

*Linda Pinkul*

*Mountain Homes of Denver*



**FOR SALE**  
Exceptional Home \* 10 Acres \* View  
\$1,985,000

<http://www.lindapinkul.com/>

7550 SQ FT  
main level master  
upscale area  
4-car garage  
open floor plan  
home theater  
exercise room  
multi- use space  
with separate entry



#### What is a 529 plan?

It's an education savings plan operated by a state or educational institution designed to help families set aside funds for future college costs. As long as the plan satisfies a few basic requirements, the federal tax law provides special tax benefits to you, the plan participant (Section 529 of the Internal Revenue Code).

529 plans are usually categorized as either prepaid or savings, although some have elements of both. Every state now has at least one 529 plan available. It's up to each state to decide whether it will offer a 529 plan (or possibly more than one), and what it will look like. Educational institutions can offer a 529 prepaid plan but not a 529 savings plan (the private-college Independent 529 Plan is the only institution-sponsored 529 plan thus far).

What's so great about 529 plans?

First, you get unsurpassed income tax breaks.

Second, you the donor stay in control of the account.

Third, a 529 plan can provide a very easy hands-off way to save for college.

Finally, everyone is eligible to take advantage of a 529 plan, and the amounts you can put in are substantial (over \$300,000 per beneficiary in many state plans).



**Professional Service on the Spot**

**CALL**

**LINDA PINKUL**

**For ALL Your Real Estate Needs!**

**303.956.4068**



## Selling in a Down Market

Today's market has more inventory than it does buyers and because of the lack of demand it is essential to price homes properly & to adjust prices as the market changes. The homes that are selling in this market are the best priced homes in their category that offer something "SPECIAL". The homes that sell have WOW factor. What is wow? Wow is seeing the money. Any home can have wow, it is a matter of pricing the home where the wow shows up best compared to all the other competing homes.

The higher the home cost ; the more wow (listed below) a home MUST have to sell.

**Breathtaking views** Snowcapped peaks, 360 panoramic view, city skyline, golf course, meadow, park, rock outcroppings, water and expansive acreage. The more dramatic the view; the more wow the home provides.

**Location, Location, Location** Prestigious neighborhood & area, higher priced homes, accessibility to city, shopping, restaurants & highways. Other wows are neighborhood amenities; country club, golf course, park, tennis court, swimming pool, open space access, low noise levels, great schools and gated communities.

**Landscaping** A grand first impression; private entry & stately gate, stone pillars, bridge, incredible water features, boulders & outcroppings. Add wow with outdoor fireplaces, kitchens, hot tubs, professionally landscaped yards & beautiful warm, inviting patio/deck /porch settings with lots of flowers, pots, benches & great outdoor furniture.

**Home materials** No expense spared kitchens, pantries, islands, slab granite throughout, rustic, log, timber, stately fireplaces, wood & stone floors, less carpet, upscale tiles; travertine, marble & slate, home theatres, full bars, rec areas, beautiful lighting, cabinetry & warm paint tones throughout, exercise rooms, steam showers & an impressive foyer & staircase. A warm, inviting, richly decorated, uncluttered, professionally staged, comfortable home wows.

**Other home features** Newer construction, large dramatic windows throughout, open floor plans, main level master suites, huge walk-in closets, bedrooms with luxurious private bathrooms, outside stone & timber accents, trex decks, tile or slate roofs, low maintenance homes, covered & expansive deck/patio, large garages, outbuildings, workshops, privacy, large usable land, radiant heat, stainless steel appliances, finished basements & home offices.



**FOR SALE**

\$949,000

Private 10 Acres

4320 Fin. Sq Ft, 5 Bed, 3 Bath, 3-Car

Upscale Area, Open Floor Plan  
Custom Log Staircase & Railing



**SOLD**



**SOLD**



**FOR SALE**

\$399,900

Peaceful Lake Setting

2270 Fin. Sq Ft, 3 Bed, 3 Bath, 3-Car

Unfinished Basement, Immaculate  
Beautiful Neighborhood with Trails



[www.LindaPinkul.com](http://www.LindaPinkul.com)

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*Exceptional Homes... Exceptional Service*