

## Does Your Organization Welcome Speakers?

By JIM SMITH, Realtor®

From writing a weekly column, I have developed two presentations which I enjoy sharing with audiences across the Denver metro area.

My presentation about the current real estate market focuses on the risks and rewards of buying or selling a home in this fast-moving market. There are pitfalls that both buyers and sellers should avoid, and I offer strategies for success. I particularly enjoy speaking to groups of senior citizens, because seniors are so often victimized by scams, and real estate shouldn't be one of them. Most homeowners are used to getting post-cards and letters offering to buy their home or from a real estate agent

claiming to have a buyer for their home. In my talk I suggest how to respond to such contacts so you don't end up selling your home for less than you should.

Another talk that I give has become quite popular since the advent of electric cars. In "Gas-Powered Cars Are Obsolete — And Here's Why" I explain the history of the electric car, which goes back over a century, and why its time has come again. My audiences gain an understanding of why electricity is so much more efficient than gasoline when it comes to propelling a vehicle. I offer free rides in my Tesla Model S after each talk.

My contact info is below. Call or email me to schedule a presentation.

## Three New Listings from Broker Jim Smith

### If You Like Hardwood, You'll Love This Golden Home!

This 4-bedroom home at 242 Eagle Drive is a good example of what you can get within walking distance of downtown Golden, Clear Creek, the Colorado School of Mines, and Mitchell Elementary School. The subdivision features its own city-maintained park and a trailhead for Mt. Galbraith Open Space Park. Inside this home, the entire main floor and the stairs are all gorgeous hardwood. Only the upstairs bedrooms and finished basement have wall-to-wall carpeting. If you like to garden, you'll appreciate the greenhouse on the south side of the house. The oversized 2-car garage has room for a spacious workshop or for storing an ATV, motorcycle or other toys. Take the narrated video tour at [www.MountainRidgeHome.com](http://www.MountainRidgeHome.com). Open Saturday, May 14, 1-4 pm.



### This Multi-Level Lakewood Townhome Backs to Stream



This 2,782-square-foot home at 765 Carr Street backs to Lakewood Gulch, a free-flowing stream which runs from the slopes of Green Mountain to the South Platte River. This half-duplex is one of 7 such units in the self-managed Springbank subdivision. The developer of this 1986 subdivision still lives here. Although all

the units have Carr Street addresses, the access is via 8th Avenue from Dudley Street. Interior features of this unit include bamboo flooring, a two-story sun-room, 3 skylights, a high efficiency furnace and central A/C, and both patio and deck overlooking the creek. Take the narrated video tour at [www.LakewoodTownhome.com](http://www.LakewoodTownhome.com) to fully appreciate this remarkably spacious townhome, then come to Saturday's open house, 1-4 p.m.

### Lakewood Ranch Features Great Deck and Backyard

This 2,240-square-foot brick ranch at 10145 W. 19th Ave. has 4 bedrooms and 2 baths. It sits on a 1/4-acre lot a stone's throw from the public library on 20th Avenue west of Kipling Street. A special feature of this home is its covered wood deck measuring 16' x 24'. In the backyard is a large storage shed. Despite the home's proximity to Kipling Street and the 6th Avenue expressway, the home itself is in a quiet location on a cul-de-sac. With no covenants, you can park an RV or boat on the extra-wide driveway. Take the video tour at [www.LakewoodHome.info](http://www.LakewoodHome.info), then come to the open house on Sunday, May 15, 1-4 pm.



## New Listings from Broker Associate Leo Swoyer

### Want a Foothills Retreat? Check Out This Bailey Home

Located about five miles from Highway 285, this home at 194 Tincup Terrace sits on a 1-acre lot with a circular driveway. It's in a rural subdivision known as Deer Creek Valley Ranchos. Inside, this house is beautifully updated and functional, with a fabulous sunroom addition, a great eat-in kitchen and beautiful living room with gas fireplace. Three Solatubes bring sunlight into the home's interior, too. Forget about high-cost propane — this home is served by natural gas. Do you have lots of vehicles? You'll love the 24'x32' detached garage with insulated and finished walls and 200 amps of electric power, plus a covered 11'x32' RV space and a 10'x16' shed. View the narrated video tour at [www.BaileyHome.info](http://www.BaileyHome.info), then call Leo at 720-933-1968 for a private showing.



### This South Golden Brick Ranch Is Close to Open Space



Located at 17103 Golden Hills Place, this 4-bedroom home has an updated full bath and master suite with large walk-in cedar closet and a sitting room/office. The formal dining and family room is filled with light and views with oak encased fireplace and built-in bookshelf. You will

enjoy the remodeled kitchen with its oak built-ins, Corian counters and quality appliances. Updates include a 50-year roof, Anderson windows & slider, and stained panel doors. A large Trex deck and flagstone patio is ideal for relaxation and entertaining. View the video tour at [www.SouthGoldenHome.com](http://www.SouthGoldenHome.com), then come to the open house on Sat. 1-3 p.m.

Blue links are clickable on the digital edition.



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