

Annual Metro Denver Green Homes Tour Is TODAY, From 9am to 4pm

The first Saturday in October is the date of the annual Metro Denver Green Homes Tour, so this year it is **today**, Saturday, Oct. 3rd. This self-guided tour begins at the Golden Event Center, 400 10th Street. You may know it as the Masonic Lodge. You register there and get a guide book and map to the dozen homes on the tour. More information can be found at www.NewEnergyColorado.org.

Our brokerage is a long-time co-sponsor of this event; this is the 31st annual tour. My personal contribution is to shoot the narrated video tours of each home on the tour, so I have already seen most of the 12 homes on this year's tour and can highly recommend visiting as many of them as you can between 9 am and 4 pm today. Four have Golden addresses (none of them in the foothills this year), three have Littleton addresses (one in Deer Creek Canyon), one is in Lakewood and one in Morrison, and two are in Denver (one with an ADU as the 12th home on the tour).

Three of the homes are newly built, but the rest have been upgraded with various green technology. You'll learn about structural insulated panels used instead of 2x4s or 2x6s for external framing. You will see solar photovoltaic arrays, of course, but that alone no longer qualifies to get a home on the green homes tours. You'll see all-electric homes, some with Tesla or LG home batteries which not only provide backup in a power outage but which can also help to power homes after dark without using grid electricity.

Of course, heat pump HVAC is everywhere these days, both using ductwork and

ductless wall units called mini-splits. You'll also see a few heat pump water heaters.

Many of the homes have xeriscaping and gardens, and the home in Deer Creek Canyon has a passive solar greenhouse, which requires no heating even in the depth of winter, thanks to its bank of dark red water barrels which absorb heat during the day and release it at night. (It also keeps the greenhouse cool in the summer.)

You'll see examples of passive solar design in other homes, plus solar thermal panels for domestic hot water. You'll see homes with exterior "envelopes" that are so tight they have energy recovery ventilators (ERVs) to bring in fresh

air, using a heat exchanger to warm incoming air in the winter or cool it in the summer.

As I said, I have been attending what used to be called the solar tour but is now the "green homes" tour for over 20 years, and every year I learn something I didn't already know. That was true this year, and I'm sure it will be true again next year! Even if you think you know a lot about sustainability, solar power, and green homes generally, you'll be glad you visited some or all of the homes on this year's tour.

The tour begins at 9 a.m., checking in at the Golden Event Center to get your guidebook and map. Homes close at 4 p.m., and you'll want to be back the Event Center at 4:30 p.m. for the Eco-Expo, where you'll get to network with others and visit the booths of appropriate vendors. I'll have a booth with an up-to-date list of all the solar-powered homes currently on the market, with detailed

Why More Colorado Homeowners Are Going All-Electric

For generations, Coloradans have heated their homes with natural gas, cooked on gas ranges, and warmed water with gas-fired water heaters. It was the practical choice.

Today, that is changing. If your furnace is nearing the end of its life, replacing it with another gas furnace may no longer be the smartest option, economically or environmentally.

The game-changer is the modern cold-climate heat pump. Some homeowners still think of electric heat as the expensive baseboard heaters found in older apartments and condominiums. Those systems convert electricity directly into heat and can be costly to operate.

Heat pumps work differently. Instead of generating heat, they move heat from one place to another, making them dramatically more efficient. Modern cold-climate heat pumps are specifically designed to perform even during Colorado winters down to zero or below.

They offer another advantage: they also provide air conditioning. In many homes, a single heat-pump system can replace both an aging gas furnace and an aging air conditioner.

The economics become especially attractive when replacement costs are considered. If your furnace and air conditioner are both nearing the end of their useful lives, a heat pump can accomplish the work of two appliances with one system.

Then come the incentives. Colorado and Xcel Energy offer rebates that can significant-

Real Estate Today



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Realtor®

MLS print-outs of each listing.

The EV round-up starts at 3 p.m. On the east side of the Event Center will be a collection of electric vehicles (including my

Mustang MachE) and multiple other brands. I remember the earlier electric vehicles round-ups when all the EVs were Teslas, but no more!

Here Are Some of My Current Active Listings

Narrated Video Walk-Throughs of Each Listing Can Be Found at www.GRElistings.com



13527 W. 63rd Way, Arvada - \$505,000

This contemporary 3-bedroom/4-bath town-home features over 2,250 finished square feet, highlighted by an open-concept main level with soaring vaulted ceilings and slab-granite kitchen countertops. All new berber carpeting was just installed on all three levels plus the stairs. A sunny dining area opens to a spacious private patio, perfect for outdoor relaxation. Energy-conscious buyers will appreciate the ChargePoint EV charging station in the two-car garage. The basement contains a third bedroom with a 3/4 bath.

359 Canyon Point Cir., Golden - \$1,650,000

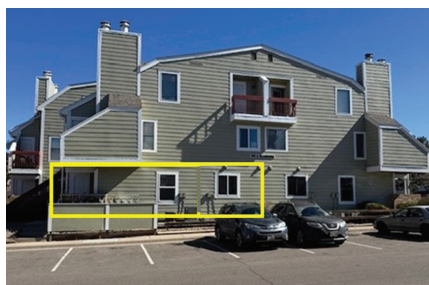
The seller, who purchased this model home in 2002, has made several great improvements including solar panels, hardwood flooring, and totally new gourmet kitchen and master bathroom.

The 4 upstairs bedrooms and stairs have new Berber carpeting, too. The view to the east takes in both table mountains and the city of Golden, plus a view of Lookout Mountain and the iconic "M" on Mt. Zion. There's a trailhead to Mt. Galbraith Park's five miles of hiking trails within the subdivision. The main-floor deck has been completely rebuilt with metal railings and a breakfast bar.



992 S. Dearborn Way #7, Denver - \$150,000

This 1-bedroom/1-bath Sable Cove condo would make a great starter home for the right buyer. It's east of I-225 and north of Mississippi Avenue, south of Aurora's town center. The seller, who bought it for a family member, updated everything in this ground level unit. It has luxury vinyl plank flooring throughout, a pantry with slide-out drawers, laundry hookups, and a wood-burning fireplace. There is lots of open lot parking for you and your guests.



12931 W. 20th Ave., Golden - \$370,000

Beautifully maintained Applewood Park town-home with updated systems, a finished basement family room, and two covered parking spaces directly behind the fenced patio. The main floor features a bright south-facing living room, dining area, and kitchen. Upstairs are two bedrooms and a full bath with tub/shower. Major mechanicals were replaced in 2023, including the furnace, central air conditioning, and gas water heater.



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