

## Robert Wagner

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**Subject:** Laurel Highland Property Update 9-15-2005



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).

OPEN HOUSES ON SUNDAYS THROUGH OCTOBER. GO TO OUR WEBSITE OR REALTOR.COM TO SEE WHAT HOUSES WILL BE AVAILABLE.

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**High buyer demand causing reduced DOM for updated and move in ready properties. Prices still moving up from last sale. Expect demand to remain strong through fall. Listings based on good comps are getting their number and more. New addition to sold reports are properties from MLS and courthouse records to better show market results in all areas. Review our newsletters on [www.AbeandWags.com](http://www.AbeandWags.com) for the complete story of news events in this area influencing property values.**

**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 565938 568 Laurel Court, Hidden Valley 3BR, 2B Townhouse, unfurnished, skylights, appliances, woodburner, carpets cleaned, detailed. \$114,500.

MLS 582590 1141 Tanyard, Hidden Valley 2BR, 2B Never rented, very nice, furnished, fireplace, walk to slopes. \$127,000.

MLS 581475 A 42 AB StoneRidge, Seven Springs 4BR, 3B condo, slopeside, furnished, new paint, carpet, Keystone loft lockout with garage. Above average condition. \$329,500.

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. This will go quick. \$97,500.

There were several additional listings but they went UA or SOLD since our last property update.

### **CURRENT PROPERTIES ON MARKET**

MLS 561073 1755 Greenfield, Hidden Valley 3BR, 2 1/2 B Townhome with garage, on the fairway. Fireplace, contemporary furnishings, well maintained, quiet street. \$254,500.

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. \$330,000.

MLS 563487 260 Bungard, Somerset 4BR, 3B home with sunroom, fireplaces, 146 acres with 25 acre spring fed lake. Timber values. Rural area. Comes with yard and lake equipment, beautiful home site or could be recreational site. \$1,089,000.

MLS 551442 5 Deer Ridge, 7 Springs. House, 4BR, 3 1/2 B, 2 FP, 2 car garage, showcase model, beautifully furnished and landscaped. \$749,900.

MLS 540987 2120 Oak Ridge 5BR, 3 1/2B contemporary. **NEW CONSTRUCTION**. Very high end construction, **healthy air house**, time to get in and buy the furniture. In the finishing phase now. **\$410,900.**

### **PROPERTIES UNDER AGREEMENT**

MLS 573268 139 Roy Stout Road, Champion 3BR, 2B log cabin in the country. Completely restored, new carpet, drywall, paint, appliances, washer dryer. Went UA in 1 day, fall thru, back on market. \$147,500. UA in 4 days.

MLS 575882 1128 Gristmill, Hidden Valley 2BR, 1 1/2 B, immaculate, new berber, ceramic tile, furnished. \$119,000. UA in 7 days.

MLS 574752 8124 StoneGate, Seven Springs 2BR, 2B, furnished, walk to slopes, fireplace, garage, very nice. \$339,000. UA in 21 days.

MLS 568054 9003 Aspen Drive, Seven Springs 3BR, 3 1/2 B, first floor living, garage, ski in, eastern Somerset view, recently painted, unfurnished. \$359,900.

MLS 570312 1757 Greenfield Drive, Hidden Valley 3BR, 2 1/2 B, Townhome with garage, on the fairway. Fireplace, mountain decor, furnished, good condition. \$248,900.

MLS 550918 1804 Eagles Ridge, Hidden Valley. 3BR, 2 1/2 B, Townhouse, furnished, stack w/d \$156,900.

### **RECENT SALES LAST 60 DAYS OR LESS**

MLS 573685 2111 South Ridge, Hidden Valley 2BR, 2B, fireplace, furnished, view of Seven Springs, nice condition. SOLD \$129,900, 100% of list, 12 DOM

MLS 543599 8125 StoneGate, Seven Springs 2BR, 2B, gas fireplace, garage. Ski in and out. **High end furnishings**, end unit. SOLD \$334,000, 95.9% of list, 198 DOM.

MLS 561353 1D5 Mt. Villas, Seven Springs 3BR, 2B, loft, new carpet, paint, nicely furnished, overlooks slopes, near the golf course, shuttle to the slopes. SOLD, \$205,000, 98% of list, 83 DOM.

MLS 522803 60 Valley View Hidden Valley. 3BR, 1 1/2B Woodburner FP, furnished. Close to conference center and slopes. Private in summer, views slopes in winter. SOLD, \$96,000, 96% of list, 348 DOM.

MLS 570634 W11 SunRidge, 7 Springs 3BR, 3B, desirable open floor plan. Ski in and out. Ridgeline view of Somerset, furnished and in good condition. Now being painted. Walk to pool, courts, etc. SOLD, \$375,000, 97.5% of list, 1 DOM.

MLS 570512 1147 Tanyard Lane Hidden Valley. 2BR, 2B condo furnished with stack W/D. Near everything, good condition, never a rental, SOLD, \$111,000, 99% of list, 0 DOM.

MLS 561942 531 Mountain Road, Mill Run. 2BR, 1 1/2 B ranch on 10 acres in the middle of the woods. Trout streams nearby. 4 Bay garage would hold 20 cars, secluded, impressive master bath and sun room. No neighbors. SOLD, \$218,000, 96% of list, 26 DOM.

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. SOLD, \$165,000, 91.7% of list, 267 DOM.

MLS 553929 P12 SunRidge 7 Springs, 1BR, 1B, furnished, walk to slopes, move in condition. SOLD, \$172,000, 92.9% of list, 87 DOM.

MLS 555757 282 Alpine Heights Drive, 5BR, 3 1/2 Baths, 1.08 acre, 2 car garage, views west, across from N. Gate of 7 Springs, big house with lots of room, very well maintained and built, 3 fireplaces or pellet burners. SOLD, \$375,000, 87.7% of list, 82 DOM.

MLS 561358 1901 Horseshoe Road, Champion Estate with heated inground pool, 3BR main house, 2BR apartment above 2 car garage, 1 acre. **TONS of local stone at pool and 3 fireplaces**, hot tub room. Great 4 season home for the extended family. SOLD \$275,000, 100% of list, 41 DOM

MLS 552291 8033 MeadowRidge 7 Springs, 2BR, 2B, condo, stone FP, nicely furnished, ski in and short walk to the slopes. Nice view of the ridgeline and mountains. SOLD \$250,000. 96.1% of list, 133 DOM.

**Selected sales in resort areas not represented by us personally from MLS and courthouse records:**

MLS 571632 1759 Greenfield Hidden Valley, 4BR, 3 1/2 B, \$279,000, 96.5% of list.

MLS 554857 1317 Westridge, Hidden Valley, 3 BR, 2 1/2 B, \$259,000, 103.2% of list.

MLS 563975 1100 Forbes Lane, Hidden Valley, 3 BR, 3 1/2 B, \$249,000, 100% of list.

MLS 572579 1931 South Ridge Way, Hidden Valley, 4 BR, 3 B, \$225,000, 98% of list.

MLS 570922 1496 Saddler Way, Hidden Valley, 4 BR, 2 1/2 B, \$175,000, 97.4% of list.

MLS 550597, 1848 Eagles Ridge Way, Hidden Valley, 3 BR, 2 1/2 B, \$165,000, 100% of list.

MLS 572268, 1838 Eagles Ridge Terrace, Hidden Valley, 3 BR, 2 1/2 B, \$161,000, 100.6% of list.

MLS 574623, 518 Kooser, Hidden Valley, 3 BR, 2 B, \$135,000, 105.8% of list.

MLS 570406 1260 Kepple Lane, Hidden Valley, 3 BR, 2 B, \$118,000, 95.5% of list.

MLS 573076, 1105 Forbes, Hidden Valley, 2 BR, 1 1/2 B, \$114,000, 100% of list.

MLS 561804, 1168 Gristmill Court, 2 BR, 1 1/2 B, \$107,250, 97.9% of list.

Sevens Springs, StoneRidge, building E, E-21, 3BR, 2B, Starstone, slopeside, furnished. \$315,000.

Seven Springs, MeadowRidge, 8033 MeadowRidge, 2BR, 2B, Snowdrop, \$250,000.

Seven Springs, Swiss Mountain, 2106 Swiss Mountain, 3BR, 3B, Interlaken, \$245,000.

Seven Springs, Swiss Mountain, 3904 Swiss Mountain, 3BR, 3B, Matterhorn, \$240,000.

Note: Only 2 properties under \$100K closed since our last report, both at Hidden Valley, so the sub \$100K home is just about gone here. We anticipate due to strong buyer demand and low inventory prices will increase through the remainder of the year at a 7% and up rate. Clean, updated, and maintained homes in the midrange at both resorts are showing greatest demand, with multiple buyers waiting for availability. As shown here, properly priced homes are getting close to or over the asking price with very clean offers.

**We need properties to sell. To see how your home could do in this market place call me direct at 412-551-1859 or reply to this e-mail. If you are currently under contract with another broker this is not a solicitation of your business.**

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.**

Sincerely,

Wags

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