

Robert Wagner

Subject: Laurel Highland Property Update 11-15-2004

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 and resort property specialists, Prudential Preferred Realty. If this comes to you in error our apologies, just let us know and we will take you off 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 contact us for daily updates, you will need them in this market. For previous reports go to our market reports page at www.AbeAndWags.com. To contact us e-mail RWagner@topproducer.com.

Buyers agents, you can download sellers disclosure and property information 24/7 from our property information page on our web site at www.AbeAndWags.com. This is a new service to you to help you present complete offers in this hot market. For us to accept an offer you must submit a complete sales agreement, sellers disclosure, copy of deposit check, and related addendums. Thank you for meeting our legal and MLS requirements.

Congratulations to Ron Davies, Davies Real Estate, winning \$25.00 for replying to our showing update inquiry. Buyers agents, call or e-mail us when you show our properties to be entered into this \$25.00 MONTHLY CASH BONUS to showing agents.

Market active with inventory low for the peak of the season. Next 2 months should be strongest for sellers. Review our market reports on www.AbeandWags.com for the complete story of new events in this area. We have more buyers than properties, call us to sell your resort property now.

GO TO OUR WEB SITE WWW.ABEANDWAGS.COM TO VIEW PHOTOS AND VISUAL TOURS OF THESE PROPERTIES

NEW LISTINGS ON MARKET.

MLS 525207 1502 Oliver Way, Hidden Valley. 2B, 2B, FP walk across road to slopes and top of main lift. **\$119,000**

MLS 526631 1901 Horseshoe Road, Champion Estate with inground pool, 2BR main house, 2BR apartment above 2 car garage, 1 acre. TONS of **local stone at pool and fireplaces**, hot tub room. Great 4 season home for the extended family. **\$349,500**

MLS 529150 2473 Stutzmantown Road, Somerset. East of town off Route 31 on way to 911 Memorial, **Main house and 2 guest houses, huge barn**, factory shop, all rented, pond, 10 acres, rural area, \$247,500.

MLS 532731 9014 Aspen, WoodRidge, 7 Springs. 3BR, 2 1/2 B, **ridge side location with the big view**, contemporary, furnished, garage. \$378,000.

MLS 532793 152 Community Lane, Donegal. 4BR, 2 1/2 B, 2 car garage, **private lane**, walk to elementary, **METICULOUS IN AND OUT**, 26X21 pavilion, play set. Ideal for the growing family who socializes and likes to do the outdoor entertaining with kids. \$195,000

NEW LISTINGS UNDER AGREEMENT, VERY ACTIVE AND QUICK MARKET

MLS 527432 1148 Tanyard, Hidden Valley 2B, 2B end unit, new carpet, new paint, nicely furnished, private deck. \$105,000. **STATUS UA 39 DAYS**

MLS 532790 119 Geisler Lane, 2B, 1B FP, quaint cottage in the woods on .58 acres, trout stream frontage \$138,500. **STATUS UA 11 DAYS**

MLS 533262 33 Swiss Mt. 7 Springs. 5BR, 2B Renovated, nicely furnished, updated appliances, walk in and enjoy. \$199,500 **STATUS UA 2 DAYS**

MLS 533767 23 Zurich Lane, Swiss Mt. 7 Springs. 4 BR, 2 B, very nicely maintained, your own climbing wall. \$279,000 **STATUS UA 14 DAYS**

MLS 534659 1564 Snowfield Dr, Hidden Valley 3BR, 2 1/2 B, on 12th fairway, clean, detailed, furnished. \$159,500 **STATUS UA 10 DAYS**

MLS 537094 Log Cabin Lane 2BR 1B unique 1800's log cabin professionally reassembled in 1995, antique locks, glass, finishing but all the modern fixtures. On 2.6 acres with 200+ trout stream frontage and private river island. **Color this one GONE.** \$162,000. **STATUS UA 3 DAY**

CURRENT PROPERTIES ON MARKET

MLS 522803 60 Valley View Hidden Valley. 3BR, 1 1/2B Woodburner FP Close to conference center and slopes. **Bargain at \$99,000.** Private in summer, views slopes in winter. For preview go to [our exclusive visual tour.](#)

MLS 519953 410 Imperial Road Hidden Valley. 4BR, 3B spacious home with many upgrades, wine cellar, unique wet bar, **lots of room** for family and entertaining. \$380,000. For preview go [to our exclusive visual tour.](#)

MLS 519681 6 Swiss Mt. 7 Springs. 4BR, 2 1/2B End unit, **only a few with this floor plan**, renovated, Berber, oak floors, granite counters, Harmon wood stove. **Very top end.** Ready to move in. \$289,000. For preview go to [our exclusive visual tour.](#)

MLS 511747 331 C Cummings Road, Cummingwood Park, Acme. **Completely redone** 2BR, 1B house. New roof, siding, flooring, cabinets, bath, quiet lot. Great second or primary home. **\$59,000.** For preview go to [our exclusive visual tour.](#)

MLS 511860 5309 Summit Vista, Hidden Valley. New paint in this 3BR, 2B slopeside Very nicely furnished, **all on one floor, ski off the deck** to the top of main chair. \$235,000. For preview go to [our exclusive visual tour.](#)

MLS 508198 E-34 StoneRidge, 3BR, 2B, fireplace, furnished, new paint, very clean, slopeside, garage, **killer east view of resort** and Somerset from deck. **\$314,000.** For preview go to [our exclusive visual tour.](#) Sellers are Realtors in PA.

DEVELOPMENTS AND LAND

HIDDEN VALLEY **Double lot on prime South Ridge Drive.** 1.54 acre, mostly flat, surrounded by beautiful homes. Buy both for \$165,000. MLS 508660. For preview go to www.Realtor.com and search zip 15502 and price.

PROPERTIES UNDER AGREEMENT

MLS 507850 1517 Tailor Way, HV. 3BR, 2B, **completely refurbished**. New paint, carpet, appliances, very clean, never rented, furnished. \$155,000. For preview go to [our exclusive visual tour](#).

MLS 496892 20 Ritenour Ridge, Champion 3BR, 1B very clean, great view, local hardwoods on walls, 2 car garage. \$75,000. Look at what you are getting !!! For preview go to [our exclusive visual tour](#).

MLS 499103 16 Ritenour Ridge, Champion. 3BR, 2B, Family room, den, fireplace, 1 acre. 1 car garage. 8 miles to 7 Springs. \$86,500. For preview go to [our exclusive visual tour](#).

RECENT SALES LAST 60 DAYS OR LESS

MLS 526980 161 Redwood Road, Bear Rocks Very neat 2BR, 2B on 1 acre lot. Private site surrounded by trees. 99,500 Status **SOLD 57 DOM, \$ 97,000, 98.4% OF LIST**

MLS 512913 155 Hopewell Road, Melcroft. 12 Miles from 7 Springs, this contemporary 3BR, 2B home on 1.1 acre is completely furnished, spacious, FP, great decks, quiet lot, rental history. \$182,000. **SOLD , 148 DOM, \$174,000, 95.6 % OF LIST**

MLS 490094 200 Laurel Drive, Whipkey Dam. 3BR, 2B, built in 2002, new inside and out. \$124,500. Walk to trout stream. Nice summer vacation community. **SOLD, 302 DOM, \$121,000, 97.1% OF LIST.**

MLS 504022 9053 Aspen Drive, WoodRidge, 7 Springs. 3BR, 2 1/2 B, Professionally decorated, 4 panel doors, garage, very nice furnishings. \$369,500. **SOLD, 141 DOM, \$360,000, 97.4% OF LIST**

MLS 492993 8129 StoneGate 7 Springs 4BR, 3B, furnished, garage, slopeside, killer view. \$425,000 **SOLD, 219 DOM, \$419,000. 97.6% OF LIST**

MLS 517596 3D4 Mt. Villas, 7 Springs. 4BR, 3B Close to golf course, shuttle to slopes. \$165,500. **SOLD, 4 DOM, \$160,000, 96.9% OF LIST**

MLS 514035 1582 Snowfield Terrace Hidden Valley. 4BR, 3B, end unit, fresh paint and nicely detailed. \$159,500 **SOLD, 55 DOM, \$155,000, 97.1 OF LIST**

MLS 479875 D-12 StoneRidge 7 Springs. 3BR, 2 B slopeside, Keystone with lockout. On slopes. \$258,000. **SOLD, 306 DOM, \$255,000, 98.8% OF LIST**

MLS 494200 1132 Gristmill HV 2BR, 1&1/2 B, end unit, lake view, furnished. \$80,000. **SOLD, 168 DOM, \$71,500, 89.3% OF LIST**

MLS 513784 4507 Swiss Mountain, 7 Springs. Lowest priced 2BR, 1B at resort. Furnished, clean, never rented, end unit. \$ 124,900 **SOLD, 58 DOM, \$122,500, 98% OF LIST**

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 me with **"LH UPDATE REQUEST"**.

Sincerely,

Wags

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