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February 2014 Newsletter

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"You have the freedom to be yourself, your true self, here and now, and nothing can stand in your way."

— [Richard Bach](#), [Jonathan Livingston Seagull](#)

I hope this newsletter and market report find you safe and sound from the epic snowstorms that have been a blessing for powder hounds and a disaster for others. The collapse of the Sayer McKee building has residents of Leadville worried and scrambling to remove snow from their roofs. [HERE](#) is a good article with important things to keep in mind!

On a personal note, as difficult as it is to leave my family of 14 years at the Mountain Haus in Vail, my final day will be April 29th. In order to pursue my goals and passions in the world of real estate, I need to dedicate more of my time to it. An added bonus will be that Tracy and I will be able to actually enjoy these powder days together again. It is how we fell in love in the first place...

I look forward to this new chapter in our lives, and hope that I may be able to assist you in creating one of your own!

Sincerely,
Andrew Purdy

Featured Listings



1905 W GORE CREEK DR, VAIL \$1495,000

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!



815 HARRISON, LEADVILLE \$399,000

Imagine tea time in this amazing restored Queen Anne Victorian. Luxurious, refinished parquet floors and frescoed ceilings provide a striking setting for your guests. Great care has been taken to update the systems, yet the original history still pulses through this home! Updated pex plumbing, electrical, heat and insulation. Very large garage, plus a large outbuilding. Great as a vacation home or start your own Bed and Breakfast! Can be zoned commercial, currently residential.



43095 CR 397, GRANITE \$125,000

Blue skies and clean air await you and your family at this cabin in beautiful Granite Colorado. This weekend getaway is adjacent to Gold Medal Trout waters and the highest put in point for the Arkansas river! Several sheds hold all your outdoor gear and a wood burning stove keeps you warm and toasty. This home has a remodeled bathroom and kitchen, plus a convenient washer/dryer! Make this home your outdoor getaway with access to Buffalo Peaks Wilderness.

Lake County Real Estate Market Reports

For details of Homes 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 Report, [Click Here](#).

Available Rentals

[414 W 7th](#), Leadville, CO - \$850/mo, 3bed/2ba - furnished - ONLY AVAILABLE TILL JULY 1st!

Foreclosure Listings

[311 Poplar, Leadville, CO \\$76,950](#)

[135 Stargazer, Leadville, CO \\$100,000](#)

[216 Main St, Unit R303, Edwards, CO \\$210,500](#)

[32 Aztec Court, Gypsum CO \\$309,900](#)

[128 Pike Circle, Gypsum, CO \\$164,000](#)

[110 Haymaker Loop, Gypsum, CO \\$188,900](#)

[94 Barta Court, Gypsum, CO \\$58,480](#)

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