

Real Estate Today

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Another Class on Staging Your Home Will Be Held on Mar. 6th

By **JIM SMITH**
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Our recent workshop on how to stage your home for sale was well attended, and we're holding another one this coming Monday, Mar. 6th, from 6 to 8 p.m. in Golden. If you'd like to attend, please call me at 303-525-1851 or email me at jimsmith@remax.net, and we'll save a seat for you. Later dates are also anticipated.



As before, this class will be taught by Johanna Wells of the Look Group, who stages all my listings.

Last week I had an extraordinary example of how staging a home can make a difference. I listed a 1960 home in Golden last Thursday, and Johanna staged it. We had 15 showings in the first three days, and by Sunday evening I had 5 offers to present to the seller — two of them from people who visited the open house on Saturday. All the offers were significantly over the listing price. I'm sure Johanna's transformation of the interior made a difference in how people responded to it.

Whether or not you have immediate plans to sell your house, come learn the power and principles of staging your home using your current furniture and "stuff." I promise you will not be solicited by me or

anyone else at this meeting. Johanna and I are just happy to share what we know about effectively staging homes for sale.

Morrison's Speed Traps Are Alienating Me — & Others

Back in January I was showing homes in Evergreen and returned through Morrison. I was ticketed for going just over 40 mph as I crossed the town limits into their 25-mph zone. I thought this was unreasonable until I spoke with a Morrison resident who was ticketed for driving 49 mph as she passed a 55 mph sign *leaving* town. The officer informed her that it's 25 mph until her entire car has passed the sign!

Earlier last fall, a client of mine was stopped for pulling out of a curbside parking space in downtown Morrison without using his left turn signal.

The hearing for my summons is coming up and I hadn't paid, so I received a letter from the town's lawyer, offering to plea bargain my offense from 6 points to 3 points but keeping the fine at \$107. This way they keep the revenue up but spare the expense of holding a hearing, I suppose Morrison considers that a "win-win."

Do you have a Morrison story to share? Call or email me. Personally, I'm appalled and will think twice before I list or show any home in Morrison. Is this the reputation which Morrison is intent on building?

This Week's Featured Listing

Mountain Ridge Home New on MLS Today!

This 4-bedroom, 3-bath 1997 home built by Brittany (Larkspur model), has been beautifully cared for by its original owners who now offer it to you! It is in the heart of Mountain Ridge, away from the noise of Highway 93, with a quiet backyard facing the foothills. The kitchen has all stainless appliances including a gas range and a double "dish drawer", a high-end alternative to conventional dishwashers. Hardwood, tiled and carpeted floors give a rich feeling to this home. Visit the website, then call me!



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