

Today's 'High Performance' Homes Go Beyond Energy Efficiency & Solar

The new buzz phrase in real estate is "high performance homes." No longer is being solar powered or super insulated the full measure of environmental responsibility. Yes, those are important features in a home, serving both the homeowner's and the planet's interest. But buyers are becoming more conscious of the bigger picture, and some builders are building homes that they label as "high performance."

REAL ESTATE TODAY



By **JIM SMITH,**
Realtor®

"High-performance homes save energy, conserve water, are more durable, cost less to maintain, are healthier for the occupants and are less stressful on the environment. Simply put, they are better homes." That's the course description of a continuing education class which the certified EcoBrokers of Golden Real Estate, including me, will be taking in mid-July.

In this course, we'll learn about Construction & Design; HERS Ratings and 3rd Party Verifications; Energy Saving Features; Current Market Trends; Evolving Local Codes; Marketability of High-Performance Homes; and National and Local Programs that Benefit Consumers.

For several years now, Golden Real Estate has participated in the tour of solar homes that happens on the first Saturday in October. Over time, that tour has evolved to include homes that are "sustainable" and not just solar-powered. The tour is educational in nature, and we figure that everybody understands solar power by now, and now we want attendees to learn about other sustainable features.

For example, a super insulated home requires management of fresh air. It seems strange to make a home air tight and then install a fan to bring air into the house. However, these are not simple fans. There's the ERV (Energy Recovery

Ventilator) which warms (or cools) incoming air by passing it through a heat exchanger with the outgoing air, and there's the CERV (Conditioning Energy Recovery Ventilator) which adds heating or cooling to the incoming air.

Heat pumps, both ground source and air source, are becoming more common. Their advantage is that they use electricity (which can be generated from the sun) instead of natural gas or other fossil fuels. My house has a heat pump.

If you have a home that would be a good addition to this year's tour of "high performance" or "sustainable" homes, contact me about being included on the tour. My contact info is below.

This Week's New Listings from Golden Real Estate

Mesa Meadows Home Is 50 Yards From Open Space Trailhead



This home at **1415 Pine View Road** is located in one of Golden's premier subdivisions, Mesa Meadows. Not only is it close to the North Table Mountain trailhead, it is also close to the Tucker Gulch trail leading to downtown Golden and Clear Creek. With 2,900 square feet plus a 1,647-sq.-ft. unfinished basement, this home has 3 bedrooms and 3 baths, a main-floor study, a 3-car garage and a beautifully landscaped backyard. A special feature of this home is its 9.9-kW solar PV system, which is owned, not leased. It has a high-efficiency furnace, too. You can view a narrated video tour of this home, inside and out, plus drone footage of the neighborhood, at www.MesaMeadowsHome.com. Then come to our open house on Saturday, July 2nd, 1 to 4 p.m., or call me at 303-525-1851 for a private showing.

Year-Round Coal Creek Cabin Has Continental Divide Views

A mountain lover's dream, this fully winterized log cabin at **75 Stone Cliff Circle** is 0.2 miles past the Wondervu Café at the top of Coal Creek Canyon. It's small — 1 bedroom, 1 bath, 764 sq. ft. — but it's on a half-acre lot and could easily be expanded. Although it has a Golden address, it enjoys Gilpin County's extremely low property taxes — just \$243 per year! It is close to Black Hawk, Nederland, and Eldora Ski area, with breathtaking Continental Divide views and hiking and biking trails right outside your front door. It has a wood burning stove in addition to electric baseboard heating. The large deck is perfect for enjoying the mountain air and wildlife. Take a narrated video tour including drone footage at www.StoneCliffHome.info. Just listed by Kim Taylor, 303-304-6678.

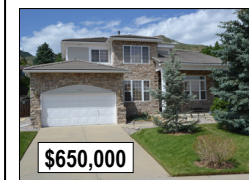


Price Reductions on 3 Great Listings!



This solar-powered home at **14032 W. Exposition Dr.** has 5 bedrooms, 6 bathrooms and 5,505 finished square feet. It backs to the Green Mountain open space. Take the video tour with drone footage at www.GreenMountainHome.info.

This half-duplex at **765 Carr Street** backs to Lakewood Gulch, a year-round stream. It has 3 bedrooms, 4 baths and 2,782 finished square feet. Take a video tour with drone footage at www.LakewoodTownhome.com.



This home at **1835 Parfet Estates Drive** is in walking distance of open space trailheads, downtown Golden and the Colorado School of Mines. It has 4 bedrooms, 3 baths, a main-floor study and a 3-car tandem garage. Take a video tour at www.BeverlyHeightsHome.com.



All Agents Are Certified EcoBrokers®

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