



Cory Merrill Neighborhood Association Newsletter

FALL 2020

Letter from the President

Hello Neighbors –

I would like to introduce myself; my name is Rachel Molokin and I am pleased to serve as the new CMNA President. Living in beautiful Cory-Merrill and being a member of the board is an honor, I'm truly grateful to contribute and participate in our community. Please recognize Dennis Robinson for his amazing leadership last year; lucky for us, Dennis remains active on the board and will continue to help support our community.

We have three new board members this year - Kristin Harris, Sam Sturhahn and Melissa Viola. We are so excited to welcome our new members. Likewise, we are grateful to the current board members, whose contributions to CMNA have been significant and much appreciated by us all.

Fall is our annual Dues Drive season. Please consider contributing to CMNA, every donation helps make a positive impact to our community. You may donate via PayPal on our website or the included self-addressed envelope.

Exciting news – we have a new website!

CoryMerrillNeighborhood.com The new website is easy to navigate and will be regularly updated to support our community news and events. Be sure to follow us on Instagram @cory_merrill_neighbor. And you will find us on Facebook @corymerrillneighborhood.

For Halloween this year, CMNA will be hosting a Halloween Parade! We invite Cory-Merrill children, families and neighbors to participate in this spooktacular event! You will find all the event details on our website and social media. Unfortunately, the annual Holiday Hayride is cancelled this year.

Please allow this newsletter to serve as our quarterly update as the general meeting scheduled on November 4th is cancelled. We optimistically look forward to the first meeting in 2021, which is Feb. 3. We'll keep you posted.

In this season of gratitude, we thank you for making Cory-Merrill so special! Have a Festive Fall, **Rachel Molokin**

Donate to the Annual Fall Dues Drive

Help support our neighborhood by donating to the annual Cory-Merrill Neighborhood Association (CMNA) fall dues drive! Contributions from residents like you help support CMNA's operating expenses, including printing and distributing this quarterly newsletter; maintaining our new website; hosting annual events; and dues to the INC (Inter-Neighborhood Corporation).

We recognize that this has been an unusual year, but we

are hopeful to host events and meetings in 2021. While the suggested donation is \$25 per household, those who do

not donate \$40 or more will receive one of our new CMNA face masks

To donate, please send a check in the enclosed envelope, or visit our website at www.corymerrillneighborhood.com to make a contribution via PayPal. Any donation will make a positive impact on CMNA's ability to support our community now and in the future. If you donate more than \$40, please be sure to leave your address so we can deliver a mask.



If you have questions about how to donate, please email us at cmna@corymerrill.org. Thank you in advance for your support!



Ask a Financial Advisor



By Dean Dowson
Cooney Associates,
www.cooney-associates.com
789 Sherman St., Suite 550
Denver, CO. 80203

Important Documents to consider when a child turns 18

Turning 18 is an important milestone. It rings of freedom, choices, and responsibility. This is an exciting time - full of hope for a story still to be written. Estate planning is not just for the wealthy and aging - it also includes provisions for while you're still alive. Everyone can benefit from having a plan in place if they're no longer able to care for themselves or make important decisions.

Designating someone who can make healthcare-related decisions on their behalf if they're unable to can be a helpful—and potentially necessary—first step in estate planning that benefits both the student or young adult, and their family. What many parents do not consider is that once your child turns 18, he or she is legally recognized as an adult in most states and are responsible for all decisions regarding their health. The Privacy Rule of the Health Insurance Portability and Accountability Act (HIPAA) and other privacy laws such as the Family Educational Rights and Privacy Act (FERPA) prevent parents of children age 18 or older from

accessing their children's grades, bank accounts, disciplinary records, or even information about their healthcare.

Your ability to talk to the school, doctors, or hospital in the event your child has a medical emergency may be restricted even if you are paying tuition or medical bills and/or your child is on your healthcare plan. Be sure that they have a copy of their health insurance card.

As your loved one begins college, a gap year program, study abroad, or begins living on their own there are three important documents they should have in place that will allow you to help in the event of an emergency or other circumstances. Those documents are a HIPAA release; durable power of attorney for healthcare; and durable power of attorney for property. This may be particularly important this year given concerns about COVID-19.

A HIPAA Authorization

By signing a HIPAA release form, your child gives prior written approval for healthcare personnel to disclose medical information to you. Without this document, parents may face difficulty obtaining information if the child is ill or has been admitted to the hospital.

A Durable Power of Attorney for Healthcare

This document appoints someone your child trusts (usually a parent) to make medical decisions on his or her behalf if he or she is unable to do so. Your child may want to include another type of advance directive called a living will, which outlines specific wishes regarding interventions in life or death situations.

A Durable Power of Attorney for Property

With a durable power of attorney for property, your child appoints a parent or other designated agent to handle financial matters on his or her behalf.

Most of these forms can be found online and completed and signed without an attorney present. If you would like to talk about your individual financial situation, I offer a complementary consultation to get to know more about your values, goals and financial game plan. I can be reached at 303.388.0854. Please submit your questions for future editions to "Ask an Advisor" at dean@cooney-associates.com.

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Contact Us:
CMNA
P.O. Box 101713
Denver, CO 80210
corymerrillneighborhood.com

Save the Date: Cory-Merrill Halloween Parade

On Saturday, October 31 from 4:30-6:00pm, the CMNA invites Cory-Merrill children, families and neighbors to participate in a Halloween parade!

Specific details on the route will be available on the CMNA website (www.corymerrillneighborhood.com), but here are some ideas for how you can participate.



- Walk in the Parade! Children and adults are invited to dress up and join the parade anywhere along the route, which will include sidewalks whenever possible. To ensure social distancing, we encourage parade participants to walk one-way up and down the streets. There will be a low-contact candy stop along the route, where children can pick up pre-packaged candy bags.
- Decorate Your House! Neighbors are encouraged to show their Halloween spirit by decorating their front yards. If your house is along the route, consider making a parade sign and playing Halloween music outside!
- Watch and Cheer! If you are not walking in the parade, sit on your porch or lawn to cheer for the kids walking by. Neighbors not on the route are encouraged to watch along Louisiana, or ask a friend who is on the route if you can watch from their front yard.
- CMNA follows the City and County of Denver COVID-19 guidelines, as such face masks and social distancing are required. The Halloween Parade plan is subject to change, please check our website and social media (Facebook and Instagram) for updates.

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3 bed // 2 bath // 2,720 sqft // \$685,000



Hi, I'm Kristin.

I live, work and play in
Cory-Merrill.

I'm here to help you tell
your neighborhood story.
Please reach out to me with
any real estate questions.

kristin harris
720 877 1538
kharris@milehimodern.com
kristinharrishomes.com

explore your Cory-Merrill home valuation // corymerrillvalue.com

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Big Thank You to Newsletter Block Captains

Did you know this newsletter was hand delivered by a Cory-Merrill neighbor? Over 2,200 newsletters are delivered quarterly to each home in our community. Spring, Summer, Winter, Fall - this amazing group delivers the newsletters, keeping us all connected.

A huge THANK YOU to all our Newsletter Block Captains, your contribution is so important, and we are grateful for all you do!

Karen Akers
Christine & Frank Baier
Don Bailey
Anne Beletic
Steve Brown
Jim Esten
Marti Freeman
Debbie Fimple

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Joe Goldenstern
Razner (said ryner) Hantschel
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Jenine Mathias
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Lisa Reynolds
John Reynolds
Dennis Robinson
Scott Rodgers
Tom and Mary Sharkey
Debbie Skeen

Interested in helping deliver the newsletter? We always welcome volunteers! Please email and let us know: cmna@corymerrill.org. The new Newsletter Distribution Contact is Kristin Harris.

CMNA Launches New Website & Social Media Channels



Facebook and Instagram pages. Please follow along for the most up-to-date community information!

Special thanks to longtime Cory-Merrill resident, James Dahlen, for taking the beautiful photos that are featured on both the website and social media channels.

If you have suggestions for content to feature on the on the website, or that we can be sharing on Facebook or Instagram, please email us at cmna@corymerrill.org.



To help keep our neighbors informed and engaged, the Cory-Merrill Neighborhood Association (CMNA) recently launched a redesigned website. The new site is at corymerrillneighborhood.com, features information about special events, neighborhood news and how to get involved in the CMNA.

The CMNA is committed to keeping this website regularly updated so it can serve as a trusted neighborhood resource. In addition, we are regularly posting on our

Time to Stop, Take Deep Breath and Relax for a Minute

By Paul Kashmann.

This would probably be a great time for all of us, from sea to shining sea, to find a comfortable place to sit, take a deep, deep breath and relax for a minute. Or two. Even three.



It's an intense time and humans do their best work when well-rested and focused. And we have so much work to do as a city, state and nation.

Reeling from the multi-faceted impacts of the COVID-19 pandemic, the Mayor's proposed budget for Denver for 2021 – released September 15 - was crafted around an expected \$200+-million shortfall from expected revenue levels. The need for extreme belt-tightening required cuts from all agency and departmental budgets with the exception of the Department of Housing Stability (HOST), Denver Human Services (DHS) and the office of Children's Affairs.

Maintaining funding for these safety-net agencies is critical to helping our most impacted residents and businesses stay afloat and work their way back to a position of strength as soon as possible. Equity played a larger-than-ever role in budget considerations, to ensure historically under-resourced communities are at the forefront of our recovery efforts.

While some sectors of our economy

will be slow to recover, \$478-million in previously approved bond projects and pre-planned General Fund capital expenditures will provide jobs and stimulate economic growth through 2023.

In the next couple of months my colleagues and I on City Council will delve into the details of the 2021 budget and offer our recommendations as to how Denver should be funded moving forward. By Charter we must have a balanced budget in place by the end of November.

Budget discussions will be informed not just by mathematical imperatives, but also by ongoing community conversations surrounding a variety of racial, social justice and environmental issues focusing on housing and homelessness, climate change, public safety and more.

I believe we need a Police Department and it must be one that actively promotes the safety of all residents regardless of their ZIP code and how their outsides appear. Justice must be applied equally to all and our policies must be intentionally crafted to lead to that end.

In a few weeks we will receive our ballots to vote on a broad spectrum of issues and candidates determining how Denver, Colorado and the U.S. should be governed and who should lead us in that governance. We find ourselves at one of those moments that rise up when least expected...We must work together as a community to declare our values moving forward and work toward their implementation.

A Group Living proposal that seeks broad changes to how we define "households" and where we situate managed group living uses (I think the changes are too broad as currently written); a Residential Infill project that will consider the future of single family/single unit neighborhoods (Should we allow duplexes, triplexes, quads?);

and a third effort considering how Affordable Housing Incentives might increase options for those struggling with Denver's cost of living, give us an opportunity to create a new framework for how people will be housed in Denver in the coming decades.

I believe we must expand the opportunities for people of all economic fortune and abilities to live in Denver and I'd like Denver to have neighborhoods of differing density and style. One size does not fit all.

Across the city, including much of the eastern reaches of District 6, the Neighborhood Planning Initiative (NPI) will bring these broad concepts closer to ground-level as small area plans are put in place based on neighborhood priorities and preferences.

In a few weeks we will receive our ballots to vote on a broad spectrum of issues and candidates determining how Denver, Colorado and the U.S. should be governed and who should lead us in that governance. We find ourselves at one of those moments that rise up when least expected. The issues mentioned above are glaring and compelling and

staring us in the face. We must work together as a community to declare our values moving forward and work toward their implementation.

Please go back to the top and read the first paragraph again.

Pic & Poem Challenge – Gratitude

In the spirit of gratitude, we have a new theme for our challenge! Show us in a pic or express in a poem what makes you feel grateful to live in Cory-Merrill. Simply submit your photo or poem and you could win a gift card. Winners will be featured in the next newsletter and on CMNA social. The CMNA Board will serve as the judging panel.

Submit your pic or poem (please include the age category) by Sunday, November 22nd to: cmna@corymerrill.org.

Pics and Poem Challenge

Age Categories:

Ages 4-8

Ages 9-12

Ages 13-17

Ages 18+



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NO KID HUNGRY

HOLIDAY HAYRIDE UPDATE

The annual neighborhood hayride to benefit No Kid Hungry, Colorado won't take place this year due to COVID concerns. A big thank you to all of the past participants and know that there are ways you can support hunger-challenged families during this time.



DONATE

www.NoKidHungry.org

Please don't hesitate to donate or volunteer.

THANK YOU!

www.NoKidHungry.org

VOLUNTEER

HOLLY CARPENTER
LIV SOTHEBY'S REALTY
303.589.7449

Cory-Merrill Fall Real Estate Update



By Holly Carpenter, Broker Associate & Amanda Molitor
LIV Sotheby's International Realty
www.CoryMerrillExpert.com

CORY MERRILL REAL ESTATE			
2020 3 rd Quarter (Jul-Sep)			
Single Family Home Sales	2019	2020	Percent Change
Avg Price Per Sq Ft (Above Ground)	\$456	\$514	12.7%
Highest Price	\$1.720M	\$2.050M	19%
Lowest Price	\$418K	\$410K	-2%
% Sold to List Price	96%	98%	2%

This representation is based in whole or in part on data of single-family detached closed homes supplied by REColorado (MLS). REColorado does not guarantee nor is responsible for its accuracy. The data maintained by REColorado may not reflect all real estate transactions in the market.

Over the past few months the Denver Metro real estate market has shown strength and resilience. Despite the uncertainties of the fall quickly approaching, such as the start of cold and flu season, the presidential election, and the seasonal real estate market slow down, consumers continue to buy and sell homes. But not only are they engaging with the marketplace, they're doing so at an increasingly elevated rate.

According to historic market data, the Denver Metro real estate market usually experiences a dip in buying activity around September, but as reported in LIV Sotheby's International Realty's (LIV SIR) Monthly Market Report for Au

gust, market activity has actually increased in many facets this season.

In a year-to-date comparison of August of 2020 to August of 2019, total sales volume for Denver Metro has increased by 3%. This rise can be partially attributed to the 4% increase in both average list price and average sold price. As of August, the average list price for homes in Denver Metro was \$518,657 and the average sold price was \$497,445. As demand for homes in the area persists, the lack of available inventory pushes prices for properties upward. The desire to buy homes, and quickly, can be seen by looking at the average days on market. In August, homes spent 3% less time on the market, bringing the average days on market for Denver Metro homes to just 31 days.

Buyers looking to find their dream homes in Denver Metro are having a lot of luck in the luxury sector of the market, defined as homes priced at or above \$1,000,000. According to the Monthly Market Report from LIV SIR, listings sold and total sales volume within the luxury market each grew by 6% in August, compared to the same time period in 2019. Consumers are quickly purchasing the luxury homes in this market which has caused a 10% decrease in the average days on market within this sector. Denver Metro is seeing an influx of new luxury listings, which will give buyers more options to choose from in an area that is typically low on available inventory. New luxury listings increased by 16% in August.

It appears that there is still time for buyers and sellers to reach their real estate goals in the Denver Metro community this year.

If you're considering a move and would like further insight, please feel free to connect with me. If you have a home to sell, I provide a complimentary home valuation. I look forward to hearing from you! ~ Holly Carpenter, Broker Associate, LIV Sotheby's Realty 303-589-7449, holly.carpenter@sothebysrealty.com. View my client testimonials at www.CoryMerrillExpert.com



In light of frequent changes due to COVID-19,
Check NJHEALTH.ORG/WWAD
for the latest schedule

MEET NEW PEOPLE • LEARN ABOUT HEALTH • WALK AND GET FIT WITH DOCTORS
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Many more walks all over the Denver metro region! See the full list at:
NJHEALTH.ORG/WWAD



Yummy Recipe to Get Into the Fall Mood

Get in the Fall mood with this yummy seasonal recipe! Be sure to let us know how you like it and look forward to another delicious recipe in our next newsletter.

Harissa and Maple Roasted Carrots (recipe from bon appetit)

Ingredients:

- 2 garlic cloves, finely grated
- 1/4 cup olive oil
- 1/4 cup pure maple syrup
- 1T harissa paste
- 2 t cumin seeds
- Kosher salt and fresh ground pepper
- 2 1/2 pounds small rainbow carrots, scrubbed, tops trimmed, halved
- 1 lemon, thinly sliced, seeds removed

Recipe Preparation:

Preheat oven to 450 degrees. Whisk garlic, oil, maple syrup, harissa, and cumin seeds in a small bowl; season mixture with salt and pepper. Toss carrots and lemon slices with the garlic mixture in a large roasting pan to coat evenly. Roast, tossing occasionally, until carrots are tender, and lemons are caramelized- 35-45 minutes.

Do Ahead:

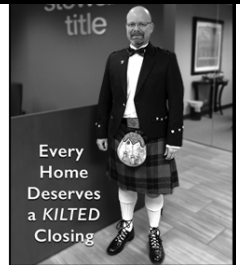
Carrots can be roasted 6 hours ahead. Let cook: cover and chill. Bring to room temperature or reheat slightly before serving.

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“Hello, I’m Scott Rodgers, your local Cory-Merrill Realtor and am honored to have been voted the Nextdoor.com Neighborhood Favorite Real Estate Agent in Cory-Merrill. My hope is you love Cory-Merrill! Please keep me in mind should you, or someone you know, consider making a move or have real estate related questions. I am happy to come by your home to answer any questions. My real estate blog is updated daily at www.thepeak.com/blog

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Scott Rodgers, Broker Associate - The Peak Results at eXp Realty 303-242-8831 Scott@ColoradoHomesHQ.com www.ThePeak.com

Virtual Run Recap

Thank you all for the Cory-Merrill Neighborhood Virtual Run, Bike and Scoot event. It was a successful event, and everyone had fun. Individuals and families joined us to walk, run, bike and scoot around the neighborhood. My kids and I enjoyed hosting the beverage stand while we cheered participants on along the 1 mile and 5k courses. Thank you all for your continued support for our schools and neighborhood.

Your Cory-Merrill Neighbor,
Kristin Harris



Denver Recycles Helps Residents With Leaf Compost

It's that time of year when the leaves will start falling from the trees, and Denver Recycles is here once again to help Denver residents keep those leaves out of the landfill and compost them through the LeafDrop program.

Rather than waiting up to eight weeks to set out bagged leaves on their scheduled Extra Trash Collection (ETC) day, residents can bring them to LeafDrop sites for free. Leaves set out for ETC or in trash carts are sent straight to the

landfill, but leaves brought to LeafDrop are composted.

Weekday sites will be open to Denver residents from Monday, Oct. 5 through Friday, Dec. 4. Weekend drop-off sites are also scheduled to open for three consecutive weekends starting Oct. 31.

We are asking residents to use paper bags whenever possible. Unlike plastic bags, brown paper bags can be composted along

with the leaves, which makes the LeafDrop program more efficient, saves



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time, and significantly reduces plastic waste. Most importantly, brown paper bags are safer for our employees to handle at drop sites during the COVID-19 pandemic.

Residents can get a free 5-pack of paper leaf bags at participating Denver-area Ace Hardware stores. The coupon is included in the attached flyer and on our website.

Additionally, we are asking that you remind residents not to sweep or rake leaves into the streets, as City ordinance prohibits it and doing so can cause extensive drainage problems in neighborhoods.

More information is also available online at DenverGov.org/LeafDrop or call 311 (720)-913-1311.

LeafDrop is an annual program brought to you by Denver Recycles, a program of the Department of Transportation and Infrastructure.

The leaves collected through LeafDrop will be composted by A1 Organics. The compost will then be made available for sale to Denver residents at our annual Mulch Give-away & Compost Sale in May.

The Cory-Merrill Hello, Neighbor

Meet Barbara Michael, Cory-Merrill's "Kindness Rock" Artist

When Denver's stay-at-home order went into effect in late March, Barbara Michael needed something to keep her busy—and to help distract her from worrying about her son and daughter-in-law, who are both emergency room physicians. She began painting rocks from her front yard with inspirational words and messages, leaving them in a tray on the sidewalk in front of her house, located on the corner of Milwaukee and Louisiana, with a sign inviting anyone who passed by to take one. "I just had to do something to connect with the community," she says. "I hoped that people would take my 'kindness rocks,' and that I could spread love and kindness during challenging times."

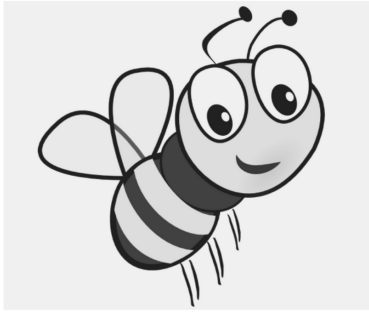
Since then, neighbors have picked up more than 500 of Barbara's rocks, which she decorates using acrylic paint with ornate designs that are themed to the seasons and holidays. "I put the first batch out in April and 200 were gone in the first few weeks," she says. "It gave me so much joy to see families go by with their children, who would sit on my steps while choosing their rocks. The kids have even started trading them! It really warms my heart."

In addition to placing rocks in their yards (Barbara's husband, Bud, winterizes each rock so they can stay outdoors) and saving them as special keepsakes, neighbors tell Barbara that they have sent them to friends and family in other states. "My rocks have touched people in so many different ways," she says. "I've received stacks of thank you cards. And one

woman told me that she placed one of my patriotic-themed rocks on her husband's grave because he emigrated to the United States and was so proud to live here. I never thought my little project would grow into something like this."



Although she's always been creative, and specializes in designing greeting cards, Barbara never painted until taking on this rock project. "I've never considered myself an artist," she says. "But when people ask if I'm the rock artist, I always say, 'Well, I guess I am!' Really, it's quite simple—I'm just trying to sprinkle positivity and kindness throughout the neighborhood."



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November 13
December 11

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