

real estate review

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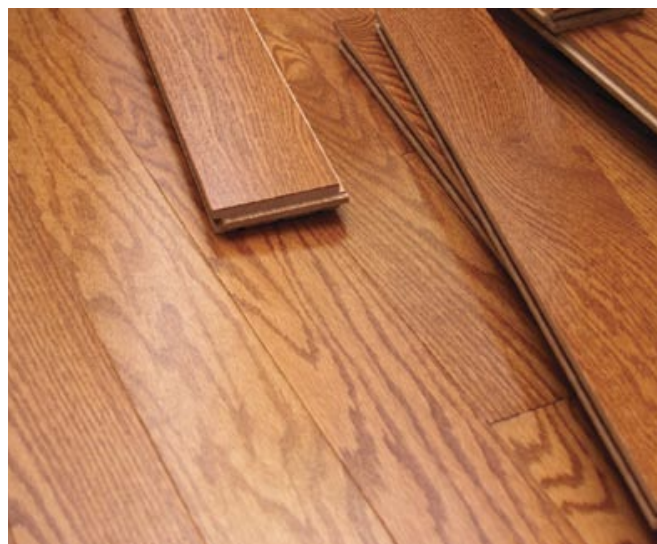
Hardwood Flooring, a Wise Investment

When people enter your home they usually look down before up, so that first step is vital for attracting a homebuyer and making a great first impression. This is one reason why more people are installing hardwood floors in their homes.

Hardwood flooring enhances the look of any room and can create a classic ambiance that will beautify the interior design of your home. Residential real estate agents agree that homes with wood floors hold their value better, sell faster and fetch higher prices. Last year, 99 percent of real estate agents responding to a national survey conducted by the National Wood Flooring Association agreed that homes with hardwood floors are easier to sell. The survey also found that 82 percent believe that homes with hardwood floors sell

faster and 90 percent said they would sell for more money. The American Hardwood Information Center adds that restoring hardwood flooring in the home is one of the best long-term investments to be made.

“Hardwood floors are environmentally friendly, forever fashionable, and will last for generations,” said Pembroke Jacobs, president of the Hardwood Manufacturers Association. “Plus, with an expected life span of up to 100 years for certain premium hardwood flooring that is well maintained, you can be assured that that the hardwood really is a one-time investment with a very



long-term payoff.”

Real estate agents also agree that carpeting does not impress potential buyers, but hardwood floors are often a draw. Wood floors impart warmth, depth and richness to a home’s decor that cannot be matched by carpeting, tile or vinyl flooring. Despite the existence of modern architectural trends in flooring, hardwood can still compete with floor tiles and other artificial materials. It comes in a variety of colors and grains; light, medium, or dark shades; and a variety of sizes, finishes and species, so it can be matched to many decorating styles. Maple, mahogany and oak are the most popular woods, but some homeowners are investing in exotics such as Brazilian cherry and purpleheart.

The Environmental Protection Agency has said that indoor air quality is one of the top health threats

La Plata County SOLD Statistics

January 1, 2011 - March 31, 2011

CATEGORY	TOTAL VOLUME	TOTAL UNITS	AVG. PRICE	MEDIAN PRICE	AVG. DOM
Durango Residential	\$20,658,300	55	\$375,605	\$341,800	194
Durango Condo/Townhome	\$7,694,771	29	\$265,336	\$220,000	205
All Bayfield Residential	\$4,288,051	18	\$238,225	\$209,600	263
All Ignacio Residential	\$1,951,840	8	\$243,980	\$226,750	202
All Resort Residential	\$6,079,250	17	\$357,602	\$273,000	541
Vacant Land	\$7,640,800	16	\$477,550	\$245,000	480
Commercial	\$1,687,500	4	\$421,875	\$377,250	376

NOTE: Durango, Bayfield and Ignacio include both in-town and rural residential properties

NOTE: DOM = Days on Market

SOURCE: Colorado Real Estate Network (CREN MLS) - April 2011

Continued on page 4

Interactive Property Section: Click on photos for more information!



SPECTACULAR CRAFTSMANSHIP. Authentic hand hewn timber frame home. Beautiful treed lot with a private yard. Located in Edgemont Highlands with 4 BR/3 BA, a 2-car garage and huge covered porch. \$639,000. MLS #655745. Linda Crowther 970.749.2088 linda@lindacrowther.com www.durango.colorado.com



UPGRADED MOUNTAIN TRACE TOWNHOME. 3+BR/4 BA, 2293 SF. Gorgeous, in-town condo with wood floors, stone walls, gas fireplace, custom paint and many more upgrades. \$399,500. MLS #655290. Evin Alcindor 970.903.8787 evin@ptrs.com www.mydurangocondo.com



SPECTACULAR BUILDING LOT. Water, water, water. 1.15 acre building site 1/4 mile north of Honeyville in The Animas Valley. Seclusion seldom found with a pond, waterfall, and stream. Nothing like it in La Plata County. \$365,000 MLS #654416. Larry Gardner 970.375.3205 lgardner@ptrs.com



GORGEOUS HOME with vaulted, open design and views of the Florida River Valley. 3 BR suites. Main level master. Ample closets and storage. 2-car garage. Tiered deck off living room. Landscaped. Edgemont Ranch offers trails, tennis, river access and central utilities. \$489,000 MLS #656090. Geoff & Karen Overington 970.375.3246 www.dgorealestate.com



SHORT-SALE APPROVED, GREAT VALUE. Quality home, with beautiful finishes, and an abundance of space. Situated upon a gently sloping ~1 acre parcel this home presents 5 BR/3 BA an oversized media/home theatre room, and privacy, privacy, privacy. The 3411 SF home sits adjacent to open space. Remodeled in 2008, this should be your next landing spot. \$492,000 MLS #654737. Joe Clair 970.375.3242 www.buydurangonow.com



3 BR/2 BA HOME IN EL RANCHO FLORIDA. Located on 4.40 acres with 1900 SF. This log home, built in 1981, was restained in 2010. New appliances and new carpet in 2010. Great mountain views. \$389,900. MLS #651697. Fred Zimmerman 970.375.3268 zimm@frontier.net



EDGEMONT HIGHLANDS HOME. 2997 SF of fine details including a formal dining room, a play loft for kids, and an elegant greatroom with floor-to-ceiling moss rock fireplace. 4 BR/3.5 BA, 2-car garage. \$619,900. MLS #655917. Katie Sturm 970.799.3975 www.katiesturm.com



A HOME WITH HISTORY. The E.E.Smiley home is for sale. Built in 1912, of brick and local sandstone. Curb appeal with delightful front porch. 2 BR/1.5 baths ready for your expansion. Impeccable condition. Double city lot. Grand views, ancient gardens with private courtyard. 3+ car garage and a workshop. \$525,000. MLS #656275. Call Tierney Skahill to purchase a piece of the past today. 970.749.0080 tierneyskahill@gmail.com



CUSTOM HOME ON 20 ACRES. Terrific floor plan and fabulous finishes highlight top quality construction. There is an abundance of windows that capture light and views of the property from every room. 3 BR/4 BA, 4700+ SF. Privacy is assured and wildlife is abundant. Price reduced to \$699,900 MLS #633109. Geoff & Karen Overington 970.375.3246 www.dgorealestate.com



5 BR HOME IN IGNACIO. Nice open floor plan which includes a family room, pretty kitchen cabinetry, 3 BA, and an irrigated fenced yard. Price reduced to \$189,900. MLS #641253. Joanne McKnight 970.375.3214 jsm@frontier.net



NESTLED BENEATH THE RED CLIFFS. 2 homes sold furnished. The main residence has 4,907 SF and the guest house has 1,844 SF. This main home features an open floor plan and gourmet kitchen. The Master suite is on 2nd level with jet tub, shower, fireplace. The guest house has 3 BR/ 2 BA as well as a wood stove. \$1,690,000 MLS #654705. Russ Smith 970.375.3224 www.DurangoFineProperties.com



SPACIOUS HOME with 3 BR/2.5 BA and an office or dining room. Vaulted 10 foot ceilings, jetted tub, custom 9 foot entry door, oversized window package, and more. Oversized 3-car garage and a deck great for outdoor entertaining. A spacious yard for the family pet or even for the future addition to the home. \$397,700 MLS #648342. Joe Clair 970.375.3242 www.buydurangonow.com



RIVERWALK TOWNHOME. Beautiful townhome in a small secluded development of 18 luxury units. Adjoins the Animas River Trail. 2232 SF, 3 BR/2.5 BA, 2-car attached garage. Maintenance free living at its best. Photo is of model unit. \$365,000 MLS #656045. Larry Gardner 970.375.3205 lgardner@ptrs.com



BEAUTIFUL, LIGHT AND BRIGHT country home on three fenced 3-acre parcels (9 acres total). Huge mountain views and lots of privacy. In great condition with cedar siding and the interior has been professionally painted. Large master suite with a walk-in closet. Reduced \$10,000 to \$229,900. MLS #639858. Sebastian Hartley 970.375.3232 seb@OWNdurango.com View at OWNdurango.com



CUSTOM TRAPPERS CROSSING HOME with expansive views on 11 acres. 3 BR/2.5 BA, stucco exterior, beautiful pond in front of home, 2 wood burning fireplaces, 3 spacious decks, modern kitchen, lots of windows. Horses allowed. \$519,000. MLS #655538. Joe Burtoni 970.375.3253 www.DurangoLandandHomes.com

Interactive Property Section: Click on photos for more information!



SPECTACULAR 37 ACRES with tall pines, aspens, cottonwoods, open meadows and ponds. Great horse property, complete with very nice 4-stall barn. The 2088 SF, 4 BR/3 BA log home can be used as a primary residence, or would make a great guest home. Unique east-west valley views. Reduced to \$599,000 MLS #649483. Geoff & Karen Overington 970.375.3246 www.dgorealestate.com



RANCH STYLE SINGLE LEVEL. One of the finest ranch style homes in North Animas Valley near Durango. 4.6 irrigated acres with mature trees and landscaping. Totally remodeled home of 3816 SF with 3 BR/4 BA. Historic wine cellar, second detached oversized 2-car garage/shop/storage, horse barn and small arena. NOW \$999,500 MLS #645702. Larry Gardner 970.375.3205 lgardner@ptrs.com



PRICE REDUCED on this gorgeous, custom-built home on 35 acres. 3 BR/4 BA, fully furnished ranch with unobstructed 360 degree views, custom finishes throughout, observation tower. You must see to comprehend this exquisite home. Price reduced to \$1,300,000. MLS #652221. Evin Alcindor 970.903.8787 evin@ptrs.com



EXCELLENT OPPORTUNITY to own a commercial/residential building in the path of progress and highway frontage. Mixed-use building with office and warehouse on the main level and 2 residential apartments above. Awesome views. Lots of parking on the lot, outdoor storage, covered storage and room to expand. \$899,000. MLS #653557. Sebastian Hartley 970.375.3232 seb@OWNdurango.com View at OWNdurango.com



FORK HORN MESA SUBDIVISION. These are the last 4 lots left in this 8 lot subdivision. Extraordinary views of the La Platas and a private pond touching every lot. Horses are allowed in open space area. Buy all four for \$559,000 or each lot is priced individually. MLS #655263. Russ Smith 970.375.3224 www.DurangoFineProperties.com



CONTEMPORARY CRAFTSMAN RESIDENCE. 3BR, 5BA, 5,022 SF of one level living space on a 11.5 acre lot sitting on the top of the hill with 360-degree magnificent views including La Plata Mountains and Nighthorse Reservoir, 3,000+ SF garage, walk-in wine storage room, and three large covered decks and more. \$1,750,000. MLS #650549. Gabi Bergstrom 970.946.7522 www.gabibergstrom.com



NEWLY REMODELED. This 3 BR/2 BA home presents a floorplan that is open and light. The property provides a great fenced enclosure for privacy. A substantial 2-car garage has an attached space to be used as storage, or could serve as a great workshop. Adjacent to 622 acres of state land, this property could suit your equestrian needs as well. \$287,000 MLS #653877. Joe Clair 970.375.3242 www.buydurangonow.com



CUSTOM, 2500+ SF, 3 BR/3 BA with many artistic touches. Log accents, cork and stained concrete floors, custom tile and finishes. Detached 2-car garage with shop. Unbelievable, panoramic views. Lots of sunlight. 35 tall pine acres offer privacy. \$584,500 MLS #647357. Geoff & Karen Overington 970.375.3246 www.dgorealestate.com



USE YOUR TAX RETURN FOR A DOWN PAYMENT. Oakwood Condos - 1 BR/1 BA with a 1-car garage and storage closet. Quiet neighborhood setting with deck. Great starter or investment property. Indoor cats allowed. 100% financing possible. Starting at \$122,000. MLS #650569. Tierney Skahill 970.749.0080 tierneyskahill@gmail.com



TIMBERLINE VIEW ESTATES. Unique split-level home with two living areas. 3 BR/2.5 BA with master on separate floor. Beautifully landscaped and securely fenced yard. Lot backs to hillside which offers a wonderful setting for outdoor entertaining. Priced to sell soon at \$525,000. MLS #650366. Larry Gardner 970.375.3205 lgardner@ptrs.com



THE ONLY COMMERCIAL ZONING in the Bondad area, this property can be a huge money maker. Approximately 7 acres usable, 9.5 acres total. Traffic counts of 8,000/day/HWY and 4000/day/CR. \$1,400,000. MLS #655890. Contact Diane Purdy for a package on this one-of-a-kind opportunity. 970.259.7777 Diane@DianePurdy.com



PRICE REDUCED. Wonderful opportunity to invest in one the best subdivisions Durango has to offer. This home is very clean, everything looks brand new. Includes 3 BR/2 BA with a huge family room/kitchen area and the most amazing back yard you will ever see. Reduced to \$322,000. MLS #651138 Denise Storm 970.759.9819 www.denisestorm.com



AFFORDABLE HOME IN THE ANIMAS VALLEY. Charming single-story ranch home with 3 BR/2 BA has been nicely updated. Beautifully landscaped yard with fruit trees and large, fully fenced backyard. Covered patio off the kitchen provides nice shade in the summer and fine spot for a barbecue. \$235,000. MLS #655790. Katie Sturm 970.799.3975 www.katiesturm.com



SET ON 12.5 ACRES with great proximity for the Farmington and Durango commuter. The property is located just minutes east of Hwy 550 on CR 318. The 3 BR/3 BA home is perfect for anyone wanting privacy. The home could easily be converted to 4 BR, with 2 master suites. The property has a wooded lot with mountain and valley views. Great for horses. \$179,000 MLS #655541. Joe Clair 970.375.3242 www.buydurangonow.com



17 ACRES WITH ANIMAS RIVERFRONT. Spectacular valley property that also adjoins national forest. The setting is picturesque, with Missionary Ridge to the east, the white cliffs of Falls Creek to the west and an open view north. Includes pasture, cottonwoods, pond and a beautiful section of the Animas River. 4 shares of irrigation included. \$795,000 MLS #654883. Geoff & Karen Overington 970.375.3246 www.dgorealestate.com

Hardwood Flooring
continued from page one

wood floors can help contribute to a healthy living environment. In fact, a recent EPA study found that pesticides used in gardens and homes accumulate on floors and other surfaces in the home, but that wood floors greatly reduce the accumulation of such toxins. Hardwood floors also do not harbor dust mites or molds.

Another plus - though wood floors will probably need to be refinished at some point, when properly taken care of they are much easier to maintain than other floor surfaces.

Having hardwood floors can make a difference in selling your home and every advantage is to your benefit when buyers are few or there are many competing properties. There are many wood floor options and you may want to speak with your real estate professional before making any decisions. Whether you plan to sell now, next year or some day down the road, making the right choice now is always a good idea.

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