

Real Estate Commission & MLS at Odds Over 'Limited Service' Listings

By JIM SMITH, Realtor®

On Feb. 3, I wrote that a position paper by the Colorado Real Estate Commission (CP-36) had basically outlawed "entry only" and many "limited service" listings because the law does not give agents and their clients the right to withhold the specific duties for which they are licensed. (You can read that column at JimSmithColumns.com.)

In response, Metrolist, Denver's MLS, has decided to eliminate the field "Entry Only" and move such listings into the "Limited Service" field. They are taking the position that agents only need to disclose limitations, but they will not enforce CREC rules (or, I guess, Colorado law). It's up to others to complain to the CREC if they wish. And the CREC said at Tuesday's meeting that they have no jurisdiction over what an MLS chooses to do, only over the actions of licensees. They reiterated that agent and seller may not agree to have a licensee withhold the duties for which he/she is licensed.

This Week's Featured New Listings from Golden Real Estate:

Updated Home Surprisingly Big Inside

Don't be deceived. This home's charming barn exterior opens into a model of comfort, function, and modern renovations. Sitting on an oversized, 1/4-acre lot at **16475 W. 9th Ave.**, this house has over 1,800 square feet of interior space, including three bedrooms, two baths, a large loft which could be a fourth bedroom or a home office. It has a kitchen (11'x21') rivaling that of much bigger homes. In addition, it has a heated (and air conditioned) 336-sq.-ft. detached garage which would be any handyman's dream. Everything is updated inside, from the hardwood and tiled floors on the main level to the new carpeting upstairs and in the basement, to the bathrooms and kitchen. Trust me, you will be pleasantly surprised when you visit this home. It is the best of Golden without the big price tag. In fact, this house is aggressively priced, too, and located in a quiet area convenient to downtown Golden, Colorado Mills and is even within walking distance to the new light rail and fabulous open space.



6-BR Home Makes Fine Student Rental

This home at 500 Boyd Street is currently rented to Mines students, but could also make a fine single-family home. The two-car attached garage was converted to extra bedrooms, but could once again be a garage, with the master suite above it. With 2,070 square feet of living area, this home prices out at only \$140 per square foot — a good deal for Golden. Walk to downtown Golden, the School of Mines and Clear Creek's greenbelt. Tucker Gulch trail is just a block away, and the trailhead to the climbing cliffs of North Table Mountain is nearby, too. There's a fenced yard both front and back, and there's a storage shed too. The home was built in 1902 and has historic value. If you're looking for an affordable entry into Golden proper or just a great investment property, you'll want to check this one out.



Recent Price Reductions of Note:

14181 W. 4th Ave. — \$395,000 6thAveWestHome.info
11700 W. Security — \$265,000 DanielsGardensHome.info
5980 Virgil Court — \$385,000 TheTrailsHome.info



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