

April 2025

Newsletter



Featured Listing!

**3535
Medallion Road**
Castle Rock CO 80109

Welcome to this beautifully updated ranch-style home in the sought-after Bell Mountain Ranch community. Set on a spacious lot with stunning mountain views, this property features warm wood flooring, a remodeled spa-like primary bath, and a finished basement perfect for extra living space. The kitchen offers classic oak cabinetry and plenty of room to gather. Enjoy an attached 5-car garage, plus a detached barn for added flexibility. All this, just minutes from Castle Rock!



VOTE TODAY!

Do You Know Real Estate?

Answer this month's trivia question for a chance to win an Amazon gift card! Don't miss out, test your skills and enter today!

Spring into Action: Fresh Home Tips for April

Spring brings a season of renewal, making it the perfect time to refresh and revitalize your home. Start by clearing out winter clutter and embracing a brighter, more open space. Deep clean windows and screens to welcome in the spring sunshine. Check your outdoor spaces—power wash patios, refresh garden beds, and prep furniture for warm-weather gatherings. Inspect your roof and gutters to ensure they're ready for spring rains. A little attention now will help your home shine all season long!



A New Season, A New Home:

Expert Guidance for a Seamless Move

Spring is the season of fresh beginnings! Whether you're buying, selling, or preparing for a move, we're here to make the process smooth, stress-free, and exciting—so you can welcome the season in a home you love!



CORE VALUES

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

When life is hard:

- Anxiety
- Family issues
- Finances
- Grief
- Addiction

Life's challenges can feel overwhelming, but you don't have to face them alone. That's why we've partnered with TeleChap, offering confidential, faith-based support to guide you through life's ups and downs. Whether you need encouragement, a listening ear, or spiritual guidance, help is just a call or message away. Visit JoanPratt.com/hope to connect with TeleChap and find the support you need.



Get confidential help today!
JoanPratt.com/Hope | Proverbs 3:27 NLT

Monthly Market Update

- Active inventory is over 8,500
- Mortgage rates are quietly falling, now in the low to mid 6% range
- Some homes get offers fast - pricing and presentation matter!
- "Coming Soon" campaigns drive early interest



Home Care Essentials:



Enhance your property's value while ensuring long-lasting durability.

- | | |
|---|--|
| <input checked="" type="checkbox"/> Test sprinklers & outdoor faucets | <input checked="" type="checkbox"/> Service HVAC system |
| <input checked="" type="checkbox"/> Clean Gutters & Downspouts | <input checked="" type="checkbox"/> Declutter & deep clean |
| <input checked="" type="checkbox"/> Inspect roof & siding | <input checked="" type="checkbox"/> Prep outdoor spaces |
| <input checked="" type="checkbox"/> Wash windows & screens | <input checked="" type="checkbox"/> Tidy up landscaping |

"Exceptional at Every Aspect"



"Joan Pratt is exceptional at every aspect of real estate. The depth of her professionalism goes beyond expectations into the realm of dreams. Not only does she excel at the logistical side of real estate, she cares about her clients as if they are family. Her team of professionals including Nicole, Ashley, and Alisyn give you the trust of a team dedicated to a positive and seamless experience. I would recommend Joan Pratt to anyone that wants more than a house, but a home found in excellence."

~ K. Laman



ACTIVE LISTINGS



3520 Castle Butte Drive
Castle Rock CO 80109



1175 Ridge Oaks Drive
Castle Rock CO 80104



3842 Estates Circle
Larkspur CO 80118



3535 Medallion Road
Castle Rock CO 80104



209 Saratoga Mine Drive
Castle Rock CO 80108



1828 Aquamarine Court
Castle Rock CO 80108



SE Plum Creek Parkway
Castle Rock CO 80104



3678 Shadow Circle
Castle Rock CO 80109



773 Poncho Road
Larkspur CO 80118

UNDER CONTRACT

4869 S Ceylon Street
Aurora, CO 80015

View our **Featured Listings** here!

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★★★★★
Google Reviews!
[Write One Here!](#)

We're grateful for your support! If we've had the pleasure of working with you, we'd love to hear about your experience. As a thank you, we're offering \$25 to everyone who leaves a Google review! Your feedback helps us improve and gives future clients the confidence to choose us. Share your review today and claim your reward!



Whether you're looking to **downsize** or **ready to buy** your dream home, our team is here to guide you every step of the way. **Schedule a meeting with Joan today, and let's begin!**

Unlock Your Home's True Value... **FOR FREE!**



Curious about your home's value in today's market? Whether you're considering selling or simply want to stay informed, our free home valuation service provides the insights you need. With expert analysis and real-time market data, we'll give you a clear picture of your home's worth—no obligation, just valuable information. Knowing your value is the first step to making confident real estate decisions! Get your free valuation today!

Market Trivia **Contest!**

Think you know Colorado real estate? Answer this month's trivia question for a chance to win a prize!

It's quick, fun, and a great way to test your market knowledge! [Enter now](#) and see if you've got the right answer!

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

Colorado ranks in the top 10 for what real estate trend?

- 1) Fastest home sales
- 2) Most vacation rentals
- 3) Highest home appreciation
- 4) Largest average lot sizes

Front-Row **TOUR!**



Step inside this week's most captivating home - no appointment needed! Our latest YouTube video gives you an exclusive look at one of our newest listings, complete with stunning design, thoughtful details, and a layout that truly feels like home. Whether you're dreaming, browsing, or ready to make a move, this virtual tour puts you in the front row. Click below to watch the full tour and see why this home stands out in today's market!

Step Inside
Exclusive Home Tour

Jeanne Pratt
GROUP
Your Expectations

**3842 Estates Circle
Larkspur, CO 80118**

Verse

of the Month

"I pray that God, the source of hope, will fill you completely with joy and peace because you trust in him. Then you will overflow with confident hope through the power of the Holy Spirit."

Romans 15:13 NLT

Joke of the Month!

Why did the Easter egg hide?

Because it was a little chicken!

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 facebook or instagram, and it might just be featured in our next newsletter! Let's spread some laughs together!



Know Someone Who's Thinking About Buying or Selling?

If you have a friend, family member, or neighbor thinking about making a move, we'd be honored to help. At the Joan Pratt Group, we're committed to delivering trusted guidance, market expertise, and a smooth experience from start to finish. Your referrals mean the world to us - and we'll ensure your people receive the same care and service you've come to expect. Send them our way - we're ready to help make their next move a great one.

Congratulations

Kelly and Grant!

We Love Our Buyers!



We don't just love helping sellers - we're just as passionate about working with buyers, too. Helping our clients find and secure their dream home is one of the most rewarding parts of what we do. Whether it's your first home, your forever home, or something in between, we're committed to making the journey smooth, strategic, and exciting. Your goals are our priority, and we're here to guide you every step of the way.

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

