

December 2017 Newsletter



Happy Holidays Everyone!! We hope that we are finding you during a time of happiness and joy as you are wrapping up a wonderful 2017! We are so excited to finish this year strong, and jump head first into 2018! We always love to hear from all our loyal friends and family about how their holidays are going and any plans they have for the new year. If we aren't connected already, friend us on Facebook. Kelley, Zach and I can all be found by name and we'd be thrilled if you followed the KC Butler "Home" Team for our real estate updates and tidbits AND contest giveaways! Click www.facebook.com/kcbutlerhometeam and FOLLOW. And Thank you!

We have already mailed our annual calendars to those on our mailing list, if you missed out make sure to go to our website and join our mailing list (or email us) to receive info about our contests and quarterly mailings.

As the year comes to a close we cannot help but look back on all the fun we have had, and we would be so appreciative if you have any memories you would like to share with the "Home" Team from any of our events! To share those memories and keep up with our events and contest please share them on Facebook or send by email.

Now to the realty stuff. Ask about our rent-to-own program if you know anyone who is getting close to being able to buy and would like to pin down a home before prices get away from them.

As to the market in the 6-county Metro Denver, it's still a strong Seller's Market, and it just picked up steam again. That, even though "net" migration into Colorado has slowed from the last two years, in part because many Coloradans are cashing in on their home's appreciation, selling and moving to less expensive, less congested towns. Which reminds me. IF YOU NEED A REALTOR ANYWHERE in the US and many parts of the world, I belong to an elite network of best-of-the-best (not just REMAX!) brokers and can likely get you in touch with one you can trust to take excellent care of you at the other end. It goes without saying, I've got you covered here. And speaking of here, that pause we saw in October is over! It's rare that we see the market actually tighten in November and December, but that's exactly what's happening due the still-shrinking inventory of available homes. Note that the condo/townhome market is even tighter than the single-family market, due to the struggle to find anything affordable for many families and individuals. The exception is the luxury market, where there is still good inventory. Of course that keeps prices from climbing as quickly as the median and entry priced homes, which is not as good for sellers as for buyers. But even the luxury market has recovered to pre-recession values and above. Oh, the ebbs and flows I've seen in 30+ years in real estate.

Well, The "Home" Team is thrilled to see what the new year brings, and is looking forward to all the old friends and clients we get to reconnect with, and the new friends we will meet along the way. So please, if you know of anyone interested in moving up, down, out or around, please let us know so we can take care of them and add to our list of loyal "Home" Team family members.

Best Always,

KC and The "Home" Team

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?!



Price: \$1,850,000

[Virtual Tour](#)

790 Elk Rest Rd., Evergreen

This near new, extensively upgraded, move-in ready beauty enjoys excellent access to all the conveniences and diversions of metro Denver, the quaint and quirky town of Evergreen and Colorado's premier mountain resorts as well. In a span of 30 to 60 minutes you have almost limitless options! AND you'll be living in a beautiful home with vaulted ceilings, stone fireplaces and a fabulous master suite. The kitchen is first-rate, an enlarged main level study (surely on your list), and



the lower level finished rec room will knock your socks off! Add a professionally landscaped, fenced yard and a 3 car garage and there's STILL much more!

Original Price: \$828,000

New Price: \$745,500

[Virtual Tour](#)

403 Blue Ridge Rd., Golden

Come home to a masterfully constructed 4 bed 4 bath log home on 6 lush, gentle acres, and including a barn and domestic well. Used as a successful VRBO, it is beautifully appointed and maintained throughout the interior and exterior of the home. It has two master suites including one super-suite with a 5 piece bath and access to a large deck. Everything about this home is comfortable, and it entertains wonderfully. The grounds include a year-round stream with a waterfall running through the front yard and a large barn with an unfinished 1100 square foot loft that could potentially become an auxiliary living unit. The exceptionally convenient location allows you to reach downtown Denver in 20 minutes and ski slopes in only 45 minutes. Additional acreage available too!



Original Price: \$1,000,000

New Price: \$955,000

[Virtual Tour](#)

23400 Rockland Rd., Golden

This Lush, rolling 17 Acres of ground has many possible uses both residential and Commercial. Its access off Highway 40 between Genesee and Lookout Mountain exits on I-70 makes it infinitely convenient for Denver access as well as quick access to the high country. The available well can be permitted as residential domestic or commercial. And the active stream has more than just aesthetic value as 80-acre feet of provisional water can be obtained have a very low cost.

Adjacent to this and available for sale is a 6-acre gentleman's ranch with a beautiful four bedroom log home and Barn (listed above). Combined the two for a large equestrian home or an amazing family compound with potentially multiple homes for a discounted price. Ideal to develop mini-storage. Experienced developer might do residential multi-family. Many other possibilities. IRS 1031 Exchange involved so seller will look at what you might trade, looking for income producing opportunity.



Original Price: \$850,000

New Price: \$755,000

[View Listing](#)

NOTE:

403 Blue Ridge Rd. is adjacent to 23400 Rockland Rd. The properties can be purchased individually for their listed prices or together for a discounted **price of \$1,710,000.**

Recently Sold Listings



SOLD!!
3154 Chestnut Cr.
Evergreen



SOLD!!
9445 W. 49th Ave.
Wheat Ridge



SOLD!!
1315 Estes St. #11-B,
Lakewood



SOLD!!
31335 Burn Lane,
Evergreen



SOLD!!
21497 Alta Dr.,
Morrison



SOLD!!
2927 S. Upham St.,
Denver

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.

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