

John Avenson of Westminster Is a Committed Teacher of Energy Efficiency

The sponsors of the annual **Metro Denver Green Homes Tour**, held on the first Saturday each October, are preparing to “go virtual” in each an in-person tour is not allowed.

That will be accomplished by creating online video tours of the most notable “green” homes featured over the past 20 years. Since I’m on the steering committee for the tour and have the equipment and experience from creating video tours of homes for sale, I volunteered to create those video tours, starting with John Avenson’s home at **9988 Hoyt Place** in Westminster.

If you go to my YouTube channel (jimsmith145), you can view the 41-minute video tour, led by John, which I created last Friday. It is highly educational.

Many people, myself included, have created homes which can be considered a “model” of sustainability, solar power, and energy efficiency, but John is surely the only homeowner who has turned his home into a classroom for teaching it. He even posted pictures and diagrams throughout the house with instructional content about this or that feature, as you will see on that video.

He also hosts monthly Passive House meetings in his home theater which are also streamed

online. They can be found at www.meetup.com/Passive-House-Meetup-S-W-Region/

John’s house was originally built by the Solar Energy Research Institute (SERI, now the National Renewable Energy Laboratory or NREL) in 1981 using then-state of the art technology, but John has diligently, and at great personal expense, kept retrofitting his home with newer technology, which he is happy to explain to visitors and which he explains on the 41-minute video.

For example, because of increased insulation and Alpen quadruple-paned windows, he was able to get rid of SERI’s supplemental natural gas furnace, installing a conditioning energy recovery ventilator (CERV) which is powered electrically. His grid-tied solar PV system provides all his home’s energy needs and has reduced his Xcel Energy bill to under \$10 per month — the cost of

being connected to the electrical grid.

Some of the technological innovations featured in my video with John were new to me. For example, the Alpen windows across from his kitchen have horizontal micro-etching which redirects the sun’s rays 90° upward to his ceiling instead of straight through the glass, reducing the need for lighting.

John provided his email address in the video, saying that his “learning center” is open 24/7 and that he welcomes all inquiries and visitors.

This article is posted with additional info, pictures, and a link to that 41-minute video tour at www.GoldenREblog.com.

We Support Andrew Romanoff

Rita and I have known Andrew for many years and have the highest respect for him. We agree with the policy positions he has adopted. We heartily endorse him for U.S. Senate.

REAL ESTATE TODAY



By JIM SMITH, Realtor®

Just Listed: Updated 3-BR Townhome in Kinney Run



Although currently a rental, this townhome at **906 Homestake Drive** shows like it is owner-occupied. Beautifully updated, you probably won’t find anything to improve. The furnace and A/C, washer & dryer, and dishwasher are all new. The tenants’ lease ends July 31 and they are moving, so you can expect an August closing and occupancy. The Colorado School of Mines is a 1/2-mile stroll on sidewalks through quiet residential streets. Downtown Golden is just a few blocks further. Fossil Trace Golf Course and multiple open space trails are also close by! Because one of the tenants has a condition making her especially vulnerable to Covid-19, in-person showings aren’t allowed, but our **narrated** video walk-through at www.GoldenTownhome.com provides a complete showing experience, and you’ll be able to inspect the home after going under contract and before submitting earnest money.

Just Listed: Updated Townhome in Canyon Point Villas

Canyon Point Villas is a small community of paired homes, roughly half ranch and 2-story, with a few split-levels mixed in. In addition to being close to Clear Creek (via pedestrian bridge) and downtown Golden, there’s a city maintained park with playground within the subdivision. Mitchell Elementary is a short walk away — just a few blocks! This 2-story home at **538 Canyon View Drive** is in the middle of the subdivision, nicely isolated from the noise of Hwy 93 to Boulder, Hwy 58, and Hwy 6 to Denver and the casinos/mountains. It is in move-in condition with all new stainless steel kitchen appliances, new windows throughout (including sliding glass patio door), and newer blinds. The furnace/AC and water heater are 2 years old. New garbage disposal, smoke and carbon monoxide detectors, ceiling fans, light fixtures, and brushed nickel finishes throughout. All toilets are new and chair height. New paint top to bottom, inside and out! Brand new slab granite kitchen counter tops. Brand new carpet throughout and brand new laminate flooring on the main level. Take a video tour at www.CanyonPointVillas.com, then call to set a showing.



It’s ‘Sweet Sixteen’ for Rita & Me!

Rita and I were married on June 19, 2004. We’ve each had more than one prior marriage, but this is the first 16th anniversary for each of us, and we’re still very much in love!

2001 Home North of Golden Just Listed by Carol Milan



Check out this beautifully updated home at **5974 El Diente Street** in desirable North Table Mountain Village. This quiet neighborhood is walking/biking distance to the trails of North Table Mountain and Long Lake Park. The home features 4 bedrooms and a loft which could be an additional bedroom. With 4 beautifully updated bathrooms and an open floor plan, this home is very inviting and spacious. The beautifully finished basement features a custom wet bar, workout area, and home theater. Enjoy endless hot water from the newer tankless hot water heater. The Premier storage system in the garage is completely off the floor and washable. The backyard adjoins the neighborhood greenbelt. Take a video tour at NorthGoldenHome.com, then call Carol Milan at **720-982-4941** to see it.



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