

Robert Wagner

From: Robert Wagner [rwagner@lhtc.net]
Sent: Thursday, April 27, 2006 7:58 PM
To: Robert Wagner
Subject: Abe and Wags Laurel Highlands Property Update 4-2006



You are on the private e-group of Adrienne "Abe" Wagner and Robert "Wags" Wagner, Realtors of Prudential Preferred Realty, Laurel Highlands Office, Donegal PA, in the Laurel Highlands of SW PA, USA. If this message comes to you in error our apologies. Please let us know and we will clear you from 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. All opinions are ours alone.*

Before any substantive discussion about real estate with us refer to the [PA Consumer Notice](#).

Buyers agents, 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. Thank you for meeting our legal and MLS requirements.

BETWEEN THE NUMBERS/ OUR READ ON THE MARKET

End of ski season slows buyer activity at both resorts, and the possible sale of Hidden Valley has some people waiting to see what will happen. There is still about 18 months of inventory in the \$300K + range, which has been soft at this resort. Properties under \$200K have seen greatest demand.

We anticipate more inventory at Seven Springs as the new construction in South Wind sees completion and current homeowners sell to go into this community. This should increase DOM and make pricing more targeted as to how motivated the seller may be. With current inventory we are seeing at and above asking price offers for clean and ready to occupy homes under \$275K. The \$300K+ range has been the slowest price point.

Review our newsletters on www.ABEandWAGS.com for the update of news events in this area influencing property values.

GO TO VIEW OUR LISTINGS TO VIEW PHOTOS AND VISUAL TOURS OF THESE PROPERTIES AT www.ABEandWAGS.com.

NEW LISTINGS ON MARKET.

MLS 603355 5107 Summit Drive, Hidden Valley. 2BR, 2B Condo has had many upgrades, to include paint, furniture, and flooring. Walk to the slopes, owner use only, very nice condition. \$162,500.

MLS 608512 307 Stahl Road, Somerset. 3BR, 1.5B home on 2+ acres across from Kooser Park and 2 miles from Hidden Valley. New kitchen, bath, floors and more. Move in condition. \$128,500.

There were several other listing in this period that have gone UA or SOLD since our last report.

CURRENT PROPERTIES ON MARKET

MLS 597692 Lot 15 Lake Road, Hidden Valley. New construction 6 BR, 3 1/2 B is high end building, Anderson 400 series glass, Lennox heat pump with propane backup, 2X6 walls with R-19 and R-38 roof insulation values. Big step above the on site construction. \$375,000

MLS 596672 160 Williams Road, Donegal 3BR 1B Trailer on foundation. Block 24X32 2 car garage attached. Completely renovated, new Berber and vinyl, appliances, recent washer dryer, level 1.03 acre lot. Great starters buy. \$74,500

MLS 600867 C32 AB StoneRidge, Seven Springs This 3BR, 2B furnished condo has ski in / out access to Boomerang Trail, overlooks the slopes and has a bedroom that can be locked out allowing this to be rented as a 1/ 2/ or 3 BR unit. \$319,000.

MLS 600794 Shadowbrook Road, Laurel Summit, Somerset This wooded 10 acre homesite with covenants is in the Laurel Summit community across from Kooser Park and about 2 miles east of the entrance to Hidden Valley. 574 feet of frontage, close to State forest, parks, and resorts. \$110,000.

MLS 584540 Lot 21 OakRidge 2.4 acres level homesite, wooded, corner, in nice community with covenants and very nice houses. UG utilities and well. \$52,500.

MLS 577879 2158 OakRidge, 2.38 acres level homesite, wooded, beautiful homes around this lot. Covenants, UG utilities and well. \$49,500.

MLS 561073 1755 Greenfield, Hidden Valley 3BR, 2 1/2 B Townhouse with garage, near the fairway. Fireplace, contemporary furnishings, well maintained, quiet street. Not rented, personal use. Owners went over house to prep for sale. \$254,500.

MLS 608218 5 Deer Ridge, Seven Springs. House, 4BR, 3 1/2 B, 2 FP, 2 car garage, showcase model, beautifully furnished and landscaped. Was featured in Pittsburgh Whirl Magazine December issue as elite home. This is one of a kind at 7 Springs. \$749,900.

PROPERTIES UNDER AGREEMENT

MLS 563184 D21 A/B StoneRidge, Seven Springs 3BR, 2B Condo. Lockout for guests or to rent. Rental potential, upgraded furnishings, ski in and out, at top of slopes, killer view. \$327,000.

MLS 581475 A 42 AB StoneRidge, Seven Springs 4BR, 3B condo, slopeside, furnished, new paint, carpet, Keystone loft lockout with garage. Above average condition. New paint, carpet, not rented since upgrades. \$329,500.

MLS 593705 1958 South Ridge, Hidden Valley 3BR, 3B Townhouse is nicely furnished, open floor plan, washer/dryer, close to the community center, fireplace in the LR. Cozy. \$242,000

MLS 594321 171 Nedrow Lane, Donegal 3BR, 2 1/2B modular on block foundation. Bank sale, needs work, 2.4 acre lot with 3 bay outbuilding. 2004 appraisal of \$135,000. \$98,500.00

MLS 600867 X4 SunRidge, Seven Springs 2BR, 2B condo, furnished, mountain views, ski in and out, washer/dryer, newer Berber carpet. UA 1 day. \$289,000.00

RECENT SALES

MLS 595001 Pine Slope Road, Champion 15.83 homesite with east ridgeline view of the Laurel Highlands, perked, rural area, about 10 miles from Seven Springs. Estate sale, one of the nicest lots we have seen in this area. SOLD \$59,900.00 100% of List, 25 DOM.

MLS 593080 9A1 Mt. Villas 2BR, 2B condo on ground floor. Furnished with appliances, deck, walk to golf course and pool, shuttle to the slopes. SOLD \$176,800 96% of List, 56 DOM.

MLS 587156 1508 Tailor Way, Hidden Valley 4BR, 2 1/2B end townhouse, walk to slopes, expanded entry, furnished, stack w/d. SOLD \$215,000, 100% of List, 2 DOM.

MLS 565938 568 Laurel Court, Hidden Valley 3BR, 2B Townhouse, unfurnished, skylights, appliances, woodburner, carpets cleaned, detailed. SOLD \$109,000, 99.5% of List, 145 DOM.

MLS 583407 1417 Ream Road. 3BR 1B house in the woods. Close to Laurel Stream, new laminate floors, paint, full basement, built 99. Private area with vacation homes surrounding. SOLD \$84,000, 93.4% of List, 68 DOM.

MLS 582590 1141 Tanyard Lane, Hidden Valley. 2BR, 2B furnished, never rented, walk to slopes, washer/dryer. SOLD \$127,500. 100% of List, 46 DOM.

Selected sales in resort areas not represented by us personally from MLS and courthouse records are kept by us in our office. If you want the advantage as to property sales please contact us directly for this information.

We need properties to sell. Today, there is no bubble in this market. Properly priced and prepared properties are selling. To see how our "Key to Close" marketing plan gets results fast 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.

REALTORS For the Seasons of Your Life,
Adrienne "**Abe**" Wagner, Associate Broker
CRB, CRS, GRI, e-PRO, OA, RECS, SRES
412-551-1859 cell AB 065065

Robert "**Wags**" Wagner
CRB, CRS, GRI, e-PRO, OA, RECS
Prudential Relocation/ Fine Homes/ Developments
412-551-1859 cell RS 250265

Prudential Preferred Realty
3802 State Route 31 Suite 1
Donegal PA 15628
Office 800-419-7653
Fax 724-593-6123
e-Mail rwagner@topproducer.com
Web Site: www.AbeandWags.com