

# ROCKY, JASON & JEREMY'S REAL ESTATE REPORT

Published by Rocky Reynebeau ♦ Jason Reynebeau ♦ Jeremy Kendall

## Inside This Issue

- Today, Yesterday and Tomorrow ..... 1
- Gestalt skills in real estate ..... 1
- What does “market pressures” mean? ..... 2
- Inventory ..... 2-10
- Watching interest rates ..... 3
- We need a soft landing ..... 3
- Reverse mortgages ..... 4
- The role of your rental property ..... 5
- Recent Sales - 3/5/15 - 5/19/15 .... 5, 7 & 10
- Consumer Financial Protection Bureau ..... 7
- Other Broker Sales ..... 9
- One-Phone-Call Solutions ..... 11
- Best Recommendations ..... 12

## YOUR HOME'S VALUE - TODAY, YESTERDAY AND TOMORROW

A Snickers candy bar that cost 5 cents in 1950 now costs \$1.00 - same thing applies to your home!

By Rocky Reynebeau

**T**oday our housing market continues to rock-n-roll in a broadly-based seller's market. We feel this will continue for the foreseeable future as long as interest rates remain moderate and **Colorado** continues to grow. With rare exception - a seller's market begins in entry-level markets and gradually bubbles up until it's broadly based. We will not know when we've reached value equilibrium until we start seeing *resistance* on *sensibly-priced* properties.

### AS THE VALUE OF THE DOLLAR GOES DOWN THE VALUE OF YOUR HOME GOES UP!

Period	Years with Inflation	Years with Deflation	Years with No Inflation	Effect on Purchasing Power*
1800 - 1850	14	23	13	+104%
1851 - 1900	9	16	25	No Change
1901 - 1950	30	12	8	-65%
1951 - 2000	49	1	0	-86%
2001 - 2014	13	1	0	-21%

\*See important footnotes on page 6. Source [www.mykindred.com/cloud/tax](http://www.mykindred.com/cloud/tax) - Historical Value of U.S. Dollar (Estimated)

### YESTERDAY VALUES!

Housing values have never been static and continually adjust to ever-changing conditions. But it is different now! *Previous* to the early 1900's, real estate values would ebb and flow (see chart) between inflation and deflation pressures. But, over the long pull, *because the value of the currency remained relatively stable*, so did real estate values. Depreciation was real unless offset by appreciation. If one location did better than another - it was because of *appreciation* not because the *currency lost value*.

Example: New York City vs. Rockwell City, Iowa.

### Eyes Glazing Over?

*Now, this is going to get deep, so if your eyes are glazing over, now is a good time to stop reading this!*

The 1900's disrupted that stable dollar pattern! With the creation of the **Federal Income Tax** in 1913 and the **Federal Reserve Act of 1913**, money and power gradually shifted from the states to the central government. Then, in the late 30's, **Keynesian** (stimulus policies) economic thinking became the economic narrative. In 1938 the creation of **Fannie Mae** set the stage for nationwide mortgage rates vs. locally established rates. Going off the **Gold Standard** in the early 70's finally put a fork in the corrective benefits of deflationary pressures. Most of these were good things - *if not abused*.

Since then, in ever-increasing degrees, the stimulus features of deficit spending, printing money and manipulation of interest rates have all been used on a regular basis. There are times,

*Continued on page 10 - Today, Yesterday & Tomorrow*

## GESTALT PRINCIPLES APPLIED TO REAL ESTATE

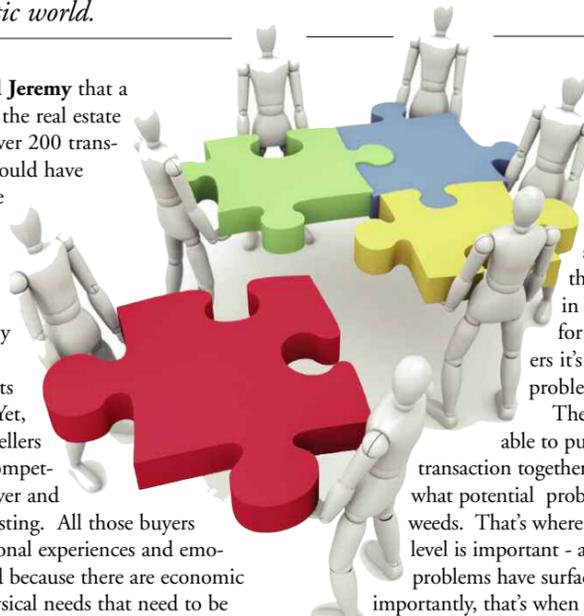
**Gestalt** - *the whole has an independent existence. The ability to acquire, maintain and manage meaningful perceptions in a chaotic world.*

By Rocky Reynebeau

**I**'ve always said to Jason and Jeremy that a Realtor does not really know the real estate business until they've done over 200 transactions. At that point a Realtor should have enough experience to see the whole deal (gestalt) in its entirety - then they bring some *real value* to their client's table.

At its core - the business of real estate is so simple yet extraordinarily complicated. The concept is that a seller wants to sell and a buyer wants to buy - sounds simple doesn't it? Yet, when you introduce thousands of sellers and buyers into the equation, all competing with each other for the best buyer and the best property, it becomes interesting. All those buyers and sellers have value systems, personal experiences and emotions which are further complicated because there are economic strata, emotional, financial and physical needs that need to be satisfied. Add some seasoning in the form of advice from family, co-workers and friends and the process quickly gets complicated. Most of these competing influences are sub-limital and surface at various stress points during the process.

Yippie - we got a deal! OK, now throw into the mix Realtors, lenders, loan processors, underwriters, appraisers, government regulations, inspections, title companies and any number of other vendors that also bring their own needs and life experiences into the transaction. A great deal of drama is created with "behind-the-scenes" players and the "simple deal" somehow gets real complicated.



What is always so amazing to me is that most of the drama introduced to a real estate transaction comes from the very people who are being paid to get the transaction to the closing table. You see, for the seller and the buyer this is the most important thing in their life at the moment. But, for any one of the ancillary players it's just another loan, appraisal, or problem.

There is a very real skill of being able to pull all the pieces of a real estate transaction together, and to anticipate beforehand what potential problems may be laying in the weeds. That's where the 200 transactions experience level is important - at that point most potential problems have surfaced at some point. Most importantly, that's when a gestalt skill is a big plus on your side of the equation.

Gestalt skills are important in nearly all parts of life and in all businesses. Think about a restaurant owner that only sees the hamburger but does not recognize that the bathroom is dirty. Being able to pull all the pieces of a real estate transaction together is a very big deal - especially when you have a moving truck in front of your house.

*The gestalt skill of seeing the whole deal is earned - it cannot be declared.*



Jason, Rocky & Jeremy

PRSR-T STD  
U.S. Postage Paid  
Denver, Co  
Permit No. 573

Rocky, Jason and Jeremy  
Metro Brokers - Reynebeau & Company  
215 Union Blvd., Suite #125  
Lakewood, Colorado 80228  
**303-989-5462**

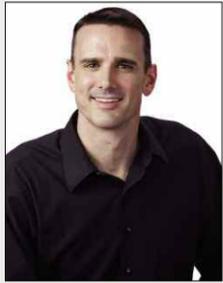


# ROCKY, JASON AND JEREMY

We Do Real Estate

## REAL ESTATE BASICS

### WHAT DO WE MEAN BY MARKET PRESSURES?



By Jeremy Kendall

We recently received an email from a Green Mountain resident. She queried - "what are market pressures?"

*If we can see real estate in the very big picture then it's easy to explain. When selling or buying real estate there are two issues at hand. First is how "saleable" it is and the second is how "valuable" it is. The question then becomes who determines saleability and what determines value.*

### Who Decides Saleability?

*ALL real estate is equally saleable!* The basic requirement is a proper relationship between the asking price and the location and condition of the property. **Example:** Two similar homes! One in perfect condition with a great location and the other in poor condition and in an undesirable location. BOTH are equally saleable but at different prices. Price is the great equalizer when it comes to saleability! Consider an acre of ground out in the middle of *absolute nowhere* - is it saleable? Of course, put a price of \$1 on it and someone will come along and buy it. *Saleability is all about the proper relationship of price, condition and location factors.*



### WHAT DETERMINES VALUE?

*Market pressure is all about demand and it's demand that determines value.* Take those same homes listed above - now imagine one located in **Mau** and one in a small town in **Iowa**. Or, consider that acre of land in **Manhattan** vs. **Eastern Colorado**. Clearly, those values would be very different because the unique market pressures would be very different.

These principles co-mingle but both are constant and will never change. Buyers will always be looking for the best relationship between price, condition and location. And, values will always be established within the framework of demand - market pressures.

### Important Stuff?

The market is forever changing and it takes a high skill-set to continually know what is going on. (See *Gestalt principles* as discussed on page 1.) Those market pressures are unique to each market - frequently for a given home, sometimes by the week/season or for a specific street and very often by the product type. Imagine receiving council for your Aspen property from someone that sells real estate in Limon, Colorado. Seriously, seek the aid of a Realtor who has a good grip on the demand for your home.

*Once again, remember* - The seller determines saleability but *market pressures* (demand) determines value.

## SOUTH SLOPE - PULTE #47



### EXPANDED FLOOR PLAN 14364 W. Yale Place

3 Beds/3 Baths - Sq. Ft. 2095 & 182 - 4-Level - 2-car garage - Taxes \$1750 - Front foyer/mudroom was added in 2008 - Living room windows provide plenty of natural sunlight - Lower level family room enjoys a gas fireplace with custom molding - Enclosed sunroom with tile flooring - Lower level bedroom/office has been expanded with 149 additional sq.ft. - Open kitchen with eating space and access to balcony - Large master with vaulted ceilings and private bath - Upper level laundry - Formal dining area overlooks living room - Finished basement provides workshop with plenty of storage - Wonderful yard - Large shed with electrical service - Newer windows (2007) - Newer roof (2009) - Close to parks, open space and Bear Creek Lake Schools - **Rooney Ranch, Dunstan and Green Mountain**

Status - New Listing ♦ Offered at \$399,000

## SIXTH AVENUE WEST



### BEAUTIFULLY UPDATED 14731 W. Ellsworth Avenue

3 Beds / 3 Baths - 1320 + 660 Sq. Ft. - 2 Story - 2-carports - Taxes - \$1300 (est.) Wonderful open floor plan with the wall between the eating space and the living room removed and replaced with great cabinets and eating space countertops - Easy egress to the back patio - Newly updated kitchen with oak cabinets - Newer furnace & air conditioner - Quarry tile floors - New windows - Lots of pride-of-ownership - Very quiet location and away from any streets - Large and beautiful wood-burning fireplace - Finished basement with a large recreation room - A fabulous utility room with tons of cabinets and lots of light - Just a couple minutes walk to trailheads of **Green Mountain Open Space** - Perfect location with an easy drive to downtown and the beautiful **Rocky Mountains, St. Anthony's, Light Rail & the Federal Center**

Schools - **Kyffin, Bell and Golden**

Status - Check - Coming Soon ♦ Offered at \$255,000

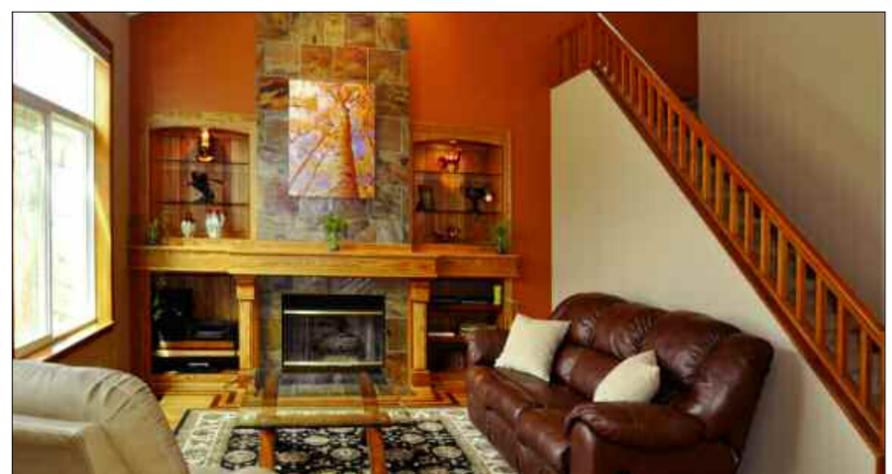
## SOUTH SLOPE - PULTE



### WONDERFUL HOME 2327 S. Flora Street

5 Beds/4 Baths - 2256 + 1019 Sq. Ft. - 2-Story - 2-car garage - Taxes \$2687 - Wonderful location - Amazing expanded kitchen, remodeled with granite counter tops, Wolf gas stove, Subzero refrigerator, refrigerated drawers and huge pantry - Hardwood floors throughout the main level - Designer mantle and book shelves frame the beautiful slate fireplace in family room - Large master bedroom with 5-piece master bath - Main floor office looks out on the hot tub - Newer windows - Vaulted ceilings - Wonderful backyard with water feature, a large patio and retractable awnings - Built-in storage shed under eating space - Sprinkler system - Fully-finished basement - Walk to parks and Open Space - easy commute to downtown and the mountains.

Sold Price - \$481,000 - DOM - 10 - Date - 5/22/2015



Rocky, Jason and Jeremy - Real Estate Professionals

303-989-5462 (Office) ♦ Jason's Cell - 303-875-1840 ♦ Jeremy's Cell - 720-280-6377 ♦ Rocky's Cell - 303-667-7075

jreynebeau@aol.com ♦ jkendallmb@aol.com ♦ rlestrocky@aol.com



# ROCKY, JASON AND JEREMY

We Do Real Estate

## WATCHING INTEREST RATES

Coming FED rate hikes: Speed and size matter more than the start date.

*Note: This article was taken from a financial source without author's name attached to it. We are not the author - see our related article - Soft Landing.*

**E**xperts have obsessed for months about when the Fed will make its first interest rate hike since 2006. Will it be this summer, the fall or sometime in 2016. Here's the catch: the liftoff date is just an appetizer. *The main course -- the meat of the issue -- is how quickly the Fed raises rates.* Will the Fed push rates up several times in the months that follow and will those increases be small nudges or big jumps? The *speed* is arguably more important to the U.S. economy - the pace is much more important than the date of the first rate hike.

**Slow and steady:** Everyone from Wall Street to Washington to Main Street is antsy about this first rate hike because the Fed hasn't increased rates since 2006 -- before America's central bank slashed rates to near zero in December 2008 to stimulate the economy. The Fed has kept rates at those historic lows ever since.

Raising rates will impact everyone. If you have a credit card, car loan, private student loan, money in a savings account, stocks, bonds or are looking for a home mortgage, the Fed's policy will impact you. In March, the Fed signaled it's getting ready to raise rates by removing the key word "patient" from its official statement. Many interpreted this to mean the Fed could start hiking rates as early as this summer. But a few weeks later, disappointing data on the weak hiring caused many to forecast the liftoff won't come until this fall.

The Fed won't say exactly when it plans to raise rates, but Fed Chair Janet Yellen has emphasized the central bank will move slowly. "Even after the initial increase in the funds rate, our policy is likely to remain highly accommodative," Yellen said in March. That's Fed speak for rates will stay low for awhile.

Yellen's colleague, New York Fed Chair William Dudley, backed her up in early April, saying the path of rate hikes will be "shallow." This rate hike party won't be like 1994:

Moving slowly is a big shift from the past. In 1994, the Fed raised rates numerous times that year, ending with a 75-point rate hike that few expected. "They're going to go up, but they're not going to double or triple overnight," says John Canally, chief economist at LPL financial.



The Fed is expected to raise rates once this year and see how the economy reacts. The "wait-and-watch" approach means rates will be low well after the first rate hike, says Rajeev Dhawan, director of the economic forecasting center at Georgia State University.

In fact, the end of rate hikes could even be more important the beginning, some argue. Rates are near zero now, and the Fed projects they could be at 3.5% in a few years. How the central bank goes from point A to point B is gaining the spotlight. It really boils down to how much and how fast. That's what real people should really be focused on.

**Our Note:** Just recently 1st quarter **Gross National Product (GNP)** growth was announced to be anemic .2%. That along with a very low March **Labor Participation Rate** of only 62.7% are statistics that would encourage the FED to either keep rates the same or very slow ticks up. Relative to housing - take advantage as low interest rates cannot go on forever.

## WE NEED A SOFT LANDING

*Our housing market can prosper when mortgage rates rise - but we need a soft landing.*



**By Jason Reynebeau**

**A** **Soft Landing** - what does that mean? Right now, both the stock market and the national housing market are addicted to abnormally low interest rates. Weaning those markets off cheap money slowly is called a "soft landing." Too harsh of a withdrawal would lead to disruptions! So, *relative to your home and its value*, a "soft landing" would be the very slow process of normalizing mortgage rates. A soft landing would allow markets to gradually adjust to higher interest rates.

When it comes to your home's value - raising interest rates is a very serious thing because since 2008 our *organically* strong markets have been *amplified* by near-free money.

We feel that, with a soft landing, our local housing markets will continue to prosper, in spite of higher mortgage rates. We say that because Colorado has a steadily-improving economy with very nice positive net migration figures. Further, the "Washington

**Park Effect**", as we like to call it, is actually accelerating for all the markets surrounding **Green Mountain**. Our local employment centers, our natural geography features and strong appeal to upwardly-mobile two-income families all establish a strong baseline for the continued prosperity in our housing markets.

National macro economic concerns are easing and that is good because many of the options available to the Federal Reserve, to boost up the national economy, have already been spent. That being said - the best solution source of continued prosperity is a broadly based growing economy. Real growth creating real wealth and plenty of good paying jobs.

*Colorado is experiencing real growth and that is a big feather in our real estate hat!*

## What a "SOFT LANDING" Looks Like

Impact of .25% increases in mortgage loans - as it relates to one home

**What would it take to buy this home?**



Price	Down Payment	Loan	Rate	P&I	Taxes & Insurance	Total PITI	.25% Change	Accum. Change	1st Ratio*
\$350,000	\$70,000	\$280,000	4.00%	\$1,337	\$250	\$1,587			\$5,668
\$350,000	\$70,000	\$280,000	4.25%	\$1,377	\$250	\$1,627	+\$40	+\$40	\$5,811
\$350,000	\$70,000	\$280,000	4.50%	\$1,418	\$250	\$1,668	+\$41	+\$81	\$5,957
\$350,000	\$70,000	\$280,000	4.75%	\$1,461	\$250	\$1,711	+\$43	+\$124	\$6,119
\$350,000	\$70,000	\$280,000	5.00%	\$1,503	\$250	\$1,753	+\$42	+\$166	\$6,260
\$350,000	\$70,000	\$280,000	5.25%	\$1,546	\$250	\$1,796	+\$43	+\$209	\$6,414
\$350,000	\$70,000	\$280,000	5.50%	\$1,589	\$250	\$1,839	+\$43	+\$252	\$6,567
\$350,000	\$70,000	\$280,000	5.75%	\$1,634	\$250	\$1,884	+\$45	+\$297	\$6,729
\$350,000	\$70,000	\$280,000	6.00%	\$1,678	\$250	\$1,928	+\$44	+\$341	\$6,886
\$350,000	\$70,000	\$280,000	6.25%	\$1,724	\$250	\$1,974	+\$46	+\$387	\$7,050
\$350,000	\$70,000	\$280,000	6.50%	\$1,769	\$250	\$2,019	+\$45	+\$432	\$7,210
\$350,000	\$70,000	\$280,000	6.75%	\$1,816	\$250	\$2,066	+\$47	+\$479	\$7,379
\$350,000	\$70,000	\$280,000	7.00%	\$1,863	\$250	\$2,113	+\$47	+\$526	\$7,546

\*Total gross family income needed to qualify for subject loan using a conservative 28% 1st ratio.



**Rocky, Jason and Jeremy - Real Estate Professionals**  
 303-989-5462 (Office) ♦ Jason's Cell - 303-875-1840 ♦ Jeremy's Cell - 720-280-6377 ♦ Rocky's Cell - 303-667-7075  
 jreynebeau@aol.com ♦ jkendallmb@aol.com ♦ rlestrocky@aol.com



# REAL ESTATE GUIDE

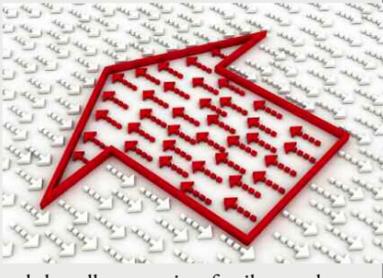
We Do Real Estate

## SENIOR OPTIONS

### WE'RE BIG BELIEVERS IN REVERSE MORTGAGES!

Rocky, Jason and Jeremy

As you may know, we are big believers that seniors should stay in their homes as long as possible unless they're lonely or it's unsafe because of health reasons. If finances are tight - a reverse mortgage is a wonderful vehicle to help make that possible. Importantly, reverse mortgages need to be part of overall financial planning so we recommend that all appropriate family members are included in the decision.



We have a special place in our hearts for seniors and care deeply for them. We always defer to family or financial planners but we can help you think through the options available to you. Give us a call if we can help.

Here are two examples of how a reverse mortgage can be used:

**Situation A:** Senior with a \$300,000 home with a \$150,000 mortgage. A reverse mortgage (RM) for \$150,000 would free up the senior from having to make the principle & interest payments - which would enhance life or to simply reduce the financial pressures.

**Situation B:** Senior with a free and clear \$300,000 home. That equity could be used in one of two ways. First: Do an RM for \$150,000 to create an instant pile of cash. Or, second, establish a \$150,000 line of credit from which funds could be drawn as needed.

## REVERSE MORTGAGES

Getting a reverse mortgage is getting tougher but still a wonderful option for seniors

By Kenneth R. Harney, Los Angeles Times 4/12/15

**R**everse mortgages have always been different: They're available only to those 62 and older who have equity in their homes. There are no repayments required until the borrower sells the house, moves out or dies. Loan recipients' main responsibilities are to keep current on local property taxes, HOA fees, pay hazard insurance premiums and keep the place in reasonable condition.



The Federal Housing Administration (FHA) has run the reverse mortgage program in the country for three decades and has been relatively easy-going when it comes to underwriting. But during the recession and mortgage bust years, thousands of borrowers fell into default producing huge losses on foreclosed properties for the FHA. This led to the dramatic changes that went into effect on April 27th of this year.

Applicants now need to demonstrate upfront that they have both the willingness and the capacity to meet their property tax, property insurance and HOA obligations. Lenders will also need to pull the borrowers' credit reports. They'll be to produce documentation of their employment status (if applicable), income and financial assets, as well as undergo a "residual income" analysis that examines all their monthly expenses and cash flow.

Reza Jahangiri, chief executive of American Advisors Group, the highest-volume reverse mortgage lender, said his company expects a decline in loan activity of 8% to 10% as a result of these changes. He also expects a countervailing shift toward "mainstream" borrowers who seek to use a reverse mortgage as part of their overall retirement financial planning including a flexible line of credit they can draw from as needed.

**Bottom line:** Tougher credit standards have come to reverse mortgages. Before applying, be aware of the types of documentation you'll need. And when you talk with a lender or financial counselor about a reverse loan, make sure you involve the entire family, so everybody knows what you are getting into.

## BEAUTIFUL WESTGATE



### BEST HOME IN WESTGATE 8027 W. Harvard Drive

Best remodel in Westgate! Expanded family room with custom granite and cherry gas fireplace. Expanded master bedroom with huge new closets. Stunning kitchen with DeWils solid cherry cabinets, exotic Brazilian granite countertops, granite sink, Subzero / Wolf appliances, extended floor, and custom storage areas. Fully-remodeled bathrooms with custom cabinetry, raised ceilings, and granite countertops. Pella Architect windows throughout the house, including 5 bay windows. Additional natural light bathes the interior house from numerous skylights, solar tubes, glass blocks, and new window locations. All interior doors replaced with solid 6-panel wood doors with brushed nickel hardware. Walk to Westgate Elementary and to the hiking and biking trails along Bear Creek.

Status - Coming Mid-August - Offered at \$465,000

## LAKWOOD VISTA CONDO



### GREAT LOCATION 1670 S. Deframe Street #B2

2 Beds / 2 Baths - 837 Sq. Ft. - Ranch/Condo - 1-reserved garage space - Taxes \$867 - Second floor corner unit - Great condition - Large master bedroom with walk-in closet - Private master bath - Open kitchen with full pantry and all appliances included - 2 private decks - Walking distance to Green Mountain hiking and biking trails - Easy access to C-470, I-70 and 6th Avenue - Near Red Rocks, Bear Creek State Park, Saint Anthony's Hospital and The Federal Center - Wonderful complex features a pool, hot tub and kids playground - Professionally managed HOA - Hurry, won't last long!

Schools - Hutchinson, Dunstan and Green Mountain

Status - Check with us - Offered at \$175,000



## SOUTH SLOPE - RYLAND

COMING  
VERY SOON



### GREENBELT LOCATION 14054 W. Cornell Ave.

5 Beds / 4 Baths - 2436 + 1284 Sq. Ft. - 2-Story - Oversized 2-car garage - Taxes - \$3021 - Great curb appeal - Tremendous location - Backs to greenbelt w/ wonderful views to the south and west - Large deck - Hardwoods in the entry - Some updating in the kitchen w/ Granite counters & stainless appliances - Main floor study & laundry - Fully-finished walkout basement with a rec room, bedroom, 3/4 bath & a partial kitchen - Large oversized 2-car garage - Great neighborhood - Walk to Green Mountain Open Space, Bear Creek Lake Park & trailheads - Perfect location with an easy commute to downtown, the mountains, Light Rail, NREL, St Anthony's and the Federal Center

Schools - Hutchinson, Dunstan and Green Mountain

Status - New Listing - Offered at \$510,000



Rocky, Jason and Jeremy - Real Estate Professionals

303-989-5462 (Office) ♦ Jason's Cell - 303-875-1840 ♦ Jeremy's Cell - 720-280-6377 ♦ Rocky's Cell - 303-667-7075

jreynebeau@aol.com ♦ jkendallmb@aol.com ♦ rlestrocky@aol.com



# REAL ESTATE GUIDE

We Do Real Estate

## ARE YOU A RELUCTANT LANDLORD

What role does your rental property play?



**By Jeremy Kendall**

When you own a rental property, the role of that investment should be reviewed on a regular basis. We all own real estate for different reasons. Here are some market-driven thoughts on the subject:

**Long-Term Investors:** If you're a long-term investor, continue on! Market pressures in our part of the world are very healthy and are not likely to change in the foreseeable future. At the same time, real estate markets do cycle. If you are happy with your rental - keep it - cycles balance out. If the swings bother you, or its "role" has changed, then consider a 1031 tax-deferred exchange which will move gains to another property.

**Reluctant Landlords:**

If you have been renting a property while waiting for a better time to sell, you may be a reluctant landlord. Here are our thoughts: We know our markets and feel this market may be seasoning. This market is supported principally by cheap money vs. strong job growth and right now there is *normal* demand but *very low supply* - bump that up against *very low interest rates* and we get very high prices. More supply and higher rates may soften markets that are prone to swings.



One never knows where we are in a given cycle and it's beyond our scope to suggest when someone should sell their real estate. But, if there is no long-term role for your rental, then you might be that *reluctant lord*. If that's the case (considered through the prism of 40 years of experience) this might be the time. But, first ask yourself these two questions: All things considered, what role does it play for 5-10-15 years AND will I regret selling it?

If you need help with any of your investment needs - please give us a call at your convenience. Call us at 303-989-5462.

**We do 1031 tax-deferred exchanges.**

Call Jeremy or Jason at 303-989-5462.

## GREEN MOUNTAIN VILLAGE



### PRIDE-OF-OWNERSHIP

12312 W. New Mexico Avenue

4 Beds / 3 Baths - 1631 + 1224 Sq. Ft. - Ranch (Early D plan) - 2-car garage - Taxes - \$2100 (est.) - Wonderful location on a beautifully landscaped large corner lot - Very spacious floor plan - All brick for easy maintenance - New roof - Large family room with a wood burning fireplace - Hardwood floors - Lots of natural light - Fully-automatic sprinkler system - Fully-finished walkout basement with covered patio including a fireplace - Large deck with seasonal views - Excellent setting for RV parking - Perfect location with an easy walk to both Deviny and Dunstan and an easy drive to downtown, Green Mountain Open Space, the mountains, St. Anthony's, Light Rail & the Federal Center

**Status** - Coming mid-July ♦ **Offered** at \$TBD

## GREEN MOUNTAIN VILLAGE



### CUL-DE-SAC LOCATION

1414 S. Ward Street - A-Plan

5 Beds/3 Baths - 1477 + 1147 Sq. Ft. - Ranch - 2-car garage - Taxes \$1258 - Excellent curb appeal - Popular floorplan - This home has been lovingly cared for and ready for your modern upgrades - Newer vinyl windows - Family room with gas fireplace - Gas range & dryer - Formal dining room - Large backyard with a new concrete patio - New front porch - Air conditioning - Finished basement - Lots of storage in laundry room and additional storage room - Additional basement bedrooms - Perfect location with an easy commute to the mountain, downtown & light rail.

**Sold Price** \$335,000 ♦ **DOM** - 15 ♦ **Date** - 5/22/15

## MOST RECENT SALES

Sorted by core area, sub area and then by sold date  
3/11/2015 - 5/19/15

### Green Mountain Core Products

**Campbell Green** - Townhomes

Address	Flg.	Style	Sq. Ft.*	Base	Date	Price	DOM	Notes
1045 S Alkire St. *	CG	2S	1610	FF	4/30/15	\$312,500	0	

**Fox Point** - Townhomes - No sales reported from 1/1/15-5/19/15

**Green Mountain I, II & III** - Townhomes

Address	Flg.	Style	Sq. Ft.*	Base	Date	Price	DOM	Notes
12686 W Virginia Ave. *	2	2S	1576	N/A	3/20/15	\$215,900	4	CP
12845 W Alameda Dr. *	2	2S	1650	FF	3/30/15	\$241,000	2	CP
578 S Youngfield Ct.	2	2S	1602	FF	3/31/15	\$258,000	2	
12869 W Alameda Dr. *	2	2S	1650	FF	4/10/15	\$170,000	6	CP/SS
12956 W Virginia Ave. *	2	2S	1173	N/A	4/21/15	\$172,500	2	E/CP
813 S Youngfield Ct. *	3	R	1350	N/A	4/23/15	\$189,000	5	E
12735 W Alameda Dr. *	2	2S	1650	FF	4/24/15	\$255,000	0	CP
563 S Xenon Ct. *	2	2S	1650	FF	4/28/15	\$218,000	5	CP
12960 W Virginia Ave. *	2	2S	1602	N/A	4/30/15	\$215,000	3	
561 S Xenon Ct. *	2	2S	1648	FF	5/13/15	\$198,001	10	L
524 S Xenon Ct. *	1	2S	1576	N/A	5/14/15	\$225,000	2	

**Green Mountain Estates** - Single Family

Address	Flg.	Style	Sq. Ft.*	Base	Date	Price	DOM	Notes
961 S Arbutus St. *	GME	R	1539	PFF	3/9/15	\$395,255	4	CP
897 S Cole Dr. *	GME	2S	1905	FF	3/26/15	\$410,000	5	CP
14160 W Exposition Dr. *	8	2S	2374	FF	3/27/15	\$510,000	4	CP
545 S Coors Ct. *	4	4L	2663	PFF	3/31/15	\$458,650	123	
940 S Coors Dr. *	5	2S	4077	FF/WO	4/15/15	\$650,000	4	
13590 W Center Dr. *	4	R	2213	PFF	4/24/15	\$451,000	2	
872 S Deframe Way *	GME	BI	1429	N/A	4/24/15	\$398,000	3	CP
881 S Arbutus St. *	GME	TRI	1888	N/A	5/15/15	\$352,100	3	

### GREEN MOUNTAIN VILLAGE - POST

**Post - Bi-Levels - Q's & R's** - Single Family

Address	Flg.	Style	Sq. Ft.*	Base	Date	Price	DOM	Notes
1837 S Yank Ct. *	28	Q	1984	N/A	3/13/15	\$355,000	2	
12454 W Connecticut Dr. *	21	R	2226	N/A	3/20/15	\$265,299	4	L
2133 S Yank Way *	30	R	2388	N/A	3/27/15	\$360,000	6	CP
2387 S Eldridge Court *	43	Q	1367	N/A	4/7/15	\$315,000	2	
1899 S Alkire St. *	29	R	2408	N/A	4/17/15	\$395,000	6	
1437 S Yank St. *	22	Q	1918	N/A	4/27/15	\$312,000	5	E
12851 W Jewell Cir.	25	Q	1917	N/A	5/12/15	\$333,000	10	

**Post - Four Levels - 3N's & 4N's** - Single Family

Address	Flg.	Style	Sq. Ft.*	Base	Date	Price	DOM	Notes
2327 S Devinney St. *	41	4N	2187	PFF	3/26/15	\$390,000	2	
12641 W Florida Dr. *	19	4N	3141	FF	5/4/15	\$415,000	10	

**Post - Large Ranches - A's, B's & D's** - Single Family

Address	Flg.	Style	Sq. Ft.*	Base	Date	Price	DOM	Notes
1580 S Zang St. *	23	D	1687	FF/WO	3/13/15	\$302,000	8	
12769 W Montana Dr. *	25	B	1444	FF/WO	4/22/15	\$352,500	5	CP

**Post - Smaller Ranches - J's, E's & H's** - Single Family

Address	Flg.	Style	Sq. Ft.*	Base	Date	Price	DOM	Notes
13841 W Harvard Dr. *	40	J	1095	PFF	3/11/15	\$244,000	4	E
2097 S Devinney St. *	38	H	1315	Full	3/20/15	\$262,500	4	
13895 W Atlantic Ave.	37	H	1316	PFF	3/27/15	\$316,250	103	
13152 W Jewell Cir. *	29	Ranch/1	1086	FF	4/13/15	\$342,500	1	
13950 W Warren Dr. *	38	H	1262	PFF	4/17/15	\$331,000	5	CP

**Post - Hybrids - Mixed Floor Plans** - Single Family

Address	Flg.	Style	Sq. Ft.*	Base	Date	Price	DOM	Notes
2309 S Ellis Ct. *	44	2S	1772	FF	4/28/15	\$460,000	5	

### GREEN MOUNTAIN VILLAGE - PRE

**Pre's - Small Ranches** - Single Family

Address	Flg.	Style	Sq. Ft.*	Base	Date	Price	DOM	Notes
11921 W Dakota Dr. *	2	R	988	FF	4/10/15	\$300,000	4	
11990 W Alameda Pkwy. *	2	R	1023	PFF	4/30/15	\$281,650	6	CP

**Pre's - Large Ranches** - Single Family

Address	Flg.	Style	Sq. Ft.*	Base	Date	Price	DOM	Notes
1878 S Van Gordon Ct. *	16	R	1382	FF	3/25/15	\$375,000	2	
1433 S Vivian Way *	10	R	1197	FF	4/10/15	\$350,000	3	
12249 W Kentucky Dr. *	2	R	1160	FF	4/13/15	\$295,000	6	CP
924 S Vivian Court *	5	R	1154	FF	4/17/15	\$315,000	1	
1612 S Valentine Ct. *	12	R	1566	FF	4/20/15	\$301,100	8	E
1874 S Wright St. *	16	R	1464	FF	4/23/15	\$345,000	6	CP
12153 W Exposition Dr.	4	R	1250	FF	4/24/15	\$335,000	5	
641 S Taft St. *	2	R	1439	FF	5/4/15	\$348,000	4	
1795 S Van Gordon St. *	16	R	1630	FF	5/5/15	\$437,500	3	

**Pre's - Bi-levels** - Single Family

Address	Flg.	Style	Sq. Ft.*	Base	Date	Price	DOM	Notes
No sales reported from 3/10/15 - 5/21/15								

**Grn. Mtn. Vista** - Single family

Address	Flg.	Style	Sq. Ft.*	Base	Date	Price	DOM	Notes
12651 W Dakota Dr *	2S	2S	1761	FF/WO	3/25/15	\$405,000	39	
12642 W Dakota Dr. *	2S	2S	1672	N/A	5/8/15	\$342,000	3	

**Grn. Mtn. Village** - Filing #39 - No sales reported from 1/1/15-3/10/15

**High Point** - Patio Homes

Address	Flg.	Style	Sq. Ft.*	Base	Date	Price	DOM	Notes
13191 W Asbury Cir. *	RR	RR	3170	N/A	3/20/15	\$479,000	3	CP

Continued on page 7 - Green Mountain Core Products.

See disclaimers and footnotes on page 9.



**Rocky, Jason and Jeremy - Real Estate Professionals**

303-989-5462 (Office) ♦ Jason's Cell - 303-875-1840 ♦ Jeremy's Cell - 720-280-6377 ♦ Rocky's Cell - 303-667-7075

jreynebeau@aol.com ♦ jkendallmb@aol.com ♦ rlestrocky@aol.com



# ROCKY, JASON AND JEREMY

We Do Real Estate

## Additional Sales



**GREEN MOUNTAIN I, II & III**  
578 S. Youngfield Court  
Sold Price - \$258,000 - DOM 2 - Date - 3/21/15



**MORNINGSTAR**  
2694 S. DeFrame Circle  
Sold Price - \$310,000 - DOM 6 - Date - 4/30/15



**BEAR VALLEY WEST**  
2751 S. Newland Street  
Sold Price - \$326,900 - DOM 1 - Date - 5/11/15



**BRIARWOOD ON GREEN MOUNTAIN**  
10943 W. Exposition Place  
Sold Price - \$291,500 - DOM 4 - Date - 5/8/15



**OAK RUN TOWNHOME**  
718 S. Depew Street  
Sold Price - \$219,000 - DOM 1 - Date - 5/21/15



**GREEN MOUNTAIN VILLAGE**  
13895 W. Atlantic Avenue  
Sold Price - \$316,250 - DOM 103 - Date - 3/27/15

## SIXTH AVENUE WEST



### AMAZING LOCATION

14393 W. Bayaud Place

4 Beds / 3 Baths - 2753 + 1136 Sq. Ft. - 2-Story - Oversized 2-car garage - Taxes - \$3542 - Incredible location with 180-degree unobstructed city and mountain views - Backs & sides to neighborhood greenbelt - Over a 1/3 acre lot - Covered patio - Professional landscaping - Sits at the end of a small cul-de-sac - Popular French Country floor plan - Large Rooms - New Carpet to be installed - Newer paint - Lots of natural light - South facing - Walk to A-Rated Kyffin Elementary - 5-Piece Master bath - Main-floor study - Fully-finished basement - Walk to **Green Mountain Open Space** - Close to light rail - Perfect location with an easy commute to downtown, the mountains, St. Anthony's, NREL and the **Federal Center**

Schools - **Kyffin, Bell and Golden**

Status - Coming Soon ♦ Offered at \$TBD

## SIXTH AVENUE WEST



### GREAT OPPORTUNITY

14419 W. 1st Place

4 Beds/3 Baths - 2817 + 1189 Sq. Ft. - 2-Story - 2-car garage - Taxes - \$2305 - Amazing opportunity in high demand Sixth Ave West - Wonderful home ready for your fine tuning - Large popular floor plan w/ main level study - Nice kitchen w/ stainless appliances - Well maintained - Awesome cul-de-sac location - No homes directly behind - Large covered patio - Mature landscaping - Wood burning fireplace w/ tile surround - Walk to A-Rated Kyffin Elementary - Full unfinished basement - Needs tile in foyer, and master bath is incomplete - Great neighborhood w/ community pool - Walk to **Green Mountain Open Space & Light Rail** - Perfect location with an easy commute to downtown, the mountains, NREL, St Anthony's and the **Federal Center**

Schools - **Kyffin, Bell and Golden**

Sold Price \$414,500 ♦ DOM - 2 ♦ Date 5/8/15



## GREEN MOUNTAIN VILLAGE



### VERY NICE LOCATION

12851 W. Jewell Circle - Q-Plan

3 Beds/2 Baths - 1917 Sq. Ft. - Q-plan (Bi-Level) - 2-car oversized garage - Taxes - \$1,720 - New carpet and freshly painted - Excellent floor plan with spacious rooms - Located on a nice street with a south-east exposure and excellent curb appeal - Wonderful backyard with large trees and a covered patio - Perfect yard for entertaining - Sprinkler system - Air Conditioning - Walk to Hutchinson Elementary - The Q-plan is a very popular floor plan - Huge garage with plenty of room for a work shop and storage - Close to **Green Mountain Open Space, Bear Creek Lake Park** and numerous trailheads

Sold Price \$333,000 ♦ DOM - 10 ♦ Date 5/12/15



**Rocky, Jason and Jeremy - Real Estate Professionals**  
303-989-5462 (Office) ♦ Jason's Cell - 303-875-1840 ♦ Jeremy's Cell - 720-280-6377 ♦ Rocky's Cell - 303-667-7075  
jreynebeau@aol.com ♦ jkendallmb@aol.com ♦ rlestrocky@aol.com



# REAL ESTATE GUIDE

We Do Real Estate

## News That Will Affect Your Real Estate Transactions!

What is the new **CFPB** - Consumer Financial Protection Bureau?

What is the CFPB - In plain English, please.

For more than 30 years, federal law has required all lenders to provide two disclosure forms to consumers when they apply for a mortgage and two additional short forms before they close on the home loan. These forms were developed by different federal agencies under the **Truth in Lending Act (TILA)** and the **Real Estate Settlement Procedures Act (RESPA)**.

### CFPB Primary Goals

- ◆ Easier-to-use disclosure forms
- ◆ Improved consumer understanding
- ◆ Better comparison shopping
- ◆ Avoid costly surprises at the closing table

To help simplify matters and avoid the confusing situations consumers have often faced when purchasing or refinancing a home in the past, the **Dodd-Frank Act** provided for the creation of the **Consumer Financial Protection Bureau (CFPB)** and charged the bureau with integrating the mortgage loan disclosures under the TILA and RESPA. On November 20, 2013 the CFPB announced the completion of their new integrated mortgage disclosure forms along with their regulations (RESPA Regulation X and TILA Regulation Z) for the proper completion and timely delivery to the consumer. These regulations are known as "**The Rule**."

Any residential loan originated after August 1, 2015 will be subject to the new rules and forms set forth by the

### Which forms are in & out on August 1, 2015

Out with the old	In with the new
Good Faith Estimate	New Loan Estimate
Early Truth in Lending form	
HUD - 1 Settlement Sheet	New Closing Disclosure
Final Truth in Lending Form	

As of August 1, 2015 for residential purchase and refinance transactions.

CFPB\*. The Rule replaces the Good Faith Estimate (GFE) and early TILA form with the new Loan Estimate. It also replaces the HUD-1 Settlement Statement and final TILA form with the new Closing Disclosure. The introduction of the new disclosure forms requires changes to the systems that produce the closing forms. Fidelity National Title Group is already well underway in preparing our production systems to provide the new required fee quotes, prepare the new closing disclosure forms, and track the delivery and waiting periods required by the new regulations.

Thanks to **Gracie Casias** and **Melissa Walker** with **Heritage Title Co.** Gracie and Melissa are so excellent.

## CHANGES TO THE CLOSING DISCLOSURE TIMING

In addition to new forms for residential mortgage transactions, the new regulations also require delivery timetables for delivery to consumers, impacting when a closing can take place and disbursements made. Below is a preview of how the CFPB regulations will impact the closing process for transactions that originate after August 1, 2015.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
	Three-day Delivery period Non-hand Delivery of Closing Disclosure (I.E. Email)			Delivery of Closing Disclosures Occurs		Three-day Waiting period
8	9	10	11	12	13	14
Waiting Cont. Sunday does not Count	First day signing/closing may occur. First day disbursements may occur for purchase and some refinances	Three-day right of rescission (Applicable to most refinances)			First day disbursement may occur on most refinances	
<b>R, J &amp; J Comment:</b> Last-minute delivery of document is an age old problem. This will fix that problem <b>only</b> if the lender is diligent as to when your moving truck is going to be in front of your house. If not, then this will be all hat and no cattle.						

## THE TERRACE AT GREEN MOUNTAIN



### CONTEMPORARY TOWNHOME 13367 W. Alameda Pkwy #A

2 Beds/3 Baths - 1183 Sq. Ft. - 2-Story - 2-car garage - Taxes - \$1434 - Rare contemporary style sitting high on the top of Green Mountain - Incredible great-room floor plan - 10 foot ceilings - Tons of natural light from the abundant and huge windows - Perfectly maintained - Clean & Neutral throughout - Stainless appliances - Gas fireplace - 6-Panel doors - Nice little fenced area behind - Great covered patio in front - Large 2-car tuck-under garage - Just steps to **Green Mountain Open Space** - Bike to **Bear Creek Lake Park** & trailheads - Quick to Light Rail - Perfect location with an easy commute to downtown, the mountains, St. Anthony's, NREL and the **Federal Center**

Schools - **Green Mountain, Dunstan** and **Green Mountain**

Status - Under Contract ◆ Offered at \$245,000

Continued from page 5 - Green Mountain Core Products.

### Lakewood Vista - Condos/townhomes

Address	Type	Style	Sq. Ft*	Base	Date	Price	DOM	Notes
1662 S DeFrame St. C1*	C	R	792	N/A	4/9/15	\$185,000	3	
1662 S DeFrame St. C1*	C	R	792	N/A	4/9/15	\$185,000	3	
1638 S DeFrame St. B4*	C	R	1057	N/A	4/29/15	\$193,500	0	
1638 S DeFrame St. A1*	C	R	837	N/A	5/5/15	\$179,500	5	

### Mom's Hill - Americana Lakewood/Grn. Mtn. Vista

Address	Area	Style	Sq. Ft*	Base	Date	Price	DOM	Notes
No sales reported from 3/10/15 - 5/19/15								

### Morningstar - Single Family

Address	Area	Style	Sq. Ft*	Base	Date	Price	DOM	Notes
2694 S DeFrame Cir.		R	938	FF	4/30/15	\$310,000	6	

### Roca - Single Family - No sales reported from 1/1/15-3/10/15

### Terrace/Villa Montana - Condos/townhomes

Address	Area	Style	Sq. Ft*	Base	Date	Price	DOM	Notes
13351 W Alameda Pkwy. 102*	Ter	R	2137	FF/WO	3/5/15	\$333,000	3	
13353 W Alameda Pkwy. 201*	Ter	R	1297	N/A	4/24/15	\$265,000	6	
13351 W Alameda Pkwy. 202*	Ter	R	1874	N/A	4/30/15	\$364,500	11	

## SIXTH AVENUE WEST PRODUCTS

### Amberwick - Townhomes

Address	Flg.	Style	Sq. Ft*	Base	Date	Price	DOM	Notes
No sales reported from 3/11/15 - 5/19/15								

### HIGHLAND - Townhomes

Address	Area	Style	Sq. Ft*	Base	Date	Price	DOM	Notes
No sales reported from 3/11/15 - 5/19/15								

### Mesa View Estates - Single Family

Address	Flg.	Style	Sq. Ft*	Base	Date	Price	DOM	Notes
16545 W Bayaud Dr. *	11	2S	3659	FF/WO	3/30/15	\$968,000	188	CP
16078 W Ellsworth Dr. *	11	2S	4150	FF/WO	5/4/15	\$590,000	251	

### Sixth Avenue West Proper - Single Family

Address	Flg.	Style	Sq. Ft*	Base	Date	Price	DOM	Notes
464 Flora Way *	1	R	1658	FO	4/13/15	\$370,000	4	
14419 W 1St Pl.	2	2S	2817	FO	5/8/15	\$414,500	2	E
14397 W Bayaud Ave. *	2	2S	2244	FF	5/11/15	\$399,900	31	CP

### Sixth Avenue West I & II - Townhomes

Address	Flg.	Style	Sq. Ft*	Base	Date	Price	DOM	Notes
No sales reported from 3/11/15 - 5/19/15								

## SOUTH SLOPE PRODUCTS

### Bear Creek Village - Single Family

Address	Flg.	Style	Sq. Ft*	Base	Date	Price	DOM	Notes
12185 W Auburn Dr.*	6	2S	3181	FF/WO	3/27/15	\$638,000	146	
2472 S Zinnia Way *	2	2S	2933	FF/WO	4/17/15	\$637,500	1	
2557 S Xenon Way *	2	2S	3244	FO	5/15/15	\$621,500	41	

### Coventry Heights - Single Family

Address	Area	Style	Sq. Ft*	Base	Date	Price	DOM	Notes
No sales reported 1/1/15 - 3/5/13								

### Pulte Homes - Single Family

Address	Area	Style	Sq. Ft*	Base	Date	Price	DOM	Notes
2921 S Coors Dr. *	VMV	2S	2177	FF	3/6/15	\$430,000	0	
2736 S Braun Ct. *	EMV	2S	2886	PFF	3/12/15	\$479,400	250	
14374 W Yale Pl. *	47	Tri	1981	N/A	3/30/15	\$356,000	2	
2830 S DeFrame Ct. *	PMV	2S	1434	FF	4/6/15	\$330,000	0	
14434 W Yale Pl. *	47	TRI	2011	N/A	4/14/15	\$378,000	0	
2932 S Coors Dr. *	VMV	2S	1929	FF	4/21/15	\$435,000	4	CP
2807 S Coors Dr. *	VMV	2S	2110	FF	4/29/15	\$460,000	7	CP

### Ryland Homes - Single Family

Address	Flg.	Style	Sq. Ft*	Base	Date	Price	DOM	Notes
14074 W Amherst Ave. *	59	2S	1869	FF/WO	5/8/15	\$427,500	40	CP

### Solterra - Single Family

Address	Flg.	Style	Sq. Ft*	Base	Date	Price	DOM	Notes
2117 S Juniper St. *	4	2S	3242	FF	3/10/15	\$1,307,500	277	
15295 W Baker Ave. *	8	2S	2650	PO	3/18/15	\$569,900	2	
2369 S Lupine Way *	7	2S	2217	FF	3/30/15	\$649,000	3	
15264 W Evans Pl. *	1	R	3895	FF/WO	3/31/15	\$1,370,000	26	
15285 W Auburn Ave. *	7	2S	3050	FO	4/2/15	\$725,000	11	
2559 S Kendrick St. *	12	2S	2124	FF	4/15/15	\$569,000	15	CP
15247 W Auburn Ave. *	7	2S	2025	FO	4/17/15	\$540,000	16	
2568 S Kendrick Ct. *	12	2S	2134	FO/WO	4/24/15	\$545,000	5	
15221 W Auburn Ave. *	7	2S	2025	FF	4/24/15	\$549,750	37	
15378 W Liff Dr. *	2	R	2177	FF/WO	5/4/15	\$780,000	31	
15250 W Baker Ave. *	8	2S	2606	FF/WO	5/11/15	\$684,000	28	

### Village - Tamarisk Townhomes

Address	Flg.	Style	Sq. Ft*	Base	Date	Price	DOM	Notes
3173 S Indiana St. *	TT	R	1514	PO	3/18/15	\$375,000	2	E
3131 S Indiana St. *	TT	2S	1818	FO	3/31/15	\$350,000	57	

### Village Homes - Single Family

Address	Flg.	Style	Sq. Ft*	Base	Date	Price	DOM	Notes
3082 S Holman St. *	TAM	2S	2702	FO	4/24/15	\$589,000	6	
14164 W Cornell Ave. *	S/G	4L	2290	FF	5/15/15	\$460,000	12	CP

Continued on page 9 - Union Square Products.

See disclaimers and footnotes on page 9.



Rocky, Jason and Jeremy - Real Estate Professionals

303-989-5462 (Office) ◆ Jason's Cell - 303-875-1840 ◆ Jeremy's Cell - 720-280-6377 ◆ Rocky's Cell - 303-667-7075

jreynebeau@aol.com ◆ jkendallmb@aol.com ◆ rlestrocky@aol.com



# ROCKY, JASON AND JEREMY

We Do Real Estate

## UNION SQUARE - SNOWBIRD

### Snowbird Condo

429 Wright Street #309



Building (but not the unit) backs to Union Ridge Park

#### EXCELLENT CONDITION

1 Bed / 1 Bath - 812 Sq. Ft. - 3rd floor condo - 1-reserved space - Taxes \$561 - Newer carpet - Newer stainless steel appliances included - Vaulted ceilings - Large master with walk-in closet - Open family room with stone fireplace and access to balcony - Dining area next to kitchen - Washer and Dryer included - Located within walking distance to parks - Across parking lot from pool and tennis court - 1 mile from light rail - Wonderful opportunity to own in a terrific complex - Easy commute to downtown, the mountains, the Federal Center, Red Rocks Community College & St. Anthony's Hospital

Schools - South Lakewood, Creighton and Lakewood  
Status - Coming Mid-June ♦ Offered at \$140,000

### Snowbird Condo

331 Wright Street #301



#### BEAUTIFUL CONDO

1 Beds / 1 Bath - 812 Sq. Ft. - Ranch - 1-Reserved Parking Space #22 - Taxes - \$547 - Nicely updated kitchen w/ granite counters, stainless appliances and a tiled floor - High-quality carpet - Updated bathroom w/newer vanity & tiled floor - Large master bedroom w/ custom built-ins / desk - Walk-in closet - Lots of natural light - Soaring vaulted ceilings w/ skylight - Gas fireplace w/ custom stone surround - Wonderful courtyard like setting - Close to pool & tennis courts - Great HOA - Surrounded by three wonderful parks - Walk to Light Rail & Union Square restaurants - Perfect location with an easy commute to downtown, the mountains, St. Anthony's, NREL and the Federal Center

Schools - South Lakewood, Creighton and Lakewood  
Status - Under Contract ♦ Offered at \$140,000

### Snowbird Condo

337 Wright Street #208



#### LOVELY CONDO

2 Beds / 1 Baths - 967 Sq. Ft. - Ranch - 1-Car Detached Garage - Taxes - \$669 - Brand new carpet - Freshly painted throughout - Ready to move right in - Popular floor plan w/ a wonderful flow - Large rooms - All appliances included - Updated bathroom w/ custom tile work & newer vanity - Wood burning fireplace w/ stone surround - Rare detached garage #276 - Tremendous setting w/ a covered deck to help you enjoy all the mature landscaping out your sliding door - Close to pool & tennis courts - Great HOA - Surrounded by three great parks - Walk to Light Rail & Union Square restaurants - Perfect location with an easy commute to downtown and the mountains

Schools - South Lakewood, Creighton and Lakewood  
Status - Under Contract ♦ Offered at \$160,000

### Snowbird Condo

380 Zang Street #105



#### FIRST FLOOR - EASY ENTRANCE

1 Bed / 1 Bath - 812 Sq. Ft. - Ranch - 1-Reserved Parking Space - Taxes \$513 - First floor condo w/ no stairs, a wonderful layout and large rooms - Perfectly maintained - Clean & neutral throughout - Quality carpet - Updated kitchens w/ newer counters, white appliances & vinyl flooring - Updated lighting - Updated bathroom - Champion window & sliding glass door - Moss rock fireplace Stackable washer & dryer - Great location within the complex, just across from community pool and tennis courts - 1 mile from light rail & Union Square restaurants

Schools - South Lakewood, Creighton and Lakewood H.S.  
Sold Price \$126,000 ♦ DOM - 1 ♦ Date 3/10/15



### Snowbird Condo

209 Wright Street #302



#### COMPLETE REMODEL

1 Bed/1 Bath - 812 Sq. Ft. - Ranch - 1-car detached garage - Taxes \$573 - Everything has been updated - 3rd floor unit with vaulted ceiling and skylight - Full stone fireplace in family room - Wonderful laminate flooring throughout the main level - Remodeled kitchen with granite tile counters, newer appliances, under cabinet lighting and designer tile backsplash - Large master bedroom with walk-in closet - Remodeled bathroom with tile floors, walls and shower - You won't find better condition - Newer furnace - Lots of pride-of-ownership with a great location - Walk to St. Anthony's Hospital, surrounding parks and trailheads - Perfect location with an easy commute to downtown, the mountains and the Federal Center

Sold Price - \$138,000 - DOM 3 - Date - 5/6/15



### Snowbird Condo

201 Wright Street #307



#### AWESOME CONDO

2 Beds / 2 Baths - 1072 Sq. Ft. - Ranch - 1-Reserved Parking Space - Taxes \$733 - Perfectly maintained condo in excellent condition - Refinished kitchen cabinets - White appliances with smooth-top stove - Third floor w/ soaring vaulted ceilings & skylight - Clean & neutral throughout - Custom tile work in hallway & common bath - Great setting within the complex - Close to the community pool - Neighborhood surrounded by three wonderful parks - Walk to Light Rail, St. Anthony's and all the wonderful restaurants on Union - Walk or bike to Green Mountain Open Space & trailheads

Schools - South Lakewood, Creighton and Lakewood  
Sold Price - \$160,000 - DOM 10 - Date - 4/7/15

### Snowbird Condo

333 Wright Street #304



#### PENTHOUSE WITH A GARAGE

2 Beds / 2 Baths - 1072 Sq. Ft. - Ranch - 1-car detached garage - Taxes - \$759 - Brand new quality carpet - Rare unit w/ detached garage - New paint - Tiled kitchen & eating space - All appliances included - Clean & neutral throughout - Soaring vaulted ceilings w/skylight - Stone fireplace - Wonderful setting w/ some views - Great location within the complex - Large rooms - Excellent floor plan - Walk to Light Rail & all the wonderful Union Square restaurants - Walk to Green Mountain Open Space & trailheads. Neighborhood is surrounded by three wonderful parks - Perfect location with an easy commute to the Rocky Mountains and downtown sporting events.

Sold Price - \$171,000 - DOM 1 - Date - 3/31/15

### Snowbird Condo

337 Wright Street #307

Sold Price - \$170,000 - DOM - 19 - Date - 1/6/15



### Snowbird Condo

337 Wright Street #107

Sold Price - \$161,500 - DOM - 1 - Date - 2/27/15



Rocky, Jason and Jeremy - Real Estate Professionals

303-989-5462 (Office) ♦ Jason's Cell - 303-875-1840 ♦ Jeremy's Cell - 720-280-6377 ♦ Rocky's Cell - 303-667-7075

jreynebeau@aol.com ♦ jkendallmb@aol.com ♦ rlestrocky@aol.com



# REAL ESTATE GUIDE

We Do Real Estate

## VILLAGES AT RIVERDALE



### AMAZING HOME 8155 E. 134th Pl.

5 Beds / 3 Baths - 3606 + 760 Sq. Ft. - 2-Story - 3-car garage (tandem & oversized) - Taxes - \$2497 - Beautiful hardwoods - Incredible gourmet kitchen w/ slab granite, and double island - Greatroom w/gas fireplace - 10-foot ceilings - Main level study & bedroom w/ full bathroom - Vinyl windows - Large master bedroom w/ coffered ceilings, 5-pc master bath & two walk-in closets - Wonderful loft area - Great corner lot w/professional landscaping - Oversized back patio to enjoy the wonderful Colorado weather - Excellent curb appeal - Wonderful neighborhood elementary school - Upstairs laundry - Lots of pride-of-ownership with a great location and neighbors - Close to Rivedale Dunes/Knolls golf course  
Schools - **Brantner, Prairie View and Prairie View**  
**Status - Active ♦ Offered at \$435,000**

## GREEN MOUNTAIN VILLAGE



### BEAUTIFUL HOME 12142 W. Atlantic Drive - H-Plan

3 Beds/3 Baths - 1315 + 914 Sq. Ft. - Ranch - 2-car garage - Taxes - \$1735 - Popular floor plan - Quiet cul-de-sac setting - Nicely updated kitchen w/ 42 inch cabinets and all appliances included - Large family room w/ a lovely fireplace & custom built-ins - Amazing bathroom remodel w/ a newer vanity, custom tile work and a fully-functional steam shower - Large corner lot xeriscaped for low maintenance - Huge two-level deck to enjoy the tremendous setting & seasonal views - Partially-finished basement w/ rec room, 1/2 bath, workshop & utility room - Walk to **Green Mountain Open Space, Bear Creek Lake Park & trailheads** - Perfect location with an easy commute to everything.  
**Status - Under Contract - Offered at \$345,000**

## GREEN MOUNTAIN VILLAGE



### AWESOME CURB APPEAL 1403 S. Youngfield Court

3 Beds - 3 Baths - 1918 Square Feet - Bi-Level - Taxes - \$1,629  
Awesome oversized 2-Car Attached Garage - Brand new paint throughout - Awesome curb appeal - Great street - Updated kitchen w/ white cabinets, appliances and a nice tiled floor - New carpets - All bathrooms updated w/ newer vanities & tile work - Sprinkler system - Brand new, huge covered patio - Lovely private backyard - Open lower level • Popular floor plan w/ lots of natural light - Close to light rail - Close to St Anthony's - 10 Minutes to downtown & Mountains - Close to open space and wonderful parks  
Schools - **Green Mountain, Dunstan and Green Mountain**  
**Status - New ♦ Offered at \$335,000**

Recent Sales - continued from page 7

## UNION SQUARE PRODUCTS

**Cedar Ridge** - Townhomes

**Address** **Area** **Style** **Sq. Ft\*** **Base** **Date** **Price** **DOM** **Notes**  
No sales reported 1/1/15 - 5/19/15

**College West** - Single Family

**Address** **Area** **Style** **Sq. Ft\*** **Base** **Date** **Price** **DOM** **Notes**  
160 Yank Ct.\* R 1790 FF 3/27/15 \$370,000 4 CP

**Lakewood Hills** - Townhomes

**Address** **Area** **Style** **Sq. Ft\*** **Base** **Date** **Price** **DOM** **Notes**  
No sales reported 1/1/15 - 5/19/15

**Mountainside** - Townhomes

**Address** **Area** **Style** **Sq. Ft\*** **Base** **Date** **Price** **DOM** **Notes**  
No sales reported 1/1/15 - 5/19/15

**Riva Ridge** - Condos

**Address** **Area** **Style** **Sq. Ft\*** **Base** **Date** **Price** **DOM** **Notes**  
No sales reported 1/1/15 - 3/5/13

**Snowbird** - Condos

**Address** **PH** **Style** **Sq. Ft\*** **Base** **Date** **Price** **DOM** **Notes**  
380 Zang St. 6-105 R 812 N/A 3/10/15 \$126,000 1  
427 Wright St. 201\* R 812 N/A 3/16/15 \$127,900 0  
410 Zang St. 306\* R 1174 N/A 3/25/15 \$180,500 3  
333 Wright St.304 R 1072 N/A 3/31/15 \$171,000 1  
201 Wright St. 307 R 1072 N/A 4/7/15 \$160,000 10  
380 Zang St. 6-206\* R 1174 N/A 4/27/15 \$177,000 7  
209 Wright St. 302 R 812 N/A 5/6/15 \$138,000 3

**Telluride and Telluride West** - Condos & Townhomes

**Address** **Area** **Style** **Sq. Ft\*** **Base** **Date** **Price** **DOM** **Notes**  
322 Wright St. 107\* TW 2S 1226 PPF 4/7/15 \$215,000 11  
420 Wright St. 102\* TW R 988 N/A 4/13/15 \$155,500 3  
447 Wright St. 118\* Tell R 936 N/A 4/20/15 \$150,000 4  
220 Wright St. 106\* TW R 1022 N/A 4/23/15 \$155,000 2  
218 Wright St. 103\* TW R 988 N/A 4/23/15 \$165,000 8

**Village on the Lakes** - Townhomes

**Address** **Area** **Style** **Sq. Ft\*** **Base** **Date** **Price** **DOM** **Notes**  
No sales reported 3/10/15 - 5/19/15

### Disclaimers and Footnotes:

**BASEMENT NOTES:** \* = plus basement if applicable, FO - Full open, FF - fully-finished, PPF - full partially-finished, PO - Partial open, PPF - partial partially-finished, PFF - Partial fully-finished & WO - walkout.

**METROLIST DISCLAIMER:** This representation is based in whole or in part on data supplied by Metrolist, Inc. Metrolist, Inc. does not guarantee, nor is it in any way responsible for its accuracy. Data maintained by Metrolist, Inc. may not reflect all real estate activity in the market. \* - Indicates property sold by another company - Some properties were sold by other companies. Data to display trends only.

## Other Broker Sales



### A. Fox Hollow

2921 S. Newcombe Way. - 3/27/15  
Colop Sale with Re/Max Alliance / Reynebeau & Company

### B. Jefferson Green

3354 S. Flower Street #88 - 4/24/15  
Colop Sale with Re/Max / Reynebeau & Company

### C. Westgate

1610 S. Iris Way - 5/6/15  
Colop Sale with Prather & Company / Reynebeau & Company

### D. Park Meadows Condos

11840 W. 66th Place #A - 4/24/15  
Colop Sale with Re/Max / Reynebeau & Company

### E. Whisper Creek

13861 W. 89th Place- 4/27/15  
Colop Sale with Remington Homes & Reynebeau & Company



Rocky, Jason and Jeremy - Real Estate Professionals

303-989-5462 (Office) ♦ Jason's Cell - 303-875-1840 ♦ Jeremy's Cell - 720-280-6377 ♦ Rocky's Cell - 303-667-7075  
jreynebeau@aol.com ♦ jkendallmb@aol.com ♦ rlestroy@aol.com



# ROCKY, JASON AND JEREMY

We Do Real Estate

Continued from page 1.

**Today, Yesterday & Tomorrow**

of course, when deficit spending is mandated but mostly these policies were principally used to avoid the unpleasantness of recessions - as opposed to responding to national catastrophes like WWII. We're not judging the policy - just explaining it as it relates to your home.

It worked wonderfully - over the last 100 years the **United States** has advanced magnificently. (*Whether these societal advances would have happened organically is a sensible question.*) But, there was overuse of these stimulative policies with the unintended consequences being a pile of debt, unfunded entitlements, the erosion of the value of our money and, importantly, the way in which we store personal wealth. In contemporary society - the *storehouse of wealth* is less about actual money and more about tangible things we buy with money. *A personal home is a perfect tangible item.* An "average home" which in 1950 was worth about \$10,000 was worth \$272,000 in 2010. Much of that increase was appreciation but mostly it is because it hedged inflation. This is an undeniable fact. Will it continue?

## Tomorrow

How does this relate to your home's *future* value? The best friend of debt is inflation and its worst enemy is deflation. Inflation diminishes debt and deflation magnifies it. Normal deflationary pressures help keep the dollar stable *but again, it's the mortal enemy of debtor nations!*

Basic economics teaches that the corrective features of recessions are healthy. However, as a society, we don't care for painful recessions and as a debtor nation we *absolutely cannot tolerate* deflation! So, as an economy weakens and to avoid deflationary pressures, the natural response is to re-inflate *with stimulus*. In the 20th century, the patterns of inflation vs. deflation were disrupted and inflation became the preferred policy. The dirty little truth is that debasing our currency is a most wicked tax. Given the history of money since 1900 it's not likely to change in our lifetime - so, we need to defend ourselves against it.

Most of us are not thinking about this stuff on a daily basis. And, buyers are simply buying a home for shelter while they intuitively know that it's a good thing. Here is the truth - buying an *appreciating* home under the *umbrella of inflation* and paying for it with a low and fixed interest rate makes owning real estate an *extremely* good thing. Throw in the favored tax treatment of home ownership and houses are, over the long pull, almost free! Question that? Think about the family who bought a home in Denver in 1975 for \$35,000 which is now worth \$325,000!

## The Magic Bullet!

It is a truth that neither a country nor an individual can survive on debt alone - forever! The magic bullet of continued prosperity and your home's appreciation is wealth creation - growth! The value of the home you're sitting in right now is a function of Colorado's growth patterns - amplified by low mortgage rates. Growth! All living things, and all societies for that matter, are either dying or growing - it is a choice and a much better option.

Americans are always wanting to make their lives and that of their children and grandchildren better. Only continually enhancing personal skill sets in a vibrant and growing economy can do that. Opportunities are everywhere! Importantly, growth will allow us to wean our markets off free money without major market dislocations. Growth is the biggest arrow in our national quiver!

## Summing it up

How does this relate to your home's future value? Unfortunately, debasing the value of money is an intentional and preferred policy. The evidence of that is overwhelming - since 1950 (see chart on page 1) there have been 62 years with inflation and only 2 years of deflation. So, in seeking a financially secure life, inflation needs to be factored into the equation. For most people that means we need to own real estate - preferably in a location that is growing!

We have growth, and, at this particular moment, Colorado continues to benefit from *national stimulus policies* which are attempting to firm up weaker parts of the national economy. So, your home lives in the best of both worlds - both appreciating and inflating. Will our local housing market have bumps - of course - it's the nature of the beast! But over the long pull that matters less because first and foremost a house provides a primal need - shelter. The appreciation and the hedge factors are big time ancillary benefits on owning your home.

*Boy, do I like hearing myself type!*

Page 1 graph footnotes:

- The values in the chart from 1800 to 1912 are based on an old survey called Prices Paid by Farmers to approximate inflation. They are extremely approximate.
- There is no way to truly compare values or costs over the centuries. In our nation's early history, bartering was commonplace and often supplemented or replaced currency. The unit of exchange could be livestock, a fur pelt, or a bushel of grain. The currencies in use in our early history came from Britain, Spain and France, with each colony introducing its own currency.
- The official U.S. "paper" dollar did not come into existence until 1861.
- \*Based on the value of the 1995 dollar.

Source [www.mykindred.com](http://www.mykindred.com) - Historical Value of U.S. Dollar (Estimated)

## GREEN MOUNTAIN VILLAGE



### LOVELY HOME ON A CORNER LOT

12153 W. Exposition Drive

5 Beds / 3 Baths - 1250 + 1154 Sq. Ft. - Ranch - 1-car garage - Taxes - \$1733 - Awesome hardwoods - Expanded floor plan w/ eat-in kitchen addition - Shows perfectly - Updated kitchen w/ white cabinets, pergo flooring & nice countertops - Updated bathrooms - 6-panel doors - Vinyl windows - Awesome corner lot - Covered patio - Utility shed - Mature landscaping - Half-circle driveway + space for a detached garage - Nice utility shed - Fully-finished basement w/ large rec room, two non-conforming bedrooms, a 3/4 bath and a utility room - Less than 1.5 miles to Light Rail and all the wonderful **Union Square** restaurants - Close to **Green Mountain Open Space** - Easy commute to downtown, the mountains, **St. Anthony's**, NREL and the **Federal Center**

**Sold Price \$335,000 ♦ DOM - 5 ♦ Date - 4/24/15**

## FOX HAVEN



### AMAZING HOME 2677 S. Kline Circle

4 Beds / 4 Baths - 2352 + 912 Sq. Ft. - 2 Story - 2-car garage - Taxes - \$2330 - Amazing open floor plan w/soaring vaults & tons of natural light - Shows like a model - Wonderful eat-in kitchen w/ hardwoods, oak cabinets & a custom tile backsplash - Incredible backyard living space w/ large paver patio, stone gas fire pit, built-in gas grill & even a TV mount & cable connection - Vaulted master bedroom w/ 5-Piece master bath - Main floor study - Fully-finished basement w/ 3/4 bath, rec room & non-conforming bedroom - 6-Panel doors - Some low E windows - Plantation shutters - Walk to **Bear Creek Lake Park** & trailheads - Perfect location with an easy commute to downtown, the beautiful **Rocky Mountains**, **St. Anthony's**, Light Rail, the **Federal Center** and many other employment centers

Schools - **Bear Creek, Carmody and Bear Creek**  
**Status - Under Contract ♦ Offered at \$435,000**

## RALSTON HILLS - ARVADA



### TOTAL REMODEL 11499 W. 59th Place

3 Beds / 3 Baths - 1864 + 587 Sq. Ft. - Tri-Level w/ basement - 2-car attached garage - Taxes - \$1792 - Amazing home completely remodeled from top to bottom - Excellent location - Across the street from **Bridgeside Park** - Beautiful Hardwoods - Updated kitchen w/ 42 inch cabinets, Quartz counter tops, stainless appliances & marble backsplash - Vaulted main level - Huge family room w/ lovely moss-rock fireplace - Updated baths w/newer vanities & custom tile work - High quality carpet - Perfectly Clean & Neutral throughout - Large private backyard w/ sprinkler system, garden area & utility shed - Fully-finished basement w/ craft room & two rec rooms - Easy to I-70 and old town Arvada - This house is perfect!

Schools - **Vanderhoof, Drake and Arvada West**

**Status - Coming Soon - Offered at \$350,000**



**Rocky, Jason and Jeremy - Real Estate Professionals**

303-989-5462 (Office) ♦ Jason's Cell - 303-875-1840 ♦ Jeremy's Cell - 720-280-6377 ♦ Rocky's Cell - 303-667-7075

[jreynebeau@aol.com](mailto:jreynebeau@aol.com) ♦ [jkendallmb@aol.com](mailto:jkendallmb@aol.com) ♦ [rlestroy@aol.com](mailto:rlestroy@aol.com)



# ONE-PHONE-CALL SOLUTIONS

We Do Real Estate

**Got leaks?  
We fix leaks.**

## ROOFIX

Serving the Denver Metro Area & Beyond

We're a Roof Service, offering:  
Inspections - Repairs - Maintenance - Diagnosis  
Certifications - Expert Evaluations - Leaks fixed  
Free Estimates -----> **NO Pressure**  
Call Mon-Sat 303-432-8426  
Earl-mobile 303-638-7981

Specializing in the repair and maintenance of all roofs  
Including: Shakes - Dimensional Shingle - Tile - Metal - Asphalt -  
Modified Membranes - Single Ply - Tar&Gravel  
email earl@roofix.net

Wind Damage - Flashing Problems - Fire - "Crittters" - Skylights



**GREEN Mountain Interiors**  
Green Interior Solutions. 30 Years Experience  
Flooring - Kitchen - Bath



**David Drelicharz**  
Interior specialist

303-980-9836  
Cell 303-748-6175  
14219 W. Center Drive  
Lakewood, CO 80228

GreenMountain Interiors@Centurylink.net

**High Country Applications**  
Painting Colorado  
one application at a time ...

Interior Exterior Residential Commercial

- Free Estimates
- Fully Insured & EPA Lead Certified
- Winner of a Denver/Boulder BBB Gold Star Certificate for 2009

Owners Chris and Kara Rosecar are residents of Green Mountain and live in Sixth Avenue West

303-898-3218 HighCountryApplications.com

## ACADEMY Services

14518 W. Bayaud Ave.  
Golden, Co 80401-5347

**Carpet Cleaning**

- Carpet Cleaning - Truck Mounted
- Area Rug Cleaning
- Upholstery Cleaning
- Tile and Grout Cleaning
- Pet Stain & Odor Removal
- Specialty Stain and Spot Removal
- Reputation - Solid
- Experience - 23 years
- Education - Certified
- On Rocky's Best Recommendation List

Serving Lakewood, Golden & surrounding communities since 1991

### 303-279-7214

Email: AcademyServices@comcast.net

"Best cleaning ever... or you don't pay" Ed Reynolds - Owner

**DMD Builders, Inc.**  
Since 1973

**WE DO WINDOWS!**  
Expert Window and Door Replacement

Bill McFarlane, Owner  
303-757-2721 - office  
303-875-1775 - cell

- Certified installers
- Energy savings
- Free estimates
- All major vinyl brands
- Competitive pricing

Visit our Web site at [dmdbuilders.com](http://dmdbuilders.com)



*Earning your business one smile at a time!*



**HAPPY OUR #1 PRIORITY PEOPLE**

- ✓ On-Time Closings
- ✓ Understand your Buying Power
- ✓ Mortgage solutions tailored to meet your goals
- ✓ Call today for a complimentary consultation

**TIM SIEBENTHAL** AmeriPro HOME LOANS

Mortgage Loan Originator | NMLS #373249 | AmeriPro Home Loans, NMLS #131699  
Phone: 303-929-2853 | Fax: 303-459-5490 | [tsiebenthal@ameriprohomeloans.com](mailto:tsiebenthal@ameriprohomeloans.com)  
[www.Timlends.com](http://www.Timlends.com) | 8400 E. Crescent Pkwy., Suite 250 | Greenwood Village, CO 80111

This is not a commitment to lend or an offer to extend credit. All loans are subject to qualification and approval. Not all borrowers will qualify. Other terms and conditions may apply. Colorado: Regulated by the Division of Real Estate. Licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act. Arizona Company License 0921843. AmeriPro Funding, Inc. NMLS #131699 dba AmeriPro Home Loans.




## Rent a Guy Inc.

**Remodeling & Handyman Service**  
Repair, Replace, Remodel

### 720-364-9191

**Guy Goddard 22 Years Experience**  
Licensed / Bonded / Insured



**BAILEY'S**  
MOVING & STORAGE

**Reliable.  
Dependable.  
Predictable.**

Norm Ihme 303-961-3848

**Green Mountain Neighbor**



## Our Business is Real Estate

### It's What We Do!

If we can help you with any of your real estate needs - please give us a call.

Rocky, Jason & Jeremy

**303.989.5462**

[jkendallmb@aol.com](mailto:jkendallmb@aol.com) ♦ [jreynebeau@aol.com](mailto:jreynebeau@aol.com)  
[rlestrocky@aol.com](mailto:rlestrocky@aol.com)



**Jason, Rocky and Jeremy**



**Rocky, Jason and Jeremy - Real Estate Professionals**

303-989-5462 (Office) ♦ Jason's Cell - 303-875-1840 ♦ Jeremy's Cell - 720-280-6377 ♦ Rocky's Cell - 303-667-7075  
[jreynebeau@aol.com](mailto:jreynebeau@aol.com) ♦ [jkendallmb@aol.com](mailto:jkendallmb@aol.com) ♦ [rlestrocky@aol.com](mailto:rlestrocky@aol.com)



# 2015 Best Recommendations

## We Do Real Estate

### Boutique and Locally-Owned Restaurants

Italian	Cafe Jordano	11068 W. Jewell Avenue	303-988-6863	Elisa Heitman has created a very special restaurant - try "Rocky's favorite."
Italian and pizza	Bono's	14799 W. 6th Avenue	303-278-1068	Al and Susan Bono's restaurant is special to Sixth Avenue West residents.
Pizza	Front Room Pizza	13795 W. Jewell Ave	303-969-8880	Green Mountain residents have been enjoying their pizza forever - great.
Cafe and Bakery	My French Press	7323 W. Alaska Dr. (Belmar)	303-984-5447	Great for breakfast, lunch and dinner - try the Breakfast Wrap.
American Contemporary Cuisine	240 Union	240 Union Blvd.	303-989-3562	Michael Coughlin's 240 Union is the best high-end restaurant on the Hill.
Mexican	Moose Hill Cantina	11911 W. Colfax Ave.	303-238-6188	We, and our grandchildren "Love the Moose." Try C9.
Bakery	Taste of Denmark	Old Kipling and Jewell	303-987-8083	Oh My Gosh! It truly is like being in Denmark - so good!
Best Hamburger	Five Guys	Colorado Mills Franchise		The very best hamburger of any franchise operation.
Bakery - Best Apple Fritters	Donut Burst	1870 S. Garrison Street	303-248-3851	Great donuts and the very best apple fritters. Family owned.
Czech / German / Polish	Golden Europe	6620 Wadsworth Blvd.	303-425-1246	Emilie Palla's family recipes are to die for! Mesa View Estates residents.
Best Steakhburgers	Freddy's Steakhburgers	Colorado Mills (By Best Buy)	303-279-9609	"Steakhburgers and Frozen Custard - Is this a great country or what!"

### Professional Services

Appraisals	Robbins-Marine Appraisals	5375 S. Hoyt St.	303-972-1916	I've been referring them for years (Scott & Marie).
Autobody Shop	Apex Autobody - Randy	5809 W. Colfax Avenue	303-462-2739	Quality work. Good people to do business with.
Banking	1st Bank	Many Locations	303-232-2000	Locally owned bank. Like banking with friends.
Car Buying - Centennial Leasing & Sales	Bob Perry	Anywhere	303-478-3322	Bob is the best! We buy all of our cars from him.
Computer Geek	Mike Schink	Anywhere	303-912-1276	He's great - not really a geek but excellent at fixing computers.
Dentist	Holmes Family Dentistry	6355 Ward Road #410	303-420-7100	Doctor's Jim and Caron Holmes are just wonderful!
Estate and Garage Sales	Debbe and Donna	All over Denver	303-989-7828	Terrific people and they make it easy to get rid of stuff!
Ear, Nose, Throat & Voice Specialist	Dr. Mike King	West Side	720-401-2139	He's an amazing Doctor. Loves his patients. Loves what he does.
Insurance	Mike Bailey - State Farm	143 Union Blvd. #790	303-988-3434	Mike is great with wonderful staff, fair rates and terrific service.
Mortgages	Tim Siebenthal - AmeriPro Funding, Inc	All over Denver	303-929-2853	Tim Siebenthal - you can trust him without question!
Movers	Norm Ihme	In & out-of-state mover	303-981-3848	Bailey's Moving & Storage - Lives on Green Mountain - Good guy.
<b>Realtor</b>	<b>Jason Reynebeau</b>	<b>215 Union Blvd. #125</b>	<b>303-989-5462</b>	<b>How could we do this list without recommending ourselves.</b>
<b>Realtor</b>	<b>Jeremy Kendall</b>	<b>215 Union Blvd. #125</b>	<b>303-989-5462</b>	<b>Ditto!</b>
<b>Realtor</b>	<b>Rocky Reynebeau</b>	<b>215 Union Blvd. #125</b>	<b>303-989-5462</b>	<b>Ditto!</b>
Optometrist	Dr. Joe Bebbler	10090 W. 26th Avenue #300	303-232-0200	A great doc and a great staff.
Orthodontics	Dr. Kevin Chapman	8852 W. 38th Ave	303-421-9814	Highly recommended by my three family members.
Veterinarian	Foothills Animal	13015 W. Alameda Pkwy	303-988-0403	Dr. Roger Liehr - good people to help your pets.

### Services for the Home

Animal/Pest Control	Animal Control Specialist	Don Scadden	303-987-0842	Get rid of those pesky critters like raccoons.
Carpet Cleaning	Academy Services	14518 W. Bayaud Ave.	303-279-7214	Serving Grn Mtn/Sixth Avenue West since 1991. Quality!
Cleaning - Detailing homes/rentals	Viviana Barra	vi2595@yahoo.com	720-385-9553	Detail house cleaning services. Gets our listing ready for the market. She's Great!
Drain Problems	At Your Service Plumbing	At Your Service	303-986-5325	Excellent. Lowell is a very good man. Lives on Green Mountain
Electrical	Garrison Electric - Mike Rose	12741 W. Asbury Place	303-994-9520	Very dependable and does a great job.
Fireplaces	Quality Fireplace Solutions	All over Denver	303-946-6535	They take care of all your fireplace needs. Gas or wood. The Best.
Gardener (Master Gardener)	Dirt Goddess	14223 W. 1st Drive	303-669-9405	Kristin Sutton has been taking care of our flower gardens perfectly.
Glass - doors and windows	Ken-Caryl Glass	All over Denver	303-791-3122	These people do a good job for us.
Handyman	Guy Goddard	Rent a Guy	720-364-9191	Provides professional handyman services - dependable.
Heating & A/C	Green Mountain Heating & A/C	Green Mountain	303-985-4884	Scott Johnson - family run, great service, honest - Cell: 303-359-7074
Home Inspections	Fineline Inspections	All over Denver	720-275-3895	Ross Bowen is great to do business with!
Landscaping	Green Mountain Garden	East of Union on Cedar	303-940-6762	Been on Green Mountain forever. Great People.
Lawn mowing	Loc Lee	All over Denver	303-249-2969	Le is a wonderful man - honest, trustworthy and fair.
Lock Smith	Craig or Greg	Golden Security	303-279-8642	These are good guys and very efficient and reasonable.
Plumbing	Scott Chamberlin	All over Denver	720-319-4280	We are excited to have Scott on our Recommendations list.
Rental equipment	A to Z Rental	11900 W. Colfax Avenue	303-232-7417	Everything you need. Owner Greg Kraxberger is GM resident.
Roll-offs	Elite Roll-Offs	All over Denver	303-287-7800	These guys are so reliable and on top of their games. Fair prices.
Sewer line repairs	Lewis Water and Sanitation	Golden	303-279-4640	Terry Lewis is the best and you can trust them.
Sprinkler Systems	Jake Augustin	All over Denver	720-524-7222	Sprinkler system installation, repair and winterizing.
Storage	Summit View Storage	17550 South Golden Road	303-278-9525	Owned by Jim Billings - Sensible rates - great and honest people.
Tile and grout cleaning	Academy Services	14518 W. Bayaud Ave.	303-279-7214	Serving Grn. Mtn/Sixth Avenue West for 13 years. Quality!
Window Cleaning	Spitshine Services	Lakewood	303-514-5653	Green Mountain Residents - Mark and Julie Noone - Great!

### Home Remodeling and Repair

Carpet & hardwood & Tile	Green Mountain Interiors	14219 W. Center Drive	303-980-9836	Dave Drelicharz does a great job on floor coverings.
Garage Door Repair	A Modern Garage Door	Citywide	303-345-8471	Jason Mielenz - Great service from a very good man. Lives in Green Mountain.
Kitchen and Baths	Open Cupboard	12550 W. Colfax Ave.	303-232-0755	Ted Godfrey is knowledgeable and gives excellent service.
Mud Jacking	Statewide Mud Jacking	Don	303-985-3375	Knowledgeable and good to work with.
Painting	Chris Rosevear - High Country Application	West side of town	303-898-3218	Good service, very trustworthy, great work and fair prices.
Roofer	Earl Dodge of Roofix	All over Denver	303-423-8426	Earl is honest and fair. Great roofer. Cell 303-638-7981.
Window & Door Replacement	Bill McFarlane	DMD Builders - Citywide	303-757-2721	Has Pella, Andersen and Marvin windows. Excellent person.

### Editor's Notes

The only listings displayed are those in which we had involvement with either the listing side or selling side. Properties are displayed through the Active, Under Contract and Sold stages and only displayed as SOLD in one issue.



**Metro Brokers - Reynebeau & Co.**  
215 Union Blvd. #215, Lakewood, CO 80228  
(Directly across from Jason's Deli)

**303.989.5462**

[www.rockyjasonandjeremy.com](http://www.rockyjasonandjeremy.com)

Published by Reynebeau and Company  
Copyrighted 1985-2013. No part of this may be reproduced in whole or in part by any means without the express written permission of Reynebeau and Company - Metro Brokers.

# We do Real Estate

One family at a time . . .



Rocky and Sandee



Jeremy and Jennifer



Jason and Beth



Grandkids

## Metro Brokers - Reynebeau & Company

Real Estate Excellence Since 1975

**303.989.5462**

[WWW.ROCKYJASONANDJEREMY.COM](http://WWW.ROCKYJASONANDJEREMY.COM)

Jreynebeau@aol.com ♦ Jkendallmb@aol.com ♦ Rlestrocky@aol.com

Jeremy's Cell - 720-280-6377 ♦ Jason's Cell - 303-875-1840