

## Realtor with a specialty in divorce shows a "garden party" house in Greenwood Village

By Mark Samuelson

Realtor Joan Rogliano specializes in some of the least happy real estate transactions...ones during or after a divorce. You can tour a listing today that she has open in Belleview Village...a popular area near the Highline Canal west of Belleview that hasn't had many homes on the market for the past two years. It's showing three now, and this is the least expensive.



**Realtor Joan Rogliano of Wildflower Realty Group shows her listing on a two-thirds acre site in Belleview Village, west of University.**

No. 12 Belleview Lane has polished, Leave-It-to-Beaver looks on a gorgeous, 0.67-acre site. "I call it the garden party house," Rogliano told me as we chatted in the kitchen, where she'll be serving hors d'oeuvres today. "There's room for a pool or tennis court back there." She led me to a far corner of the tree-shrouded backyard for a look at the expanse...given the illusion of even more size in a neighborhood that marks its lot lines with shrubs and rail fencing.

There are five bedrooms up...something Rogliano says is hard to find. One is directly off the master; a setup for an upstairs study or a nursery. Main floor is a divide between formal and family spaces, plus a music room; the basement has two large family areas.

The price, \$925,000, is a rarity, Rogliano says. "This is a sought-after neighborhood," she added. The Highline makes a broad loop through the surrounding section of Greenwood Village, with trail connections into its wandering lanes and cul-de-sacs.

Rogliano says she usually spends more time with her clients than a typical agent might in preparing a sale, with much of the discussion centered about trying to stay put, rather than selling. "Especially if kids are involved, this is where their life is," she adds. There are options on that...something that's the focus of Wildflower Group, an organization she founded in 2006 to help families in transition ([www.](http://www.WildflowerGroup.net)

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"There are choices; everybody's needs are different," Rogliano added. Are divorcing sellers more likely to take a low-ball offer, as a way of saying goodbye to common property? "Don't count on it," Rogliano says. "Divorce generally has no bearing at all on price issues."

No. 12 Belleview Lane, open 1-4, is west of University, two blocks south of Belleview on Race.

*Listing price is \$925,000 and it's open from 1 p.m. until 4 p.m. today.*

*For information call 303-667-5485 or visit [RoglianoRealEstateGroup.com](http://RoglianoRealEstateGroup.com)*