

March 2025

# Newsletter



**Subscribe to  
Win a Prize!**

Have you seen our YouTube Channel? If you subscribe, you could win! Keep reading to find out more!

**VOTE  
TODAY!**

**Featured  
Listing!**

**3520  
Castle Butte Drive**  
Castle Rock CO 80109

This stunning estate offers 21 private acres with breathtaking mountain views and equestrian-friendly amenities. It features a gourmet kitchen with dual islands, an expansive primary suite with fireplaces and a private balcony, and a walkout basement with a theater, wine room, and full bar. Outdoor highlights include a firepit, hot tub, waterfall feature, and covered patios. With a 3-car attached garage, heated 10-car detached garage, and a private guest suite, this property is the ultimate blend of luxury and Colorado charm. Don't miss this rare opportunity!



## Spring Forward:

### Essential Home Tips for March

March in Colorado brings longer days, warming temps, and the first signs of spring - making it the perfect time to give your home a seasonal refresh. Start by checking gutters and downspouts for debris left behind by winter storms. Inspect your roof for any damage and schedule repairs before spring showers arrive. Freshen up outdoor spaces by power-washing patios, cleaning outdoor furniture, and prepping garden beds for new growth. A little maintenance now keeps your home in top shape for the warmer months ahead!



## A Fresh Start Begins at Home:

### Guiding You with Care and Expertise

Whether you're buying, selling, or simply preparing for a move, we're here to make the process smooth, stress-free, and exciting. With expert guidance and a fresh approach, you can step into the season with confidence and a home you love!

**JPG**  
**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](http://JoanPratt.com/hope) to connect with TeleChap and find the support you need.



**Get confidential help today!**  
[JoanPratt.com/Hope](http://JoanPratt.com/Hope) | Proverbs 3:27 NLT

## Monthly Market Update

- Active inventory rose by 58%, reaching 7,688 homes
- New listings increased 32%, totaling 4,339 homes
- Buyer demand is improving
- Interest rates steady – Slight downward trend



## Home Care Essentials:



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

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Inspect the Roof                  | <input checked="" type="checkbox"/> Check Windows & Screens          |
| <input checked="" type="checkbox"/> Clean Gutters & Downspouts        | <input checked="" type="checkbox"/> Power Wash & Prep Outdoor Spaces |
| <input checked="" type="checkbox"/> Service the HVAC System           | <input checked="" type="checkbox"/> Declutter & Deep Clean           |
| <input checked="" type="checkbox"/> Test Sprinklers & Outdoor Faucets | <input checked="" type="checkbox"/> Inspect Trees & Landscaping      |

### "Excellent team and Realtor... They have all the bases covered!"



"Best realtor from sign to sale. Joan and her excellent team never missed a beat. They were at the ready when any obstacle popped-up and on several occasions, Joan rolled up her sleeves and got the issue resolved herself. Her knowledge and experience were greatly appreciated by my wife and I. She was very thoughtful and considerate through-out the sales process with frequent communications keeping us informed as needed. We were especially impressed with the quality and dedication of the support team/staff Joan has created."

~ R. Tomlinson



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

# ACTIVE LISTINGS



3520 Castle Butte Drive  
Castle Rock CO 80109



1175 Ridge Oaks Drive  
Castle Rock CO 80104



3842 Estates Circle  
Larkspur CO 80118



10694 Camelot Drive  
Franktown CO 80116



SE Plum Creek Parkway  
Castle Rock CO 80104



6428 Vista Cliff Loop  
Castle Rock CO 80104



3678 Shadow Circle  
Castle Rock CO 80109



773 Poncho Road  
Larkspur CO 80118



## UNDER CONTRACT



757 Bluff Drive  
Franktown, CO 80116



1828 Aquamarine Court  
Castle Rock CO 80108



3427 Cade Court  
Castle Rock CO 80104



# Google Reviews!

Write One Here!

We truly appreciate your support! If you've worked with us, we'd love to hear about your experience. **As a thank you, everyone who leaves a Google review will receive \$25!** Your feedback helps us continue providing top-tier service and helps future clients make confident decisions. Leave 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!

# What's your **HOME** REALLY WORTH?

SCAN HERE!



Curious about your home's value in today's market? Whether you're thinking about selling or just want to stay informed, we offer free, expert home valuations to give you a clear picture of your property's worth. With precise market insights and a personalized assessment, you'll have the knowledge to make confident real estate decisions. Find out what your home could sell for today!

# Subscriber



# Giveaway!

Click Here to Subscribe and Enter!



We're excited to invite you to join our growing YouTube community! Subscribe to our channel and you'll be entered to win **\$100!** We love sharing market insights, stunning property tours, and expert home tips, and now you have a chance to enjoy exclusive content while entering to win. Simply hit subscribe and comment "Subscribed!" on our latest video to join. Don't miss out!

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

# Last Month's WINNER:

**FOR THE WISH LIST GIVEAWAY!**

*Congrats*  
Ben Thowe!

# 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 is March the best time to use a trampoline?

**Because spring is in the air!**

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!



## Your Support Means the World to Us!

We're so grateful for the opportunity to help you with your real estate journey! At the Joan Pratt Group, we're committed to delivering top-tier service with integrity, dedication, and the best tools in the industry. If you know someone looking to buy or sell, we'd love the chance to assist them. Your referrals are the highest compliment we can receive, and we'll ensure your friends and family receive the same exceptional care. If you have a moment, leaving a Google review would mean so much—it helps us continue making real estate dreams a reality!

# THANK YOU

## TO EVERYONE WHO PARTICIPATED IN OUR

# SPRING LINE-UP!

We appreciate everyone who participated in our Spring Lineup Promotion! Your trust and excitement mean so much to us, and we're thrilled to help you make the most of this busy season in real estate. Whether you're buying, selling, or just exploring your options, we're here to support you every step of the way. Wishing you a successful and exciting spring ahead!

## CONGRATULATIONS GRAND PRIZE WINNER!

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

