KELLERWILLIAMS. REALTY
DTC, LLC

JUST LISTED



$635,000

5631 S. Rome St.
Aurora, CO 80015

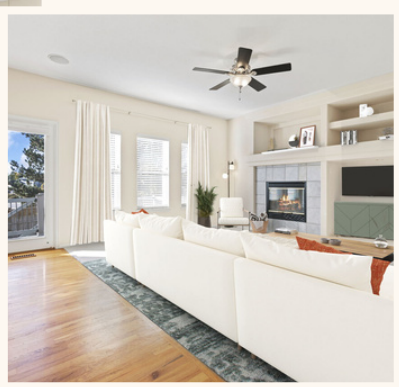


Two-story home that you are immediately greeted with an elegant foyer and grand staircase. As you begin your tour through the main level you are welcomed with natural light and vaulted ceilings. Formal dining area leads into a large gourmet kitchen with a built-in cooktop, double oven, bay window, and nook for your table and pantry. The gas fireplace in the family room is a great place to warm up while enjoying a movie on the couch. Main level bedroom/office has a 3/4 bath (with oversized shower) for guests. The upper level has 4 spacious bedrooms including the large primary suite with a bay window, 5-piece bath, walk-in closet and vaulted ceilings. The 3-car attached garage has plenty of room for your vehicles and storage. Bonus service door that leads to the landscaped backyard and deck to enjoy more of Colorado's beautiful weather! Open garden level basement for you to use your imagination to finish, if you need more living space. Short distance to E-470, Southlands Mall, restaurants, and located in Cherry Creek School District.

Special Features

- 5 bed
- 3 bath
- Double oven
- Vaulted ceilings
- 3- car garage







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Theresa Wilson
REALTOR

(303) 929 0173
theresawilson@kw.com
https://yourhomesbytheresa.kw.com/
MY KW APP: http://app.kw.com/KWKJTVR

DownSIZING & Transition
Real Estate services

Important Questions

Struggling with downsizing?
Don't know where to start?
Too much stuff to get rid of?
Not enough time or help?
Adult children too far away?
Not enough money to fix for market ready?

CALL FOR YOUR COMPLIMENTARY TRANSITION ASSESSMENT!

Clay Martin 719.331.0281

Jacob Martin 719.331.6844

How We can help make it easy

We Can List Your Home:

- We pay for downsizing & transition
- We can get you top dollar
- Professional cleaning & photography
- Multiple Listing Service
- Ask us about our home repair now/pay later program* (not to exceed $2,500)

We Can Buy Your Home:

- We pay for downsizing & transition
- Take what you want – leave the rest
- We buy "as is"
- Close in as little as 2 weeks
- No need for updates or costly repairs
- No real estate agent fees/closing costs
- No hassle
- Free up equity to pay for care sooner

Scan Here
to Start meeting
the martin brothers

NICHE
PRODUCTS

- **Cash buying program.** We pre-underwrite the client's loan, secure money for them to pay for the home in cash for a two-week closing, and then finance their loan immediately after they buy with a low rate
- **Lock and Shop:** lock your loan for 60-180 days with today's rates prior to finding a home. Must close within the lock period.
- **ARM's** (Adjustable Rate Mortgage) & Interest Only loans available to keep payments down-ARM's typically over 1% lower than a 30 year fixed
- Standard programs: Conventional, Jumbo, FHA, VA, USDA

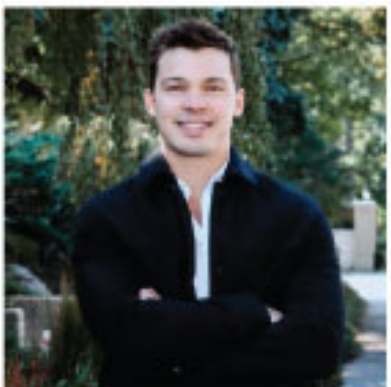
Portfolio Programs:

- **Jumbo**: with as little as 10.1% down with no MI. Interest only available with higher down payments.
- **Medical Professional Loan**: 5% down & no hit to DTI for student loan payments that are deferred for > 12 months
- **Asset Depletion**: uses assets for income-must be 62 years or older. Divide assets by 240 and use that as income. No job required.
- **Appraisal waivers** accepted on conventional loans if Fannie or Freddie's automated underwriting system gives the waiver
- **Bank statements**: for self-employed borrowers who write too much off
- **Construction loans**: for buyers looking to buy land, build their own home, and close one loan for all of it
- **Other Programs**: 1 year of self-employed income, bridge loans, land loans, fix & flip, FHA spot approvals for condo's, non-warrantable condo's, loans in an LLC or Trust, ITIN, Marijuana industry borrowers, DACA, etc.

- **All in One Loan**: Up to 2 million loan amount, asset depletion allowed, 700 score required. Combines home financing & personal banking into one fluid off-set account. Applies payments to loan principal first, reducing the loan balance faster & allows them to save thousands of dollars in interest. Includes ATM & VISA cards and checks. Interest computed daily after deposits & withdrawals to achieve the lowest payment.

CLOSE MORE TRANSACTIONS
WITH OUR UNIQUE PROGRAMS!
CALL THE MORTGAGE BUREAU TODAY!

Other conditions and restrictions may apply. Rates and available loan programs are subject to change without notice. Contact your loan officer for more information.



BROCK SHELDON

Owner / Loan Officer
NMLS #:2043135 | CO # LO. 0043162

303-717-4330
brock@themortgagebureau.com
themortgagebureau.com

THE MORTGAGE BUREAU
200 Union Blvd. #110
Lakewood, CO 80228
Powered by IMB #2191655



JUST LISTED

11951 Singing Winds St, Parker, CO 80138







Property Details

- 4 bed/2.5 bath
- Large Deck
- 2.5 Car Garage
- 2,644 finished sqft



Jeff Sams – Broker Owner
(303) 519-7967
jeff@JTSrealty.com
www.canterberrycrossing.com

JTS REALTY
COMMERCIAL & RESIDENTIAL



Come see it for yourself!







REAL ESTATE **FOR SALE**

Built in 2021, this property is located close to local restaurants and shopping at the Historic Mainstreet in downtown Parker. The building itself sits on a 1.428-acre lot with a total square footage of the 6,341. The building is a single use restaurant/bar tenancy. With ample space, the building is accompanied by 70 parking spots located behind and alongside the building with the additional option of street parking. Indoor and outside seating options allow for guests to enjoy their food in any Colorado Season! Sale of building also includes all FF and E.

- ☑ 6,341 total sq ft.
- ☑ Near downtown Parker
- ☑ 70 parking spots with additional street parking
- ☑ Spacious inside and outside eating options

11160 S. Pikes Peak Dr
Parker, CO 80138

JTS REALTY
COMMERCIAL & RESIDENTIAL

Contact Me: Lane Gregory
720 425 2212 lane@jtsrealty.com

NICHE
SERVICES

- 100/month less in payment or 5K less in fees than most lenders with our ability to shop 20 lenders as a broker. Qualify borrowers for more home, keep their payments down, & look good by referring them to a Loan Officer that will save them a lot of money.
- We shop the homeowner's insurance for the client with the most competitive insurance broker we know. Usually saves our clients over 50/month and over 1K in prepaid expenses to reduce the cash to close.
- Close in as little as two weeks. We request 25 days if possible.
- Someone on our team is always on call. We are available on nights & weekends to work up loans, payments, & call listing agents to sell them on accepting our offers.
- Technology that allows you and your borrower to quickly calculate monthly payments, cash to close, & the max purchase price on any property and generate a lender letter. Will tell you if you go over the maximum payment or cash to close. Accessed with a link that is mobile friendly.
- Underwrite loans prior to clients making an offer to speed up the process and put the listing agent and sellers' minds at ease.
- We run credit simulators to increase the borrowers credit score anytime we see that increasing the score will save them money
- 20 years of personal mortgage lending experience

GET THE CARE AND ATTENTION YOU DESERVE!
CALL INTEGRITY MORTGAGE TODAY!

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GARRETT SCHUELLER
LOAN PARTNER | NMLS 209088

608-333-5179
Garrett@IntegrityMortgages.com
imbrokers.net

imb
Independent Mortgage Brokers
200 Union Blvd, Suite 110
Lakewood,CO 80228

imb
independent mortgage brokers™
Powered by Independent Mortgage Brokers

WHERE LOAN OFFICERS & BORROWERS COME FIRST.™

NICHE SERVICES

- 100/month less in payment or 5K less in fees than most lenders with our ability to shop 20 lenders as a broker. Qualify borrowers for more home, keep their payments down, & look good by referring them to a Loan Officer that will save them a lot of money.
- We shop the homeowner's insurance for the client with the most competitive insurance broker we know. Usually saves our clients over 50/month and over 1K in prepaid expenses to reduce the cash to close.
- Close in as little as two weeks. We request 25 days if possible.
- Someone on our team is always on call. We are available on nights & weekends to work up loans, payments, & call listing agents to sell them on accepting our offers.
- Technology that allows you and your borrower to quickly calculate monthly payments, cash to close, & the max purchase price on any property and generate a lender letter. Will tell you if you go over the maximum payment or cash to close. Accessed with a link that is mobile friendly.
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RYAN DAVIS
LOAN OFFICER | NMLS 149797
CO License 10020215
303-717-4330
Ryan@IntegrityMortgages.com
IntegrityMortgages.com
Integrity Mortgage | IMB
6825 E Tennessee Ave., Suite 415
Denver, CO 80224

INTEGRITY MORTGAGE
Powered by IMB NMLS #2191655

TIDY HOMES By Tina

Frozen Food Favorites

Text (303) 803-5495 to place your order!

Tidy Homes Is introducing a service to complement our cleaning service. Frozen food delivered on your cleaning day.

MENU

Chili	$10/Quart
Green Chili Mild	$10/Quart
Green Chili Med	$10/Quart
Gumbo	$15/Quart
Chicken Soup	$10/Quart
Spaghetti Sauce with Italian Sausage	$10/Quart

*Free samples are available to help you choose.

SUGGESTIONS

CHILI

- Fritos & Shredded Cheese
- Corn Bread

GREEN CHILI

- Over Eggs
- With Refried Beans & Shredded Cheese
- With Tortillas
- Over Rice

GUMBO

- Over Rice

CHICKEN SOUP

- Add Noodles
- Add Rice
- With Rolls or French Bread

SPAGHETTI SAUCE

- Over Pasta
- With Garlic Bread

This venture doesn't have a name, so text your ideas to be entered in a drawing. The winner receives $50 in free food!

ProMD Health

& The Spark BOUTIQUE

Summer Glow Event



- Botox/Dysport for $7.50 per unit!
- Mini HydraFacials for $99.00!
- 25% off all medical-grade products
- More specials will be announced at the event!

Friday, June 3rd, 2022
1:00 pm - 4:00 pm

12008 S. Shore Blvd, Suite 101 Wellington, FL 33414

Call us to reserve your spot: 561-288-6311

$50 reservation fee guarantees your appointment.

ProMD Health & The Spark BOUTIQUE

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