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September 2013 Newsletter

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DUAL AGENCY: How a Real Estate Agent May Be Two-Timing You!

(Republished from Hinman news)



Homebuyers sometimes gripe that their real estate agent seems more interested in closing a sale and collecting a commission check than in helping them find the right home at the right price.

Sellers, too, may feel pressured by their broker to make price reductions or accept an offer that's less than what they'd hoped to receive for their home.

What buyers and sellers alike may not realize is that, in many cases, real estate brokers and agents actually have no legal obligation to look after their best interests...

[READ FULL ARTICLE HERE!](#)

Independence Realty & Property Management takes pride in offering a different real estate experience. We consider the values of honesty, integrity, transparency, compassion and respect to be the cornerstones of our brokerage. These values, mixed with an unparalleled level of personalized service, offer you a real estate experience that is what it should be, enjoyable! [Contact us](#) today to see how we do things differently!

Andrew & Tracy Purdy

Featured Listings



129 E 5TH, LEADVILLE \$295,000

Just off Harrison with annual rental income of \$27,600, this renovated (2006), 5 unit apartment complex is an outstanding investment opportunity in the heart of Leadville. All units have new appliances, doors, carpeting, fixtures and double-pane windows. Complex also has onsite laundry, manager's office, separate gas and electric meters and new furnace. Landscaped common area has picnic table and BBQ grill. This is a great opportunity to own a cash-flowing, investment property in downtown Leadville.



2455 OLD TRAIL #B, AVON \$460,000

Take a short walk to the playground from this 2366 sq. ft. townhouse in Wildwood. This home offers 3 bedrooms, 3.5 baths, living room and airy dining room with hardwood floors and vaulted ceilings, and an open kitchen with stainless steel French door refrigerator. The downstairs "bonus" room is perfect for a playroom, den or huge master suite with covered patio leading to open space. A large unfinished space adds additional square footage for storage or finished to your specifications.



517 CHESTNUT, LEADVILLE \$267,500

This historic property is a unique and unbeatable residential and commercial opportunity. Steeped in history and at under \$35/sq. ft. is a screaming deal! The first floor is 3,848 sq. ft. of commercial space with two storefronts. Upstairs, the 3,848 sq. ft. of living space with original wood walls and ceilings has limitless options. As the former home of the Hart-Zaitz Mercantile, this unique property may qualify for historic preservation grants and tax credits through the Colorado State Register.



129 W 7TH, LEADVILLE \$121,995

Zoned residential/commercial and just steps off Harrison, this beautifully maintained Victorian home is an ideal location for a vacation home, rental property, primary residence or business. Walk in the door to a beautiful living room with original wood floors, bay windows and a wood stove through to the adjoining den and sunny, open kitchen. The fully fenced backyard leads to plenty of off street parking and a handy storage shed. Enjoy this move-in-ready home fully furnished for only \$2500!

Leadville Real Estate Market Reports

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

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

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

Available Rentals

[116 Brooklyn Circle - Upstairs, Leadville, CO - 3 Bed/2 Bath](#)

[414 W 7th, Leadville, CO - 3 Bed/2 Bath - Furnished](#)

205 W 2nd, Leadville, CO - 2 Bed/1 Bath

121 Chestnut, Leadville, CO - 1 Bed/1 Bath - Optional: Furnished

Foreclosure Listings

1361 Mountain View Dr., Leadville, CO \$81,000

1000 Hemlock St, #102, Leadville, CO \$100,900

68 Cottontail Rd, Leadville, CO \$89,900

135 Stargazer, Leadville, CO \$150,000

51 Steamboat Dr, Gypsum, CO \$339,900

323 Branding Way, Basalt, CO \$644,900

38596 Hwy 6 C401, Avon, CO \$279,900

Coming Soon: 1612 Mount Wilson Dr, Leadville CO

This list is not comprehensive for Eagle County. [Contact Us](#) for a complete list.