

# ROCKY, JASON & JEREMY'S REAL ESTATE GUIDE

Published by Rocky Reynebeau ♦ Jason Reynebeau ♦ Jeremy Kendall

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## Current Market Analysis

*Are we on the verge of the next real estate boom?*

### By Rocky, Jason and Jeremy

Since we got into the real estate business in 1975 we have experienced 2 complete boom & bust real estate cycles... the 70's boom, the 80's bust, the 90's boom and the 2006-11 bust. The question is this - are we on the verge of the next real estate boom? Possibly!

All real estate cycles have caveats; this time the questions are whether this market can have legs beyond cheap mortgage rates and whether this market can sustain itself absent a robust national economy with significant job growth. Further, can cheap money alone, which is principally a result of quantitative easing (QE), be the catalyst to trigger an economic boom. Real estate is *the sector* which is the leading indicator of a recovering economy. All real estate functions under the umbrella of the national economic picture.

BUT, local conditions trump national conditions when it comes to real estate. All real estate is local! And, we only see good things in the markets where we do our business. Witness the chart to the right: Denver's markets are all positive with unit activity up 25% compared to the same period in 2012. The average price of a single family home is \$319,366 which is up 12.44% over last year. The average price of the townhome and condo market is now \$195,377 which is up 20.72%. The last time we saw these kinds of increases was in 1979 during the "oil patch" real estate boom.

We are not qualified to know the substantiality of the current national real estate boom. We do, however, believe that the *local markets* we serve are in the perfect storm for a sustainable boom!

Of course the only economy that matters is *your economy*. If your personal economy is good, then this is a wonderful time to make a move or refinance your home. Call us - we can help.

Denver Real Estate 1st Quarter Activity			
	Mar 2013	Prior Month	% Change vs Year Ago
<b>Single Family (Res + Condo)</b>			
Active	6,682	-1.53	-35.28
Pending	1,499	-1.77	-27.37
Under Contract	5,976	18.74	12.16
Sold	4,333	46.04	24.69
Avg DOM	67	-16.25	-34.95
Avg Sold Price	\$295,330	6.77	13.84
<b>Residential</b>			
Active	5,445	-1.73	-34.42
Pending	1,192	-1.57	-28.88
Under Contract	4,781	17.99	10.47
Sold	3,493	47.82	25.87
Avg DOM	68	-16.05	-35.24
Avg Sold Price	\$319,366	5.58	12.44
<b>Condominium</b>			
Active	1,237	-0.64	-38.82
Pending	307	-2.54	-20.88
Under Contract	1,195	21.81	19.50
Sold	840	39.07	20.00
Avg DOM	61	-16.44	-37.11
Avg Sold Price	\$195,377	11.42	20.72

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## Free Market Analysis 303.989.5462

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**303-989-5462**



**SOUTH SLOPE - PULTE**

## 13830 W. AMHERST WAY



### Lovely Home on a Corner Lot

3 Beds ♦ 4 Baths ♦ 1434 + 754 Square Feet ♦ 2-Story ♦ 2- Car garage ♦ Taxes - \$2073  
Wonderful open floor plan ♦ Hardwood entry ♦ Tons of natural light ♦ Large corner lot  
Great curb appeal ♦ Nice backyard with lots of mature landscaping and low maintenance plants ♦ Pergo flooring ♦ All appliances included ♦ Clean and neutral decor ♦ Fully-finished basement ♦ Central air & attic fan ♦ 6-panel doors ♦ Close to light rail and **St. Anthony's**  
Easy commute to downtown & mountains ♦ Close to open space and wonderful parks

**Status - Active - Offered at \$315,000**



## FAMILY UPDATES

### Rocky and Sandee Reynebeau



Last year was another very good year for us. We're fully engaged with the grandkids. Sandee enjoys her Colorado and Wisconsin quilt groups and loves managing our office. We stayed close to home but did spend the summer at our cottage in Wisconsin.

But, every life has its challenges - this past January we discovered a lump above Sandee's left breast. We got into Kaiser immediately and after 10 days of shear terror it was confirmed that it was a recurrence from 10 years ago. There is fear when cancer becomes personal - the worst was the fear of the unknown. We are hoping this is controllable and we are receiving unbelievably great care from Kaiser. Both Sandee and I are good at our respective roles. Strong beliefs, a healthy value system and the caring and prayers of our support system are so helpful in dealing with whatever life puts on our plate.

Our grandchildren are our greatest joy. To be part of their lives on a daily basis is a blessing. When they sneak into my office to surprise us it is like going directly to Wisconsin - it is heaven! We're so appreciative of life - it's always been very good to the Reynebeau Family.



### Jeremy and Jennifer Kendall

The Kendall Family has been busy working on our new home and of course busy with life in general. We had a great trip to San Diego last summer - one of our favorite vacation spots. We all love the beaches, Coronado Island, and the overall experience of life on the west coast.



We're enjoying our new home and the nearby parks that are available. Trevor loves to play on the playgrounds, and Jennifer loves to be outside, so it's great to have a place to soak up some sunshine. We had our first Christmas in our new home which was great, and also beautiful. We have a huge family room with large windows which provide a view to our backyard, so those snowy days - and Christmas time - is just beautiful. Trevor has been pretty intense about karate, which he started in January. He is progressing quickly. We are so proud of his hard work, but Jen has learned to stay guarded from Trevor's hard kicks! Yes, he practices a lot - on us!

I am looking forward to real estate this year. The market is really picking up. This is a great time to sell, which makes the process quicker and easier, so in turn, that leads to lots of happy clients.

Our prayers are for mom's full recovery.



### Jason and Beth Reynebeau

Our lives continue to be filled with the joys of parenting and work. We're embedded solely in those activities but we love it.

Reagan is in first grade and doing great. She loves learning to read and is drawn toward science. Her soccer team, "The Dolphins" went defeated for the 2012 season (no one is really keeping

score) but they're starting off strong in 2013. I love watching her compete; she's such a little pistol. Last week she scored her very elusive first goal and is now pumped up for the rest of the season. She continues to delight us with her ballet and tap dances and we look forward to her recitals.

Carter is going to pre-school two days a week. He has great teachers and lots of little buddies in class. After learning of his cousin's interest in karate and watching some Teenage Mutant Ninja Turtles, he's decided Tae Kwan Do is something he wanted to try. So far, he loves it and his attempts at jumping jacks in the warm-ups is one of the highlights of my week. He's also playing soccer. After a challenging last season (snacks were more exciting than soccer) he's already played more (in two weeks) than he did all of last spring and is having great fun with it.



Beth and I were lucky to take three trips in 2012 (two with the kids). In Feb. we went to Las Vegas for our first time away from our children in 6 years. It was amazing to have that bit of freedom for three days but we were excited to get back and see our little maniacs. We took a family trip over the 4th of July to the Reynebeau cottage in northern Wisconsin. Highlights included jet skis, fishing with grandpa, floating in the lake and some fireworks. We also took the kids to Florida over Thanksgiving. We had a couple of chilly days on the beach but my daughter and her purple lips didn't seem bothered. The weather was perfect for three days of Disneyworld. Tons of fun!

We're excited about the prospects for 2013 and hopeful my mother is going to be ok.

## South Slope - Ryland



### Beautiful Home

2337 S. Holman Circle

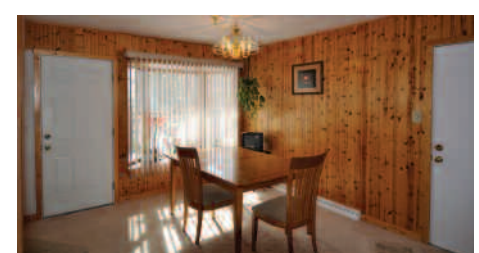
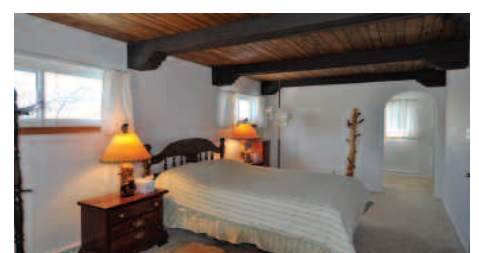
4 Beds • 4 Baths • 1768 + 966 Square Feet • Taxes \$2,320

3 - Car Attached Garage • Beautiful hardwoods

Wonderful street and awesome curb appeal • Great landscaping  
Southern exposure • Beautiful kitchen with granite countertops  
Stainless appliances • Central air • Vaulted Ceilings • Five-piece bath  
Stamped concrete patio • Sprinkler system • Pride-of-ownership  
Fully-finished basement • Close to light rail and St. Anthony's

**Sold Price - \$370,000 - DOM - 1 - Date 3/28/13**

## GREEN MOUNTAIN VILLAGE



### Lovingly Cared For

1600 S. Valentine Way

4 Beds • 3 Baths • 1247 + 1247 Square Feet • Ranch

• 2- Car Attached Garage • Great street • Awesome curb appeal  
Remodeled kitchen • Huge master bedroom • Newer roof, furnace & water heater • New carpet with wood floors underneath • Updated baths • Huge covered patio • Lovely private backyard  
Vinyl windows • Popular floorplan • RV parking • Close to future light rail & St. Anthony's • Easy drive to downtown & Mountains  
Close to Green Mountain Open Space and wonderful parks

**Status - Under Contract - Offered at \$285,000**

## GREEN MOUNTAIN ESTATES



### Nice Updates / Great Street

13493 W. Virginia Drive

4 Beds • 2 Baths • 1536 + 1411 Square Feet • Ranch • 2- Car Attached Garage • Beautiful hardwoods throughout the main level  
Nice curb appeal • Great street • Updated kitchen w/ new cabinets, counters and a tiled back splash • All appliances included • Lovely eating space • Tiled entry • Updated baths • Covered patio • Private backyard • Large family room w/ crown molding and a great fireplace • 6 Panel doors • Finished basement • New carpet • Close to light rail • Close to St. Anthony's • 10 Minutes to downtown & mountains  
Close to open space and wonderful parks

**Status - Call - Offered at \$315,000**

**Contract working at press time**

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

303-989-5462 (Office) ♦ 303-667-7075 - Rocky's Cell ♦ 303-875-1840 - Jason's Cell ♦ 720-280-6377 - Jeremy's Cell  
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# We do Real Estate. It's all we do!



## CAN WE HELP YOU?

# 303.989.5462

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## Other Recent Sales



- A. 886 S. Reed Ct. #H - Sold \$99,900 - 63 Days - Date 3/1/13
- B. 4501 S. Tabor Ct. - Sold \$245,000 - 3 Days - Date 2/15/13
- C. 9707 W. Peakview Dr. - Sold \$260,000 - 19 Days - Date 3/8/13
- D. 2875 Simms St. - Sold \$290,000 - 31 Days - Date 3/22/13

## Other Under Contracts



### Pride-of-Ownership

322 Wright Street #109

- 3 Beds/3 Baths - 1226 + 585 square feet - Two story
- 1- Car attached garage - Vaulted ceilings - Skylights - Walk-in closet
- Pergo flooring - Wood burning fireplace - Laundry upstairs
- Central Air - Jack & Jill baths - New roof - Private fenced patio
- Full finished basement - Wired for surround sound - Attic storage
- Popular floorplan - Close to light rail & St. Anthony's
- Easy commute to downtown & mountains

**Offered at \$163,000 - Status - Under Contract**



### Snowbird Condo

430 Zang Street #106

- 2 Beds/2 Baths ♦ 1174 Square Feet ♦ Ranch ♦ Status - Active
- Reserved parking space #173 ♦ Large open floor plan ♦ Clean & neutral
- Two full baths ♦ Laundry room ♦ No stairs ♦ 1/2 block from an amazing park
- Walk to light rail and St. Anthony's hospital and an easy commute to downtown
- Well-maintained neighborhood ♦ Pool & tennis courts

**Status - Under Contract - Offered at - \$120,000**



### Awesome Gourmet Kitchen

10218 Kimberwick Drive

- 3 Beds • 2 Baths • 2173 + 2135 Sq. Ft. • Ranch • Oversized 2- Car Garage
- Beautiful Cherry hardwoods • Awesome gourmet kitchen • Maple cabinets
- Island w/ slab granite • Gas stove • 10 Ft ceilings • Tons of natural light
- 5-piece master bathroom • Perfectly appointed • Full open basement • Huge Trex deck with mountain views • Nicely landscaped corner lot • Neat front porch

**Status - Under Contract - Offered at \$370,000**

## GREEN MOUNTAIN VILLAGE



### Beautiful Curb Appeal 12249 W. Alabama Place

- 6 Beds • 3 Baths • 1154 + 1154 Sq. Ft. • Ranch • Taxes - \$1,579
- 1- Car attached garage • Awesome curb appeal with front porch
- Beautiful hardwoods throughout the main level • Updated kitchen
- Large master that easily converts back to 2 bedrooms • Oversized shed
- Fully-finished basement with ground level windows • Beautiful trees
- Large yard with covered patio • Close to open space and parks
- Easy commute to downtown & Mountains
- Close to light rail and St. Anthony's

**Offered at \$255,000 - Status - Active**

## SIXTH AVENUE WEST



### 14352 W. Archer Avenue

- 3 Beds - 2 Baths - 1870 & 768 Sq. Ft. - Ranch - Taxes \$2,391
- Partial open basement - 2-car side-load garage
- Beautifully landscaped and excellent curb appeal - Large spacious rooms
- Nice floorplan with easy egress to the large covered patio -
- Fireplace in family room - Large kitchen with eating space - Vaulted ceilings and lots of nice light - Fully-automatic sprinkler system - Just minutes to the trailheads of Green Mountain hiking and biking trails
- Serviced by great schools and a wonderful location

**Offered at \$ 305,000 - Status - Under Contract**



## Green Mountain III

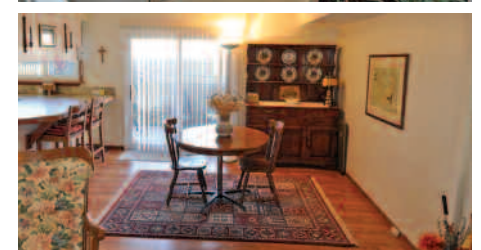


### Beautifully Updated

717 S. Youngfield Court

- 4 Beds • 4 Baths • 1650 + 762 Square Feet •
- 2-Story • 2-Car detached garage with lots of storage
- Fronts to spacious park • Beautifully updated kitchen
- Pergo flooring • Huge master • Central air • New roof
- Newer carpet • Fully-finished basement • Great pride-of-ownership
- Excellent HOA with clubhouse and an indoor pool
- Close to future light rail and St. Anthony's
- Easy drive to downtown & the Rocky Mountains
- Minutes to open space and wonderful parks

**Status - Under Contract - Offered at \$210,000**



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## Our Business Model and Our Heartfelt Appreciation

*Our business model does not include handing out business cards at Christmas parties.*



### By Rocky Reynebeau

My father was a very simple man who was influenced by the depression and **World War II**. As a small-time businessman - he worked hard and put in long hours to scratch out a modest living for our family. His businesses were beer and liquor, a soda fountain and bakery products.

I started to work for dad when I was 8 years old - he paid me 10 cents an hour - which is about what I was worth at the time. But I earned so much more than 10 cents. Working for dad created the foundation of how I would conduct myself in life and in my real estate business.

While I was working for him he encouraged me to start my own business selling ice water to a construction crew building a bridge near our home. I had competitors - so I made sure my water had lots of ice plus I offered free refills. That summer I made 10 cents a drink and 10 cents an hour working for dad - I made a killing that one year. Dad never pontificated about business - he just lived it - his great joy was that people wanted to do business with him.

My dad had the biggest impact on our business model but other things had big influences also.

### Building Trust and Caring for People

When I got in the business - what Realtors did to get business was "work the floor" - they sat at a desk at a prescribed time and waited for someone to call. Whew! That was not for me. I wanted to build *my own* business - so I hit the streets and talked with people who were working in their yards. Almost every person I visited with would ask me "what did that home sell for" or something similar - they wanted information. I would never ask for business as I felt it violated the spirit of why I stopped to visit with them. But, I would always end up sending them information based on their inquiries. Very soon, people were calling me to do business *specifically with me* - because I earned their trust. Thirty seven years later we still do business with several of those families from my first weeks in the real estate business. And, like all of our clients, they became part of the fabric of our lives.

### Building our Value

Sandee and I have had a summer home on **Legend Lake** on the **Menominee Indian Reservation** in central **Wisconsin** since 1985. Every spring we get mail from Realtors telling us how we need to *call them* if we want to sell. They never tell us anything we want to know - like what's the condition of the market, what's for sale, or what has sold that would help us determine the approximate value of

our cottage. **Nothing!** *Just - you should list with me!* To me that's like Realtors handing out business cards in grocery stores or **Christmas** parties - that's not our business model. Our business model is simply living our business, promoting the properties that we have for sale and provide honest information that people can use to keep them up-to-speed on market conditions and values. This is all backed up with great skill sets.

### Asking for Business is Not Enough!

We believe that to have any sustainable business, you have to earn it with every call, every event and every interaction - then people want to do business with you. Let me digress - witness the restaurant **240 Union** - they succeed year after year by providing a great environment and great food at sensible prices. And, the owner says hello when you walk in the door. Other restaurants like **Cafe Jordano**, **Moose Hill Cantina**, **Bono's Italian** and **Taste of Denmark** earn your business with every bite. **Green Mountain Ace Hardware** earns it with every nut and bolt and **Dr. Roger Liehr of Foothills Animal Hospital** earns it by caring for every pet. None of these businesses put up balloons above their building, have a zillion signs trashing up neighborhoods inviting you inside, or offer specials to the lucky few who remember to bring their coupons. *They just offer great products at sensible prices and they do it over and over again.*

### The Impact of My Dad

My dad and the events listed above had a big impact on me - I've always wanted to work hard to earn business and have heartfelt appreciation every step of the way. I felt the same way when I sold water. Real estate is more complicated than water. So, to me, our business model is exceptional market knowledge and a great skill set. Early in my career I decided that I did not want to be that Realtor handing out calling cards at Christmas parties or in grocery store parking lots. I did not want to be a "Realtor", I wanted to be a businessman in the business of real estate - that was my business model.

Jason, Jeremy and I live this business model everyday. We will not provide information on how to lower heating bills, improve attic insulation, gardening advice or how to stay healthy in a stressful world. And, we certainly will not provide recipes or pot holders with our names on it. We do real estate and thus, we help our clients navigate through the maze of real estate decisions. We talk about your goals and how that plugs into the current market as related to pressures, meaningful comparable data, timelines, risk management and the hundreds of variables that come into play. Most importantly, when we say "we are always thankful, always appreciative and we never take your business for granted" we mean it.

Our basic values are rooted in my father. As a simple man, my dad wasn't a great financial success but he was a great man who never deviated from his values and beliefs. I am proud to have dropped from his tree. I believe that I will see him again and when I do, I hope he will say, "I am proud of you Rocky." I would respond, "I am proud of you too dad!"

GREEN MOUNTAIN ESTATES

# 14137 W. VIRGINIA DRIVE



### Beautiful Remodel & Views

6 Beds • 4 Baths • 3382 + 1204 Square feet  
Two-story • 3-car detached garage • Taxes - \$3,255  
Custom remodeling with exceptional finishing • Large spacious rooms with plenty of privacy • Fully-finished walkout basement • Home theater with stadium seating • Huge and bright sitting/reading room  
Tons of windows & lots of light • Master to die for • Huge private main floor study • Views from every room • Quality hardwood and tile flooring  
Minutes to the mountains & **Green Mountain Open Space**

**Status - Active - Offered at \$450,000**



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## Terrace - The Very Best!

13349 W. Alameda Pkwy. #301

3 Beds • 2 Baths • 1643 Square Feet • Ranch •  
 2- Car Detached Garage • Incredible 180 degree city views from the large covered patio • Beautifully remodeled • Newer carpeting • Slab granite countertops • Stainless steel appliances • Custom tile work • Updated baths • No shared walls • Natural light & Perfectly appointed

**Sold Price - \$280,000 - DOM - 2 - Date 3/1/13**



## Lakewood Vista

1675 S. Cole Street - B1

Style: Ranch ♦ Sq.Ft: 837 ♦ Bed/baths: 2/2 ♦ Taxes: \$868  
 Views of the common area ♦ Walk-in closet ♦ Master bath  
 New windows ♦ Garage parking ♦ Storage unit  
 New water heater ♦ Nice views of the southern front range  
 Front and back decks ♦ Close to hiking and biking trails

**Sold Price - \$128,000 - DOM - 159 - Date 2/25/13**



## Green Mountain Estates

14372 W. Virginia Drive

5 Beds • 5 Baths • 2607 + 1479 Square Feet • 2-Story  
 Oversized 3- Car Garage • Just steps from G.M. Open Space  
 Incredible gourmet kitchen remodel • Slab granite counters with stainless appliances • Knotty Alder cabinets • Main floor master  
 Double headed master shower • Updated baths

**Sold Price - \$441,000 - DOM - 8 - Date 4/2/13**



## Green Mountain Village

12287 W. Ohio Drive

5 Beds • 3 Baths • 1197 + 1197 Square Feet • Ranch  
 1- Car Garage • Beautiful hardwoods • Awesome curb appeal  
 Great street • Granite countertops • Stainless appliances  
 Central Air • Sprinkler system • Updated baths • Huge covered patio •  
 Lovely private backyard • Vinyl windows • Popular floorplan  
 6 Panel doors • Close to future light rail • Close to St. Anthony's

**Sold Price - \$247,500 - DOM - 114 - Date 3/29/13**

## THE TERRACE



### Backs to Greenbelt

13349 W. Alameda Pkwy. #103

2 Beds • 3 Baths • 1300 Square feet • 2-Story • Taxes - \$1,464  
 1- Car detached garage • Beautiful kitchen • Corian countertops  
 42 inch cabinets • Great-room floor plan • Floor-to-ceiling windows  
 Perfectly maintained • Custom tile work in the baths • Full length deck  
 Lovely views • Backs to greenbelt • Tiled entry • 6-panel doors  
 Easy commute to downtown, the mountains, open space and parks  
 Close to light rail and St. Anthony's

**Status - Active - Offered at \$215,000**



## JEWELL LAKE CONDO



View of Unit from the Lake to Unit

### Beautiful Lake View

Address - Will be published in website soon

2 Beds • 3 Baths • 1253 Sq. Ft. • Third floor ranch with loft  
 Taxes - 998 • 1- Car garage • Vaulted ceilings  
 Nice balcony with lake view • Comfortable great room w/fireplace  
 Quiet setting • Excellent condition • Pride-of-ownership  
 Just a short stroll to a wonderful path around the lake

**Status - Coming Soon - Offered at TBD**



## Lakewood Vista/Fox Point



### Killer Views and Perfect Condition

1756 S. Cole Street

3 Beds • 3 Baths • 1124 + 705 Square Feet • Raised ranch • 2- Car attached garage  
 Incredible sweeping mountain views • Beautiful hardwoods • Gourmet kitchen w/ slab granite counters • Lovely private setting - Vinyl windows w/ tinting • Leaded glasswork  
 Great loft area in garage • Great-room floor plan • 6-paneled doors • Clean & neutral

**Status - Active - Offered at \$269,900**



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## GOOD PEOPLE

To Do Business With

### Norm Ihme

Bailey's Moving and Storage



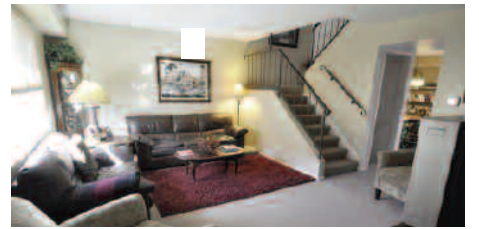
Jennifer and Norm Ihme  
Green Mountain Residents

Norm Ihme came into our lives about 10 years ago when he just happened to be moving one of our clients. The client raved about his services and how great he was to do business with. Very soon we were recommending Norm to all of our clients that needed a mover. He can do both inter-state moves or local "two men and a truck" type moves. He is great and we can't say enough good things about him. No matter the size of the move, Norm gives the same great service. He has moved our clients two blocks and across the country. No matter the size of the move he does it with the same great sense of enthusiasm and caring. He almost always shows up during the actual move to make sure things are going well. Everyone knows that a "move" is only as good as the people involved. Norm makes sure the best people do the move and that they do it with tender loving care. In the many years that we have referred Norm we have had nothing but great results - we appreciate him immensely. Norm and Jennifer live on Green Mountain and can be reached at 303-981-3838 or [normi@baileysallied.com](mailto:normi@baileysallied.com).

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He is great and we can't say enough good things about him. No matter the size of the move, Norm gives the same great service. He

## GREEN MOUNTAIN II



### Absolutely Awesome

12791 W. Alameda Drive

2S • 3 Beds/4 Baths • 1,608 + 768 Square feet

2-car detached garage • Taxes - \$1,215

Beautifully updated with quality features • Kitchen island

Fully-updated kitchen with upgraded maple cabinets

Gorgeous tile work • Tons of light • Newer furnace and HWH

Exceptional patio with morning sun/afternoon shade

Fully-finished basement that is perfect • Private location

Status - Under Contract - Offered at \$199,000

## GREEN MOUNTAIN VILLAGE



### 1154 S. Vancouver Way

4 Beds • 3 Baths • 1559 + 1154 Square Feet • Ranch • 1- Car attached garage • Wonderful curb appeal

Corner lot on a quiet street • 405 sq. ft. addition on back of house - perfect for office • All appliances

included • Updated kitchen • Wood flooring under carpet • Great master and large second bedroom on

main floor • Private backyard • Open floorplan • Close to light rail and St. Anthony's

Easy drive to downtown & the mountains • Close to open space and wonderful parks

Status - Coming Soon - Offered at \$270,000



Le

## Loc Le

Lawn Care

What a joy to have Le as part of our business and our personal lives.

He takes care of us and he is totally reliable. Many times we have vacant properties for sale that need to have the lawns maintained while on the market and through the closing.

Sometimes, that is only for a month or two. Le never fails us - ever!

He is always so happy and he appreciates us as much as we appreciate him. A client of ours, Pat Colburn, referred Le a couple years ago and he has been taking care of us ever since. He has added a lot to our business because of his willingness and reliability. It has always been difficult to find a lawn service that would take care of a lawn for just a couple weeks or months. Le was the answer to our needs. Thanks Le.

In addition to lawn mowing and aeration - Le does yard clean-up, flower beds, trimmings and sprinkler maintenance. Whether you need yearly care or just while you are out of town for just a month or two - Le is your man - you will enjoy him. You can reach him at 303-249-2969, 303-428-1617 or at [lclawn99@gmail.com](mailto:lclawn99@gmail.com).

# LAKWOOD HILLS | 12548 W. 1ST PLACE



### Beautiful Lake Side Location

3 Beds • 4 Baths • 1779 + 773 Square Feet • 2-Story + Walkout • 2- Car Attached Garage  
Premium location - backs to lovely pond • Excellent condition • New high-quality carpet • New Paint • Custom tile work • Eat-in kitchen & formal dining room • Fully-finished basement w/ bar, flex space, 3/4 bath & built-in Murphy bed • Two master bedrooms w/ vaults • Newer furnace, A/C, humidifier, windows, sliding and front door • Rare fenced-in yard w/ awesome landscaping, storage shed & underground sprinkler • Huge deck & covered patio • Well run HOA Community pool & tennis courts • Close to light rail • Close to St. Anthony's  
10 Minutes to downtown & Mountains • Close to open space and wonderful parks

Status - Under Contract - Offered at \$286,000



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



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## OTHER BROKER SALES



**SOLD**  
Co/OP SALE

**Heritage West**  
11405 W. Atlantic Avenue  
Co/op Sale with Re/Max



**SOLD**  
Co/OP SALE

**Primrose Patio Homes**  
2663 S. Iris Street  
Co/op Sale with Re/Max



**SOLD**  
Co/OP SALE

**Village Homes - Summit Glen**  
14186 W. Amherst Avenue  
Co/op Sale with Metro Brokers - Denver Home Real Estate



**SOLD**  
Co/OP SALE

**Solterra**  
2321 S. Juniper Circle  
Co/op Sale with Remington Homes



**SOLD**  
Co/OP SALE

**Telluride West**  
314 Wright Street #306  
Co/op Sale with CF Properties

We are always thankful, always appreciative and we never take your business for granted.

## Quarterly Sales - 1st Quarter - 2013 Townhomes and Condos

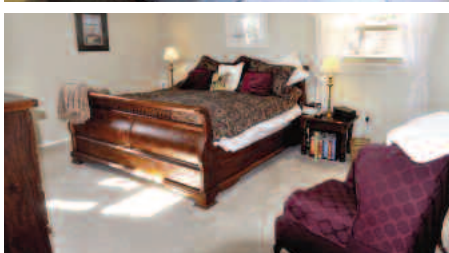
(Sorted by area then by sold date)

Address	Area	Style	Sq. Ft*	Base	Car	Date	Price	DOM	Terms	Taxes	Note
12610 W Bayaud Ave 4	CR	2S	1,452	FF	2-CG	3/1/13	\$135,500	37	CV	\$1,386	L
12615 W Bayaud Ave 35	CR	2S	1,452	FF	2-CG	2/8/13	\$192,500	5	CA	\$1,321	
12570 W Virginia Ave	GM I	2S	1,795	N/A	2-CP	3/25/13	\$120,000	14	CA	\$1,104	FX/L
12658 W Virginia Ave	GM I	2S	1,432	FF	2-CP	2/27/13	\$185,000	33	CV	\$1,109	CP
12761 W Alameda Dr	GM II	2S	1,650	FF	2-CG	3/14/13	\$196,100	2	CV	\$1,242	CP
12869 W Alameda Dr	GM II	2S	1,650	FF	2-CG	3/8/13	\$175,000	119	VA	\$1,191	CP/L
774 S Youngfield Ct	GM II	2S	1,650	FF	2-CG	2/15/13	\$189,900	6	FHA	\$1,226	CP
682 S Youngfield Ct	GM II	R	1,140	N/A	2-CG	2/15/13	\$145,000	165	CA	\$994	
1675 S Cole St B1	LV	R	837	N/A	1-CG	2/25/13	\$128,000	159	CV	\$868	CP
1670 S Deframe Sr B8	LV	R	837	N/A	1-CG	1/18/13	\$133,000	11	CV	\$882	CP
243 Yank Ct	MS	2S	1,884	FF	2-CG	2/28/13	\$237,000	119	CV	\$1,801	
499 Wright St 302	Riva	R	929	N/A	2-CP	2/14/13	\$93,000	1	CV	\$666	CP
430 Zang St 4102	Snow	R	812	N/A	RES	3/28/13	\$76,000	16	CA	\$550	L
410 Zang St 302	Snow	R	812	N/A	RES	3/8/13	\$89,999	2	CA	\$595	CP
337 N Wright St 101	Snow	R	812	N/A	RES	2/5/13	\$106,000	0	CV	\$563	
337 Wright St 205	Snow	R	1,174	N/A	1-CG	1/15/13	\$132,000	28	CV	\$895	
314 Wright St 204	Tell	R	1,009	N/A	1-CG	3/15/13	\$103,500	0	CA	\$713	
445 Wright St 213	Tell	R	936	N/A	RES	3/8/13	\$110,000	33	CV	\$633	
326 Wright St 202	Tell	R	1,009	N/A	RES	3/4/13	\$100,000	15	CA	\$690	
314 Wright St 306	Tell	R	1,184	N/A	1-CG	1/25/13	\$133,300	4	CA	\$820	
13349 W Alameda Pkwy 301	TER	R	1,643	N/A	2-CG	3/1/13	\$280,000	4	CV	\$1,946	
13351 W Alameda Pkwy 302	TER	R	1,806	N/A	2-CG	1/24/13	\$235,000	22	CA	\$2,006	E

**Footnotes:** CR - Cedar Ridge ♦ GM I-III - Green Mountain I, II or III ♦ LV - Lakewood Vista  
MS - Mountain Side ♦ Riva - Riva Ridge ♦ Snow - Snowbird ♦ Tell - Telluride & Telluride West  
Ter - Terrace or Villa Montana ♦ Note: No sales reported in Sixth Avenue West townhome products

**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. **GENERAL NOTES:** CP - concessions paid, SE - senior exemption, L - lender owned, SS - short sales, E - estate, EX - Fix-up, F1 / F2 - sides of a fix-and-flip and ? - we question this item. METROLIST'S 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. Some properties were sold by other companies.

## Green Mountain Estates



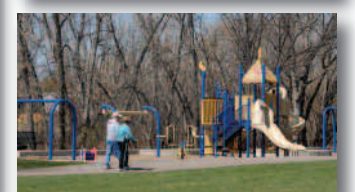
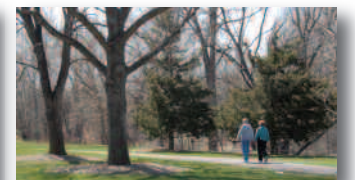
### Beautiful Home

723 S. Beech Street

4-level - 4 Beds/3 Baths - Sq. Ft 2170 & 621  
2-car oversized garage - Wonderful location on a very quiet street  
Beautiful curb appeal - A very nice floor plan that's so warm and cozy  
Great pride-of-ownership - Large spacious rooms - New Roof  
Covered patio and a very nicely landscaped yard with lots of privacy  
Minutes to the hiking/biking trails of Green Mountain Open Space.  
Served by great schools and a wonderful location.

**Status - Under Contract - Offered at \$320,000**

## BEAR VALLEY



### 2718 S. Kendall Way

3 Beds ♦ 3 Baths ♦ 1682 + 1682 Square Feet ♦ Ranch ♦ Taxes - Senior Exemption  
2- car attached garage ♦ Exceptional curb appeal ♦ Quiet location ♦ New roof ♦ Beautiful wood floors  
Wood burning fireplace ♦ Bar in basement ♦ Newer carpet ♦ Large private backyard  
Desirable Bear Valley neighborhood ♦ 10 Minutes to downtown & mountains  
Close to open space and wonderful parks

**Status - Coming Soon - Offered at \$260,000**



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



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## COMPUTER GEEK!

### Can you say that in English, please?



**By: Mike Schink**

Contact me at 303-912-1276 or mikeschink@comcast.net

**Part Two:** I trust that you found the first part of this series regarding PC System Start-up and Disk De-fragmentation helpful. Keeping software applications out of your PC's start-up routine and de-fragmenting your hard drive periodically are the first 2 steps that will help keep your PC performing optimally. A reliable and faster PC is all most of us hope for in this increasingly digital world where we live today.

### Number Three - Temporary Files

Your PC tries to predict what you will want next based on your previous actions. To do this, temporary files and folders are stored locally on your hard drive. Locally stored files make all of your programs run faster by providing easily-accessed files that can be loaded up quicker. I recommend regularly searching the internet to determine where Windows stores these files and delete them using Windows Explorer and Internet Explorer.

### 10 WAYS TO KEEP YOUR COMPUTER RUNNING SMOOTHLY

- 1. System Startup:** How all of the programs that start up automatically when you turn on your PC slow you down.
- 2. Fragmenting:** Straightening out the book shelves.
- 3. Temporary Files:** Removing all of the scraps of note paper, pamphlets from its last trip, and junk mail the PC collects during normal use.
- 4. Configuring:** Correctly sizing the memory we must have to do our work vs. the actual memory the PC has in reality.
- 5. Applications:** Taking out the trash and sweeping up the dust bunnies.
- 6. Slow Network:** Identifying the slow guy on the PC's team.
- 7. Viruses/Spyware:** Create a better understanding of the bad guys we want to keep out of the house.
- 8. Security Software:** Channeling the over achiever and picking the right man for the job.
- 9. Old Hardware:** Understanding diminishing returns related to aging PC's.
- 10. Ventilation:** Heat is a PC's enemy.

**Call for a complete printout on all of these subjects**

### Number Four - Configuration

The PC uses the pagefile by writing data to the hard drive that it can no longer store in its memory chips due to size limitations. Think of a memory chip as your brain and the pagefile as writing a note to yourself or making a grocery list because you have more important things to remember than a list of things to pick up at the store. Windows recommends a pagefile size under the Properties of My Computer or you may find additional information on the internet that suits your needs better.

These last two tasks should take less than an hour when performed semi annually. You can enlist me or another professional to clean and tune your PC for you. I consider my rate of \$50 per hour at the mid-point in the industry. You are welcome to watch, ask questions, and learn while I perform these routine tasks.

**Call for HELP:** For a complete checklist, give me a call and I will send you the complete series of articles including all ten tips. Call me at 303-912-1276 or email me at mikeschink@comcast.net.

## Quarterly Sales - 1st Quarter - 2013 Single Family Homes

(Sorted by area then by sold date)

### Green Mountain Core Products

Address	Area	Style	Sq. Ft*	Base	Car	Date	Price	DOM	Terms	Taxes	Note
126 Zang Way	CWE	BI	2,584	FF	2-Car	3/22/2013	\$292,000	123	CV	\$1,947	CP
123 Zang Ct	CWE	BI	2,228	N/A	2-Car	1/25/2013	\$278,300	14	CV	\$1,936	
842 S Beech St	GME	RA	1,428	FF/WO	2-Car	3/28/2013	\$296,000	6	CA	\$1,916	
1190 S Foothill Dr	GME	2S	1,834	PFF	2-Car	3/27/2013	\$333,500	2	FHA	\$1,815	CP
13737 W Virginia Dr	GME	BI	3,501	N/A	2-Car	3/21/2013	\$450,000	65	CV	\$2,448	
13739 W Dakota Pl	GME	RA	1,423	FF	2-Car	3/15/2013	\$279,900	3	CV	\$1,707	CP
452 S Alkire St	GME	TRI	2,903	N/A	2-Car	2/28/2013	\$316,000	357	VA	\$2,332	CP
14177 W Virginia Dr	GME	2S	2,644	FF	2-Car	2/26/2013	\$355,500	22	CV	\$2,509	CP
738 S Alkire St	GME	RA	1,368	FF	2-Car	2/7/2013	\$270,000	4	CV	\$1,687	
13573 W Virginia Dr	GME	TRI	2,350	N/A	2-Car	1/31/2013	\$294,900	109	CV	\$1,904	CP
14467 W Center Dr	GME	2S	2,576	FF/WO	3-Car	1/29/2013	\$522,000	175	CV	\$3,728	
2231 S Arbutus Ct	GMV-Post	R	2,388	N/A	2-Car	3/29/2013	\$245,000	127	CV	\$1,952	
13751 W Montana Ave	GMV-Post	Q	1,918	N/A	2-Car	3/15/2013	\$278,300	2	FHA	\$1,699	
2257 S Coors St	GMV-Post	R	2,388	N/A	2-Car	3/15/2013	\$288,000	34	CV	\$2,020	CP
13877 W Pacific Ave	GMV-Post	H	1,294	PO	2-Car	3/13/2013	\$227,000	39	CV	\$1,773	L
1154 S Wright St	GMV-Post	D	1,687	FF	2-Car	3/4/2013	\$310,000	3	FHA	\$1,900	CP
1125 S Wright St	GMV-Post	Q	1,918	N/A	2-Car	3/1/2013	\$245,000	49	CV	\$1,624	CP
13996 W Wesley Ave	GMV-Post	A	1,477	PO	3-Car	2/28/2013	\$265,000	6	FHA	\$1,891	
1457 S Ward St	GMV-Post	HY	1,183	FF	1-Car	2/26/2013	\$235,000	70	CA	\$1,570	
12540 W Warren Ave	GMV-Post	4N	2,150	PFF	2-Car	2/22/2013	\$238,450	2	CV	\$2,087	
13451 W Wesley Ave	GMV-Post	H	1,315	FO/WO	2-Car	2/14/2013	\$251,500	1	CV	\$1,753	CP
2509 S Eldridge St	GMV-Post	4N	2,187	PO	2-Car	2/8/2013	\$257,000	5	VA	\$1,998	CP
12470 W Atlantic Ave	GMV-Post	B	1,443	FF/WO	2-Car	2/8/2013	\$305,000	36	FHA	\$2,008	CP
13595 W Warren Cir	GMV-Post	4N	2,187	PFF	2-Car	1/31/2013	\$332,000	68	CV	\$1,941	
1873 S Beech St	GMV-Post	R	2,388	N/A	2-Car	1/31/2013	\$310,000	5	CV	\$1,982	
1271 S Ward Ct	GMV-Post	4N	2,187	PFF	2-Car	1/18/2013	\$327,100	1	CV	\$2,027	CP
1826 S Welch Cir	GMV-Post	E	1,086	PFF	2-Car	1/18/2013	\$250,000	11	CV	\$1,464	CP
2123 S Yank Way	GMV-Post	Q	1,918	N/A	2-Car	1/18/2013	\$233,777		CV	\$1,667	L
13161 W Jewell Cir	GMV-Post	4N	2,187	PO	2-Car	1/16/2013	\$309,000	21	CV	\$1,909	CP
13874 W Baltic Pl	GMV-Post	Hd	1,315	PFF/WO	2-Car	1/9/2013	\$240,500	33	CV	\$1,960	L
1281 S Ward Ct	GMV-Post	4N	2,187	PFF	2-Car	1/7/2013	\$305,000	0	CV	\$2,015	CP
2098 S Coors Cir	GMV-Post	R	2,388	N/A	2-Car	1/2/2013	\$292,500	6	CV	\$1,978	CP
12287 W Ohio Dr	GMV-Pre	RA	1,197	FF	1-Car	3/29/2013	\$247,500	114	CV	\$1,608	
12280 W Exposition Dr	GMV-Pre	RA	1,169	FF	2-Car	3/19/2013	\$211,665	18	CV	\$1,674	CP/L
502 S Union Blvd	GMV-Pre	RA	998	FF	1-Car	3/13/2013	\$235,000	63	FHA	\$1,465	
12133 W Exposition Dr	GMV-Pre	RA	1,197	FF	2-Car	3/7/2013	\$307,880	41	CV	\$1,708	F2
1607 S Van Dyke Way	GMV-Pre	RA	1,247	FF	2-Car	1/24/2013	\$255,000	4	FHA	\$1,827	E
1144 S Vancouver Way	GMV-Pre	RA	1,154	FF	1-Car	1/18/2013	\$236,500	162	CV	\$1,635	CP
1618 S Van Gordon Ct	GMV-Pre	RA	1,247	FF	2-Car	1/18/2013	\$288,500	18	CV	\$1,866	CP
940 S Taft St	GMV-Pre	RA	1,005	FF	4-Car	1/4/2013	\$223,450	98	FHA	\$1,457	

**Footnotes:** CWE - College West Estates ♦ GME - Green Mountain Estates ♦ GMV- Post - Hutch - Post 1970 ♦ GMV - Pre - Hutch - Pre 1970

### Sixth Avenue West Products

Address	Area	Style	Sq. Ft*	Base	Car	Date	Price	DOM	Terms	Taxes	Note
127 S Mc Intyre Way	Mesa	2S	3,948	FF	3-Car	3/19/2013	\$593,072	126	CV	\$5,719	CP/L
16676 W Bayaud Dr	Mesa	2S	4,046	FO	3-Car	3/11/2013	\$650,000	269	CA	\$4,606	
16539 W Ellsworth Dr	Mesa	4L	2,423	PO/WO	3-Car	2/28/2013	\$399,000	149	CV	\$3,225	CP
73 Moss Way	Mesa	2S	2,432	PF	2-Car	2/18/2013	\$454,400	13	CV	\$3,035	CP
xxxxx W Bayaud Dr	Mesa	R	3,202	FF/WO	4-Car	1/30/2013	\$1.2M	252	CA	\$9,572	
5 S Russell Ct	Mesa	2S	3,030	FO/WO	3-Car	1/25/2013	\$475,000	7	CV	\$3,784	CP
85 S Joyce St	Mesa	2S	2,880	PO	3-Car	1/16/2013	\$430,000	8	CV	\$3,530	CP
15276 W Ellsworth Pl	Mesa	2S	3,279	PFF	3-Car	1/10/2013	\$469,000	175	CV	\$3,485	CP
193 S Devinney St	SAW	2S	3,425	FF/WO	3-Car	3/21/2013	\$595,000	10	CV	\$3,790	CP
274 Flora Way	SAW	2S	2,423	PO	2-Car	3/14/2013	\$330,889	7	CA	\$2,814	L
483 Deframe Ct	SAW	2S	2,728	PFF	2-Car	3/11/2013	\$340,000	367	CV	\$3,154	CP
197 S Deframe Way	SAW	2S	2,907	FF	4-Car	3/7/2013	\$581,900	16	CV	\$3,610	
115 S Flora Way	SAW	2S	2,837	FF	2-Car	2/27/2013	\$391,590	0	CV	\$3,701	
14327 W 4Th Pl	SAW	4L	1,666	PFF	2-Car	2/15/2013	\$336,000	6	FHA	\$2,343	CP
14349 W 5Th Ave	SAW	BI	2,602	FF	2-Car	2/13/2013	\$308,628	103	FHA	\$2,539	CP
14399 W 1St Pl	SAW	4L	2,032	PFF	2-Car	1/22/2013	\$360,000	6	CV	\$2,454	CP
93 S Devinney St	SAW	2S	2,875	FF	2-Car	1/16/2013	\$356,000	474	CV	\$3,327	CP/SS

**Footnotes:** Mesa - Mesa View Estates ♦ SAW - Sixth Avenue West Filings 1-7

### South Slope Products

Address	Area	Style	Sq. Ft*	Base	Car	Date	Price	DOM	Terms	Taxes	Note
12966 W Iliff Dr	SS/BC	2S	2,147	FF/WO	3-Car	3/26/2013	\$450,000	11	CV	\$3,118	CP
12065 W Auburn Dr	SS/BC	2S	4,039	FO/WO	3-Car	3/4/2013	\$625,900	154	CV	\$6,160	
2765 S Braun Way	SS/P	2S	2,223	PFF	3-Car	3/27/2013	\$385,000	27	CV	\$2,802	CP
14273 W Warren Pl	SS/P	2S	1,758	PFF	2-Car	3/22/2013	\$362,250	55	CV	\$1,882	
13721 W Amherst Way	SS/P	R	2,142	PO	2-Car	3/12/2013	\$375,000	3	CV	\$2,752	
2290 S Holman Cir	SS/P	2S	2,426	PF	2-Car	1/9/2013	\$416,000	28	CV	\$2,565	
2920 S Deframe Way	SS/P	2S	2,039	FF	2-Car	1/9/2013	\$339,900	4	FHA	\$2,703	
2337 S Holman Cir	SS/R	2S	1,768	FF	3-Car	3/28/2013	\$370,000	0	CV	\$2,320	CP
14090 W Cornell Ave	SS/R	2S	2,262	PFF/WO	2-Car	3/22/2013	\$438,000	11	CV	\$3,118	CP
14974 W Warren Pl	SS/S	R	2,144	FF	3-Car	3/29/2013	\$690,000	9	CV	\$6,016	CP
15264 W Baker Ave	SS/S	R	2,552	PFF	3-Car	1/7/2013	\$616,620	67	CV	\$744	
14160 W Warren Dr	SS/V	2S	1,965	FO/WO	2-Car	3/29/2013	\$360,000	0	CV	\$2,425	
14186 W Amherst Ave	SS/V	4L	2,305	PO	2-Car	3/28/2013	\$417,000	33	CV	\$2,557	CP
14146 W Warren Cir	SS/V	4L	1,905	PFF	2-Car	3/20/2013	\$364,000	157	CV	\$2,322	
2144 S Flora Ct	SS/V	2S	3,039	FF/WO	3-Car	3/1/2013	\$439,900	10	CV	\$3,300	CP
14495 W Dartmouth Dr	SS/V	2S	3,140	FO	3-Car	2/8/2013	\$547,000	3	CV	\$3,650	CP
14202 W Evans Cir	SS/V	2S	3,085	FF	3-Car	1/31/2013	\$431,600	198	CV	\$3,259	CP

**Footnotes:** SS/BC - Bear Creek Village ♦ SS/P - Pulte Homes ♦ SS/R - Ryland Homes ♦ SS/S - Solterra Products (resale only) ♦ SS/V - Village Homes

**BASEMENT NOTES:** \* = plus basement if applicable, FO - Full open, FF - fully-finished, FPF - full partially-finished, PO - Partial open, PPF - partial partially-finished, PFF - Partial fully-finished & WO - walkout. **GENERAL NOTES:** CP - concessions paid, SE - senior exemption, L - lender owned, SS - short sales, E - estate, FX - Fix-up, F1 / F2 - sides of a fix-and-flip and ? - we question this item. METROLISTDISCLAIMER 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. Some properties were sold by other companies.



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

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- Tile and Grout Cleaning
- Pet Stain & Odor Removal
- Specialty Stain and Spot Removal
- Reputation - Solid
- Experience - 19 years
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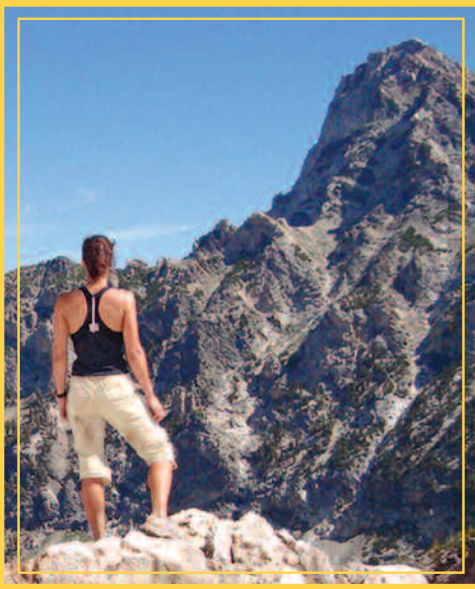
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## Free Market Analysis

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# BEST RECOMMENDATIONS 2013

### 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
Czech and Germanic	Union Brasserie	195 S. Union Blvd.	303-980-1950	A beautiful restaurant with great food - thanks to Vance and Eve Proft
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	85 S. Union Blvd.	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	Two Locations	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!

### 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.
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.
Financial Advisor	Denny Wuthier	Edward Jones	303-716-3515	The very best man ever - you'll like him as much as we do.
Health Club	The Point Athletic Club	533 Van Gordon Street	303-988-1300	Wonderful club with a great location and excellent management.
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 (Allied Van Lines) Good guy.
Realtor	Jason Reynebeau	215 Union Blvd. #125	303-989-5462	<b>How could we do this list without recommending ourselves.</b>
Realtor	Jeremy Kendall	215 Union Blvd. #125	303-989-5462	<b>Ditto!</b>
Realtor	Rocky Reynebeau	215 Union Blvd. #125	303-989-5462	<b>Ditto!</b>
Optometrist	Dr. Joe Bebbler	608 Garrison Street #E	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 for 13 years. Quality!
Drain Problems	All Drains Sewer Service	At Your Service	303-986-5325	Excellent. Lowell is a very good man.
Electrical	Garrison Electric - Mike Rose	12741 W. Asbury Place	303-994-9520	Very dependable and does a great job.
Gardener (Master Gardener)	Dirt Goddess	14223 W. 1st Drive	303-669-9405	Kristin Sutton has been taking care of our flower garden 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	575 S. Lee Street	303-985-4884	Jackie and Darrell - family run, great service, honest.
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.
Pet care	Go Dog!	Kara Rosevear	303-216-1043	Dog walking, in-home pet care, pet services & house sitting.
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.
Sewer line repairs	Lewis Water and Sanitation	Golden	303-279-4640	Terry Lewis is the best and you can trust them.
Small engine repairs	Grn. Mtn Small Engine	16011 W. 5th Avenue	303-279-1755	Dale was employed by Grn. Mtn. Garden Shop for 15 years.
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 Drellicharz does a great job on floor coverings.
Garage Door Repair	Overhead Door Company	Citywide	303-366-4300	Always great to work with - well-run company.
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.



## ROCKY, JASON & JEREMY'S Real Estate Guide

### Publishers - A Family Affair

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303.989.5462 (O) ♦ 303.667.7075 (C)

### Who Makes it Perfect

Sandee Reynebeau -  
Sandeethequilter@aol.com  
303.989.5462 (O)

### Supporters-in-Chief

Elizabeth Reynebeau  
Jennifer (Reynebeau) Kendall

### CIRCULATION - 14,000 +

#### Neighborhood Distribution

Amberwick	92
Americana Lakewood (Mom's Hill)	85
Bear Creek Village	351
Cedar Ridge (Panorama West)	41
College West Estates	107
Fox Point Townhomes	75
Green Mountain I, II & III	591
Green Mountain Estates	1051
Green Mountain Village - Pre 1970	1373
Green Mountain Village - Post 1970	2721
Morning Star	69
Highland Townhomes	13
Lakewood Hills Townhomes	90
Lakewood Vista	246
Mesa View Estates	618
Mountainside Townhomes	57
Pulte Homes	280
Riva Ridge Condos	171
Ryland Homes	391
Sixth Avenue West Proper	539
Sixth Avenue West Townhomes - I & II	174
Snowbird Condos	516
Tamarisk Towhhomes	92
Telluride and Telluride West	431
Village Homes (All Products)	676
Village on the Lakes	90

#### Miscellaneous Distribution

Past Clients	1,232
Relocation Companies	102
Local Realtors	890
Investors	907
Local Business with 10+ employees	340

#### Other Marketing Vehicles

Local and National MLS • Realtor.com  
REColorado.com • Yahoo • Google  
Metrobrokersonline.com • Denver's MLS  
Metrobrokersonline.com

#### 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.



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(Directly across from Jason's Deli)

303.989.5462

www.rockyjasonandjeremy.com

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## Excellence in Real Estate

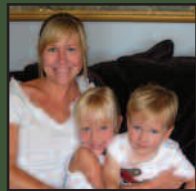
Rocky, Jason and Jeremy  
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*One family at a time . . .*



Jason Reynebeau  
Son



Beth Reynebeau  
Daughter-in-law



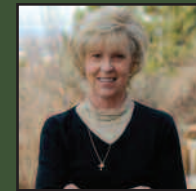
Jeremy Kendall  
Son-in-law



Jennifer Kendall  
Daughter



Rocky Reynebeau  
Father



Sandee Reynebeau  
Mother

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