# Colorado Attitude
# Living at altitude because it matters!

## Price Your Home Right

**The market has its highs and its lows, but the market is always right. What does this mean to you if you are considering selling your home? It means you want to price your house right at the start to make the most money from the sale of your home. Overpricing a home is a crucial mistake homeowners make that will actually cost sellers money in the end.**

**Today's serious home buyers are very savvy. The internet provides the consumer with sophisticated access to your home. Today's consumers know the value of your home, how long your home has been on the market, the price you started with, and how motivated you are to sell before they've even walked through the door.**

**Many sellers start with a high price because they are not in a hurry to sell. The problem with this philosophy is that the longer the house is on the market the more wary the consumer is of the home. Homeowners may think they are not in a hurry to sell but circumstances can change quickly.**

**For instance, if you had priced the house correctly in January, you may have sold your house before the big fire that spring. Now the market has come to a stand still, and a year later your house still hasn't sold.**

**Price your home right from the start and you will make more money in the end. Correct pricing also puts you in a better position for negotiating when you do get an offer.**

**Call Linda Pinkul 303.956.4068 for all your real estate need!**

## Did You Know

**If you have an open meadow near your home, and don't own a bluebird box, you are missing a great mountain pleasure. I've placed boxes in both my front and back yard, near large windows, where I can view these mesmerizing, brilliant blue wonders. If you enjoy hummingbirds, I'm sure you will love bluebirds. Bluebirds don't need to be fed, they are self sufficient. You can purchase boxes at your local hardware or wild bird store for approximately $15-20. Enjoy!**

## Words To Ponder

## Coffee Talk
## Grande, Triple, Nonfat, Latte

**Local Book Club News**

**Thumbs Up**
**Outlander by Diana Gabaldon**

**Thumbs Up**
**The Last Juror by John Grishom**

**Thumbs Up**
**The Beast in the Garden by David Baron**

## Dog On It

**Dogs, especially puppies, need to chew. Puppies need to chew to develop strong jaws and help adult teeth come in. Chewing provides pleasure, mental and physical exercise, relieves boredom, comforts, and helps make for a dog that is easy to live with. Appropriate chew treats can also keep your dog's gum and teeth healthy. Chew treats and toys vary depending on your dog's sensitivities, size and age. Make sure your dog is not chewing on poisonous plants, antifreeze, eating chocolate or household chemicals. Bone Appetit!**

**Lance Armstrong noted that "If you worried about falling off the bike, you'd never get on."**

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