

June 2024

Newsletter



Featured Listing!

1828 Aquamarine Court

Castle Rock, CO 80108

Nestled in Sapphire Pointe, this 5,000+ sq. ft. executive home in a quiet cul-de-sac offers luxury and value. Enjoy a main floor primary suite with a spa-like bathroom, gourmet kitchen, home office, spacious upstairs rooms, and a finished basement perfect for a home theater or gym. The secluded back patio is perfect for entertaining guests. Sapphire Pointe features a pool as well as scenic trails with stunning Rocky Mountain views! [Click here for more info!](#)



VOTE TODAY!

Win Movie Tickets!

YOUR vote matters! Keep reading to figure out how **YOU** can be entered to win free movie tickets!



Summer Real Estate: The Perfect Time to Buy or Sell!

Summer is the perfect season to buy or sell real estate! With longer, sunnier days, homes look their best, and there's more daylight for viewings. Families prefer moving when school is out, making summer a bustling time for transactions. Gardens are in full bloom, enhancing curb appeal and helping homes sell faster. The busy market means you're more likely to find your dream home or attract the perfect buyer quickly. Plus, warm weather makes moving easier and less stressful. Take advantage of the season and start your new chapter—contact us today!



At the Joan Pratt Group, we take pride in our authenticity and in building genuine relationships with our clients. We hustle and work hard, driven by accountability and discipline, to ensure your satisfaction. Our goal is to provide a competitive edge in the real estate market by embracing the latest technology.

JPG CORE VALUES

- Authentic**
- Hustle & Work Hard**
- Accountable & Disciplined**
- Embrace Technology**

Preferred Partner

With over two decades in the mortgage industry, he expertly navigates both banking and brokerage sides to advocate for clients, ensuring efficient, cost-effective loan processes. His background as a licensed Residential Real Estate Appraiser and extensive experience in credit repair make him a valuable asset in helping clients make wise financial decisions and achieve higher credit scores. Plus, his collaboration with local Denver underwriters and closers ensures smooth, timely transactions every time. Thank you Mike! [Click here to learn more!](#)

Mike Smith
Colorado Professional Mortgage



Would
You Rather?



**Enter to win
movie tickets!**

[Vote Here](#) >

THE WINNER WILL BE ANNOUNCED IN NEXT MONTH'S NEWSLETTER!

Monthly Market Update

- 6,990 active listings at the end of April
- 51% more listings than this time last year!
- Denver Metro ranked at hottest market again!
- Market is up 5%



Pool or Greenhouse?

Would you rather dive into the refreshing waters of a sparkling pool or cultivate a lush, vibrant greenhouse filled with exotic plants? Both options offer unique perks: the pool is perfect for hot summer days, family fun, and hosting memorable parties, while a greenhouse can provide year-round gardening joy and a tranquil escape surrounded by nature. Cast your vote and let us know which one you'd prefer to have at your house! Dive in or grow green—what's your dream?

Fantastic Experience!



Joan and her team were wonderful to work with! From the initial listing appointment to closing, she made us feel at ease and taken care of. She was fantastic with her follow ups and guidance through the whole process. It was our first time selling a house, and I couldn't imagine working with any other team. We will be referring her to everyone we know :)

- S. McGill (Seller)



ACTIVE LISTINGS



1175 Ridge Oaks Drive
Castle Rock CO 80104



1091 Colt Circle
Castle Rock CO 80109



4598 High Spring Road
Castle Rock CO 80104



4469 Lions Paw Street
Castle Rock CO 80104



7149 Boreas Road
Larkspur CO 80118



1828 Aquamarine Court
Castle Rock CO 80108



SE Plum Creek Parkway
Castle Rock CO 80104



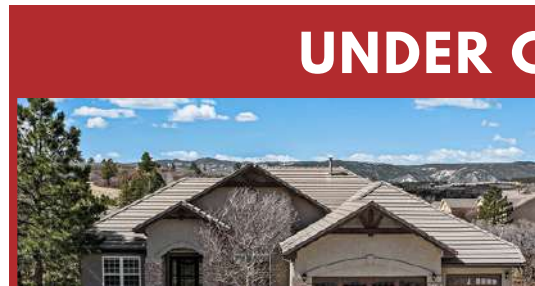
2059 June Court
Castle Rock CO 80104



4453 Sentinel Rock
Larkspur CO 80118



671 Scrubjay Circle
Castle Rock CO 80104



356 Young Circle
Castle Rock CO 80104



4002 Bell Mountain Drive
Castle Rock CO 80104

UNDER CONTRACT



551 N White Tail Drive
Franktown CO 80116



20527 E Robins Drive
Denver CO 80249

Whether you're planning to downsize or searching for your dream home, we've got you covered. Schedule a meeting with Joan today!



joanpratt.com/new-listings



Verse of the Month

Yet I still dare to hope when I remember this: The faithful love of the LORD never ends! His mercies never cease. Great is his faithfulness; his mercies begin afresh each morning. I say to myself, "The LORD is my inheritance; therefore, I will hope in him!"

Lamentations 3:21-24 NLT



Know Someone who is Looking to Move?

We hope you've enjoyed working with the Joan Pratt Group and felt our commitment to excellence. Our team is dedicated to exceptional service, guided by authenticity, hard work, accountability, and technology. If you know anyone considering buying or selling a home, we'd be honored by your referral. Your trust means the world to us, and we'll treat your loved ones with the same care. Thank you for your support. Together, we can help more people achieve their real estate dreams.

Meet the Team!



Joan Pratt
MS, Real Estate Broker,
REALTOR



Nicole Frazier
Chief of Staff



Tim King
Broker Associate



Ashley Flanagan
Transaction Manager



Amanda Villiers
Office/Property Manager



Grace Smith
Marketing Intern



Joshua Kaighen
Chaplain

RE/MAX Shred Event

Saturday, June 8th
9:00am - 12:00pm

We're excited to invite you to our exclusive Paper Shred Event, specially organized for our valued clients. It's time to declutter and securely dispose of your confidential documents! Enjoy secure on-site shredding, eco-friendly recycling, and a chance to mingle with fellow clients. Don't miss this fantastic opportunity to clean up your space and ensure your documents are safely destroyed. RSVP today!

[Click here to RSVP!](#)



Upcoming
Events!

Office Hours:

Monday - 8AM - 7PM

Tuesday - 8AM - 7PM

Wednesday - 8AM - 7PM

Thursday - 8AM - 7PM

Friday - 8AM - 7PM



Saturday - 10AM - 3PM

Sunday - By Appointment Only



Joan Pratt
GROUP
Elevate Your Expectations