



Let Us Find Your 4Ever Home!

4EVER HOMES *Colorado*

kw KELLER WILLIAMS
AVENUES REALTY

ROCKY MOUNTAIN INSIGHTS

YOUR PREMIER COLORADO REAL ESTATE NEWSLETTER

FEBRUARY 2025



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 Paint Mines Interpretive Park: Colorado's Hidden Geological Gem. 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 January 31, 2025, Denver Metro Association of Realtors®

7,688

Active
Listings

4,339

New
Listings

3,061

Pending
Sales

45

Median Days
on Market

687K

AVG Close
Price

98%

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	7.01%	-0.02% ↓	-0.04% ↓	-0.23% ↓	+0.03% ↑	6.11%	7.52%
15 Yr. Fixed	6.41%	-0.01% ↓	-0.04% ↓	-0.12% ↓	+0.08% ↑	5.54%	6.91%
30 Yr. FHA	6.38%	-0.01% ↓	-0.07% ↓	-0.17% ↓	+0.12% ↑	5.65%	7.00%
30 Yr. Jumbo	7.30%	-0.01% ↓	-0.03% ↓	-0.12% ↓	+0.00% —	6.37%	7.68%
7/6 SOFR ARM	6.78%	-0.03% ↓	-0.09% ↓	-0.32% ↓	+0.23% ↑	5.95%	7.55%
30 Yr. VA	6.40%	-0.01% ↓	-0.06% ↓	-0.17% ↓	+0.11% ↑	5.66%	7.03%



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.

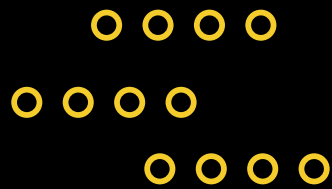


BEST HOME RENOVATIONS TO START IN **FEBRUARY**

- ✓ Kitchen Remodels: Upgrade cabinets, install energy-efficient appliances, and rework layouts for better functionality.
- ✓ Bathroom Renovations: Heated flooring, modern spa-like showers, and smart mirrors are 2025 must-haves.
- ✓ Interior Painting: Cold weather helps paint dry faster indoors, making February a great month for a fresh coat.



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**



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®



Our work goes beyond being a standard broker

First Time Homebuyers



Getting into the housing market can be a very intimidating process. But don't worry. I'm here!

Home Owners



Already have a mortgage? All Good! Our job is to help you secure your financial future.

Alternative Lending



Looking for mortgage options besides using bank? Credit not the best? Alternative lending is typically more flexible, faster, and has a higher loan approval rate than bank financing.

Reach Out To Learn More!





Understanding recent industry changes

Visitors attending an open house independently do not need a written Buyer's Agent agreement.



However, if a buyer wants an agent to show them properties that aren't holding open houses, a written agreement will be necessary.



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!



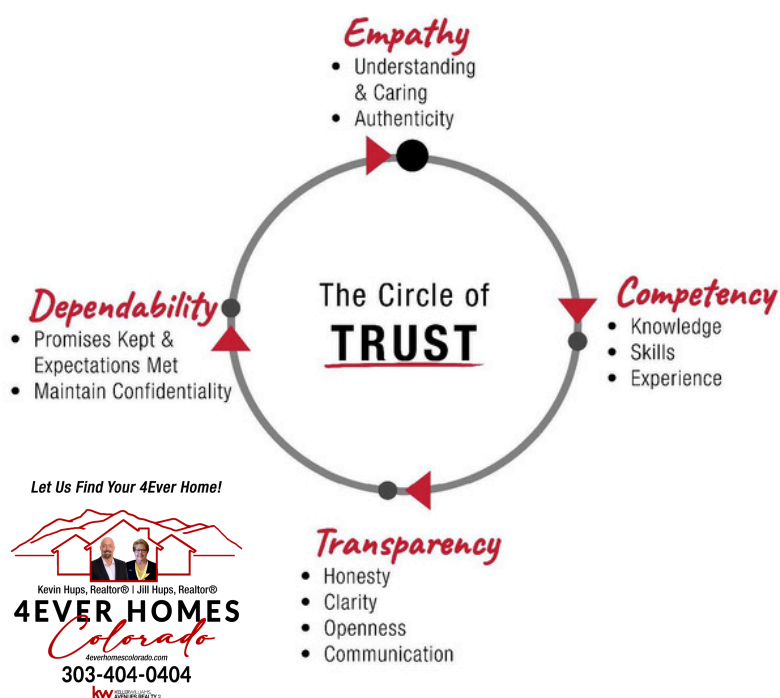
At 4Ever Homes Colorado

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



powered by
*my*home**IQ**

A decorative graphic in the top left corner featuring several hearts of different sizes and colors (red and pink) hanging from thin vertical lines.

Recipe of the Month

CHOCOLATE COVERED STRAWBERRIES

Ingredients

- 1 pound fresh strawberries with leaves intact
- 16 ounces chocolate chips or bar (chopped into small pieces)
- 2 tablespoon shortening (optional for added smoothness and sheen)
- 8 ounces white chocolate for drizzling (optional)
- Sprinkles, coarse sugar, or finely chopped nuts for decorating (optional)

Instructions

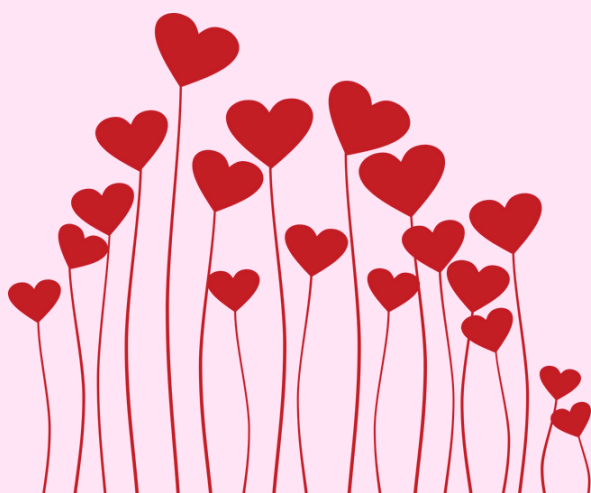
- Rinse berries under cold water and dry thoroughly, even the leaves. Important: You'll want to make sure not the slightest drop of water comes into contact later with your melted chocolate, otherwise it will go from silky smooth to thick and grainy in an instant. Set the washed and dried berries on a perfectly dry towel and let them come to room temperature while you prep the baking sheet and the chocolate.
- 2. Line a baking sheet with parchment or waxed paper. Use a large enough pan to allow an inch or two of space between the strawberries.
- If you plan on coating dipped strawberries with finely chopped nuts, sprinkles, coconut flakes, crushed candy, etc., prep those ingredients now and put them in bowls.
- Melt the chocolate. [This video](#) shows you two easy ways to melt chocolate: in a bowl set over hot water or in the microwave. The key is to go low and slow for a smoother melt. And I can't say this enough: Do not let any water come into contact with the chocolate. Some people add shortening to the chocolate to make it smoother, but this isn't

necessary if you're using a good quality, high cocoa fat chocolate.

- Dip the strawberries. The chocolate should be warm, not hot. Working one at a time, pick up a strawberry by the stem, or insert a skewer or toothpick into the top, or just pick up by the leaves. Dip into the chocolate, bottom first, to about $\frac{3}{4}$ of the way up. Gently rotate the strawberry as you pull it out of the chocolate, so the excess drips back into the bowl and the last drip rolls onto the strawberry.
- Place the strawberry onto the lined baking sheet. Repeat until all the strawberries are dipped.
- Optional: Dip the strawberry into the nuts, sprinkles, etc. that you've prepped. Instead of rolling, use a small spoon to scoop the ingredients over the wet chocolate.

Recipe courtesy of All Recipes

(<https://www.allrecipes.com/article/how-to-make-chocolate-covered-strawberries/>)





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!



PAINT MINES INTERPRETIVE PARK: Colorado's Hidden Geological Gem

Nestled in the rolling prairies of eastern Colorado, just outside the small town of Calhan, lies one of the state's most unique and visually stunning landscapes—Paint Mines Interpretive Park. This lesser-known but breathtaking natural area spans 750 acres and offers visitors a glimpse into both geological wonders and ancient history. With its vibrant rock formations, sculpted hoodoos, and deep ravines, the park is a must-visit destination for hikers, photographers, and history enthusiasts alike.



A Kaleidoscope of Colors in the Colorado Plains



The Paint Mines are named for their richly colored clay deposits, which range from brilliant whites and soft yellows to deep reds and purples. These hues are the result of oxidized iron compounds and natural sedimentation over thousands of years. The formations, shaped by wind and water erosion, have created dramatic spires, hoodoos, and intricate gullies, giving the park an

almost otherworldly appearance. Unlike the towering peaks of the Rocky Mountains, which dominate Colorado's western landscape, the Paint Mines provide a stark contrast—a maze of vibrant rock formations rising from the rolling grasslands of the eastern plains.



A Journey Through Time: The Archaeological Significance

The park is not only a geological marvel but also an important

archaeological site. Artifacts found in the area indicate that Native American tribes, including the Apache and Comanche, inhabited and passed through this region for over 9,000 years. The colorful clays from the mines were historically used by indigenous peoples for pottery, ceremonial paint, and possibly even trade.



Ancient arrowheads, stone tools, and evidence of prehistoric life have been discovered in the region, further highlighting its historical significance. Walking through the park, visitors are quite literally stepping through thousands of years of history.

Exploring the Park: What to Expect

Hiking and Trails

Paint Mines Interpretive Park offers approximately four miles of designated trails, winding through rock formations, open meadows, and scenic overlooks. These trails are well-maintained, making the park accessible to both casual walkers and more seasoned hikers.



One of the best ways to experience the park is to hike down into the gullies and explore the formations up close. As you weave through the narrow pathways, you'll encounter towering hoodoos, carved ravines, and delicate spires, all shaped by the forces of nature.

Wildlife and Natural Beauty

Despite its semi-arid environment, the Paint Mines are home to a variety of wildlife and plant species. Visitors may spot mule deer, red foxes, hawks, and songbirds, as well as seasonal wildflowers blooming across the prairie. The quiet solitude of the park makes it an excellent place for birdwatching and photography.



Best Time to Visit

The best seasons to visit the Paint Mines are spring and fall, when temperatures are mild and wildflowers may be in bloom. Summer can be extremely hot, as there is little shade, while winter sometimes brings a dusting of snow, creating a striking contrast against the colorful rock formations.

Important Visitor Information

To preserve the fragile ecosystem and geological features, Paint Mines Interpretive Park has a few key regulations:



- ✓ No dogs or bikes are allowed in the park.
- ✓ Climbing on the rock formations is strictly prohibited to prevent erosion and damage.
- ✓ Pack out all trash and follow Leave No Trace principles to help keep the area pristine.
- ✓ The park is free to visit and open from dawn to dusk.

Why You Should Visit Paint Mines Interpretive Park



The Paint Mines Interpretive Park is a hidden gem in Colorado that offers a one-of-a-kind blend of geological beauty, ancient history, and peaceful outdoor recreation. Whether you're a hiker looking for a unique adventure, a photographer searching for breathtaking landscapes, or a history lover eager to explore the past, the Paint Mines will not disappoint.

With its vivid colors, sculpted landscapes, and deep cultural roots, this park is truly one of Colorado's most remarkable natural treasures—one that every adventurer should add to their must-visit list.

Location:

29950 Paint Mines Road
Calhan, CO 80808



OpenAI. (2025, February 11). Response from ChatGPT (Version 4o) [Large language model]. OpenAI.
<https://chat.openai.com>

Photos courtesy of Google.com

BUSINESS SPOTLIGHT OF THE MONTH

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

Grammy's Goodies

4601 N Harlan St

Wheat Ridge, CO 80033

(303) 422-0380

<https://www.grammysitaliangoodies.com/>



Simple, family-owned counter serve offering pan pizza, sandwiches, pasta & homestyle baked goods.



PREVIOUS BUSINESS SPOTLIGHTS

16:3 Cake Studio

Lafayette, CO
(303) 747-5884

Alamo Drafthouse

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

Beltran's Mexican Grill & Meat Market

11920 Washington St.
Northglenn, CO 80233
(303) 280-7293

Benders Bar & Grill

10710 Westminster Blvd
Westminster, CO 80020
303-974-5215

Colorado Sound Studios

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

Lisa Anne's Country Cupboard

12400 First St
Thornton, CO 80241
(303) 255-2024

Los Arcos Mexican Restaurant

4991 W 80th Ave
Westminster, CO 80030
(303) 426-8523

Navah Coffee Shop

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

North Side Tavern

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

Scrumptious

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

Tokyo House

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

Topgolf

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

Wishbone Restaurant

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

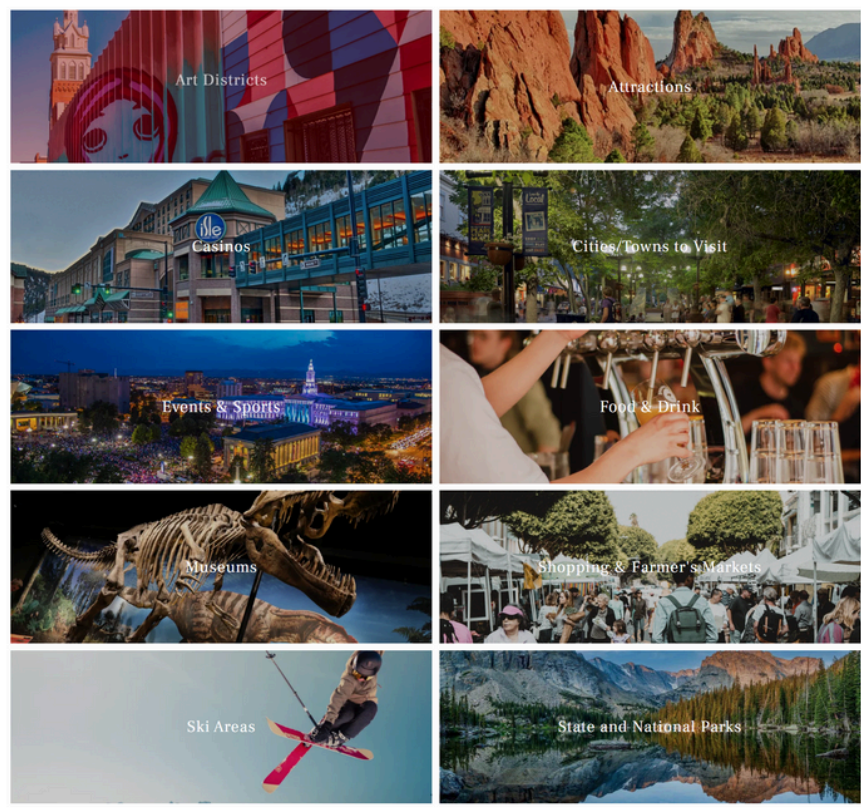


WE'RE HERE TO HELP! WE'RE HERE TO HELP!

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/>



2025

Colorado
Free Days





LONGMONT MUSEUM

400 Quail Rd., Longmont
longmontcolorado.gov

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

DENVER MUSEUM OF NATURE & SCIENCE

2001 Colorado Blvd., Denver
dmns.org

- January 12
- February 2
- March 7*
- April 7 & 27
- May 12
- June 19
- August 25
- September 15
- October 12
- November 8*
- December 8

**Free in the evening*

DENVER ZOO

2300 Steele St., Denver
denverzoo.org

- January 10 & 26
- February 9
- April 6
- November 7, 15 & 23

Register for tickets in advance.

The poster features a central white rectangular area with text, set against a background of stylized mountains and flowers. The top and bottom of the poster are decorated with a blue border containing white mountain silhouettes. The background itself is a mix of light beige, blue, and green, with various floral illustrations in yellow, purple, and orange. The text is organized into four distinct sections, each for a different location, with dates listed in bullet points and registration information provided for each.

DENVER BOTANIC GARDENS AT PLAINS CONSERVATION CENTER

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

- January 16
- February 20
- March 15
- June 12
- July 12
- August 14
- November 15
- December 11

Register for tickets three months in advance.

DENVER ART MUSEUM

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

- January 14
- February 22
- March 11
- April 8 & 27
- May 13
- June 10
- July 8 & 27
- August 12
- September 6 & 9
- October 14
- November 8
- December 9

DENVER BOTANIC GARDENS AT YORK ST. & CHATFIELD FARMS

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

- January 20
- February 13
- March 10
- April 22
- June 10
- July 3
- August 27
- November 28

Register for tickets three months in advance.

CLYFFORD STILL MUSEUM

1250 Bannock St., Denver
clyffordstillmuseum.org

- April 27
- June 29
- July 27
- November 8

Register for tickets one week in advance.

Information subject to change.



Always Free

ARVADA CENTER GALLERIES

arvadacenter.org

ROCKY MOUNTAIN MOTORCYCLE MUSEUM

themotorcyclemuseum.com

COLORADO SPRINGS PIONEERS MUSEUM

cspm.org

US AIR FORCE ACADEMY VISITOR CENTER

[usafa.edu/facilities/
visitor-center/](http://usafa.edu/facilities/visitor-center/)

HUDSON GARDENS - GARDEN AREA

hudsongardens.org

COLORADO SPORTS HALL OF FAME MUSEUM

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 ARDENS

bettyfordalpinegardens.org



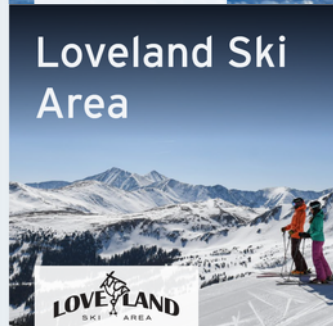
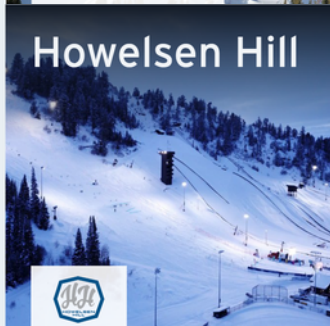
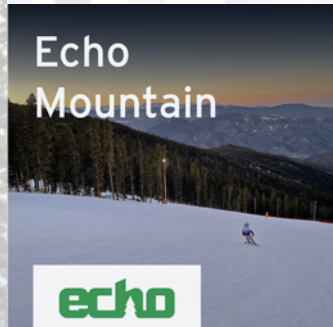
colorado

SKI COUNTRY USA

ski resorts

For Resort Info, 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

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

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

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

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

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



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.

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