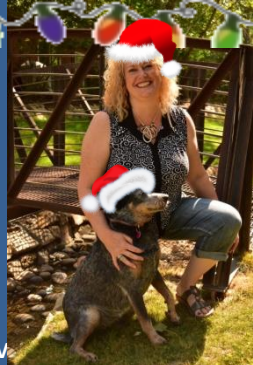




Vision Views

December, 2023



Happy December and Happy Holidays and Merry Christmas! We had our first real snow on December 1st and it was a blanket of white. The mountains got 15" on Saturday the 2nd and they were really happy! My house had about 4" before it quit. Winter is here! Mortgage rates came down a tiny bit last week and so we are hoping that is a trend that will continue. Call me if you have questions. Have a great month!



Real Estate Stats

List your property with me.
[Contact me](#) for a free CMA!

Montrose County Stats

[Click here](#) to check out the Montrose County Residential Month End Statistics for September, 2023.

Ouray County Stats

[Click here](#) to check out the Ouray County Residential Month End Statistics for September, 2023.

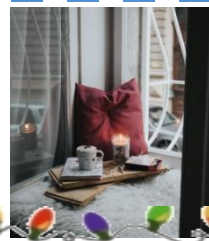
[Read my blog!!](#)

Visit my Facebook Page for regular updates



DECEMBER SELF CARE TIPS

25 tips to take better care of yourself this month. Like the 25 days of Christmas but just for YOU! Have a happy and healthy December!



Pfeffernusse Cookies

Thanks to Elizabeth H. from Denver area for sharing her recipe! It looks fabulous and I am looking forward to trying this one for Christmas.

INGREDIENTS

2 $\frac{3}{4}$ cups all-purpose flour
 $\frac{1}{2}$ teaspoon ground cinnamon
 $\frac{1}{2}$ teaspoon ground allspice
 $\frac{1}{2}$ teaspoon ground

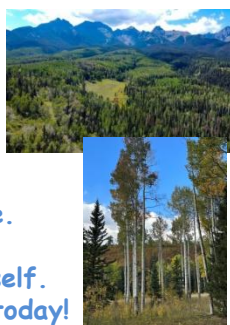


[Click here](#) for the full recipe and instructions!

FEATURED PROPERTY OF THE MONTH

BREATHTAKING VIEWS

Only one tract left for sale w/ these amazing mountain and valley views. 35 acres in the Rocky Mountains just 20 minutes from Ridgway. Year round access! Utilities to property line. Build your dream mountain home with peace and quiet all to yourself. \$1,695,000 [Contact me](#) to see today!



December Forecast

Courtesy The Farmer's Almanac

Dec 1-6 Intermittent snow, cold
Dec 7-9 Quite cold.... w/sun
Dec 10-14 Mtn snow, flurries valley
Dec 15-19 Some flurries, part sun
Dec 20-31 Snow and bitter cold
Average temp 29°F (4° below avg)
Precipitation 1.5" (1" above avg)

Will we have a White Christmas??



CHRISTMAS SAFETY TIP

Don't make your tree a fire hazard.
For a fresh tree – cut 2" off trunk for better water absorption so it doesn't dry out quickly.
For an artificial tree – make sure you find one that says "fire resistant."
Always keep trees at least 3' from fireplace.
Check out more safety tips [HERE](#).



Curious about what properties are for sale? Click here for FREE MLS search.