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December 2014 Newsletter

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



Get out the warm clothes and hot chocolate, winter has arrived with a vengeance! We have been busy fielding the seasonal calls about non working furnaces and making the rounds of empty houses to make sure they are prepared for the oncoming freezing temperatures. It's a blessing and a curse to our mountain living. While our homes take the brunt of snow, ice and freezing temperatures, we can look forward to warm fires, snow sports and holiday get togethers with friends and family.

If you haven't done so yet, make sure that you have proper insulation and caulking around doors/windows, that your furnace is serviced and has a new filter, and that your chimney flues have been cleaned. It's also a good time to check your smoke and CO detectors to make sure they are working properly.

You may want to consider renting your home if your not using it. Having good tenants in

place can make all the difference to maintaining a home through the winter months. They are your eyes and ears and they will keep your home warm and comfy.

If you have been trying to sell your home, the traditional thought is that it's more difficult to sell in the winter months. While this may be partly true, keep in mind that home buyers looking in the winter months may be more serious than summer time buyers. They must move because of job relocation or family changes, and therefore have more motivation. Also, there is less inventory in winter, which makes your home stand out among the crowd.

This holiday season is also a great time to contribute to the lives of those in need. Whether it's helping needy children, single parents, or those with financial difficulties, reaching out your hand to help can bring joy to those less fortunate. Even our furry friends need help this time of year. As the weather turns colder, shelters become overcrowded and underfunded. Take time this season to share your blessings with your community and celebrate the power and positive impact of giving. Make a difference.

Merry Christmas and Happy Holidays from all of us at Independence Realty & Property Management!

Andrew Purdy, CRS, GRI

Featured Listings



266 ALPINE DR., LEADVILLE \$449,000

Ideally situated on a lot with mature trees and Sawatch Range views, this magnificent contemporary mountain home offers privacy, sun drenched living spaces, and incredible luxury features. Built for perfection, this home features hardwood floors, solid alder doors and trim, custom alder cabinets, a gourmet kitchen with granite countertops/ stainless steel appliances, and a stamped concrete outdoor patio and fire pit. Cozy den comes complete with upscale full bath, wet bar and pool table.



126 E 7TH, LEADVILLE \$138,500

Residential or Commercial Opportunity! This well maintained home features hardwood floors, updated lighting fixtures and custom paint colors creating a warm, comfortable atmosphere to call home. The downstairs front room could serve as the perfect gallery, retail or craftsman location. This home has incredible curb appeal, a wonderful front yard sitting area and a cozy, private back yard. Updated electric, concrete foundation, insulation and a new roof make this home ready for any family or business.



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?



231 E 5TH, LEADVILLE \$109,999

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.



113 COLUMBINE CT., LEADVILLE \$90,000

Well Included! Come home to your private wooded sanctuary in Grand West Estates. Your "cabin in the woods" will be surrounded by 150 acrs of open space on the Arkansas River for owners to use. Your family and friends will love snowmobiling out the front door or enjoying the incredible fishing and boating just minutes away! All that Colorado has to offer yet your only 40 minutes from world class skiing, shopping and dining at Vail and Breck! Very rare over 6 acre parcel in a developed subdivision.

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 November, [Click Here](#).

For details of Commercial Property 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 Trend Vision Report, [Click Here](#).

Long-Term Rentals

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

[327 Chestnut](#), Leadville, CO - \$1175/mo, 3bed/1.5bath

[412 W 4th St.](#), Leadville, CO - \$1100/mo, 3bed/1bath

[140 W 6th St.](#), Leadville, CO - \$1425/mo, 4bed/2bath

Foreclosure Listings

[1301 Baby Doe Drive, Leadville](#) - \$94,900

[1601 Mt. Wilson, Leadville](#) - \$149,900

[0079 Bluffs Dr, Eagle](#) - \$464,900

[4021 Bighorn Rd 8i, Vail](#) - \$479,900

[72 Christian Court, Eagle](#) - \$294,900

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