

## Join the Parade: Bid on home for charity

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On Saturday, from 4 to 7 p.m., home buyers will have the opportunity to bid at public auction for a charity home built by Doug Collins of Collins Custom Homes. This Parade home is located at 6626 Royal Country Down Drive in the Highland Meadows Golf Course Community in Windsor. The market value of the home is in the range of \$650,000 and the buy-it-now price is \$565,000. This means that if someone agreed to pay \$565,000 for the home the auction would be called off.

The remarkable fact is that all the profits from the sale of this home will be split equally between the Larimer and Weld counties child advocacy groups (called Kids Place in Weld County). Collins, the builder, was quick to point out that all the work on this home was donated or provided at reduced cost by professional and licensed contractors. Much of the material used was donated by these same contractors. There literally are dozens of subcontractors and material suppliers involved in this effort that should be thanked for their contributions. It is too long a list to properly include in this column. This is the third year that Collins has built a charity home and auctioned it off. Each time the profits were donated to Kids Place and Larimer County child advocacy. Generally, the buyer is able to buy the home for less than market value but, through the tremendous savings of labor and material costs, a handsome donation is made to the child advocacy groups. In the first year, the event generated a \$97,000 donation, the second year \$93,000 was donated and this year the goal is to top \$100,000.

This two-story, Craftsman-style home has a main-floor master and a total of four bedrooms and 3½ baths. It has Built Green certification for high energy efficiency as well as universal design. The home is an open great-room-style plan offering a separate dining room for holidays or formal occasions and a study conveniently located off the foyer. The kitchen and baths offer lyptus wood cabinets in a split shaker-door style with stainless steel detailing. The combination blends traditional styling with an upscale contemporary flair. The home features stainless appliances with a Bosch dishwasher, double oven and a fantastic new "drawer" microwave. This microwave is an under-counter drawer that makes it easier for kids and adults alike to get hot food out without spilling it on themselves. The breakfast nook is just the place for everyday meals and morning coffee. An inviting covered patio is just outside the nook area and features an outdoor stone fireplace and built-in kitchen with gas barbecue grill, perfect for entertaining guests. The private master suite features a five-piece bath, including a jetted tub, fully accessible shower that would accommodate a shower curtain or glass doors, and a walk-in closet. The second floor features a guest room with spectacular mountain views and a fully accessible bath of its own; the other two bedrooms share a full bath.

This home is nicely located with views over the Highland Meadows Golf Course from the covered front porch, dining room and study. The lot backs to a green belt and there is a neighborhood park a short block away. Another remarkable facet of the construction of this home has been the level of public input on design and décor. For months, members of the public have had their say in many of the material choices for carpet, tile and hard surfaces. Material choices were posted on the Web and the public voted on the material to use.

Universal design goes beyond barrier-free living for people with disabilities. It means making it easier for all people to live in the home. It strives to avoid design that is potentially stigmatizing, such as ramps, and offers more subtle ways to get a wheelchair or someone with a walker into and out of the house. The design strives to be a broad-spectrum solution that helps everyone, not just people with disabilities and it recognizes the importance of how things look. This home does not have any steps on the main floor and the builder has included an elevator shaft (currently used as storage on each floor) in case someone would need to add the elevator. Electrical outlets are located 15 inches off the floor so that it is easier to reach plugs; a stainless toe kick in the kitchen makes it easier to navigate a wheelchair in the kitchen and also provides a stylish detail. There are many other subtle details in place that make this a great universal design.

This home is one of the few homes in Northern Colorado to have the Built Green certification for high energy efficiency. Built Green Colorado is a voluntary certification process that encourages homebuilders to use technologies, products and practices that provide greater energy efficiency, and reduce pollution; provide healthy indoor air; reduce water usage; preserve natural resources; improve durability, and reduce maintenance. In order to be certified as Built Green, a home has to meet 70 points. This home has met 150 points, more than double the requirement. To cite a few examples, materials such as low-VOC paints were used, the lyptus wood in the cabinets is green because it is so fast-growing and 100 percent of the carpet pad and 25 percent of the carpet are made from recycled materials. A unique feature of this home is an automatic fan that comes on whenever the garage door is opened, pulling any car exhaust and heat out of the three-car tandem garage.

Your owe it to yourself to look at this home today, the final day of the Parade, from 10 a.m. to 6 a.m. Thank the suppliers, subcontractors and Doug Collins for this generous contribution to these worthy causes. And if you are looking for a home to buy this may be an opportunity to live in a wonderful home at a tremendous value.