

## EDGEWATER REALTY, LLC

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# Why Now is the Perfect Time to Buy at Edgewater

With interest rates so low, and mountain and waterfront property being so rare, you can't afford *not* to buy right now!

According to *Forbes Magazine*\*, "It's a great time to buy the vacation home you've been dreaming of...Mortgage rates are low, prices are down and the bulge bracket of people aged 44 to 62 will presumably resume shopping for retirement retreats very soon...Avoid Golf Subdivisions. Water frontage and mountain views have one thing in common: scarcity...There can always be another golf course development... 'People want the green, but it doesn't have to be a golf course,' observes John McIlwain, a senior fellow at the Urban Land Institute. Bike trails and hiking paths are now more of a draw for both second-home buyers and new retirees, he says."

William H. Frey of the Brookings Institute states that people born between 1946 and 1964 want "cultural amenities nearby, plus mountains and streams outside their back doors."

Also, due to current gas prices, people are choosing to vacation close to their primary residence. *Forbes* states, "Last year a third of second-home buyers stayed within 100 miles of their primary residence, according to a National Association of Realtors survey. With traffic getting worse and gas prices rising, proximity could prove even more important to future appreciation—to say nothing of your own enjoyment."

*Forbes* also points out the incomparable value of a resource that is hard to come by—water, the value of being close to resort areas, and the ability to rent your vacation property as being icing on the cake.

You'd think they were talking directly about Edgewater—a cabin community so different from anything else on the market—surrounded by private river, ponds, and a green-belt of 60% private open space, nestled between golf courses, ski areas, and tremendous mountain views, yet just an easy, scenic drive from Denver. Edgewater does have mountains, ponds, river, and walking and biking trails right in your backyard, the convenience of a central locale to all of Grand County's amenities, and the ability to create income from nightly rentals.

Besides, when it's gone, it's gone. As the old adage states, "They're not making mountains or waterfront anymore." And the current conditions of our low prices combined with low interest rates, will soon be a thing of the past. Don't regret what could have been. Buy your waterfront vacation cabin now while prices are low and while you still have premiere lots to choose from!

\* Information was quoted from *Forbes Magazine's* June 16, 2008 Issue, pages 64-66.

