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THE VILLAGE KEEPER

A Community Newsletter Serving Amherst Exclusively

September 2016

Dear Folks,

After the most extreme selling season we have ever seen, this wild upward (price) climb we've been on may be settling down. We've seen a noted decrease in showing activity in the 2nd quarter, fewer offers being made (although multiple offers are still common), and a slowly growing inventory of homes for sale. Price reductions are also routinely happening on listings that aren't selling.

The lower priced end of our market is still out of balance with far more buyers than listings, but the remainder of the price points are more balanced. This creates an opportunity to make a move up to a larger home more possible than it's been for a year or more, but with today's prices you have to be very careful not to overpay.

Having competent, knowledgeable representation is the best way to protect yourself. I can help you! As always, if you have any questions about the sales data or your home, I am here to answer your questions too.

*Best Regards,
Lisa*

www.TCArealty.com

Who Is Tri-County Associates?

For 21 years now Mike and Lisa have been serving the community in Amherst, and in Westlake for well over 30 years! My how time flies. I came to work with Tri-County in the 90's, after having spent a couple of years in the corporate real estate world. I yearned for a more personal experience with my clients, one where I could be more focused on them, not the company's sales goals.

It has been such a pleasure to be a part of the community over the years. I have met and become friends and longtime acquaintances with so many wonderful people. We have had great times together at the annual events. When I look back through the photos of the Easter Egg Hunts, Pumpkin Patches, Santa's visits on his sleigh and the annual garage sale weekends, I smile. It gives me great satisfaction and makes my heart happy to have had the opportunity to have such a great working life.

My real estate practice has grown exponentially through the years. I sell homes all over the Denver/Boulder metro areas and especially love the mountain home sales. They offer the experience to enjoy the essence of what Colorado offers to us, from the magnificent homes to the mountain cabins in the forests.

Our business is to assist you in buying and selling homes. We exist because of you, and to serve you. We have worked with thousands of sellers and buyers over the years. Each transaction is handled with great care, skilled negotiations, attention to detail, and sound, professional advice. That's why people continue to come back to us and refer us to their friends and family.

We strive to help you, the residents of Amherst, get the most money from your home sale and get the best value when purchasing your new home. Our past sales history confirms this. We offer competitive fees and if you call us before you begin your search for a new home, we can offer you a substantial discount on the commission for the sale of your existing home.

We help you properly prepare and effectively market your home for sale in order to help you sell quicker and for a better price than the competition. We have neighborhood market statistics at our fingertips at all times to keep you abreast of the local conditions that may impact your home sale.

We are easy to reach, accessible, and always return your calls promptly. Most importantly, we have committed ourselves to know more about your neighborhood and your home than anyone else. We want to help you when you need it the most.

We are just as we appear to be...no hidden agenda. We are here for you!

Lisa's Real Estate Page

Amherst Up-To-Date

# of Homes sold Year to Date	18	In order to best serve you, Tri-County Associates
Average Sales Price	\$342,063	has specialized in selling homes in Amherst since
Average # of Days on Market	8	its' inception in 1995. Thank you for your loyalty
Fixed Rate Mortgage (8/15/16)	3.50%	and continued support throughout the years!

Recent Home Sales Year to Date

<u>Address</u>	<u>Model</u>	<u>Sold Price</u>	<u>Bedrooms</u>	<u>Basement Finish</u>	<u>Garage</u>	<u>Days on Market</u>
13520 Tejon St.	Breckenridge	\$336,000	2	60%	2 Car	1
13236 Vallejo Ct.	Cambridge	\$382,500	4	100%	3 Car	3
1771 W. 131st Ct.	Charleston	\$330,000	3	30%	2 Car	7
13477 Quivas St.	Charleston	\$324,000	3	0%	2 Car	19
13507 Quivas St.	Cumberland	\$330,000	3	95%	2 Car	5
13234 Umatilla St.	Cumberland	\$347,500	3+1	100%	3 Car	12
13482 Pecos St.(\$)	Cumberland	\$350,000	3	95%	2 Car	5
1750 W. 134th Ave.	Georgetown	\$304,000	3+1	35%	3 Car	6
13421 Shoshone St.(\$)	Golden	\$350,000	3	90%	2 Car	2
13369 Wyandot St.	Golden	\$360,000	4	100%	2 Car	5
13447 Quivas St.	Livingston	\$337,000	3+1	100%	2 Car	13
1832 W. 135th Pl.	Manitou	\$326,625	3	0%	2 Car	2
1952 W. 135th Pl.	Tivoli	\$334,500	4	0%	3 Car	0
13528 Vallejo St.	Tivoli	\$365,000	4	0%	2 Car	2
13138 Umatilla St.(\$)	Vail	\$340,000	3	0%	2 Car	22
13545 Shoshone St.	Vail	\$330,000	4	0%	2 Car	43
13308 Wyandot St.	Vail	\$360,000	3	0%	2 Car	3
1611 W. 135th Dr.	Walden	\$350,000	3+1	100%	2 Car	2

(*) Indicates the home was bank repossessed or in pre-foreclosure.

(\$)

**Homes in bold have been sold by Tri-County Associates

When you're ready to buy or sell call me at 303-919-6161. I know the neighborhood and I can do the job.

VILLAGE KEEPER CLASSIFIEDS

SOLID OAK DINING ROOM SET **pegengland@q.com**

Beautiful dining room table with 6 chairs, 4 reg./2 captain's chairs. Table is 60" x 42", extends to 78" with leaf. Seats 8-10 people. Gorgeous matching china cabinet has 2 glass shelves & buffet with 1 drawer and 2 enclosed storage shelves. \$500

LADDER FOR SALE

303-465-5219 / casmolinski1@q.com
28 ft. alum. WERNER ext. ladder, rubber shoes & spur plates. \$200. Like new.

HANDYMAN/CONSTRUCTION NEEDED **303-920-8688 / qvic1@msn.com**

We are looking for someone who can renovate/overhaul our backyard shed. The shed seems structurally sound but needs new flooring; siding/walls; new roof, doors and the inside needs to be finished. We are in the Amherst subdivision. Call or email Jennifer.

LOCAL PAINTING COMPANY

720-955-2111 /travis@broomfieldpropainters.com
We're a locally owned, family-operated painting company based out of Broomfield. We live right here in Westlake! We take pride in providing friendly, high quality, professional painting services to both residential and commercial customers. Give us a call for a free estimate!

BEFORE & AFTER SCHOOL CARE **720-556-8879**

If you are looking for before and after school care during the 2016-2017 school year, you have come to the right place. I have experience watching children over the years. I have 13 year old twin boys. If your child attends Centennial or Westlake middle school contact Sheri to set up a time to meet and discuss your child care needs.

YARD CARE SERVICES **303-929-7989**

Mowing, aerating, bushes, trees, sprinklers. Please call Joe.

BASEMENTS & REMODELING **720-299-1368**

Specialize in basements and bathrooms. Been in business over 8 years with countless referrals. Very reasonably priced. Call Brett.

TOYOTA SERVICE **303-668-5412**

Service your Toyota car or truck with Toy-Crawlers. Install lifts and accessories, also check us out at toy-crawlers.com for all of your Toyota needs.

NEED EXTRA MONEY? **720-556-8879**

Could you use an extra paycheck a month?? For only \$15.00 you could own Your Own Business!!! By selling Avon. No inventory, No hidden fees, Free website, No territories, No parties, Low cost for supplies, Free training. Set your own hours and Be Your Own Boss. Contact Sheri for more information.

MASTER ELECTRICIAN **303-332-5990**

Available for any residential or commercial projects. Call for estimates. Licensed bonded and insured.

DEREK'S YARD WORK / PET CARE

720-421-0845 dtou192753@adams12.org
I can do mowing,trimming,edging,weed eating and other yard work.I can also do pet walking and other pet tasks.

HANDYMAN / REMODELING

303-704-0762 / wall.jeremiah@gmail.com
Drywall, Tile, Electrical, Plumbing, and many other home repair needs!

CARMICHEAL'S HOME REPAIR **303-870-5529**

Home Improvements and the Honey Do's too.

2 YOUTH BEDROOM SETS FOR SALE **720-635-6740**

One white - twin bed w/solid wood headboard & footboard, rails, chest, white desk & misc. storage pcs. - \$100 Other set is birch colored - twin bed w/headboard and rails, 2 chests, trunk, nightstand, matching shelving and other misc. storage pcs. - \$150 Pricing firm as both sets are in excellent condition.

SMOKIN' BBQ

303-997-5891 / www.broomfieldbbq.com
12920 Lowell Blvd. Southern style - Take out/ catering Under new management. Check out the homemade food.

MASTAY'S PAINTING SERVICE **303-929-8674**

Custom Int/Ext painting. Quality work, satisfaction guaranteed, residential & commercial, fully insured call Bruce.

TAYLORS HOME IMPROVEMENT **303-349-7790**

Basement finishes, kitchen remodel, bathroom remodel, tile, electrical, plumbing, fences, etc.. Ask for Mark.

DJ SERVICES FOR CHARITY EVENTS **303-466-1036**

DJ's available for charity events (free or low cost) or for other events at reasonable rates. Call Scott.

MASSAGE THERAPY

720-260-3961 / dancinghands2@gmail.com
Experienced massage therapist right here in Westlake Village. Call Donia to make an appointment. 20 years experience; aromatherapy, lymph work, reflexology, acoustic table and soul tending too!! Don't miss out!

INTERIOR & EXTERIOR HOUSE PAINTING

720-291-3640 / Morningskypainting@gmail.com
Morning Sky Painting Quality interior and exterior painting service for all your house painting needs. Call me today for a free estimate.

FOUND BIKE **303-466-1036**

Small childs bike found in the trails. Call to identify and claim.

PEAK PAINTING COMPANY 970-397-3748 **peakpaintingcolorado@gmail.com**

Very detailed Professional Int/Ext Painting, Remodel, Drywall repair, Texture, and Stain. Residential and Commercial. Fully insured. Call Kyegan.

PAM'S PLACE FAMILY HAIR **720-231-5325**

Pam's Place located inside Fantastik Cuts at 12920 Lowell Blvd. Appointments 10 - 7 Mon-Wed. Walk-ins always welcome. Color, Cuts, Women, Children, Men, family hair care.

THRIVE! www.therealyou.le-vel.com **Created2bedivine@gmail.com**

The lifestyle change your looking for is THRIVE! Our products are for both men and women! It can help with energy, weight loss/maintain, joints, and mental clarity. Thrive It's all about nutrition and filling the gaps your body is missing. It not a diet and it's not intended to be a diet. 3 steps in the 1st 20 minutes of your day and your done! And don't forget you can earn your product for FREE! Message me with questions or feel free to check out my website...

FOR SALE **cathode303@aol.com**

Dining room table & leaves w/ 6 chairs and china hutch. 3 piece entertainment center. 8' pool table. All items in good shape. WILL TAKE BEST OFFER.

SENIOR CAREGIVING

720-229-6911 brianne_abrams@yahoo.com
I have worked with seniors for 10 years. My goal is to help people stay in their own homes at an affordable price. I have references. Call today for a quote. I also have CNA, QMAP, CPR and FIRST AIDE.

PROFESSIONAL PAINTER

720-413-0858 / eliacibm@msn.com
Amherst resident since 2005. Small business owner: Total Eclipse Painting, LLC HIGH QUALITY WORK AT REASONABLE PRICING. Painting your home, inside & out, improves curb appeal, character & resale value. Painting is one of the quickest and easiest ways to give your home a face-lift -- and it yields some of the most dramatic results as well. Interior, exterior, fence, deck. 25 years experience. Thumbtack Best 2015 Painting company. 5-7 years labor warranty. Free Estimate. Call me today to schedule a walk through.

YOUNG LIVING ESSENTIAL OILS

720-336-9045 / yleochellar@gmail.com
Low on energy, stressed or ill? Want a natural approach to health without OTC meds? Want toxins out of your home? YLEO can help! Call or email Chella today to chat or book a class! www.youngliving.org/chellar.

To place a free ad, call 303-466-5777, fax 866-920-2902,
or go online to www.TCArealty.com