

## Robert Wagner

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**Subject:** Laurel Highland Property Update4-9-2004

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 contact us for daily updates, you will need them in this market.

Congratulations to Angie Kurtz-Denham, Caldwell Banker, for winning the March showing agent bonus for showing 1B1 Mt. Villas. Call or e-mail us when you show one of our properties to be entered into this monthly CASH showing award.

**Market very active in resorts and resort areas. Note new listings and properties under agreement. Many UA and CLOSED in less than 30 days. This report reflects status as of today as properties are changing. Market moving too fast, so this if my best effort, check your MLS or [www.realtor.com](http://www.realtor.com) for today.**

### **NEW LISTINGS ON MARKET, CONDITIONS ACTIVE IN RESORTS, BUYERS MARKET AWAY FROM RESORTS.**

MLS 503290 712 Depot Street, Youngwood 3 unit apartment All units have upgraded kitchens and baths. Will need roof repairs. Nice neighborhood. \$94,500. Too new for visual tour, for preview go to [www.realtor.com](http://www.realtor.com) and search price and 15697.

MLS 496892 20 Ritenour Ridge, Champion 3BR, 1B very clean, great view, local hardwoods on walls, 2 car garage. \$84,500. Look at this price to what you are getting !!! For preview go to <http://www.visualtour.com/shownp.asp?T=189603>

MLS 497193 1B1 Mountain Villas, 7 Springs. 2BR, 2B, clean, paint, furnished, awesome slope view. \$149,000. For preview go to <http://www.visualtour.com/shownp.asp?T=188608>

MLS 499103 16 Ritenour Ridge, Champion. 3BR, 2B, Family room, den, fireplace, 1 acre. 1 car garage. \$99,000. For preview go to <http://www.visualtour.com/shownp.asp?T=195728>

### **CURRENT PROPERTIES ON MARKET**

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

MLS 485387 1134 Gristmill Lane, HV. 1BR, 2 1/2 baths, lake in backyard. \$55,500. 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 For preview go to <http://www.visualtour.com/shownp.asp?T=173989>

MLS 490094 200 Laurel Drive, Whipkey Dam. 3BR, 2B, built in 2002, new inside and out. \$134,900. For

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preview go to <http://www.visualtour.com/show.asp?T=173958>

MLS 476407 307 Stahl Road, 4BR, 1Full, 2 1/2 Bath, in woods, 2 acres across from Kooser Park. \$110,500. For preview go to <http://www.visualtour.com/show.asp?T=147037>

MLS 479875479875 D-12 Stone Ridge 7 Springs. 3BR, 2 B slopeside, Keystone with lockout. On slopes. A 3BR, 2B with no garage in StoneRidge sold and appraised at \$305,000. \$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.

**Note, new construction in this area closing over \$225K.** For preview go to <http://www.visualtour.com/show.asp?T=86652>

## DEVELOPMENTS AND LAND

**In our last update we thought we would be sold out this year, not this month!!**

FERN MOUNTAINOUS DEVELOPMENT At summit of Route 31 just 2 miles from HV and 4 from 7S. Lots average 2 acres and start at \$46K. **INTERIOR LOTS SOLD OUT. ONLY 3 LOTS REMAIN ON CAMP RUN.** For preview go to [www.Realtor.com](http://www.Realtor.com) search 15628, land, \$40K.

GLADE PATH DEVELOPMENT At back of Fern Mountain, secluded lots. **SOLD OUT.** For preview go to [www.Realtor.com](http://www.Realtor.com) search 15628, land, \$55K.

COUNTY LINE ROAD One acre, public water and power at road, 3 miles to 7 Springs. For preview go to [www.Realtor.com](http://www.Realtor.com), search 15622, land \$45K

## PROPERTIES UNDER AGREEMENT

MLS 497948 2106 South Ridge HV. 2BR, 2B clean, furnished. \$99,000. **STATUS UA in 27 days.** For preview go to <http://www.visualtour.com/shownp.asp?T=191615> <http://www.visualtour.com/shownp.asp?T=191615>

MLS 501295 W3 SunRidge, Villages, 7 Springs. 2BR, 2B, Slopeside, furnished, clean. \$254,000. **STATUS UA in 4 days. CASH, closes in 1 week.**

MLS 498170 201 Alpine Heights, 7 Springs area. Fire damaged chalet. \$99,000. **STATUS UA in 9 days. CASH, closes in 2 weeks.** For preview go to [www.Realtor.com](http://www.Realtor.com) and search 15622. Went to fast to get the visual tour.

## RECENT SALES LAST 60 DAYS OR LESS

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

MLS 493234 5036 Summit Vista Lane HV 3BR, 3B, beautifully decorated and furnished, great master bath. \$ 204,000. **STATUS CLOSED.** For preview go to <http://www.visualtour.com/shownp.asp?T=182045>

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

MLS 485766 1586 Snowfield Terrace, HV Spacious 4BR, 3B townhouse, furnished, clean. \$150,000.

**Closed 3.15.04 \$142,500 97% of list, 116 days on market.**

MLS 474109 77 Spruce Peak Rd. Bear Rocks 3BR, 1B, 2 lots, quiet street, private, great family room. \$109,500. **Closed 2.27.04 \$96,700. 88% of list, 116 days on market.**

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.**

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](mailto:rwagner@topproducer.com) with **"LH UPDATE REQUEST"**.

Sincerely,

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