



6297 S Urban Street
Littleton, CO 80127

WHO DO **YOU** KNOW WHO IS THINKING
OF MAKING A MOVE?!

I can not thank you enough for all the referrals you sent me. It truly means the
world to me that you think highly enough of the job I do to trust me with your
friends and family! **Thank you!**



SHANNON PETRONE

DRIVEN BY **AMBITION**. GROUNDED IN **LOYALTY**. DEFINED BY **HONESTY**.

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WHAT IS YOUR HOME REALLY WORTH?
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SHANNON PETRONE

Turning Your Real Estate Dreams Into Reality



SHANNON'S CURRENT LISTINGS



NORMANDY ESTATES | LITTLETON
5845 W PORTLAND DRIVE

4 Beds | 3 Baths | 3,655 Sq Ft | \$799,000

Beautifully updated and nestled in the heart of Normandy Estates, this home offers timeless charm on a spacious one-third acre lot with mature trees. Thoughtful updates and warm, flexible living spaces create effortless everyday comfort, while a covered stamped-concrete patio extends living outdoors. Located in one of the most beloved neighborhoods in Littleton, known for its large lots and tree-lined streets, this home delivers the perfect balance of setting, livability, and peace of mind.



VERONA | LITTLETON
2100 SANTINI TRAIL UNIT #A

4 Beds | 4 Baths | 1,907 Sq Ft | \$585,000

Located in the sought-after Verona Townhomes, this modern, low-maintenance home offers a lifestyle-forward setting with thoughtful design throughout. Positioned along the Highline Canal, it provides direct access to miles of trails for biking, walking, and outdoor enjoyment. Light-filled living spaces, a contemporary kitchen with quartz finishes, and a covered balcony with mountain views create an elevated everyday experience in a prime Littleton location close to shopping, dining, and commuter routes.



COMING SOON

FAIRVIEW HEIGHTS | LITTLETON
7947 S DOVER STEET

5 Beds | 3 Baths | 3,417 Sq Ft | \$780,000

Welcome to this beautifully updated ranch in the heart of Fairview Heights, offering space, flexibility, and freedom with no HOA. Freshly painted, meticulously maintained, and filled with natural light, the home features generous living areas and a full finished basement ideal for everyday living and entertaining. Attached and detached garages, along with expansive parking for an RV, boats, or gear, make this a rare opportunity with room to live, store, and play.

HAPPY NEW YEAR

As we begin a brand-new year, I want to sincerely thank you for your continued trust, support, and referrals. It truly means the world to me and my family, and it is an honor to serve you, your friends, and your loved ones.

On a personal note, this past year brought some meaningful milestones. My son, Patrick, completed his first full year in real estate, and it has been such a joy working alongside him every day. Watching him grow professionally has been incredibly rewarding.

My daughter, Peyton, is preparing to graduate from Dakota Ridge this May and will be attending Colorado State University in the fall. It's a bittersweet season—while I'm so excited for her next chapter, I know I'll miss her tremendously. I did suggest she get her real estate license and join the family business, but she apparently has other plans!

THINKING ABOUT MOVING IN 2026? **PLANNING IS EVERYTHING.**

If you're considering a move in the coming year, now is the time to start planning.

Selling Your Home - Getting ahead of the process makes all the difference. I'll provide:

- A full market analysis and pricing strategy
- Comparable sales specific to your neighborhood
- A walkthrough of your home with personalized recommendations
- Guidance on preparing your home so it stands out when it's time to list

While the market has picked up, buyers still have plenty of choices. Strategic pricing, strong presentation, and professional marketing are essential. I'm always happy to help with updates and design decisions—from paint and flooring to simple improvements that make a big impact.

Buying a Home - Interest rates have dropped!

If you're planning to buy—or know someone who is—the first step is securing a strong pre-approval with a trusted local lender. I have excellent recommendations and am happy to connect you.

Considering New Construction?

There are some wonderful new communities available right now. Just be sure to bring me with you on your very first visit. The on-site sales agent represents the builder, not you, and having your own representation is key to protecting your interests.

Thank you again for the referrals and continued support—it truly means more than you know. I look forward to staying connected and sharing updates throughout the year.

Warmest regards,

Shannon Petrone