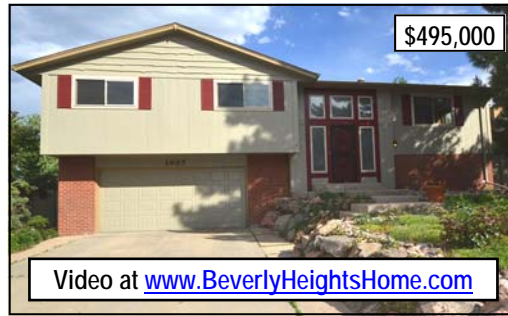


# This Week's Featured New Listings From Golden Real Estate



Ponderosa Ridge is a subdivision of nine buildings, each with 12 condos. The address for all 108 condos is **857 S. Van Gordon Court**. This unit is #205 in Building C, near the back of the property. It has 2 bedrooms and 2 bathrooms. Unlike most of the units in this Green Mountain complex, it has washer and dryer hook-ups in the unit, and the stacked washer and dryer are included. So is the refrigerator. All you have to do is move in — and you get free use of our moving truck for that! The \$252/month HOA fee includes heat (hot water baseboard), water (including hot water), and use of the community swimming pool. The only utility you pay for is electricity. **OPEN SATURDAY, 1-4 PM.**

This home at **1937 Foothills Road** is located in the geographic middle of Golden's Beverly Heights, that favorite subdivision for a generation of professors from the Colorado School of Mines which is in walking distance across Highway 6. (A grade separated intersection is being built there next year to make pedestrian and bicycle crossing easier.) This home has been meticulously maintained by its owner and features 4 bedrooms, an updated kitchen with Corian counters, an oversized deck with retractable awning, two fireplaces, and a beautifully landscaped yard with fruit trees and garden. Take the video tour, then call your agent or me for a private showing!

This home at **2968 Pierson Way** is one of the nicest homes you'll find in the coveted Applewood Knolls neighborhood of Lakewood. It has hardwood floors throughout, hot water heat, and a beautifully updated kitchen. The backyard was recently landscaped professionally, and is extra private with its 6' cedar privacy fence on all sides. The sellers are leaving the high-end table and chairs on the oversized deck, as well as all the appliances, including the high efficiency washer & dryer. All the windows (except in the unfinished basement) are low-E triple-pane vinyl windows, and the five-year-old vinyl siding has foam insulation.

**OPEN SATURDAY, 1-4 PM.**



This charming ranch-style home at **607 Texas Street** was just listed by broker associate Suzi Nicholson. Located off Ford Street in north Golden, it is just a block from Norman D Memorial Park with its new playground and gazebo, and a short walk from downtown Golden. The seller (who has lived here for 40 years!) has maintained the home well, making some updates and recently creating a retreat in the beautifully landscaped backyard. The home has three bedrooms on the main floor and two more in the basement. There is a wood-burning fireplace on the main floor and a brick accent wall in the basement. Enjoy the view of North Table Mountain from this 1/4-acre property.

## Also Just Listed: 2901 S. Golden Road

This 2-bedroom, 1-bath home, listed by broker associate Mark Spencer, is a true "diamond in the rough," located a few blocks from the new Vitamin Cottage. Video tour at [www.SouthGoldenHome.com](http://www.SouthGoldenHome.com). \$357,000. **OPEN SATURDAY, 1-4 PM.**

## Don't Quit Your Job & Other Pre-Closing Advice

By **JIM SMITH, Realtor®**

Every now and then it happens despite our best efforts to warn against it — a buyer will do something that causes the lender to withdraw loan approval just before closing.

It happened again this week to the client of one of our broker associates. A lender called the buyer's employer on the morning of closing to verify employment and was told, "Oh, she doesn't work here any more." She had quit on Friday so she could start her own company. Nothing could be done to salvage the closing, and not only did this buyer not

get the home she was going to move into the next day, but she lost her earnest money deposit too, because the loan objection deadline was a week ago.

Please, dear buyers, learn from her sad experience. You should do nothing to affect your credit between loan application and closing! Don't buy new furniture for your home, don't buy a car, don't even pay off any debts. Your lender will pull a credit report a second time just before closing and, as described above, verify your continued employment.

Loan officers and Realtors

warn their clients about this pitfall, but every now and then the warnings are not heeded. Don't let this tragedy happen to you!

### Font Signatures No Longer Needed, So Don't Use Them

Nowadays every real estate professional and most of our clients have a smart phone or tablet on which one can sign documents with a finger or a stylus. My 91-year-old sellers don't have either, but used a stylus to accept a full price offer on my iPhone last Sunday. When real signatures are that easy, why settle for a typeface "signature"?



*Serving the West Metro Area*

**Jim Smith**

Broker/Owner

**Golden Real Estate, Inc.**

DIRECT: 303-525-1851

EMAIL: [Jim@GoldenRealEstate.com](mailto:Jim@GoldenRealEstate.com)

17695 South Golden Road, Golden 80401

WEBSITE: [www.GoldenRealEstate.com](http://www.GoldenRealEstate.com)



Follow us on Facebook at

[www.Facebook.com/GoldenRealEstate1](http://www.Facebook.com/GoldenRealEstate1)

