

August 2018 Newsletter



Happy August!! We hope that you all had an amazing July and holy cow(!), the summer is flying by so quickly! School is about to start back up, and many students are soon starting college like my youngest daughter Madi. She is about to start her first semester at Red Rocks Community College, and Becca is headed back to Florida to finish her second year at Embry Riddle Aeronautical. I know many of the "Home" Team friends and family members also have kids heading off to college and every other level of school. We love to see and hear the stories so hopefully by now we're hooked up on Facebook, Instagram or Twitter. If not, send me an invitation!

But even though school is right around the corner, summer is not finished yet for your "Home" Team. We still have fun events on the horizon for our loyal friends. The Visa Gift Card Giveaway contest is in full swing right now, waiting for you to enter. Make sure you sign up for a chance to win a \$100 Visa gift card. To enter, just tell us what your favorite Summer vacation spot is. That's it! See details under the Visa Gift Card Giveaway event on our Facebook page to enter now or shoot us an email if you aren't on Facebook. Also keep your eyes peeled for an invite to our annual Client Appreciation Day at the Movies in November. We will be screening "Fantastic Beasts: The Crimes of Grindelwald" at the Alamo Drafthouse at Sloans Lake, and it is sure to be a "magical" time!

Here's some news you may or may not have expected. The Denver real estate market is balancing out somewhat right now though remaining in the "Seller's Market" category by virtue of supply still meeting less than 55% of demand. By the way, ask me why 10% of all homes on the market and not really for sale. On a broad-market basis we've come closer to balance but we're far from an actual downturn, or even a correction to speak of, that might give buyers any particular advantage. What's occurring, apparently, is that inventory is trying to catch up with sales, though it's an uphill battle, especially in the prices ranges that are most starved. Only townhomes are making notable strides. But the luxury home market is actually pretty balanced, and even soft as you get over \$1.5M in most areas, \$2M in Denver and Douglas Counties. So it's an ideal time to move "up." For more on this subject and others, see my blog at <http://thehometeam.com/blog/>. And when you need specifics pertinent to you, just call me!

We hope your summer is going wonderfully and is filled with fun memories and exciting adventures. If you or anyone you know is looking to start a new adventure in a new home, please let us know so we can take care of you/them and add to our list of loyal "Home" Team satisfied clients. "Happy Homes" is the official "Home" Team Mission!

Coming Soon

10 S. Fenton St., Lakewood, CO

This three-bedroom diamond in the rough requires only a small amount of cosmetic attention to make it shine. Besides the living room and 3 bedrooms there is a large, comfortable family room with a brick fireplace and barn wood siding. The adjacent country kitchen is super big comma including the dining area. Lots of cabinet and counter space and good appliances, all included. And it and it's all on one level! Just outside

the kitchen and family room is a huge wooden deck, a garden area, and fenced yard that wraps all the way around to the front. There's a small Workshop attached to the side of the house and a large utility shed at the end of the long driveway with the carport. The roof furnace and hot water heater heater and most all the windows have been updated. This one is a solid value!



1234 Your Home St, Yourtown, CO

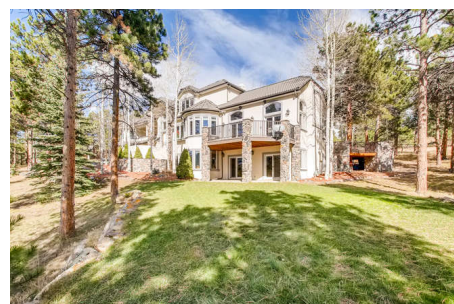
I need your help! We have nearly sold out. This record low inventory has hit The "Home" Team too. Our home-selling machine is state-of-the-art and well oiled. It just needs homes to sell. In a market like this not only are many people deciding not to move because it's hard to find a suitable replacement, but scores of opportunists see selling real estate as easy and glamorous, and so the number of newbys in the business skyrockets. They list their family members and close friends, subjecting them to the high risk of handing their most valuable asset over to someone with little or no experience, and a year later they're back at their old job because this is neither easy or glamorous when you do it as a serious full-time profession. Thank you. --KC



Featured Listings

1992 Sugarbush Dr., Evergreen

Stately Luxury Masterpiece on one of the best, large lots on north Evergreen's Street of Dreams, Sugarbush Drive. Classic Style, Superior Quality, Pristine Setting and Abundant Amenities come together to give you a home in which you'll be as proud to entertain as you are happy to comfortably live in. Expansive window arrays allow the outside grandeur to flood into the inside living spaces. A huge, entertainer's dream kitchen and dining room, plus the dramatic, vaulted living room with fireplace (one of 4) and an elegant main floor study all flow together. And just six steps up you enter the luxurious 1100 SF Master Suite with its own covered deck. Enjoy long views of the Bergen Valley along with significant outdoor room to romp and relax in near-total privacy. Hang out, relax and observe from any of large decks, front and rear. Let's not miss mentioning the sprawling lower level entertainment area and 4 car garage. What's not to love?!



Original Price: \$1,850,000

New Price: \$1,595,000

23922 Caldwell Ct, Evergreen, CO

An amazing home, with an amazing view, on a superb end of cul-de-sac site! There's a surprising amount of flat, usable land here, considering that it also has long and wide Vistas. Horse property/ Domestic well. The floor plan is great for

entertaining, as well as family gatherings and individual space. You'll love the Transitional Mountain Contemporary, easy to furnish and decorate design, and the usefulness of every room in this house. The Great Room opens to the kitchen on the main level, and there's a very nice, separate living room and dining room also on the main level, and a large Rec room in the lower walkout level. Almost 5000 square feet total, and the utility is enhanced by an oversized 3 car garage, plus sheds, and a cool treehouse too! And don't miss the basketball court :-)

Price: \$1,000,000



oo County Rd 140, Idaho Springs,CO

Close-in Acreage, surrounded by Arapahoe National Forest. Five minutes out of the quickly emerging town of Idaho Springs. Forest land may be additionally purchased. Wooded and great view sites can be had with some tree removal. Very private. 4-wheel drive recommended for access until the road is re-graded.

Price: \$75,000



Under Contract

10517 W. Maplewood Dr #C, Littleton, CO

This sweet, move-in ready, two-story townhome with two-car garage and full, unfinished basement. Beautifully decorated, and all appliances are included. Low HOA fee because no-frills complex conveniently located near Kipling and Bowles. Great opportunity for quality living space at a low price!

Price: \$375,000



Recently Sold Listings



SOLD!!
2113 Ranch Dr.
Westminster



SOLD!!
13456 22nd Pl.
Golden



SOLD!!
790 Elk Rest Rd.,
Evergreen



SOLD!!
23836 Currant Dr,
Golden



SOLD!!
1928 Espana Way,
Aurora



SOLD!!
8467 S. Upham Way.,
Littleton

KC Butler has been helping people in Denver & the Foothills with their real estate needs for over 30 years. Please give The "Home" Team a call today as I'm sure we can assist you in all aspects of the buying and selling process.




KC BUTLER

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