

Helping fun-loving families make memories!



Sept. 2011

Cedar Creek Lake Realty

Your Lakefront Living Specialists

Neal Mansfield, Katie Veach,
Judy & BG Pierce

Email: Realtors@CCLake.biz
Phone: (903) 603-7066



Woodcanyon Waters - 70' Open Waterfront \$333,750



Pinnacle Club - 3,855 sq', 95' Open Waterfront \$699,000

TRWD Cedar Creek Lake Cleanup

Bring your children, or grandchildren, to the Cedar Creek Lake Cleanup sponsored by TRWD on Saturday, September 24th from 8:30 to 11:30. There will be a party at 11:30 at Tom Finley Park on the causeway between GBC and Seven Points. Carter BloodCare and Radio Disney will also be there.

It's a wonderful way to share our civic responsibilities and community pride with them as well as a fantastic bonding opportunity. Sign up for the fun at TRWD.com or call the local TRWD office at 903-432-2814.



Dallas Cowboys Schedule

DATE	TIME	OPPONENT
Sun, Sept 11	7:20 PM	@ NY Jets (NBC)
Sun, Sept 18	3:05 PM	@ San Francisco (FOX)
Mon, Sept 26	7:30 PM	WASHINGTON (ESPN)
Sun, Oct 2	Noon	DETROIT (FOX)
Sun, Oct 9	BYE	
Sun, Oct 16	3:15 PM	@ New England (FOX)
Sun, Oct 23	3:15 PM	ST. LOUIS (FOX)
Sun, Oct 30	7:20 PM	@ Philadelphia (NBC)
Sun, Nov 6	Noon	SEATTLE (FOX)
Sun, Nov 13	Noon	BUFFALO (CBS)
Sun, Nov 20	Noon (?)	@ Washington (FOX)
Thu, Nov 24	3:15 PM	MIAMI (CBS)
Sun, Dec 4	3:15 PM (?)	@ Arizona (FOX)
Sun, Dec 11	7:20 PM (?)	NY GIANTS (NBC)
Sat, Dec 17	7:20 PM	@ TAMPA BAY (NFLN)
Sat, Dec 24	3:15 PM	PHILADELPHIA (FOX)
Sun, Jan 1	Noon (?)	@ NY Giants (FOX)

Information deemed reliable, but not guaranteed. Only includes homes listed in MLS. Not intended to solicit properties currently listed.

Please contact us if you'd prefer to receive this newsletter via email



Your Lakefront Living Specialists

1805 W. Main St.
Gun Barrel City, TX 75156

Helping fun-loving families
make memories at Cedar Creek Lake!

«sal» «First» «Last»

«street» «unit»

«city», «state» «zip»

Waterfront Sales					
Price	May-Aug 2010	May-Aug 2011	12 Mos Sold	On Mkt	Mo's Supply
<100	6	8	15	19	15
100s	23	16	43	73	20
200s	26	25	59	85	17
300s	15	13	42	79	23
400s	5	4	13	38	35
500s	6	4	11	23	25
600s	6	2	5	19	46
700s	3	2	5	9	22
800s	2	1	1	6	72
900s	1	2	4	8	24
1,000s	0	2	3	21	84
Total	93	79	201	380	23
Off-Water Sales					
Price	May-Aug 2010	May-Aug 2011	12 Mos Sold	On Mkt	Mo's Supply
<100	56	40	144	171	14
100s	31	21	56	93	20
200s	3	1	5	24	58
300s	1	0	1	6	72
Total	91	62	206	294	17

Based on information from the H C B R MLS

Cedar Creek Lake Home Sales

We began 2011 with hope for a brighter economy and dreams of a lake full of water and giggling kids. While our wishes didn't fully come to be, there were many families enjoying the water and sales of homes around Cedar Creek Lake held up well this summer considering the adversity.

A number of positive-thinking families have allowed us to help them purchase homes this year, and we have appreciated their joyful attitudes. Fortunately, our buyers recognize that Texas is experiencing the worst drought since the 1800s and can see past the low water level.

On September 3rd, two homes are marked sold for the month and there are 38 homes around the lake with contracts pending. We are delighted that 4 of our selling client's homes have contracts pending and are expected to close this month—a respectable share of the coming sales!

We Need Homes to Sell

Please call to learn about the value of your home, our approach to marketing and our "Easy Exit" listing program.