

January 2025

# Newsletter



**Featured Listing!**

**6428 Vista Cliff Loop**  
Castle Rock, CO 80104

This stunning 2-story Richmond home, built in 2022, offers modern upgrades and exclusive features throughout. With 3 bedrooms, a bonus loft, a main-floor office, and an open-concept design, it's perfect for work and play. The kitchen shines with granite countertops, stainless steel appliances, and a spacious island, while the luxurious primary suite provides a private retreat. Step outside to enjoy a fully landscaped backyard with a covered patio, fan, and built-in lighting. Conveniently located near parks, schools, and trails, this home combines style, comfort, and an unbeatable location!



**Win \$25 Amazon Gift Card**

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

**VOTE TODAY!**



## New Year, Fresh Start: January Tips for Your Home

January is the ideal time to tackle winter maintenance and plan ahead. Check your roof and gutters for damage or debris to prevent ice dams, and inspect walkways for cracks caused by frost. Indoors, schedule an HVAC tune-up and use programmable thermostats to stay warm efficiently. Declutter storage spaces and clean dryer vents to improve safety. Don't forget to insulate exposed pipes and test your sump pump to avoid mid-winter surprises. With a little effort now, you'll keep your home cozy and ready for the months ahead!



## Your Real Estate Journey: Expertise Meets a Fun, Personalized Touch!

Let us be your trusted partner on your real estate journey! Whether you're buying or selling, we ensure a seamless, hassle-free experience. Combining expertise, creativity, and a dash of fun, we're here to make every step enjoyable and rewarding.

**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](mailto:vip@joanpratt.com).

Showcase Your Business to the Real Estate Community!



## Home Care Essentials



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

- Inspect Your Home's Exterior
- Test Safety Devices
- Declutter and Organize
- Service Your HVAC System
- Seal Drafts and Improve Insulation
- Deep Clean Appliances
- Plan for Spring Projects
- Review Your Homeowner's Insurance

## 2024 Market Highlights

- Active inventory rose by 73%
- New listings increased 13%, surpassing 55,000 homes
- Single-family homes averaged \$778,800
- Average time to sell increased by 20%, ending the year at just under 60 days.



## A great all-around real estate service company!



It was a pleasure working with Joan and her professional team. They were very helpful and always kept me in the loop throughout the whole process of selling my investment property. From start to finish, Joan gave me great advice and recommendations on updating and upgrading the unit. She is very knowledgeable of the real estate market and knew exactly what the place needed to get it ready to sell fast. The overall experience was very satisfying and stress free. If you are looking for a seasoned Realtor, I highly recommend the Joan Pratt Group!

- N. Forte

[joanpratt.com/new-listings](https://joanpratt.com/new-listings)

# ACTIVE LISTINGS



1175 Ridge Oaks Drive  
Castle Rock CO 80104



11274 Manitou Road  
Franktown CO 80116



3842 Estates Circle  
Larkspur CO 80118



10694 Camelot Drive  
Franktown CO 80116



1828 Aquamarine Court  
Castle Rock CO 80108



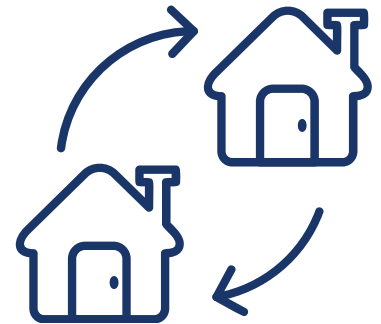
SE Plum Creek Parkway  
Castle Rock CO 80104



6428 Vista Cliff Loop  
Castle Rock CO 80104



5721 Echo Park Circle  
Castle Rock CO 80104



## UNDER CONTRACT



4598 High Spring Road  
Castle Rock CO 80104



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

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!

**Farmhouse or  
Townhouse?**

What's your choice?



Farmhouses offer the charm of wide open spaces, with plenty of room for gardening and outdoor activities. They provide a peaceful, serene environment away from the hustle and bustle, perfect for those who value tranquility and nature. On the other hand, townhouses are ideal for those who love the convenience of city living, offering proximity to restaurants, shops, and entertainment. They're typically low-maintenance, with many amenities, and the close-knit community feel can be great for socializing. So, would you prefer the rural retreat of a farmhouse or the urban convenience of a townhouse? Cast your vote!

[Go Vote!](#) >

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

LAST MONTH'S TOP PICK:



**Cozy  
Interior!**



*Congrats*



**Sara McCall!**

# Verse

## of the Month

"For I am about to do something new. See, I have already begun! Do you not see it? I will make a pathway through the wilderness. I will create rivers in the dry wasteland."

Isaiah 43:19 NLT

# Joke of the Month!

Why did the snowman call an insurance agent?

Because he wanted to protect his "melting" assets!

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!



## Help Us Spread the Word!

We're overjoyed that your experience with the Joan Pratt Group has been a positive one! Our team is passionate about providing exceptional service, driven by integrity, dedication, and the latest technology. If you know someone who's looking to buy or sell, we'd be honored by your referral. Your trust means the world to us, and we'll make sure to treat your friends and family with the utmost care. If you have a moment, a Google review would be greatly appreciated—it helps us keep making real estate dreams a reality!

# SPRING

## Line-Up

### GRAND PRIZE:

### \$5,000 AT CLOSING



Upcoming Events!

Sign a Listing Agreement with the Joan Pratt Group by **February 28, 2025**, and secure your spot in our exciting Spring Line-Up Promotion! Don't miss out—achieve your real estate goals and enter for a chance to win an incredible prize!

Contact Us: 720-506-3001  
or [joanpratt.com/events](https://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](mailto:vip@joanpratt.com)

