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October 2013 Newsletter

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8 SIGNS YOU HAVE A BAD REAL ESTATE AGENT!

Article by: Jill Krasny on MainStreet.com/Photo Credit: Getty Images

It's unfortunate when buyers and sellers get saddled with a self-involved agent who comes off as too busy to care, too arrogant to listen or too eager to coerce you into purchasing a home that you're just not that into.... In today's depressed market, it isn't enough for an agent to be well-qualified—he or she has to be a creative problem-solver and resourceful to boot. Buyers and sellers are spending real dollars on this investment, and anything that falls through the cracks—including the all-important loan—can cost them dearly.

If your agent seems disorganized, unprofessional, or just makes you queasy, read on. Here are 8 ways to tell if it's time to put your house hunt on hold and shop for a new realtor instead!

[CLICK FOR FULL ARTICLE](#)

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



172 BROOKLYN CIR, LEADVILLE \$249,000

Entertain in style with fantastic Mt. Elbert views, tons of natural light, and a formal dining room! This home sits on one of the best lots in a desirable neighborhood with great views and a 2 car garage. The upstairs bedrooms have large open windows. The upstairs office has wraparound windows to soak in all of Leadville! Seller is builder and will negotiate updating flooring, paint, appliances and windows to your custom specifications OR offer a SELLER CREDIT!



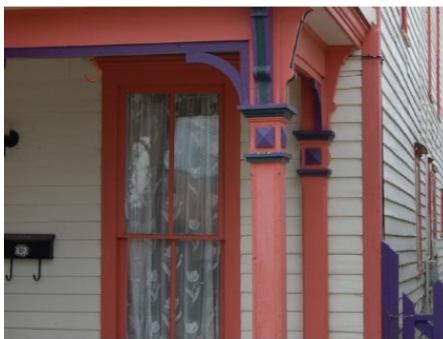
145 FRONT St, LEADVILLE \$215,000

This incredible opportunity to own frontage along HWY 24 with a single family home, 2 car garage, and commercially zoned 2700 sq. ft. greenhouse won't last long at this price! Huge views of Colorado's highest peaks and a wonderfully landscaped yard are the beginnings of your very own in town retreat on almost an acre of land! Walk along the flagstone paths and sit among Lilacs, daisies and poppies as well as Silver Jack Spruce, Potentillas, Columbines and Fir trees. This is a must see property!



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.



220 W 4TH, LEADVILLE \$139,995

This former stagecoach stop is just steps from downtown. With cash flowing rental history, this turn-key rental opportunity or move-in ready home is an exceptional value at under \$53/sq. ft. The living room features bay windows and opens to the formal dining room. Upstairs, the master suite is sunny and cozy with its own sitting room. It leads to a remodeled bathroom and a second living room or 5th bedroom. An additional unfinished space upstairs would provide two additional rooms.

Leadville Real Estate Market Reports

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

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

For Details of Commercial Property sold in September, [Click Here](#).

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

Available Rentals

[2455 Old Trail Rd #B, Avon, CO - 3br/4ba](#)

[131 E 13th St., Leadville, CO - 4br/1.5ba](#)

Foreclosure Listings

[1361 Mountain View Dr., Leadville, CO \\$81,000](#)

[1000 Hemlock St. #102, Leadville, CO \\$90,900](#)

[68 Cottontail Rd, Leadville, CO \\$79,900](#)

[135 Stargazer, Leadville, CO \\$150,000](#)

[114 Bluffs Dr, Eagle CO \\$319,900](#)

[38596 Hwy 6 C401, Avon, CO \\$260,000](#)

[60 Mill Rd #I-3, Eagle CO \\$149,900](#)

This list is not comprehensive for Eagle County. [Contact Us](#) for a complete list or for more information and pictures.