



May 2015 Newsletter

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

Ten Things you may not know about this summer in Leadville- but should be excited about!

1. **Leadville/Lake County Annual Reception and Casino Night**

May 16 - Hosted at the Elks Lodge, this annual event starts at 5:30 and admission is FREE!

2. **Steampunk Leadville**

June 6 - Enjoy what is being called "An exquisite Adventure into Retro Futurism" benefitting the National Mining Hall of Fame and Museum with a Scenic Train Ride at 1:00, a "Downtown Mosey" at 3:45 and with food and drinks and the museum at 5:00.

3. **Leadville BBQ and Brew Festival**

June 26-27. This event is the first time Leadville is hosting a Kansas City Barbeque Society (KCBS) event and is expected to bring 10,000 visitors and competitors to Lake County

4. **Culpepper and Merriwether Circus**

July 17-18 - The Lions Club once again brings the circus to Leadville. It will be held at the rodeo grounds. More info to come.

5. **Boom Days**

August 7-9 - Now in its 65th season, this celebration of Old West history will keep the whole family entertained with historical reenactments, burro races and mining competitions not to mention the food and craft vendors.

6. **2015 USA Pro Challenge**

August 19th - One of the largest cycling events in U.S. History rides down Harrison Ave. on their route from Copper Mountain to Aspen via Independence Pass.

7. **Leadville Community Market**

Every Saturday from August 22 through September 19. This year the market will be held late in the summer to focus more on the Fall harvest and be able to provide more regional fruits and veggies!

8. **Shopko Hometown**

Opening June 2015 - Leadville will be home to Colorado's only Shopko store sometime in June! Opening in the old Alco building, Shopko Hometown will bring quality products at an affordable price. Not to mention bringing tax dollars into the City of Leadville!

9. **Two Mile Brewing Company**

Opening Summer 2015 - Sean Terrell has been a brewer for 8 years and having worked at Silverton Brewery, Durango Brewing and Ska Brewing Co. Bringing his talents to Leadville, Sean plans to provide high quality, hand crafted beers and a variety of fresh food.

10. Periodic Brewing Company

Opening Fall 2015 - Located at the old Rosie's Brew Pub location at 115 E. 7th, they are hoping to build a brewing community, not just a brewery! The recently had a Big Brew Day event where community members helped brew a batch of their Russian Imperial Stout!

Finally, we want to welcome new associate broker Kyle Weed to our team at Independence Realty & Property Management! With a dedication to Leadville and an eye on the future, we are looking forward to working with Kyle to provide an unparalleled level of customer service to our community! Let us show you what makes us different!

Featured Listings



125 Mt. TRAYER, LEADVILLE \$155,900

This 2 bedroom, 3/4 bath home has great energy. You will love the light filled living room/ kitchen and incredible views of Mt Elbert! Beautiful hardwood floors throughout, a one car attached garage, and a huge front AND back yard complete this wonderful location close to everything! A great starter home or rental property. This West Park gem has incredible potential with a concrete foundation and metal roof! Walk to parks, schools, library, grocery store and all that downtown has to offer!



158 BROOKLYN CIR., LEADVILLE \$259,000

This Brand New home is being offered pre-construction allowing the buyer to choose colors and finishes. The layout of this modern two story provides spacious living areas with easy access to front and back porches as well as an open rear deck with incredible mountain views. 1st floor Master suite! Photos are representational of exact design and similar finishes to final product. Plans available as PDF in attachments. Neighborhood is close to town, schools, parks and mineral belt trail.



819 VENDOME, LEADVILLE \$169,000

Welcome home to this beautiful, 1244 sq. ft., two story duplex within minutes of the downtown core, mineral belt trail and turquoise lake recreation area! This sunny home features 2 bedrooms, 1.5 baths, new laminate hardwood floors and stainless steel appliances. Your finished garage is perfect for toys or keeping your car warm on those cold and snowy Leadville nights! The main level entry creates a bright living area opening into an updated eat in kitchen and laundry closet.



320 CR 19, LEADVILLE

\$329,000

This home located in Piney Run, off Hwy 24, is an idyllic location with wraparound deck and quiet meadow views sets this 3 BR/ 2 BA home with 2 BR/ 1 BA mother in law suite apart from anything else! Situated minutes from incredible back country access and a short 40 minute drive to Minturn and Vail, this property attracts abundant wildlife including regular visits from moose and fox and is just a short walk to a maintained winter cross country trail, Tennessee creek and 5 min to Ski Cooper!



813 CLARENDON, LEADVILLE

\$163,000

This wonderful 3 bedroom, 2 bath modular home is perfect for the active mountain lifestyle just steps from the Mineral Belt trail and CMC's miles of maintained trails and exercise course! Great location next to Colorado Mountain College provides consistent rental. Fantastic views of the 14,000' mountain peaks and over looking Leadville. Enjoy these views while relaxing on your huge, front covered porch. Great open floor plan. Newer build. Large lot on a private street!

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 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 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](#).

Long-Term Rentals

[307 W 8th, Unit 1, Leadville](#) - \$1075/mo, 2 bed/1 bath - Available June 29th-Utilities Included

[307 W 8th, Unit 2, Leadville](#) - \$875/mo, 2 bed/1 bath - Available June 5th-Utilities Included

722 Clarendon, Leadville - \$1325/mo, 3 bed/2.5 bath - Available Now!

142 W 6th, Leadville - \$1300/mo, 3 bed/3 bath - Available June 17th

613 E 10th, Leadville - \$1325/mo, 3 bed/2 bath - Available Now!

630 Reva Ridge, Twin Lakes - \$1500/mo, 3 bed/3 bath - Available May 15th

Foreclosure Listings

613 Crazy Horse Cir, #1303, Edwards - \$281,500

811 Beaver Creek Unit C3, Avon - \$124,900



**2014 Best of Trulia
Top Agent Award**