Let Us Find Your 4Ever Home!

4EVER HOMES

KELLERWILLIAMS. AVENUES REALTY

ROCKY INSIGHTS

YOUR PREMIER COLORADO REAL ESTATE NEWSLETTER

July 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 Colorado Ghost Towns. Check out our article for fun and faciniating facts.

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.

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FOLLOW US ON SOCIAL MEDIA TO GET WEEKLY MARKET UPDATES @4everhomescolorado



DENVER METRO AREA

*As of June 2024, Denver Metro Association of Realtors®

10,214

Active Listings 5,825

New Listings 4,056

Pending Sales 27

Avg Days on Market 723K

AVG Closed
Price

99.6%

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	7.03%	-0.05% 🕹	-0.04% 🕹	+0.00% —	-0.05% 🕹	6.61%		8.03%
15 Yr. Fixed	6.44%	-0.01% 🕹	-0.01% 🕹	-0.11% 🕹	-0.01% 🕹	5.95%		7.35%
30 Yr. FHA	6.50%	-0.05% 🕹	-0.01% 🕹	-0.05% 🕹	-0.40% 🕹	6.00%		7.44%
30 Yr. Jumbo	7.24%	-0.01% 🕹	-0.02% 🕹	-0.07% 🕹	+0.31% 🛧	6.88%		8.09%
7/6 SOFR ARM	7.05%	-0.02% 🕹	+0.03% 🛧	-0.10% 🕹	+0.10% 🛧	6.11%		7.55%
30 Yr. VA	6.52%	-0.05% 🕹	+0.00% —	-0.05% 🕹	-0.40% 🕹	6.02%		7.46%

Last Updated: 7/5/24

NEW BUILDS

Click on pictures for details



5Bed | 3.5 Bath | 2780 SqFt | Aurora



3 Bed | 2.5 Bath | 1815 SqFt| Brighton



6 Bed | 5.5 Bath | 4820 SqFt | Littleton



4 Bed | 4.5 Bath | 3794 SqFt | Parker

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

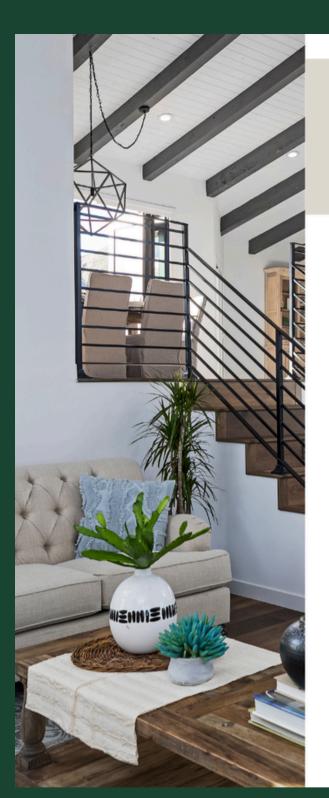


Home Watch Colorado

Mid-Year Snapshot of the Denver Metro Real Estate Market

As we reach the year's halfway point, the current Denver Metro real estate market feels upside down due to higher interest rates. Buyers fear a repeat of 2008, sellers

hope for a return to 2021 conditions, and renters expect interest rates to drop back to three percent. Increasing inventory, now at 2.78 months, suggests a shift towards a balanced market. Sellers following realtors' advice focus on conservative pricing and ensuring their homes are in turnkey condition. Buyers, tired of the fast-paced market, are taking their time and negotiating more. Active listings rose significantly, reaching the highest year-to-date levels in years, while new listings declined. Despite increased pending sales, closed sales dropped and median days in MLS rose to 12. The market remains unpredictable, emphasizing the need for consumers to work with knowledgeable Realtors® to navigate local market conditions effectively.





MAINTENANCE CHECKLIST

MAINTAIN GARAGE DOORS

✓ CLEAN DECKS

CHECK AND CLEAN CLOGGED SINKS

CLEAN THE GARAGE DISPOSAL

✓ WASH WINDOWS

TEST CARBON MONOXIDE DETECTORS

CLEAN DEBRIS FROM WINDOW WELLS

✓ TRIM BUSHES AWAY FROM WALKWAYS



UPGRADES THAT ADD VALUE TO YOUR HOME

1. Update your kitchen with modern features

2. A bathroom update can go a long way

3. Curb appeal is an important part of a home

4. A home office will appeal to entrepreneurs





SELLER Tips

Your kitchen is one of the most important selling points of your home.

Consider at least making small improvements like painting and changing out hardware.



5 QUESTIONS TO ASK YOURSELF IF NOW IS THE RIGHT TIME FOR YOU TO SELL



Need more space? Have we outgrown our home?



Do I have equity in my home?



Is there a demand for homes?



Am I willing to part ways with my home?



What kind of home do I want next?





5 COMMON MYTHS

ABOUT SELLING YOUR HOUSE

- If the first offer was good, that means my home is worth much more.
- 2 You want to get pre-approved AFTER finding your next home.
- 3. Houses sell themselves. Just put a for sale sign up and it's sold.
- 4. Overpricing will give more room for negotiations and get a better price.
- All Real Estate Agents are the same and will get the same exact results.







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.



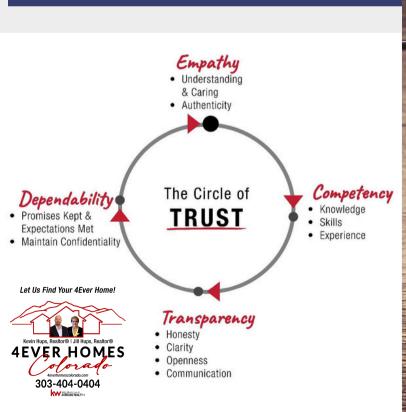
By using our concierge listing services, you can expect a seamless and elevated selling experience with the goal of achieving the best possible outcome for your property.

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

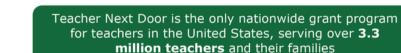
Nurses and EMT's

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 https://ceasemylease.com/jill-hups

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!







There are more than 1500 ghost towns in Colorado, abandoned over the years for many different reasons. Most dried up when the mining industry did—the mills, shops, and other businesses had no one to sell to when the miners packed up shop. Others were built to be resort towns and abandoned when the tourists never showed up, and some, which were stagecoach stops, no longer needed to exist once the railroad came into existence. A few are even underwater.



Not all of the ghost towns in Colorado still bear visible remains. Many are marked only by a few remaining gravestones or overgrown cemeteries, and some are only noted on old maps. But those that still exist can be visited by foot, off-road vehicle, or even by car.

Ashcroft

Nestled in the picturesque landscapes of Colorado, Ashcroft was once a bustling silver mining settlement located about 10 miles from Aspen. During the 1880s, it rivaled Aspen with its rapid growth, fueled by prospectors' dreams of wealth. Streets were laid out, and structures like courthouses sprung up. However, by the mid-1880s, silver veins ran dry, and its pop-



ulation plummeted as people moved to Aspen. By 1885, only 100 residents remained, and the town was virtually deserted by the 20th century. Today, preserved by conservation efforts and recognized as a National Register Historic Site, Ashcroft stands as a ghost town, reminding visitors of the transient nature of boom-and-bust cycles.



Capitol City

Less renowned than other ghost towns in Colorado, Capitol City boasts a unique history rich in ambition and the allure of silver. Located several miles up the rugged Henson Creek and Engineer Pass road, it was initially named Galena City after the lead ore often containing silver. In the 1870s, George S. Lee envisioned transforming

it into Colorado's state capital, constructing significant establishments, including his home, a smelter, and a sawmill. Renamed Capitol City, it spread across 200 acres with hotels, restaurants, saloons, a post office, and a schoolhouse, reaching a population of about 800. However, it never became the state's political heart, and the fall in silver prices led to its decline. Today, Capitol City stands as a muted shadow of its former self, with remnants like the old post office and Lee's Smelter Stack testifying to its bygone era. Visitors can explore its grounds and sense the grand, unfulfilled dreams set against Colorado's rugged landscapes.

Carson (Lake City)

Nestled within the San Juan Mountains of Colorado, Carson is a haunting relic of the state's tumultuous mining era. Perched at over 11,000 feet, this ghost town was once a thriving hub during the late 19th century, driven by the silver and gold rush. Its strategic location near the Continental Divide made it pivotal for mining operations. However, harsh climatic conditions, logistical challenges, and fluctuating mineral prices led to its decline, with the Silver Panic of 1893 delivering the final blow. Today, Carson stands abandoned, with decaying prices led to its decline, with the Silver

Panic of 1893 delivering the final blow. Today, Carson stands abandoned, with

decaying structures offering a glimpse into its vibrant past. Visitors are rewarded with an atmospheric journey back in time, set against the serene beauty of the San Juan Mountains, reminding them of the transient nature of human endeavors amidst nature's grandeur.



Dearfield

Situated in Weld County, Colorado, Dearfield stands as a significant testament to African American history and ambition in the early 20th century. Founded in 1910 by Black entrepreneur Oliver T. Jackson, it aimed to establish a self-sustaining Black



farming community. The town's name, "Dearfield," symbolized Jackson's vision—a "field dear to us." By the 1920s, it thrived with over 700 residents and establishments like a school, church, grocery store, and dance hall. However, the Great Depression and Dust Bowl droughts in the 1920s strained its economy, leading to its decline. By the 1940s, Dearfield was largely

abandoned. Today, it serves as a historical site, reminding visitors of the enduring African American spirit and the challenges faced by Black settlers in the American West. Preservation efforts aim to ensure its legacy endures, highlighting the diverse experiences shaping Colorado's history.

Douglass City

Resting amidst the rugged San Juan Mountains near Lake City, Colorado, Douglass

City offers a glimpse into the state's vibrant mining heritage. Established in the late 19th century as a century as a mining camp, it attracted prospectors eager to strike it rich from the region's rich deposits of precious metals. The town flourished with saloons, general stores, and housing for miners. However, like many mining boomtowns, its prosperity was short-lived. As mines depleted and ex-



traction challenges grew, the fluctuating prices of precious metals and logistical hardships led to its decline by the early 20th century. Today, Douglass City stands as a haunting reminder of the ephemeral nature of boom-and-bust cycles. The skeletal remains of its infrastructure, set against Colorado's majestic mountains, evoke dreams both realized and shattered. For visitors and history enthusiasts, it serves as a tangible

connection to a bygone era, highlighting the tenacity and ambition of its former residents.

Dunton

Nestled within the rugged embrace of Colorado's San Juan Mountains, Dunton is a ghost town with a unique blend of history and modern rejuvenation. Founded in the



late 19th century, it thrived as a mining town, drawing its lifeblood from silver and gold deposits. Dunton was a bustling hub, with miners seeking fortune and the town growing around their endeavors, complete with saloons, homes, schools, and general stores. However, by the early 20th century, as mineral deposits dwindled and the The challenges of remote mining grew, and the

town faced inevitable decline and was largely abandoned. Unlike many ghost towns, Dunton witnessed an unexpected revival in the late 20th and early 21st centuries, transforming into a luxury resort. Dunton Hot Springs Resort, with meticulously restored cabins, pays homage to its storied past while offering guests a luxurious, secluded getaway. Dunton stands as a testament to the adaptability and resilience of places, showing that even ghost towns can find a new lease on life.

Gilman

Perched on a cliff overlooking the Eagle River in Colorado, the ghost town of Gilman tells a story of prosperity, decline, and eventual abandonment. Established in the

1880s, Gilman thrived as a zinc mining town, also producing lead, gold, and silver. It grew into a fully-developed community with hundreds of residences, a school, a post office, and various amenities. However, in 1984, the Environmental Protection Agency (EPA) declared it a significant environmental hazard due to toxic pollutants from years of mining operations, leading to the town's



evacuation. Today, Gilman remains off-limits to the public, its decaying structures a haunting snapshot of a community abruptly halted in time. While marred by environmental challenges, Gilman's history as a thriving mining community ensures its place in Colorado's rich tapestry of boomtown narratives, starkly reminding us of the transience of human endeavors against nature's inexorable march.



Henson

Tucked away in the San Juan Mountains of Colorado, Henson is a spectral reminder of the state's vibrant mining history. Born from the silver boom of the late 19th century, it thrived as a mining camp near the famous Ute-Ulay mines. The town quickly developed the necessary infrastructure to support its growing population,

including residences and commercial establishments. However, the Silver Panic of 1893, which led to a significant economic downturn, dealt a harsh blow to Henson. Declining silver prices and the challenges of high-altitude mining caused a decrease in activity. By the mid-20th century, Henson was largely abandoned. Today, its dilapidated structures stand as silent testaments to the dreams and struggles of its former residents, drawing history enthusiasts and explorers eager to glimpse a bygone era. While much of the town has succumbed to time, remnants like the old mill and scattered buildings persist, preserving Henson's legacy in Colorado's history.

Independence

The ghost town of Independence stands as a testament to Colorado's fervent gold rush era. Nestled high in the Rocky Mountains along the Roaring Fork Valley,

Independence was founded on July 4, 1879, when prospectors struck gold, giving the town its fitting name. News of the discovery transformed it into a bustling hub, boasting over 40 businesses, including general stores, saloons, and a post office At its peak, it was a significant mining community

on the route between Aspen and Leadville.

However, as gold veins depleted and mining

became more challenging, the harsh mountain winters further strained the town. In the severe winter of 1899, many residents dismantled their homes to make skis and sleds to journey to Aspen for supplies. By the 1920s, Independence was largely abandoned. Today, its preserved remnants offer a haunting glimpse into a bygone era. Situated on Independence Pass, the town is accessible during summer, drawing tourists and historians eager to experience Colorado's rich mining heritage.

Red Mountain Pass

Between the towns of Ouray and Silverton, the stunning mountain pass is dotted with numerous mines and ghost towns, built along perilous cliffs with equipment spanning dizzying chasms. Most mining activity occurred between 1882 and 1893, but the silver crash led to the abandonment of many towns and hamlets. While many buildings are visible from U.S. 550, a visit to the townsite of Ironton, where

some residents remained until the 1970s, offers a closer look. The Red Mountain Task Force, which purchased 8,500 acres for preservation, has installed interpretive signs and maintained trails to share the area's rich history with visitors.

South Park City

Huddled within the expansive basin of Colorado's South Park region, South Park City

serves as a poignant window into the state's lively mining and pioneering past. Unlike many ghost towns that emerged during the rush to unearth precious metals, South Park City is a unique blend of authenticity and recreation. Established in the 1950s by Leon Snyder and the South Park Historical Foundation, it is a museum town created by preserving and relocating original





buildings from various declining mining towns in the South Park region. Over 40 buildings, including a saloon, mercantile, and miner's cabin, were meticulously transported and restored, filled with thousands of artifacts from the 19th century. This effort resulted in a vivid recreation of a typical mining town, offering an immersive experience for visitors. Today, South Park City stands as a

tribute to Colorado's pioneering spirit and is open to the public as a museum. It provides a comprehensive journey into the past, attracting schools, families, and history enthusiasts who wish to understand the stories and aspirations that shaped the American West.

St. Elmo

Often heralded as one of Colorado's best-preserved ghost towns, St. Elmo stands amidst the rugged Collegiate Peaks in the Sawatch Range. Founded in 1880 during

the silver boom, St. Elmo flourished with a population soaring as miners sought fortunes in its rich ore deposits. It became a key railroad hub with the Denver, South Park and Pacific Railroad, facilitating mineral transport. The town had over 2,000 residents at its peak, with hotels, saloons, dance halls, and a school. However, the Silver Panic of 1893 caused silver prices to plummet,



leading to the town's decline. Mining operations waned, and the vital railroad service was discontinued. By the mid-20th century, St. Elmo was nearly deserted. Today, St. Elmo offers a rich tapestry of tales from the gold rush era, with its wooden structures

preserved by dedicated individuals. Tourists flock to St. Elmo during the summer, drawn by its history and well-preserved buildings. Exploring the old mercantile, wandering the boardwalks, or soaking in the ambiance, a visit to St. Elmo is a journey back in time.



Tomboy

High above Telluride at 11,500 feet in the San Juan Mountains lies the ghost town of Tomboy, born from Colorado's late 19th-century gold rush. The discovery of rich ore deposits led to establishing the Tomboy Mine and a bustling community with amenities such as schools, stores, and tennis courts, reflecting its prosperity. Despite its remote

location, life in Tomboy was challenging, with harsh winters and mining dangers. By the 1930s, depleting ore and economic shifts led to the mine's closure and the town's abandonment. Today, Tomboy's remnants stand as silent witnesses to a bygone era, drawing adventurous visitors with its history and breathtaking vistas, accessible primarily during the summer via Tomboy Road.

Vicksburg

Tucked away in the picturesque Clear Creek Canyon of Colorado lies Vicksburg, a



town that once thrived during the state's frenetic gold and silver rush days. Founded in the 1880s by ambitious prospectors like Vick Keller, Vicksburg became a bustling community with homes, stores, and saloons as miners flocked to the area. However, its prosperity was short-lived as ore deposits depleted and economic pressures, notably the Silver Panic of 1893, led to its decline.

By the early 20th century, Vicksburg was largely abandoned. Today, it stands as apoignant monument to Colorado's mining heritage, with a few remaining structures offering visitors a tangible connection to the past amidst the majestic mountains.

Winfield

Another gem from Colorado's storied mining past, Winfield is situated a stone's throw from its contemporary, Vicksburg, in the pristine Clear Creek Canyon. The town emerged in the 1880s during the silver boom. The discovery of rich ore deposits attracted prospectors and their families, transforming Winfield into a significant mining community with homes, shops, schools, and other establishments. However, as ore deposits dwindled and the Silver Panic of 1893

struck, the town's fortunes declined. By the early 20th century, Winfield was largely abandoned. Today, it stands as a haunting testament to Colorado's mining legacy, with a few enduring structures that echo tales of its vibrant past. Visitors are drawn to its nostalgic aura and the breathtaking Colorado landscape, capturing a fragment of a bygone era.



Other Colorado Ghost Towns/Mills

Alta, Telluride
Animas Forks, Silverton
Bachelor Loop, Creede
Boston Mine, Freemont Pass
Crystal Mill, Marble
Ghost Town Hollow, Pikes Peak
Goldfield, Victor
Holy Cross City, Eagle County
Mayflower Gulch, Freemont Pass
Nevadaville, Central City
Ohio City, Gunnison
Summitville, Rio Grande County
Teller City, Telluride
Uptop, La Veta

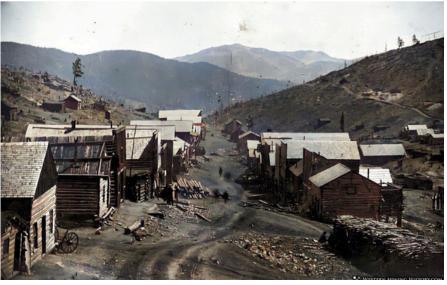












BUSINESS SPOTLIGHT OF THE MONTH

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

Beltran's Mexican Grill & Meat Market

11920 Washington St. Northglenn, CO 80233 (303) 280-7293 https://www.beltransmeatmarket.com/



Beltran's is a family-owned and operated business with a full-service restaurant specializing in street-style tacos and a full meat counter with lots of marinades. Their grocery store/meat market continues to have a big impact on the local community garnering Westword's Best Taco in Denver award in 2018 and the City of Northglenn's Rookie Business of the Year honor.







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

arvadacenter.org

ROCKY MTN.

MOTORCYCLE

MUSEUM

themotorcyclemuseum.com

COLORADO SPRINGS

PIONEERS MUSEUM

cspm.org

US AIR FORCE

ACADEMY VISITOR

CENTER & CHAPEL

usafa.edu

HUDSON GARDENS
GARDEN AREA

hudsongardens.org

ARVADA CENTER

GALLERIES

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			

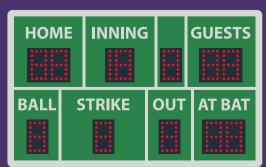
Home Games are in ALL CAPS. Schedule subject to change.







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!













