

# the SouthPark2 post

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

## Littleton Parking Enforcement Gets Real November 1st!

By Dan Trojan, HOA Board President

Littleton's parking enforcement officer called for a lengthy discussion about Littleton's increased parking enforcement.

BE PREPARED! Starting November 1, 2025, there will be increased activity as the City of Littleton parking patrols will be ramping up to ENFORCE Neighborhood Parking Permits. Here are the facts:

- If you are a SouthPark2 resident wishing to park on the street where there is permit parking only Monday-Friday between the hours of 8 a.m. – 5 p.m., the vehicle must have a permanent residential parking permit attached to the lower left corner/driver's side of the front windshield.
- All other vehicles parked in permit only parking M-F 8 a.m. - 5 p.m. will require a parking hanger permit from the rear-view mirror.
- Guest parking in the guest parking/visitor spaces is for guests only, up to 48 hours only, at which time they

*continued on page 3*

### Annual Board Meeting

Tuesday, November 18, 6 p.m.

### Newsletter Committee

Thursday, November 3, 1 p.m.

2841 W Long Dr, F

### ACC Meeting

Thursday, November 13, 7 p.m.

### Landscape Committee

Monday, November 10, 7 p.m.

*All meetings are at the Clubhouse unless otherwise noted.*

*Residents are encouraged to attend.*

## Fly on the Wall

### The Buzz from the October Board Meeting

By Anne Strand, Newsletter Committee

Focus of the October 14 hybrid meeting was our HOA annual budget. Approximately 20 homeowners were in attendance. Current year numbers and proposed budget for 2026 were presented. We are on track to finish 2025 on target and the 2026 proposed budget contains only modest increase for inflation. Community members were invited to suggest changes and ask questions. Because the 2026 budget will be within the increase range approved by our bylaws, a homeowner vote is not required. Next year's monthly dues will be approximately \$271 per month.

Board members will be elected at the 11/18 6 p.m. Annual Meeting. Homeowners are encouraged to consider running for the Board. No specific background is required and current Board members will be happy to show you the ropes. Serving on the Board or a Committee is a wonderful way to meet your neighbors and really get to know what is happening in your neighborhood. Volunteer participation is key to keeping SP2 beautiful and functioning in top form. If you are interested in contributing to the community in this meaningful way, contact a Board member for more info or submit your resume to [dwall@msiho.com](mailto:dwall@msiho.com).

Work continues around SP2 - All handrails will be painted, scheduled fence post and concrete repairs will be completed and some junipers will be replaced with mulch, wood and rocks. Kiosks to be painted. Clubhouse painting completed.

Additional clubhouse improvements to include updates to doors, windows, and bathrooms. Instructions for operation of Wi-Fi/TV in Clubhouse will be posted. Security cameras and upgrade to keycard system being evaluated.

To minimize ice buildup over the winter, information from MSI about gutter downspout placement and related drainage will be sent to us. Lighting project continues and work will continue as weather allows. 56% of lights have been replaced.

*continued on page 3*



## Littleton City Council 2025 Election – November 4

By Carol Ayars, SP2 Resident

Four Littleton City Council seats are up for election this fall: District I, District III, an At-Large seat and Mayor, which is also an At-Large Seat.

All Littleton residents may vote Nov. 4 for one of the two At-Large candidates and for the Mayor of Littleton. SouthPark2 residents live in District IV, but residents in Districts I and III will also vote for one of the candidates running in their districts. Your ballot should have arrived in the mail.

Information about the candidates and election information can be found at [www.littletonco.gov/Government/Departments/City-Clerk/Elections/2025-General-Election](http://www.littletonco.gov/Government/Departments/City-Clerk/Elections/2025-General-Election).

## Thursday = Trash Day

Trash pickup in SouthPark2 is every Thursday and recycling pickup is every other Thursday. It's OK to mix paper, plastic, metal and other recyclables, but don't use plastic bags in the recycling bin. If you have questions or wish to arrange a bulk or special item pickup, visit the website at [wasteconnections.com/denver](http://wasteconnections.com/denver) or call 303-288-2100. Upcoming recycling dates: November 6 and 20. And, please, put your receptacles out Thursday morning so as not to attract critters, then take them in that evening.



## Please Inspect and Clean Your Gutters and Downspouts

By Dan Trojan, HOA Board President

As with the roof, gutters and downspouts are the homeowner's responsibility and an integral part of home ownership. Clogged or poorly maintained gutters and downspouts can lead to costly damage to the homeowner, residents and community property.

Downspouts must direct water at least five feet away from the building's foundation either by extending the downspout or connecting it to an underground drainage system. While the patio and steps/stoop are not considered part of the foundation, water should be directed away due to erosion and possible settling.

**Direct discharge onto public walkways is prohibited due to safety and ice risks.** Downspouts should direct water to an approved area like a mulch bed or a lawn that slopes away from the foundation. Water should be directed away from walkways to avoid creating slippery conditions, and not cause damage to property or adjacent properties. If directed onto mulch beds it is recommended to create a depression prior to the walkway to encourage water to soak into the ground prior to reaching the sidewalk.

Inadequate maintenance and management of gutter and downspout drainage can lead to safety hazards, unsightly puddles dangerous ice formation, deterioration of the walkway, and costly repairs due to weakened structural integrity. Proper maintenance and management can effectively manage water runoff and protect against damage and safety issues.

## Doggie Swim: Thought Bubbles

By Raina Brichetto, Newsletter Committee

The last day the pool is open traditionally belongs to the SouthPark2 dogs. No exception this year. I tried to count them, but they weren't willing to sit still so I could get an accurate number; I'm guessing 14. It also was hard to get photos but I managed a few. Thanks to Emily Valentine and her Pool Committee for their hard work all season - and for the very appropriate playlist as the dogs had their day. They were too eager to think *Squirrel!* Some of their thoughts about this annual event:



*"My friends are here with their humans!"*

*"I'm charging around the pool's edge like my butt's on fire – I'm soooo excited!"*

*"I wanna jump, I wanna jump, nope, not gonna!"*

*"I'll go shake on that guy sitting there watching it all (and thinking he's out of harm's way)."*

*"Who brought the tennis ball? Thanks!"*

## SouthPark2 Board of Directors

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

Dan Trojan, President ..... [sp2hoa.dan.trojan@gmail.com](mailto:sp2hoa.dan.trojan@gmail.com)  
Mike Goldberg, Vice-President ..... [sp2hoa.mike.goldberg@gmail.com](mailto:sp2hoa.mike.goldberg@gmail.com)  
Russell Luxa, Treasurer ..... *email to come, until then, contact Donna LaWall*  
Connie McCord, Secretary .. *email to come, until then, contact Donna LaWall*

### COMMITTEES

**Architectural Control:** TBD (c/o Donna LaWall) .. [dwall@msiho.com](mailto:dwall@msiho.com)  
**Landscape:** Valerie Witte, Chair..... [sp2hoa-lc@googlegroups.com](mailto:sp2hoa-lc@googlegroups.com)  
**Newsletter:** TBD ..... [sp2hoa.newsletter@gmail.com](mailto:sp2hoa.newsletter@gmail.com)  
**Pool Crew:** Emily Valentine, Chair ..... [southpark2pool@gmail.com](mailto:southpark2pool@gmail.com)

### NEWS ARTICLES

The SouthPark2 newsletter is a monthly publication of the SouthPark2 Homeowners Association, produced by volunteers at no cost to the community except postage (\$175). 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. **Any opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association, the Newsletter Committee or the publisher.** Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

This issue was produced by Managing Editor Raina Brichetto with fellow volunteers Susan Fornoff, Anne Strand and Marilyn Bruce. All photos by Newsletter Committee and residents unless otherwise credited.

## 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.

**Newsletter Connections: 303-979-7499 or [info@newsletterconnections.com](mailto:info@newsletterconnections.com)**

To find ad rates and discounts, go to **[NewsletterConnections.com](http://NewsletterConnections.com)** or scan QR code.



## 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 Donna LaWall, [dwall@msiho.com](mailto:dwall@msiho.com), 720 -974-4257.

**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 Donna LaWall 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.

## Littleton Parking, *continued from front*

need to be parked on the street with the hanging permit from their mirror M-F 8 a.m. - 5 p.m.

- If you have a guest visiting and no guest parking spaces are available and the vehicle parks on the street, that vehicle must display the parking hanger from its rear-view mirror.

- Be sure you have current license plates with the month and year stickers displayed. Vehicles that are not current will receive a citation and may be towed.
- A vehicle left unattended on public property for 48 hours or longer is considered abandoned and may receive a citation and/or be towed. (If you see a derelict vehicle on public property, you can report it to the city of Littleton.)
- Motorcycles are exempt from the above requirements.
- Vehicles parked in FIRE LANES seen or summoned by the parking enforcement officer will be issued a citation.

Parking in the guest parking as a resident is strictly against community rules and policy. Stay tuned as we continue to work with the City and Maxx Towing to start the process of citations for residents illegitimately parked in RESERVED GUEST PARKING.

Note: The parking decals and hanging permits no longer expire. Neighborhood Parking Permits remain with the property just like the keys to the property and are given to the new property owners. Please refer to the official city website for all the details.

## Fly On The Wall, *continued from front*

A zone approach to be taken to maintenance work. Pool will get new chairs one year, tables another, umbrellas another. Trees are in zones and receive a major pruning periodically with regular trims in other years. Our tree goal is beauty without high maintenance. Arborists suggest that tree injections can be better than regular spraying and benefits can last 2 to 3 years versus multiple sprays per year.

See a problem, need a repair on common property? The fastest way to get the problem addressed is to fill out a work order, which can be found on our website. Please do this versus emailing a board member. Board will review the work orders and handle appropriately to resolve the problem.

New website 11/1. By the time you are reading this, you should have received information about the new website, Front Steps, from MSI. You do not need to do anything regarding your monthly payments to MSI; however, you do need to re-register to use the website.

And, as usual, check the website for last month's minutes.

## Farewell, Junipers

*By Val Witte, Landscape Committee Chair*

Good news! The juniper bids came in under budget so we were able to remove many dead and unsightly shrubs. We used a new company, All Phase Landscape Construction, to remove the junipers. They will wait until the leaves have been cleaned up to put down the wood mulch, so please be patient. This concludes the landscaping projects for 2025.

MSI has asked residents to not call MSI with landscaping issues, but to make requests or report problems to the landscape committee, directly. Once a week, the chairperson will send the list to Donna LaWall, our property manager, and she will take it from there. Hopefully, this will keep things organized. Our email address is SP2hoa-lc@googlegroups.com.

**OUR FAMILY IS PROUD TO PROVIDE  
LOCAL HANDYMAN SERVICES.**

**WE CANNOT WAIT TO BE OF SERVICE TO YOU!**



- + BASEBOARDS & TRIM
- + COSMETIC UPDATES
- + KITCHEN & BATH
- + WINDOW CLEANING
- + SKYLIGHT SERVICES
- + AND SO MUCH MORE!!

**HOME IMPROVEMENT SERVICES  
FROM OUR FAMILY TO YOURS**

**CALL OR TEXT  
US AT:  
720-394-0422**

SCAN TO VISIT  
US ONLINE



**FIRESIDE  
SWEEPS**

## Chimney Cleaning + Repair

We are a local, family owned chimney sweep business that specializes in gas fireplaces, wood-burning fireplace, chimney inspections and repair. We deliver the most complete and reliable chimney service available, and have over a decade of experience!

### OUR SERVICES:

- Chimney cleaning + inspection
- Gas fireplace servicing + inspection
- Crown coat + repair
- Chase covers
- Chimney caps
- Chimney liners
- Chimney water seal
- Dryer vent cleaning

☎: 303-246-9573

✉: michael@

firesidesweepsco.com



## November Notables – Find Fun Nearby

By Anne Strand, Newsletter Committee

11/4 **Falling For Line Dance.** 6 p.m. at Hudson Gardens. This three-class course is designed to build your skills from the ground up. There will be focus on core techniques and footwork, leading you step-by-step to dance through a popular line dance. Perfect for beginners and anyone looking to refine their technique. \$45. No partner needed. Register via Hudson Gardens website link or at Register.ssprd.org

11/5 **Afternoon Book Club** at Bemis Library. 1 p.m. The book is *On Earth We Are Briefly Gorgeous* by Ocean Vuong. www.bemis.libcal.com

11/6 **As You Like It, by William Shakespeare,** Nov 6 and 7 at 7 p.m. and Nov 8 at 2 p.m. at Chatfield High School. In the forest of Arden, bonds are made and destinies are triggered in one of Shakespeare's famous comedies. Tickets \$11. www.gofan.com

11/8 **ACC Artisan Fair** - Unique. Handcrafted. Artisans. Discover Colorado's best at this local artisan market. 10 a.m. – 3 p.m. 5900 S. Santa Fe Dr. www.ColoradoMarkets.com

11/8 **Winter Plaster Cast Botanicals Workshop at Hudson Gardens.** 10 a.m. \$55/resident. Create a beautiful multidimensional relief sculpture from fresh botanicals. This is a great workshop for beginners and no artistic ability is required. All material will be provided. Registration closes at midnight on 11/6. For more info and to register see Hudsongardens.org.

11/11 **Veterans Day War Memorial** at Ketting Park – 11 a.m. Join the Veterans of Foreign Wars, the American Legion, and Littleton Mayor Kyle Schlachter to honor the sacrifices of American veterans. There will be musical performances by the El Jebel Pipe Band, Littleton United Methodist Church choir

and personal remembrances from the public, the laying of flowers on the memorial and speeches by veterans. Weather permitting, there may even be a military flyover.

11/15 **Herbal Care: Herbal Oils and Salves** at Hudson Gardens - 1 p.m. \$45/resident. You will learn the art of creating infused oils and healing salves while exploring the nourishing properties of herbs. You'll go home with your own handcrafted infused oil and a small salve – perfect for seasonal self-care or heartfelt holiday gifts. For more info and to register see Hudsongardens.org.

11/19 **Evening Book Club** at Bemis Library. 6:30 p.m. The book is *The Jackal's Mistress* by Chris Bohjalian. www.bemis.libcal.com

11/21 **Holiday Parade (with Santa!)** at Streets of SouthGlenn. 5 - 9 p.m. Parade starts at 6 p.m. Fun for all – reindeer corral, cookies and cocoa with the elves, face painters, and balloon twisters.

11/28 **Littleton Candlelight Walk** – Celebrate the magic of the holiday season at the annual walk and Holiday Parade in the heart of downtown Littleton. Experience the charm of Main Street with festive entertainment before the parade, including performers, musical acts, sweet treats, and more. Entertainment will begin at 5:30 p.m. The parade will begin at 6:30 p.m. After the parade, a holiday drone show will fly over the Melting Pot. Learn more at VisitLittleton.org.

11/29 **Small Business Saturday – Downtown Littleton** – Local is Good! Downtown Littleton and other shopping areas in Littleton have wonderful small businesses that would love

*continued on page 5*

## HAPPY THANKSGIVING SOUTHPARK!

SouthPark Real Estate 101 SUPPLY AND DEMAND!



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

### SOLD BY BAER REALTY in Littleton 80120 in 2024/2025

2479 W Long Circle, WALDEN Model, Closed 3/29/24, \$850,000  
2670 W Long Circle, HIGHCREEK Model, Closed 4/16/24, \$829,000  
2450 W LONG Circle, TORREYS Model, Closed 4/30/24, \$795,000  
7708 S Hill Circle, TORREYS Model, Closed 5/4/24, \$799,000  
2993 W Long Drive #D, Closed 6/4/24, \$590,000  
2901 W Long Circle #D, Closed 7/16/24, \$490,000  
7273 S Sundown Circle, Littleton 80120, Closed 10/8/24, \$1,000,000  
7611 S Bemis Street, Littleton 80120, Closed 10/9/24, \$1,160,000  
7358 S Ridgeway Dr, Littleton 80120, Closed 1/31/25, \$710,000  
2996 W Long Drive #D, Closed 2/3/2025, \$519,000  
2980 W Long Dr #E, Closed 7/23/2025, \$529,500  
2951 W Long Dr #B, Closed 9/3/2025, SOLD AS IS, Investor/Not in MLS

If you would like a complimentary consultation regarding buying, selling, rightsizing, investing or relocation, please do not hesitate to contact us.

We are Thankful and Grateful for our Loyal Clients.



303-931-5853

Jan, Jan@BaerRealty.com

Jan and David Baer, Broker Owners  
Baer Realty LLC, BAERREALTY.com

720-641-2026

David, David@BaerRealty.com



## CLASSIFIEDS: The perfect way to find local professionals to work on your house! You can also find activities, sale items and more!

Find more professionals to suit your needs on our Service Provider Directory at [NewsletterConnections.com](http://NewsletterConnections.com).

**Wanted: Will pay rent for single garage space, local area, to store small convertible automobile for winter months.** Dennis 720-826-2934

**OB PAINTING.** \$500 off exterior/ 10% off interior. Free Estimates. Rob: 303-908-9063.

**Mike the Plumber -** Your reliable neighborhood plumber for 14 yrs. Competitive rates. Free estimate. **720-422-8139**

**Stecki painting.** Inter/ext. Jeff 720-331-7025

**Drywall - Basement finishes - Remodeling.** Years of exp. w/ refs. Gary 303-829-6363

**TH Consulting.** Providing handyman services and **GUTTER CLEANING.** Please call Trent 720-226-5586.

**Full time fireman looking for part time work.** 30 yrs exp doing all types of home improvements. I can help w/ all your home/handyman needs. **Sean 720-320-1177.**

**Grass or Corn fed beef for sale -** farm fresh, all natural, straight from our CO ranch to your table. Cattle prices are on the rise. Get your beef now in bulk. Sold by 1/4, 1/2 or whole. Call 719-349-0679. [KSayles@plainstel.com](mailto:KSayles@plainstel.com)

**Aminals Petsitting Service.** Bonded & ins. Current clients only. Call Nancy 303-335-6237.

**New customers Furnace inspection \$49.99** (parts/addl labor not incl.) Emporia Home Services, your local HVAC specialist. 303-909-2018

**Mike the Plumber -** Your reliable neighborhood plumber for 14 yrs. Competitive rates. Free estimate. 720-422-8139.

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.**

## This Space Intentionally Left Blank for Teen Services

### Find Fun Nearby, *continued from page 4*

our support during this holiday season. The cute small shops are fun to wander and shop during the holiday season, and it means so much to the proprietors.

11/29 **Bird Walk** at Hudson Gardens. 8 a.m. \$15/resident. Join Front Range Birding Company to discover the rich bird habitats of Hudson Gardens. You will leave with insights into the local wildlife, birding techniques, identification tips, and much more! The walk will be outside, so please dress for the weather. Meet in front of the welcome center by 8 a.m. Bring snacks, water, and a pair of binoculars; early registration is strongly encouraged. For more info and to register see [Hudsongardens.org](http://Hudsongardens.org).

## Ready to Travel?

**I've got 4 amazing group trips planned for 2026 and 2027!**

*If any of these adventures spark your interest, don't hesitate to reach out - I'd love to share more details with you.*

**ALL-INCLUSIVE VACATIONS + CRUISES**

**Barbara Rudolf, Affiliate Travel Advisor**  
[Barb@All-InclusiveVacations.com](mailto:Barb@All-InclusiveVacations.com)  
[All-InclusiveVacations.com](http://All-InclusiveVacations.com)

303.358.3410

**I also specialize in individual travel adventures.**

**May 8 - 14, 2026:** Holland, Michigan  
Tulip Festival w/ Mackinac Island

**Aug. 2026:** Scotland Experience  
featuring the Military Tattoo

**Feb. 2027:** Egypt with Collette

**Aug. 2027:** Victory Cruise on the Great Lakes

**HOLIDAY OPEN HOUSE**  
SAT., NOV. 8<sup>th</sup>

Check Our Website for Exciting Updates!

*Curate*  
A LOCAL MERCANTILE

# SHOP

small & local

[CurateMercantile.com](http://CurateMercantile.com)

**SHOP 100+ LOCAL VENDORS**

Two Locations!  
Centennial & Aspen Grove

## Need to Update Your Will?

We specialize in wills and trusts, estate planning and probate.

*Free initial consultation.  
Evening and Saturday appointments available.*

Call 303-794-5901

**Patrick M. Plank, Attorney at Law**  
 26 West Dry Creek Circle, Suite 420  
 Littleton, CO 80120    [www.denverwills.com](http://www.denverwills.com)

## Chaos to Clarity

Professional Organizing

Nancy Holmes ~ 303-506-4441

## Pet Portrait: Abraham

By Keith DuBay, SP2 Resident

Hi, my name is Abraham and I'm a full Newfoundland living his best life at 13 years old. My first humans were amazing, but they grew three more humans and it took up too much of my space so I moved in with Aunt Tess and Uncle Ryan when I was 8 years old. Best decision ever 'cause now I live in SouthPark and still see all my humans.

I love all humans and all other animals except those squirrels. I wish people and dogs wouldn't be scared of my size or when I try to talk to them. My bark is loud, but I don't bite. My humans love when I lay down and my big old tongue just sticks out of my mouth. They also think it's funny when I find a good green patch of grass and I can just scratch my back and roll around, feeling free.

A perfect day is in the mountains and getting to go roll around in fresh snow and hopefully the sun can come out so I can soak up that too and then walk into town where everyone can pet me and give me treats. I love all the seasons, but if I had to pick my favorite, it would be winter because I love laying in the snow on a sunny day.

I love bacon. But honestly, I love anything I can get my teeth on. I usually just sit there and stare at Ryan until he gives me what I want. I also accept any treats from strangers on my walks. I love all the attention so if you see me around, please come say hi.

**Editor's Note:** Keith loves to meet and interview the pets of SP2. If you'd like him to meet yours, just shoot an email to sp2hoa.newsletter@gmail.com and we'll set that up.



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



### 2292 W. Long Dr. Unit A: SOLD \$610,000

Popular Kingfisher Floor Plan, 4 Bedroom, 4 Bath, Open Floor Plan, Two Main Floor Bedrooms And Baths, Main Floor Laundry, Eat-In Kitchen, Private Upper Level Bedroom And Bath, Finished Basement Featuring, Bedroom, Bath, Family Room And Large Utility Room with Lots Of Storage. 2713 total Square Feet!

### 2881 W. Long Dr. Unit F: SOLD \$508,000

2 Bedroom, 3 Updated Baths Plus Loft Area, Major Renovation Including New Roof 2024, Fresh Interior And Exterior Paint, New Trex Deck, New Front Fence, New Plank Flooring, New Carpet, Updated Kitchen With Quartz Counter Tops, Refaced Cabinets, All New Sinks And Toilets, All New Appliances, 1823 total Square Feet! Seller Will Contribute \$8,000 Dollars Towards Buyer Closing Costs or Rate Buy Down At Closing On Full Price Offer.

### SouthPark Real Estate Update for November 2025

#### SouthPark Single Family Homes

	Up to 700,000	700,000-900,000	900,000-Plus
For Sale	0	3	0
Under Contract	0	0	0
Total Sold 2024	1	10	0
Total Sold 2025	1	5	1

#### SouthPark Townhomes

	Up to \$480,000	\$480,000-\$540,000	\$540,000-Plus
For Sale	1	4	1
Under Contract	1	1	1
Total Sold 2024	9	10	9
Total Sold 2025	9	9	7

The information is based on MLS October 15, 2025

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

