

How Do You Find a Home That Fits Your Family's Lifestyle?

Finding the "perfect" home is a very individualized process. We each have our own needs and wants, and a home that's perfect for one buyer may not be suitable for another buyer. Here are some of the lifestyle choices that I have encountered in representing buyers.

REAL ESTATE TODAY



By **JIM SMITH**,
Realtor®

◆ Older buyers prefer homes with few if any stairs. Today's MLS system allows agents to search for main-floor master bedrooms, not just ranch-style homes. The "perfect" home might just be a 2-story home with a main-floor master.

◆ If you have a particular school you want your child to attend, searches can be set up for homes in that school's service area.

◆ Allergic to smoke or pet dander? Both "Pet-free" and "Smoke-free" are searchable fields for us on the MLS.

◆ Do you want to be near relatives or work? We can search for homes that are within a defined radius of a particular address.

◆ Perhaps you like bicycling and want a home with an oversized garage for your bikes and that is close to trails.

◆ The most affordable way to "go solar" is to buy a home with solar already installed. We can search for homes with solar PV systems or solar thermal systems.

◆ Do you like to do home improvement? Agents can send you listings of "fixer uppers."

◆ Do you want to walk everywhere possible instead of depending on your car? We can search by walk scores.

◆ Do you want to avoid bidding wars when you buy a home? I recommend searching for homes with "days on market" over 10 days. If a home has been on the market that long, it's less likely you'll be competing with other buyers — and more likely your offer will be accepted.

◆ Are you tired of mowing lawns and doing outdoor chores such as weeding and pruning? We can search for homes where the HOA provides that service.

◆ Do you like to swim? We can search for homes with their own pools, and/or we can search for homes where one of the HOA amenities is a swimming pool. Ditto for fitness centers.

◆ Are you over 55 and want to live in a neighborhood with no children? We can search for 55+ communities.

◆ Do you have horses, or do you want to have horses? We can search for horse properties. We can also search for homes with a minimum (or maximum) size acreage.

◆ I had a buyer recently who wanted a home with a studio for music. I set up a search for homes where the public remarks contained the word "studio" and found her two listings right away! We can search for any phrase.

All these lifestyle searches have one thing in common — they can't be done by buyers, only by agents with MLS access. Any agent at Golden Real Estate can set up special searches for you and send you listings which match your needs and wants. Call us at 303-302-3636.

This Week's New Listings from Golden Real Estate

Fixer-Upper on Applewood Hill Offers Great Views of the Mountains



This home at **1825 Simms Street** is located on the eastern edge of Applewood at the top of the Simms Street hill south of 20th Avenue. It's a 3-bedroom, 2½-bath, 1,827-sq.-ft. ranch-style home with an unfinished walk-out basement. This home needs lots of work — flooring, appliances, painting, deck repair and landscaping, for starters — but the potential is huge. It has a 2-car tuck-under garage and a gravel driveway in good condition. The nearly half-acre lot is half grassy, half wooded, providing an almost country-like retreat from the nearby urban jungle! You can take a narrated video tour at www.ApplewoodHome.info. Open **Sat., 1-4 p.m.**

2-Bedroom Miralago Condo Includes Garage and Great Amenities

Miralago is a 240-condo, 13-building complex with an address of **4760 S. Wadsworth Blvd.**, on the shores of Marston Lake, a Denver Water reservoir northeast of Southwest Plaza. The diversity and proximity of shops and restaurants will amaze and delight you, although this complex is so quiet you'll hardly be aware of all that activity when you're in this condo, lounging at the pool or hot tub, working out in the fitness center, playing racquetball in the regulation racquetball court, or using the 1,000-sq.-ft. (est.) clubhouse to hold your Big Party! This particular condo is one of a select few which has a detached garage — and it's the closest garage to the building's entrance! You'll experience all of these amenities as well as tour the condo when you watch our video tour at www.MiralagoCondo.info. Then you'll want to come to Saturday's open house, **10am to noon**. (Call me first—it may be under contract!)



Commerce City Bungalow Has Been Updated Nicely by the Seller



This well-loved family home at **5421 East 67th Avenue**, Commerce City, offers something for everyone! With 880 square feet of living space, it has three bedrooms, one bath, an over-sized detached 2-car garage with built-in work benches plus an attached workshop with an electric sub-panel wired for 220. The yard boasts park-like gardens, mature landscaping, and is fully fenced. The 6-foot tall crawl space with exterior entrance accommodates the furnace, water heater and lots of storage. Recent improvements to the property include new windows, furnace, air conditioner, washer and dryer, dishwasher and much more. Call broker associate **Ruth Dempsey** for a private showing at **303-980-0958**.



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