

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

First of all let me thank **The Denver Post** for making it possible for me to reach its many readers for well over a decade in this YourHub ad. I estimate that we get 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.

The feedback I get from many readers is that this is the first place they turn to when they receive this newspaper. What a great compliment that is, so my second "thanksgiving" is to **you, my readers for following this column** each week and thinking to call us when you have a real estate need. You can count on me to continue writing this column week after week and year after year so long as The Denver Post keeps it affordable!

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

over 1,400 subscribers (free, of course), and I would be happy to add you to that list.

REAL ESTATE TODAY



By **JIM SMITH, Realtor**

Next, I am thankful to **Golden Real Estate's broker associates** who continue to excel in serving our clients year-round. They share their commission earnings with the brokerage, of course, but are compensated for that in various ways, including having their listings featured in this ad and being themselves promoted at the bottom of each week's ad. They are all excellent Realtors 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!

Just Listed: A Sprawling 4-BR Applewood Ranch



\$895,000

No HOA! RV Parking Next to Garage

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 evident 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 2-sided wood-burning fireplace in the living room and a free-standing wood-burning 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.



\$925,000

Open Saturday 11am - 1pm

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.MillbrookTownhome.online, then call for a showing.



\$375,000

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