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**BERKSHIRE HATHAWAY**  
HomeServices  
Innovative Real Estate

**Carolyn Gdowski, Realtor**

**June 2017**



## "Giving Back"

I am honored and thankful to share with you my "Giving Back" campaign. So far this year I have donated \$2,950 to charities of YOUR choice! I am committed to making a difference in my community and yours. 5% of my commissions on each successfully closed transaction will be donated to the charity of your choice in your name.

Dirscherl Family  
\$350.00

Big Dogs Huge Paws

Lowe Family  
\$650

Warrior Dog Foundation

Bridges Family  
\$300

Qhubeka The Motive  
Power Movement

**ELON**



## Filling Dad's Boots.....

**As I take time to reflect on my journey through the first half of 2017 I know all too well that these months have been like no other. As many of you may recognize in all of my marketing pieces I promote my work ethic and simultaneously give credit to my Dad who taught**

Osvold Family  
\$350  
St. Jude's Children's  
Research Hospital

Mura Family  
\$200  
The Porch Church

Anderson Family  
\$200  
Flatiron's Community  
Church

Tostado/Topete Family  
\$250  
The Aids Foundation

Curtis Family  
\$300  
The Max Fund

Swanson/Lauer Family  
\$350  
Children's Hospital of  
Denver

I look forward to working with you in the future as well as your family and friends, a referral is the best compliment you can give me.

### ***FIVE STAR Zillow Review***

Carolyn was recommended to us by a friend and now I know why! She is an incredible realtor and person. We relocated from out of state and Carolyn was able to provide us a broad perspective of the

me the value of running a business. I have strived to show my clients both previously as a mortgage lender and for the last 11 years as a Realtor the results of my efforts to perform on their behalf with the utmost integrity while meeting each individual need. Some may know that I lost my Dad on April 10th. For the first time in my life I have felt that hole that I've heard others describe but I had yet to understand. He was the one I could always call and share my professional successes with knowing that he would understand that I wasn't boasting, but instead connecting with him through a way we both knew best. Through the sadness I have also feel a deep sense of commitment to continue to dedicate myself to my clients because as Zac Brown sings in My Old Man, I will always "try to fill the boots of My Old Man".

My sister shared a recent conversation with Dad where he stated to her 4 simple but powerful words, "You can't not live". While we all navigate through the summer months where in real estate terms it's often defined as "the crazy months" please remember that your journey to homeownership and/or selling should not stop you from living. Don't get so wrapped up in the rush to find a home or the stress of making a move it that you forget the miracles of each day. Together it would be my honor to help you through your journey.

I have always taken a personal approach to my marketing. One of the reasons I love this business is it gives me the opportunity to develop relationships with my clients whom I quickly call my friends. If you would like to know a bit of how I became the person I am today, I invite you to watch this video of my dad's 83 incredible years.

[Click Here To See Video](#)

### **Show the Fun In Your Home**



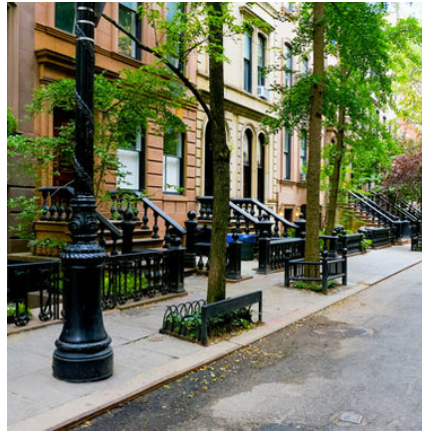
When you read or hear advice about staging your home for sale, it's predictable-declutter, depersonalize, and neutralize as much as possible. But what you're never told is how to make your home really memorable. One way is to make it look like a really fun place to live. Here are three ideas for making your home more appealing to a potential buyer:

different suburbs to help us find the right place to land. In this hot market, she patiently showed us many properties in many areas without pressure to settle and buy until we were completely satisfied. She was able to arrange our requested showings and was always timely. We had a somewhat complicated closing (seller's) and Carolyn was firm with our needs, communicated well with both parties, and was persistent until we closed. We love our new house and couldn't be happier! My kids loved her so much they still ask if we were going to "Carolyn's houses."

- Put a badminton net in the backyard. Leave a note by the racquets with some bottled waters inviting homebuyers to play. Ping pong is also becoming a fun backyard activity; ask a local store if you can rent a ping pong table for the day.
- Most homes are older, so turn age into a positive. Set the dining room table with a fondue pot surrounded by flower power napkins and plates. Put some Al Green on Pandora for showings. Showcase the trendy, vintage quality of a home with history.
- Speaking of history... Include a fun detailed history sheet explaining that unique aspects of your home. For instance, mid-century homes epitomize the postwar automobile, jet and space travel culture. That's why the garages are attached and sputnik stars were a popular motif. Better vacuums meant no more rugbeating, hence the luxury of wall-to-wall carpet.



## Buying In An Urban Neighborhood



As you shop for a home in town, you may have to compromise on square footage, but you'll be happier if your new neighborhood offers everything you want in an urban environment. Think about features that are most important to you and your family.

**Walkability:** Is there a bike path or pedestrian sidewalk nearby? Can you walk the dog or take the baby for a stroll safely? Look for lots of street lighting and foot traffic. How close is the nearest coffee shop?

**Transportation and commute time:** Are you close enough to subway, bus or train services? If you take a car, is there a garage you can use or do you need to buy a parking space? How long will you spend in the car for your daily commute to work? Down time is good, but long commutes get old fast.

**Parks and community centers:** You may have a garden or yard, but you'll also enjoy the beauty a park offers. The local YMCA or community center can offer swimming, spinning, and activities for the kids. The local library could have a 3-D printer or have classes in calligraphy or bookbinding.

**Shopping, restaurants and services:** You want grocery shopping, dropping clothes at the dry cleaners, and getting your car serviced to be handy. It's also fun to get out to the local pub, see a play or go to dinner occasionally. Hopefully you won't have far to go.

Considering the neighborhood will make leaving and coming home much more pleasant.

## The Hygge Lifestyle



Denmark and Norway are the happiest countries in the world. They offer stunning natural beauty, legendary winter sports and small populations. It's no coincidence that both countries have the same word for a happy lifestyle: - hygge.

Hygge, pronounced "hoo-ga," is a term that has no English equivalent but is best translated as the enjoyment of living in a simple, convivial way. According to idea magnet Pinterest, hygge is also one of the biggest home design trends for 2017. Here are a few ways to achieve your own hygge:

Simple, cozy decor. Think about adding hand-hewn wood furniture, wool rugs, wildflowers in a plain vase, candles for atmosphere instead of dimmers, handknit throws on the couch, and pottery mugs for coffee and tea.

Unplug. Take an evening off from all electronics. Get comfortable and read a book, practice your drawing, work a puzzle or update your journal.

Entertain at home. Hygge is enjoying family and friends. Instead of meeting at a restaurant, arrange an evening of cooking all together followed by a game of cards, a board game, or an acoustic guitar

serenade.

Enjoy making something. In arctic villages, everyone has a valuable skill. They hunt and fish, make furniture and pottery, and sew clothing. Learn an ancient art, like woodcarving, oil painting, weaving, glass-blowing, or embroidery.

Celebrate nature. Take a stroll in a beautiful park. Look at the trees and see if you can spot birds or squirrels. Picnic by a lake and watch the sun dance on the water.



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