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December 2013 Newsletter

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At Independence Realty, we pride ourselves in helping you get your home in tip-top shape to help you sell fast! We can tailor repairs and improvements to fit your budget and maximize the effect of your dollar. Our vendors have been carefully selected to provide you with excellent service and results you expect.

Let us help you get your home ready for sale now or in the Spring. Call us today for a free consultation.

The Importance of Curb Appeal

"Underestimating the importance of curb appeal to the perceived value of a home is a mistake many homeowners make!" [Read More](#)

LANDSCAPING	UPGRADE THE FRONT DOOR	UPGRADE THE MAILBOX	REPLACE LIGHT FIXTURES	CARPET
A well-designed landscape can add 7 to 14 percent to your home's value.	A new front door greatly increases its resale value. A recent study by Therma-Tru found that it can increase the value of a \$190,000 home by \$8,000. At \$2,000 that's 3x the value!	Wobbly, dented mailboxes are unsightly. Changing the box is a great way to add personality. Installation of a bold door-side mailbox (about \$50). A good-looking, durable freestanding mailbox (\$40 to \$50)	Strategically placed lighting always goes a long way. It highlights lovely landscaping and all the other wonderful things you've done to your home.	A \$4,000 to \$5,000 investment in new carpet may make a \$10,000 difference in the sales price."

Featured Listings



1905 W GORE CREEK DR, VAIL \$1,495,000

This beautifully remodeled and fully furnished home is situated on Gore Creek. Your family and friends will certainly enjoy the quiet solitude and beauty of the river from all three levels of this well laid out and elegantly furnished home. The kitchen features stainless steel appliances and beautiful granite countertops. The deck off the dining room/living room provides relaxing views of Gore Creek. While downstairs, the large master suite is luxurious with a gas fireplace and private hot tub.



116 E 9TH, LEADVILLE \$375,000

Don't miss out on this unique opportunity to own a residence and commercial space on Hwy 24! With a turn-key ski rental business, this property will earn right away while you reside upstairs in the modern 2 bed/2 bath apartment with vaulted ceilings and unbeatable views. Purchase of this residence includes 6 snowmobiles with pickup truck and trailer, Grinder/Edger/Belt Waxer, Large inventory of rental equipment and soft goods, and a client base of 11,500 names and addresses!



1542 HWY 91, LEADVILLE \$515,000

Let your horses roam the 60.49 acres and enjoy the essence of Colorado living while riding along the mile of Arkansas river that meanders through this incredible property! Views of the Colorado Rockies are astounding! This is an incredible opportunity to own a large tract of land within 40 minutes to Vail and Summit County. The railroad cars and modern cabin provide the perfect beginning to your secluded, yet convenient ranch setting!



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!

Lake County Real Estate Market Reports

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

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

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

Eagle County Real Estate Market Reports

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

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

For Details of Commercial Property Sold in November, [Click Here.](#)

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

Available Rentals

[226 W 8th](#), Leadville, CO - \$950/mo, 4bed/2ba

[1604 Mt. Elbert Dr, #1](#), Leadville, CO - \$925/mo, 1bed/1ba

[325 W 7th](#), Leadville, CO - \$1150/mo, 3bed/2ba

Foreclosure Listings

[311 Poplar, Leadville, CO](#) \$95,000

[68 Cottontail Rd, Leadville, CO](#) \$54,900

[135 Stargazer, Leadville, CO](#) \$127,900

[81 Barta Ct, Gypsum CO](#) \$201,000

[46 Pike Cir, Gypsum CO](#) \$129,000

[216 Main St, R303, Edwards, CO](#) - Coming Soon!

[633 Lost Ln, Gypsum CO](#) - Coming Soon!

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