

Robert Wagner

Subject: Laurel Highland Property Update 7-1-2004

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. For previous reports go to our market reports page at www.AbeandWags.com.

Congratulations to Julie Weeks, Dacey Real Estate, winning \$25.00 for replying to our showing update inquiry. Buyers agents, call or e-mail us with your showing information to be entered into this \$25.00 CASH BONUS to showing agents.

Market active with increase in inventory. Still low compared to national statistics and only about 50% of projected market demands. Next 6 months should be strongest for sellers. Review our market reports on www.AbeandWags.com for the complete story of new events in this area.

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

MLS 511622 D21 Stoneridge, 7 Springs. Ski in/out 3BR, 2B lockout, cornerstone plan, immaculate, decorated, furnished. \$350,000. For preview go to <http://www.visualtour.com/shownp.asp?T=223234>

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 small primary home. \$62,000. For preview go to <http://www.visualtour.com/shownp.asp?T=223215>

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 <http://www.visualtour.com/shownp.asp?T=223205>

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, rental history. \$182,000. For preview go to <http://www.visualtour.com/shownp.asp?T=225261>

MLS 512938 161 Main Street, Donegal. By Post Office. Small by nicely finished 2BR, 1B with room for business or living space. High traffic location. \$57,500. For preview go to <http://www.visualtour.com/shownp.asp?T=223815>

MLS 515707 2901 Swiss Mountain, 7 Springs. Ground level 1BR, 1B, renovated, berber, ceramic tile, big closet for toys. Furnished, neat, corner unit. \$89,500. For preview go to <http://www.visualtour.com/shownp.asp?T=231099>

MLS 513784 4507 Swiss Mountain, 7 Springs. Lowest priced 2BR, 1B at resort. Furnished, clean, never rented, end unit. Will go fast. For preview go to www.Realtor.com search 15622 and price.

CURRENT PROPERTIES ON MARKET

MLS 504022 9053 Aspen Drive, WoodRidge, 7 Springs. 3BR, 2 1/2 B, Professionally decorated, 4 panel

doors, garage, very nice furnishings. \$369,500. For preview go to <http://www.visualtour.com/shownp.asp?T=207143>

MLS 505421 5007 Swiss Mt., 7 Springs. 1BR, 1B Clean, furnished, big storage closet for skis, bikes, etc., woods off the back deck. \$92,500. For preview go to <http://www.visualtour.com/shownp.asp?T=207153>

MLS 508198 E-34 StoneRidge, 3BR, 2B, fireplace, furnished, new paint, very clean, slopeside, killer east view of resort and Somerset from deck. \$324,000. For preview go to <http://www.visualtour.com/shownp.asp?T=216223>

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 <http://www.visualtour.com/shownp.asp?T=212392>

MLS 508293 Barron Church Road, 7 miles from 7 Springs. 4 year old custom log home, hilltop, 25 acres, 3 car garage with 1BR apartment, stables, pasture. One of the nicest homes we have seen in the last 2 years. You must see this house if you have anyone interested in a great log home. \$497,400. For preview go to <http://www.visualtour.com/shownp.asp?T=216206>

MLS 510695 462 Melcroft Road. 3BR, 2B Newer home, great condition, big rooms, on 3.6 acres, creek on property, rural setting \$125,000. For preview go to <http://www.visualtour.com/shownp.asp?T=223240>

MLS 503290 712 Depot Street, Youngwood 3 unit apartment All units have upgraded kitchens and baths. Will need roof repairs. Nice neighborhood. \$94,500. For preview go to <http://www.visualtour.com/shownp.asp?T=218168>

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 <http://www.visualtour.com/shownp.asp?T=189603>

MLS 499103 16 Ritenour Ridge, Champion. 3BR, 2B, Family room, den, fireplace, 1 acre. 1 car garage. \$86,500. For preview go to <http://www.visualtour.com/shownp.asp?T=195728>

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. \$425,000. For preview go to <http://www.visualtour.com/shownp.asp?T=182033>

MLS 485387 1134 Gristmill Lane, HV. 1BR, Two 1/2 baths, pond in backyard. \$55,500. For preview go to <http://www.visualtour.com/show.asp?T=162697>

MLS 490094 200 Laurel Drive, Whipkey Dam. 3BR, 2B, built in 2002, new inside and out. \$134,900. Walk to trout stream. Nice vacation community. For preview go to <http://www.visualtour.com/show.asp?T=173958>

MLS 479875 D-12 StoneRidge 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>

DEVELOPMENTS AND LAND

Very few prime building lots available and no new developments filed even though there are several in the making !!

FERN MOUNTAIN DEVELOPMENT At summit of Route 31 just 2 miles from HV and 4 miles from 7 Springs. Lots average 2 acres and start at \$54K. **INTERIOR LOTS SOLD OUT. ONLY 2 LOTS REMAIN ON CAMP RUN.** For preview go to www.prudentialpreferred.com search new construction, Fern Mountain.

GLADE PATH DEVELOPMENT At back of Fern Mountain, secluded lots. **SOLD OUT.**

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

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 511768 115 Ligonier Street, Donegal. Trailer park with three homes and two pads, all rented. Great revenue potential, rent all or occupy one of the homes yourself. \$119,000.00 STATUS UA for preview go to www.Realtor.com search 15628 and price.

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

RECENT SALES LAST 60 DAYS OR LESS

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 **Closed 5.27.04 \$205,000, 94% of list, 84 days on market.** For preview go to <http://www.visualtour.com/shownp.asp?T=173989>

MLS 497948 2106 South Ridge HV. 2BR, 2B clean, furnished. \$99,000. **Closed 4.30.04 \$97,250 98.2% of list, 19 days on market.** For preview go to <http://www.visualtour.com/shownp.asp?T=191615>

MLS 501295 W3 SunRidge, Villages, 7 Springs. 2BR, 2B, Slopeside, furnished, clean. \$254,000. **Closed 4.19.04 \$245,000 96.4% of list, 7 days on market.** For preview go to <http://www.visualtour.com/shownp.asp?T=191615>

MLS 499418 201 Alpine Heights, 7 Springs area. Fire damaged chalet. \$99,000. **Closed 4.14.04 \$99,000 100% of list, 1 day on market.** Went to fast to get the visual tour.

MLS 494532 A43 StoneRidge 7 Springs 4BR, 3B, garage, at top of slopes, ski in and out. Furnished very nicely. \$300,000. **Closed 4.28.2004 \$295,000 98.3% of list, 34 days on market.** 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. **Closed 4.9.04 \$199,500 97.7% of list, 69 days on market.** 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 **Closed 4.8.04 \$162,000 95.2% of list, 207 days on market.** For preview go to <http://www.visualtour.com/show.asp?T=148843>

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 with **"LH UPDATE REQUEST"**.

Sincerely,

Wags

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