

November 2024

Newsletter



Featured Listing!

1828 Aquamarine Court

Castle Rock, CO 80108

Tucked in a quiet cul-de-sac in Sapphire Pointe, this expansive 5,000+ sq. ft. executive home offers luxury and instant equity potential! The main floor features a primary suite with a spa-like bathroom, a double-sided fireplace, and patio access, while the gourmet kitchen and soaring living room provide the perfect entertaining space. An upstairs loft, guest suite, and a finished basement add versatility. Outdoors, a private patio oasis awaits. Residents enjoy community amenities, including a pool, clubhouse, trails, and the nearby Gemstone Park with scenic Rocky Mountain views!



Win Movie Tickets!

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

VOTE TODAY!



Cozy Up Your Home:

How To Add Warmth & Comfort

November is the perfect time to embrace the cozy feeling of home. To create warmth and comfort as the days grow colder, add a few seasonal touches to your space. Swap out lighter fabrics for plush blankets, textured throw pillows, and warm area rugs. Incorporate soft lighting with candles or dimmable lamps to enhance the ambiance. Adding earthy tones like deep oranges, browns, and reds can also bring the autumn feel indoors. A cozy home makes for a relaxing retreat as you head into the holiday season!



Your Real Estate Adventure:

Expert Solutions with a Fun Twist!

Let us manage your real estate journey from start to finish! Whether you're buying or selling, we ensure a seamless and stress-free experience. Our commitment to quality, fresh ideas, and a bit of fun guarantees you'll enjoy the process every step of the way.

JPG CORE VALUES

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

Featured Partner

Looking to reach homebuyers, sellers, or industry pros? Our real estate newsletter offers a prime platform to spotlight your business. Whether your services cater to homeowners, agents, or anyone in the property world, advertising with us puts you in front of an attentive and targeted audience. Share your services, latest offers, or new products where they'll make a lasting impression! For more details or to reserve your space, email vip@joanpratt.com.

Showcase Your Business to the Real Estate Community!



Home Care Essentials



Boost your property's value while ensuring lasting durability.

Seal Drafty Windows and Doors

Clean and Store Outdoor Furniture

Test Your Heating System

Check and Clean Gutters

Wrap Exterior Pipes

Service Your Chimney

Stock Up on Snow Removal Supplies

Check Smoke and Carbon Monoxide Detectors

Monthly Market Update

- Active inventory is over 11,000 residential properties
- 3.6 months of inventory available
- Homes are spending more time on the market, leading to increased price reductions before securing buyers



Awesome Experience Again!



Our recent home sale experience with Joan & her agency staff was nothing less than excellent. The services she offers go above and beyond the typical. Her agency provides contacts for all your needs when selling a home, the level of marketing is of the highest level and communication with clients is one of the agency's priorities. Along with their commitment to professionalism is their ability to personalize your experience. We are forever grateful.

- M. Spain



joanpratt.com/new-listings

ACTIVE LISTINGS



1175 Ridge Oaks Drive
Castle Rock CO 80104



11274 Manitou Road
Franktown CO 80116



10694 Camelot Drive
Franktown CO 80116



4598 High Spring Road
Castle Rock CO 80104



1828 Aquamarine Court
Castle Rock CO 80108



SE Plum Creek Parkway
Castle Rock CO 80104



14049 Mock Orange Court
Parker CO 80134

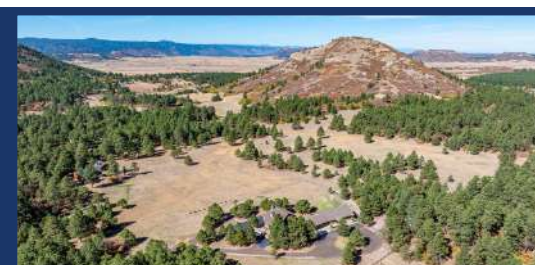


4251 S Blackhawk Circle Unit #3A
Aurora, CO 80014



UNDER CONTRACT

19725 Via Verde Lane (Vacant Land)
Monument CO 80132



3842 Estates Circle
Larkspur CO 80118



6428 Vista Cliff Loop
Castle Rock CO 80104

Check out our **RENTALS!**

View them here!



Whether you're planning to downsize or finally ready to find your dream home, our team is here to support you every step of the way. Set up a meeting with Joan today, and let's get started!

Want a **FREE** **SCAN HERE!** Home Valuation?



At the Joan Pratt Group, we offer complimentary home valuations to help you understand the current market value of your property. Whether you're considering selling or simply curious about your home's worth, our expert team provides accurate and detailed assessments, ensuring you have all the information needed to make informed decisions. Let us help you maximize your home's potential in today's market!

Would You Rather?

Enter to win
movie tickets!

**Historic Home or
Modern Home**

What's your choice?



When choosing between a charming historic home and a brand-new modern home, both options offer unique benefits. A historic home often boasts character and craftsmanship, with unique architectural details that tell a story and create a warm, inviting atmosphere. On the other hand, a modern home provides the latest amenities, energy efficiency, and the convenience of low-maintenance living, perfect for today's lifestyle. Each choice has its allure—do you prefer the nostalgia and charm of history or the sleek design and technology of a new build?

[Go Vote!](#) >

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

LAST MONTH'S TOP PICK:



**Dream
Office!**



Congrats



Steve Bartholomew!

Verses

of the Month

“And let the peace that comes from Christ rule in your hearts. For as members of one body you are called to live in peace. And always be thankful.”

Colossians 3:15 (NLT)

Joke of the Month!

Why did the grape stop in the middle of the road?

Because he ran out of juice!

Do you have a favorite joke that never fails to make you laugh? We'd love to hear it! Share your joke with us in the comments of our social media, and it might just be featured in our next newsletter! Let's spread some laughs together!



Spread the Word!

We hope your experience with the Joan Pratt Group has exceeded your expectations. Our team is dedicated to delivering top-tier service rooted in authenticity, hard work, and accountability, while using 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 provide your friends and family with the same exceptional care. Also, if you have a moment, please consider leaving us a Google review—it helps us serve even more people and make real estate dreams come true!

Giving Thanks Pies

With heartfelt gratitude from The Joan Pratt Group to our cherished friends, clients, and neighbors! As a special thank you, claim your complimentary Thanksgiving Day pie (or cake) and celebrate the season with us! RSVP to get more details!



Upcoming Events!

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

Do you have a great business and would like to be featured to our clients? Contact us about advertising opportunities!

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

