

Northern Colorado's MLS Puts Metro Denver's Metrolist MLS to Shame

Metro area Realtors, including me, are used to griping about our MLS, which is called Metrolist and is jointly owned — but hardly controlled — by the six metro Realtor associations.

I myself have been critical of Metrolist in countless previous columns. However, it is the only MLS I've ever known, so I was not in a position to know what a superior MLS looks like — until now.

This past week I joined the Northern Colorado MLS, which is called IRES. I did so for one reason only — to be able to purchase and use the electronic lockboxes which were promised back in March but keep getting delayed

here in the metro area. Currently they are projected for introduction next May, but I wasn't about to

hold my breath any longer. By subscribing to IRES I have started the conversion to these lockboxes which offer so much more security to my sellers.

Any agent who shows my listings will get a unique code which is good for one day only, and the lockbox tracks who enters and leaves each listing

and at what time.

To use the lockbox on a property, I must first enter it in IRES, not just Metrolist, but what a pleasant surprise it was to enter my first IRES listing (913 Homestake Drive at right), and discover how supe-

rior their MLS technology is!

In this limited space, I can only scratch the surface of how superior that MLS operation is, but here are some highlights.

Text Descriptions: Metrolist is tied to a technology that requires text descriptions to be entered in six separate lines. IRES has a single 500-character field in which you can type freely.

Pictures: In IRES you can upload 18 pictures vs. only 10 in Metrolist, and you can upload them together instead of one at a time.

Room Dimensions: In IRES, you can enter the dimensions of virtually every room in a house, and describe the floor covering in each. In Metrolist, you can only give the dimensions (and no floor covering info) on six key rooms.

Open Houses: Easily entered on IRES, but not available at all on Metrolist.

Free Contract Software: One of IRES's many value-added features, along with public records.

REAL ESTATE TODAY



By **JIM SMITH**,
Realtor®

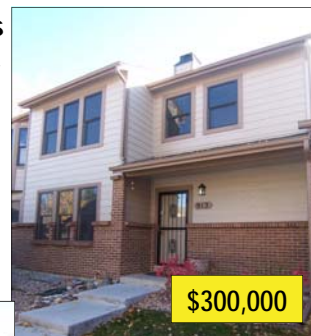
Keep on Top of New Golden Listings: Every Friday, Jim Smith sends an email describing that week's new listings in Golden, which he then previews on Saturday morning. Later on Saturday he sends a second email with his notes on those listings. To be added to this free email list, write to Jim@GoldenRealEstate.com.

This Week's Featured New Listings:

2 Solid South Golden Homes

I am honored to be the listing agent for these two homes. At right is **913 Homestake Drive**, a Kinney Run townhome with two bedrooms, 2½ baths, and a finished walk-out basement, backing to the Welch Ditch and Fossil Trace golf course. Take a video tour at www.913Homestake.com.

Below is **1513 Golden Hills Road**, a



\$300,000

one-story home with 3 bedrooms, 2 baths, and 1,872 finished square feet. Its walk-out basement opens to a large grassy backyard. Tour it online at 1513GoldenHills.com



\$260,000

GOLDEN REAL ESTATE

Hometown Service,
Delivered with Integrity
Promoting and Modeling
Environmental Responsibility

Jim Smith

Broker/Owner

Golden Real Estate, Inc.

DIRECT: **303-525-1851**

OFFICE: **303-302-3636**

17695 South Golden Road, Golden 80401

EMAIL: Jim@GoldenRealEstate.com

Search MLS at www.GoldenRealEstate.com

