

Habitat-Denver Celebrates Its 25th Anniversary Shortly

By **JIM SMITH**
Jefferson County Realtor®

On June 27th, Habitat for Humanity of Metro Denver will throw a party for itself and its supporters at Lakewood's Heritage Center (in Belmar Park, south of Lakewood Commons). Supporters needn't worry that the organization is spending money on the event, which is sponsored by one of its corporate admirers, the Colorado Housing & Finance Authority (CHFA).

For information about the party and to RSVP (by June 18), visit www.HabitatMetroDenver.org.

Did you know that...

- ◆ Habitat of Metro Denver is one of the first 10 affiliates of Habitat for Humanity?
- ◆ Habitat has built almost 250 homes in Denver, housing over 1,000 people?



◆ Over 7,000 volunteers work on Habitat-Denver projects each year?

◆ Less than 1% of Habitat home worldwide are foreclosed on?

◆ Volunteering on a Habitat project can be a transforming, spiritual experience?

For these reasons and more, I tithe 10% of every commission I earn to Habitat. For a breakdown of my 2004 donations, visit www.HelpingHabitat.com.

Mortgage Update

By Jean Rowe, 303-601-4035

The end of last week brought positive employment figures with job growth exceeding expectations. Bonds fell significantly. So, rates rose slightly as the week began. As of Monday, the rate for a 30-yr. fixed rate loan was 6.25%, and a 5/1 ARM rate was 5.25% (based on \$200,000 loan).

This Week's Featured Listings

Great Mountain Ridge Home



www.283WestDr.com

Be sure to visit the website for this listing, where a "virtual tour" will reveal the great city and mountain views from this home's **full-width main floor deck**. Mountain Ridge is Golden's premiere family community, nestled up against the foothills with a **commanding view of the valley below, the Table Mountains to the East**

and **Lookout Mountain to your right**. From the deck you can watch three different fireworks displays — Golden, Heritage Square and the Jeffco Fairgrounds! Inside, you'll find a home with **over 4,000 finished square feet**, a cherry-paneled home office, home theatre (**equipment included**), and **guest suite with steam shower** in the basement, plus an expansive master suite and two guest bedrooms on the top floor. At **\$514,500**, this home is priced competitively and should sell soon. **Quick possession is available**, so it could be your family (and guests) enjoying those fireworks displays this year!

Price Reduced—Now \$385,000

This 3-bedroom, 2½-bath raised ranch in Golden's Mesa Meadows subdivision features great mountain views, **no HOA fees**, quick hot water at every faucet in the house, **granite counters**, tiled floors (including marble), new paint and carpet, a garden window in kitchen, an oversized two-headed shower, sound proofing between floors, **cedar lined walk-in closet**, and more. There's a home office and main-floor master suite. The oversized 2-car garage has an extra tall garage door and almost 400SF of storage.



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