

There's Never an Excuse for a New MLS Listing Not to Have Any Photos

Does it annoy you when you see a new listing and there are no photographs? The Denver MLS can fine agents who don't upload photographs within 3 business days of their listing going active, but, frankly, there's no excuse for not posting photos immediately with any new listing.

When our current MLS platform was introduced a few years ago, one of its features was the ability to save a listing as "incoming" — not yet visible to the public or other brokers — until all data has been entered and all photos uploaded.

Yet, time and again, we see new listings — even of million-dollar homes — with no photos. This is disappointing indeed, particularly when it's so easy to wait until a listing is complete before changing it from "incoming" to "active."

REAL ESTATE TODAY



By **JIM SMITH**, Realtor®

When our current MLS platform was introduced a few years ago, one of its features was the ability to save a listing as "incoming" — not yet visible to the public or other brokers — until all data has been entered and all photos uploaded.

An agent who activates a listing before uploading photos does a disservice, not only to their seller and to potential buyers, but to their profession. Even if the final photos were outsourced to a professional photographer, agents can at least upload a few keys photos from their smartphone in the meantime.

Price Reduction on Conifer Land Listing

Listing agent Carrie Lovingier has reduced the price on her listing at **26739 Mirage Drive**. This 10-acre parcel in the Rancho Mirage Subdivision is now priced at \$375,000. Visit www.RanchoMirageLand.info.

Just Listed: 2-Story Golden Home on a Quiet Street

This home at **17223 W. 15th Place** is within walking distance of numerous South Golden Road stores (including King Soopers), restaurants, banks, automotive, veterinary, medical and other services, as well as to a South Table Mountain trailhead! Downtown Golden, the Colorado School of Mines, Fossil Trace golf course, and the Light Rail station at the Jefferson County government office (the "Taj Mahal") are also nearby — only 1 to 2 miles away. The home itself has hardwood floors, not only on both levels, but even on the stairs. The bathrooms are tiled, and the kitchen has Corian countertops and sink. A new roof has been installed and the damaged vinyl siding is being replaced shortly. Upstairs, it has four bedrooms and two full bathrooms, one of them a master bath. Visit www.SouthGoldenHome.com, where you'll find more photos and a narrated video tour. With the inventory of active listings so low, especially in Golden proper, you'll want to act quickly so you don't miss this one! Call for a private showing, or come to our **open house, Saturday, Sept. 9th, 11am to 1pm.**



National Drive Electric Week Kicks Off This Saturday

Perhaps you have noticed that all manufacturers are now racing to introduce electric vehicles (EVs) following the introduction of the **Chevy Bolt, Tesla Model 3** and **2018 Nissan Leaf**. With both France and the U.K. announcing plans to outlaw the sale of cars with internal combustion engines by 2040, auto manufacturers are scrambling to create multiple lines of EVs. Volkswagen, for example, has already announced it will introduce 30 all-new EV models across its various nameplates by 2020.

This coming week is your opportunity to get ahead of this trend by visiting one of nearly 300 **Drive Electric Week** events being held at various locations throughout the world. In case you can't make it to, say, Sydney or Buenos Aires, there are three local events. The first one will be held in the **Golden Real Estate** parking lot (17695 S. Golden Road) on **Sunday, Sept. 10th, 10am to 3pm**. Next comes one in Denver's Civic Center Park on **Tuesday, Sept. 12th, 11am to 2pm**. The final one will be held at the Boulder Farmer's Market on **Wednesday, Sept. 13th, 4 to 8pm**.

At each venue, EV owners will display their cars (or other electric vehicles), answer questions and even give rides. In addition, I'm devoting my Saturday radio program (3 pm on AM 630 KHOW) to the EV revolution, answering questions and debunking some of the mistruths being circulated about EVs.

If you already own an EV, bring it to one of these events (but you're asked to register online first at www.DriveElectricWeek.org). If you're just curious about EVs and want to learn more and possibly go around the block in an EV, be sure to come, whether you register (which is requested) or not.

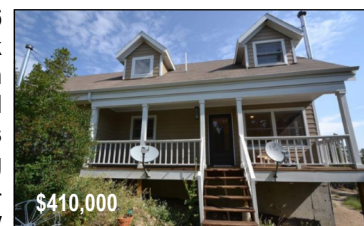
Mayfair Home Just Listed by Chuck Brown



This home at **1095 Krameria Street** has 4 bedrooms, 2 baths in its 2,053 finished sq. ft. Major updates include a complete kitchen remodel, master bath, double pane windows, high efficiency furnace, and new water heater. A new high efficiency Breezair evaporative cooler keeps the home cool in the summer. The large corner lot features exceptional landscaping, including peach, plum and apple trees, raised garden beds, plus a flowering crabapple that wows the neighbors with its abundant blooms each spring. The home has a quiet and private park-like backyard with two patios and an original brick fireplace. Inside there are two cozy gas fireplaces. The home is within walking distance of multiple parks, grocery stores, and restaurants and within easy biking distance to Cherry Creek. Mayfair is a welcoming community with an organized Fourth of July parade, an annual concert in the park, an Easter egg hunt, and more. Take a narrated video tour at www.MayfairHome.us, then call Chuck for a showing at **303-885-7855**.

Gilpin County Home Just Listed by Carrie Lovingier

This beautifully maintained and charming mountain home at **816 Mountain Meadows Dr.** sits on a sunny lot with aspen trees and rock outcroppings. It has a main-floor laundry, and is light and bright, with two fireplaces with lots of cut firewood included. It has stainless steel appliances, including a propane range, has walk-in closets, and backs to a National Forest. Among its features: plenty of storage, a shed, a dog run, and proximity to hiking, fishing, camping, 4-wheeling, skiing, restaurants, Golden Gate State Park, low Gilpin County property taxes (only \$1,356), 10 minutes to casinos, 25 minutes to Boulder, 40 miles to Denver, and 60 miles to DIA. View a narrated video tour at www.GilpinCountyHome.info, then call Carrie at **303-907-1278** for a private showing.



Jim Smith
 Broker/Owner
Golden Real Estate, Inc.
 CALL OR TEXT: **303-525-1851**
 OFFICE PHONE: **303-302-3636**
 EMAIL: Jim@GoldenRealEstate.com
17695 South Golden Road, Golden 80401
Listen to the Golden Real Estate show on AM 630 KHOW Saturdays at 3 p.m.



Denver Residents Think Often About Moving to Western Suburbs & Foothills

By **JIM SMITH, Realtor®**

As a “semi-native” of Denver — my family moved to Capitol Hill from Maine when I was in kindergarten — I have always loved Denver, but I recognize the yearning of Denverites to “go further west,” either to Jefferson County or into the foothills.

As a kindergartner at **Dora Moore School**, as a 1st and 2nd grader at **St. Anne's Episcopal School**, and as a 3rd grader at **Stevens Elementary School**, I developed fond memories of life in Denver during the 1950's and driving into the mountains to picnic along Clear Creek. At that time, Arapahoe Basin was about the only place to go skiing. I remember playing with my battery powered boat on City Park lake and attending Easter sunrise services at Red Rocks.



Jim Smith

Broker/Owner

Golden Real Estate, Inc.

CALL OR TEXT: **303-525-1851**

OFFICE PHONE: **303-302-3636**



***Listen to the Golden Real Estate show
on AM 630 KHOW Saturdays at 3 p.m.***

I remember living at 721 Marion Street, when President Eisenhower would stay at his wife Mamie's home a block away. There was none of the security we see today, of course. The Secret Service set up shop in their garage on the alley, and none of the streets were closed off. The good old days!

I remember all my addresses when we lived in Denver — 1020 7th Avenue, 2100 S. Josephine St. (later the Lamont School of Music, where my second wife took classes!) and 1444 St. Paul Street (later replaced by an apartment building).

The weather is what I remember best. That was when the Denver Post boasted on its front page banner that it was “The Climate Capital of the World.” I couldn't wait to move back to Denver from New York as a 41-year-old and experience again that great climate and wonderful life that I remembered as a child!

Six years later, in 1997, I felt the pull of the mountains and moved again, this time to Golden, where I bought the first of six homes I have owned in or near that one-time territorial capital, still the county seat for Jefferson County.

Denver's founding fathers felt that pull too, creating “Denver Mountain Parks,” 14,000 acres of parks and conservation areas that include Red Rocks, Winter Park, Genesee and Lookout Mountains, even part of Mount Evans — all outside Denver's city limits! No other city in America has made such an investment.

Since becoming a Realtor in 2003, I've observed a migratory pattern among metro home buyers. It starts in Wash Park and arcs through Highlands and Berkeley and ends in Golden. Some buyers skip and move straight from Wash Park to Golden, although the inventory is rather limited now — just 13 active listings and 22 under contract as I write this on Tuesday, Sept. 5th. (Those figures are for the City of Golden. There are another 140 active listings and 87 under contract with Golden addresses but outside Golden.)

What draws buyers to Jefferson County, not just Golden? First and foremost, it's our proximity to the mountains. Indeed, roughly half of the county is in the mountains! The air is cleaner here, crime is minimal, and traffic is lighter. Despite increasing home values in Jefferson County, Denver buyers are finding that real estate is more affordable here, too. I'm happy to help them find their dream home in Jefferson County.

The schools are good, even great. Jeffco Schools has a week-long Outdoor Lab, which every 6th grader gets to participate in, at one of two mountain retreats for all kinds of outdoor education and experience.

Learn about it at www.OutdoorLabFoundation.org.

Jefferson County has the nation's first sales-tax funded open space program. The 1/2 percent sale tax passed in 1972 has led to the purchase of 53,000 acres of park land with over 230 miles of trails. Learn more at jeffco.us/open-space/.