

Colorado Becomes First State to Install a Solar PV System Under DOE's Weatherization Program

By JIM SMITH, Realtor®

The Weatherization Assistance Program (WAP) was created by the Department of Energy (DOE) in 1976 during OPEC's oil embargo to help low-income Americans save on their energy costs. Over its 40-year history, the WAP has become increasingly sophisticated in the types of weatherization it will fund, starting out with caulking and weather stripping, then adding insulation, and, most recently, installing solar photovoltaic (PV) systems to reduce energy costs for financially stressed homeowners. Colorado is the first state to take advantage of this expansion of WAP, completing its first 2-kW installation Aug. 15 on a home in Colorado Springs. A second system is being installed now.

Overseen statewide by the Colorado Energy Office, the program is administered by eight weatherization agencies serving different parts of Colorado. The agency serving Denver and Jefferson County is the Energy Resource Center.

According to Joseph Pereira of the Colorado Energy Office, "The impact of this project is three-fold. It addresses energy burden by reducing both home heating and electric costs; it enhances opportunities for distributed generation; and it demonstrates the viability of rooftop solar offerings for low-income households. We appreciate the Department of Energy's receptiveness to this innovation in the program and the forward-thinking efforts of our partners at Energy Resource Center as we explore the best use of solar to assist those in need."

In addition to rooftop solar panels, that first home in Colorado Springs received insulation, storm windows, low-flow showerheads, LED bulbs and an Energy Star refrigerator. Those improvements will save the homeowner an estimated \$600 per year in energy costs.

Although there are income limits (\$48,500 for a family of four) a homeowner also qualifies if he or she is on SSI, SNAP, or LEAP, or if he/she receives help from any of four other assistance programs.

For more metro area info, visit Energy Resource Center's website at www.erc-co.org or call (720) 236-1321. Email address is DENinfo@erc-co.org.

Pricing a Home Right Produces the Best Results

Seeing how quickly home prices are rising, it can be tempting to overprice your home. At Golden Real Estate, we urge sellers to list their homes at, rather than above, market value as determined by recent sales. When we've priced them higher, the results have been disappointing. Here are some recently sold Golden Real Estate listings showing the success we have achieved by "right-pricing":

Address	Date Sold	Listing Price	Sold Price	Differential	Days on Market
401 Garden St.	9/29/16	\$498,000	\$535,000	107.2%	6
226 Wright St. #306	9/22/16	\$198,000	\$204,000	103.0%	4
1415 Pine View Rd.	9/12/16	\$684,000	\$715,000	104.4%	11
350 Spring St.	8/30/16	\$215,000	\$225,000	104.4%	7
1662 S. Blackhawk Way #3	8/19/16	\$116,000	\$123,500	106.5%	4
5421 E. 67th Ave.	8/9/16	\$189,900	\$220,500	116.1%	4
4760 S. Wadsworth, L-303	8/5/16	\$185,000	\$202,000	108.1%	5
1014 19th St.	8/3/16	\$495,000	\$552,500	111.6%	4
5967 Dunraven St.	8/1/16	\$354,000	\$370,000	104.2%	4
11480 W. 56th Pl.	7/18/16	\$359,000	\$405,000	112.8%	5
1910 19th St.	7/11/16	\$395,000	\$450,000	113.9%	8
792 S. High St.	6/29/16	\$615,000	\$632,000	102.8%	6
10145 W. 19th Ave.	6/22/16	\$295,000	\$340,000	115.3%	6
187 Washington Ave.	5/26/16	\$450,000	\$470,000	104.4%	3
40 Estes St.	5/11/16	\$298,000	\$321,000	107.7%	3
17804 W. 53rd Dr.	5/9/16	\$795,000	\$810,000	101.9%	5
825 Crescent Lane	5/5/16	\$450,000	\$497,500	110.6%	6
16359 W. 10th Ave. #XX-3	4/28/16	\$125,000	\$150,000	120.0%	2
305 N. Columbine St.	4/22/16	\$415,000	\$452,000	108.9%	6
3798 S. Elati St.	4/21/16	\$385,000	\$415,000	107.8%	6

10-Acre Conifer Lot Just Listed by Carrie Lovingier



This is possibly the best lot in Conifer — a rare opportunity to build your dream home on the last available lot in the highly desirable and upscale Rancho Mirage subdivision. The address is **26738 Mirage Drive**. You'll love the captivating panoramic views of Rampart Range from this 10-acre corner lot in a very quiet neighborhood with easy access to Hwy 285, just off Richmond Hill Rd. This lot sits at about 8600 feet elevation with pine & aspen trees on gently sloping terrain with rock outcroppings. It's just 45 minutes from downtown Denver. Schools, shopping & amenities are nearby as well as hiking, fishing, biking, horseback riding, Staunton State Park, Reynolds Open Space & more. Other features include: zero highway noise, a nice usable lot with very minimal tree clearing, a building envelope in place, and gas, electric, & internet available. It's simply breathtaking! Buyer to verify 3 horses, 3 llamas allowed (cattle, sheep, & pigs are not allowed). Find more pictures and a narrated video tour at www.RanchoMirageLand.info. Call Carrie Lovingier at 303-907-1278 for more info.

Do You Have Our Smartphone App?

Our smartphone app, available for both iPhone and Android devices,



lists over 50 categories of service providers who have been vetted by us or our clients. They do not pay to be on the app.



All Agents Are Certified EcoBrokers®

Jim Smith

Broker/Owner

Golden Real Estate, Inc.

DIRECT: 303-525-1851

EMAIL: Jim@GoldenRealEstate.com

17695 South Golden Road, Golden 80401

WEBSITE: www.GoldenRealEstate.com



Like us on Facebook at

www.Facebook.com/GoldenRealEstate1

