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November 2014 Newsletter

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## Rentals are scarce!

Rentals in Lake and Eagle Counties are in high demand right now. It is not unusual to have multiple people competing for the same rental and we are receiving an overwhelming number of inquiries each day. Many factors are contributing to this including increased sales of homes in both counties (therefore fewer rentals), the 2015 Alpine World Ski Championships this February in Vail, the redevelopment of Timber Ridge (employee housing for Vail Resorts) and, as rentals become more scarce in Eagle and Summit counties, people flock to Leadville desperate to find housing. Read more about this [HERE](#).

## Selling your home? Should you rent it out for the winter?

The question for many of our sellers is whether or not they should rent their home for the winter. If you are truly interested in selling your home, don't jump to the conclusion that nothing sells in winter. True buyers will remain buyers, no matter the season. Our research shows that in 2013 there were 97 TOTAL home sales in Lake County. Would you be surprised to hear that from Nov 1, 2013 - April 30, 2014 there were 35 home sales? While you could certainly rent the home quickly in this market, it will most likely not sell while a tenant is living in the home. Click [HERE](#) for more information to help with your decision!

## With this tight rental market, Stop Renting!

You can purchase a home with less than \$1,000 out of pocket using a USDA guaranteed loan. How?

- Get your FICO score to at least 640.
- Check with a lender or Click [HERE](#) to see if you qualify for a USDA loan.
- Shop lenders and compare origination fees.
- Have the seller pay the closing costs.

More Buying advice:

- Hire an agent. See tips [HERE](#). (It doesn't have to be me, but get your own agent).
- Frequently check bank owned web sites: [www.hudhomestore.com](http://www.hudhomestore.com), [www.homesteps.com](http://www.homesteps.com), [www.homepath.com](http://www.homepath.com).

It really is this easy. Call us. It's what we love to do, which is why we are so good at it! Let us show you what makes us different.

## Featured Listings



### 3500 CR 4, LEADVILLE \$3400,000

This magnificent, secluded home is accessed by a private gate and hidden amongst the trees offering 360 degree views of Turquoise Lake, the night lights of Leadville, and a vast deep green pine forest. The expansive 850 acres that this home sits on consists of 85 rare "patented mining claims" which retain mineral rights and domestic water well rights. The home has been meticulously crafted from large logs, custom granite, and has a 5 story elevator with observation deck.



### 525 E 12TH, LEADVILLE \$164,000

Move in today and enjoy the modern amenities and incredible views that only this recently built home can offer! The huge front deck will be the perfect setting for large BBQ's and family gatherings. This home has a perfect layout featuring an open kitchen/ dining room layout with large picturesque windows showcasing Mt. Massive and Mt. Elbert! Nothing to worry about with a new roof, foundation, siding, windows, crawlspace, appliances, water heater, and furnace. This is a MUST SEE opportunity !



### 294 PARRY PEAK, TWIN LAKES \$395,500

The quintessential lake view home. The setting is perfection. As the sun moves over Mt. Elbert and the light reflects off the lakes, you can settle in to enjoy this meticulously maintained home with extraordinary finishes. Bask in warmth through large picture windows. The open floor plan includes a gourmet kitchen, main level master, and large outdoor deck for entertaining. Private downstairs living area with pool table! Already furnished for your mountain getaway. What more could you want?



JUST REDUCED!

### 231 E 5TH, LEADVILLE \$114,999

Large windows take advantage of a corner lot in this attractive, Victorian home. Step out for quick jaunts to downtown Harrison Avenue and grab a coffee or a bite! This large, affordable home is the perfect starter or vacation retreat. Very practical layout with a dining room, 11 year old gas forced air heat, concrete reinforced basement, fenced back yard, garage and mature trees. At this price, you have funds to add your interior finishes or a second bath upstairs! Extra room makes this possible.



120 W 6TH, LEADVILLE

\$175,000

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!

## Say Yes to CRS

Buying a home is one of the biggest and most emotional decisions you will ever make. So it's important to work with someone who can provide sound advice and a steady, guiding hand when you need it. That's why a CRS agent is the best person for the job.

A Certified Residential Specialist (CRS) is among the top 3 percent of all agents in the country. CRS agents have achieved a high volume of transactions and advanced training in areas such as business planning, real estate investing, marketing and technology. They must also maintain membership in the NATIONAL ASSOCIATION OF REALTORS® and abide by its Code of Ethics. Why work with anyone else when you can work with a CRS agent?



Certified  
Residential Specialist  
The Proven Path To Success

## Lake County Real Estate Market Reports

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

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

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

## Eagle County Real Estate Market Reports

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

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

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

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

## Long-Term Rentals

[5973 Hwy 24 South Unit 38](#), Leadville, CO - \$825/mo, 1bed/1bath - ALL UTILITIES INCLUDED!

[724 Clarendon](#), Leadville, CO - \$1300/mo, 3bed/2.5bath

[320 CR 19](#), Leadville, CO - \$1125/mo, 3bed/2bath

[504 W 3rd](#), Leadville, CO - \$1000/mo, 3bed/1ba

## Foreclosure Listings

[1301 Baby Doe Drive, Leadville](#) - \$104,900

[122 S Toledo, Leadville](#) - \$78,900

[1601 Mt. Wilson, Leadville](#) - \$159,900

[4499 Sweetwater Rd, Gypsum](#) - \$202,400

[4021 Bighorn Rd 8i, Vail](#) - \$509,900

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