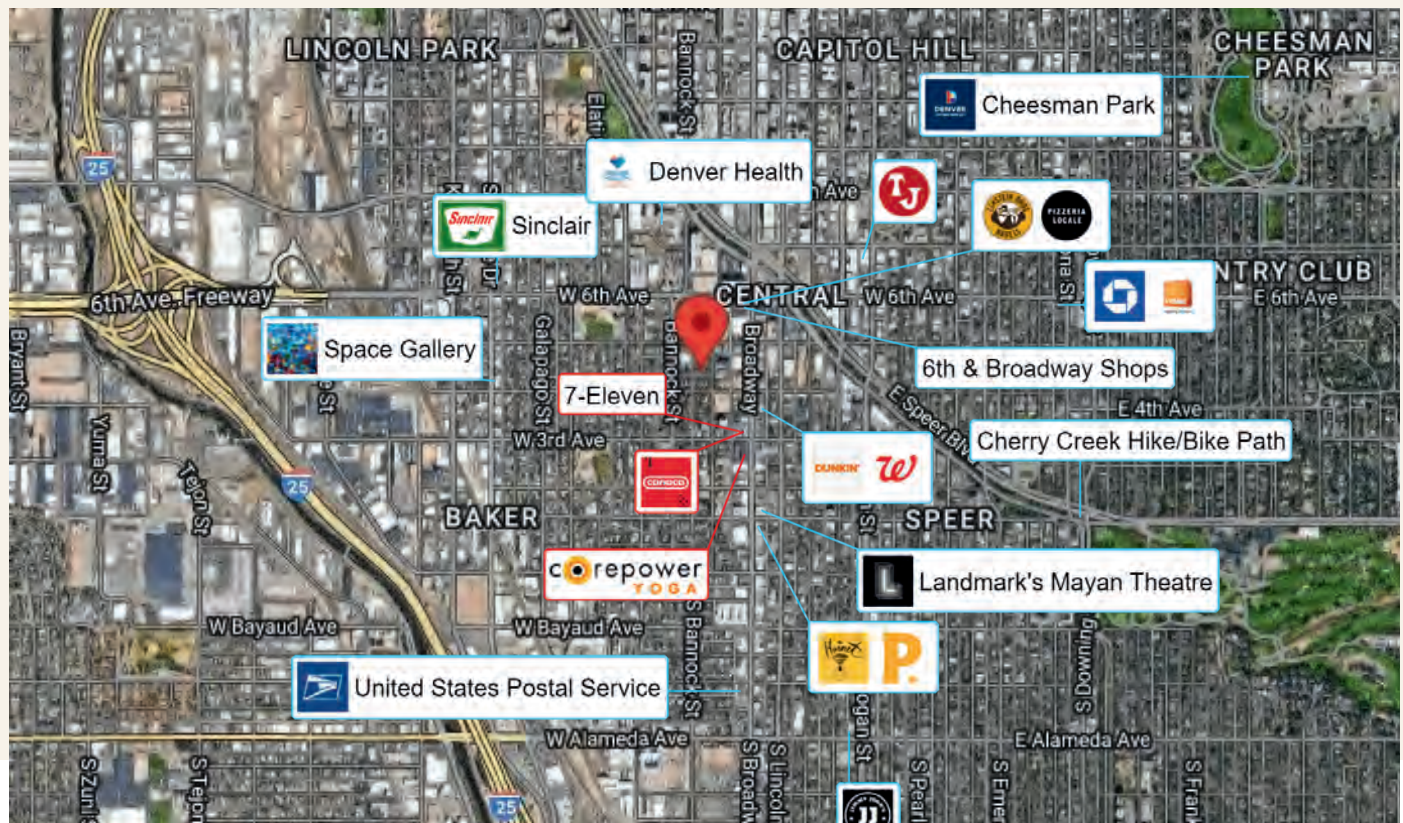
Some of the city's most popular gathering places occupy former industrial buildings along South Broadway. Postino prepares charcuterie boards and café snacks out of a renovated creamery. The Blue Bonnet — after the Texas State flower — has changed hands a few times since it opened after Prohibition. Its most recent iteration serves traditional Mexican fare with plenty of gluten-free substitutions.

Punch Bowl Social is part restaurant, part hangout — complete with games, karaoke and private spaces for large groups. Then cap off a night in the town by seeing local up-and-comers or touring acts at Hi-Dive.

Shops like Fancy Tiger Crafts Co-op and the Wizard's Chest costume shop add further variety to Broadway's diverse eateries. Safeway and Sam's Club are also nearby to cover the basics.

Dailey Park barely covers a city block for outdoor recreation, but Baker's proximity to the South Valley Highway, also known as Interstate 25, keeps the city's more substantial green spaces within reach. Baker pairs the hip and trendy with its historical charm.

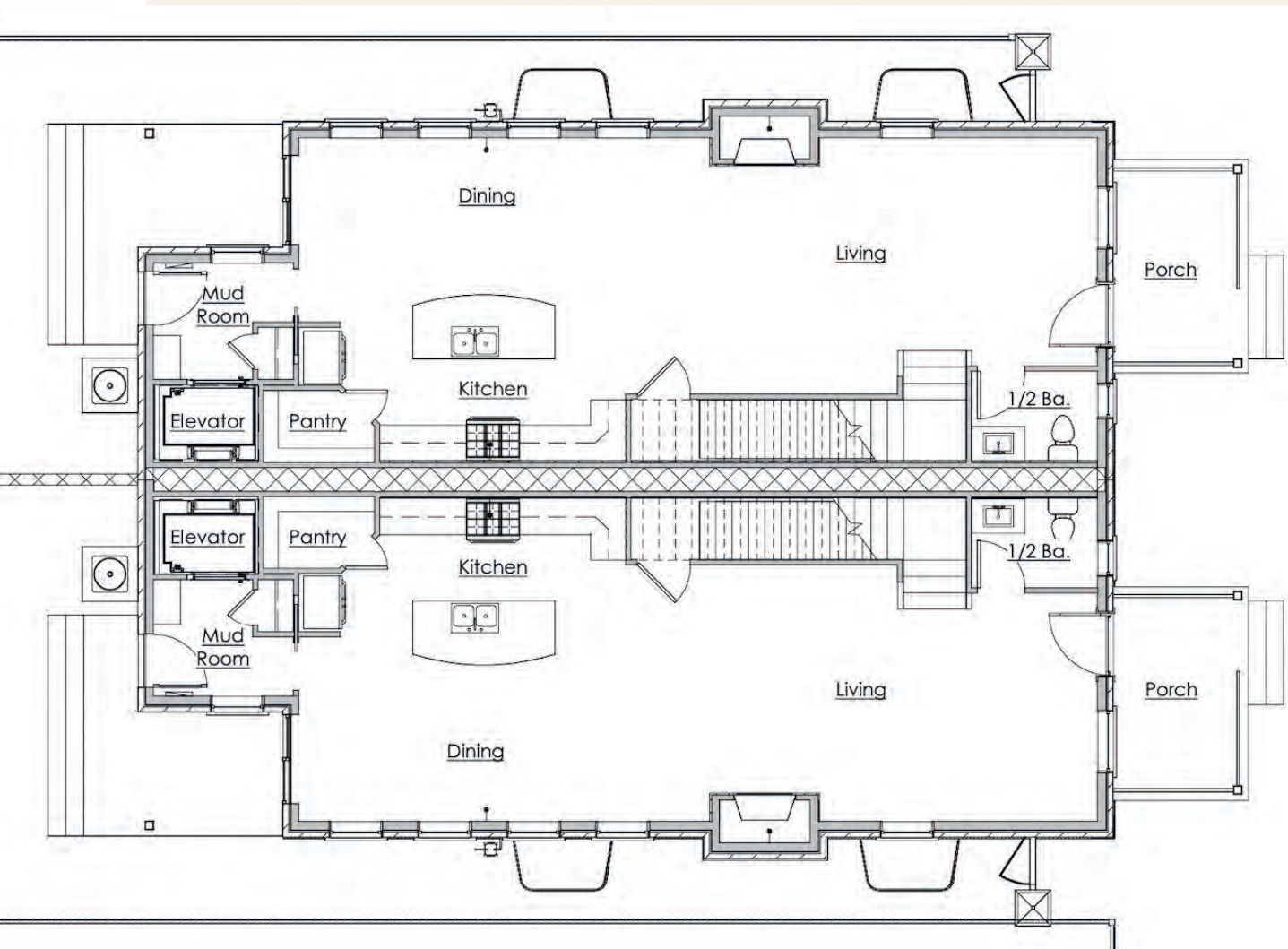
Courtesy of Homes.com



# *Luxury Duplex* FLOORPLANS

## Main Level

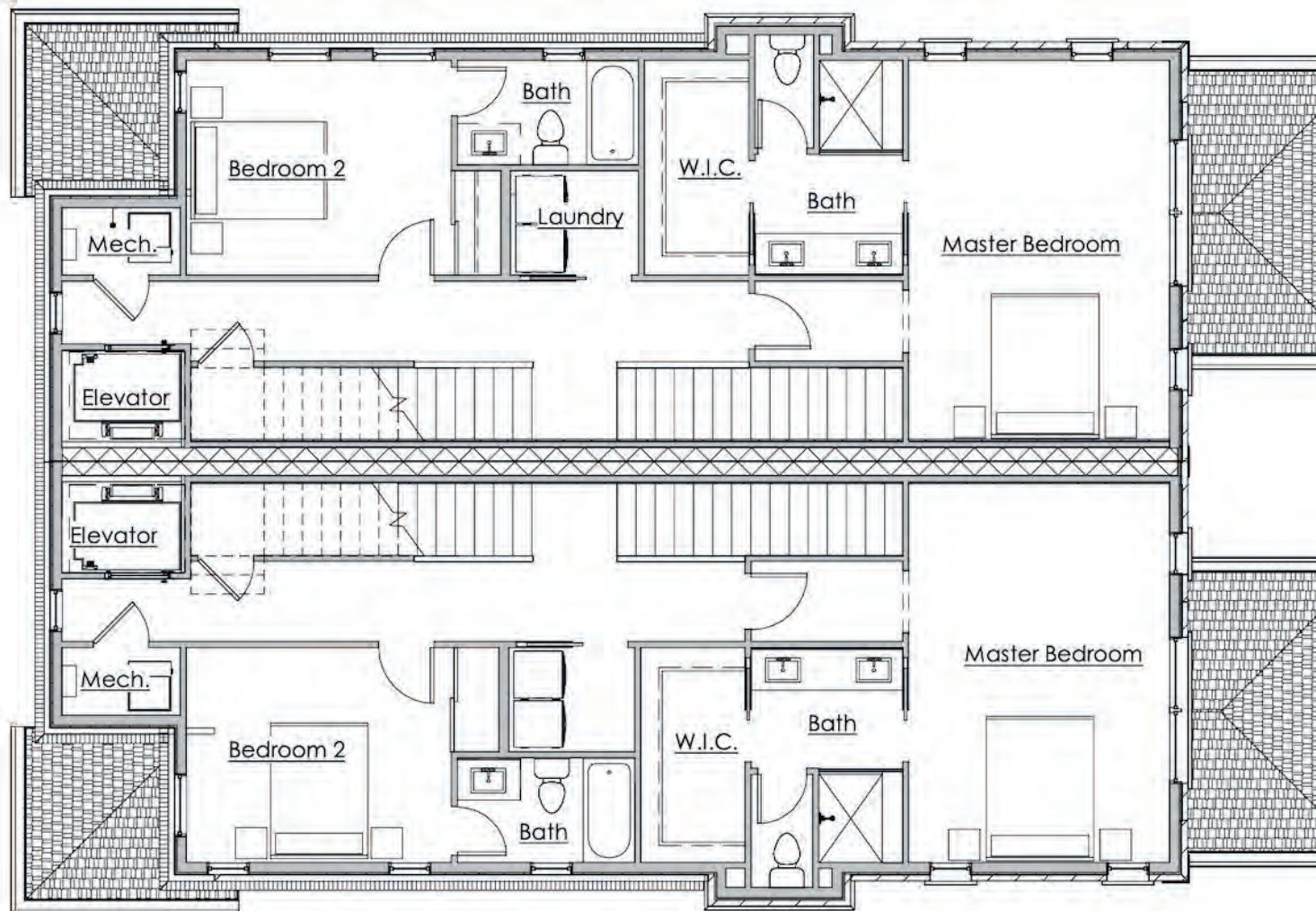
- Living Room with Fireplace
- Dining Room
- Kitchen with Sub-Zero & Wolf Appliances
- Pantry
- Mudroom
- Elevator Access





## Second Level

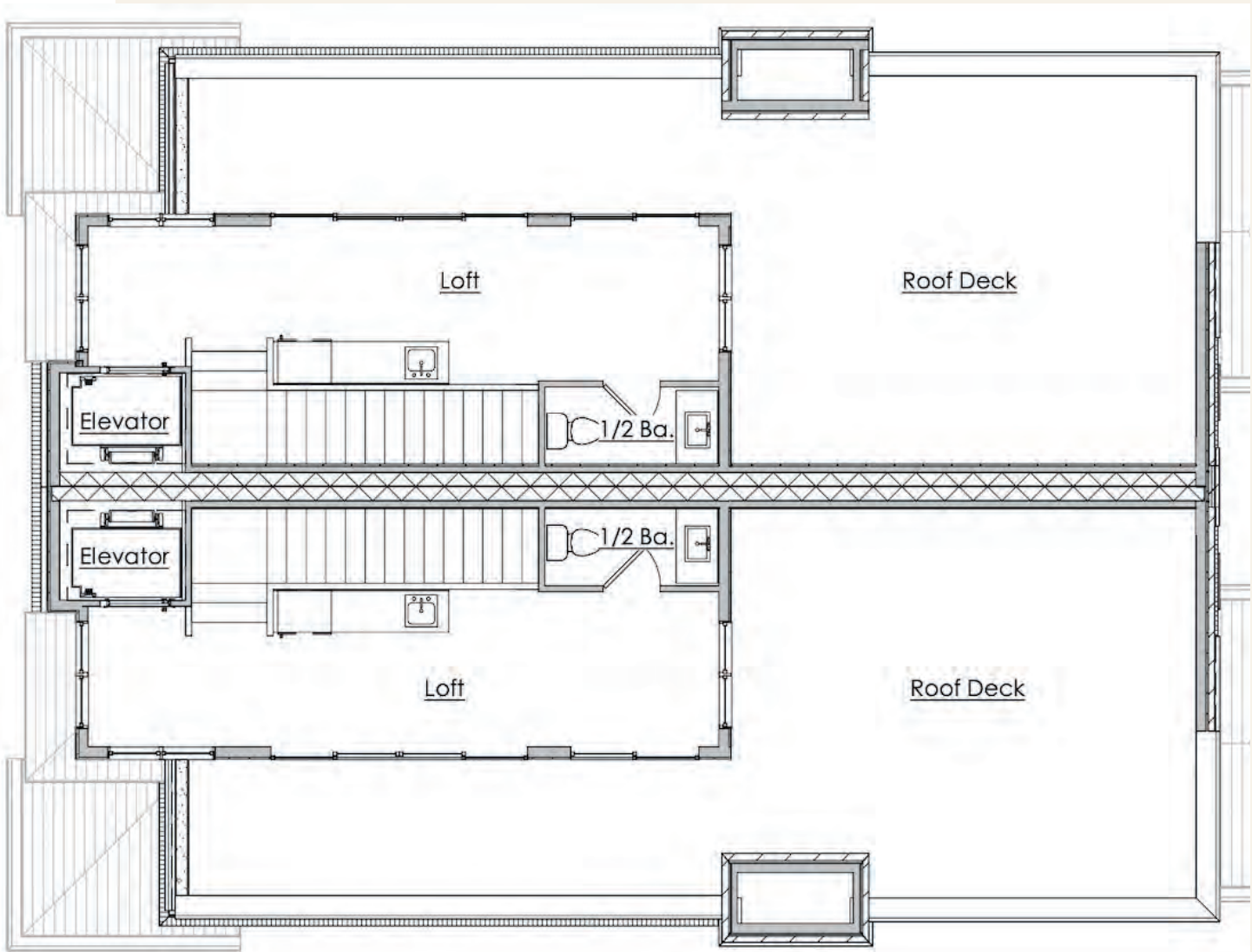
- Primary Suite with Ensuite 3/4 Bathroom & Walk-in Closet
- Second Bedroom with Ensuite Full Bathroom
- Clothes Washer & Dryer
- Elevator Access



# *Luxury Duplex* FLOORPLANS

## Third Level

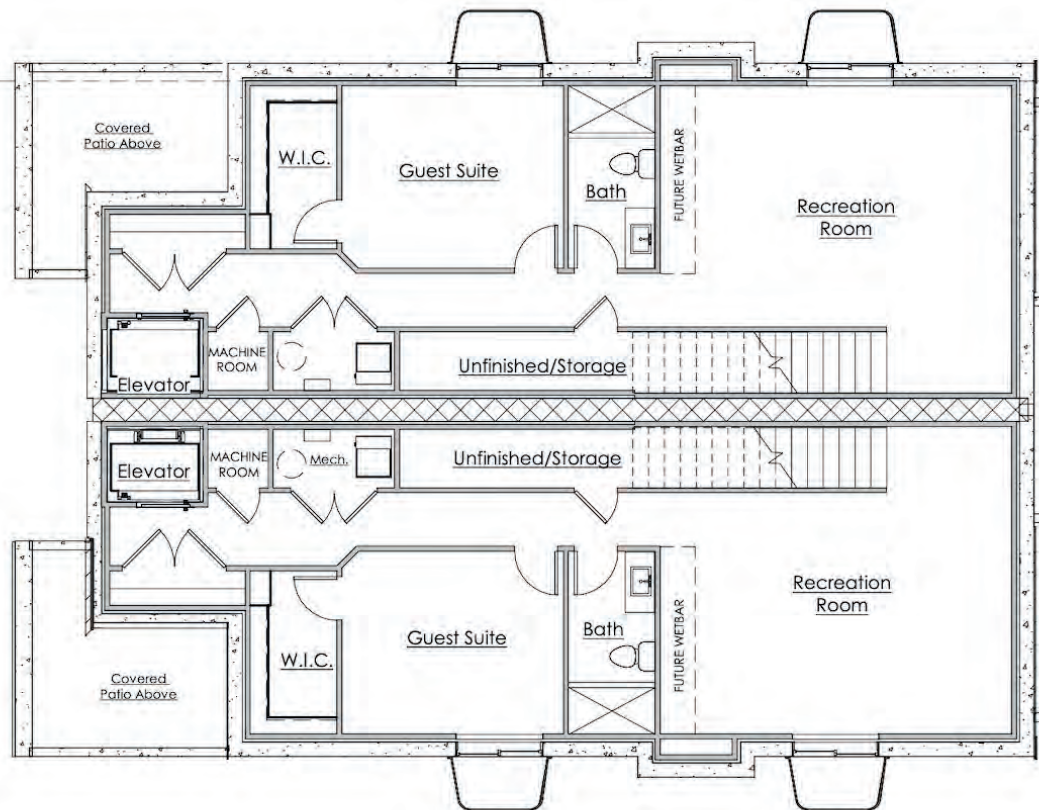
- Rooftop Patio with views of Denver
- Interior Loft with Seating Area & Wet Bar
- Convenient 1/2 Bathroom
- Elevator Access





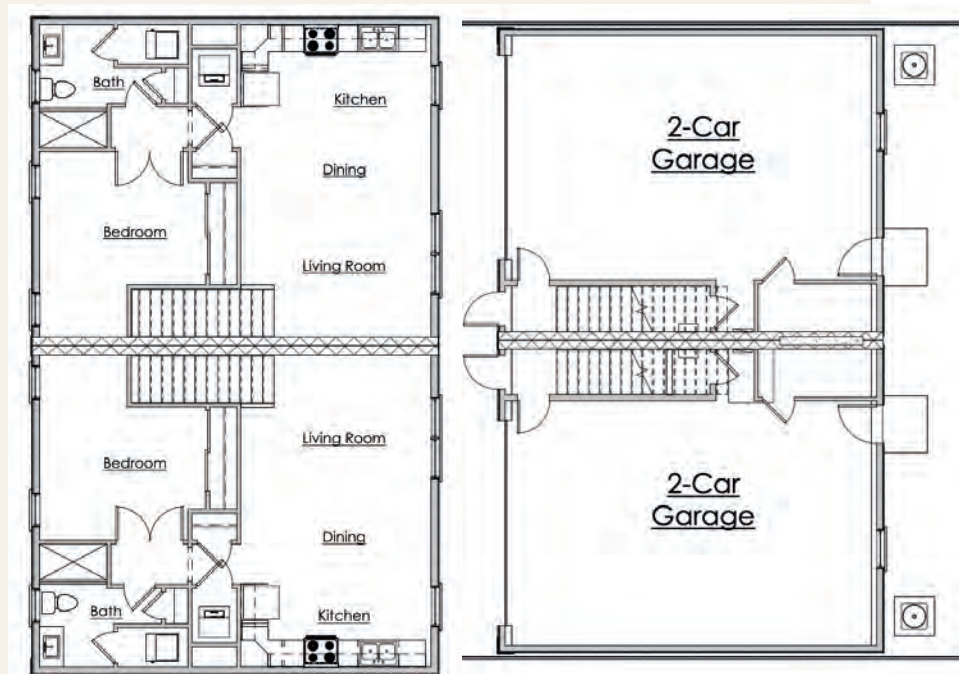
## Lower Level

- Recreation Room
- Guest Suite with Ensuite 3/4 Bathroom & Walk-In Closet
- Storage Space
- Elevator Access



## Accessory Dwelling Unit & Detached 2- Car Garage

- 2-Car Garage
- Finished Storage Space
- One Bedroom
- Clothes Washer & Dryer
- Kitchen
- Dining Room
- Living Room
- 3/4 Bathroom





# *Homenide* SELECTIONS



INTERIOR DOORS  
SAANA ANTHRACITE BELLDINNI



WALL, CEILING & TRIM:  
BENJAMIN MOORE  
CHANTILLY LACE



EVOKE VINYL COMPOSITE CORE DONNA



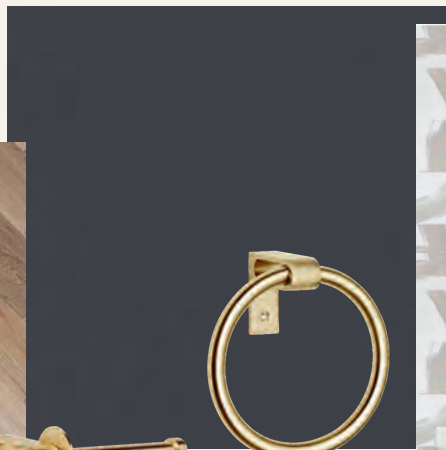
CARPET (BEDROOMS ONLY)  
WHITFIELD NATURAL TEXTILES  
NATURE FRIENDLY COLLECTION  
ESSEX

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 kaleidoscopedesign

## *Powder* ROOM

CEILING COLOR: FINE BLACK





# *Functional* MUDROOM



FLOOR TILE



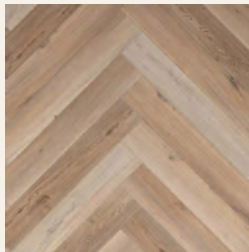
WALL & TRIM COLOR:  
BENJAMIN MOORE  
CHANTILLY LACE



CEILING COLOR: MT ETNA



# *Grand* STAIRWAY

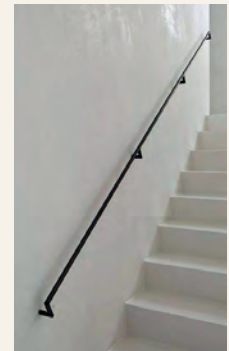


RISER & TREAD  
EVOKE VINYL COMPOSITE  
CORE DONNA

SCONCE OPTIONS



HAND RAIL  
INSPIRATION



# *Homevide Accessible* ELEVATOR



FLOOR TILE



CEILING COLOR: MT ETNA

OPTIONAL  
WALLCOVERING



4" FLANGELESS  
RECESSED CANS



# *The Buying* PROCESS



1

## Meet with the Sales Team

The Path Home Team will provide information about available options, pricing, any incentives or promotions, build timeline, and other important details about your new home.



2

## Review the Contract & Secure Financing

We'll sit down with you to review the contract terms and conditions, pricing, included features, and any optional upgrades or customization costs. Secure financing with our recommended lending partner, or choose your own.



3

## Watch your Home Come Alive

Follow our progress blog to get monthly updates on the status of the build of your new home! You can follow along in the process, from when we break ground, all the way to when the design team adds the finishing touches.



4

## Blue-Tape Walk-Through

Walk your new home with the Sales & Builder Teams to identify any changes you want to make, any discrepancies you find, and anything that still needs to be completed. The Builder Team will address the issues you've marked with blue tape and ensure that any necessary corrections are made before closing.



5

## Closing on Your New Home

We'll schedule a final walk-through of your new home to ensure that all upgrades have been installed, and items from the blue-tape walk-through have been completed.

Attend closing at the Title Company, review and sign all documents required for the purchase, and be prepared to pay closing costs. Once the closing is complete, you'll receive the keys to your new home. You can now move in and start enjoying your new home!





## Your Sales Team

Steven Pilkington | Listing Agent  
303-587-0402 | [steven@pathhometeam.com](mailto:steven@pathhometeam.com)  
Path Home Team | Brokered By Real Broker, LLC  
4610 S Ulster St., Ste. 300, Denver, CO 80237  
[www.pathhometeam.com](http://www.pathhometeam.com)



## Your Builder Team

Marc D Lohse | Co-Owner & Builder  
720-808-3004 | [marc@marcdavidhomes.com](mailto:marc@marcdavidhomes.com)  
Marc David Homes  
509 Wilcox St., Castle Rock, CO 80104  
[www.marcdavidhomes.com](http://www.marcdavidhomes.com)



## Your Transaction Team

Path Home Team Transaction Team  
720-600-7007 | [transactions@pathhometeam.com](mailto:transactions@pathhometeam.com)  
Path Home Team | Brokered By Real Broker, LLC  
4610 S Ulster St., Ste. 300, Denver, CO 80237  
[www.pathhometeam.com](http://www.pathhometeam.com)



## Your Title Team

Samantha Parker | Senior Escrow Officer  
303-388-5758 | [samantha.parker@ctt.com](mailto:samantha.parker@ctt.com)  
Chicago Title of Colorado  
55 Madison St. #700, Denver, CO 80206  
[www.colorado.ctic.com](http://www.colorado.ctic.com)

*Meet*  
**OUR TEAM**

BAKER BROWNSTONES  
*Beverly Hills*

*Let's get in touch*

OFFERED BY STEVEN PILKINGTON  
PATH HOME TEAM | BROKERED BY: REAL BROKER, LLC  
720-802-3325 | BAKERBROWNSTONES@PATHHOMETEAM.COM  
WWW.BAKERBROWNSTONES.COM  
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PATH HOME  
TEAM

POWERED BY  
**PLACE**

**real**

Brokered by: Real Broker, LLC