

August 2024

# Newsletter



**Featured Listing!**

**7149 Boreas Road**

Larkspur, CO 80118

Discover luxury and comfort on nearly an acre in this custom ranch-style home. Featuring a spacious great room with a rock fireplace, a gourmet kitchen with hickory cabinets, and a private Primary Suite with a fireplace. The newly finished basement includes a steam shower and luxury vinyl flooring. Enjoy outdoor living with a large deck, outdoor kitchen, and flagstone walkway. Modern amenities include a newer furnace, air conditioning, and a whole-house humidifier. Perfect for entertaining and easy maintenance.



## Win Movie Tickets!

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

**VOTE TODAY!**



## August Real Estate Tip: Always More to Learn

The real estate market is ever-evolving, with new trends, regulations, and opportunities constantly emerging. Whether you're a seasoned homeowner or a first-time buyer, there is always more to learn about navigating this dynamic landscape. Staying informed and adaptable is key to making smart real estate decisions. Keep exploring, stay curious, and remember, our team is here to help guide you every step of the way.



### JPG CORE VALUES

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

## Our Promise to You:

### Your Go-To Real Estate Partner

We're your go-to for all your real estate needs. Trust us for a smooth and successful home buying or selling experience. With dedication, innovation, and a dash of fun, we're with you every step of the way.

## Preferred Partner

We are incredibly thankful to work with Gavin Ekstrom. His commitment to providing the best customer service in the industry is unparalleled. Gavin and his team help homeowners achieve their home financing goals with ease, offering guidance and technology for a fast, stress-free process. With decades of proven performance and integrity, Gavin ensures every loan closes quickly, keeping clients informed every step of the way. Thank you, Gavin, for your dedication and exceptional service! Visit [crosscountrymortgage.com/Team-Gavin/](https://crosscountrymortgage.com/Team-Gavin/)

**Gavin Ekstrom**  
CrossCountry Mortgage



## Monthly Market Update

- Denver has over 10,000 active listings right now
- 68% increase from June 2023!
- Values are improving daily with many price reductions



## Seasonal Maintenance

Checklist:

- Schedule a HVAC inspection and replace air filters
- Clear gutters and downspouts
- Check for missing or damaged roof shingles
- Aerate and fertilize the lawn
- Seal gaps around windows and doors
- Have your chimney cleaned out and inspected
- Clean and store outdoor furniture
- Test smoke detectors and carbon monoxide alarms

To prepare for the fall season, make sure you...

## Excellent Experience!



Joan Pratt and her team effectively provided top quality selling experience for us. She knew how to price our home, kept in frequent contact with us, and smoothly navigated the selling and closing process. Our home sold quickly in the current market and at the price we needed. Joan and her team provided the recommendations and tools needed to effectively show off our home. They let us know what the next step was and what we needed to do with each step. Buying and selling a home is a stressful process; Joan and her team greatly reduced the stress in this experience with their knowledgeable communication, kind words, and normalizing all that we were experiencing. We highly recommend Joan and her team!

- K. & J. Swart (Sellers)



Whether you're looking to downsize or find your dream home, we're here for you. Schedule a meeting with Joan today!



[joanpratt.com/new-listings](https://joanpratt.com/new-listings)

# ACTIVE LISTINGS



1175 Ridge Oaks Drive  
Castle Rock CO 80104



11274 Manitou Road  
Franktown CO 80116



1091 Colt Circle  
Castle Rock CO 80109



2205 Stevens Court  
Castle Rock CO 80109



4598 High Spring Road  
Castle Rock CO 80104



7149 Boreas Road  
Larkspur CO 80118



3903 Old Oaks Street  
Castle Rock CO 80104



1828 Aquamarine Court  
Castle Rock CO 80108



671 Scrubjay Circle  
Castle Rock CO 80104



SE Plum Creek Parkway  
Castle Rock CO 80104



2059 June Court  
Castle Rock CO 80104



5253 Wangaratta Way,  
Highlands Ranch, CO 80130



14049 Mock Orange Court  
Parker CO 80134



4453 Sentinel Rock  
Larkspur CO 80118



1570 Shoshone Street  
Denver CO 80223



4251 S Blackhawk Circle Unit #3A,  
Aurora, CO 80014



9346 Meredith Court,  
Lone Tree, CO 80124



3822 Tranquility Trail  
Castle Rock CO 80109

# UNDER CONTRACT LISTINGS

COMING SOON



4469 Lions Paw Street  
Castle Rock CO 80104



551 N White Tail Drive  
Franktown CO 80116

# Would You Rather?

Beach Condo or Mountain Cabin?

What's your choice?



Enter to win movie tickets!

Are you dreaming of your next getaway home? Imagine waking up to the sound of waves crashing in a sleek, modern beach condo, where sun-soaked days, ocean breezes, and vibrant boardwalks are part of everyday life. Enjoy endless water sports, beachside cafes, and breathtaking sunsets from your balcony. On the other hand, picture a cozy mountain cabin, nestled among the trees, offering serene views, fresh alpine air, and endless hiking trails right at your doorstep. Experience the charm of a roaring fireplace, crisp mountain mornings, and the tranquility of nature's beauty all around you. Both options provide unique escapes from the hustle and bustle, but which one speaks to your soul more? Vote below and let us know if you're Team Beach Condo or Team Mountain Cabin!

[Vote!](#) >

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

LAST MONTH'S TOP PICK:



**Dream Backyard!**



Congrats



**Sara McCall!**

# Verse

## of the Month

“Do not be afraid or discouraged, for the LORD will personally go ahead of you. He will be with you; he will neither fail you nor abandon you.”

Deuteronomy 31:8 NLT



## Refer a Friend!

We hope your experience with the Joan Pratt Group has been exceptional. Our team is dedicated to providing top-notch service, grounded in authenticity, hard work, accountability, and the latest technology. If you know anyone looking to buy or sell a home, we'd greatly appreciate your referral. Your trust means the world to us, and we promise to extend the same care and commitment to your friends and family. Together, we can help more people achieve their real estate dreams.

# Open House

# Extravaganza

[RSVP here!!](#)

**Aug. 10th  
12PM-2PM**

Upcoming  
Events!



**4469 Lions Paw Street,  
Castle Rock, CO 80104**



**4598 High Spring Road,  
Castle Rock, CO 80104**



**2059 June Court,  
Castle Rock, CO 80104**



**2PM-4PM**

**5253 Wangaratta Way,  
Highlands Ranch, CO 80130**

## Hot Air Balloon Rides

**Saturday, August 17th  
6:00am - 8:00am**

Experience the stunning beauty of sunrise with a tethered hot air balloon ride! Join us for an unforgettable adventure as you gently rise above the landscape. Bring your loved ones and create lasting memories. It's the perfect way to start your day with awe and wonder!

[RSVP at joanpratt.com/events!](https://www.joanpratt.com/events)



## Office Hours:

Monday - 8AM - 7PM

Tuesday - 8AM - 7PM

Wednesday - 8AM - 7PM

Thursday - 8AM - 7PM

Friday - 8AM - 7PM



Saturday - 10AM - 3PM

Sunday - Closed

[vip@joanpratt.com](mailto:vip@joanpratt.com)



*Joan Pratt*  
GROUP  
Elevate Your Expectations