

Robert Wagner

Subject: Laurel Highland Property Update 2-27-2004

Dear Broker, agent, or client with an **active** interest in the Laurel Highlands real estate market. You are on the private "property update" e-list of "Abe" and "Wags" Wagner, Realtors, Prudential Preferred Realty. If this comes to you in error our apologies and reply with **Remove** in the subject line **for deletion** from this group. *Properties referred to are those listed or represented by our team and do not represent all properties in market area.* If you are a hot buyer/seller in this market contact us for daily updates.

Congratulations to Kim Plowman, Prudential Preferred, for winning the January showing agent bonus for showing 1302 WestRidge.

NEW LISTINGS ON MARKET, CONDITIONS ACTIVE IN RESORTS.

MLS 494532 A43 StoneRidge 7 Springs 4BR, 3B, garage, at top of slopes, ski in and out. Furnished. \$300,000. For preview go to <http://www.visualtour.com/shownp.asp?T=184959>

MLS 494200 1132 Gristmill HV 2BR, 1&1/2 B, end unit, lake view, furnished. \$89,000. For preview go to <http://www.visualtour.com/shownp.asp?T=185968>

MLS 493234 5036 Summit Vista Lane HV 3BR, 3B, beautifully decorated and furnished, great master bath. STATUS UA For preview go to <http://www.visualtour.com/shownp.asp?T=182045>

MLS 492993 8129 StoneGate 7 Springs 4BR, 3B, furnished, garage, slopeside, killer view. For preview go to <http://www.visualtour.com/shownp.asp?T=182033>

CURRENT PROPERTIES ON MARKET

MLS 490094 200 Laurel Drive, Whipkey Dam. 3BR, 2B, built in 2002, new inside and out. \$134,900. For preview go to <http://www.visualtour.com/show.asp?T=173958>

MLS 147060 307 Stahl Road, 4BR, 1Full, 2 1/2 Bath, in woods, across from Kooser Park. \$110,500. For preview go to <http://www.visualtour.com/show.asp?T=147037>

MLS 479875 D-12 Stone Ridge 7 Springs. 3BR, 2 B slopeside, Keystone with lockout. On slopes. \$258,000. For preview go to <http://www.visualtour.com/show.asp?T=154006>

MLS 484225 1302 West Ridge HV 3BR, 3 1/2 B, furnished, abuts State forest. Private setting \$174,000. For preview go to <http://www.visualtour.com/show.asp?T=86652>

DEVELOPMENTS AND LAND

FERN MOUNTAIN DEVELOPMENT At summit of Route 31 just 2 miles from HV and 4 from 7S. Lots average 2 acres and start at \$46K. **Only 4 lots remain.** For preview go to www.Realtor.com search 15628, land, \$40K.

GLADE PATH DEVELOPMENT At back of Fern Mountain, secluded lots. **Only 1 lot remains.** For preview go to www.Realtor.com search 15628, land, \$55K.

COUNTY LINE ROAD One acre, public water and power at road, close to 7 Springs. For preview go to

www.Realtor.com, search 15622, land \$45K

PROPERTIES UNDER AGREEMENT

MLS 477791 181 Sycamore Rd. Bear Rocks 3BR, 2 1/2 B, 2 car garage, 4 private wooded lots, \$170,000 STATUS UA For preview go to <http://www.visualtour.com/show.asp?T=148843>

MLS 485766 1586 Snowfield Terrace, HV Spacious 4BR, 3B townhouse, furnished. \$150,000. STATUS UA For preview go to <http://www.visualtour.com/show.asp?T=162709>

MLS 485387 1134 Gristmill Lane, HV. 1BR, 1B lake in backyard. \$55,500. STATUS UA For preview go to <http://www.visualtour.com/show.asp?T=162697>

MLS 490521 Lot 2 Camp Run Road Updated 5BR, 2B on 3.3 acres of private wooded lot. 1.5m from Hidden Valley. \$219,000 STATUS UA For preview go to <http://www.visualtour.com/shownp.asp?T=173989>

MLS 474109 77 Spruce Peak Rd. Bear Rocks 3BR, 1B, 2 lots, quiet street, private, great family room. \$109,500 STATUS UA For preview go to <http://www.visualtour.com/show.asp?T=142937>

RECENT SALES LAST 60 DAYS OR LESS

MLS 446174 Lot 7 Seasons View Development, Fire Tower Road, 6 Acres, UG utilities, stunning view in the Laurel Highlands **Closed 2.15.04 \$115,000 104.5% of list, 365 days on market.**

MLS 440976 533 Melcroft Rd. Melcroft 3BR, 1B, 1.4 acre level lot, rural area. **Closed 2.12.04 \$88,500 84.6% of list, 8 days + 1 year on market.**

MLS 476431 2290 County Line, near 7 Springs. 4 BR, 2 B, 3 FP, garage, 5 acres **Closed 1.30.04 \$330,000 83.5% of list, 79 days on market.**

MLS 446128 Lot 2 Seasons View Development, Fire Tower Road. 5 acres, UG utilities, stunning view in the Laurel Highlands. **Closed, 1.17.04, \$89,900, 81.7% of list, 270 days on market.**

MLS 488988 E-44 StoneRidge 7S Slopeside, 4BR, 3B, Furnished **Closed 1.15.04, \$311,000, 97.4% of list, 16 days on market.**

MLS 481340 Lot 59 at end of Imperial Drive, HV. All utilities, gentle sloping, close to slopes. **Closed 1.13.2004, \$53,000, 100% of list, 28 days on market..**

MLS 487426 P-12 SunRidge, HV. 1BR, 1B, furnished, ski in and out. **Closed 1.23.04 \$132,000, 94.9% of list, 21 days on market.**

MLS 487268 518 Imperial Road, HV. Huge, contemporary single family with 6BR, 4B, walk to slopes. **Closed, 1.22.04, \$430,000, 95.5% of list, 26 days on market.**

Thank you for forwarding this update to other interested parties. If you have active agents who would like to get this e-update directly please have them e-mail rwagner@topproducer.com with **"LH UPDATE REQUEST"**.

Sincerely,

Robert "Wags" Wagner
CRS, OA, e-PRO, Relocation and Development Specialist
Team Abe and Wags
Prudential Preferred Realty
Laurel Highlands Office
P.O. Box 306 Donegal PA 15628
800-419-7653
rwagner@topproducer.com