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January 2014 Newsletter

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As 2013 comes to an end, I think back to what has brought me to where I am today.

In 1996 I found myself selling timeshare in Vail, and felt uninspired. For the first time in my life, I asked for guidance from above. I asked God to give me something to live for. A mission with passion.

Through divine intervention, my life was changed forever, and I've had work with passion ever since. My love of music brought me years as a talent buyer, promoter, booking agent and tour manager. I toured the country with successful music acts and was blessed to call Vail my home.

I also began working in the hospitality industry, and love that creating lasting impressions was the most important part of my job. Enter my lovely wife, a blessing which gives me inspiration every day. After getting married in 2007, we chose to call Leadville home, and we are grateful to belong to this wonderful community.

I am inspired to reach out to all of my friends, family, business associates and clients to thank you all for the support you have shown me through this roller coaster of a year in our pursuit of independence through our own real estate company.

We believe that homeownership, whether for your own family or as rental property, can be the path to economic freedom. To us, economic freedom is not the accumulation of wealth but the ability to live the life you choose to live. Hence the name "*Independence* Realty & Property Management." IRPM's mission is to educate our community about home ownership and how it can lead to your own economic independence.

We have been blessed in 2013 and were involved in 22 transactions for nearly \$4,000,000 in property sales. When it comes to purchasing property, whether for a principal residence or investment, our goal is to help you find the home that fits your needs. No hidden agendas to sell you a home we have listed, just a passion to find you the perfect property.

In addition to sales, we now manage 36 rental properties in Lake and Eagle County. We are a pro-active, hands on management team that will handle ALL of your rental properties day to day needs freeing you up to enjoy your life and pursue your own passions!

Today, I am a dedicated man of faith, following a path inspired by my passions. I am lucky and blessed to serve you, your family and our community. Thank you so much for your

support in 2013.

The Leadville Herald is hosting its Leadville Favorites poll and we would love to be voted Leadville's #1 Real Estate agency. [Click Here](#) to cast your vote!

Happy New Year from Independence Realty and Property Management!

Sincerely,
Andrew Purdy

Featured Listings



1905 W GORE CREEK DR, VAIL \$1,495,000

This beautifully remodeled and fully furnished home is situated on Gore Creek. Your family and friends will certainly enjoy the quiet solitude and beauty of the river from all three levels of this well laid out and elegantly furnished home. The kitchen features stainless steel appliances and beautiful granite countertops. The deck off the dining room/living room provides relaxing views of Gore Creek. While downstairs, the large master suite is luxurious with a gas fireplace and private hot tub.



116 E 9TH, LEADVILLE \$375,000

Don't miss out on this unique opportunity to own a residence and commercial space on Hwy 24! With a turn-key ski rental business, this property will earn right away while you reside upstairs in the modern 2 bed/2 bath apartment with vaulted ceilings and unbeatable views. Purchase of this residence includes 6 snowmobiles with pickup truck and trailer, Grinder/Edger/Belt Waxer, Large inventory of rental equipment and soft goods, and a client base of 11,500 names and addresses!



1542 HWY 91, LEADVILLE \$515,000

Let your horses roam the 60.49 acres and enjoy the essence of Colorado living while riding along the mile of Arkansas river that meanders through this incredible property! Views of the Colorado Rockies are astounding! This is an incredible opportunity to own a large tract of land within 40 minutes to Vail and Summit County. The railroad cars and modern cabin provide the perfect beginning to your secluded, yet convenient ranch setting!



145 FRONT ST, LEADVILLE \$215,000

This incredible opportunity to own frontage along HWY 24 with a single family home, 2 car garage, and commercially zoned 2700 sq. ft. greenhouse won't last long at this price! Huge views of Colorado's highest peaks and a wonderfully landscaped yard are the beginnings of your very own in town retreat on almost an acre of land! Walk along the flagstone paths and sit among Lilacs, daisies and poppies as well as Silver Jack Spruce, Potentillas, Columbines and Fir trees. This is a must see property!

Lake County Real Estate Market Reports

For Details of Homes sold in December, [Click Here](#).

For Details of Land sold in December, [Click Here](#).

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

For the 2013 Market Activity Report, [Click Here](#).

Eagle County Real Estate Market Reports

For Details of Homes sold in December, [Click Here](#).

For Details of Land sold in December, [Click Here](#).

For Details of Commercial Property Sold in December, [Click Here](#).

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

For the 2013 Market Activity Report, [Click Here](#).

Available Rentals

[1604 Mt. Elbert Dr, #1](#), Leadville, CO - \$925/mo, 1bed/1ba

[325 W 7th](#), Leadville, CO - \$1150/mo, 3bed/2ba

Foreclosure Listings

[311 Poplar, Leadville, CO](#) \$85,500

[135 Stargazer, Leadville, CO](#) \$127,900

[32 Aztec Ct, Gypsum CO](#) \$318,888

[534 E 3rd St W103, Eagle CO](#) \$124,888

[60 Mill Rd I3, Edwards, CO](#) \$139,900

[Contact Us](#) for more information and pictures.