

Just Listed: A Solar-Powered Home Near DU With a \$5.89 Monthly Xcel Bill

Would you like to own one of Colorado's — and possibly the nation's — most energy efficient homes? Here's your opportunity!

At Golden Real Estate, we love listing "net zero energy" homes such as this one at **1960 S. Gilpin Street** in Denver. This particular home, listed just this week for **\$890,000**, goes beyond net zero, generating **more** electricity than it uses, including the charging of the seller's electric car.



This home was designed to meet **passive house standards**, meaning that, among other features, it is super-insulated and has triple- and quadruple-pane windows. The exterior walls of this home were built with structural insulated panels ("SIPs") which not only insulate the home but make it super quiet inside. Here's a picture of one of those panels being installed:



Because of its sustainable features, this home has been on tours of solar homes four times since its construction in 2008. I myself produced the narrated video tour of it for the 2016 solar tour, which you can view by search-

ing for "Lance Wright House" on YouTube. That video was limited to the home's solar and sustainable features. Now that it is for sale, I have produced a new narrated video of **all** the features of this house. You can view that video at www.DenverPassiveHouse.com.

In 2012, the Colorado Renewable Energy Society (CRES) gave this home its coveted "Award for Renewable Energy & Sustainable Design in Buildings — Residential New Construction." Space limitations here prevent me from listing all the reasons, but that video is a good start.

The home is so energy efficient that it has no furnace — in fact, no gas service at all. Limited in-floor electric radiant heating and one small wall heater provide enough heat in the winter, and the home requires no cooling in the summer because of its insulation and passive house design. A small propane stove provides extra warmth, but isn't needed very often.

As in all super-insulated and therefore air-tight homes, fresh air must be brought into the house using an Energy Recovery Ventilator (ERV) which improves air quality and also tempers incoming air by passing it through a heat exchanger with outgoing air. Thus, if it's

30 degrees outside, for example, the fresh air entering the ERV could be as warm as 65 degrees by the time it is distributed into the home.

Hot water is provided by a solar thermal panel on the south-facing roof, next to the solar electric panels. Another special feature is the battery storage system which maintains electrical service during blackouts.

My open house will be **Saturday, 11 a.m. to 2 p.m.**

You're Invited on Monthly Golden Area Walks

Join Broker Associate Kristi Brunel on the last Wednesday of each month to explore a different part of Golden, starting Wednesday, Jan. 31. Meet Kristi on the Creekside Patio at the Golden Visitor's Center at 10:00 a.m. Plan on an easy 1- to 2-mile stroll along Clear Creek. Kristi looks forward to seeing you there!

Did You Know That the Best Car for Wintertime Travel Is Electric?

Consider these reasons why you might prefer an electric car (EV) during the winter.

No warm up needed. Just get in and go. And the cabin will be warm within half a mile. No puffing!

You'll never break down. Winter is a terrible time for a breakdown, isn't it? There's nothing to break down in an EV, and it will never "stall."

No filling your tank during in the freezing rain or snow. Think of your EV like your smartphone. You plug it in at night and it's fully charged in the morning. When you have an electric car, gas stations are just for cleaning your windshield and buying lottery tickets.

Traction is better in an EV. My all-wheel-drive Tesla is hands-down better in snow than my old Lexus RX 400h or, I wager, any car. Test drive one on a snow-packed road and you'll be amazed, as I was.

You can leave the heat on while parked. It's really nice to come back to a warm car with no ice to scrape. I left it on, with my Tesla locked, for several hours during a recent snowstorm and it only consumed a couple kilowatt-hours (22 cents' worth of electricity, if you don't have solar panels).

Don't Miss Tonight's Free Class on Diet & Inflammation at Body in Balance

Tonight, Jan. 25th, at 6:30 pm, Dr. Leah Hahn will be teaching a free class, **The Anti-Inflammatory Diet: Lose Weight AND Improve Your Health.** Call **303-215-0390** to register. Body in Balance Wellness Center is at **755 Heritage Road** in Golden.

Life's Transitions Are at the Heart of Most Real Estate Needs

In my 16 years as a Realtor, I have learned that most people's real estate needs arise from life's many and varied transitions. These can include relationship changes such as marriage and divorce, a birth or death in the family, health changes, and other reasons for upsizing or downsizing, as well as job relocation, job loss, and changes in income. People also relocate to be closer to grandchildren or other family members.

Clients have come to us because of most or all of these "transitions," but perhaps the most common is, sadly, divorce. When couples divorce, one option is for one spouse to buy out the other, and although the court (in a non-amicable divorce) might require a valuation by a licensed appraiser, often we'll be called upon to give a "Broker Price Opinion" of the home's value. I don't charge for this service, nor do I think most agents would. If a sale of the home is necessary, of course we're available to assist in that, and the proceeds can be disbursed as the couple or the court dictate.

Medical changes or uncertainty, which can affect people of all ages, often necessitate a home sale. We can help the seller of a multi-level home find a wheelchair accessible home or simply one with fewer stairs, and discount the commission on the sale of their current home when we earn a commission on their purchase. If the seller is moving to a rental such as in a senior community, we can refer them to a specialist in that field, such as Jenn Gomer of Care Patrol.

Marriage or simply the combining of two households

is a happier transition, and, again, look for your agent to discount the fee for selling your current homes in return for earning a commission on your new home.

REAL ESTATE TODAY



By **JIM SMITH, Realtor®**

Empty nesters (and others) come to us on occasion wanting to downsize. They may want to use their new-found freedom to travel, and ask us to find them a "lock-and-go" home such as a condo or patio home, where you have no maintenance responsibilities and it's not obvious when you're away.

Relocation is a big area of need, too. This is a good time to "sell high and buy low," by moving from Denver to, say, Goodland, Kansas, where a recent client of mine was able to buy a bigger house using only the equity from the sale of their Arvada home. Now they have no mortgage!

With so many jobs allowing telecommuting, some workers want to leave the hustle and bustle of the city and live in a quieter, perhaps rural setting with good internet service.

Like all my columns, this one is posted on our blog, www.JimSmithBlog.com, where I was able, without space limitations, to expand further on this topic.



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