Let Us Find Your 4Ever Home!

# **4EVER HOMES**

KELLERWILLIAMS.

# ROCKY INSIGHTS

YOUR PREMIER COLORADO REAL ESTATE NEWSLETTER

# June 2024



# **WELCOME!**

We are delighted to extend a warm welcome to you as we present the latest edition of our real estate newsletter, your ultimate guide to all things happening in our vibrant community. In these pages, you'll discover insightful market updates, valuable tips for buyers and sellers, and much more. Whether you're considering buying, selling, or staying put, our newsletter is designed to keep you informed and inspired.

This month in Your Own Backyard, we look at the famous Million Dollar Highway that runs from Ouray, Colorado, to Silverton, Colorado. Check out our article to learn more about its fascinating history.

# **MARKET TRENDS REPORT\***

Our market update brings you a closer look at the ever-evolving real estate landscape, delivering key information on pricing, inventory, and investment opportunities.



\*As of May 2024, Denver Metro Association of Realtors®

9,159
Active
Listings

6,966

New Listings 4,265

Pending Sales 27

Avg Days on Market

720K

AVG Sale Price 99.8%

Price to List Ratio

# Mortgage Watch

Source: Mortgage News Daily

The MND Rate Index is the best way to follow day-to-day movement in mortgage rates. The index is driven by real-time changes in actual lender rate sheets.



# Mortgage News Daily - Rate Index

Frequency: Daily | Data Source: Mortgage News Daily

The MND Rate Index is the best way to follow day-to-day movement in mortgage rates. Our index is driven by real-time changes in actual lender rate sheets. This has two **huge advantages**, timeliness and accuracy. Read more below

		Change				52 Week Range		
Average Rates	Current	1 day	1 week	1 month	1 year	Low		High
30 Yr. Fixed	7.07%	-0.04% 🕹	-0.21% 🕹	-0.21% 🕹	+0.17% 🛧	6.61%		8.03%
15 Yr. Fixed	6.62%	-0.03% 🕹	-0.13% 🕹	-0.13% 🕹	+0.33% 🛧	5.95%		7.35%
30 Yr. FHA	6.62%	+0.00% —	-0.20% 🕹	-0.08% 🕹	+0.07% 🛧	6.00%		7.44%
30 Yr. Jumbo	7.37%	-0.03% 🕹	-0.13% 🕹	-0.11% 🕹	+0.72% 🛧	6.65%		8.09%
7/6 SOFR ARM	7.22%	-0.06% 🕹	-0.13% 🕹	-0.13% 🕹	+0.37% 🛧	6.11%		7.55%
30 Yr. VA	6.65%	+0.00% —	-0.19% 🕹	-0.07% 🕹	+0.10% 🛧	6.02%		7.46%

Last Updated: 6/4/24

## **NEW BUILDS**

Click on pictures for details



3Bed | 2.5 Bath | 2194 SqFt | Aurora



3 Bed | 2.5 Bath | 1815 SqFt| Brighton



4 Bed | 3 Bath | 2427 SqFt | Thornton



3 Bed | 2.5 Bath | 3405 SqFt | Parker

Contact us at (303) 404-0404 for these and additional new builds, or click here.



# Home Watch Colorado

#### How to Adjust to the Fed's Current Stance on Interest Rates

Even though the Denver Metro area remains one of the hottest housing markets in the country, the Federal Reserve's decision to maintain current

interest rates is significantly impacting the Colorado housing market this summer.

With mortgage rates around 6-7%, buyer demand has cooled significantly. Sellers must price homes realistically and competitively to attract the reduced buyer pool. Sellers should focus on proper preparation, including staging and pre-inspection repairs. Accurate pricing based on recent comparable sales is essential.

For buyers, higher rates impact affordability but can also present better value opportunities compared to the recent market frenzy. Negotiating reasonably on properties that have been sitting can help balance the increased mortgage costs.





#### **Clear Dead Plants**

Clear dead plants and shrubs away from the sides of your home and in the yard.

These are fire hazards as the temperatures climb in the summer.



#### **Trim Trees**

Trim tree and shrubs around your home that could cause roof damage during high winds or rainstorms or that are near electrical lines.



#### **Touch up Paint**

Paint and siding is like your home's skin. It protects its foundation and structure from sun, water and wind. If you notice there are places where the siding is coming off or your paint is peeling, touch up those places.



#### **Replace Damaged Windows**

Every year you should be checking your windows and screens for damage. If there are large holes in your screens, patch them or replace them in order to keep bugs out of your home. Replace cracked glass before winter.



#### Clean Window Wells

Make sure your window wells are free of debris that could potentially be a fire hazard. Dead plants and garbage tend to make their way down into the wells. Make sure to clean them out each year.



#### **Replace Shower Diverter Valve**

Make sure your showers are working properly and replace the diverter valve if they aren't.



#### REAL ESTATE

# words to know

#### fixed-rate mortgage

A home loan option with a specific interest rate for the entire term of the loan. The rate on the mortgage will not change over the lifetime of the loan and the borrower's interest and principal payments will remain the same each month.

#### earnest money

A sum of money you put down to demonstrate your seriousness about buying a home. In most cases, earnest money acts a deposit on the property you're looking to buy. You deliver the amount when signing the purchase agreement or the sales contract.

#### pocket listing

An off-market listing, rather than on the multiple listing service (MLS). This non-public listings are therefore kept inside a metaphorical "pocket". You won't find any "for sale" signs on a pocket listing or find it listed online.

#### appraisal

An unbiased professional opinion of a home's value and is required whenever a mortgage is involve in buying, refinancing or selling property.

#### short sale

A sum of money you put down to demonstrate your seriousness about buying a home. In most cases, earnest money acts a deposit on the property you're looking to buy. You deliver the amount when signing the purchase agreement or the sales contract.

#### trust sale

The home is being sold by a trustee of a living trust - and not by a private party. More often than not, this is because the original home owner has passed away, or has place their assets in a living trust.





## Take care of your landscape.

The curb appeal of your home is one of the first things a buyer will notice when viewing your property. Make sure you tidy up your landscape by mowing the lawn, trimming bushes and pouring fresh mulch in the flower beds. Taking care of your landscape wll also increase your home value!



# DID YOU KNOW?

63% of homebuyers will drive by your home after viewing it online, so make sure your home is curb appeal ready!









# PRICING YOUR HOME

# HIGHER

- It will take longer to sell & the more days it's on the market, the worse it looks to prospects
- The home may not appraise by the buyer's lender, back to negotiations

# MARKET VALUE

- · No appraisal issues
- Buyers and agents will recognize a fair price
- Will appear on more relevant buyer searches

# LOWER

- The home will received higher interest and a quick sale
- You may get a multiple offer scenario, which may include offers higher than asking price







Our Concierge Services Go Beyond the Traditional Approach, Offering a Comprehensive and Personalized Strategy to Ensure You Find the Best Property for the Best Price in Today's Competitive Real Estate Market. Here are Some of the Key Features:

- Complete and Personalized Dedication to You, Our Client.
- A Dedicated Point of Contact to Guide You Through Every Step Of The Buying Process From Start To Finish.
- Pre-Qualification Worksheet to Help You Determine a Price Point That Fits Your Budget.
- Lender Recommendations Based on Individual Needs.
- Analysis of Your Wants and Needs.
- Market Education for Informed Decision-Making.
- Guidance to Homes That Fit Your Criteria and Budget.
- Presentation of Contract on Your Behalf to Seller.
- Negotiations on Your Behalf, Including Price and Concessions.
- Coordination With Other Needed Professionals.
- Thorough Review of Paperwork and Making Sure It Meets Deadlines.
- Help Solve Any Problems That Might Arise.
- Assist You with Finding A Reputable Mover.
- Regular Updates and Open Communication to Address any Concerns You May Have.
- Calls and/or Emails Returned Within 24 Hours.
- Provide You with A Complimentary 1-Year Blueribbon Gold Home Warranty On Your New Property (If Not Provided By Seller Or Seller's Agent).

By using our concierge buyer service, you can expect a seamless and elevated buying experience with the goal of achieving the best possible outcome for you.



Our Concierge Services Go Beyond the Traditional Approach, Offering a Comprehensive and Personalized Strategy to Ensure You Find the Best Property for the Best Price in Today's Competitive Real Estate Market. Here are Some of the Key Features:

#### **Pre-Sale Recommendations:**

• Complete Market Analysis (CMA) of Your Property and Recommended Sales Price. Based on Property Condition and Local Competition.

#### **Pre-Listing Services:**

- Professional HD Photography to Showcase Your Home Effectively.
   Includes: High-Quality Photos of Interior and Exterior of Property as
   Well as Surrounding Area; Floor Plan of Property; Zillow-Preferred
   Placement Photos; Google 360 Walk-Through; High-Quality Areal
   Videography to Showcase Your Home and Surrounding Area Effectively.
- Professional Staging Consultation to Enhance the Visual Appeal of Your Property.
- Professional Window Washing Service to Enhance Visual Appeal of Your Property.
- Professional Cleaning Service to Enhance Visual Appeal of Your Property (Choose Between Pre-Listing Service or Move-Out Service).
- Coordination of Any Necessary Repairs or Improvements to Maximize the Property's Value and Marketability.

#### **Customized Marketing:**

- Tailored Marketing Campaigns to Reach Potential Buyers through REALTOR® MLS, Realtor.Com, Redfin.Com, Zillow.Com, and Other Real Estate Websites.
- Social Media Posts on Facebook (with Ad Boost), Instagram, Linkedin, Pinterest, Tiktok, and Youtube.
- Coming Soon and On the Market Property Email Blast to Over 7,000 Agents.
- (Private) Broker and Neighbor Open House.
- Public Open House(s).
- Property Brochures Placed Inside Your Home.
- Yard Sign (where allowed by covenants).

#### We're There for You!

- Complete and Personalized Dedication to You, Our Client.
- A Dedicated Point of Contact to Guide You Through Every Step of the Selling Process from Start to Finish.
- Regular Updates and Open Communication to Address any Concerns You May Have.
- Calls and/or Emails Returned Within 24 Hours.



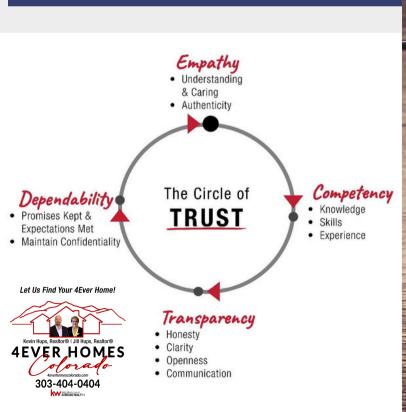
By using our concierge listing services, you can expect a seamless and elevated selling experience with the goal of achieving the best possible outcome for your property.

# At 4Ever Homes Colorado

we're committed to being your go-to real estate team. Whether **buying or selling**, it's our mission to educate and guide you through the homeownership process.

Not ready to buy or sell? We LOVE referrals!

Contact us today at **(303) 404-0404** to explore your options and take a step closer to your 4ever home!









# Home Buying Grants





Home buying grants of up to \$6,000.00 are now available to teachers, first responders, nurses, and other public service professionals. All eligible participants may qualify for a minimum \$1,000.00 NON-repayable grant to be used towards closing costs.



#### Benefits of Next Door program:

Purchase ANY home on the market

NO application fees

NO up-front fees

NO Broker fees

LOW interest rates for program participants

NO MONEY DOWN home loans (Where available)

FREE home buyer representation

ASSISTANCE with down payment (where applicable)

FREE Nationwide access to Foreclosures

FREE appraisal (credit at closing)

Discount title services (Where available)



viio is Eligible.

Teachers and school employees

Non-instructional staff

Law enforcement officers and staff

Firefighters and staff

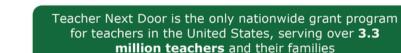
Nurses and EMT's

Medical professionals and staff

Professors and college staff

Government employees

Military and D.O.D.



For more info go to https://www.4everhomescolorado.com/next-door/



#### What is CeaseMyLease?

As a Renter you will receive up to \$6,000 or up to \$500 for every month you paid rent on time for the last 12 months, towards your closing cost. This program brings together top Realtors and Loan officers for your home buying team. It was designed to increase home ownership among current renters. CeaseMyLease is intended to reduce risk and streamline the home buying process. Our Real Estate agents are experts in getting you additional savings and are skilled at retrieving seller concessions that can help you get an additional five to twenty thousand dollars towards your closing costs.

For more info go to <a href="https://ceasemylease.com/jill-hups">https://ceasemylease.com/jill-hups</a>

## **BUILD MORE WEALTH WITH YOUR HOME!**

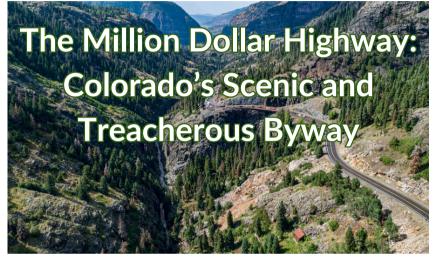






# YOUR OWN BACKYARD

Have you ever explored the wonders of your own backyard? This new monthly article will unveil Colorado trivia, delve into conspiracy theories, highlight must-see places, and more – a blend of familiar facts and intriguing discoveries that might leave you saying, "What the heck?" Enjoy!









The Million Dollar Highway, a 25-mile scenic byway in Colorado's San Juan Mountains, is renowned for its breathtaking views and treacherous conditions. This highway stretches between Silverton and Ouray, taking approximately 43 minutes to drive. It forms part of the 236-mile San Juan Skyway and U.S. Highway 550, which extends 305 miles from Bernalillo, New Mexico, to Montrose, Colorado.

The Thrill and Peril of the Drive
Known for its narrow lanes, sharp
hairpin turns, and lack of guardrails,

the Million Dollar Highway offers a thrilling drive along cliff edges with steep drop-offs. Particularly daunting is the southern half, south of Ouray, where ascending from Ouray to Silverton can be especially nerve-wracking. The combination of these challenging driving conditions makes the highway both exhilarating and hazardous.

Historical Roots and Modern Challenges Originally built in the late 1880s by Otto Mears to transport ore, the highway follows the route of an old stagecoach







trail. Despite numerous improvements over the years, it remains a challenging drive, particularly in winter when snow and ice add to the hazards. The area receives about 300 inches of snow annually, and the road's frequent switchbacks require constant driver vigilance. Rockslides, mudslides, and avalanches are also potential dangers, further complicating travel.

#### The Mystery Behind the Name

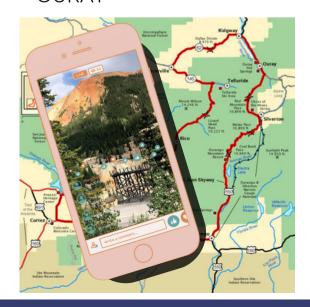
The highway's name is shrouded in folklore. Some believe it refers to the high construction costs, while others think it's due to the rich ore in the surrounding gravel. Regardless of the true origin, the name "Million Dollar Highway" adds to the mystique and allure of this iconic road.

#### A Journey Worth the Risk

Despite its dangers, the Million Dollar Highway draws adventurous travelers seeking stunning vistas and historical significance. The breathtaking views of Colorado's majestic mountains and the sense of history that permeates the route offer an unforgettable journey. For those willing to brave the challenging conditions, the reward is a memorable and awe-inspiring experience through one of Colorado's most scenic landscapes.

#### Beautiful stops along Million Dollar Highway

- SILVERTON
- RED MOUNTAIN PASS
- IDARADO GOLD MINE
- BEAR CREEK FALLS
- OURAY OVERLOOK
- OURAY









## BUSINESS SPOTLIGHT OF THE MONTH

Each month, we shine a light on a local business, celebrating their contributions and excellence within our community.

#### **Topgolf**

16011 Grant St, Thornton
CO 80023
<a href="https://topgolf.com/us/thornton/">https://topgolf.com/us/thornton/</a>

Topgolf, an interactive sports bar and entertainment venue, claimed the City of Thornton Retailer



of the Year Award for its outstanding customer service and unique offerings. Drawing in crowds with its innovative approach to golfing and entertainment, Topgolf has become a premier destination in the north Denver metro area, providing unparalleled experiences for residents and visitors alike.







# PREVIOUS BUSINESS SPOTLIGHTS



**Navah Coffee Shop** 3013 W 104th Ave Ste 700 Westminster, CO 80031 (303) 955-4382



Lisa Anne's Country Cupboard 12400 First St Thornton, CO 80241 (303) 255-2024



Colorado Sound Studios 3100 W 71st Ave Westminster, CO 80030 (303) 430-8811





**16:3 Cake Studio** Lafayette, CO (303) 747-5884



# WE'RE HERE T8 HELP!

Scan QR code for our handy relocation guide.





https://4everhomescolorado.com/relocating



Colorado is a diverse and beautiful state with a wide range of activities and attractions to enjoy. Whether you're an outdoor enthusiast, a history buff, a foodie, or an art lover, our website has a list of something for everyone!



https://www.4everhomescolorado.com/things-to-do/



#### **DENVER MUSEUM OF DENVER ART MUSEUM NATURE & SCIENCE** 100 W. 14th Ave. Pkwy., Denver 2001 Colorado Blvd., Denver denverartmuseum.org dmns.org January 9 & 27 February 13 January 8\* & 28\* February 25\* March 12 & 24 April 9 & 28 April 28\* May 14 June 4\*\* & 19\* August 21\*\* June 11 July 9 & 21 September 10\*\* & 30\* October 20\* August 13 November 2\*\* & 18\* September 7 & 10 October 8 December 8\* November 2 & 12 Online registration is required. December 10 \*Free from 9am-5pm \*\*Free from 5pm-9pm **DENVER BOTANIC GARDENS AT PLAINS CONSERVATION CENTER DENVER ZOO** 21901 E. Hampden Ave., 2300 Steele St., Denver Aurora | botanicgardens.org denverzoo.org January 18 January 5 & 21 February 22 February 11 March 16 April 7 June 13 November 1, 9 & 17 July 13 December 12 August 15 See website for details. November 16 December 12

#### DENVER BOTANIC GARDENS AT YORK ST. & CHATFIELD FARMS

1007 York St., Denver 8500 W. Deer Creek Canyon Rd., Littleton∣ botanicgardens.org

- January 15
- February 15
- March 9
- April 22
- June 5
- July 3
- August 28
- November 29

## CLYFFORD STILL MUSEUM

1250 Bannock St., Denver clyffordstillmuseum.org

- February 29
- · April 28
- July 28
- November 2

#### CITY OF LONGMONT MUSEUM

400 Quail Rd., Longmont longmontcolorado.gov

- February 10
- March 9
- April 13
- May 11
- June 8
- July 13
- August 10
- September 14
- October 12
- November 9
- December 14

#### NATIONAL PARKS

#### nps.gov

- January 15
- · April 20
- June 19
- August 4
- September 28
- November 11





# ALWAYS FREE



MUSEUM

ARVADA CENTER
GALLERIES
arvadacenter.org
ROCKY MTN.
MOTORCYCLE
MUSEUM
themotorcyclemuseum.com
COLORADO SPRINGS

US AIR FORCE
ACADEMY VISITOR
CENTER & CHAPEL

PIONEERS MUSEUM

usafa.edu

HUDSON GARDENS -GARDEN AREA hudsongardens.org

COLORADO SPORTS HALL OF FAME coloradosports.org

COLORADO STATE CAPITOL TOUR capitol.colorado.gov PETERSON AIR & SPACE MUSEUM peternuseum.org

CU ART MUSEUM colorado.edu

LOOKOUT MOUNTAIN jeffco.us

CU MUSEUM OF NATURAL HISTORY cumuseum.colorado.edu

RED ROCKS PARK denvergov.org

LITTLETON MUSEUM littletongov.org

GARDEN OF THE GODS VISITOR CENTER gardenofgods.com

BETTY FORD ALPINE GARDENS bettyfordalpinegardens.org

MARCH					
Thu, 3/28	8:10 PM	at ARI			
Fri, 3/29	7:40 PM	at ARI			
Sat, 3/30	6:10 PM	at ARI			
Sun, 3/31	2:10 PM	at ARI			
		<u></u>			
APRIL					
Mon, 4/1	12:20 PM	at CHC			
Tuo 4/2	5:40 PM	at CHC			

Juli, J/J1	2.10 T M	at Airi
	APRIL	
Mon, 4/1	12:20 PM	at CHC
Tue, 4/2	5:40 PM	at CHC
Wed, 4/3	5:40 PM	at CHC
FRI, 4/5	2:10 PM	VS TB
SAT, 4/6	6:10 PM	VS TB
SUN, 4/7	1:10 PM	VS TB
MON, 4/8	6:40 PM	VS ARI
TUE, 4/9	6:40 PM	VS ARI
WED, 4/10	1:10 PM	VS ARI
Fri, 4/12	5:07 PM	at TOR
Sat, 4/13	1:07 PM	at TOR
Sun, 4/14	11:37 AM	at TOR
Mon, 4/15	4:40 PM	at PHI
Tue, 4/16	4:40 PM	at PHI
Wed, 4/17	4:05 PM	at PHI
FRI, 4/19	6:40 PM	VS SEA
SAT, 4/20	6:10 PM	VS SEA
SUN, 4/21	1:10 PM	VS SEA
MON, 4/22	6:40 PM	VS SD
TUE, 4/23	6:40 PM	VS SD
WED, 4/24	6:40 PM	VS SD
THU, 4/25	1:10 PM	VS SD
SAT, 4/27	4:05 PM	VS HOU
SUN, 4/28	2:05 PM	VS HOU
Tue, 4/30	4:40 PM	at MIA

MAY						
	Wed, 5/1	4:40 PM	at MIA			
	Thu, 5/2	10:10 AM	at MIA			
	Fri, 5/3	4:40 PM	at PIT			
	Sat, 5/4	2:05 PM	at PIT			
	Sun, 5/5	11:35 AM	at PIT			
	TUE, 5/7	6:40 PM	VS SF			
	WED, 5/8	6:40 PM	VS SF			
	THU, 5/9	1:10 PM	VS SF			
	FRI, 5/10	6:40 PM	VS TEX			
	SAT, 5/11	6:10 PM	VS TEX			
	SUN, 5/12	1:10 PM	VS TEX			
	Mon, 5/13	7:40 PM	at SD			
	Tue, 5/14	7:40 PM	at SD			
	Wed, 5/15	2:10 PM	at SD			
	Fri, 5/17	8:15 PM	at SF			
	Sat, 5/18					
	Sun, 5/19	2:05 PM	at SF			
	Tue, 5/21	7:40 PM	at OAK			
	Wed, 5/22	7:40 PM	at OAK			
	Thu, 5/23	1:37 PM	at OAK			
	FRI, 5/24	6:40 PM	VS PHI			
	SAT, 5/25	7:10 PM	VS PHI			
	SUN, 5/26	1:10 PM	VS PHI			
	MON, 5/27	2:10 PM	VS CLE			
	TUE, 5/28	6:40 PM	VS CLE			
	WED, 5/29	6:40 PM	VS CLE			
	Fri, 5/31	8:10 PM	at LAD			

JUNE						
	Sat, 6/1	8:10 PM	at LAD			
	Sun, 6/2	2:10 PM	at LAD			
	MON, 6/3	6:40 PM	VS CIN			
	TUE, 6/4	6:40 PM	VS CIN			
	WED, 6/5	1:10 PM	VS CIN			
	Thu, 6/6	5:45 PM	at STL			
	Fri, 6/7	6:15 PM	at STL			
	Sat, 6/8	2:15 PM	at STL	Ì		
	Sun, 6/9	12:15 PM	at STL	l		
	Mon, 6/10	5:40 PM	at MIN			
	Tue, 6/11	5:40 PM	at MIN			
	Wed, 6/12	11:10 AM	at MIN			
	FRI, 6/14	6:40 PM	VS PIT			
	SAT, 6/15	7:10 PM	VS PIT	7		
	SUN, 6/16	1:10 PM	VS PIT			
	MON, 6/17	6:40 PM	VS LAD			
	TUE, 6/18	6:40 PM	VS LAD			
	WED, 6/19	6:40 PM	VS LAD			
	THU, 6/20	1:10 PM	VS LAD	۱		
	FRI, 6/21	6:40 PM	VS WAS	١		
	SAT, 6/22	7:10 PM	VS WAS	ı		
	SUN, 6/23	1:10 PM	VS WAS			
	Tue, 6/25	6:10 PM	at HOU			
	Wed, 6/26	12:10 PM	at HOU			
	Fri, 6/28	5:10 PM	at CHW			
	Sat, 6/29	12:10 PM	at CHW			
	Sun 6/20	12-10 DM	at CUW			

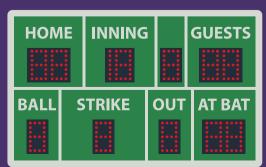
Home Games are in ALL CAPS. Schedule subject to change.







#### JULY AUGUST SEPTEMBER 6:40 PM VS MIL 7:38 PM SUN. 9/1 1:10 PM MON. 7/1 Thu. 8/1 at LAA TUE. 7/2 6:40 PM VS MIL Fri. 8/2 7:40 PM at SD Tue. 9/3 5:20 PM VS MIL 6:40 PM WED, 7/3 6:40 PM Sat. 8/3 Wed. 9/4 5:20 PM at SD THU, 7/4 VS MIL Sun. 8/4 2:10 PM 6:10 PM at SD Thu. 9/5 5:20 PM FRI. 7/5 6:10 PM VS KC TUE, 8/6 6:40 PM **VS NYM** Fri. 9/6 6:10 PM SAT. 7/6 7:10 PM VS KC WED, 8/7 6:40 PM **VS NYM** Sat. 9/7 5:10 PM SUN, 7/7 1:10 PM VS KC THU, 8/8 1:10 PM **VS NYM** Sun. 9/8 12:10 PM Mon. 7/8 5:10 PM at CIN FRI, 8/9 6:40 PM VS ATL Tue. 9/10 4:40 PM Tue, 7/9 5:10 PM at CIN SAT, 8/10 6:10 PM VS ATL Wed, 9/11 4:40 PM SUN. 8/11 1:10 PM **VS ATL** Thu. 9/12 Wed. 7/10 5:10 PM at CIN 11:10 AM Thu. 7/11 11:10 AM at CIN Mon. 8/12 7:40 PM at ARI FRI. 9/13 6:40 PM Fri. 7/12 5:10 PM at NYM Tue, 8/13 7:40 PM at ARI SAT. 9/14 6:10 PM Wed. 8/14 1:40 PM SUN. 9/15 1:10 PM Sat. 7/13 2:10 PM at NYM at ARI Sun. 7/14 11:40 AM at NYM FRI. 8/16 6:40 PM VS SD 6:40 PM MON. 9/16 FRI. 7/19 VS SF SAT. 8/17 6:40 PM 6:10 PM VS SD TUE. 9/17 6:40 PM SAT, 7/20 VS SF SUN. 8/18 1:10 PM VS SD WED, 9/18 1:10 PM 6:10 PM SUN. 7/21 VS SF Tue. 8/20 4:45 PM Fri. 9/20 1:10 PM at WAS 8:10 PM MON. 7/22 6:40 PM VS BOS Wed, 8/21 4:45 PM at WAS Sat. 9/21 7:10 PM TUE, 7/23 6:40 PM VS BOS Thu. 8/22 11:05 AM at WAS Sun. 9/22 2:10 PM WED, 7/24 1:10 PM VS BOS Fri. 8/23 5:05 PM TUE. 9/24 6:40 PM at NYY 12:05 PM at NYY WED, 9/25 Fri. 7/26 8:15 PM at SF Sat. 8/24 6:40 PM Sat. 7/27\* 5:05 PM at SF Sun. 8/25 11:35 AM at NYY THU, 9/26 1:10 PM MON. 8/26 6:40 PM VS MIA FRI. 9/27 Sun. 7/28 2:05 PM at SF 6:10 PM Tue. 7/30 7:38 PM TUE. 8/27 6:40 PM VS MIA SAT. 9/28 at LAA 6:10 PM Wed, 7/31 SUN, 9/29 7:38 PM at LAA WED, 8/28 6:40 PM VS MIA 1:10 PM THU, 8/29 1:10 PM VS MIA \*7/27 - Double Header FRI, 8/30 6:40 PM VS BAL SAT, 8/31 6:10 PM VS BAL Home Games are in ALL CAPS. Let Us Find Your 4Ever H Schedule subject to change. 303-404-0404





**Water** 

VS BAL

at ATL

at ATL

at ATL

at MIL

at MIL

at MIL

at DET

at DET

at DET

VS CHC

VS CHC

VS CHC

VS ARI

VS ARI

**VS ARI** 

at LAD

at LAD

at LAD

VS STL

VS STL

VS STL

VS LAD

VS LAD

VS LAD

# Fairs & Festivals AROUND COLORADO

# ARVADA

#### **Arvada Days**

August 24 Clear Creek Valley Park arvadafestivals.com

# **ASPEN**

#### **Aspen Art Festival**

July 19-21 Downtown Aspen artfestival.com

# BOULDER

#### Colorado MahlerFest

May 15-19 see website for locations mahlerfest.org

#### **Boulder Creek Festival**

May 24-27 Along The Boulder Creek from 9th St. to 14th St. between Canyon Blvd. & Arapahoe Ave. bouldercreekfest.com

#### Arts in the Park

June 1- August 31 Glen Huntington Band Shel bouldercolorado.gov

#### **Boulder Comedy Festival**

June 19-23 see website for locations bouldercomedyfestival.com

#### Colorado Music Festival

July 5-August 4
Chautauqua Auditorium
coloradomusicfestival.org

#### **Pearl Street Arts Fest**

July 19-July 21 Pearl Street Mall boulderdowntown.com

# **BRECKENRIDGE**

#### **Mountain Art Festivals**

July 4-6 505 S. Park Ave. mountainartfestivals.com

# BRIGHTON

#### **Adams County Fair**

July 24-30 Fairgrounds adamsfair.org

# CASTLE ROCK

## **Quilt Craft and Sewing Festival**

May 30-June 1
Douglas County Fairgrounds
quiltcraftsew.com

#### **Douglas County Fair & Rodeo**

July 26-August 4
Douglas County Fairgrounds
douglascountyfairandrodeo.com

# CALHAN

#### **El Paso County Fair**

July 13-20 El Paso County Fair & Events Center elpasocountyfair.com

# **COLORADO SPRINGS**

#### Garden of the Gods Art Festival

May 18 & 19 Rock Ledge Ranch Historic Site rockledgeranch.com

#### Colorado College Summer Music Festival

June 2-21 coloradocollege.edu

# DENVER

#### **Denver Arts Festival**

May 25 & 26 Central Park denverartsfestival.com

#### **Outside Festival**

June 1-2
Civic Center Park
festival.outsideonline.com

#### The Denver Ska Fest

June 15 Sculpture Park artscomplex.com

#### Juneteenth Music Festival

June 15-16 Historic Five Points Neighborhood juneteenthmusicfestival.com

#### **Sad Summer Festival**

July 16 Mission Ballroom sadsummerfest.com

#### **Highlands Street Fair**

June 22 From 32nd & Irving to 32nd & Perry highlandsstreetfair.com

#### **Denver Cherry Blossom Festival**

June 22 & 23 Sakura Square cherryblossomdenver.org

#### **Denver PrideFest**

June 22-23 Civic Center Park denverpride.org

#### Denver Street Fairs Summer Solstice Artisan Market

June 22-23 1005 Galapago St. artisanmarkets.co

#### **Cherry Creek Arts Festival**

July 5-7 Cherry Creek North Neighborhood cherryarts.org

#### **Tennyson Street Fair**

July 20 Along Tennyson St from W. 41st Ave. to W. 43rd Ave. tennysonstreetfair.com

# **DURANGO**

#### Iron Horse Bicycle Festival

May 24-26 see website for locations ironhorsebicycleclassic.com

# **EVERGREEN**

#### **Evergreen Summerfest**

July 20 & 21 Buchanan Field evergreenarts.org

#### **Evergreen Jazz Festival**

July 26-28 Evergreen Elks Lodge evergreenjazz.org

# FORT COLLINS

#### **Taste of Fort Collins**

June 8-9 Washington Park tasteoffortcollins.com

#### **Fort Collins Peach Festival**

August 17
Civic Center Park
fortcollinspeachfestival.com

# **GLENWOOD SPRINGS**

#### **Glenwood Art Festival**

May 25-27 Downtown Glenwood Springs coloradoevents.org

#### **Strawberry Days Festival**

June 21-23 Two Rivers Park glenwoodchamber.com

# **GRAND JUNCTION**

#### **Grand Valley River Fest**

May 18 Las Colonias Park grandvalleyriverfest.com

#### Country Jam Music Festival

June 20-22 1065 Old US Hwy. 6 & 50 countryjam.com

#### **Mesa County Fair**

July 16-20 Fairgrounds mesacounty.us

# GREELEY

#### **Greeley Stampede**

June 26-July 7 600 N. 14th Ave. greeleystampede.org

# GREENWOOD VILLAGE

#### **Totally Tubular Festival**

July 6 Fiddler's Green Amphitheater fiddlersgreenamp.com

# KEYSTONE

#### **Bacon and Bourbon Festival**

June 22 & 23 see website for locations keystonefestivals.com

#### River Run Village Art Festival

July 26-28 120 Ida Belle Dr. artfestival.com

# LARKSPUR

#### **Colorado Renaissance Festival**

June 15-August 4 (weekends only) coloradorenaissance.com

# LONGMONT

#### **Boulder County Fair**

August 7-11
Boulder County Fairgrounds
bouldercountyfair.org

# LOVELAND

#### Colorado Medieval Festival

June 7-9 1750 Savage Road coloradocastle.com

#### **Fine Art Festival**

July 13 & 14 5971 Sky Pond Dr. artfestival.com

#### **Larimer County Fair & Rodeo**

August 2-6 Ranch Events Complex treventscomplex.com

# MONTROSE

#### **Montrose County Fair & Rodeo**

July 19-27
Montrose County Fairgrounds
montrosecountyfairandrodeo.com

# OURAY

#### **International Film Festival**

June 20-23 The Wright Opera House ourayfilmfestival.com

# PAGOSA SPRINGS

#### **Archuleta County Fair**

August 1-4 Archuleta County Fairgrounds archuletacountyfair.com

# **PUEBLO**

#### Colorado State Fair

August 23-September 2 Fairgrounds coloradostatefair.com

# STERLING

#### **Logan County Fair & Rodeo**

July 25-Aug 4 Logan County Fair Grounds Icfair.org

# TELLURIDE

#### **Balloon Festival**

May 31-June 2 Telluride Town Park telluride.com

#### **Bluegrass Festival**

June 20-23 Telluride Town Park bluegrass.com

Information subject to change.

## MEET THE TEAM

#### KEVIN HUPS, Realtor®

- Member of the National Association of Realtors (NAR)
- Member of the Colorado Realtor Association (CAR)
- Member of the Denver Metro Association of REALTORS® (DMAR)



#### JILL HUPS, Realtor®

- Member of the National Association of Realtors (NAR)
- Member of the Colorado Realtor Association (CAR)
- Member of the Denver Metro Association of RFALTORS® (DMAR)
- Preferred Agent Partner of Next Door Home Buying Programs®
- Preferred Agent Partner of Cease My Lease™

**4Ever Homes Colorado** functions under the umbrella of Keller Williams Avenues Realty, offering our company the essential corporate backing needed in today's competitive real estate landscape.

As a team and individuals, Kevin and Jill Hups' paramount goal is to furnish clients with top-notch customer service, underscored by integrity, forthrightness, and complete transparency. Whether you're in the market to buy or sell, rest assured that 4Ever Homes Colorado is fully committed to being your unwavering partner, dedicated to turning your real estate journey into a cherished memory.

Realtors with Insight. As a Colorado natives, we possess valuable insight into the state, including its stunning landscapes, urban centers, rural communities, and natural features like mountains and plains. Our network of colleagues within the community, church, construction, writing, real estate industries, as well as our role as Colorado Realtor®, has allowed us to provide that same valuable insight into helping you find a home.

**Realtors that Care.** One of our core strengths is providing personalized attention to each client, and understanding their unique needs, preferences, and budget constraints. By tailoring services to their specific requirements, we aim for a smooth and stress-free home buying or selling process. You can rely on my expertise and guidance to navigate the complexities of the real estate market in Colorado.

**Foundation of Trust.** Building a foundation of trust with you is crucial, and we achieve this through open communication, integrity, honesty, transparency, and an ethical approach to each real estate transaction. Our goal is to take the burden of stress away from you during the home buying or selling journey, thus allowing you to focus on making informed decisions with confidence.

Whether buying or selling, you can be sure we will be there for you 100%, turning your experience into a wonderful memory as we help you find your 4ever home!

#### Let Us Find Your 4Ever Home!













