

Project Summary

Fairways Apartments – Boulder

Situation

A commercial speculator purchased this low-income housing complex in Boulder. The buyer wanted to improve the property in order to sell units as higher-end condos and command higher rent for others.

Challenge

Situated on a golf course, the property had potential for demand. But the finish was dated limiting the property value.

Solution

AGS Construction stripped old wood shingles from four three-story buildings in the complex and replaced them with oriented strand board, covered by a half inch of new stucco. Wood planks on decks were replaced and deck exteriors were coated with stucco. All windows and doors were replaced and sealants were applied. Corrugated metal was added to the sides of the building for accent and a more modern look.

Result

Boulder development and zoning regulations have curtailed new builds in the city, making remodeled properties the hottest item on the market. This multi-million project updated the buildings with low-maintenance, durable stucco exteriors. The facelift provided the property owner with 70 apartments and condos located on a golf course in the high-demand city of Boulder for rental and sale.

