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February 2015 Newsletter

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Top 10 Apps for Home Buyers

Finding the right home to buy can be a long process potentially involving weeks of showings and online searches. Finding a qualified and passionate Realtor is the most important step in the process but these apps can certainly help make the process easier and a whole lot more fun!

1. MLS Apps

Apps like Realtor.com, Trulia.com and Zillow.com put listings at your fingertips. Even better contact your RE Agent for a Listing Cart direct from the MLS!

2. House Hunter

Grade homes as you see them. Add photos, and notes to better help remember the features you like AND what you don't!

3. Dictionary of Real Estate Terms

Invaluable if you are new to Real Estate - BUT - Contact us before paying for this app, we can help you understand all the jargon and send you our FREE glossary for Real Estate!

4. Compass 360 Pro

Never get turned around again!

5. Mortgage Calculator

A Key item for everyone looking to buy. Our top picks are the Zillow Mortgages - Calculator and Homes Loan Rates, and Karl's Mortgage Calculator

6. Power Bubble

Ever been concerned about an un-level floor? Worried that the house is leaning? This app acts just like a level.

7. Houzz

Super fun app offering thousands of design ideas for your new home

8. HomeSnap

Ever drive by a house and wish you could instantly know everything about it? Use HomeSnap to take a photo of the house you like and, thanks to GPS, you can instantly see the home's estimated value, how many beds/baths and so on.

9. Homezada

Use this handy app to plan all your home improvements. Create a list of materials, timeline and a budget. You can even use it to create reminders for home maintenance and create a home inventory

10. Close It!

Instantly create a cash-to-close estimate, with an approximate mortgage payment and a share-able HUD-1 Settlement statement.

Featured Listings



200 E 6TH, LEADVILLE \$220,000

Cash flow is KING! Stocks at an all time high/ fixed income returns next to nothing, who wouldn't want to own an established 25 year diversified business with few competitors and generous cash flow??? Real Estate and inventory included. Owners will stay on for period of time to train. Long time employees run the day to day operation of the business. New owners could explore market expansion into Summit, Eagle and Chaffee counties as well as new marketing channels! Owner finance considered!



817 VENDOME, LEADVILLE \$174,900

Why rent when you could own this large 2 bedroom 2 bath duplex in a great location. Walk to downtown Leadville, aquatic center, mineral belt trail and Colorado Mountain College. This home built in 2002 packs a punch with eat in kitchen, large 1 car garage, back patio and fabulous mountain views. Looking to invest? This home has a fantastic rental history and current tenants would love to stay! Hurry though, this home won't last at this price!



140 W 6TH, LEADVILLE \$219,000

Abundant windows that maximize mountain views make this downtown charmer a must see. At nearly 2000 sq. ft., this rare, just off Harrison and remodeled property will surprise you with modern amenities, new carpet, new roof and wood stove. A well designed upstairs bath accommodates with space and light! The master bedroom provides unobstructed views to Mt. Elbert and Mt. Massive. Bonus room could be another bedroom or office. A hard-to-find must see home!



293 PARRY PEAK, TWIN LAKES \$309,900

Perched on a hill with dramatic views of Twin Lakes and the Sawatch range, this fully furnished mountain chalet offers beauty and privacy. The inviting living/ dining/ kitchen layout is enhanced by large picture windows which bask the space in sunshine. Take in million dollar views while dining or reading on your large sun drenched deck. Warmed by a gas furnace + wood stove, with a loft bedroom above and 2 private bedrooms below. Incredible fishing/ boating and only 1 hour to Aspen in the summer.

Say Yes to CRS

Buying a home is one of the biggest and most emotional decisions you will ever make. So it's important to work with someone who can provide sound advice and a steady, guiding hand when you need it. That's why a CRS agent is the best person for the job.

A Certified Residential Specialist (CRS) is among the top 3 percent of all agents in the country. CRS agents have achieved a high volume of transactions and advanced training in areas such as business planning, real estate investing, marketing and technology. They must also maintain membership in the NATIONAL ASSOCIATION OF REALTORS® and abide by its Code of Ethics. Why work with anyone else when you can work with a CRS agent?



Certified
Residential Specialist
The Proven Path To Success

Lake County Real Estate Market Reports

For details of Homes sold in January, [Click Here](#).

For details of Land sold in January, [Click Here](#).

For details of Commercial Property sold in January, [Click Here](#).

For the January Market Activity Report, [Click Here](#).

Eagle County Real Estate Market Reports

For details of Homes sold in January, [Click Here](#).

For details of Land sold in January, [Click Here](#).

For details of Commercial Property sold in January, [Click Here](#).

For the January Trend Vision Report, [Click Here](#).

Long-Term Rentals

[5973 Hwy 24 South Unit 38, Leadville](#) - \$825/mo, 1bed/1bath - ALL UTILITIES INCLUDED!

Foreclosure Listings

[72 Christian Court, Eagle](#) - \$244,900

[4021 Bighorn Rd 8i, Vail](#) - \$459,900 - Back on Market!