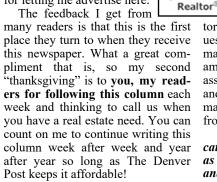
# Thanksgiving 2022 — In Spite of Everything, Much to Be Thankful for

me to reach its many readers for well over a decade in this YourHub

ad. I estimate that we get **REAL ESTATE** 90% of our real estate business from people who read this column and are inspired to contact us when they have a real estate need. Although we pay for this ad and for its placement on page 3 — the best ad location in any newspaper — they don't need to sell it to us, and I thank them for letting me advertise here.



By the way, should you move or stop subscribing to this newspaper, remember that I send it by email to

First of all let me thank **The Den-** over 1,400 subscribers (free, of ver Post for making it possible for course), and I would be happy to add you to that list.

Next, I am thankful to Golden



tors who share our company's values, an example of which is that the majority of them drive Tesla cars! I am blessed that they choose to be associated with Golden Real Estate and am happy to share with them many of the leads which come to me from readers of this column.

(By the way, we welcome applications from other licensed agents. as long as they share our values and are Realtor members.)

One of the unexpected secrets to Golden Real Estate's success has been my personal outspokenness

politically, which has meant disparaging former President Trump and his MAGA allies in my Talking Turkey column. There was initially some concern that we would lose business, but the opposite has been true. Readers who have appreciated my political stand have chosen Golden Real Estate as their brokerage because of my writings. The gained business has far outweighed the lost business, which I hope inspires other Realtors and brokerages to be less shy about sharing their patriotic beliefs, whether left or right. As citizens, let's put country before self, however that looks.

In that regard, I am especially thankful for the results of the midterm elections. And I'm guessing that next year I'll be thankful that Donald Trump has entered the 2024 presidential race. May he do even more damage to the MAGA cause that he has already done! More importantly, however, may his candidacy contribute to the revival of the mainstream Republican Party. re-earning its designation as the "Grand Old Party." That was the party of my father, and I miss it!

As always, I continue to be thankful for the contribution made by the National Association of Realtors (NAR) to protecting and promoting home ownership and the real estate industry. Only half of licensed real estate agents pay dues to NAR through their local Realtor association, but NAR continues to serve the entire industry as well as

the general public by lobbying against negative legislation and government regulation on both the national and state level. Thanks, NAR!

I am grateful, too, to the Golden Chamber of Commerce and all metro area chambers of commerce for all they do to serve the business community, and I'm proud that Golden Real Estate pays dues to our own Chamber, regardless of the direct benefit we may gain from membership. It's our way of giving back to the community by providing sustenance to an organization that serves the community.

We are also grateful to have made the move to downtown Golden, now occupying a storefront next to Ace Hi Tavern. Come by and say hello, perhaps during December 2nd's candlelight walk!

I also thank Wendy Renee of Fairway Independent Mortgage Corporation for choosing to office inside Golden Real Estate's storefront. She adds important expertise to our office and helps us to serve the many walk-ins we are welcoming in our new location.

Last but not least, Rita and I are thankful for our relationship with each other and our extended family. Happy Thanksgiving to all!

## Drop Off Toys at Our Office

Our storefront at 1214 Washington Ave. is once again a place to drop off unwrapped toys for Golden Rotary's Miracle Shop, which operates a "pay what you can" toy store on Dec. 14-16 at Calvary Church in downtown Golden.

#### Just Listed: A Sprawling 4-BR Applewood Ranch

**TODAY** 

By JIM SMITH,



This sturdy brick ranch at 13955 W. **31st Ave.** is in that special section of Applewood Ranchettes which is south of 32nd Avenue and east of Eldridge Street. Built in 1961, it was home to the seller for 52 years, and the love with which it was maintained is evi-

dent throughout! The seller moved out of state and is including lots of furniture which the buyer can keep or ask to be removed. It has hot water baseboard heating combined with ducted central air conditioning from an air handler located in the attic. All the major components are from 2009 or later, so it's unlikely there will be many inspection issues. In the huge backyard is a newer 8'x12' Tuff Shed. The oversized 2-car garage has a storage room behind it, too. There's a 2sided wood-burning fireplace in the living room and a free-standing woodburning fireplace in the family room. The kitchen was updated in 2006 with slab granite countertops and stainless appliances. Take a narrated video tour at www.ApplewoodHome.info, then come to our open house Saturday, 11 to 1.

#### Back on the Market: Solar-Powered Lakewood Home

You'll enjoy an Xcel Energy bill of \$45 per month, including gas, during the summer and still under \$100 per month in the winter thanks to this home's roof-mounted solar photovoltaic system. The address is 14165 W. Bates Ave., south of Yale Avenue and north of Bear Creek Lake Park. It has 3 bedrooms, 3½ baths, plus a 14'x16' loft that could be converted into a 4th bedroom with en suite



bathroom. It has 2,957 finished square feet plus an unfinished basement. This home is beautifully landscaped and updated inside, with hardwood floors on both levels, a gourmet kitchen, and a fabulous backyard with a free-standing Sunsetter retractable awning — great for entertaining! The walk-in closet in the master suite is a gem. Narrated video tour at www.JeffcoSolarHomes.com.

## Price Reduced on Townhome Backing to Greenbelt

This end unit with finished walk-out basement at 5514 W. Canyon Trail in the Millbrook Townhomes subdivision backs to a greenbelt with a bike/pedestrian path that connects with the entire metro area trail network via the South Platte River Trail. The master suite takes up the entire second floor.



The family room in the basement could be used as a second bedroom, since it has a full-size closet and is next to a 3/4 bathroom. The home was recently painted throughout and is in excellent condition. In addition to its 2 parking spaces, there are 3 guest parking spaces across the private drive. Take the narrated video tour at www.MillbookTownhome.online, then call for a showing.



See all our Active & Pending listings at www.GREListings.com

### Jim Smith

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