

October 2024

Newsletter



Featured Listing!

10694 Camelot Drive
Franktown, CO 80116

Welcome to your private oasis! This fully renovated estate on 5.33 fenced acres offers modern luxury and serene mountain views. Perfect for horses or your dream homestead, the open floor plan features vaulted ceilings, a gourmet kitchen with quartz counters, and a spacious living room with a wet bar and wood-burning fireplace. With multiple balconies, a spa-like primary suite, a cozy media room, and a wine cellar, this home is perfect for entertaining or relaxing. Enjoy country charm with the convenience of nearby Castle Rock, Parker, and South Denver. Your peaceful retreat awaits!



Win Movie Tickets!

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

VOTE TODAY!



Fall into Home Savings: Autumn tips for a cozy nest

As temperatures drop, October is the ideal month to get your home winter-ready. Start by inspecting your insulation, doors, and windows for any drafts or gaps that might let cold air in. A small investment in weather-stripping, caulking, or upgrading insulation can make a big difference in keeping your home warm. Not only will you stay cozy, but you'll also see a noticeable reduction in your energy bills through the winter. Preparing your home now will pay off when those chilly winds start blowing!



Your Real Estate Journey: Expertise, Innovation, and a Dash of Fun!

Let us handle all your real estate needs! Whether you're buying or selling, we'll make the process simple and stress-free. Our focus on quality, creative solutions, and a lighthearted approach means you'll enjoy the experience from start to finish!

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JPG CORE VALUES

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

Featured Partner

Are you aiming to connect with homebuyers, sellers, or industry experts? Our real estate newsletter is the perfect platform to promote your business. Whether you offer services tailored to homeowners, real estate professionals, or anyone involved in the property market, advertising with us ensures exposure to a focused and engaged audience. Showcase your services, promotions, or new products where they'll have the most impact. For more details or to reserve your space, email vip@joanpratt.com.

Showcase Your Business to the Real Estate Community!



Home Maintenance

Checklist:

Enhance your property's value while ensuring lasting durability.

- Drain and store garden hoses to prevent freezing
- Schedule a furnace or HVAC inspection
- Check for drafts around outlets and electrical plates
- Clean gutters and downspouts to prevent ice dams
- Trim overhanging tree branches that could break under snow
- Install or inspect storm windows and doors
- Stock up on ice melt or salt for walkways
- Reverse ceiling fans to circulate warm air downward

Monthly Market Update

- After Labor Day, buyer and seller inquiries have increased
- September brings new opportunities with 56% more inventory and potential
- Federal Reserve interest rate reductions.



Great Experience!



Joan and her team helped us sell our house. We had already moved out of state and it was great to have our home in capable hands. She ensured that it was properly maintained and we were able to be completely hands off. I would recommend Joan and her team.

- S. Lamparter



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



10694 Camelot Drive
Franktown CO 80116



4469 Lions Paw Street
Castle Rock CO 80104



4598 High Spring Road
Castle Rock CO 80104



1828 Aquamarine Court
Castle Rock CO 80108



SE Plum Creek Parkway
Castle Rock CO 80104



2059 June Court
Castle Rock CO 80104



14049 Mock Orange Court
Parker CO 80134



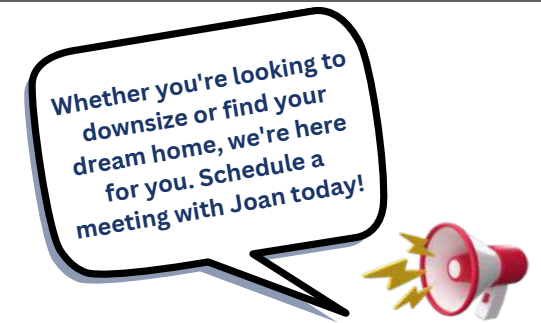
1570 Shoshone Street
Denver CO 80223



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



White Tail Drive
Franktown CO 80116



UNDER CONTRACT LISTINGS



671 Scrubjay Circle
Castle Rock CO 80104



7149 Boreas Road
Larkspur CO 80118



4453 Sentinel Rock
Larkspur CO 80118

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?

**Private Gym or
Dream Home
Office?**

Enter to win
movie tickets!

What's your choice?



Picture this: Would you rather start your day in a private, fully-equipped home gym with everything you need to stay fit, or step into a spacious home office with panoramic views that inspire creativity and focus? Both have their perks—one boosts your physical wellness, while the other enhances your productivity and work-life balance. What's more important to you, a dedicated space for your health or your hustle? Cast your vote and let us know which dream space you'd choose!

[Go Vote!](#) >

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

LAST MONTH'S TOP PICK:



**Rustic
Kitchen!**



Congrats



Patty Kraus!

Verse

of the Month

“The grass withers and the flowers fade, but the word of our God stands forever.”

Isaiah 40:8 NLT



RE/MAX FALL FESTIVAL

Saturday, Oct. 19th

8:00am - 12:00pm

Clement Park, Littleton

Join the RE/MAX Professional team as we welcome the changing seasons with a fun-filled Fall Festival community event! Enjoy a delicious pancake breakfast, face painting, a balloon artist, a magician, a pumpkin patch, and the iconic RE/MAX hot air balloon. We can't wait to celebrate with you!

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



Upcoming Events!

REFERRALS

Your Trust, Our Commitment

We hope your experience with the Joan Pratt Group has exceeded your expectations. Our team is dedicated to providing top-tier service, built on 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 give your friends and family the same exceptional care and attention. Together, let's help even more people achieve their real estate dreams!

JPG PHOTO CONTEST

Deadline: Oct 31st

Get ready for the annual Joan Pratt Group Calendar Photo Contest! Whether you're a seasoned photographer or snapped an amazing landscape, we'd love to see it. Winners will be featured in our 2025 calendar, so don't miss your chance to showcase your talent!



Submit Photos to:
VIP@joanpratt.com

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



