



Let Us Find Your 4Ever Home!

4EVER HOMES *Colorado*

kw KELLER WILLIAMS
AVENUES REALTY

ROCKY MOUNTAIN **INSIGHTS**

YOUR PREMIER COLORADO REAL ESTATE NEWSLETTER

December 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 [Bishop Castle](#). Check out our article for fascinating facts and history. Also, check out our new Recipe section!

<https://www.4everhomescolorado.com>

MARKET TRENDS REPORT

Our market trends report for the Metro Denver and Northern Colorado areas, and Mortgage Watch, gives you a closer look at the ever-evolving real estate landscape, delivering key information on pricing, inventory, and investment opportunities.



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



DENVER METRO AREA

As of November 30, 2024, Denver Metro Association of Realtors®

9,310

Active Listings

2,747

New Listings

3,039

Pending Sales

47

Avg Days on Market

694K

AVG Close Price

99%

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](#)

Average Rates	Current	Change				52 Week Range	
		1 day	1 week	1 month	1 year	Low	High
30 Yr. Fixed	6.86%	+0.01% ↑	-0.06% ↓	-0.19% ↓	-0.25% ↓	6.11%	7.52%
15 Yr. Fixed	6.03%	-0.02% ↓	-0.09% ↓	-0.37% ↓	-0.47% ↓	5.54%	6.91%
30 Yr. FHA	6.20%	+0.02% ↑	-0.05% ↓	-0.37% ↓	-0.31% ↓	5.65%	7.00%
30 Yr. Jumbo	7.01%	-0.01% ↓	-0.09% ↓	-0.10% ↓	-0.59% ↓	6.37%	7.68%
7/6 SOFR ARM	6.76%	+0.01% ↑	-0.14% ↓	-0.18% ↓	+0.06% ↑	5.95%	7.55%
30 Yr. VA	6.22%	+0.02% ↑	-0.03% ↓	-0.36% ↓	-0.30% ↓	5.66%	7.03%

NEW BUILDS

Click on pictures for details



4 Bed | 3.5 Bath | 4286 SqFt | Castle Pines



Consumer Promo Secure a reduced 4.75%/5.54% APR FHA 30-year fixed rate. Available on select quick move-in homes through - 11/30

3 Bed | 2.5 Bath | 1447 SqFt | Aurora



3 Bed | 2 Bath | 1379 SqFt | Arvada



3 Bed | 2.5 Bath | 2620 SqFt | Thornton

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



Home Watch Colorado *Great Time to Buy or Sell!*

Freddie Mac predicts a gradual decline in mortgage rates in 2025, likely easing the rate lock-in effect and increasing housing inventory. However, housing affordability remains a major challenge, as rising costs

outpace other expenses due to a persistent mismatch between housing supply and demand, with supply growth failing to keep up.

CALL US TODAY AND LET'S TALK ABOUT WHAT THIS CAN MEAN TO YOU!

303-404-0404



Why It's Important to Use a Realtor When Purchasing a New Build

Buying a new build home can be an exciting journey. However, many buyers make the mistake of thinking they don't need a real estate agent when purchasing directly from a builder. Here's why it's essential to work with an experienced real estate agent, even for new constructions.

1. Builder's Sales Representative Works for the Builder

The builder employs the sales representative at the construction site, meaning their loyalty lies with the builder's interests. Their goal is to sell homes at the highest price possible, so having your own agent ensures that someone is advocating for your best interests.

2. Expert Negotiation and Guidance

Even though new homes often have set prices, an agent can help you negotiate additional upgrades, incentives, or closing costs. Agents understand market trends and can advise on when to push for a better deal or when the builder's offer is competitive.

3. Insight into the Market and Neighborhood

Agents are knowledgeable about the local real estate market and future neighborhood developments, which helps determine whether the price is fair and whether the area will appreciate over time. They can also advise on which upgrades or features will add resale value.

4. Understanding the Legal and Paperwork

The contract for a new build can be complex. Agents are familiar with these legal documents and can ensure you understand the terms, timelines, and contingencies, helping to avoid costly mistakes. They also coordinate inspections and appraisals to ensure you get the best value.

5. It's Usually Free for Buyers

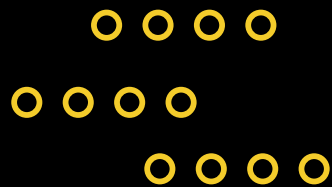
In most cases, the builder pays the Buyer's Agent (BA) compensation, not you*. This means you get expert advice and representation at no additional cost.

Using a real estate agent when buying a new build offers protection, valuable market knowledge, and negotiating power—all of which can make a significant difference in your home-buying experience.

*Not all builders offer BA compensation. Please talk to your Real Estate Agent and check your Buyer's Broker's Compensation Agreement and Exclusive Right-to-Buy Listing Contract for details. All BA compensation is negotiable.



WE NEED YOUR VENDORS!



- Electricians
- Plumbers
- General Contractors
- Fencing
- Decking
- Painters
- HVAC
- and more!

**IF YOU KNOW OF
RELIABLE HOME
SERVICE BUSINESSES,
WE'D LOVE TO HEAR
ABOUT THEM!**

**DROP US AN EMAIL OR
FILL OUT OUR HANDY
VENDOR FORM**



December Home *Maintenance*



- ✓ Inspect attic insulation. If it's level with or below your joists, you may need to add more.



- ✓ Clean your chimney and fireplace. If you have gas logs, compressed air clears away dust and soot.



- ✓ Check for drafts around exterior doors and replace weather stripping or use a physical barrier if needed.



- ✓ Put a few indoor and outdoor lights on timers. Added security and one less thing you have to remember.



- ✓ Consider a security or doorbell camera. The holidays are rife with porch pirates. Plus, you can usually score a good deal this time of year.



Real Estate Investing

1.



Understand the market that you would like to invest in. What is the neighborhood like? What are the current home values in the neighborhood?

2.



Now that you've picked your investment area, what's your exit strategy? Are you a flipper? Do you enjoy engaging with tenants? Or would you like to simply collect passive income?

3.



Now that you know your area, numbers, and exit strategy. How will you finance the investment?

THERE ARE MANY OPTIONS NO MATTER
WHAT LEVEL OF INVESTOR YOU ARE





seller 101

Net Proceeds Reflect *your true earnings*

- Net proceeds are what you get after all selling costs, including real estate agent compensation, closing costs, repairs, and any outstanding mortgage balance, are deducted from the sale price.
- The list price is just a starting point for negotiations. What really matters is how much you keep after the sale. For example, a house listed at \$600,000 might net you less than a house listed at \$590,000, depending on the terms of the sale and associated costs.



Ready to sell or just want to talk?

Give us a call!

303-404-0404

Kevin Hups, Realtor® | Jill Hups, Realtor®



Sell Smart, Sell Success!



- Curb Appeal Boost: Make a stellar first impression with a welcoming exterior.



- Clutter-Free Magic: Depersonalize the space for a clean slate.



- Smart Pricing: Set a competitive price based on market trends.



- Picture-Perfect Listing: Invest in pro photography for attention-grabbing visuals.



- Negotiate Like a Pro: Seal the deal with effective negotiation skills.



5 Best-Kept Secrets For Selling Your Home



Price it right

Your agent can tell you what comparable homes in your neighborhood have sold for



Half empty closets

Storage is something buyers can never have enough of



Light it up

Maximize the amount of light in your home



Don't over-upgrade

Mammoth makeovers don't always pay off



Work with the best agent

A secret sale killer is hiring the wrong agent





TOP REASON FOR CHOOSING A NEIGHBORHOOD

Affordability of home

1

Quality of neighborhood

2

Convenience to friends and family

3



HOUSE HUNTING?

HERE ARE THE TOP 5 MUST-DOS!

-  **1. Set Your Budget:** Determine your budget and get pre-approved for a mortgage. Knowing your financial boundaries is the first step to a successful house hunt.
-  **2. Define Your Priorities:** List your must-haves and nice-to-haves. Prioritize features, location and make your search easier.
-  **3. Research Neighborhoods:** Investigate prospective areas for safety, schools, amenities and future growth. Find the perfect community for your family.
-  **4. Attend Open Houses:** Explore properties to get a feel for layout and condition. Don't forget to take notes and pictures to compare later.
-  **5. Hire a Realtor:** A professional can guide you through the process, negotiate and help you make the best choice. They're your house hunting secret weapon!



BUYER TIPS

BE OPEN TO COMPROMISES:

Homeowners are also responsible for the upkeep and repairs of their homes. On average, homeowners spend 1% of their home's value on maintenance costs each year, which can include issues with HVAC systems, plumbing, electrical work, and landscaping.

Before beginning your home search, create a wish list of what is most important to you. Are you comfortable with doing your own home maintenance work? Do you have a preference for living in a specific school district? Would you like to purchase a home with a new roof? Having a clear idea of your priorities can reduce the chance of buyer's remorse.

Follow along for more great real estate tips!



HELPFUL
TIPS

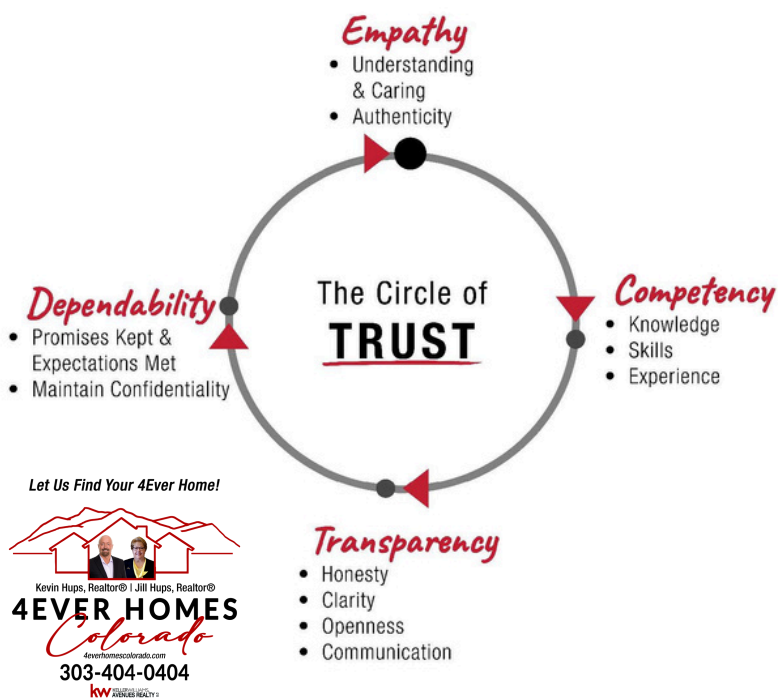
At 4Ever Homes Colorado

kw KELLERWILLIAMS.
AVENUES REALTY

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!



BUILD MORE WEALTH WITH YOUR HOME!



What is My Home Worth?

SCAN
or CLICK
to find out

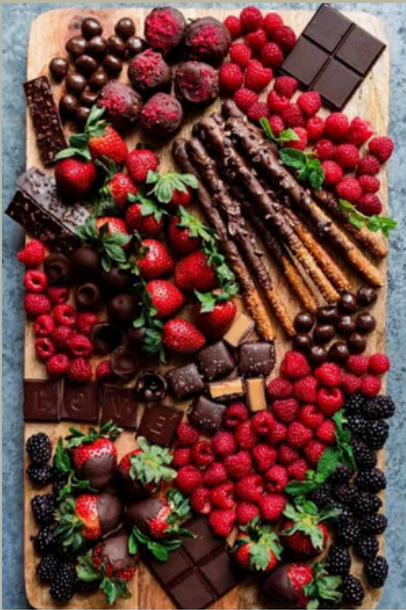


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*my*homeIQ



December *Recipes*

Nothing speaks Christmas more than a beautiful charcuterie board. Whether used as an appetizer, dessert, or light meal, or fun kids' snack. Check out these four beautiful and easy boards brought to you by *Low Carb with Jennifer*.



What Kind of Board to Use

Anything will work! You can use a rimless wooden board, a rimmed sheet pan, butcher paper, or parchment paper. In fact, you don't even need a board if you prefer. However, if you want to minimize mess, rimmed boards are your best option.

Containers and Serviceware

Start by placing the small bowls on your board. Items like jams, cheese spreads, nuts, olives, and condiments are best kept in small bowls to keep everything organized. Ramekins between 4-8 ounces work perfectly, and using different sizes, shapes, and colors will add visual interest to your board.

Consider adding small utensils: tiny spoons for dips and condiments, small knives for cheeses and spreads, and picks for meats, olives, and cheese cubes. Have small plates and napkins readily available for your guests.

Ensure every item on the board is easy to grab without touching directly. Provide small tongs for crackers, cheese cubes, and meats, and use spoons in bowls of nuts and olives.

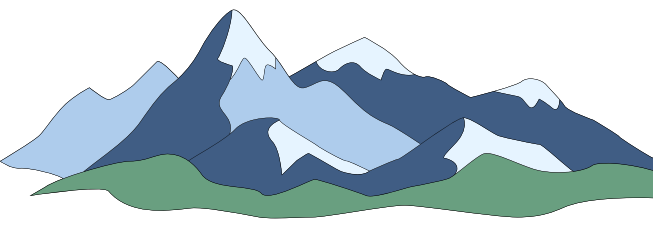
Make Your Boards welcoming and Approachable

Elaborate setups can be intimidating for guests who aren't used to fancy presentations. To ease this, consider adding labels to your board. If your cheeses have a rind, you might want to remove it to prevent any confusion about how to eat them. Pre-slicing cheeses and meats is also helpful, as unsliced portions may go untouched. Make sure jars are open with utensils placed nearby or inside, so

guests know how to use them. Keep things simple and foolproof—after all, you don't want to end up with an untouched charcuterie board at the end of the event!

<https://jenniferbanz.com/10-epic-christmas-charcuterie-boards>





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!



Bishop Castle:

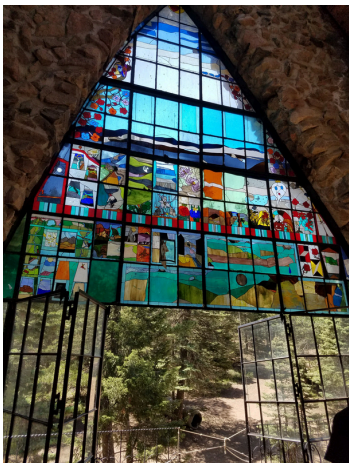
A Monument to Imagination,
Determination, and Legacy

Tucked away in the picturesque San Isabel National Forest of southern Colorado stands Bishop Castle, a marvel of imagination and craftsmanship. This one-of-a-kind architectural gem isn't just a destination—it's a story of passion, perseverance, and the indomitable spirit of one man: Jim Bishop.

A Dream Set in Stone

The story of Bishop Castle began in 1969 when Jim Bishop, then a young man with an unshakable vision, purchased two acres of land for just \$450. Originally intended as a simple family cabin, the project quickly grew into something far more ambitious.

Inspired by a love for castles and the romanticism of medieval architecture, Jim decided to construct a castle—by hand.



For over five decades, Jim worked tirelessly, gathering rocks from the surrounding area and shaping every piece of his creation himself. The result? A towering, medieval-style castle adorned with intricate wrought-iron bridges, colorful stained glass windows, and spires that stretch into the Colorado sky. One of its most iconic features is a propane-powered, fire-breathing dragon perched on the rooftop—a symbol of Jim's creativity and bold spirit.

The Man Behind the Masterpiece

Jim Bishop wasn't just a builder; he was a visionary. Without any formal training in architecture or engineering, he relied on sheer determination, resourcefulness, and a deep belief in his mission. Jim's work was often fueled by his fierce independence and an



unwavering commitment to defying the odds. For him, the castle wasn't just a structure—it was a lifelong labor of love and a gift to the public.



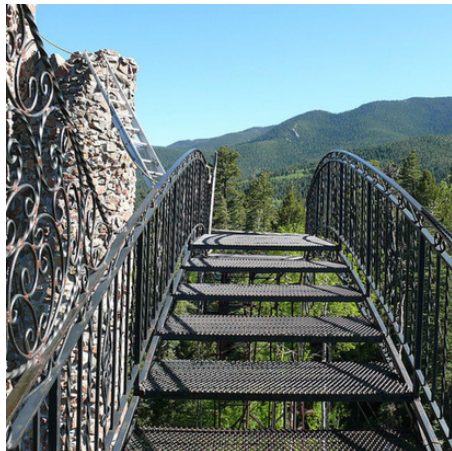
testament to Jim's philosophy of individuality and freedom. He welcomed visitors to explore his creation for free, believing that the castle belonged to everyone. Jim's fiery personality, much like the dragon atop the castle, left a lasting impression on those who had the chance to meet him.

Throughout the years, Bishop Castle became more than just a project; it turned into a



A Lasting Legacy

Jim Bishop's passing in November of 2024 marked the end of an era, but his legacy lives on through the awe-inspiring castle he built. Today, Bishop Castle is maintained



by his family and continues to draw visitors from around the world. Walking through its grand halls and climbing its twisting staircases, you can feel Jim's presence in every stone and every weld. His dream, immortalized in the towering spires and intricate details, serves as a reminder of what one person can achieve with passion and determination.

Visiting Bishop Castle

Bishop Castle is open to the public year-round, and entry remains free, though donations are welcome to support its upkeep. Visitors are encouraged to explore every nook and cranny of this architectural wonder, from the dizzying iron walkways to the breathtaking views atop the spires. For many, the experience is not just about the castle itself but also about connecting with the spirit of its creator.



A Tribute to Jim Bishop



Jim Bishop's passing in November 2024 marked the end of an era, but his legacy lives on through the castle. It remains open to the public, cared for by his family and supporters who continue to honor his dream. Bishop Castle isn't just a place; it's a testament to the power of imagination, hard work, and individuality.

When you visit this Colorado treasure, take a moment to reflect on Jim Bishop's incredible journey and the profound impact one person can have. His castle is not only a marvel of design but also a symbol of unyielding passion and creativity—a tribute to the

man who dreamed it into existence.



<https://www.bishopcastle.org>

BUSINESS SPOTLIGHT OF THE MONTH

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

Wishbone Restaurant

9701 Federal Blvd
Westminster, CO 80031
(303) 465-6204
wishbonerestaurant.com



Named one of America's Best Restaurants!



North Side Tavern
12708 Lowell Blvd
Broomfield, CO 80020
(303) 466-8643



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



Topgolf
16011 Grant St
Thornton, CO 80023
(303) 785-6350



Alamo Drafthouse
8905 Westminster Blvd,
Westminster, CO 80031
(303) 731-3330

PREVIOUS BUSINESS SPOTLIGHTS



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



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



Beltran's Mexican Grill & Meat Market
11920 Washington St.
Northglenn, CO 80233
(303) 280-7293

Los Arcos Mexican Restaurant
4991 W 80th Ave
Westminster, CO 80030
(303) 426-8523



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



Scrumptious
7523 Grandview Ave.
Arvada CO, 80002
(303) 431-2639



Tokyo House
3013 W 104th Ave #100
Westminster, CO 80031
(303) 524-9568

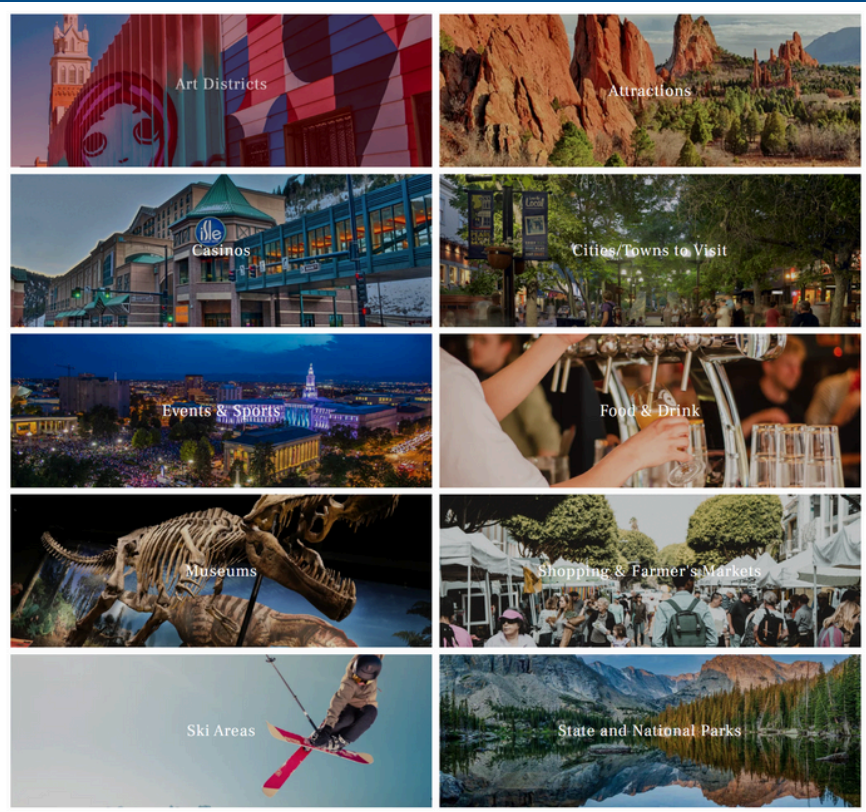


WE'RE HERE TO HELP! WE'RE HERE TO HELP!

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/>



2024

COLORADO FREE DAYS



DENVER MUSEUM OF NATURE & SCIENCE

2001 Colorado Blvd., Denver
dmns.org

- January 8* & 28*
- February 25*
- April 28*
- June 4** & 19*
- August 21**
- September 10** & 30*
- October 20*
- November 2** & 18*
- December 8*

Online registration is required.

**Free from 9am-5pm*

***Free from 5pm-9pm*

DENVER ZOO

2300 Steele St., Denver
denverzoo.org

- January 5 & 21
- February 11
- April 7
- November 1, 9 & 17
- December 12

See website for details.

DENVER ART MUSEUM

100 W. 14th Ave. Pkwy., Denver
denverartmuseum.org

- January 9 & 27
- February 13
- March 12 & 24
- April 9 & 28
- May 14
- June 11
- July 9 & 21
- August 13
- September 7 & 10
- October 8
- November 2 & 12
- December 10

DENVER BOTANIC GARDENS AT PLAINS CONSERVATION CENTER

21901 E. Hampden Ave.,
Aurora | botanicgardens.org

- January 18
- February 22
- March 16
- June 13
- July 13
- August 15
- 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

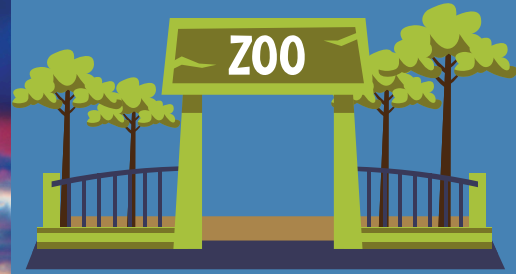
400 Quail Rd., Longmont
longmontcolorado.gov

- 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



ARVADA CENTER GALLERIES

arvadacenter.org

ROCKY MTN. MOTORCYCLE MUSEUM

themotorcyclemuseum.com

COLORADO SPRINGS PIONEERS MUSEUM

cspm.org

US AIR FORCE ACADEMY VISITOR CENTER & CHAPEL

usaafa.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

petemuseum.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





colorado

SKI COUNTRY USA

2024-25 SKI SEASON

OPENING DATES



- **Arapahoe Basin: November 2, 2024**
- **Aspen Highlands: December 14, 2024**
- **Aspen Mountain: November 28, 2024**
- **Beaver Creek: November 27, 2024**
- **Breckenridge: November 8, 2024**
- **Buttermilk: December 14, 2024**
- **Copper Mountain: November 8, 2024**
- **Crested Butte: November 27, 2024**
- **Eldora: November 15, 2024**
- **Keystone: November 2, 2024**
- **Powderhorn: November 22, 2024**
- **Purgatory: November 16, 2024**
- **Snowmass: November 28, 2024**
- **Steamboat: November 23, 2024**
- **Telluride: November 28, 2024**
- **Vail: November 15, 2024**
- **Wolf Creek: October 26, 2024**

Some other resorts, like Echo Mountain, Granby Ranch, Hesperus, and Sunlight Mountain Resort, are expected to open as soon as conditions allow, which could be in early December.

For Resorts, Snow Reports, and Ski Passes





2024-25 Season Schedule

COLORADO HOCKEY 2024-2025 SEASON SCHEDULE

SEPTEMBER

SEP. 23*	VS DALLAS	7:00 PM
Sep. 27*	at Dallas	6:00 pm
SEP. 29*	VS UTAH	5:00 PM

OCTOBER

OCT. 1*	VS VEGAS	7:00 PM
Oct. 3*	at Vegas	8:00 pm
Oct. 5*	at Utah	5:00 pm
Oct. 9	at Vegas	8:00 pm
OCT. 12	VS COLUMBUS	7:00 PM
OCT. 14	VS NY ISLANDERS	7:00 PM
OCT. 16	VS BOSTON	7:30 PM
OCT. 18	VS ANAHEIM	7:00 PM
Oct. 20	at San Jose	2:00 pm
Oct. 22	at Seattle	8:30 pm
Oct. 24	at Utah	7:00 pm
OCT. 27	VS OTTAWA	7:00 PM
OCT. 28	VS CHICAGO	7:00 PM
OCT. 30	VS TAMPA BAY	7:00 PM

NOVEMBER

Nov. 2	at Nashville	6:00 pm
NOV. 5	VS SEATTLE	7:00 PM
Nov. 7	at Winnipeg	6:00 pm
NOV. 9	VS CAROLINA	7:00 PM
NOV. 11	VS NASHVILLE	7:00 PM
NOV. 13	VS LOS ANGELES	8:00 PM
NOV. 15	VS WASHINGTON	7:00 PM
Nov. 18	at Philadelphia	5:00 pm
Nov. 21	at Washington	5:00 pm
Nov. 23	at Florida	4:00 pm
Nov. 25	at Tampa Bay	5:00 pm
NOV. 27	VS VEGAS	8:00 PM
Nov. 29	at Dallas	6:30 pm
NOV. 30	VS EDMONTON	8:00 PM

COLORADO HOCKEY 2024-2025 SEASON SCHEDULE

DECEMBER

Dec. 3	at Buffalo	5:00 pm
Dec. 5	at Carolina	5:00 pm
Dec. 7	at Detroit	5:00 pm
Dec. 8	at New Jersey	5:00 pm
Dec. 10	at Pittsburgh	5:00 pm
DEC. 12	VS UTAH	7:00 PM
DEC. 14	VS NASHVILLE	7:00 PM
Dec. 16	at Vancouver	8:30 pm
Dec. 19	at San Jose	8:30 pm
Dec. 20	at Anaheim	8:00 pm
DEC. 22	VS SEATTLE	6:00 PM
Dec. 27	at Utah	7:00 pm
DEC. 31	VS WINNIPEG	6:00 PM

JANUARY

JAN. 2	VS BUFFALO	7:00 PM
JAN. 4	VS MONTREAL	5:00 PM
JAN. 6	VS FLORIDA	7:00 PM
Jan. 8	at Chicago	5:30 pm
Jan. 9	at Minnesota	6:00 pm
Jan. 11	at Winnipeg	5:00 pm
JAN. 14	VS NY RANGERS	7:00 PM
JAN. 16	VS EDMONTON	7:30 PM
JAN. 18	VS DALLAS	2:00 PM
JAN. 20	VS MINNESOTA	1:00 PM
JAN. 22	VS WINNIPEG	7:30 PM
Jan. 25	at Boston	11:00 am
Jan. 26	at NY Rangers	11:00 am
Jan. 28	at NY Islanders	5:30 pm
JAN. 31	VS ST. LOUIS	7:00 PM

COLORADO HOCKEY 2024-2025 SEASON SCHEDULE

FEBRUARY

FEB. 2	VS PHILADELPHIA	1:00 PM
Feb. 4	at Vancouver	8:00 pm
Feb. 6	at Calgary	7:00 pm
Feb. 7	at Edmonton	7:00 pm
Feb. 22	at Nashville	4:00 pm
Feb. 23	at St. Louis	4:00 pm
FEB. 26	VS NEW JERSEY	7:30 PM
FEB. 28	VS MINNESOTA	7:00 PM

MARCH

MAR. 4	VS PITTSBURGH	7:00 PM
MAR. 6	VS SAN JOSE	7:30 PM
MAR. 8	VS TORONTO	5:00 PM
MAR. 10	VS CHICAGO	7:00 PM
Mar. 11	at Minnesota	6:00 pm
Mar. 14	at Calgary	7:00 pm
MAR. 16	VS DALLAS	1:30 PM
Mar. 19	at Toronto	5:00 pm
Mar. 20	at Ottawa	5:00 pm
Mar. 22	at Montreal	5:00 pm
MAR. 25	VS DETROIT	7:00 PM
MAR. 27	VS LOS ANGELES	7:00 PM
MAR. 29	VS ST. LOUIS	2:30 PM
MAR. 31	VS CALGARY	6:30 PM

APRIL

Apr. 2	at Chicago	7:30 pm
Apr. 3	at Columbus	5:30 pm
Apr. 5	at St. Louis	5:00 pm
APR. 8	VS VEGAS	8:00 PM
APR. 10	VS VANCOUVER	7:00 PM
Apr. 12	at Los Angeles	2:00 pm
Apr. 13	at Anaheim	6:00 pm

TICKETS: [ticketmaster.com](https://www.ticketmaster.com)

Ball Arena: 1000 Chopper Circle, Denver, CO 80204



2024-25 Basketball Season **SCHEDULE**





2024-2025 SEASON SCHEDULE

OCTOBER

Oct. 4*	at Boston Celtics	10:00 am
Oct. 6*	at Boston Celtics	8:00 am
OCT. 13*	VS PHOENIX SUNS	7:00 PM
OCT. 15*	VS OKLAHOMA CITY THUNDER	7:00 PM
Oct. 18*	at Minnesota Timberwolves	6:00 pm
OCT. 24	VS OKLAHOMA CITY THUNDER	8:00 PM
OCT. 26	VS LA CLIPPERS	3:00 PM
Oct. 28	at Toronto Raptors	5:30 pm
Oct. 29	at Brooklyn Nets	5:30 pm

NOVEMBER

Nov. 1	at Minnesota Timberwolves	7:30 pm
NOV. 2	VS UTAH JAZZ	8:00 PM
NOV. 4	VS TORONTO RAPTORS	8:00 PM
NOV. 6	VS OKLAHOMA CITY THUNDER	7:00 PM
NOV. 8	VS MIAMI HEAT	7:00 PM
NOV. 10	VS DALLAS MAVERICKS	6:00 PM
Nov. 15	at New Orleans Pelicans	6:00 pm
Nov. 17	at Memphis Grizzlies	4:00 pm
Nov. 19	at Memphis Grizzlies	6:00 pm
NOV. 22	VS DALLAS MAVERICKS	8:00 PM
Nov. 23	at Los Angeles Lakers	8:30 pm
NOV. 25	VS NEW YORK KNICKS	7:00 PM
Nov. 27	at Utah Jazz	7:00 pm

*Preseason Games

Home Games are in ALL CAPS.
Game times are Mountain Time.
Schedule subject to change.



2024-2025 SEASON SCHEDULE

DECEMBER

Dec. 1	at LA Clippers	8:00 pm
DEC. 3	VS GOLDEN STATE WARRIORS	8:00 PM
Dec. 5	at Cleveland Cavaliers	5:00 pm
Dec. 7	at Washington Wizards	5:00 pm
Dec. 8	at Atlanta Hawks	4:00 pm
Dec. 19	at Portland Trail Blazers	8:00 pm
Dec. 22	at New Orleans Pelicans	5:00 pm
DEC. 23	VS PHOENIX SUNS	8:00 PM
Dec. 25	at Phoenix Suns	8:30 pm
DEC. 27	VS CLEVELAND CAVALIERS	7:00 PM
DEC. 28	VS DETROIT PISTONS	7:00 PM
Dec. 30	at Utah Jazz	7:00 pm

JANUARY

JAN. 1	VS ATLANTA HAWKS	7:00 PM
JAN. 3	VS SAN ANTONIO SPURS	7:00 PM
Jan. 4	at San Antonio Spurs	6:00 pm
JAN. 7	VS BOSTON CELTICS	8:00 PM
JAN. 8	VS LA CLIPPERS	7:00 PM
JAN. 10	VS BROOKLYN NETS	7:00 PM
Jan. 12	at Dallas Mavericks	1:00 pm
Jan. 14	at Dallas Mavericks	7:30 pm
JAN. 15	VS HOUSTON ROCKETS	7:00 PM
Jan. 17	at Miami Heat	6:00 pm
Jan. 19	at Orlando Magic	4:00 pm
JAN. 21	VS PHILADELPHIA 76ERS	8:00 PM
JAN. 23	VS SACRAMENTO KINGS	7:00 PM
Jan. 25	at Minnesota Timberwolves	1:00 pm
Jan. 27	at Chicago Bulls	6:00 pm
Jan. 29	at New York Knicks	5:30 pm
Jan. 31	at Philadelphia 76ers	5:30 pm

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2024-2025 SEASON SCHEDULE



FEBRUARY

Feb. 1	at Charlotte Hornets	5:00 pm
FEB. 3	VS NEW ORLEANS PELICANS	7:00 PM
FEB. 5	VS NEW ORLEANS PELICANS	8:00 PM
FEB. 6	VS ORLANDO MAGIC	7:00 PM
Feb. 8	at Phoenix Suns	7:00 pm
FEB. 10	VS PORTLAND TRAIL BLAZERS	7:00 PM
FEB. 12	VS PORTLAND TRAIL BLAZERS	7:00 PM
FEB. 20	VS CHARLOTTE HORNETS	7:00 PM
FEB. 22	VS LOS ANGELES LAKERS	6:30 PM
Feb. 24	at Indiana Pacers	5:00 pm
Feb. 27	at Milwaukee Bucks	5:30 pm
Feb. 28	at Detroit Pistons	5:00 pm

MARCH

Mar. 2	at Boston Celtics	11:00 am
MAR. 5	VS SACRAMENTO KINGS	7:00 PM
MAR. 7	VS PHOENIX SUNS	8:00 PM
Mar. 9	at Oklahoma City Thunder	11:00 am
Mar. 10	at Oklahoma City Thunder	6:00 pm
MAR. 12	VS MINNESOTA TIMBERWOLVES	8:00 PM
MAR. 14	VS LOS ANGELES LAKERS	7:30 PM
MAR. 15	VS WASHINGTON WIZARDS	7:00 PM
Mar. 17	at Golden State Warriors	8:00 pm
Mar. 19	at Los Angeles Lakers	8:00 pm
Mar. 21	at Portland Trail Blazers	8:00 pm
Mar. 23	at Houston Rockets	5:00 pm
MAR. 24	VS CHICAGO BULLS	7:00 PM
MAR. 26	VS MILWAUKEE BUCKS	7:00 PM
MAR. 28	VS UTAH JAZZ	7:00 PM

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Schedule 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 REALTORS® (DMAR)

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!



If your home is currently listed with another real estate agent, this is not intended as a solicitation.