

Readers Responded in Great Numbers to Our Offer of Free Neighborhood Alerts

In last week's column, I offered to set up **Free Neighborhood Alerts** for any reader who wanted to keep track of real estate activity in his or her subdivision or larger area. The response was overwhelming. I myself have received over 40 requests, keeping me so busy that I've had to make time to write this week's column!

I'm not complaining. My broker associates and I are pleased to make this service available to everyone who wants it, and we've become pretty efficient at creating these free alerts.

We're able to fulfill more requests, so feel free to ask for your own neighborhood alert. All our broker associates are able to create these highly personalized reports.

REAL ESTATE TODAY



By **JIM SMITH, Realtor®**

Just give us your address and the boundaries of the area you wish to monitor. The initial alert will tell you all the active, under contract, sold, withdrawn and expired listings in that area, going back 90 or 180 days or longer. Future alerts will come to you within 15 minutes of a new or changed listing being entered on the MLS. You will literally be up-to-the-minute in your knowledge of real estate activity in your neighborhood!

I'm happy to handle every request I get from readers, but if you know one of our broker associates, feel free to direct your request to him or her. They are more than happy to provide this free service.

Golden Real Estate's Broker Associates:

- Chuck Brown — Chuck@GoldenRealEstate.com
- Kristi Brunel — Kristi@GoldenRealEstate.com
- David Dlugasch — David@GoldenRealEstate.com
- Debbi Hysmith — Debbi@GoldenRealEstate.com
- Norm Kowitz — Norm@GoldenRealEstate.com
- Andrew Lesko — Andrew@GoldenRealEstate.com
- Carrie Lovingier — Carrie@GoldenRealEstate.com
- Carol Milan — Carol@GoldenRealEstate.com
- Jim Swanson — Swanson@GoldenRealEstate.com

Send your requests **by email only**, please. The names and email addresses of our broker associates are in the box above.

In addition to setting up the neighborhood alert for you, we will also send you valuation re-

ports on your home using two different software packages that you will find are much more accurate than, say, the Zillow "Zestimates" which home owners are used to seeing.

We can also provide a spreadsheet of active, under contract and sold listings that are comparable to your own home as a double-check on those valuations.

Coming Next Week: Listings in Golden's Heritage Dells and 11 miles up Golden Gate Canyon.

Pheasant Creek Townhome Listed by Jim Swanson

This 2-story 3-bedroom townhome at **10116 W. Dartmouth Ave.** in Lakewood's Pheasant Creek subdivision offers affordable living with good access to US 285 and C470 via Kipling or Morrison Road. It features tile flooring and brand new carpeting, an outdoor patio, and a wood-burning fireplace. The unit was recently professionally painted and is move-in ready. All appliances — stove/range/oven, refrigerator, dishwasher and washer and dryer — are included. Assigned parking is across from the unit. You'll appreciate the original, well cared for condition inside, and the fact that it's priced for quick sale at **\$269,900**. Find more pictures and a video tour at www.LakewoodTownhome.info, then call your agent or Jim Swanson at **303-929-2727** for a private showing.



Daniels Gardens Home Just Listed by Jim Swanson

Buyers looking for a private turn-key house will love the top quality features in this move-in ready 3-bedroom, 3-bath home at **1205 Vivian Street**. The entire home was gutted by the previous owner and further improved by the current owners. It features a long paved driveway leading to a detached 2-car garage with 220V service and an upstairs finished exercise room. There is covered RV parking area with 50 amp service and sewer access. The Daniels Gardens area is quiet with great access to 6th Avenue and I-70. There are 32 pine trees on the 0.29-acre fenced lot. Everything in this home has been meticulously updated or replaced with great care and quality — new roof, new boiler, gas stove, new paint, new granite kitchen countertop and backsplash. The large master bedroom has wood floors and a walk-in closet. All appliances and the newer washer and dryer are included. For more details and pictures, visit www.LakewoodHome.info. Note: This home can be purchased fully furnished.



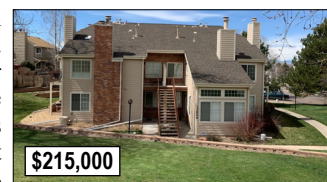
Affordable Aurora Home Listed by David Dlugasch



This 4-bedroom, 2-bath home at **443 S. Xanadu Street** is upgraded and move in ready. It has everything a buyer would want — new air conditioning, new stainless steel appliances, granite counter tops, electrical upgrades, recessed lighting, new paint, hardwood floors, new sprinkler system front and back, tile bathrooms and a storage shed. The very large finished basement has the 4th bedroom (which is non-conforming), a bar and spacious open area. There's more entertaining space on the covered patio in the back yard. The location is great — close to a regional park, with easy access to I-225, the Anschutz medical campus, DIA, restaurants and more. See additional pictures and take a narrated video tour at www.AuroraHome.info, then come to the **open house Saturday & Sunday, April 20 & 21, 11am to 3pm**. Or call David Dlugasch at **303-908-4835** for a private showing.

Affordable Aurora Condo Listed by Chuck Brown

This second floor, 2-bedroom, 1-bath condominium at **13824 E. Lehigh Ave. #H** is located east of Parker Road near Cherry Creek State Park and next to the 5th tee box of the scenic Meadow Hills Golf Club. Inside you'll find many recent updates including kitchen appliances, furnace, central air conditioner, water heater, gas fireplace and windows. From the deck you can relax and enjoy the sunsets over the Front Range mountains or watch the seasons change on the golf course. Without a doubt this unit has the best location in the entire complex! See more pictures and take a narrated video tour of this property at www.AuroraCondo.info, then call your agent or Chuck Brown at **303-885-7855** for a private showing. **Open Saturday, April 20th, from 11am to 3pm.**



Get This Column in Your Inbox Every Thursday. Send Your Request to Jim@GoldenRealEstate.com

Jim Smith
Broker/Owner
Golden Real Estate, Inc.



CALL OR TEXT: **303-525-1851**
OFFICE PHONE: **303-302-3636**
EMAIL: Jim@GoldenRealEstate.com
WEBSITE: www.GoldenRealEstate.com
ARCHIVES: www.JimSmithColumns.com
17695 South Golden Road, Golden 80401