

Like

g+1

Share

Tweet

powered by iContact

Share this Page: +



January 2015 Newsletter

Andrew Purdy, CRS, GRI  
Owner / Managing Broker  
andrew@BuyVailValley.com  
andrew@BuyLeadville.com  
Office: 970.688.4342  
Toll Free: 877.604.9088



*Sorry about the delay in this issue- Our server has had some technical issues.*

January is time to ponder what we have accomplished and make plans for the coming year. I often advocate in this newsletter how important it is to consider buying a home versus renting. Considering current market conditions, perhaps you should consider changing your housing options alongside your diet and exercise resolutions!

Why not build a home? During the last month, that question has come up often with my clients. The perfect home just doesn't seem to be out there, at least not at the right price. Plus you never really know exactly what you're getting in to or what might go wrong. Will the home soon need a new furnace, roof or water heater? Does it need updated insulation, electrical, plumbing? Are the sewer lines clogged with roots? Will the main water line fail right after you purchase? These expenses add up quickly and most new homebuyers aren't prepared.

So what about building a new home? How hard is the process? Where do you begin?

In our high altitude climate, I suggest that my clients consider modular homes as an alternative to custom building. From the time you begin excavation until you have your Certificate of Occupancy can be as little as three months. The process is easy enough that

contractors are only required to be onsite for short periods, therefore backups and scheduling mishaps are less likely. Even more importantly, the average cost of a modular home is \$200,000, while a similar custom home will cost you significantly more!

Modular homes are not manufactured homes. They appraise just like a custom home and are built in a controlled factory setting as opposed to being exposed to the elements while under construction. They are built on a permanent foundation, have superior insulation, high end interior finishes and you can choose from hundreds of floor plans to customize the home to fit your personal wants and needs.

Right now is also a great time to purchase vacant land to build on. Slow land sales have had many owners paying taxes for years on property they aren't using. While buyers of existing homes are competing over limited inventory, buyers of vacant land have the advantage of high inventory and few buyers.

So, with low interest rates, reasonably priced land for sale and limited housing inventory, right now might be the perfect time to consider building your dream home and changing your financial future. Using a USDA loan, you may even be able to do so with very little out of pocket money. Call me today and I can introduce you to a lender who can help you begin the process. I can also provide you a "builders package" with complete information on the process.

By choosing to build a brand new modular home, you can get exactly what you want, have a home that you can feel confident about and save a lot of money!

Check out more information about modular homes [HERE!](#)

On another note, tomorrow is the deadline to cast your vote for the Best of Leadville! It's fun, and only takes a few minutes. You only need to vote for 10 items to make your vote count and we would really appreciate your continued support for "Best Real Estate Agent and/or Best Real Estate Office."

[Click Here](#) to cast your vote!

Andrew Purdy, CRS, GRI

## *Featured Listings*



**266 ALPINE DR., LEADVILLE    \$449,000**

Ideally situated on a lot with mature trees and Sawatch Range views, this magnificent contemporary mountain home offers privacy, sun drenched living spaces, and incredible luxury features. Built for perfection, this home features hardwood floors, solid alder doors and trim, custom alder cabinets, a gourmet kitchen with granite countertops/ stainless steel appliances, and a stamped concrete outdoor patio and fire pit. Cozy den comes complete with upscale full bath, wet bar and pool table.



## 20739 HWY 24, LEADVILLE \$347,000

Your days will be filled with Colorado blue skies, sunshine and horseback rides through this beautiful ranch property that encompasses 38+ acres. Fencing and access to water allow you to board horses. The large principal residence has solar heating and a domestic well to save on costs. 2 Car attached garage, Large industrial barn/shed allows commercial opportunities. Use the existing mobile home on the property for caretaker residence or rental property for cash flow!



## 294 PARRY PEAK, TWIN LAKES \$395,500

The quintessential lake view home. The setting is perfection. As the sun moves over Mt. Elbert and the light reflects off the lakes, you can settle in to enjoy this meticulously maintained home with extraordinary finishes. Bask in warmth through large picture windows. The open floor plan includes a gourmet kitchen, main level master, and large outdoor deck for entertaining. Private downstairs living area with pool table! Already furnished for your mountain getaway. What more could you want?



## 321 ELM, LEADVILLE \$219,000

Excellent choice for the buyer looking for a large, well maintained home, conveniently located in downtown Leadville. A 2 car garage and large yard give you plenty of space for toys and pets. The huge kitchen and trex deck allow for entertaining large parties or family get togethers. Spread out with three bedrooms and an open downstairs layout perfect for entertaining! Garage has oil change pit and home comes with pool table! Walk to everything! Must see this wonderful downtown opportunity!

### 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 December, [Click Here](#).

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

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

## *Long-Term Rentals*

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

## *Foreclosure Listings*

[1301 Baby Doe Drive, Leadville](#) - \$94,900

[1601 Mt. Wilson, Leadville](#) - \$149,900

[112 Quail Circle 5, Gypsum](#) - \$464,900

[4499 Sweetwater Rd, Gypsum](#) - \$172,500