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April 2014 Newsletter

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We are proud to announce the addition of Associate Broker Susannah Edgington to the Independence Realty & Property Management team!

Susannah shares the values, work ethic and commitment to serve our clients that Independence Realty & Property management embodies. She is exactly the type of sales professional we are seeking as we continue to grow the company and increase our presence in both Leadville and the Vail Valley. It is an honor to be associated with such a professional!

Read her bio below:

"Having lived in Colorado since 1996, I am still amazed every day at the beauty of this incredible state. The good fortune I feel to wake up every morning and enjoy stunning views from my own home inspires me to assist others so that they too can experience the same.

My passion for homeownership and all the positive aspects it can bring to one's life is what led me to becoming a real estate agent. Whether you are a first time buyer, a current home owner needing to upgrade into a larger space for your family, or toying with the idea of a vacation property, I can introduce you to all available options.

When the time comes to list your home, I will work hard to sell it. I utilize a great

variety of marketing tools that allow your property to stand out amongst the rest. My honest and sincere dedication to making sure your needs are met will keep you inspired and motivated in your search.

I can share with you along the way knowledge and experience about Lake and Eagle counties. My family, friends, and all my animals participate in the wonderful offerings here, from peaceful hikes through our evergreen forests, skiing our amazing mountains, or simply lying back in the grass taking in the cobalt blue skies. Allow me to join you in your journey to your next home."

Join us in welcoming Susannah to our team. Send an email or give her a call at:

970-688-4342 ext. 3

Susannah@BuyLeadville.com or Susannah@BuyVailValley.com

See what our team can do for you today!

Andrew Purdy, Owner / Managing Broker

Featured Listings



16500 PINE GROVE, BUENA VISTA \$414,900

At the base of Mt. Princeton sits this custom built, 4 Bed/3 Bath, 2545 sq. ft. home on more than 4 acres in Pine Grove Estates. Your friends and family will enjoy the open layout and exquisite kitchen that is perfect for entertaining. The kitchen features Hickory cabinets, granite countertops, stainless steel appliances and Red Oak floors. The master suite provides a quiet oasis with a large soaking tub and an attached office. With the large two car garage and paved patio, this home is a steal at \$414,900.



13767 HWY 24, LEADVILLE \$469,500

Delight in amazing views of Mt. Elbert and Mt Massive from your large south-facing deck or fabulous sunroom off the master suite. This 3 Bed/2 Bath custom home sits on 35 private, wooded acres. The master suite sits by itself upstairs and features a large walk-in closet, custom tiled shower and bonus storage room. The additional game room is large enough to be a bedroom and has its own living room and bathroom! Enjoy quiet mountain living less than 10 minutes from downtown Leadville.



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!



528 ELM ST, LEADVILLE \$169,000

Here's the starter home for you! Large windows bask you in sunshine when you return home from a day enjoying the outdoors to sit by the fire! This large home has room to expand with a mostly finished basement. Add your personal touches for a game room, home office or extra living space. You'll have plenty of room for your belongings in the walk in closet. Soak your tired muscles in your jetted tub. Open layout perfect for entertaining! Fenced yard! Walk to tennis courts/ skate park/ ice skating!



5017 ZION PLACER, LEADVILLE \$219,000

For Discriminating Home Builders Seeking the Best. Look no further - the opportunity to own in the exclusive Buckeye Estates is available. Breathtaking is the word on this 35 acre parcel. Views abound, ultimate privacy, and it-can't-be-true proximity to everything the Rocky Mountains has to offer. Minutes to world class skiing. Be the envy of all when you build to suit, creating your dream home. We challenge you to find a better opportunity for this price!

Lake County Real Estate Market Reports

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

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

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

Eagle County Real Estate Market Reports

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

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

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

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

Available Rentals

[630 Reva Ridge Rd](#), Twin Lakes, CO - \$1500/mo, 3bed/2.5ba

[116 Brooklyn Cir](#), Leadville, CO - \$1150/mo, 3bed/2ba - Utilities Included!

[521 Elm St](#), Leadville, CO - \$950/mo, 2bed/1ba - Utilities Included!

Foreclosure Listings

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