

Robert Wagner

From: Wags [Wags@AbeAndWags.com]
Sent: Friday, February 16, 2007 11:59 PM
To: wags@abeandwags.com
Subject: Laurel Highlands Property Update 2-2007



Dear Broker, agent, or client with an **active** interest in Laurel Highlands properties located in the SW Pennsylvania real estate market. You are on the confidential "property update" e-list of "Abe" and "Wags" Wagner, Realtors and resort property specialists, Prudential Preferred Realty. If this comes to you in error or is a duplicate our apologies, just let us know and we will correct our mistake. ***This update is not an attempt to solicit the offerings of other brokers and is for informational purposes only. 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 use the e-mail in the signature block or reply to this update.

Buyers agents or clients, you can download sellers disclosure and property information 24/7 from our [property information page](#) on our web site. This is to help you present a complete offer in this hot market. All property showings must be scheduled through our [showing coordination center](#), or call toll free 877.473.0123. Have the West Penn MLS # ready to identify the property. Thank you for meeting the written request of the seller, our requirements as the listing agent, and our state legal and MLS requirements.

HOMEOWNERS ALERT Freezing temperatures, snow, and winds have filled many decks up to the railings and half way up sliding doors. There is massive ice buildup on many buildings. If you are not coming up this weekend we advise you contact your association to have someone clear snow from all doorways, turn off your water main, and knock down major icebuilds to avoid damage and water infiltration.

BETWEEN THE NUMBERS/ OUR READ ON THE MARKET

Frigid temperatures have had the anticipated effect of slowing buyer activity at the resorts, with most recorded sales having been initiated in December or earlier. There has been a slight increase in inventory as homeowners see the end of the ski season coming and decide to enter the market. As with all supply and demand, increase in inventory requires the seller to present an accurately priced property in better than average market condition to be considered.

Most interesting is our year end analysis of market appreciation at the resorts. We are double checking our numbers because the trends are quite amazing, even to us. More to come in next months newsletter, make sure you read our end of year analysis if you have an interest in this area.

Review our past newsletters on [our newsletter page](#) for the update of news events in this area influencing property values and homeowners.

GO TO VIEW OUR LISTINGS TO VIEW PHOTOS AND VISUAL TOURS OF THESE PROPERTIES AT [OUR VIEW LISTINGS PAGE](#)

NEW LISTINGS AND PROPERTIES ON THE MARKET

OPEN HOUSE SUNDAY 1-3 MLS 649715 2703 Powder Ridge, Hidden Valley Residence, 3 BR, 2 B, Fireplace, nicely furnished, big loft area has 2 queen beds, extra large wrap around decks, \$248,500.

OPEN HOUSE SUNDAY 1-3 MLS 632321 1842 Eagles Ridge Way Hidden Valley Townhouse, 3BR, 2 1/2B, close to pool and playground. Furnished, stone fireplace,

appliances, large 14X20 deck overlooks State Forest, great for summer deck activities.
\$179,500.

MLS 655043 Four Seasons B & B. 100 Stewarton Road, Mill Run. 5 BR, 5 B seasonal B & B, fronts Route 381, minutes from Falling Water and Ohio Pyle. Totally renovated, seasonally decorated, 1.1 Acre level lot, this is a unique property with income potential. \$239,500.

MLS 655367 Lot 1 Oak Ridge, Champion. 9+Acre lot, perked, buyer will have to drill well and install septic. Association, paved road, underground utilities. This lot has MOUNTAIN VIEWS. About 8 miles from 7 Springs on Pgh. side. \$58,500.

MLS 656518 Lot at 204 Shadowbrook, Laurel Summit Estates. 7.1 Acre, wooded, 2 small streams, perked, buyer needs to drill well and install septic. Underground utilities, gravel road, covenants and restrictions. ABUTS SOMERSET GAMELANDS. \$97,500.

MLS 650528 1941 County Line Road, Champion Residence, 3 BR, 3 B, just 4 miles west of 7 Springs, 1.03 acres, cedar, stone, fireplace, furnishings negotiable, RENTAL INCOME POTENTIAL \$324,900.

MLS 652631 H-7 SunRidge, 7 Springs Condo, 2 BR, 2 B, fireplace, slopeside, east Somerset country views, furnished, appliances, \$299,000.

MLS 638457 28 Acre parcel on Fall Run perked with planned home site, this is a hunters paradise. Restrictive covenants, only large parcels in this community. Very private area with only 4 parcels in this community. \$232,000.

MLS 636846 Lot in Oak Ridge, Champion 2.5 Acre perked lot with well drilled in very nice community. Level, slightly sloping, average home here is about \$250K. About 8 miles from 7 Springs on Pgh. side. \$52,500.

MLS 620446 600 Acre parcel by Laurel Summit. Just to the east of Laurel Mt. ski area, rolling meadows. Being used as a hunting preserve, abuts state forests and hunting areas, pond near potential home or lodge site. \$1,800,000.

RECENT SALES LAST 60 DAYS

MLS 639172 1102 Gary Road, Somerset. Completely renovated 5BR, 3B house on about 1 Acre. Only 8 mile from 7 Springs in Trent, new hemlock siding and decks, flooring and carpet, paint, wiring and panel, furnace, kitchen and more. \$159,500. SOLD \$152,500, 95.3% of list, 89 DOM

MLS 628112 1119 Veech Hidden Valley Condo, 1BR, 2 1/2B, stone fireplace, furnished, accessories, appliances. Easy way to get into the resorts. \$79,000. SOLD \$75,000, 94.9% of list, 189 DOM.

MLS 647529 W-3 SunRidge 7 Springs Condo, 2 BR, 2 B, slopeside, ski in and out from the deck, furnished, close to rec center, \$329,500. SOLD, \$316,000, 95.9% of list, 73 DOM.

MLS 644488 4531 Nordic Way , Hidden Valley. Townhouse, 3 BR, 2 B, nicely furnished, fireplace, updates, rarely used, \$151,900. SOLD \$156,000, 102.6% of list, 28 DOM (Offer in when listed).

MLS 645085 X-5 SunRidge, Seven Springs Condo, 3 BR, 3 B, Fireplace, furnished, at the slopes. SOLD \$442,869, 98.5% of list, 15 DOM. (Offer in when listed).

MLS 646251 W-7 SunRidge, Seven Springs Condo, 2 BR, 2 B, Fireplace, furnished, ski in and out, SOLD, \$299,000, 99.8% of list, 11 DOM. (Offer in when listed).

MLS 641321 1120 Veech Hidden Valley This 1BR, 2 -1/2B condo is an end unit, located close to the slopes, pool, and tennis courts. Never rented, fully furnished with appliances, nice condition and reasonably priced at \$85,500. SOLD, \$82,500, 96.4% of list, 32 DOM.

Selected sales in resort areas not represented by us personally from MLS and courthouse records are kept privately by us in our office. If you want the inside knowledge as to property sales history and potential value of your property in this area please contact us directly for this information.

We need properties to sell. Properly priced and prepared properties are selling frequently within days at asking price. To see how our "[Keys to Close](#)" FULL SERVICE marketing plan and DISCOUNTED COMMISSIONS gets results fast and and at top price and how your home could do in this market place call me direct at 412-551-1859 or reply to this e-mail.

You are authorized to forward this update in entirety to other interested parties. If you have parties who would like to get this e-update directly please have them e-mail me with "*LH UPDATE REQUEST*".

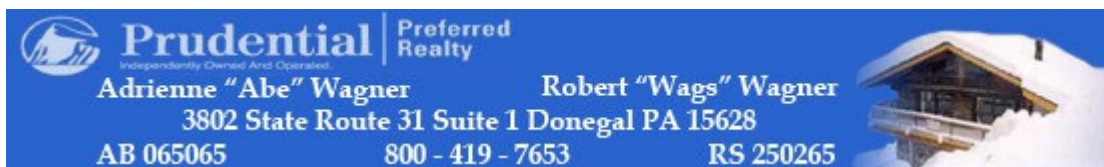
Note, please ask specifically for Abe or Wags if you have questions on a property, market conditions, or what your home would sell for now.

Sincerely,

Wags

Robert "Wags" Wagner
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