

# Here Are My Favorite Easy Improvements When Moving into a New Home

I recently moved into a wonderful new (actually 10-year old) home in Stonebridge at Eagle Ridge. It backs to Lookout Mountain open space, and Rita and I both love it.

Of course, a home is never perfect, so I undertook a number of quick, relatively easy improvements that I'd like to share with you.

First and favorite was to have my plumber install a hot water recirculation line so that I would have instant hot water at the farthest (kitchen) faucet and every faucet between it and the water heater. Now, when I turn on the kitchen hot water, it's hot after drawing 1/2 cup water. In the master bathroom, I have to draw a bit more before it's hot. Cost: \$500.

While the plumber was here I had him install a hot and cold water faucet in the garage. \$200.

I installed a photocell on my porch light so that my porch and

driveway are always lit up when it's dark. \$10 (part cost only).

I ordered a 9.75 kW solar system, as described in last week's column. \$11,000 upon installation to get free electricity forever.

My furnace needed replacing anyway, so I bought a Carrier Light-speed air-source heat pump with matching gas furnace which will only fire up when it's below 20 degrees outside. This way I'll heat my home with my free electricity except on really cold days. Not cheap, but a great investment: \$15,000.

My driveway has that terrible "mountable curb" which is so typical of subdivisions. For \$2,400 it will be removed and a smooth driveway entry will be installed.

My garage has no natural light, so I'm having a Solatube installed there and in a dark interior hallway. \$500 each, including installation.

## REAL ESTATE TODAY



By **JIM SMITH, Realtor®**

## This Week's Featured New Listings

### Indoor Parking for Up to 8 Cars!

I could have shown you the front view of this 3-bedroom, 2-bath ranch at **5489 Pike St.** in unincorporated Jeffco, but this view from the back property line highlights what's truly special about this listing. That's a 30'x40' RV garage with two 12' wide by 14' tall garage doors. Although you could park six or more cars in there, you'll probably want to park RV's, tractors or other big toys. The building on the left has a 23'x29' heated workshop with concrete floor, a 10'x18' horse stall with dirt floor, and second stall of the same size converted to storage space. The house itself (which has a 2-car attached garage) has 2,338 sq. ft. of living space, with mostly hardwood and tile floors, and 437 sq. ft. of unfinished basement for more storage!



### View Golden & Foothills From Here

You might think from this picture that you are looking at a 2-story home in the mountains, but it's actually a ranch with walk-out base-



ment at **319 Lookout View Court** in Golden proper. This is a telephoto shot of it from the Fossil Trace golf course, and that is South Table Mountain behind it. In addition to its great cul-de-sac location with sweeping views of Golden and the foothills, it is a nicely updated home with three wood decks, 2 fireplaces, a solar-ready roof, cedar siding, 3 bedrooms, 2.5 baths and 2,968 sq. ft. of living space!



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