

# Neighborhoods

PLACES TO LIVE, PEOPLE TO SEE IN COLORADO NEIGHBORHOODS

## THE POLO CLUB



### THE ESSENTIALS

**STREET BOUNDARIES:** THE POLO CLUB BOUNDARIES RUN FROM ALAMEDA AVENUE SOUTH TO EXPOSITION AVENUE, AND FROM UNIVERSITY BOULEVARD EAST TO STEELE STREET.

**A TYPICAL HOUSE:** THE TYPICAL PROPERTY IN POLO CLUB IS A CUSTOM-DESIGNED, TWO-STORY SINGLE-FAMILY HOME ON ALMOST AN ACRE OF MATURE LANDSCAPING, WITH FIVE BEDROOMS, FIVE BATHS AND MORE THAN 7,000 FINISHED SQUARE FEET.

**WHAT MAKES IT SPECIAL:** THE POLO CLUB IS ONE OF DENVER'S MOST EXCLUSIVE AND DESIRABLE NEIGHBORHOODS, FEATURING SOME OF THE AREA'S FINEST CUSTOM-BUILT HOMES, ALL IN A PRIVATE, PARK-LIKE SETTING IN THE HEART OF THE CITY. AS ONE FORMER RESIDENT NOTES, "THERE IS NO MORE WONDERFUL PLACE TO LIVE IN DENVER THAN POLO CLUB."

**THE LOWDOWN:** IF THE POLO CLUB HAD A BUMPER STICKER, ITS SLOGAN WOULD SAY...WAIT A MINUTE. THE POLO CLUB WOULD NEVER HAVE SOMETHING SO CRASS AS A BUMPER STICKER, OR A SLOGAN FOR THAT MATTER. THIS NEIGHBORHOOD IS SO EXCLUSIVE THAT ITS RESIDENTS AIM TO KEEP IT THAT WAY BY NOT TALKING ABOUT IT. ALL YOU'LL HEAR IS ADJECTIVES SUCH AS PRESTIGIOUS, GRAND AND LUXURIOUS, AND WE CAN'T SAY IT ENOUGH TIMES—IT'S NEAR CHERRY CREEK.

**WHERE IT IS** The Polo Club is an enclave of private roads in central Denver, tucked away south of the Cherry Creek district, east of Washington Park and

Denver Country Club, north of the Bonnie Brae area, and west of the Belcaro neighborhood and Colorado Boulevard.

## HISTORY...FROM POLO GROUNDS TO PREMIER ADDRESSES

The Polo Club sports a rich history involving many of Denver's most notable and influential families—in fact, the Polo Club was a *real* Polo Club. Established in the early 1900s under the leadership of Lawrence Phipps and Lafayette Hughes, the club occupied a 160-acre tract, fully equipped with stables and playing fields for the frequent matches. The Polo Club reached its heyday in the '20s and '30s, with the completion of a spectacular Spanish Colonial clubhouse in 1926 (since destroyed).

Interest eventually waned in polo, and the club closed in the early '40s. Under the oversight of one of the first homeowners' associations in Colorado, the grounds were subdivided into large lots and developed with elegant, custom estates housing Denver's elite. The 1950s and 1960s saw a surge of construction, with steady building continuing into the present day. Today, Polo

**THE POLO CLUB IS A SECLUDED, EXCLUSIVE AND LAVISH RETREAT IN A PRIME CENTRAL DENVER LOCATION.**

Club remains one of Denver's most exclusive neighborhoods.

## WHY IT'S HOT...LOCATION, LOCATION,

**LOCATION** Polo Club's special attributes make it possibly the most sought-after real estate in Denver. The area is a secluded, exclusive and lavish retreat

STORY: JON GOLDBERG

in a prime central Denver location. Noted for its massive, stately homes on an acre or more, the Polo Club is an oasis in the city, right on the doorstep of Cherry Creek, adjacent to Washington Park and close to Downtown. Polo Club is truly unique, as homes this scale and in this setting are usually found many miles outside the city, not in its core.

#### WHAT YOU'LL PAY...MILLIONS

Exclusivity and elegance do not come cheap. Average prices in the Polo Club area are in the \$2.5 million range, with select homes fetching upwards of \$5 to \$7 million. The neighborhood also commands some of the highest prices per square foot in the Denver area—usually more than \$500 and as high as \$750 or more.

#### WHO LIVES HERE...THE WHO'S WHO OF DENVER

The typical Polo Club resident is an affluent "empty nester," although a few young families live in the neighborhood. Homeowners here have always placed a high value on the privacy and seclusion of Polo Club, coupled with its close proximity to Cherry Creek and Downtown. As throughout its entire history, Polo Club continues to be the preferred address for many of Denver's movers and shakers.

**AMBIENCE...SHH!** Polo Club is a serene world unto its own in the heart of the city. Winding, private roads lined with towering trees lead past generously spaced, stately homes in a lush, park-

like setting. The atmosphere is quiet (except for the occasional buzz of landscaping crews), uncrowded, exclusive and elegant.

#### GETTING AROUND...A GREAT JUMPING

**OFF POINT** Polo Club's central location makes it an easy jumping point for all parts of metro Denver. The area is bookended by two major thoroughfares, University Boulevard and Colorado Boulevard, and it's close to Speer Boulevard, I-25 and the new light rail station at the University of Denver. You can drive to downtown in 10 minutes, the Denver Tech Center in 20 minutes, and skiing destinations in 90 minutes.

#### ENTERTAINMENT...BEYOND CHERRY

**CREEK** This neighborhood is minutes from downtown and Wash Park, not to mention Cherry Creek.

**SCHOOLS** Polo Club feeds into Denver Public School's Cory Elementary, which has an Excellent CSAP rating. But who are we kidding? Graland Country Day School, Denver Academy, Kent Denver and Colorado Academy are within close driving distance.

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# Fuller

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