

Here Are More Ways to Find a Home That Fits Your Family's Lifestyle

By JIM SMITH, Realtor®

Last week I explained how agents can search many more data fields on the MLS than buyers can search on consumer-facing web sites, such as Zillow or even on the consumer-facing side of the metro Denver area's MLS, www.REcolorado.com.

Here are some other features that can be searched by agents but not by homebuyers — another reason that every buyer should seek the assistance of an agent:

- ◆ Do you have an RV and want to park it at your house? Agents can search for "RV Parking." To avoid missing listings where RV parking doesn't exist but could be created, I suggest searching for "No HOA" since it's only subdivisions with HOAs that typically prohibit the parking of RV's.

- ◆ Do you need a particular garage size? We can search

Self-Driving Cars: a Pipe Dream

Regular readers of this column know that I have a Tesla with "Autopilot" features, and I have been asked about it recently due to the reported fatal accident using those features.

Having spent four years among the geeks at MIT, I recognize the fascination geeks have with creating self-driving cars, but as someone who uses Tesla's Autopilot features daily, I have concluded that a future with self-driving cars is a pipe dream.

I have had to take manual control of my Tesla on numerous occasions and can not imagine software refinements dealing with such situations as:

- ◆ Safely crossing a double yellow line to give bicyclists a safe amount of clearance: (I wouldn't want to bike in a world of self-driving cars, would you?)

- ◆ Avoiding rough pavement, road debris and animals;

- ◆ Negotiating a roundabout with other drivers;

- ◆ Threading my way through a street with unpainted traffic calming islands and bump-outs;

- ◆ Doing an alternate merge, such as onto I-25

- ◆ Dealing with construction zones; and other situations.

It must be fun for geeks to devise solutions to such challenges, but honestly, it is not a good idea to put our lives and the lives of others in the hands of technology.

Tesla calls their self-driving technology "autopilot." In airplanes, autopilot is a useful feature, but you don't see the pilots abandoning the cockpit to socialize with passengers and crew. And they're up in the sky where they rarely even see other traffic. How crazy is it on a busy highway to think that you shouldn't keep your hands on the wheel so you can take over when the car makes a bad decision or fails to see a bicyclist or pothole?

I have noticed that on snow-covered roads Tesla's autopilot features shut down —and for good reason.

Driver assistance is how we should be thinking about such technology. I prefer to think of these features as nothing more than enhanced cruise control

Currently there are two primary driver assistance features in the Tesla. One of them is "Traffic Aware Cruise Control." I love it! It senses the speed of vehicles in front of me and slows down and even comes to a complete stop, maintaining a safe distance. The other is "Auto-Steer," which keeps me from drifting out of my lane. Together they make driving safer and less stressful.

for attached and/or detached garages with 2, 3 or more parking spaces and we can even search on the length of the garage in case you have a long-bed, crew cab or other pick-up which doesn't fit in a standard garage. For example, there are currently 26 active listings with attached garages that are 23 feet deep.

- ◆ Whether you prefer central air conditioning or evaporative cooling, we can search for either of those features.

- ◆ Do you not like having neighbors across your back

fence? With MLS access, agents can search for homes that back to open space, greenbelts or a park.

- ◆ We can search for negatives, too. For example, we can search for homes that don't have forced air furnaces or don't have carpeting or don't have basements, etc.

- ◆ If you have an electric car, you'll appreciate that we can search for homes that already have 220-volt outlets in their garage. (There are currently 404 such listings on REcolorado.com.)

This Week's New Listings from Golden Real Estate

This Golden Home Has Too Many High-End Features to List

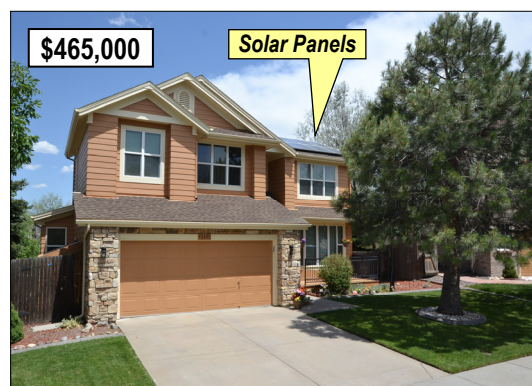


This home at 827 N. Ford Street was built to the highest standards by the seller, intending to make it his family's "forever home." But life took an unfortunate turn, and the seller needs to build a wheelchair accessible ranch-style home. Now their misfortune can be your good fortune. Watch the video tour at www.NorthGoldenHome.com and you will learn about features such as these — 10 zones of radiant floor heating, even in the unfinished basement; birch hardwood and travertine tile throughout, except in the bedrooms, which are carpeted; knotty alder cabinets and doors; two sets of high-efficiency

washers and dryers, one of them in the master bedroom closet; gourmet kitchen with slab granite countertops and travertine backsplash, two pantries, French door refrigerator with double drawer freezer, second sink, 5-burner gas cooktop with pot-filler, and professional exhaust fan; 10' ceiling in the living room and 9' ceilings elsewhere, including the basement; oversized garage with 60 amps of 220-volt service and 75 amps of 110-volt service; plumbed gas grill on the deck and wood-burning fire pit in the yard. There is no HOA, and RV parking can be arranged on the adjoining empty land owned by the seller. Visit the website and view the video for a complete list of features. **Open Sat. 1-4 p.m.**

Solar-Powered Standley Lake Home Backs to Greenbelt

This home at 12452 W. 84th Circle is in the subdivision known as the Landing at Standley Lake. After 26 years of loving this home, the sellers are retiring out of state. Top among its many features is the newly rebuilt two-tone composite deck with iron railing and electric retractable awning overlooking a greenbelt. The front porch also has two-tone composite decking and an iron railing. In the beautiful yard are two storage buildings, one of them 10'x13½' with electricity and a concrete floor. The basement, with beautiful cedar paneling, has a 6'x8' hot tub and pool table, both of which are included. All kitchen appliances and washer/dryer are included, too. Both front & back lawns have concrete borders and the driveway has a smooth entrance—no annoying curb! For a complete picture of this home and its features, view the video tour at www.StandleyLakeHome.info, then call your agent or me for a showing. **Open house is next Saturday, July 23rd, 1-4 pm.**



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