

## Robert Wagner

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**Subject:** Laurel Highland Property Update 3-5-2005

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. *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](http://www.AbeAndWags.com). To contact us e-mail [RWagner@topproducer.com](mailto: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](http://www.AbeAndWags.com). This is a 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.**

**Market active with inventory low for this time of year. We anticipate more inventory on market as ski season comes to an end. Review our market reports on [www.AbeandWags.com](http://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](http://WWW.ABEANDWAGS.COM) TO VIEW PHOTOS AND VISUAL TOURS OF THESE PROPERTIES**

### **NEW LISTINGS ON MARKET.**

MLS 543524 1106 Forbes Lane, Hidden Valley 1BR with 2 1/2 baths. Very clean, furnished, appliances with stack washer/dryer. Stock the fridge and walk to the slopes. \$75,000.

MLS 543599 8125 Stonegate, Seven Springs 2BR, 2B, gas fireplace. Ski in and out. High end furnishings, end unit, great view. \$348,000.

MLS 546094 9112 WoodRidge, Seven Springs 1 year old, nicely furnished, ready to move in. **STATUS UA** \$338,500.

MLS 546108 Camp Run Road, Fern Mountain New construction log home, 4BR, 3B, 2 car garage, wooded lot, snowmobile out of the garage. \$384,000.

MLS 547829 Z7 Sunridge, Seven Springs 2BR, 2B, Great views, nicely furnished, well maintained, move in today. \$249,500.

### **CURRENT PROPERTIES ON MARKET**

MLS 535994 2108 Southridge Terrace. 2BR, 2B condo. End unit, fireplace, furnished and equipped, back deck overlooks state forest. **Price right at \$111,900.**

MLS 540987 2120 Oak Ridge 5BR, 3 1/2B contemporary. **NEW CONSTRUCTION.** Very high end construction, healthy air house, time to get in and pick out the flooring and fixtures. In the finishing phase now. **\$414,060.**

MLS 525207 1502 Oliver Way, Hidden Valley. 2B, 2B, FP walk across road to slopes and top of main lift. **\$117,000**

MLS 526631 1901 Horseshoe Road, Champion Estate with inground pool, 3BR 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, **PRICE REDUCED** \$190,000.

MLS 532731 9014 Aspen, WoodRidge, 7 Springs. 3BR, 2 1/2 B, **ridge side location with the big view**, contemporary, furnished, garage. \$365,000.

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. If you like to entertain outside check out this house. \$195,000

MLS 522803 60 Valley View Hidden Valley. 3BR, 1 1/2B Woodburner FP Close to conference center and slopes. **Bargain at \$99,900**. Private in summer, views slopes in winter.

## 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](http://www.Realtor.com) and search zip 15502 and price.

## PROPERTIES UNDER AGREEMENT

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

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. **STATUS UA**

## RECENT SALES LAST 60 DAYS OR LESS

MLS 508198 E-34 StoneRidge, 3BR, 2B, fireplace, furnished, new paint, very clean, slopeside, garage, **killer east view of resort** and Somerset from deck. **SOLD, 217 DOM, \$300,000, 95.2% of list.**

MLS 538511 171 Poplar Run Road 1BR, 1B house in the woods, very neat, frontage on Poplar Run Stream **SOLD, 70 DOM, \$77,500, 91.2 % of list.**

MLS 6504 Somerset **We acted as buyers agents on this**. 3BR, 2B, 3FP Dupre built cabin on prime 10 acres across from the north gate of 7 springs. **Listed \$569,000, closed at \$450,100, 79.1% of list, 30 DOM.**

You are authorized to forward this update in entirety 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"**.

**Note, please ask for Abe or Wags if you have questions on a property.**

Sincerely,

Wags

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