



The Day House property is presented by La Plata Development. The iconic downtown property, deemed to demolition by neglect as recently as 2010, is now a beautifully renovated contemporary home and micro-community befitting the historic relevance of the location.

The main home is the result of a major renovation of the Day House, originally built in 1886. Full respect was given to the historic significance of the home, as La Plata Development artfully blended traditional elements with contemporary ideals. For the exterior, the original elevations were maintained, including the notable, copper turret. To the west, a garage and master suite were new additions. Timbers salvaged from the 1886 house are used throughout the interior, and original stonework is prominently featured. The wrap-around covered porch takes full advantage of the extraordinary valley and river views to the north.

To the west of the main home is the timber frame carriage house built by Black Canyon Builders for La Plata Development. Continuing the theme of historic relevance in a contemporary setting, the timber frame construction blends the warmth and heritage of exposed posts and beams with the superlative energy efficiency of today's "SIPs" panel technology. Reclaimed timbers from the original Day Barn are seen in the staircase and the entry porch.

The micro-community concept will be complete with the addition of three riverfront townhomes (available for sale). The homes (1,850-1,999 square foot each) will mirror the main Day House architecturally and share the same high standards of energy efficiency as the carriage house. The views are unequalled in a downtown location. There is opportunity for buyers to have their tastes integrated into the final design, including timber frame elements and interior finishes.

Directions: This home is located in downtown Durango, at the corner of East 3rd Avenue and 15th Street. There is no parking on the street. For your convenience and safety we recommend parking in the Rotary Park parking lot and taking the short 1/2 block walk up the sidewalk. From Main Avenue, go east on 15th Street and turn into the Rotary Park parking lot. Elder and handicap parking is reserved at the homes entrance. Look for the signs.

1503 East 3rd Avenue
Durango

Home Features

\$1,650,000 for both homes
Main - 3,615 Sq Ft
Carriage - 1,407 Sq Ft.

- A revived community landmark
- Timber frame construction
- Energy efficient SIPs panels
- Reclaimed and repurposed timbers
- Walking distance to restaurants and downtown
- Steps away from pedestrian and bike pathways
- Future phases include townhomes and mixed-use buildings



La Plata Development, LLC.
P.O. Box 2408
Durango, CO 81301
P: 970.946.3155
mtwilliamson@yahoo.com