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June 2014 Newsletter

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This month, the real estate market has been heating up much like the weather. With tornados and scorching heat affecting the front range, we are so appreciative of being up here in the high country. The fishing is good, the weather is beautiful and the sunsets are breathtaking!

I'm excited to announce that I recently earned the Certified Residential Specialist (CRS) designation from the Council of Residential Specialists, the largest not-for-profit affiliate of the National Association of REALTOR. I am the only REALTOR in Lake County to be awarded this designation.

REALTORS who receive the CRS Designation have completed advanced professional training and demonstrated outstanding professional achievement in residential real estate. Only 37,000 REALTORS nationwide have earned the credential.

Home buyers and sellers can be assured that CRS designees subscribe to the strict REALTOR code of ethics, have been trained to use the latest tactics and technologies, and are specialists in helping clients maximize profits and minimize costs when buying or selling a home.

Independence Realty is also a title sponsor of the new Leadville Community Market and Tracy and I are on the Board of Directors. This is a group of local residents working to create a vibrant event offering fresh produce and unique local products in an effort to encourage, promote and support our community. Come see us every Saturday at the First Mountain Bank parking lot on downtown Harrison from 9 until 2!

I also joined the Lake County Economic Development Corporation this month. This is a private membership based corporation whose mission is to be THE catalyst for business success by helping to retain and expand the economic base in Leadville and Lake County.

There are a lot of great things going on in Lake County and we are proud to be a part of this growing community.

Andrew Purdy, CRS, GRI

Announcements

Leadville's NEW Community Market, every Saturday from 9 am to 2 pm, downtown on Harrison Avenue in the First Mountain Bank parking lot, from June 14th until September 6th. Calling ALL Artisans, Craftsmen, and home gardeners to join us in a weekly outdoor event with music, food and good community spirits! Call 970.471.1204 for information. Become a vendor OR bring your locally grown produce and sell it at our community table!



Featured Listings



528 ELM ST, LEADVILLE \$159,000

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!



1807 FOUR SEASONS, LEADVILLE \$172,500

The perfect home to entertain family and friends. This comfortable open floor plan has Pergo floors and new paint throughout. Come home and relax in front of the gas fireplace after a long day outdoors! Fall asleep to birds and rustling trees in your large master suite sanctuary. This home is on a large lot with room for garage. It has a large back deck and basement storage area. An incredible mountain home for your vacation or full time residence! Close to world class skiing, fishing and golfing!



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!



401 ELM, LEADVILLE \$198,500

Come home to "The Saloon" and bask in history. This two unit home has both long and short term rental income. The 2 Bed/1 ba unit can rent for \$850/month with the 2 car garage, yard and shed! The 1 Bed/1.5 ba front unit has a beautifully converted 8 stool oak bar for your kitchen, jetted bath tub and an extra loft sleeping area. Enjoy all that Lake County has to offer and the incredible potential of this growing mountain community! A perfect mountain getaway!



202 W 8TH, LEADVILLE \$134,900

Watch the storms roll over the mountains through large windows that surround the formal living room and sitting room! Your family and friends will LOVE the views from your hill top location looking out at Mt. Elbert and Mt. Massive. This remodeled, well taken care of home has incredible potential with a master suite upstairs and an open layout. The two car garage is an added bonus which is a rarity in this exclusive historical district! Home has new paint and carpet. Two blocks off Harrison!

Lake County Real Estate Market Reports

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](#).

Eagle County Real Estate Market Reports

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

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

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

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

Long-Term Rentals

[205 West 2nd St - Unit 2](#), Leadville, CO - \$725/mo, 2bed/1ba

[43095 CR 397](#), Granite, CO - \$850/mo, 1bed/1ba

[400 West 8th St Unit 2](#), Leadville, CO - \$575/mo, 1bed/1ba

[400 East 4th St](#), Leadville, CO - \$1350/mo, 3bed/2ba

[40 River Pines](#), Edwards, CO - \$2050/mo, 3bed/2ba

Short-Term Rentals

[129 West 7th St](#), Leadville, CO, - Starting at \$250/night, 2bed/1.25ba

[127 East 8th St](#), Leadville, CO - Starting at \$500/night, 11bed/10ba

Foreclosure Listings

[26 Pike Cir, Gypsum](#) - Comming Soon!

[0412 Bluffs Dr, Eagle](#) - \$379,900

[94 Arlington Pl, Edwards](#) - \$384,900

[240 Chapel Alley Br310, Avon](#) - \$389,900

1612 Mt. Wilson Dr, Leadville - \$172,900

139 West 7th, Leadville - \$64,900

Contact Us for more information and pictures.