

SA LOCAL EXPERIENCED REALTOR®
SUE ANDERSON-WEBB

**SELLING
YOUR
HOME**



WHAT IT TAKES TO SELL YOUR HOME



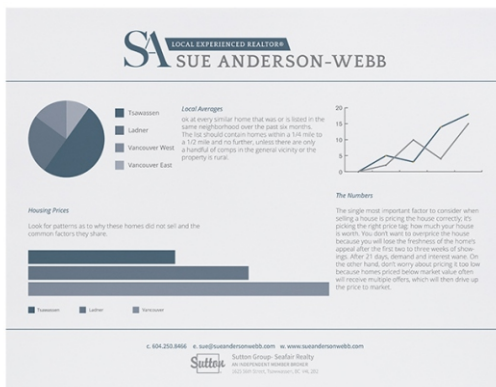
Great relationships are only the beginning when you choose to sell your property with Sue Anderson-Webb. Accountability, honesty and integrity are the principles I stand by. I communicate regularly and openly during the home sale process - so you are kept in the loop every step of the way. I will ensure you receive the best price with terms acceptable to you. I have a proven Marketing Plan for your property that I would be happy to discuss in detail with you. Please call Sue direct at 604.250.8466 or email me sue@sueandersonwebb.com for a personal appointment.

STRATEGIC ADVANTAGE



When it comes to selling your home, having the right tools and Real Estate programs will make a big difference. Working with Sue Anderson-Webb ensures that your home receives the focused attention it deserves. Her hands-on approach means that we are present for all Showings, Open Houses, Inspections, and as your trusted Advisor she is available to address any questions during the sales process. Sue creates long-term relationships with her clients and pays attention to the small details before, during, and after the sale of your home. Sue implements an array of streamlined Real Estate marketing tools to attract the right attention from prospective Buyers.

PRICING EXPERTISE



Determining the sale price of your home is more than picking a number out of a hat. Sue Anderson-Webb develops a "marketable price" for your home — one that gets you the most amount of money in the least amount of time. Over pricing your home can create future difficulties as the listing has the potential to become stale. This can raise red flags with Buyers, which often results in price reductions. Being competitive and using advertising to spread the word about your listing can help drive interested Buyers to your home and get your home sold sooner.

LISTING POSTED ON MLS®



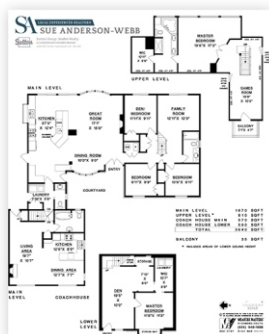
Your listing will be posted on the Multiple Listing Service, and various other public websites to improve your chances of a successful sale. Your listing will not only include accurate information regarding your home, but also includes specific insight into the surrounding neighbourhood and what it has to offer. Additional links on your MLS® listing will also direct potential Buyers and Realtors to extra professional photos, virtual tours, and floor plan to give them access to the information they need to make an informed decision.

LISTING BROCHURE



As a key element of our strategic marketing plan for your home, we create a four page Brochure which contains professional photos, a professional floor plan, MLS® listing detail sheet, a map of the surrounding area and a detailed description of your home. This innovative marketing piece allows us to share key information in a focused and helpful document. For the first time home Buyer or the savvy Real Estate expert, each Buyer will leave your home with a handful of useful information that will surely stand out against the competition.

PROFESSIONAL MEASUREMENTS OF YOUR HOME



Using laser technology through select companies, depending on availability, we provide a detailed floor plan of your home with precise measurements to incorporate into our four page brochure. As a home owner, it can confirm the size of your home accurately and clearly, while showing the layout and measurements to prospective Buyers. For those looking to renovate, this detailed drawing and accurate measurements offer a "different perspective" for Buyers to consider all the possibilities of your home. Furthermore, for legal representation this guarantees accuracy.

SOCIAL MEDIA



Social media offers a way for us to connect and build relationships with possible Buyers. Through the use of Twitter and Facebook, we offer insights and information about the Real Estate market, local neighbourhoods and sales tips. Additionally, a Youtube video is designed and built specifically for your property, another way we reach out and build a community online for your listing.

VIDEO TOURS



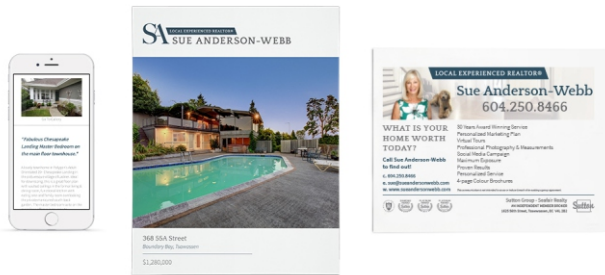
What could possibly be better than a customized video of your house to showcase it to potential Buyers? Outperform the competition with an all encompassing promotion of your home, property and neighbourhood! Nothing sells a lifestyle like some strong editing, capturing music and a great place.

AGENT'S TOURS



The Agent's Tour is an opportunity for Realtors to tour the area and preview new listings, price reductions, or homes that are looking to gain additional exposure. During the tour, the price, condition, and various other pricing factors are discussed, giving you immediate feedback from seasoned professional Realtors, who are taking time to view new listings in person.

PROMOTIONAL STRATEGY



To connect with interested Realtors and home Buyers we use a combination of traditional and social media marketing tactics to share the key benefits and features of your home.

Tools include: MLS® listing, Email Marketing, Real estate mobile marketing through street text (QR codes and virtual website), Sue Anderson-Webb website listing, Social media through Facebook and Twitter, Google Pay Per Click campaigns and listings through Craigslist or Kijiji, and real estate tours.

OPEN HOUSE



An Open House is an optional opportunity to showcase your home to potential Buyers and Realtors. We will work to gain traffic for your Open House to attract as many potential Buyers as possible. In our experience, the real power of an Open House is based on having the house show ready and accessible. When it comes to showing your home, small details make a difference. Professionally installed sales signs are a small but important part of presenting your home in the right light.

OUR NEEDS FROM YOU



Integrity, trust and communication are at the heart of all great relationships. When working with Sue Anderson-Webb, she is here to work for you. You are in the driver's seat — while she offers her insight and advice to simplify the sales process. As a Seller, she will need the following three important commitments: Access: ability to gain entry to your home — sometimes on short notice. Orderly home: Keeping your home in show condition means it shows better, will sell faster and sell for more money. Communication: Clear communication is important to us. She will listen and communicate clearly every step of the way, and she wants to hear all of your questions and concerns.

SOLD



27 5900 Ferry Road, Ladner

SOLD



1188 Fairway Views Wynd, Tsawwassen

SOLD



69 5900 Ferry Road Ladner

SOLD



305 20 Milross Ave, Vancouver

RECENT ACHIEVEMENTS

LISTING



1127 Skana Drive, Tsawwassen

LISTING



15 5900 Ferry Road, Ladner.

SOLD



415 - 1350 View Crescent, Tsawwassen

SOLD



315 - 3150 West 4th Avenue, Vancouver

SOLD



4676 Apple Lane, Tsawwassen

SOLD



1155 Bayview Drive, Tsawwassen

SOLD



301S- 1100 56th Street, Tsawwassen

SOLD



201 - 1111 East 27th Avenue, North Vancouver

FOR BUYERS

Buying a home is an exciting and emotional process. Once we determine your buying preferences, an email based notification system will send you daily updates of homes that match your buying criteria. You will receive this valuable information at the same time as I do - putting you ahead of the general public. I guide you through every step of purchasing your home.

From our initial meeting when we discuss your criteria and expectations, the home viewing and selection process, the preparation of the Contract of Purchase & Sale, negotiating the best price for your Property of choice to finally receiving the keys on Possession Day, my professional guidance and expertise will be invaluable to you.



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