

July 2024

# Newsletter



**VOTE TODAY!**

## Win Movie Tickets!

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



**Featured Listing!**

### 3903 Old Oaks Street

Castle Rock, CO 80104

Discover this beautifully maintained Richmond Handsford Model in Oak Ridge, just minutes from downtown Castle Rock. This elegant home features a professional kitchen with a large island and upgraded appliances, a luxurious primary suite with a 5-piece bath and custom walk-in closet, and an entertainer's basement with a wet bar and wine cellar. The serene backyard offers low-maintenance landscaping, a covered patio, and backs to open space and trails. Enjoy dual HVAC systems, a water softener, and access to the neighborhood YMCA with a pool and fitness center.



## July Real Estate Tip: Shine Bright in a Bustling Market

With plenty of inventory this month, it's a fantastic time for sellers to attract eager buyers. Highlight your property's unique features and ensure it's beautifully staged to stand out. Buyers are taking their time exploring options, which means more eyes on your listing. Leverage this opportunity to showcase your home's best qualities and negotiate confidently for top offers.



## JPG CORE VALUES

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

## What You Can Expect from Us: Your Trusted Real Estate Partner

We're here to help with all your real estate needs. Count on us for a seamless and successful home buying or selling experience. With dedication, innovation, and a touch of fun, we've got you covered every step of the way.

## Preferred Partner

We are incredibly grateful for our certified chaplain, Joshua Kaighen. His unwavering care and support have been a constant source of strength for us. Joshua's compassionate nature and dedication to our well-being truly set him apart. Whether offering a listening ear, providing spiritual guidance, or simply being present in times of need, Joshua's commitment to our community is unparalleled. We deeply appreciate his heartfelt contributions and the genuine love he shares with us all. Visit [JoanPratt.com/help](http://JoanPratt.com/help) for more information.

**Joshua Kaighen**  
Corporate Chaplains of America



# Open House

# Extravaganza

**July 13th | 12PM-2PM**

## Monthly Market Update

- Denver has over 9,100 active listings right now
- 75% more listings than this time last year!
- Highest jump from April to May
- Lots of New Listings but also lots of price reductions



**1175 Ridge Oaks Drive, Castle Rock, CO 80104**



**3903 Old Oaks Street, Castle Rock, CO 80104**



**2205 Stevens Court, Castle Rock, CO 80109**



**1091 Colt Circle, Castle Rock, CO 80109**

## Spectacular Service Through and Through



Joan and her team were absolutely amazing, especially given a somewhat difficult sale! They were extremely fast to respond to questions or concerns, gave good advice when it came to how to handle unusual issues with our buyers, and were able to talk us off the edge when we were starting to get a little anxious about how things were going to go. I'd have absolutely no hesitation using her and her team again on both sides of the process - you know you'll be in good hands.

-P. & L. Carmichael (Sellers)



# ACTIVE LISTINGS



1175 Ridge Oaks Drive  
Castle Rock CO 80104



1091 Colt Circle  
Castle Rock CO 80109



2205 Stevens Court  
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



551 N White Tail Drive  
Franktown CO 80116



3903 Old Oaks Street  
Castle Rock CO 80104



1828 Aquamarine Court  
Castle Rock CO 80108



671 Scrubjays Circle  
Castle Rock CO 80104



SE Plum Creek Parkway  
Castle Rock CO 80104



2059 June Court  
Castle Rock CO 80104



4453 Sentinel Rock  
Larkspur CO 80118



1570 Shoshone Street  
Denver CO 80223



3822 Tranquility Trail  
Castle Rock CO 80109

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)

# UNDER CONTRACT LISTINGS



4213 Thistlesage Court  
Castle Rock CO 80109



356 Young Circle  
Castle Rock CO 80104



4002 Bell Mountain Drive  
Castle Rock CO 80104

# Would You Rather?



Enter to win  
movie tickets!



## Kitchen or Backyard?

What's your choice?

A state-of-the-art kitchen is the heart of the home, perfect for those who love to cook, entertain, and spend quality time with family and friends. Picture sleek countertops, top-of-the-line appliances, and a spacious island where everyone can gather for laughter and delicious meals. On the other hand, a luxurious backyard offers a personal oasis for relaxation and outdoor fun. Envision lush gardens, a sparkling pool, and a cozy patio perfect for summer barbecues, evening stargazing, and creating unforgettable memories. Both options offer incredible benefits, but which one would make your heart sing? Would you prefer the culinary delights and social hub of a gourmet kitchen, or the serene escape and entertainment potential of a stunning backyard? Cast your vote and help us decide the ultimate home upgrade!

[Vote!](#)



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

LAST MONTH'S TOP PICK:



# Pool!



# Congrats



## Kellyn Van Laere!

# Verse

## of the Month

“But those who trust in the LORD will find new strength. They will soar high on wings like eagles. They will run and not grow weary. They will walk and not faint.”



Isaiah 40:31 NLT

## Concert in the Park

**Saturday, July 20th**  
**5:00pm - 9:00pm**

Get ready for an enchanting evening of live music and community fun at our upcoming Concert in the Park! Bring your blankets, friends, and family to enjoy great tunes under the summer sky. Don't miss out on this unforgettable night!

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



Upcoming Events!

## Douglas County Parade

**Saturday, July 27th**  
**9:30am**

Experience the joy and excitement of the Douglas County Fair Parade! Gather your family and friends for a day of spectacular floats, fun, and community celebration. Mark your calendars!

Want to walk with us? We would love for you to join us at this special event!

[Email us at vip@joanpratt.com](mailto:vip@joanpratt.com)



## Balloon Rides

**Saturday, August 10th**  
**7:00am - 11:00am**

Experience the breathtaking beauty of sunrise from a whole new perspective! Join us for an unforgettable adventure as our hot air balloons take you gently above the landscape. Bring your loved ones and create memories that will last a lifetime. This is the perfect way to start your day with awe and wonder!



## Spread the Word!

We hope working with the Joan Pratt Group has been a fantastic experience for you. Our team prides itself on delivering top-notch service, backed by authenticity, hard work, accountability, and the latest technology. If you know anyone thinking about buying or selling a home, we'd love your referral. Your trust is invaluable to us, and we'll extend the same care and commitment to your friends and family. Together, we can help more people make their real estate dreams a reality.

## 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