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June 2013 Newsletter

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FOR MORE INFORMATION
www.BuyLeadville.com

It is with great anticipation that we announce the launch of Leadville's newest real estate company, Independence Realty & Property Management.

We understand the complexity of the real estate market and believe that homes and investments should be handled with great care. Since May 2012, our team has helped 14 clients successfully buy or sell their home and we've managed more than 19 property rentals.

Independence Realty & Property Management will continue to deliver:

- An unparalleled level of personalized service
- Diverse and customized property marketing
- Transparency and integrity in all transactions

As a commitment to serve our clients with the highest level of professionalism, Managing Broker Andrew Purdy has completed his Graduate, Realtor Institute certification with the National Association of Realtors. This nationally recognized program equips agents with an advanced educational foundation of the technologies, laws, and procedures that govern the real estate industry in order to better serve their clients. In addition, Independence Realty & Property Management is a member of the Chaffee County Board of Realtors, and as of May 28 our firm is licensed with the Colorado Division of Real Estate.

We are excited to help clients achieve their homeownership and investment goals. Look for the launch of our new website and property management portal in the near future.

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Featured Listings



220 W 4th, Leadville

This positive cash flow rental home is full of charm with a great yard and amazing views. Includes new water heater, gas stove, wall heaters and a new roof in 2002. Unfinished upstairs could provide an additional 2 bedrooms/1 bath. This home is an ideal turnkey rental investment opportunity or a large, conveniently located single family home.

\$156,500 or \$163,000 furnished



129 W 7th, Leadville

Just steps off Harrison, this well maintained Victorian home has a large front room with wood burning stove and a sunny, open kitchen. This home is zoned residential/commercial and also has a great vacation rental history. The fully fenced backyard leads to a large shed and 3 parking spaces. Enjoy all that Leadville has to offer with this priced to sell home.

\$132,000



400 West 8th, Leadville

Up on the hill overlooking Leadville, this home on 2 lots offers a unique ownership opportunity with some of the best views in town. The 3 bedroom/2 bath unit is perfect for a small family and the remodeled 1 bedroom/1 bath unit can be used as a guest house or for rental income. This home features a large, fenced backyard with a great deck, grass and mature trees. Plus, with a two car garage, newly painted interior, refinished kitchen cabinets and the opportunity for positive cash flow, this home will sell fast!

\$175,900



1851 Mtn Pines, Leadville

Mountain Pines Ranch is a subdivision located within walking distance to the Mineral Belt Trail and Leadville's new recreational master plan area which includes ball fields, aquatic center, skate park and ice skating rink. This lot is located on a quiet cul-de-sac just off County Road 4 for an easy trip into town. It's the perfect lot for your convenient and private mountain getaway.

\$74,900

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

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

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