

# the SouthPark2 post

A publication of the SouthPark Homeowners Association Number 2, Inc.

## Flag Ceremony: June 8

By Newsletter Committee

SP2 residents are invited to watch a local Scout troop respectfully “retire” an American flag at 9 a.m. at the SP2 Clubhouse, Saturday, June 8. Flags brought to the event will be retired later by the Scouts. Celebrate Flag Day June 14!

## Swim Team Home Meets & Luau Party!

By Wendy Davydov, SP1 resident

The SouthPark Dolphins swim team has two home meets this year: June 8 and June 29. Nothing beats cheering on your neighbors with a breakfast burrito in hand. Come support our community’s kids and stop by the concession stand!

You are also invited to the Luau Party on June 23 from 5-8 p.m., hosted by the SouthPark Dolphins. Grab your Hawaiian shirt and head on over to the pool in SP1! There will be burgers for purchase - proceeds go directly to the swim team. Hope to see you there!

## Fly On The Wall

### Notes from the May 21 Board Meeting

By Susan Fornoff, Newsletter Committee

“Helllllpppp!” That was the overriding message from the SP2 Board of Directors to the community during the HOA’s latest meeting on Teams. Said Board President Ken Ayars: “I cannot stress enough our need for volunteers in this community.”

Volunteers, or even *one* volunteer: The Architectural Control Committee, essential for reviewing requests from homeowners making property improvements, usually operates with five or six members but is down to three, and longtime member Sharon Malion is leaving the committee in December. SP2 documents require a minimum of three volunteers on that committee.

The ACC generally meets one Thursday evening a month, virtually, with occasional email communications in between. It doesn’t have to make budgets, write reports or meet deadlines. It reviews requests and makes a concerted effort to keep our rules, regulations and design guidelines up to date. Join Pat Harrington and Karl Schiemann in this critical endeavor by emailing Community Manager Bonnie Bredahl with your interest. If you’re not sure, attend the next ACC meeting June 13 online and see what it’s all about.

**Did you miss the May 21 Board meeting? Here are the highlights:**

Look for email notification about an **upcoming mulch meeting**. There is \$40,000 budgeted for mulch, but the Board has not decided whether to dump mulch in the parking lot for pickup, let CDI handle the project, allocate mulch according to the red-blue-green rotation established a few years ago or do something else. Ayars said he’d like resident feedback on that. ... **Tree removal**, with a focus on safety, also is on the docket for this summer. ... **Hopefully the pool**

*continued on page 2*

### HOA Board Meeting

Tuesday, June 18, 7 p.m.

Third Tuesday of the month  
Watch for an email with details.

### ACC Meeting

Thursday, June 13, 7 p.m.

Second Thursday of the month

### Landscape Committee

Monday, June 10, 7 p.m.

Second Monday of the month

### Newsletter Committee

Wednesday, June 5, 6 p.m.

First Wednesday of the month  
2987 W Long Dr., A

**All meetings are at the Clubhouse unless otherwise noted. Residents are encouraged to attend.**

## Thanks To SP1 & 2

By Carol Ayars and DD team

Thank you for your generous donations to our 4th Annual Mother’s Day Diaper Drive! You donated over 11,000 diapers, 45 packages of wipes, 28 containers of formula and several bottles of shampoo, body lotion and body wash. Your donations will be given to WeeCycle, a non-profit that distributes essential supplies to families and individuals who are experiencing hardship and poverty. For more information and to donate please visit [www.weecycle.org](http://www.weecycle.org).

Thank you all so much for your support. We look forward to another successful diaper drive in 2025.



**Fly On The Wall**, *continued from front page*  
**has opened** by the time you read this. Tiles arrived late and work was still being completed on that and the new security system the week before the scheduled May 25 pool opening. ... Pool crew leader Emily Valentine announced a collaboration with SP1 that will bring **taco trucks** to the neighborhood every other Wednesday evening during the summer. ... The ACC recommends periodically reading the **rules and regulations**, which can be found on the SP2 website under Resources, Architectural Control. Lots of interesting info there. "It might keep homeowners from getting violations," Malion said. ... **New parking rules** and regulations are coming as soon as final i's are dotted and t's are crossed. ... Wiley Smith reported the **latest on the proposed Costco** on Mineral: "Costco signed a deal with the city that will be finalized in October. Developers have a possible big box retailer interested, with 10 to 12 smaller pads that I'm hearing are of interest to high-end retailers, who are looking for incentives from the city to fill that space." ... Rookie Board member **Andy Spiegel has accepted the role of Treasurer**. He'll start on the 2025 budget soon. ... Count on the summer HOA **meetings to continue to be held online**, where we can all attend, even when we're in the pool!

The SouthPark2 newsletter is a monthly publication of the SouthPark2 Homeowners Association, produced by volunteers at no cost to the community except \$75 for postage. Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

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## SouthPark2 Board of Directors

[engage.goenumerate.com/s/southpark2/](http://engage.goenumerate.com/s/southpark2/)  
**Clubhouse: 2850 Long Ave., Littleton, CO 80120**

Kenneth Ayars, President ..... [sp2hoa.ken.ayars@gmail.com](mailto:sp2hoa.ken.ayars@gmail.com)  
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### COMMITTEES

**Architectural Control Committee**  
 Sharon Malion, Chair ..... [bbredahl@msiho.com](mailto:bbredahl@msiho.com)

**Landscape Committee**  
 Valerie Witte, Chair ..... [sp2hoa-lc@googlegroups.com](mailto:sp2hoa-lc@googlegroups.com)

**Editorial Board**  
 Marilyn Bruce, Chair ..... [sp2hoa.newsletter@gmail.com](mailto:sp2hoa.newsletter@gmail.com)

**Pool Crew**  
 Emily Valentine, Chair ..... [southpark2pool@gmail.com](mailto:southpark2pool@gmail.com)

### NEWS ARTICLES


This issue was produced by Managing Editor Marilyn Bruce with fellow volunteers Marilyn Bruce, Sarah Peasley, Raina Brichetto, Barbara Childs, Anne Strand and Board liaison Andy Spiegel. All photos by Newsletter Committee and residents unless otherwise credited. Community contributions are encouraged! The deadline for all submissions to the newsletter is the 15th of the month. Email your submission to the newsletter editorial board at [sp2hoa.newsletter@gmail.com](mailto:sp2hoa.newsletter@gmail.com). All articles must be approved by the editor and meet the SP2 Newsletter Submission Guidelines posted on the website. Articles may be edited to meet space limitations.

## Advertise in this Newsletter!

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

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## Who Ya Gonna Call (or Email)?

**To report a SouthPark2 issue in common areas, or to ask questions about our community's covenants or monthly HOA assessments:** Email or call our Community Manager, Bonnie Bredahl, at [bbredahl@msiho.com](mailto:bbredahl@msiho.com), 720-974-4260.

**To report SP2 emergencies after business hours:** Call our property management company, MSI, at 303-420-4433.

**To talk to someone at the Littleton Police Department about a non-emergency situation:** Call 303-794-1551.

**For emergency law enforcement, fire or medical help:** Call 911.

**If you're planning changes to the exterior of your home:** You must apply for approval from the Architectural Control Committee. You can call Bonnie Bredahl or do that online, at [engage.goenumerate.com/s/southpark2/](http://engage.goenumerate.com/s/southpark2/). Under the Community Pages tab select Design Review Request Instructions and the application will lead you along.

**If you want to plant or otherwise alter your mulch bed:** You must apply for approval from the Landscape Committee, following the instructions above for Design Review and choosing Landscaping from the dropdown. The LC is always happy to answer questions and advise on plant choices via email at [sp2hoa-lc@googlegroups.com](mailto:sp2hoa-lc@googlegroups.com).

**To contribute an article or suggest content for this newsletter:** Email the Newsletter Committee at [sp2hoa.newsletter@gmail.com](mailto:sp2hoa.newsletter@gmail.com). All articles must be submitted by the 15th of the month and must meet the SP2 Newsletter Submission Guidelines posted on the website. Articles may be edited to meet space limitations.

## Pet Portrait: Roxy

By Raina Brichetto, Newsletter Committee

Hi, I'm Roxy, a border collie/lab mix. Janalee picked me out from all the other puppies at the puppy rescue. That was seven years ago and she still takes me on AT LEAST two walks each day. My human siblings also walk me and play with me. I'm so loved! Stop and let me say "hi" when you see me.



Image by Raina Brichetto (Roxy)

## Tennis Anyone?

By Terry Kret, SP2 resident

SouthPark2 has four beautiful tennis courts next to the swimming pool. These courts are also lined for pickleball. There is a group of folks that show up every Tuesday and Friday to play tennis. The time is 9-11 a.m. This is open to anyone who would like to come out and hit balls. The skill level varies from novice to some very good players. The age group is somewhere between 65 and 93. Most are just there to have fun and get a little exercise. The better players are usually nice to the novices and will hit the ball a little softer to them. So, if you want to make some new friends and hit some tennis balls, come to the courts on Tuesday and Friday mornings. Don't forget your sunscreen. See you there.

Just a note to those who use the courts, the trash cans on the end of the nets need to be emptied by the users. If you fill up the trash container, please empty it at the trash container by the playground.

## Pickleball, Anyone?

By Deb Conley, SP2 resident

Pickleball is a sport that anyone can play. It is a great way to exercise and get to know others in our SP2 community. We have pickleball players of all ages playing almost every day here in SP2. From the late-1970s the game has been taught in physical education classes across the US. Maybe you or your kids played then; time to pick it up again and play together.

Pickleball is easy to learn to play for enjoyment or for competition. It can be played as singles or doubles. All you need to get started is a pickleball paddle, pickleball balls and a pickleball court. Not sure of the rules? The Buck Recreation Center has pickleball classes available (ssprd.org). There are numerous videos on YouTube which can get you started.

At SP2, all four tennis courts are also lined for pickleball. Tuesday and Friday mornings from 9-11 a.m. the courts are used for the tennis folks who show up regularly. Pickleball players could easily meet others to play anytime the rest of the week. See you on the courts!

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# Sun Stars of SP2 Gardens

By Val Witte, Landscape Committee Chair

Do you have a mulch bed that gets full sun at least five hours daily? Two flowering plants that are great for full sun gardens are Black-Eyed Susans and Salvias. Both are perennial, meaning they return year after year. Black-Eyed Susans will bloom from midsummer to fall, when many other plants are done, so the color is welcome. Dwarf varieties are recommended for our mulch beds because they spread, so give them some room.

Salvias come in many varieties and colors, including annuals. Be sure to get the perennial ones so they will come back yearly. These have the advantage of flowering all summer, if deadheaded. This means removing the spent flower. You can easily pinch off the flower after it's done and more will appear in its place!



Black-Eyed Susans and Salvias are hardy growers, but it's always a good idea to amend the soil. Dig in compost and/or garden soil along with a good watering when planting. They will require watering several times per week until established. After that the occasional drink once a week should be enough.



Images by Pixabay

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## Shade Star of SP2: Impatiens

by Val Witte, Landscape Committee

Impatiens are often called shady ladies. They thrive under trees and in gardens that have only partial sun; in full sun, they will wilt. They come in a riot of colors and look best when planted close together, either one color or a mixed palette. They provide instant color to any space, especially after the spring blossoms fade. As these are annuals, meaning only grown for one season, they don't have deep roots and will need more frequent watering, sometimes daily in the heat of summer. They are excellent for pots and planters, and even do well in our mulch beds.



Image by Pixabay

## June 2024 Letter From A Neighbor

By Elaine Kallos, SP2 resident

Last month I wrote that we don't get May baskets as it doesn't seem to be a Colorado custom. Well, a May basket appeared at my front door. A mystery neighbor left one with a note saying my May basket article reminded him of ones his children used to send out! It was a real basket filled with kettle corn, other treats and lilacs! I posted big Thank You signs on my front door and kitchen window, but not sure he saw them. Thank you, Dear Neighbor, for your wonderful May Day surprise!

Now it's June and Summer is official! Blue sky, fluffy cumulus clouds and sunshine fill my skylight, and Summer announces its arrival! The Littleton Museum brings us free Wednesday night concerts on its front lawn from 6:30-8 pm, starting June 5 with *After Midnight*, a terrific jazz swing band. Summer starts with outdoor music and fun close by!

But I'm not having fun. My dilemma is deciding on a house painter. Received bids ranging from 1800 bucks to 6500! I don't want to be stiffed with a too-high price nor do I want to feel bad paying too little for painters' hard work or not getting a good paint job. I also deal badly with change though I voted for new paint colors. I like my house's current calming blue and not sure I'll like the new beige. But lots of painting goes on in our neighborhood and we're seeing the new house colors everywhere! Roofers also abound as they replace our hail-battered roofs and we wake up daily to the "music" of hammering! My roof is the second in two years! I cringe whenever it hails. I may not like change but it's here in SouthPark2 as we replace, refresh, think new. Just hope I can adjust and join you all in a happy Summer 2024!



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# NOAA Knows Tornado Safety

By Marilyn Bruce, Newsletter Committee

I was born and raised in western Oklahoma. Tornadoes were a fact of life it seemed from April through August every year. We practiced tornado drills at school, at home, during baseball and softball games, and even at the swimming pool. Tornadoes are a natural phenomenon but are also very dangerous. The powerful winds, pressure gradients, and flying debris can destroy property and even lives.

Last year on June 22, when we had a tornado skip across SouthPark2, I was dismayed to find out many friends and neighbors stood watching from their living room window, an upstairs bedroom window, and even from inside the garage with the door raised. My husband and I were in our basement from the first radar images showing intense thunderstorms, high winds, hail, and a Tornado Watch issued until the all-clear was sounded. Just a few weeks later, on July 8, we had another event with a Tornado Watch.

Storms seem to have increased in strength and intensity, so I feel it is important to have some safety reminders as we enter the summer season. Some family members who work for the NOAA National Weather Service in Norman, Oklahoma recommend the information posted at [www.weather.gov/safety/tornado-ww](http://www.weather.gov/safety/tornado-ww).

Here are some of the basics:

- **Tornado Watch: Be Prepared.** Have a plan ready to go...There are tornadoes possible in the Watch area. Be ready to act quickly if a warning is issued. Select an interior room without windows in the lowest part of the building or a basement. If you have recreational helmets, use them. Check batteries in flashlights and a radio as many times cell towers go down and power is interrupted.
- **Tornado Warning: Take Action.** Warnings are issued by local forecasters. Move to your safe room. A tornado has been sighted and there is imminent danger to life and property. If outdoors, move to a substantial structure and protect yourself from flying debris. Do not go into a low-lying area or a drainage ditch.
- **Tornado Emergency: Seek shelter immediately.** A tornado emergency is the National Weather Service's highest alert level issued when a violent tornado has been verified. If you see a tornado approaching, do not attempt to outrun it in a vehicle, shelter in place. Once safe be sure to monitor your local forecast for updates.

Please stay safe and you can watch the videos on the news later.



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## Lair ‘O The Bear Hike

By Barbara Childs, SP2 resident

Lair ‘O the Bear, a Jefferson County Open Space, is a good June choice for wildflower viewing. The park has nine trails for hiking and biking with fishing allowed in Bear Creek. Picnic tables and restrooms are located near the parking lot.

Two trails that are considered easy are the Bear Creek Trail to the Castle and the Bear Creek Trail to Bruin Bluff and Creekside trails. The trail to the Castle is an out-and-back trail of about 2 miles. The

Dunafor Castle is located on private land and not accessible from the trail. Despite its appearance of age, the castle was built in 1941 and is now used as an event center. The Bear Creek Trail can provide a loop hike of 2.6 miles with little elevation gain.



The trail to Panorama Point is more difficult. It is a loop trail 6.4 miles long with an elevation gain of over a thousand feet. The All Trails app provides more information about hiking and biking opportunities in the open space.

The park is located about 20 miles from SouthPark 2 when taking C470 to the Morrison exit (C 74/Bear Creek Rd.). About 5 miles from Morrison there is a large sign for the park just before the entrance to the parking lot on the left.

## Brad’s Movie Corner

By Brad Braun, SP2 resident

Watch for these upcoming hot summer movies.

### JUNE

*HIT MAN*: Action comedy starring Glen Powell, an undercover police officer posing as a hitman.

*BAD BOYS: RIDE OR DIE*: Will Smith and Martin Lawrence in the 4th installment of the *Bad Boys* franchise.

### JULY

*TWISTERS*: A chapter/sequel to the 1996 *Twister* in the summer theme of tornado chasers.

*DEADPOOL AND WOLVERINE*: Disney *Deadpool* adding Hugh Jackman as Wolverine and Ryan Reynolds as the Merc with a Mouth.

### AUGUST

*SPEAK NO EVIL*: A remake of a 2022 Danish psychological thriller about a married couple with kids who get tangled up with another mysterious couple.

*ALIEN: ROMULUS*: The new *Alien* film comes from director Fede Alvarez leading a group of young people in a confrontation with a terrifying alien life entity.

## SP2 Mulch Beds

by Val Witte, Landscape Committee

The Landscape Committee requests that residents use the website for all requests regarding mulch beds. It will be easier to track them as well as providing a record of our work. If you just have a question or need advice, continue to email us. Anything that needs approval will need to go through the website.

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# Jump Into June – Events Calendar

By Anne Strand, Newsletter Committee

**June 2 – Oct. 26: Knit and Sip at Aspen Grove.** 3-4 pm every Sunday, weather permitting. Barbox outdoor space next to Alamo Theater. Knitting and crocheting enthusiasts are invited (from beginners to experts) to bring their projects and connect with instructors from Colorful Yarns.

**June 6, 13, 20, 27: Concerts in Clement Park.** (Grant Family Amphitheater at Wadsworth & Bowles) Bring family and friends to enjoy live music with mountain views. 7-8:30 p.m. Free. See website for music schedule. www.ifoohills.org

**June 7: Littleton Walking Tour.** Take an evening walking tour through the Littleton downtown historic district. Meet at Depot Art Gallery, 2069 W. Powers. Free. Donations appreciated. No reservations required 6–7:15 p.m. www.visitlittleton.org (First F May-Oct.)

**June 7 – October 25: Live Music Fridays.** 6-9 p.m. At the Barbox outdoor space next to Alamo Theater. Free. RSVP online. www.aspengrovecenter.com See website for band info.

**June 8: Little Jam Summer Concert. Sterne Park.** 5:30-8:30 p.m. Stone Beat Invasion. Rolling Stones/Beatles cover band. More music coming, second Saturday July-Aug.-Sept. Food trucks, craft beer, wine and bottled water for sale.

**June 9: Tattered Cover Book Club - 2nd Sunday every month.** 3-4 p.m. *The Bee Sting* by Paul Murray. Free. Join online and indicate the dates you want to participate. www.aspengrovecenter.com Click on Events to register.

**June 25: Colorado’s High Line Canal: A Portrait - book signing at Bemis Library.** 6-7 p.m. Join the High Line Conservancy and Photographer John Abramson as he shares his beautiful coffee table book. Find out how to get involved. Signed copies of the book will be available for purchase.

**June 28: Hands of the Carpenter concert (featuring Hazel Miller) at Clement Park.** (Grant Family Amphitheater at Wadsworth & Bowles). 5-8:30 p.m. Enjoy an evening of music and company to support Hands of the Carpenter, a local nonprofit organization that provides automotive services for single mothers in the Denver area. Food trucks will be on-site, as well as a free treat from Little Man ice cream! Fun begins at 5 p.m. with first performance at 6.

## Seasonal Reminder: SLOW DOWN!

By Susan Fornoff, Newsletter Committee

There are always reports of speeding vehicles throughout the community. Trouble spots include the north end of Long Drive, a major blind spot with vehicles parked on both sides, and all of West Long Circle, a two-way street without room for two lanes of traffic when cars and trucks are parked on both sides. With nice weather bringing out more walkers, children and pets, please exercise extra caution behind the wheel. Obey the speed limit and exercise common sense: It’s OK to slow down a little bit!



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Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at 303-979-7499 or [Info@NewsletterConnections.com](mailto:Info@NewsletterConnections.com) to place an ad. To view our display ad prices, visit our website at [NewsletterConnections.com](http://NewsletterConnections.com). The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. **Residents placing ads to sell household items are not charged a fee.**

### Fastest Growing Sport in the US Today

For the third year in a row, Pickleball is the fastest-growing sport in America, having grown 51.8% from 2022 to 2023, and an incredible 223.5% in three years.

*2024 Sports, Fitness, and Leisure Activities Topline Participation Report*

## Happy Summertime SouthPark!

### SouthPark Real Estate 101 SUPPLY AND DEMAND!

**SouthPark's Spring RE Market Is Busy & Successful For BAER REALTY CLIENTS! WE LOVE SAVING OUR SOUTHPARK SELLERS LOTS OF \$\$\$\$ WHEN SELLING!!**



**SOLD BY BAER REALTY / SouthPark March, April & May 2024**

- 2479 W Long Circle, WALDEN Model. SOLD 3/29/2024. \$850,000
- 2670 W Long Circle, HIGHCREEK Model. SOLD 4/16/2024. \$829,000
- 2450 W LONG Circle, TORREYS Model. SOLD 4/30/2024. \$795,000
- 7708 S Hill Circle, TORREYS Model. SOLD 5/4/2024. \$799,000

Closing June 4th, 2024: 2993 W Long Drive #D, Rare Ranch End Unit in SP2. \$590,000

*(Data Current as of MLS 5/13/2024)*

Thank you to our SouthPark friends & clients for trusting us with their Real Estate needs. We are truly thankful and grateful for your trust in choosing us for your representation.

**If you would like a complimentary consultation regarding buying, selling, rightsizing, investing or relocation, please do not hesitate to contact us. We are happy to help you in any way that we can.**

**Excellent Real Estate Services,  
Affordable "MATES RATES."  
Australian charm with client  
focus and a smile ~ Cheers!!**



**Jan and David Baer**, Broker Owners  
Baer Realty LLC, [BAERREALTY.com](http://BAERREALTY.com)

**303-931-5853**

Jan, [Jan@BaerRealty.com](mailto:Jan@BaerRealty.com)

**720-641-2026**

David, [David@BaerRealty.com](mailto:David@BaerRealty.com)



## Colorado Primary Ballots Coming Soon

By Carol Ayars, SP2 resident, League Of Women Voters member

Colorado's Primary Election is **June 25**. Here are dates SP2 residents need to be well informed and prepared to mark their ballots.

- **June 3:** This is the last day for voters who are affiliated with a political party to change or withdraw their affiliation if they wish to vote in a different party's primary election on June 25.
- **June 6:** Colorado Primary Ballots will be mailed. **NOTE:** Affiliated Voters will receive ONE ballot; Unaffiliated Voters will receive TWO ballots, but can only vote on ONE ballot
- **June 17:** This is the last day for an individual to submit a voter registration application and still receive a ballot in the mail for the June 25 primary.
- **June 17-25:** Drop boxes and voter service polling centers must be open. The closest place for SP2 residents to vote in-person is Arapahoe Community College. ACC and the Arapahoe County Administration building at 5334 S. Prince St. have drop boxes.

To check your registration information online or to register to vote go to [arapahoevotes.gov](http://arapahoevotes.gov).

### Candidates on the 2024 Colorado Primary Election Ballot for SP2 Residents

(Source: [coloradosos.gov](http://coloradosos.gov))

#### **US District 6 Representative:**

Democratic Candidate - Jason Crow  
 Republican Candidate - John E. Fabbriatore

#### **State Board of Education At-Large**

Democratic Candidates - Elliot Hood and Charles "CJ" Johnson

Republican Candidate - Eric Rinard

#### **Colorado State Senator District 16**

Democratic Candidate - Chris Kolker  
 Republican Candidate - Robyn Carnes

#### **Colorado State Representative District 38**

Democratic Candidate - Gretchen Jeannette Rydin  
 Republican Candidate - Jeffrey Patty

#### **Colorado Judicial District 18**

Democratic Candidate - Amy Padden  
 Republican Candidate - Carol Chambers

## Call Terry Today. Your SouthPark Real Estate Expert Since 1998!



### **2753 W Long Dr. Unit E: \$539,000 SOLD!**

Updated 4 Bedroom, 4 Bath, Main Floor Laundry Room And Half Bath. Large Private Patio, Finished Basement Featuring Bedroom, Bath And Living Room. Includes All Appliances! 2228 Total Sq. Ft.

### **7761 S Curtice Dr. Unit B: \$514,000 SOLD!**

Updated 2 Bedroom Plus Loft, 3 Baths, Private Cul-De-Sac Location, Open Floor Plan, New Skylights, New Roof Fresh Interior Paint, Private Patio, Partially Finish Basement With Ruff In For Bath, Includes All Appliances And Chair Stair Lift. 2150 Total Sq. Ft.

### **7775 S Curtice Dr. Unit C: \$520,000 SOLD!**

Updated 3 Bedroom Plus Loft, 4 Baths, Open Floor Plan, Finished Basement With Bath, Bedroom And Kitchen. Fresh Interior Paint, New Roof, Includes All Appliances. 2125 Total Sq. Ft.

### **2907 W Long Cir Unit A: \$525,000 SOLD!**

Updated End Unit 3 Bedroom Plus Office, 4 Bath, Update Kitchen Including Granite Counter Tops, Custom Cabinets, Main Level Wood Floors, Finish Basement With Bedroom, Bath and Laundry, Includes All Appliances. 1825 Total Sq. Ft.

### SouthPark Real Estate Update for June 2024

#### SouthPark Single Family Homes

	Up to 700,000	700,000-900,000	900,000-Plus
For Sale	0	0	0
Under Contract	1	0	0
Total Sold 2023	3	6	2
Total Sold 2024	0	7	0

#### SouthPark Townhomes

	Up to \$480,000	\$480,000-\$540,000	\$540,000-Plus
For Sale	0	1	1
Under Contract	0	1	2
Total Sold 2023	7	7	7
Total Sold 2024	5	5	2

The information is based on MLS May 15, 2024

Not all of the properties were listed and/or sold by Terry Jenni, Metro Brokers.



*Terry Jenni*  
 Broker-Owner Since 1998  
**303-794-6932**  
[www.terryjenni.com](http://www.terryjenni.com)

