

October 2017 Newsletter



Happy Fall everyone!! We hope you had a wonderful September and a great start to this new season! Last month was a very busy time for the "Home" Team as we helped numerous folks get into out of the old home and into new homes to start fresh, new chapters in their lives. We were also lucky enough to be able to co-host a singles' event at one of our specialty listings that is extra-conducive to entertaining, allowing us to meet many new people and build new relationships as our guests also attempted to find someone with which to build a relationship. That was a first, and great fun!

As the holidays approach The "Home" Team will have many fun events and contests to ring in the Fall Season. We will be kicking it off with a costume contest through our Facebook page that could win you a great prize, so make sure to keep your eyes peeled for posts from the KC Butler "Home" Team. If you are not already following us, make sure to like our page to be able to participate in these fun events! Click www.facebook.com/KCButlerHomeTeam

And don't forget our amazing rent-to-own program! We talk about this every month so call if you'd like to know more.

As to the state of real estate in the 6-county Metro Denver, still a Seller's Market, still softening at a snail's pace. Although it should be softening faster than that given the time of year. Multiple offers are less prevalent, but still the norm on all entry-level homes and condos, and many at or below median price for the area. Median prices are still climbing, up about 0.5% in the last month. Based on my experience through previous cycles, it feels like the market has reached that point in its escalation where it just wants to take a breath! Not for any more logical reason than that buyers are wary, whilst sellers still struggle with where to move if they do sell. However, market indicators show no relief in the shortage of housing available for the influx of families moving here. Noting that, I expect the market to get its wind, and kick back into high gear by early February! I'm ready for it. Are you? If I just created more questions than answers for you, call me and let's talk in greater detail about your specific situation.

Well, The "Home" Team is excited and anxious to see what Fall brings, and is looking forward to all the new friends we will meet along the way. So please, if you know of anyone interested in moving up or out please give them our name 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

Coming Soon

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



9445 W. 49th Ave. , Wheat Ridge, CO

A great little starter home with that "sweat equity" opportunity you've all heard about. Sits on just over 1/3 of an acre with Garrison Lake right behind it. Great potential in a great area! Also a great opportunity to scrape and build. Keep an eye out in the next few days for this to hit the market at the hard-to-beat price of \$200,000!



1992 Sugarbush Dr. , Evergreen, CO

On the other hand, is a Golden band, as the country song goes. This luxury home in Jeffco's most sought neighborhood, in north Evergreen, needs nothing! Just move in luxuriate and breath that mountain air while the elk and deer meander around you. Over 8000 SF on almost 2 acres, this one begs to entertain you many friends and family. Keep an eye out in the next few days for this to hit the market soon at \$1,850,000.



Featured Listings

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: \$750,000

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: \$975,000

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: \$775,000

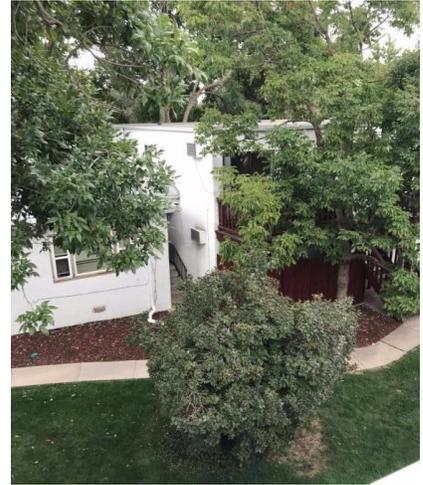
View Listing

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 \$1,763,000.**

1315 Estes St. #11-B., Lakewood

This is that nearly extinct home for less than \$100,000 in Lakewood! Yes, it's only one bedroom. Yes, it needs TLC. All cosmetic! So for the price, it is a great opportunity. And it has a large deck, an open floor plan AND you can easily walk to the Light Rail Station just a few blocks away, Natural Grocers and Safeway also a few blocks away and the park a block and a half away! That's what Location, Location, Location means in real estate.



31335 Burn Lane, Evergreen

Lowest priced home in the Ridge at Hiwan, but not a consolation! Updated throughout & has an exceptional floor plan combining to create an ideal living experience. The dramatically vaulted living room & dining room showcase a beautiful fireplace & cathedral windows. Well-appointed kitchen with island & breakfast nook flows in multiple directions to the formal dining room, the adjacent family room with rock fireplace & outside to the back deck. Master bedroom & 5-piece en suite with a large walk-in closet, plus good sized secondary bedrooms, will comfortably facilitate the whole family. A fully finished lower level serves any of multiple uses for you. There's a second, fully covered deck outside the living room & dining rooms, and the large three-car garage with its 12-foot height is a luxury of itself. Enjoy the beautiful views & quick access to Pioneer Trail and easy access to all connecting trails for many miles of local exploration & recreation. Bonus: Central Air-conditioning!



[Virtual Tour](#)

3154 Chestnut Cr., Evergreen

Rare opportunity to purchase a sub-median priced North Evergreen home, in a prime location, with Fix-and-Flip potential AND fix-and-hold guaranteed Sweat Equity! Enjoy hard-to-find single-level living in this large, partially updated, Walkout Ranch on a generous cul-de-sac lot with views and extra parking. Kitchen and baths already updated! Vaulted great room with stone fireplace; sun room; three decks; over sized, heated garage; and a bonus room with fireplace and outside entrance. These are but a few of the attributes. This is a true diamond in the rough. As-is priced at \$450,000. Please pardon the clutter! Buyer to independently confirm square footage. Square footage includes upper and lower sun rooms and studio off garage.



8773 S. Dudley St., Littleton

Beautiful ranch style home in highly sought after Chatfield Bluffs neighborhood. The open floor plan allows for easy living and entertaining. Living room has charming gas log fireplace surrounded by built in shelving for effortless decorating. The adjacent kitchen has nice sized island, pantry, recessed lighting, stainless appliances, plenty of cabinet storage and meal prep area. The dining area overlooks the peaceful backyard with a sliding glass door for easy outdoor meals with family and friends. The large master bedroom has vaulted ceilings, walk-in closet and five piece master bath with sizable shower and soaking tub to relax after a long day. Finished basement has a bedroom, full bath and large family/great room perfect for a media or game room. The backyard has a good sized trex deck and mature landscaping for lots of shade on hot days. Conveniently located to shopping, dining, walking and bike paths and Chatfield State Park. Close to C-470 for easy access anywhere!



Special Client Events

October 10th-31st : Halloween Costume Contest

Take a picture of you dressed in your Halloween costume and post it on the KC Butler "Home" Team Facebook Halloween Contest event page to be entered into the contest. You must like the business page and post before noon on Halloween to be entered! Good Luck!!

November 19th: Client Appreciation Day at the Movies

Please join the "Home" Team at the Alamo Draft House for a special day at the movies. This year we will be watching the premier of The Justice League. Please keep your eyes out for an invitation in your email for more information and to register for this fun event!

Recently Sold Listings



SOLD!!
2927 S. Upham St.
Denver



SOLD!!
21467 Alta Dr.,
Morrison



SOLD!!
7375 S. Alkire Ct.,
Arvada



SOLD!!
31315 Burn Lane,
Evergreen



SOLD!!
805 Union St,
Lakewood



SOLD!!
6747 S. Dover Cir.
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.

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