

Finding the Right Senior Living Community for You Can Be Confusing!

Buying and selling a single family home can be confusing enough, but it pales in comparison to shopping for the best senior living community.

According to Jenn Gomer of CarePatrol (more about her later in this article), there are no fewer than 400 senior communities in the Denver metro area, and the variety of living options and business models can be overwhelming.

There are pure rental facilities and rentals with buy-ins. The size and terms of those buy-ins can vary greatly, too. Some facilities are on a campus with continuous care options as your health changes, ranging from independent living to assisted living to nursing home

care, to memory care to hospice. Personally, I like the idea of not having to move again if my health changes, but not all senior communities include that feature.

REAL ESTATE TODAY



By **JIM SMITH**, Realtor®

Financing, of course, is a huge consideration. If you own your current home and have lots of equity in it (little or no mortgage), that can provide a nest egg that could hopefully outlive you, if managed correctly *and* spent on the right facility. But not everyone has that luxury.

It's important to get the right advice from someone who is not looking to drain more of your limited funds. We think we have found that person in **Jenn Gomer**.

Jenn and her associates at CarePatrol don't charge for their services. Jenn's company is paid by the communities that she helps you visit, analyze and ultimately select. She has all the important information about those 400 senior communities that I mentioned above. She knows their safety records, their health records, their reputation in the industry, their financial conditions, their charges, their amenities, and so much more.

If you own a home which you'll

want to sell, it makes sense to bring Jenn and me together to meet with you in your home and discuss your options.

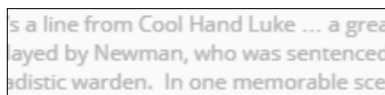
Everyone's situation is different. Let us learn your specific needs and wants. If working with Golden Real Estate and/or CarePatrol isn't a good fit for you, we're going to tell you so. Such a meeting carries no obligation to work with either of us.

Call me at **303-525-1851** to arrange such a meeting.

Readability of Websites, Emails and Even Your Phone Screen Can Become an Issue as You Age

I have a pet peeve that I need to get off my chest. I call it the "graying of the internet." Here are some examples:

> Website designers are fond of using sans serif fonts in smaller sizes and 50% black — in other words gray! Here is a fragment of type from one such site:



Why would anyone create a website, then make it hard to read?

> The default font for many email programs such as Outlook, which I use, is 11 pt. Calibri, which is

not a very readable font. This paragraph is in Calibri. See how much less readable it is than the Times New Roman of the previous paragraphs? On the computer screen, there's no need for it to be so small.

I changed the default on my outgoing emails to Georgia and chose 14 pt. for extra readability. This paragraph is in the Georgia font. So much more readable!

> The sans serif default font on the iPhone can be made more readable, too. Under Settings, click General, then Accessibility.

I've created a web page with details on improving your email readability: www.ReadabilityYes.info.

\$50,000 Price Reduction on Cute Arvada Cottage



\$425,000

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 (with drone footage) at www.ArvidaHome.info.

Just Listed: Rare Ranch-Style Home in Trailmark

If you're looking for a great ranch home away from the city and close to open space, you'll love the Trailmark subdivision and this beautiful home at **9379 S. Jellison Way**. Trailmark is surrounded by open space, including the Denver botanical gardens at Chatfield. C-470 is a few miles north, providing easy access to the rest of the metro area. Ranch homes are rare in Trailmark. Only one has been on the market in the last 6 months. And you'll love this home with its 4 bedrooms, 3 bathrooms, vaulted ceilings on the main floor, and 3,670 finished square feet. The gourmet kitchen features slab granite countertops, stainless steel appliances and hardwood flooring that extends throughout the main level except for the bedrooms. The backyard features a stamped concrete patio. The master bath features a walk-in shower, slab granite double vanity, and a porcelain tile floor. In the basement is a 4th bedroom with a similar bathroom, plus a second family room with a kitchenette, making it suitable for a mother-in-law apartment. I've created a video walk-through, which you can view at www.TrailmarkHome.info. Open Saturday, 11-2.



\$630,000

Price Reduced on a Southwestern-Themed Home

In this 3-bedroom, 2½-bath home at **6033 Alkire Court**, the switch plates have Koppelli designs, and terracotta and turquoise colors predominate. The large yard backs to a greenbelt. It is three blocks from Meadowlake Park with its tennis courts and playground, and around the corner from a trail leading into Wyndham Park. It's evident as you walk through the home that the sellers, who bought it new in 1993, have been diligent in their care and maintenance of this home. Best of all there's no homeowners association! Enjoy a narrated walk-through of the property (with drone footage) at www.ArvidaHome.info, then call your agent or me at **303-525-1851** for a private showing.



\$473,000



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