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August 2014 Newsletter

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

Nothing contributes so much to tranquilize the mind as a steady purpose— a point on which the soul may fix its intellectual eye. - Mary Shelley

As the former manager and customer service team leader for a hotel in Vail, I constantly strived to find purpose for myself and my team. I believed that my role was to mentor others and teach them to take pride and ownership in their current position. This was not for the benefit of myself and the hotel but rather to help them develop skills that would better their lives and ultimately their professional careers beyond the hotel.

Recently I came across a phrase and philosophy that resonates with me and my current role as Owner/ Managing Broker of Independence Realty & Property Management. To work with “noble purpose” is to define yourself and your philosophy by the value that you bring to others lives.

In Real Estate, I believe that I am serving a necessary role in helping home sellers move on to the next stage in their lives. For home buyers, I believe that I am helping them invest in not only the quality of their lives but also build up long term equity and save money over what they would spend on rent. These higher purposes are far more fulfilling to me than sales goals or “top producer” credits.

This is why Tracy and I do what we do and why we strive to offer an unparalleled level of customer service based on honesty, respect, and integrity. This newsletter is an example of that philosophy. The foreclosure listings, market data and rental listings it contains are designed to give everyone in our area the tools to make good decisions when choosing housing options.

For us, it’s not all about buying or selling homes. It’s about helping clients find a place to share memories, to cook great meals and to long for when you are away. It’s about living greater lives and working with “noble purpose.” I’m excited each and every time I share this journey with one of our clients. I feel blessed to have the opportunity to do this every day!

Andrew Purdy, CRS, GRI

Featured Listings



1400 HARRISON, LEADVILLE \$239,000

With attention to detail and an eye on "Susanka" style architecture, this remodeled Victorian home has one of the best views in Leadville. You will find new windows, pine beetle kill floors, custom closets and beautiful finishes throughout. The kitchen is clean and modern with granite counter-tops, gas drop in cooktop, custom cabinets and opens up into the bright and sunny living room. Your friends and family will enjoy every part of this fully detailed home, ultra customized for modern tastes!



255 LA PLATA PEAK, TWIN LAKES \$349,500

3 Separate living spaces! Family and friends will love to visit you in this wonderful mountain bungalow! Minutes away you'll be pulling large lake trout out of Twin Lakes reservoir, or enjoying rafting down the Arkansas river. Enjoy outdoor cooking on your incredible deck and then warm up by one of the 3 fireplaces! A short summer trip to Aspen entails an afternoon picnic at Grottos or a stroll the downtown promenade munching on World Class cuisine. Your peaceful Twin Lakes mountain retreat awaits!



219 E 8TH, LEADVILLE \$104,900

Situated on a desirable block close to everything downtown has to offer, take advantage of this opportunity to have a remodeled, practical home within Leadville's transitional residential/commercial zone! Home has many original touches but the kitchen and bathroom has been remodeled. Vintage garage plus fenced in yard. Walk or snowmobile to everything. Small elements have been left to the imagination in this convenient home with tons of potential!



1842 GOLD, LEADVILLE \$335,000

This beautiful 4 bedroom/3 bathroom home on a large lot is immaculately maintained with high end finishes including updated tile bathrooms and granite countertops. The master suite is on the main level and the living room, dining room and kitchen feature an open layout with lots of light leading to a large back patio. Relax in your own movie theatre with projection screen and surround sound or have a glass of wine and enjoy your energy efficient hot tub amidst the trees (all included in price).



120 W 6TH, LEADVILLE \$185,000

Wake up, make your own hours, and your work commute can be just steps from your cozy mountain home! Less than a block off Harrison, this home is warm and inviting with wood floors, wood wall accents, stone and rock work throughout, and upgraded bathrooms. Your family will love gathering on the back patio and sharing meals and afternoon sunshine! Access through the alley is convenient, and the home has two large sheds for your workshop or toy storage. Rare storefront possibility!

Lake County Real Estate Market Reports

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

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

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

Eagle County Real Estate Market Reports

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

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

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

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

Long-Term Rentals

[142 W 6th St](#), Leadville, CO - \$1,300/mo, 3bed/3ba

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

[203 W 9th St](#), Leadville, CO - \$1125/mo, 4bed/2.5ba

[327 Chestnut](#), Leadville, CO - \$1200/mo, 3bed/1.5ba

Foreclosure Listings

[101 Eagle Court](#), Gypsum - Coming Soon!

[166 Main St Unit 204](#), Edwards - Auction Status

[111 Pilgrim Dr](#), Edwards - \$2,900,000

[320 Golden Eagle Rd](#), Eagle - \$274,500

[1612 Mt. Wilson Dr](#), Leadville - \$140,500

[139 West 7th](#), Leadville - \$49,900

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