

February 2025

Newsletter



Featured Listing!

757 Bluff Drive

Franktown, CO 80116

This one-of-a-kind hilltop property offers endless possibilities—perfect for a live-work lifestyle or a high-income VRBO. Featuring 4 beds, 4 baths, dual driveways, a massive workshop, and a four-car drive-through garage, it's ideal for business, hobbies, or storage. Entertain on multiple patios, unwind in the hot tub, or enjoy the tennis court and inground pool. Whether you're looking for a dream home or a smart investment, 757 N. Bluff has it all. Don't miss out!



VOTE TODAY!

Win a box of Crumbl cookies!



Your VOTE matters! Keep reading to learn how YOU can enter to win!

Love Your Home: Essential Home Tips for February

February is the perfect time to prepare your home for the changing seasons. Inspect windows and doors for drafts, sealing gaps to improve energy efficiency. Check for moisture in basements or crawl spaces and address leaks to prevent mold. Deep clean overlooked areas like baseboards and light fixtures, and prune trees to remove damaged branches. Test smoke and carbon monoxide detectors and replace their batteries. A few simple tasks now can keep your home safe, efficient, and ready for spring.



Fall in Love with Real Estate:

Guiding You with Care and Expertise

Home is where the heart is, and we're here to make your real estate journey smooth, stress-free, and fun! Whether buying or selling, trust us to guide you every step of the way. With our expertise and care, you can feel confident in every decision!



CORE VALUES

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

Did You Know?

Your home isn't just where you live—it's one of your biggest financial assets! Have you thought about how it fits into your long-term plans? Whether you're considering upsizing, downsizing, investing, or preparing for future life changes, our Real Estate Planning Sessions are designed to help you strategize for the future. We'll walk through your goals, market insights, and smart moves to maximize your equity and make informed decisions. Ready to take control of your real estate future? Let's start planning today! vip@joanpratt.com



Home Care Essentials



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

- | | |
|--|--|
| <input checked="" type="checkbox"/> Seal drafts around windows and doors | <input checked="" type="checkbox"/> Inspect attics for pests |
| <input checked="" type="checkbox"/> Clean out dryer vents | <input checked="" type="checkbox"/> Check for moisture in basements and crawl spaces |
| <input checked="" type="checkbox"/> Prune damaged tree branches | <input checked="" type="checkbox"/> Insulate exposed pipes |
| <input checked="" type="checkbox"/> Test smoke and carbon monoxide detectors | <input checked="" type="checkbox"/> Replace HVAC filters |

Joan's 2024 Stats!

- \$30,946,000 in Sales Volume
- 77% of Repeat Clients and Referrals
- Achieved \$145,217 in savings for 12 buyers
- Average time on the market: just 32 days!
- 96 Real Estate Planning Sessions
- 90k online views for our listings



We Love Our Clients!



"We sold our house of 14 years 7 months ago and we made comment about Joan and her staff at the time. In a nutshell the Joan Pratt Group was simply spectacular. We have had time to let that feeling simmer and we have experienced real estate transactions with other organizations. I had to confirm our initial feelings with emphasis. Joan and the crew are exceptional. They are extremely knowledgeable and have all the contacts one would need to prepare for a sale or purchase of real estate. But above all and even more than their friendship and wonderful outlook on life they are honest. And I mean honest in ALL things, not just the sale or purchase. If I could I would go on and on but I'd just be repeating myself. I value the friendships with Joan's group that were forged through the sale of our home. I would trust them with all that I have. We made a terrific decision when we chose Joan Pratt to guide us through our sale."

~ S. Edens

joanpratt.com/new-listings

ACTIVE LISTINGS



1175 Ridge Oaks Drive
Castle Rock CO 80104



3842 Estates Circle
Larkspur CO 80118



10694 Camelot Drive
Franktown CO 80116



757 Bluff Drive
Franktown CO 80116



1828 Aquamarine Court
Castle Rock CO 80108



SE Plum Creek Parkway
Castle Rock CO 80104



6428 Vista Cliff Loop
Castle Rock CO 80104

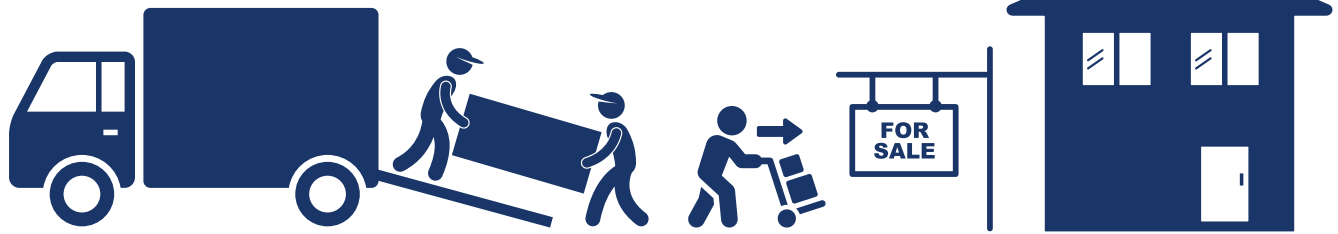


773 Poncho Road
Larkspur CO 80118



UNDER CONTRACT

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



Check out our

RENTALS!

View them here!



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!

Did someone say

FREE

Home Valuation?



SCAN HERE!



At the Joan Pratt Group, we provide free home valuations to give you a clear understanding of your property's market value. Whether you're thinking of selling or just curious about your home's worth, our expert team delivers precise and detailed assessments, equipping you with the insights needed to make informed choices. Let us help you unlock your home's full potential in today's market!

Dream Home Wish List Challenge!



What would your dream home look like? We want to know! Take a moment to share your top three must-haves by clicking the link below, and you'll be entered to win a delicious box of Crumbl Cookies! Whether it's a gourmet kitchen, a spacious backyard, or a cozy reading nook, this is your chance to dream big while also getting one step closer to finding the perfect home. Plus, your wishlist helps us understand what matters most to you in a future home. Don't miss out—submit your entry today for your chance to win!

[Click Here to Enter Your Top Three!](#)

♥ **Enter to win!** ♥

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

LAST MONTH'S TOP PICK:



Townhouse!



Congrats



John Frazier!

Verse

of the Month

"Love is patient and kind. Love is not jealous or boastful or proud or rude. It does not demand its own way. It is not irritable, and it keeps no record of being wronged. It does not rejoice about injustice but rejoices whenever the truth wins out. Love never gives up, never loses faith, is always hopeful, and endures through every circumstance."

1 Corinthians 13:4-7



Help Us Spread the Love!

We're thrilled to hear that your experience with the Joan Pratt Group has been a great one! Our team is committed to offering exceptional service, powered by integrity, dedication, and the latest tools. If you know someone who's ready to buy or sell, we'd be honored by your referral. Your trust means everything to us, and we promise to take great care of your friends and family. If you have a moment, a Google review would be deeply appreciated—it helps us keep making real estate dreams come true!

Joke of the Month!

What do you call two birds in love?

Tweethearts!

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!



SPRING LINE-UP

Spring Into Action with the Joan Pratt Group!

Sign a Listing Agreement with the Joan Pratt Group by **February 28, 2025**, and secure your spot in our exciting Spring Line-Up! Plus, you'll have the chance to win one of three amazing prizes as part of our exclusive promotion! Don't miss this opportunity to achieve your real estate goals and be part of something exciting!

GRAND PRIZE:



\$5,000 AT CLOSING

Contact Us: 720-506-3001
or joanpratt.com/events

Upcoming 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

