

Get the Straight Facts About What Can Make or Break the Sale of Your Home. For the Best Results Choose THE ULTIMATE TEAM.

Selling your home is one of the most important decisions you will make in your lifetime. How much is it REALLY worth? How long will it take to sell? How do you handle buyers making undesirable offers?

As experienced Lake George, Queensbury and Glens Falls area REALTORS® with many years of experience and a proven track record, it is our job to guide you through this complicated process, from beginning to end. We want you to get top value for your home, within YOUR timeframe. Here are just a few of the things that we will do to market and sell your home:

- Buyers want to buy your property for as little as possible! Through detailed comparisons between your home and recently sold homes, and other properties currently on the local market, together we can determine what your home is really worth in today's market. In the industry this is called a Comparative Market Analysis or CMA. We will do this for you, for free with no obligation.
- Buyers have their own timeframes, which might or might not be yours! We make sure they don't waste your time by making sure they have the ability to afford your home.
- More buyers interested in your home means more money in your pocket when it is sold. Our extensive marketing of your home assures you of maximum value. For example, this web site will market your property all across the web. It will appear on Realtor.com, Yahoo Real Estate, Microsoft MSN HomeAdvisor, and other top national sites. We can place your home on our web site within a few minutes time!
- When we begin marketing your home, we will immediately notify all our buyers that we are working with that we just listed your home. Then, we'll also notify all our fellow REALTORS® in the area about your property, who quickly tell their homebuyers. It is a powerful way to jump-start the sale of your home!
- You and a member of my team or I will walk through your home together. We will advise you how to present your property to maximize its selling price. Some improvements are worth it, and some are not! Be careful.
- Contracts are complicated, and can be intimidating. You don't want to go to a closing with doubts or unanswered questions. You will have the full benefit of our teams real estate experience and knowledge for a smooth and successful closing. We highly recommend that you do not sign on any dotted lines without asking us first.

There are no up-front costs for our services! We only get paid if we SELL your home...so you can bet that we will work hard to get your home sold, for as much as this market will possibly bear. We will also work within your time frame and your needs. For example, sometimes it can be hard to sell and move out of your current home, and buy and move into a new home, all at the same time! We can help coordinate the transactions and smooth out any bumps.

Call or email us and request a free In-Home Presentation. We will gladly come to your home or office, and present a plan that details exactly how we will market your home. There is absolutely no obligation so don't let this opportunity pass. It is part of our job as top real estate agents to offer you this service.

**For Results Call CINDY BROWER and the ULTIMATE TEAM!
518-350-5711 or you can e-mail me at cbrower@kwadirondacks.com.**