

Here Are Some Upgrades That Make a House Special

By **JIM SMITH**
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Specializing as I do in high-end homes, mostly in Golden, I'd like to share some of the upgrades that I have found buyers appreciate.

Hot Water Heat and Radiant Floor Heat.

These kinds of heating, combined with good insulation, makes a house extra comfortable in the winter. It is quieter, too, than a forced hot air system. The tradeoff is that you don't have the ductwork in place if you want to add central air conditioning.

Hot Water Recirculation Line. This is a great but rare upgrade, which I have installed in three of my own homes. By running a half-inch copper line from your farthest faucet back to the bottom of your hot water heater and installing a pump no more powerful



than on a fish tank, you get instant hot water at that faucet and all intermediate faucets whenever you turn on the tap. The retrofit cost is typically under \$1,000.

Jetted Tub. I just don't understand why so many higher-priced homes are built without this upgrade — or my other favorite bathroom amenity, a **Bidet.**

Central Vacuum System. This is a really nice upgrade, especially if you have allergies. Regular vacuum cleaners spew dust into the air (unless it's a water trap unit like Rainbow). A central vac unit can be installed in the garage and exhaust its dust-laden air to the outdoors. The suction is greater, operation is very quiet, and the unit need not be emptied as often.

Gas Line to the BBQ: This is a no brainer, in my book. Never run out of propane in the middle of your backyard party again!

Email me *your* favorite upgrades!

This Week's Featured Listings

Great Mountain Ridge Home



www.245WestDrive.com

Don't confuse this house with 283 West Drive which I featured a few weeks ago. That home sold quickly, and this one will too! Be sure to visit the website for this listing, where a "virtual tour" will reveal the great city and mountain views from this home's **full-width main floor deck**. Mountain Ridge is Golden's premiere

family community, nestled up against the foothills. This is the "Mountain View" model built by Johnson. It has **5 bedrooms and 5 baths** on three levels, with over **4,700 finished square feet**. There's a lovely brick and concrete patio outside the walk-out basement, along with a splendid grassy backyard. On the main floor you'll like the walk-around gas fireplace and large gourmet kitchen with gas cooktop on the ceramic tiled island. At **\$595,000**, this home is priced competitively and should sell soon. **Quick possession is available.**

Another Mountain Ridge Gem!

This **4-bedroom, 4-bath** home was also built by Johnson. It may lack the views and size (and some of the amenities) of the above house, but it also costs less — only **\$424,900**. Like the above house, it's on a quiet side street with no thru traffic, making it safer for the many kids on the block. This home is a short walk



www.180EagleDrive.com

across a pedestrian bridge to the highly-regarded Mitchell Elementary School, too. Both homes are 2 blocks from an **open space trailhead**. This house has **3,100 finished square feet**, including a fully finished basement with 5th non-conforming bedroom. **Quick possession okay.**



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