

Real Estate Is Just One Area in Which Conflict Resolution Skills Are Useful

With several hundred real estate transactions under my belt, you can imagine that I've encountered my fair share of conflict. A major source of any agent's business, for example, is divorce. When couples break up, the family home often needs to be sold, or one party will buy out the other's interest.

It's tempting after dealing with a contentious divorce to make the decision never again to list a home for a divorcing couple when they aren't on speaking terms — especially when the one living in the house is angry and has nothing to gain and lots to lose from selling the home.

When a local mediator, Ronnie Rosenbaum, asked to have coffee with me to discuss what she does, I didn't quite know what I'd get out of doing so, other than a cup of coffee, but we had a fascinating conversation.

Ronnie pointed out that October has been declared Conflict Resolution Month in Colorado, with the slogan, "Talk, Listen, Work it Out."

Another difficult scenario is when siblings can't agree on equitable distribution or liquidation of assets, including real estate, inherited from a parent.

There can be issues between and among neighbors and their HOA. Barking dogs, encroachments, eyesores, parked RV's and boats — there are lots of reasons that neighbors might be in conflict with each other.

From bullying between children to conflicts within and between homes, to political disagreements, there are so many opportunities for someone with Ronnie's skills to be helpful in reducing or resolving conflict. You can reach her at 303-278-3030 or online at www.RonnieRosenbaum.com.

REAL ESTATE TODAY



By **JIM SMITH**, Realtor®

This Week's Featured New Listings



This Lakewood townhome at **1954 S. Carr St.** is in the heart of a 19-townhome subdivision just south of Jewell Avenue. Upstairs, both the master bedroom and the guest bedroom have private full bathrooms. The master bedroom also has a deck overlooking the quiet backyard. On the main floor is the living room with gas fireplace and formal dining room next to the kitchen and powder room. The oversized garage is more spacious than I'm used to seeing in a townhome — about 300 sq. ft.



This bungalow at **550 Winona Court**, in the Barnum neighborhood of west Denver, is bigger than it looks -- and it has a rare 2-car detached garage too! Its fully finished basement includes a third and fourth bedroom and second full bathroom, for a total of 1,668 sq. ft. of living area. In back is a covered patio.



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