

September 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!

14049 Mock Orange Court

Parker, CO 80134

Step into modern living with this stunning 2022-built two-story townhome. The open floor plan features a bright living area, a contemporary kitchen with high-end appliances, and a dining space that flows seamlessly. Upstairs, the primary suite offers a private retreat, while the finished basement adds extra living space with a guest bedroom and rec room. Outside, enjoy a fenced yard backing to open space. The community boasts amenities like a pool, parks, and developing trails. Located in the top-rated Douglas County School District, it's an ideal choice for those seeking both comfort and convenience!



Real Estate Tip:

Unlock Autumn's Opportunities

The fall season often brings a shift in the real estate market. With fewer buyers than in the busy spring and summer months, serious buyers tend to be more motivated. Sellers might also be more willing to negotiate, making it a great time to find deals. Additionally, homes show beautifully with fall decor, making it easier for buyers to envision themselves in a cozy, welcoming space.



JPG

CORE VALUES

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

Your Real Estate Guide: Success with Expertise and Some Fun!

Count on us for all your real estate needs! Whether you're buying or selling, we ensure a seamless and successful experience. With our commitment to excellence, fresh ideas, and a touch of fun, we'll be by your side every step of the way.

Featured Partner

Are you looking to connect with homebuyers, sellers, or industry professionals? Our real estate newsletter is the ideal place to promote your business. Whether you're offering services that cater to homeowners, real estate agents, or anyone in the property market, advertising with us puts you in front of a targeted and engaged audience. Highlight your services, special offers, or new products in a space where it matters most. For more information or to secure your spot, please contact us at marketing@joanpratt.com.

Showcase Your Business to the Real Estate Community!



Home Improvement

Checklist:

Add value to your property, and ensure long-term durability.

- Seal windows and doors with weather stripping or caulking
- Repair chipped or peeling paint
- Clean and reseal wood decks and outdoor furniture
- Ensure attics and crawl spaces are well-insulated
- Look for missing or damaged shingles
- Add energy-efficient LED light bulbs
- Inspect fireplace and get it cleaned
- Test smoke detectors and carbon monoxide alarms

Monthly Market Update

- Indications of a cut in interest rates soon
- Better negotiating opportunities based on the increased inventory
- Long term mortgage rates have gone down



Joan and Her Team Did a Fantastic Job!



Joan and her team are very knowledgeable, professional and experienced in the real estate business. Joan and her team had a buyer for our house the very first day it was listed. The communication was great, we were kept in the loop throughout every step of the process selling our home. I would highly recommend Joan and her team to anyone buying or selling a home. They are truly the most professional real estate team I have ever dealt with.

Thanks Joan!
- J. Lanzarone



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 ×

ACTIVE LISTINGS



1175 Ridge Oaks Drive
Castle Rock CO 80104



11274 Manitou Road
Franktown CO 80116



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



671 Scrubjay Circle
Castle Rock CO 80104



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



2205 Stevens Court
Castle Rock CO 80109



3903 Old Oaks Street
Castle Rock CO 80104



5253 Wangaratta Way,
Highlands Ranch, CO 80130

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?

**Rustic Kitchen or
Modern Living
Room?**

Enter to win
movie tickets!

What's your choice?



When it comes to fall living, both a warm, rustic kitchen and a modern, open-concept living room have their charm. A rustic kitchen is perfect for holiday cooking, sharing family recipes, and gathering with loved ones, while the modern living room offers ample space for hosting festive fall gatherings. Both bring warmth and joy to your home—so, which would you choose for your autumn retreat?

[Go Vote!](#) >

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

LAST MONTH'S TOP PICK:



**Beach
Condo!**



Congrats



Joanie Coffey!

Verses

of the Month

“For everything there is a season, a time for every activity under heaven. A time to be born and a time to die. A time to plant and a time to harvest.”

Ecclesiastes 3:1-2 NLT

Open House

Extravaganza

[RSVP here!!](#)

**Sept. 7th
12PM-2PM**

**Upcoming
Events!**



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



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



**14049 Mock Orange Court,
Castle Rock, CO 80104**



10AM-12PM

**4251 S Blackhawk Cir #3A,
Aurora, CO 80014**

RE/MAX FALL FESTIVAL

Saturday, Oct. 19th

8:00am - 12:00pm

Clement Park, Littleton

Join the entire RE/MAX Professional team as we celebrate the changing seasons with a fall festival community event. Enjoy a pancake breakfast, face painting, balloon artist, magician, pumpkin patch and the RE/MAX hot air balloon! We look forward to celebrating with you!

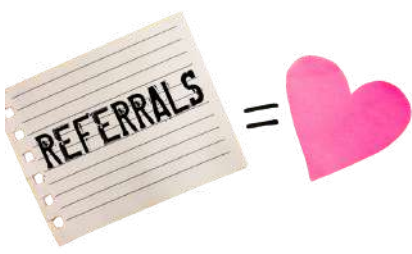
[RSVP at joanpratt.com/events](https://www.joanpratt.com/events)

JPG PHOTO CONTEST

Deadline: Oct 31st

Get excited for our annual Joan Pratt Group Calendar Photo Contest! Whether you're a photographer or just captured a great landscape shot, we want to see it. Winners will be featured in our 2025 calendar, so submit your best work for a chance to showcase your talent!

**Submit Photos to:
VIP@joanpratt.com**



Spreading the Love!

We hope your experience with the Joan Pratt Group has been nothing short of outstanding. Our team is committed to delivering exceptional service, rooted in authenticity, diligence, accountability, and cutting-edge technology. If you know someone in the market to buy or sell a home, we would be truly grateful for your referral. Your trust is invaluable to us, and we guarantee to provide your friends and family with the same level of care and dedication. Let's work together to help more people turn their real estate dreams into reality.

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



Elevate Your Expectations