

Do You Practice Sustainability? Home Renovation Can Be Done Sustainably, Too

Tonight is the fifth in Golden Real Estate's Sustainability Series. Previous sessions were about home habits/practices that are not only sustainable but also have saved him a boatload of money.

insulation (January), home heating technology (February), solar power (March), and electric cars (April).

This month, the topic is sustainable renovation. Our presenter is an expert in sustainable practices when it comes to home renovation. His name is Steve Stevens, and he has been my mentor regarding sustainable practices for nearly two decades.

A retired scientist from Bell Labs, Steve has made a lifelong project, it seems, out of reducing the carbon footprint of his 1970s brick ranch in South Golden.

Retired and living on a fixed income, he has developed several

REAL ESTATE TODAY



By JIM SMITH, Realtor®

For example, he only buys cull lumber from Lowe's, and he buys returned products (typically mis-ordered) such as windows and doors, which are then sold for a fraction of their original price.

Steve also seeks out salvaged goods such as windows and doors. As with buying cull lumber and returned products, collecting salvaged products means zero new carbon footprint for doing your renovation.

Steve, being a scientist by training and passion, always considers the *embedded* carbon footprint of products, whether it's food or building materials. How much energy is

used to transport the goods you purchase? For example, are you buying slab granite mined and shipped from Asia, or an alternative material mined or created closer to home?

Steve will share his shopping and construction tips that save money *and* are also sustainable.

For example, he emphasizes insulation, which should always be your first measure when it comes to saving energy. But what products should you buy, and where should you start?

The session will be held **tonight, May 16th, from 5 to 6 pm** in the Golden Real Estate office at **17695 S. Golden Road, Golden**. There are still seats available. Reserve yours by emailing me at Jim@GoldenRealEstate.com.

Each of our sessions is videotaped by our friend, Martin Voelker, from the Colorado Renewal Energy Society. You can watch videos of the first four sessions at SustainabilitySeries.info. This session will also be recorded and posted there.

Big Price Reduction on Listing at the Top of Golden Gate Canyon

A couple weeks ago we listed a home 12 miles from downtown Golden at **1296 Golden Gate Drive**. It was listed at \$650,000, but it was just reduced to only \$595,000. A special feature is its low property taxes. Because it's just over the Gilpin County line, the 2018 property tax bill was only \$718, yet it is served by Jeffco Public Schools. Call for a private showing today!

This Arvada Cottage Is 'Cute as a Button'



You'll feel like you're in the country when you visit this home at **8050 W. 50th Ave.**, just 3 blocks west of the Arvada Costco store. Built in 1949, the seller has owned it for 25 years. It is on well water, but connected to the public sewer system. The second floor, with its four dormer windows, has two bedrooms, in addition to the two bedrooms on the main floor. There is no basement. The main floor has original hardwood, except for the kitchen and bathroom. Upstairs has all-new carpeting and has been freshly painted. The heated 2-car garage is in addition to a one-car garage in the backyard that a previous owner used to store his Model T. The seller uses it for storage. Take a narrated video tour at www.ArvidaHome.info, then call for a private showing. **Open Sat., May 18, 3-5 p.m.**

5-BR Littleton Ranch Has a Finished Basement



\$498,000

This 2,963-sq.-ft. brick ranch at **8006 S. Vance Court** is in the Columbine Knolls South subdivision, north of Chatfield Ave. between Wadsworth & Pierce. It has four bedrooms and 2½ baths on the main floor, plus a 5th bedroom and ¾ bath in the basement, along with a rec room and plenty of unfinished storage. It's a super quiet location, as you'll observe on the narrated video that you can view at www.ColumbineKnollsHome.info. Some features that caught my attention include the three Solatubes and one skylight bringing natural light into the home's interior spaces, including the kitchen, plus the beautiful family room with rock fireplace and vaulted ceiling. Watch that video tour, then call your agent or me for a private showing — or come to our **open house this Saturday, 11 a.m. to 1 p.m.**

Updated Golden Tri-Level Home Backs to Greenbelt

This 3-bedroom, 2½-bath home at **491 Somerset Drive** is in the Lakota Hills subdivision, also known as Eagle Ridge. It sits on top of a ridge overlooking Rooney Gulch and offering unobstructed views of Lookout Mountain. It has been beautifully updated with slab granite countertops, new stainless steel appliances, new carpeting and paint throughout. The sellers purchased it earlier this year, but personal developments make it necessary for them to sell it. Their loss is your gain. Take a narrated video tour, including drone footage, at www.SouthGoldenHome.com, then ask for a private showing. I'll be holding it **open this coming Sunday, May 19th, from 11 a.m. to 1 p.m.** Or call me at **303-525-1851** for a private showing.



\$638,000

Lookout Mountain 2-Story Has Walk-Out Basement

This 2-story home with walkout basement at **494 Mount Vernon Circle** is in the Paradise Hills neighborhood, less than one mile from I-70. It is perched high on a hillside with terrific views of Mt. Vernon Canyon and beyond. The interior was updated last month with refinished hardwood floors, new paint, and new Stainmaster carpet with a lifetime transferrable warranty. This home shows really well! The main floor features a large master suite with 5-piece bath and walk-in closet, a great room with gas fireplace, vaulted ceilings and large south-facing windows, and a study with connected ¾ bathroom which could serve as a second main-floor bedroom. Upstairs you'll find a large loft and two guest bedrooms sharing a full bath. The walkout basement has a bedroom, ¾ bathroom, recreation room, and a large storage room which could be made into another office or workshop. View a narrated video tour on the MLS or at www.ParadiseHillsHome.info, then call your agent or broker associate **Chuck Brown** at **303-885-7855** for a private showing. **Open on Saturday, May 18th, 11 to 3.**



\$825,000



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