

Report Details How the Inflation Reduction Act Will Transform the Building Sector

One of the best analyses of the impact of the IRA on sustainability and the mitigation of climate change was released on Aug. 31st by the Rocky Mountain Institute. At right is a graphic from that report summarizing the IRA's biggest direct impacts. I have posted a link to the full report on www.GoldenREblog.com.

As reported by Fast Company, the report "finds that the IRA's main rebates and tax credits could bring electrification and energy-efficiency upgrades to millions of homes. In total, the bill's new rebates and expansions of existing tax credits will create more than \$23 billion in funding to electrify homes, upgrade heating, cooling, and ventilation equipment, and develop entirely

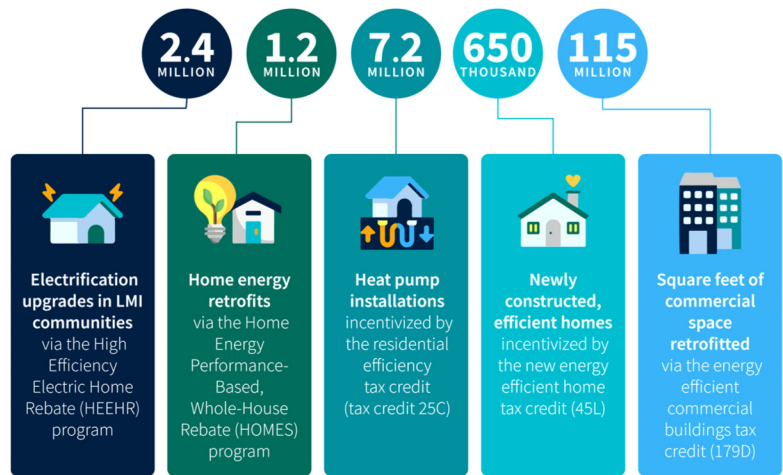
new buildings that meet the highest federal standards for efficient energy use." The IRA provides funds or rebates for:



Electric heat pumps that can both heat and cool your home, which the Department of Energy estimates will save families \$500 to \$1,000 every year. There's a rebate of up to \$14,000 for installing them.

Induction cooktops, which replace dangerous and health-harming gas stoves that contribute to asthma and other respiratory diseases.

Insulation, windows, doors, and sealing ductwork, which will ensure a home's heating and cooling systems don't have to work as hard



to keep families comfortable.

Upgraded electrical panels and wiring for homes that have older electrical service.

The tax credits provided for in

the IRA are available immediately, but the rebate program will take some time to be implemented, since it requires the creation of rules and forms.

Metro Denver Green Homes Tour Is Coming Oct. 1

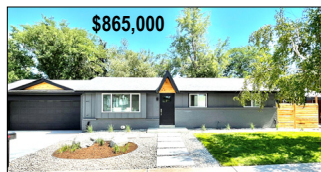
This annual tour of solar and otherwise sustainably built homes may seem like a one-day event — the first Saturday of each October — but it also includes educational presentations. Here are a couple September events that you may want to attend in preparation for the tour itself:

Wed., September 14, 7pm, Bill Lucas-Brown of Helio Home, "Elec-

trify your Life / Electrify your Home!" 17695 South Golden Road, Golden. Free and open to the public.

Wed., September 21, 7 pm, Paul Kriescher, "How Durability and Sustainability Can Save Your Home: The story behind one family's home in the Marshall Fire burn area," 17695 South Golden Road, Golden. Free and open to the public.

Just Listed: Applewood Village Home



This home at **3740 Tabor Court** is in the highly sought after Applewood Village neighborhood. It has a newly renovated interior with all new stainless steel appliances, quartz countertops, oak hardwood floors, and custom tiled bathrooms. The main level has a primary bedroom with a 3/4 bath and two other bedrooms with double closets and a full bath in the adjoining hallway. All 4 bedrooms have new carpeting. The new furnace and A/C will keep you comfortable year-round. The basement has a family room large enough for a game room or home theater, plus a large bedroom and full bathroom. The wood deck and concrete patio are perfect for entertaining. The yard is fenced and there's room for an RV. Close to parks, trails, shopping and schools. More details can be found at www.ApplewoodHome.info. Listed by **David Dlugasch**, 303-908-4835.

Townhome Backs to Littleton Greenbelt



This end unit with finished walk-out basement at **5514 W. Canyon Trail #D** 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 S. 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 a narrated video tour at www.MillbrookTownhome.online, then come to Saturday's open house. Or call **Jim Smith** at 303-525-1851 to arrange a showing.

Kinney Run Townhome Listed by David Dlugasch

This well-maintained townhome at **1013 Homestake Drive** is close to the Colorado School of Mines and downtown Golden. The upper level has two bedrooms with large closet space and a bathroom with a separate shower and tub. Newly renovated kitchen has quartz counters and stainless-steel appliances. The breakfast area leads out to a newly finished deck. The living room has a vaulted ceiling and a gas fireplace that adds a warm ambience. There is a cozy den with wood flooring. The dining area overlooks a stream. The finished basement has a huge family room, bedroom, and full bath with walkout to a patio. This location offers access to trails and open space. There is one outdoor parking space next to the garage and ample visitor parking. These highly desirable units don't come up often. Video tour at www.SouthGoldenHome.com. **Open Sat., 11-2.**



Just Listed: 1900 Home in Idaho Springs



You'll be 30 minutes (or more) closer to the ski slopes in this historic home at **2056 Wall Street**, a short walk from historic downtown Idaho Springs. It has 2 bedrooms and 2 full baths and is connected to public water and sewer. It was recently refurbished by the seller, who has owned it as a rental for 19 years. Expect visits by big horn sheep as you enjoy the view of the mountainside from the 8'x18' backyard deck. A new boiler was installed this year, and a 1.2-kW solar system reduces the home's electric bill. The tree sculpture in front yard (see picture) is by local artist Dave Shelton. Take a guided video tour at www.IdahoSpringsBungalow.info to fully appreciate this fine mountain home, then come to the **open house Sunday, 11 to 1.**

GOLDEN REAL ESTATE

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