

# Don't Miss Saturday's Tour of Metro Denver Green Homes and EV Roundup

The first Saturday in October is the occasion each year for the Metro Denver Green Homes Tour, originally known as the Golden Solar Tour, started over 25 years ago. It is sponsored now by **New Energy Colorado**, and I'm on the steering committee for it.

My assignment, because of my experience shooting narrated video tours for our real estate listings, is to produce narrated tours of each home on the tour. The videos will be posted at [NewEnergyColorado.com](http://NewEnergyColorado.com), which is also where you can register for the tour at \$10 per person. On that website you can also view the videos I created of homes that were on the tour in prior years.

Because I produced all those videos, I have, in effect, already been on the tour, and I can highly recommend it. Even if you already know "a lot" about solar power, heat pumps, insulation, etc., I can assure you that you will learn new and useful things, as I did, that you may

REAL ESTATE TODAY



By JIM SMITH Realtor®

be able to apply to your own home.

Following the self-guided tour, which runs from **9 a.m. to 4 p.m.** this Saturday, **October 7th**, there's a **Green Expo and Reception 5-7 p.m.** at the American Mountaineering Center (AMC), **710 10th Street** in downtown Golden, featuring many of the vendors for the products and sustainable features which you will learn about on the tour. (Golden Real Estate, as a sponsor of the tour, will also have a booth at the Expo, so come say hello!) The expo and reception, which includes appetizers and local beverages, is free to the public, so you're welcome even if you haven't purchased a tour ticket.

The AMC is your starting point for the tour (enter from the parking lot behind it), although you can get your ticket online and go straight to one of the 15 homes on the tour.

If you do register for the tour in-

person at the AMC, you may be able to carpool in an EV with a volunteer from the Denver Electric Vehicle Council — an opportunity to experience an EV and ask questions of an EV owner.

In the parking lot behind the AMC will be the **Electric Vehicle Roundup from 3 to 5 p.m.** In addition to the privately owned EVs, there will be dealers (Audi, Hyundai and Lucid) there with their EVs that you can test-drive. And don't miss the eco-friendly **tiny home** in the AMC parking lot. A short walk away you



can visit a **solar growing dome**.

**Pedego Golden** is bringing some of their **electric bicycles** to the EV Roundup that you can take for a test ride.

If you read this column in time, you might want to attend the free presentation tonight, **Thursday, Oct. 5, at 7p.m.** on "**Winning Strategies for Going Solar with Xcel Energy's Time-of-Use Pricing.**" It will be held at Jefferson Unitarian Church, **14350 W. 32nd Avenue**.

## All-Electric Net Zero Energy Subdivisions Being Built

The incentives built into the Inflation Reduction Act have spurred Colorado developers — mostly on the Western Slope so far — to build entire subdivisions in which homes have no natural gas service and are powered entirely by roof-top solar

panels. On the Substack version of this article (see link in the box below left), I'll include a link to a for-profit subdivision in Grand Junction and a 27-unit Habitat for Humanity project in Basalt that are built that way.

"We believe this is the future of housing," said Darin Carei, the developer of the Grand Junction subdivision.

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### I'm on a Panel This Friday About Building Electrification

As a founding member of **Good Business Colorado**, I've been invited to be part of a panel this Friday morning, **Oct. 6th**, regarding office buildings going all-electric, including for HVAC. It's at **10 a.m.** at the Lowry Conference Center, **1061 Akron Way, #104, Denver**.

## Habitat for Humanity 'Turns Pumpkins Into Houses'

As it has for over 20 years now, Jeffco Interfaith Partners is selling pumpkins to raise money for building yet another Habitat for Humanity home. This coalition of both Christian and non-Christian faith groups has sold over a million dollars worth of pumpkins and has used those proceeds to help finance 23 Habitat homes since the late 1990s.

The coalition operates two pumpkin patches — one on the campus of Mile Hi Church at Garrison and Alameda in Lakewood, and another on the grounds of Community of Grace Church on Wadsworth Blvd. at 78th Avenue.

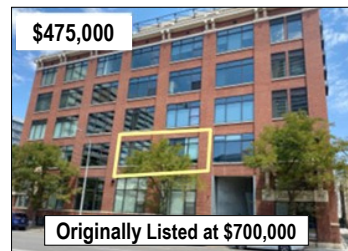


The Lakewood patch opens this Thursday and runs from 10 a.m. to dusk 7 days per week through Halloween. The Arvada patch opens next Thursday, Oct. 12, with the same hours.

The pumpkin sales benefit not only Habitat for Humanity. They also benefit residents of the Navajo Indian Reservation who grow them in Farmington NM for Pumpkin Patch Fundraisers. The pumpkins may cost more than the ones you could buy at your local supermarket, but 40% of the purchase price is tax deductible, and you're supporting a great cause.

## Price Reduced Further on Downtown Denver Loft

If you're looking for loft living, this is as good as it gets! Walk to EVERYTHING in Downtown Denver -- Coors Field, Performing Arts Complex, 16th Street Mall, Lodo, Union Station, shopping, restaurants, and light rail, including the A-line to DIA. The 12-foot ceilings and four massive pillars, plus HUGE windows to nearby skyscrapers -- this is the loft life you've been looking for! You could rent out two of the three garage spaces for \$150-200 each, too! This is a rare opportunity, so act fast. Call your agent or **Jim Smith** at **303-525-1851** to set a private showing!



## Price Reduced on 0.44-Acre Golden Development

Buy this R2-zoned parcel at **17205 W. 12th Ave.** (outlined in red at bottom of picture) for continued rental income or for redevelopment. Directly adjacent to the City of Golden boundary, this parcel could possibly be incorporated into the city. It offers proximity to parks, trails, grocery, dining, and public transit. Golden's King Soopers Marketplace is a couple blocks away, and the Denver West Office Park, Coors Technology Center, Colorado School of Mines, Colorado Mills Shopping area, National Renewable Energy Laboratory (NREL), county offices, light rail station, schools, and downtown Golden are all nearby. It's located within an Opportunity Zone. View a drone video at [www.GoldenDevelopmentSite.info](http://www.GoldenDevelopmentSite.info), then call listing agent **Austin Pottorff** at **970-281-9071** to arrange a showing.



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"I cannot do all the good the world needs, but the world needs all the good I can do." —Jana Stanfield