

Robert Wagner

Subject: Laurel Highland Property Update 8-15-2004

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 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. *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 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. This is a new 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.

Congratulations to John Sereno, Howard Hanna, winning \$25.00 for replying to our showing update inquiry. Buyers agents, call or e-mail us when you show our properties to be entered into this \$25.00 MONTHLY CASH BONUS to showing agents.

Market active with inventory low for the peak of the season. Over 42% of our listings have gone UA or CLOSED in the last 6 weeks. Inventory far below national averages 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. We have more buyers than properties, call us to sell your resort property now.

NEW LISTINGS ON MARKET, CONDITIONS ACTIVE IN RESORTS, BUYERS MARKET 8 MILES AWAY FROM RESORTS.

MLS 522803 60 Valley View Hidden Valley. 3BR, 1 1/2B Woodburner FP Close to conference center and slopes. Bargain at \$99,000. Private in summer, views slopes in winter. For preview go to [our exclusive visual tour](#).

MLS 519953 410 Imperial Road Hidden Valley. 4BR, 3B spacious home with many upgrades, wine cellar, unique wet bar, lots of room for family and entertaining. \$380,000. For preview go [to our exclusive visual tour](#).

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. For preview go to [our exclusive visual tour](#).

CURRENT PROPERTIES ON MARKET

MLS 511622 D21 Stoneridge, 7 Springs. Ski in/out 3BR, 2B lockout, cornerstone plan, immaculate, decorated, furnished. \$350,000. For preview go to [our exclusive visual tour](#).

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 primary home. \$59,000. For preview go to [our exclusive visual tour](#).

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 [our exclusive visual tour](#).

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, quiet lot, rental history. \$182,000. For preview go to [our exclusive visual tour](#).

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 [our exclusive visual tour](#).

MLS 508198 E-34 StoneRidge, 3BR, 2B, fireplace, furnished, new paint, very clean, slopeside, garage, killer east view of resort and Somerset from deck. \$324,000. For preview go to [our exclusive visual tour](#).

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 [our exclusive visual tour](#).

MLS 510695 462 Melcroft Road. 3BR, 2B Newer home, kitchen area ready for your design, big rooms, on 3.6 acres, creek on property, rural setting \$125,000. For preview go to [our exclusive visual tour](#).

MLS 499103 16 Ritenour Ridge, Champion. 3BR, 2B, Family room, den, fireplace, 1 acre. 1 car garage. 8 miles to 7 Springs. \$86,500. For preview go to [our exclusive visual tour](#).

MLS 492993 8129 StoneGate 7 Springs 4BR, 3B, furnished, garage, slopeside, killer view. \$425,000. For preview go to [our exclusive visual tour](#).

MLS 490094 200 Laurel Drive, Whipkey Dam. 3BR, 2B, built in 2002, new inside and out. \$134,900. Walk to trout stream. Nice summer vacation community. For preview go to [our exclusive visual tour](#).

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 517596 3D4 Mt. Villas, 7 Springs. 4BR, 3B Close to golf course, shuttle to slopes. \$165,500. **Status UA in 1 day.** For preview go to [our exclusive visual tour](#).

MLS 514035 1582 Snowfield Terrace Hidden Valley. 4BR, 3B, end unit, fresh paint and nicely detailed. \$159,500 **Status UA in 47 days.** For preview go to [our exclusive visual tour.](#)

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 [our exclusive visual tour.](#)

MLS 494200 1132 Gristmill HV 2BR, 1&1/2 B, end unit, lake view, furnished. \$80,000. For preview go to [our exclusive visual tour.](#)

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 [our exclusive visual tour.](#)

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 For preview go to [www.Realtor.com](#) search 15628 and price.

MLS 513784 4507 Swiss Mountain, 7 Springs. Lowest priced 2BR, 1B at resort. Furnished, clean, never rented, end unit. \$ 124,900 For preview go to [our exclusive visual tour.](#)

RECENT SALES LAST 60 DAYS OR LESS

MLS 497193 1B1 Mountain Villas, 7 Springs. 2BR, 2B, clean, paint, furnished, awesome slope view. **SOLD \$143,500 96.3% of list, 109 DOM** For preview go to [our exclusive visual tour.](#)

MLS 485387 1134 Gristmill Lane, HV. 1BR, Two 1/2 baths, pond in backyard. \$55,500. **SOLD \$55,500 100% of list, 268 DOM** For preview go to [our exclusive visual tour.](#)

MLS 505421 5007 Swiss Mt., 7 Springs. 1BR, 1B Clean, furnished, big storage closet for skis, bikes, etc., \$89,000. **SOLD Multiple offers, \$90,000, 101% of list, 87 DOM** For preview go to [our exclusive visual tour.](#)

MLS 515707 2901 Swiss Mountain, 7 Springs. 1BR, 1B, renovated, berber, ceramic tile, Furnished, neat, corner unit. \$89,500. **SOLD, multiple offers, \$90,150, 101% of list, 26 DOM** For preview go to [our exclusive visual tour.](#)

MLS 512938 161 Main Street, Donegal. By Post Office. Small but nicely finished 2BR, 1B with room for business or living space. High traffic location. \$57,500. **SOLD, \$53,000, 92% of list, 32 DOM** For preview go to [our exclusive visual tour.](#)

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 me](#) with **"LH UPDATE REQUEST"**.

Sincerely,

Wags

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