Real Estate Services Proposal







This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering, or sale price of the real property.

Prepared Especially for:
Tom & Mary White
7 Deep Run Court
Hunt Valley, MD 21030

Prepared by:
Angela McKendrick, CRS, GRI
Agent
Demo Realty
123 Main Street
Miami FL, 33101

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Home Office: 305-555-6542
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Date: October 21, 2026

EQUAL HOUSING OPPORTUNITY

REALTOR®

LOGO

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EQUAL HOUSING OPPORTUNITY

REALTOR®

October 21, 2026

Tom & Mary White
7 Deep Run Court
Hunt Valley, MD 21030

Dear Tom & Mary:

Thank you very much for giving me the opportunity to present the enclosed proposal for real estate services. I appreciate the time you spent with me outlining the criteria for your new home.

You will receive competent and professional service when you select me and Demo Realty as your Buyer Representative in your search for a new home. We have assisted many families in this area in their search for their ideal home. I hope you will select me as your Buyer Representative in this very important transaction.

This proposal includes information on me and Demo Realty that will confirm my qualifications.

Sincerely,

Angela McKendrick, CRS, GRI
Agent, REALTOR®

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Customizable Text Page

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Choosing Buyer Representation

A Buyer's agent is specifically committed to representing the Buyer, from the initial selection of properties, to the contract negotiations, to the settlement table. Having an agent represent you in the buying process helps eliminate the stress of buying a home by providing a variety of services, one-on-one dedication, and expertise.

An agent representing a buyer may request a signed agreement (like what the selling agent has with the seller). Since August 17th, 2024, the National Association of Realtors requires its agents who are providing services to a buyer to enter into a written agreement before the buyer tours a property listed on the MLS. The legally binding contract provides protection and transparency for the agent and consumer alike. Rather than relying on a verbal conversation or assuming an understanding, a written agreement during a transaction spells out expectations, including the services provided to the buyer, the agency relationship, how the brokerage is compensated, and how that system serves the buyer's best interest.



Whether you're a first-time buyer or an experienced buyer, it is an advantage to have a real estate agent on your side as you select a home.



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Put an Experienced Buyer Representative to Work for You

Property Search

Your buyer representative will appraise your particular criteria for a house and neighborhood then search for properties that fit those specifications. Your buyer representative will set appointments for showings and monitor the market as new listings become available.

Market Data

Market value is determined by many factors, including the availability of similar properties at competitive prices, location, condition, and most of all the price that a knowledgeable buyer is willing to pay. Your buyer representative will provide market data to help you establish an offering price.

Purchase Offer

There may be other considerations besides price that are equally important in structuring a purchase offer. The terms and conditions of the offer, amount of deposit and possession date are likely to be factors when an offer is made. Your buyer representative will help in your preparation of a purchase offer.

Negotiating

When a purchase offer is made, the sellers may be concerned with certain aspects including the ability of the purchasers to fulfill their agreement, the terms and conditions of the offer, the breakdown of closing costs between buyer and seller and even the motivations and lifestyle of the prospective new owners! Your buyer representative will help structure a negotiating strategy that will create the desired result, a new home.

Handling Details

A lot has to happen between signing the purchase offer and moving into a new house. Your buyer representative will attend to the details and keep you in touch with the transaction each step of the way.

Sellers list their homes with real estate agents to ensure professional representation throughout the home selling process. As a buyer, you deserve the same kind of service!



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Buyer's Agent vs Listing Agent

What Is A Buyer's Agent?

A buyer's agent is a licensed real estate professional who represents the buyer during the home buying process. A real estate agent or REALTOR can be either the buyer's agent (sometimes known as the buying agent) or the listing agent depending on the transaction. Keep in mind that real estate agents can represent more than one client at the same time. So you may encounter a buyer's agent who's also representing a seller as their listing agent. This could take place at the same time they're working with you.

Buyer's agents are legally obligated to protect their client's best interests. They should exhaust every effort to find homes for you to view, submit offers to listing agents and negotiate the most favorable purchase contracts.

How Is A Buyer's Agent Different From A Listing Agent?



A buyer's agent differs from a listing agent in a significant way. While both are real estate professionals who are heavily involved in completing real estate transactions, a buyer's agent represents the buyer and their best interests while the listing agent represents the seller and their best interests.

The buyer's agent negotiates the best deal on the home and ensures that the contract contains protections for the buyer.



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Understanding Agent Fees

In the past it was assumed that when a seller listed a home with a listing agent, they agreed on a commission percentage to be paid upon the sale of the home. This commission was often split between the listing agent and the buyer's agent. This commission was traditionally paid by the seller at the close of the transaction from the proceeds of the sale.

However, due to new regulations by the National Association of Realtors, the Buyer's Representative has a responsibility to inform the buyer of how they will handle the Buyer's commission prior to starting a home search. A buyer is required to have the client sign a Buyer Representation Agreement, or a Buyer-Broker Agreement.

A buyer representation agreement or a buyer-broker agreement, is a contract between a home buyer and a real estate agent that outlines the terms and conditions of their working partnership.



It's important to have a clear understanding with your agent about their commission structure before you start the home-buying process.

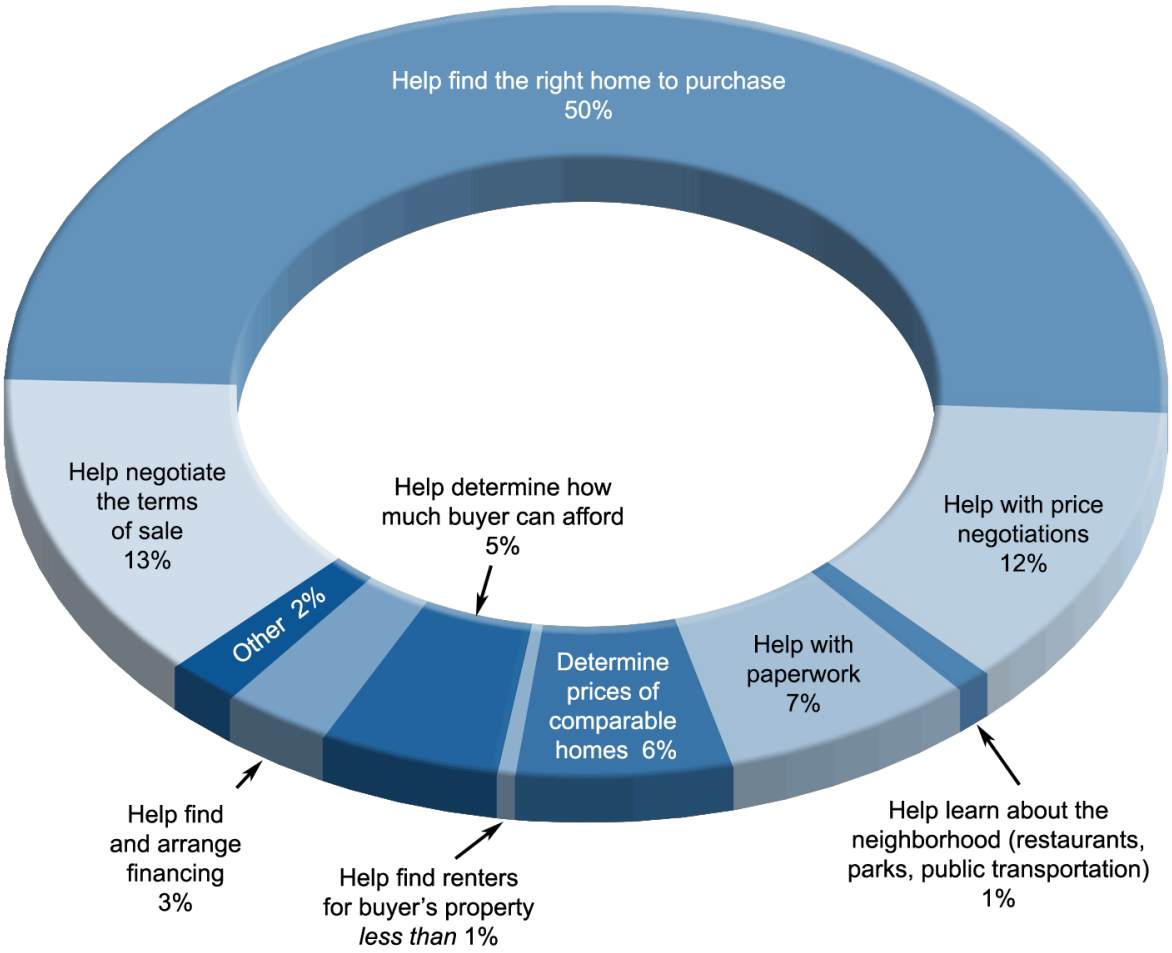


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What Buyers Want Most From Real Estate Professionals

Real estate professionals best serve their clients when they know what home buyers expect from them.



Source: National Association of REALTORS®
Profile of Home Buyers and Sellers.



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Home Search Tips

Buying a home can be a long and stressful project. Here are several tips that can help you make the process easier and less time consuming.



Tip #1
Take photos as you go through the open houses so you remember the layout and the feel of each house you visit.

Tip #2
Pay attention to features of the property that are fixed such as the neighborhood, the lot size, and the orientation of the home.

Tip #3
Don't pay too much attention to the colors of the walls or the furniture. Be sure to check out the small details like the light switches, water features, and appliances to make sure everything works.

Tip #4
Be sure to make a list of your must haves, wants, and don't cares. As you go through the viewings, make sure you check off all your must haves.

Once you find a house you love, you can make an official offer to the seller!



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Factors in Making an Offer

There are many factors to consider in making an offer on your new home. As your Buyer's agent I will do everything I can to help guide you through the process and look out for your best interest.

Market value: What did similar homes in the same area sell for recently? This determines the current market value.

Condition of the property: Consider the age of the home, repairs needed, and any upgrades/renovations made to the property.

Location: The location of the home plays a significant role in determining its value. Factors such as school districts, transportation, and nearby amenities can influence the price.

Your budget: Determine how much you can afford to pay for a house based on your income, expenses, and credit score.

Seller's motivation: If the seller is highly motivated to sell quickly, they may be more willing to accept a lower offer.





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Competing with Multiple Offers

Sometimes when a buyer goes to make an offer on a home, the seller has already received an offer or two from other potential buyers. In this case, the seller has the right to choose which offer he or she would like to accept. In this case you have several options to help make your offer the one the buyer ultimately accepts.

Find out what is important to the seller
This could be a specific closing date or selling all of their furniture. It is important for your buyer's agent to have a conversation with the listing agent to find out this information.

Offer a larger deposit
Most buyers offer a deposit to hold the house. By offering more money than the other potential buyers, it shows the seller you are serious about your offer.

Shorter Inspection Period
Most inspection periods are 10 days. Seller's like shorter inspection periods because if the deal falls apart after inspection, they can put the home back on the market quickly, without losing a lot of time.

Waiving Contingencies
There are often a few contingencies in a standard purchase contract that can be waived, like your inspection and mortgage contingency. Waiving either of these items is not for everyone and is not typically advised but it is good to know you do have this right. It is important that you weigh the pros and cons with your buyer's agent so you can make an informed decision about what is right for you.





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Subject Property Profile for

7 Deep Run Court

The data below are features of the desired home represented in this presentation. This will help in determining proper pricing for this home.

City:	Hunt Valley
Year Built:	1988
Lot Desc:	Backs To Trees
Style:	Colonial
Bedrooms:	3
Const:	Cedar Siding
Basement:	Fully Finished
Heat:	Heat Pump
Cool:	Central A/C
Garage Spaces:	2
Water:	Well
# Fireplaces:	2
Amenities:	Built-In Bookcases
Other Rms:	Den/Stdy/Lib

Neighborhood:	Orchard Valley
Fin SqFt:	2160
Lot Size:	1.04
Levels:	3
Bathrooms:	2/1
Roofing:	Cedar/Shake
Basement:	Walkout Level
Fuel:	Electric
Parking:	Garage
Exter Feat:	Deck
Sewer:	Septic
Amenities:	Auto Gar Dr Opn
Amenities:	Mba/Sep Shwr
Other Rms:	Family Room



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Subject Property Profile for

7 Deep Run Court



The data below are features of the desired home represented in this presentation. This will help in determining proper pricing for this home.

City:	Hunt Valley	**Neighborhood:**	Orchard Valley	**Year Built:**	1988
Fin SqFt:	2160	**Lot Desc:**	Backs To Trees	**Lot Size:**	1.04
Style:	Colonial	**Levels:**	3	**Bedrooms:**	3
Bathrooms:	2/1	**Const:**	Cedar Siding	**Roofing:**	Cedar/Shake
Basement:	Fully Finished	**Basement:**	Walkout Level	**Heat:**	Heat Pump
Fuel:	Electric	**Cool:**	Central A/C	**Parking:**	Garage
Garage Spaces:	2	**Exter Feat:**	Deck	**Water:**	Well
Sewer:	Septic	**# Fireplaces:**	2	**Amenities:**	Auto Gar Dr Opn
Amenities:	Built-In Bookcases	**Amenities:**	Mba/Sep Shwr	**Other Rms:**	Den/Stdy/Lib
Other Rms:	Family Room				



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Comparative Market Analysis Summary

Currently On The Market

Address	Neighborhood	Style	Yr Blt	Beds	Bath	Sold Price	List Price
2 Symphony Cir	Laurelford	Modern	2008	4	3/1		$789,000
12218 Cleghorn Road	Laurelford	Modern	1986	4	2/2		$814,900
13213 Beaver Dam Rd	Ivy Hill	Classic	1984	4	3/2		$849,900
84 Warren Rd	Hillsyde	Colonial	1994	5	4/1		$885,000
20 Laurelford Ct	Laurelford	Colonial	1992	4	2/1		$892,000
9 Jules Brentony	Shawan	Colonial	1995	4	3/1		$898,900
510 West Padonia Rd	Springhill Farm	Modern	1991	5	4/1		$899,500

Average of 7 Properties: $861,314 Min: $789,000 Max: $899,500 Median: $885,000

Under Contract

Address	Neighborhood	Style	Yr Blt	Beds	Bath	Sold Price	List Price
13707 Cuba Rd	Hillsyde	Cape Cod	1992	2	2/1		$839,000
9 Ivy Reach Court	Ivy Reach	Colonial	2008	4	2/1		$842,925
3 Indian Spring Court	Sherwood	Colonial	1995	6	4/1		$850,000
15 David Luther Ct	Laurelford/Ivy	Colonial	1990	5	3/1		$899,000
11 Foxtrot Ct	Laurelford/Ivy	Colonial	1993	2	2/1		$899,000

Average of 5 Properties: $865,985 Min: $839,000 Max: $899,000 Median: $850,000

Recently Sold

Address	Neighborhood	Style	Yr Blt	Beds	Bath	Sold Price	List Price
19 Chris Eliot Ct	Ivy Hill	Colonial	1989	3	3/1	$725,000	$849,000
12 Old Padonia Rd	Laurelford	Modern	2008	4	3/1	$755,000	$789,000
4 Chamaral Ct	Ivy Hill	Colonial	1991	4	3/1	$775,000	$799,000
12002 Boxer Hill Rd	Sherwood	Colonial	1995	6	4/1	$790,000	$850,000
12993 Jerome Jay Dr	Laurelford/Ivy	Colonial	1990	5	3/1	$830,000	$899,000
24 Springhill Farm Ct	Springhill Farm	Cottage	2003	4	3/1	$850,000	$899,900
508 Shawan Rd	Hillsyde	Classic	2003	5	4/2	$855,600	$885,000
205 Warren Rd	Laurelford/Ivy	Colonial	1993	2	2/1	$885,000	$899,000

Average of 8 Properties: $808,200 Min: $725,000 Max: $885,000 Median: $810,000

Off The Market

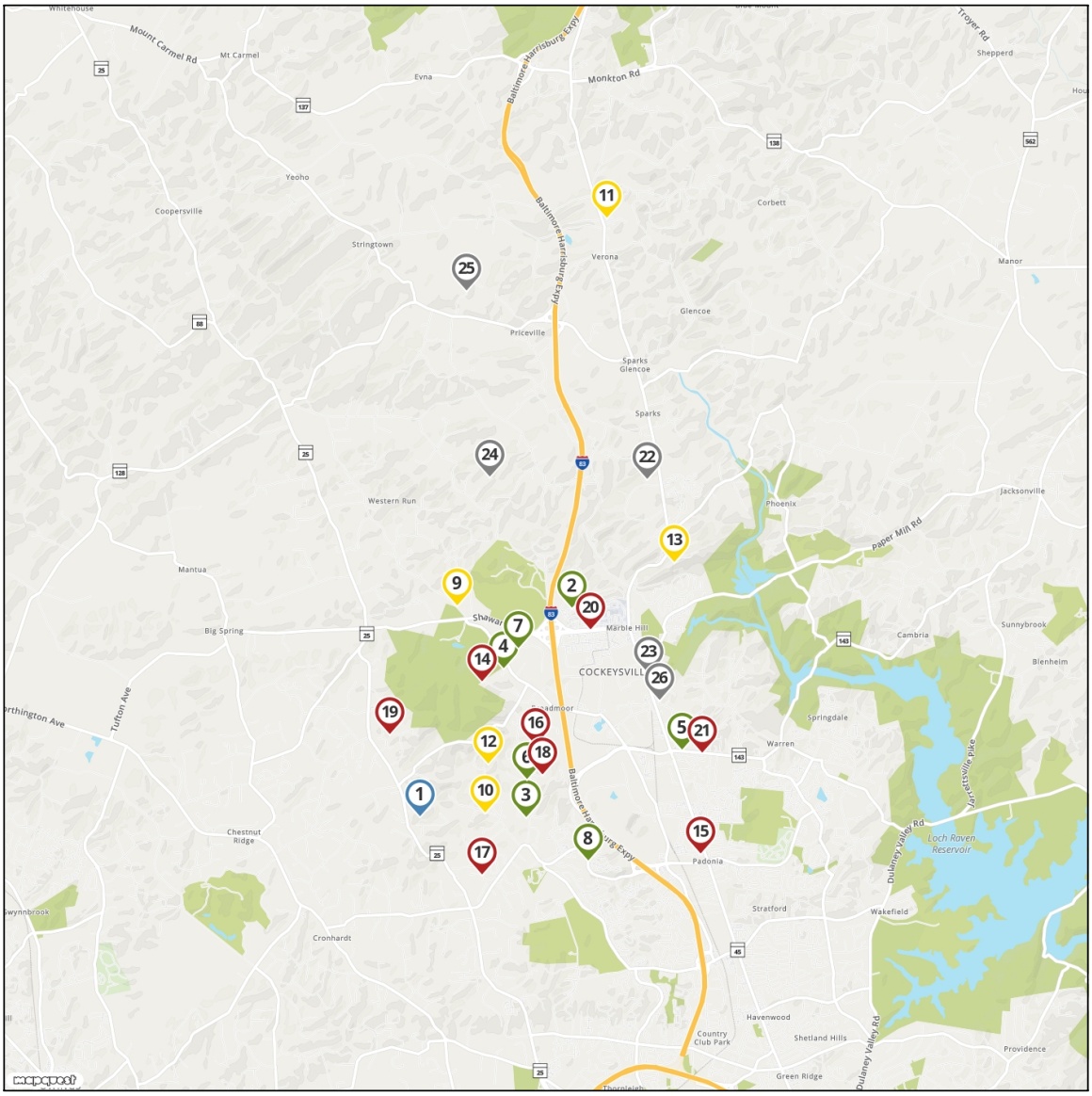
Address	Neighborhood	Style	Yr Blt	Beds	Bath	Sold Price	List Price
10 Loveton Cir	Hillsyde	Classic	1994	5	4/1		$885,000
64 Boxwood Lane	Laurelford	Colonial	1992	4	2/1		$892,000
9 Westcroft Ct	Shawan	Colonial	1995	4	3/1		$898,900
23 Chilcoat Rd	Springhill Farm	Cottage	2003	4	3/1		$899,900



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Map of Comparable Properties



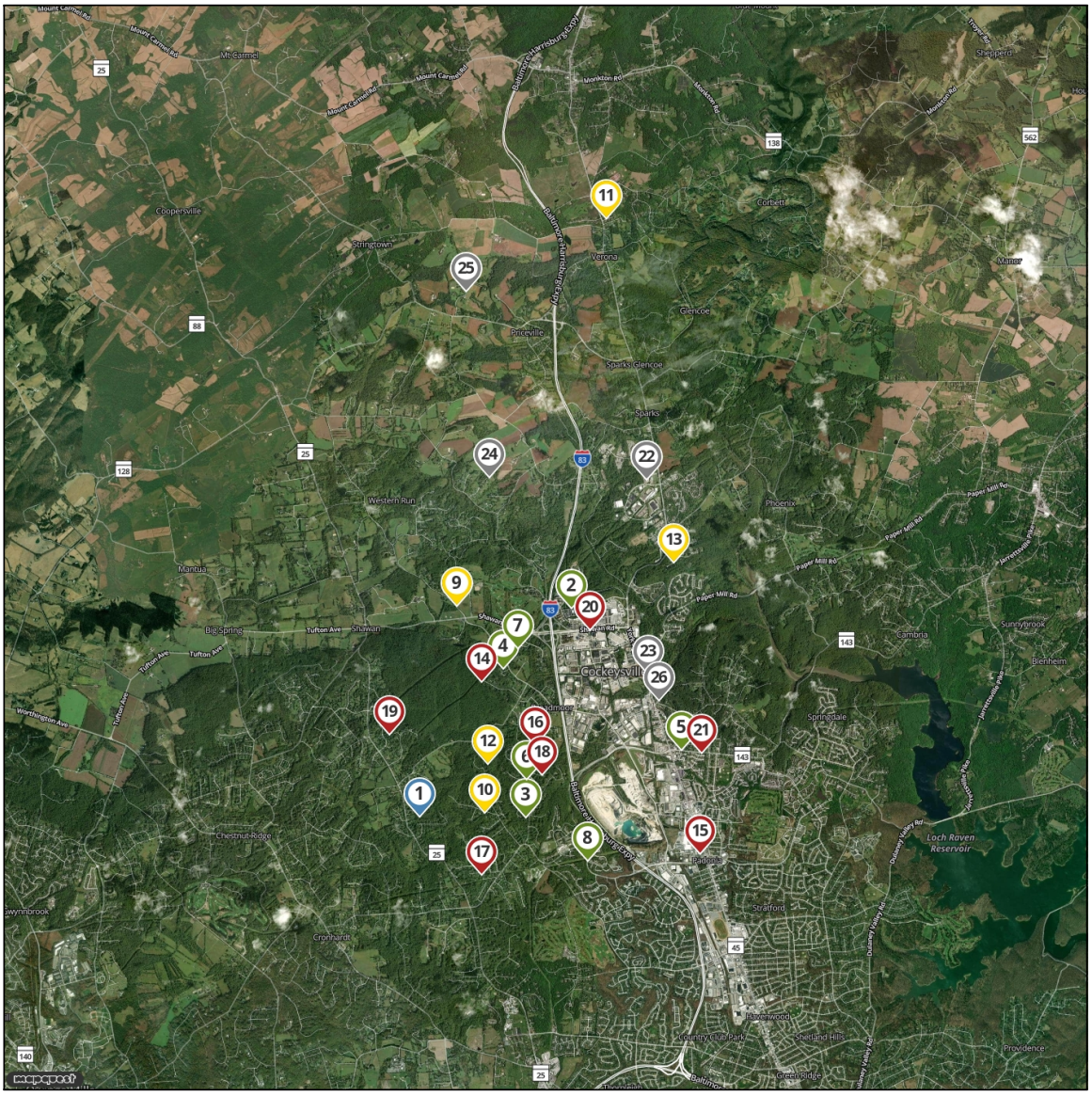
Ref #	Status	Address
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4	Currently On The Market	13213 Beaver Dam Rd
5	Currently On The Market	84 Warren Rd
6	Currently On The Market	20 Laurelford Ct
7	Currently On The Market	9 Jules Brentony
8	Currently On The Market	510 West Padonia Rd



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Comparable Properties



Currently On The Market
2 Symphony Cir

List Price: $789,000
Yr Blt: 2008
Fin Sqft: 5484
Bedrooms: 4
Bathrooms: 3/1
Heating: Heat Pump
Fuel: Electric
Cooling: Central Air
Water: Well
Lot Size: 1.14 Acres
Style: Modern
Levels: 3
Const: Cedar Siding
Const: Stone
Parking: 2-Car Garage
Garage Spaces: 2
Basement: Finished
Area: Laurelford
Elem Sch: Hunt Valley
Middle Sch: Ridgely
High Sch: Dulaney
Amenities: Walk-In Closet
Amenities: Wet Bar
Other Rms: Family Room
Other Rms: Game Room
Remarks: Gorgeous Home Available For Move In Immediately! Inground Pool In Back Of House, Fabulous Master Bedroom, Spacious Rooms."



Currently On The Market
12218 Cleghorn Road

List Price: $814,900
Yr Blt: 1986
Fin Sqft: 3862
Bedrooms: 4
Bathrooms: 2/2
Heating: Heat Pump
Fuel: Electric
Cooling: Ceiling Fan
Water: Conditioner
Lot Size: 1 Acre
Style: Modern
Levels: 3
Const: Brick
Const: Stone
Parking: Driveway
Garage Spaces: 3
Basement: Full
Area: Laurelford
Elem Sch: Pot Springs
Middle Sch: Cockeysville
High Sch: Dulaney
Amenities: Wet Bar
Amenities: Game Room
Other Rms: Study/Library
Other Rms: Finished Attic
Remarks: Park-Like Grounds. Master Bedroom Suite With Balcony. Stained Glass Windows & Large Family Room, Wet Bar And Atrium Door To Side Porch. Living Room With Atrium Door To Patio. Lots Of Windows. Floors Have Been Refinished. Very Charming Home With Elite Amenities."



Currently On The Market
13213 Beaver Dam Rd

List Price: $849,900
Yr Blt: 1984
Fin Sqft: 4090
Bedrooms: 4
Bathrooms: 3/2
Heating: Forced Air
Fuel: Bottled Pr
Cooling: Central A/C
Water: Well
Lot Size: 1.89 Acres
Style: Classic
Levels: 3
Const: Cedar Siding
Const: Wood
Parking: Driveway
Garage Spaces: 3
Basement: Unfinished
Area: Ivy Hill
Elem Sch: Hunt Valley
Middle Sch: Ridgely
High Sch: Dulaney
Amenities: Wet Bar/Bar
Amenities: Wood Floors
Other Rms: Family Room
Other Rms: Wine Cellar
Remarks: Handcrafted Oak Foyer And Staircase. The Attention To Architectural Detail Is Outstanding. Amenities Such As Hardwoods, Marble, Ceramic And Brass Add The Finishing Touches!"



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List Price: $789,000

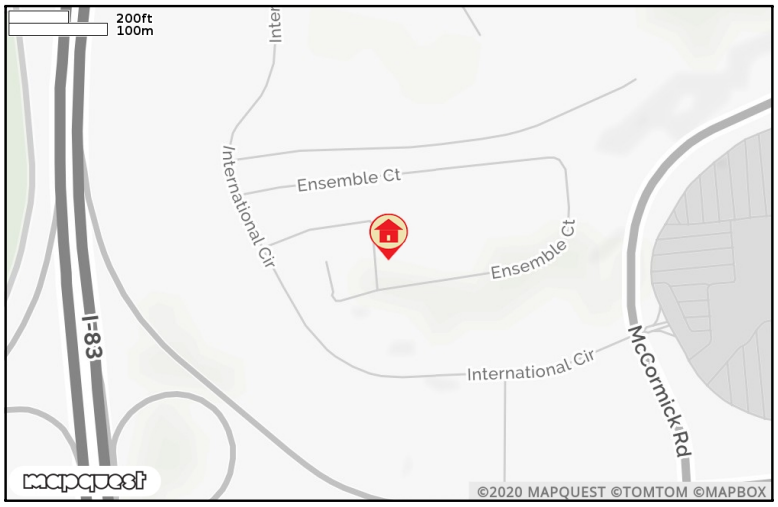


Property Details

City: Cockeysville
Neighborhood: Laurelford
Year Built: 2008
Fin SqFt: 5484
Lot Desc: Backs To Trees
Lot Size: 1.14 Acres
Style: Modern
Levels: 3
Bedrooms: 4
Bathrooms: 3/1
Const: Cedar Siding
Roofing: Cedar/Shake
Basement: Finished
Basement: Walkout Level
Heat: Heat Pump
Fuel: Electric
Cool: Central Air
Parking: 2-Car Garage
Garage Spaces: 2
Exter Feat: Deck
Water: Well

Description

Gorgeous Home Available For Move In Immediately! Inground Pool In Back Of House, Fabulous Master Bedroom, Spacious Rooms."





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Currently On The Market

2 Symphony Cir

List Price: $789,000

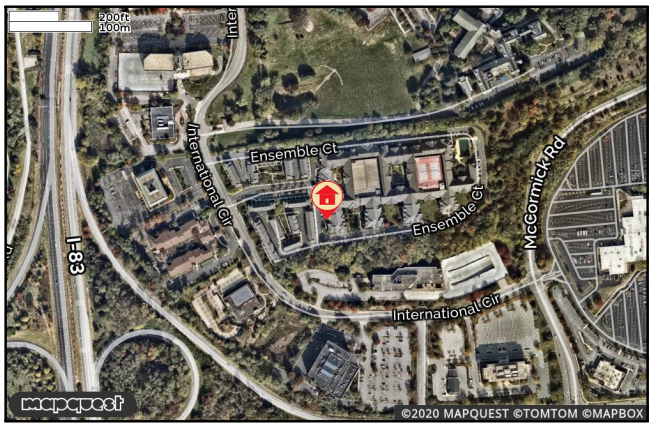


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Description

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Additional Photos

2 Symphony Cir

List Price: $789,000


















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Comparable Properties

Status: Currently On The Market



2 Symphony Cir

List Price: $789,000
Bedrooms: 4 **Fin SqFt** 5484 **Baths:** 3/1

Status: Currently On The Market



12218 Cleghorn Road

List Price: $814,900
Bedrooms: 4 **Fin SqFt** 3862 **Baths:** 2/2

Status: Currently On The Market



13213 Beaver Dam Rd

List Price: $849,900
Bedrooms: 4 **Fin SqFt** 4090 **Baths:** 3/2

Status: Currently On The Market



84 Warren Rd

List Price: $885,000
Bedrooms: 5 **Fin SqFt** 4584 **Baths:** 4/1

Status: Currently On The Market



20 Laurelford Ct

List Price: $892,000
Bedrooms: 4 **Fin SqFt** 5800 **Baths:** 2/1

Status: Currently On The Market



9 Jules Brentony

List Price: $898,900
Bedrooms: 4 **Fin SqFt** 5684 **Baths:** 3/1



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LOGO

Comparable Properties

Status: Currently On The Market



2 Symphony Cir

List Price: $789,000
Bedrooms: 4 **Baths:** 3/1
Fin SqFt 5484

Status: Currently On The Market



12218 Cleghorn Road

List Price: $814,900
Bedrooms: 4 **Baths:** 2/2
Fin SqFt 3862

Status: Currently On The Market



13213 Beaver Dam Rd

List Price: $849,900
Bedrooms: 4 **Baths:** 3/2
Fin SqFt 4090

Status: Currently On The Market



84 Warren Rd

List Price: $885,000
Bedrooms: 5 **Baths:** 4/1
Fin SqFt 4584

Status: Currently On The Market



20 Laurelford Ct

List Price: $892,000
Bedrooms: 4 **Baths:** 2/1
Fin SqFt 5800

Status: Currently On The Market



9 Jules Brentony

List Price: $898,900
Bedrooms: 4 **Baths:** 3/1
Fin SqFt 5684

Status: Currently On The Market



510 West Padonia Rd

List Price: $899,500
Bedrooms: 5 **Baths:** 4/1
Fin SqFt 5632

Status: Under Contract



13707 Cuba Rd

List Price: $839,000
Bedrooms: 2 **Baths:** 2/1
Fin SqFt 3562

Status: Under Contract



9 Ivy Reach Court

List Price: $842,925
Bedrooms: 4 **Baths:** 2/1
Fin SqFt 4262



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LOGO

Comparative Market Analysis

	2 Symphony Cir	12218 Cleghorn Road	13213 Beaver Dam Rd	84 Warren Rd	20 Laurelford Ct
					
Status	A	A	A	A	A
List Price	$789,000	$814,900	$849,900	$885,000	$892,000
List$ SQFT					
Sold Price					
Sold$ SQFT					
Sold Date					
DOM					
City	Cockeysville	Cockeysville	Cockeysville	Hunt Valley	Cockeysville
Neighborhood	Laurelford	Laurelford	Ivy Hill	Hillsyde	Laurelford
Year Built	2008	1986	1984	1994	1992
Fin SqFt	5484	3862	4090	4584	5800
Lot Desc	Backs To Trees	Backs To Trees	Back To Woods	Backs To Trees	Backs To Trees
Lot Size	1.14 Acr	1 Acre	1.89 Acr	1.74 Acr	9 Acres
Style	Modern	Modern	Classic	Colonial	Colonial
Levels	3	3	3	2	3
Bedrooms	4	4	4	5	4
Bathrooms	3/1	2/2	3/2	4/1	2/1
Const	Cedar Siding	Brick	Cedar Siding	Brick	Vinyl
Roofing	Cedar/Shake	Shingle/Asphalt	Shingle/F-Glass	Composite	Shingle
Basement	Finished	Full	Unfinished	Full	Full
Basement	Walkout Level	Unfinished	Walkout Level	Unfinished	Finished
Heat	Heat Pump	Heat Pump	Forced Air	Heat Pump	Forced Air
Fuel	Electric	Electric	Bottled Propane	Electric	Electric
Cool	Central Air	Central A/C	Ceiling Fan	Central A/C	Central A/C
Parking	2-Car Garage	Driveway	Driveway	Driveway	Garage
Garage Spaces	2	3	3	3	2
Exter Feat	Deck	Balcony	Patio	Deck	Balcony
Water	Well	Conditi	Well	60+ Gal	Well
Sewer	Septic	Septic	Septic	Septic	Septic
# Fireplaces	2	1	0	1	2
Amenities	Walk-In Closet	Wet Bar	Wet Bar/Bar	3-Car Garage	Wood Floors
Amenities	Wet Bar	Game Room	Wood Floors	W/W Carpeting	Flue For Stove
Amenities	Home Warranty	Drapery Rods	W/W Carpeting	Shades/Blinds	Walk-In Closet
Other Rms	In-Law Suite	Mud Room	Attic-Unfinishe	Family Room	In-Law Suite
Other Rms	Family Room	Study/Library	Family Room	Sun Room	Family Room



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LOGO

Comparative Market Analysis

	7 Deep Run Court	2 Symphony Cir	12218 Cleghorn Road	13213 Beaver Dam Rd	84 Warren Rd
					
Status		A	A	A	A
List Price		$789,000	$814,900	$849,900	$885,000
List$ SQFT					
Sold Price					
Sold$ SQFT					
Sold Date					
DOM					
City	***Hunt Valley***	Cockeysville	Cockeysville	Cockeysville	Hunt Valley
Neighborhood	***Orchard Valley***	Laurelford	Laurelford	Ivy Hill	Hillsyde
Year Built	***1988***	2008	1986	1984	1994
Fin SqFt	***2160***	5484	3862	4090	4584
Lot Desc	***Backs To Trees***	Backs To Trees	Backs To Trees	Back To Woods	Backs To Trees
Lot Size	***1.04***	1.14 Acr	1 Acre	1.89 Acr	1.74 Acr
Style	***Colonial***	Modern	Modern	Classic	Colonial
Levels	***3***	3	3	3	2
Bedrooms	***3***	4	4	4	5
Bathrooms	***2/1***	3/1	2/2	3/2	4/1
Const	***Cedar Siding***	Cedar Siding	Brick	Cedar Siding	Brick
Roofing	***Cedar/Shake***	Cedar/Shake	Shingle/Asphalt	Shingle/F-Glass	Composite
Basement	***Fully Finished***	Finished	Full	Unfinished	Full
Basement	***Walkout Level***	Walkout Level	Unfinished	Walkout Level	Unfinished
Heat	***Heat Pump***	Heat Pump	Heat Pump	Forced Air	Heat Pump
Fuel	***Electric***	Electric	Electric	Bottled Propane	Electric
Cool	***Central A/C***	Central Air	Central A/C	Ceiling Fan	Central A/C
Parking	***Garage***	2-Car Garage	Driveway	Driveway	Driveway
Garage Spaces	***2***	2	3	3	3
Exter Feat	***Deck***	Deck	Balcony	Patio	Deck
Water	***Well***	Well	Conditi	Well	60+ Gal
Sewer	***Septic***	Septic	Septic	Septic	Septic
# Fireplaces	***2***	2	1	0	1
Amenities	***Auto Gar Dr Opn***	Walk-In Closet	Wet Bar	Wet Bar/Bar	3-Car Garage
Amenities	***Built-In Bookcases***	Wet Bar	Game Room	Wood Floors	W/W Carpeting
Amenities	***Mba/Sep Shwr***	Home Warranty	Drapery Rods	W/W Carpeting	Shades/Blinds
Other Rms	***Den/Stdy/Lib***	In-Law Suite	Mud Room	Attic-Unfinishe	Family Room
Other Rms	***Family Room***	Family Room	Study/Library	Family Room	Sun Room



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LOGO

Comparative Market Analysis

	7 Deep Run Court	12 Old Padonia Rd	Adjustments	24 Springhill Farm Ct	Adjustments	12002 Boxer Hill Rd	Adjustments
							
Sold Price		$755,000	$755,000	$850,000	$850,000	$790,000	$790,000
Sold$ SQFT		$140		$213		$150	
List Price		$789,000		$899,900		$850,000	
List$ SQFT		$147		$225		$161	
Sold Date		11/21/04		08/12/04		09/30/04	
DOM		212		89		102	
City	***Hunt Valley***	Cockeysville		Cockeysville		Cockeysville	
Neighborhood	***Orchard Valley***	Laurelford		Springhill Farm		Sherwood	
Year Built	***1988***	2008		2003		1995	
Fin SqFt	***2160***	5384		4000		5282	
Lot Desc	***Backs To Trees***	Backs To Trees		Back To Woods		Backs To Trees	
Lot Size	***1.04***	1.34 Acres		2.23 Acres		10 Acres	
Style	***Colonial***	Modern		Cottage		Colonial	
Levels	***3***	3		2		3	
Bedrooms	***3***	4		4		6	
Bathrooms	***2/1***	3/1		3/1		4/1	
Const	***Cedar Siding***	Cedar Siding		Stone		Vinyl Siding	
Roofing	***Cedar/Shake***	Cedar/Shake		Shingle		Shingle-Asphalt	
Basement	***Fully Finished***	Finished		Full		Full	
Basement	***Walkout Level***	Walkout Level		Unfinished		Finished	
Heat	***Heat Pump***	Heat Pump		Forced Air		Electric	
Fuel	***Electric***	Electric		Gas Heated		Electric	
Cool	***Central A/C***	Central Air		Central A/C		Ceiling Fan	
Parking	***Garage***	2-Car Garage		Driveway		Garage	
Garage Spaces	***2***	2		1		3	
Exter Feat	***Deck***	Deck		Garden & Vine T		Deck	
Water	***Well***	Well		Multi-Tank		Conditioner	
Sewer	***Septic***	Septic		Septic		Septic	
# Fireplaces	***2***	2		2		3	
Amenities	***Auto Gar Dr Opn***	Walk-In Closet		Flue For Stove		Wet Bar	
Amenities	***Built-In Bookcases***	Wet Bar		Greenhouse		In-Ground Pool	
Amenities	***Mba/Sep Shwr***	Mb Shower		Garage Door Opener		Sauna	
Other Rms	***Den/Stdy/Lib***	Common Room		Common Room		Common Room	
Other Rms	***Family Room***	Game Room		Greenhouse		Family Room	
	$808,200		$755,000		$850,000		$790,000



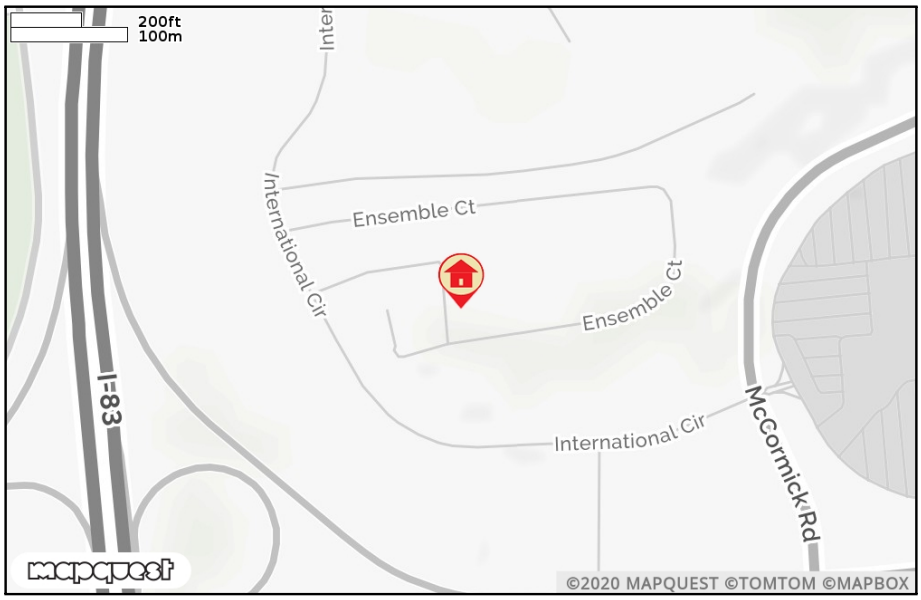
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LOGO

Currently On The Market

2 Symphony Cir

List Price: $789,000



Property Details

City: Cockeysville
Neighborhood: Laurelford
Year Built: 2008
Fin SqFt: 5484
Lot Desc: Backs To Trees
Lot Size: 1.14 Acres
Style: Modern

Levels: 3
Bedrooms: 4
Bathrooms: 3/1
Const: Cedar Siding
Roofing: Cedar/Shake
Basement: Finished
Basement: Walkout Level

Heat: Heat Pump
Fuel: Electric
Cool: Central Air
Parking: 2-Car Garage
Garage Spaces: 2
Exter Feat: Deck
Water: Well

Description

Gorgeous Home Available For Move In Immediately! Inground Pool In Back Of House, Fabulous Master Bedroom, Spacious Rooms."



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LOGO

Currently On The Market

2 Symphony Cir

List Price: $789,000

Property Details

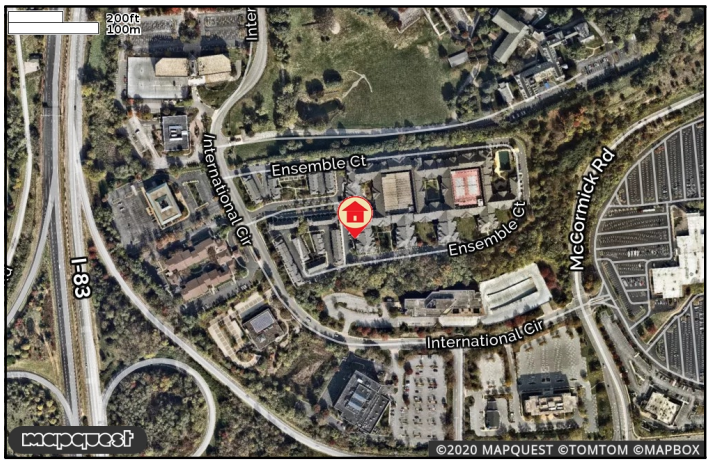
City: Cockeysville
Neighborhood: Laurelford
Year Built: 2008
Fin SqFt: 5484
Lot Desc: Backs To Trees
Lot Size: 1.14 Acres
Style: Modern

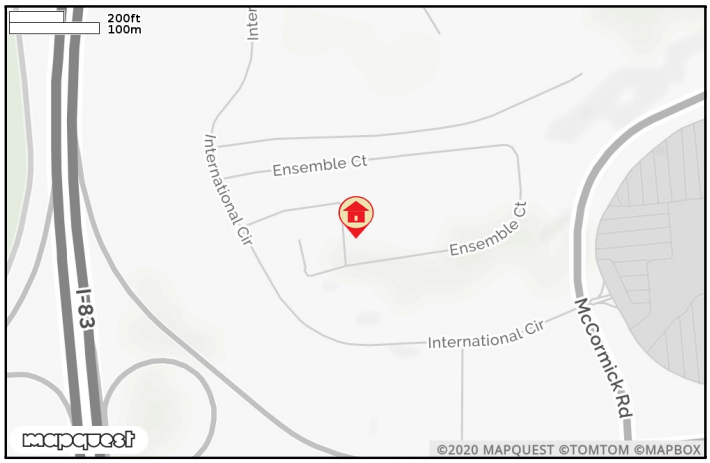
Levels: 3
Bedrooms: 4
Bathrooms: 3/1
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Heat: Heat Pump
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LOGO

Comparative Market Analysis

	2 Symphony Cir	12218 Cleghorn Road	13213 Beaver Dam Rd	84 Warren Rd	20 Laurelford Ct
Status	A	A	A	A	A
List Price	$789,000	$814,900	$849,900	$885,000	$892,000
List$ SQFT					
Sold Price					
Sold$ SQFT					
Sold Date					
DOM					
City	Cockeysville	Cockeysville	Cockeysville	Hunt Valley	Cockeysville
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Basement	Walkout Level	Unfinished	Walkout Level	Unfinished	Finished
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Fuel	Electric	Electric	Bottled Propane	Electric	Electric
Cool	Central Air	Central A/C	Ceiling Fan	Central A/C	Central A/C
Parking	2-Car Garage	Driveway	Driveway	Driveway	Garage
Garage Spaces	2	3	3	3	2
Exter Feat	Deck	Balcony	Patio	Deck	Balcony
Water	Well	Conditi	Well	60+ Gal	Well
Sewer	Septic	Septic	Septic	Septic	Septic
# Fireplaces	2	1	0	1	2
Amenities	Walk-In Closet	Wet Bar	Wet Bar/Bar	3-Car Garage	Wood Floors
Amenities	Wet Bar	Game Room	Wood Floors	W/W Carpeting	Flue For Stove
Amenities	Home Warranty	Drapery Rods	W/W Carpeting	Shades/Blinds	Walk-In Closet
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Other Rms	Family Room	Study/Library	Family Room	Sun Room	Family Room



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Comparative Market Analysis

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List$ SQFT					
Sold Price					
Sold$ SQFT					
Sold Date					
DOM					
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Parking	***Garage***	2-Car Garage	Driveway	Driveway	Driveway
Garage Spaces	***2***	2	3	3	3
Exter Feat	***Deck***	Deck	Balcony	Patio	Deck
Water	***Well***	Well	Conditi	Well	60+ Gal
Sewer	***Septic***	Septic	Septic	Septic	Septic
# Fireplaces	***2***	2	1	0	1
Amenities	***Auto Gar Dr Opn***	Walk-In Closet	Wet Bar	Wet Bar/Bar	3-Car Garage
Amenities	***Built-In Bookcases***	Wet Bar	Game Room	Wood Floors	W/W Carpeting
Amenities	***Mba/Sep Shwr***	Home Warranty	Drapery Rods	W/W Carpeting	Shades/Blinds
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Other Rms	***Family Room***	Family Room	Study/Library	Family Room	Sun Room



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Comparative Market Analysis

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Style	***Colonial***	Modern		Cottage		Colonial	
Levels	***3***	3		2		3	
Bedrooms	***3***	4		4		6	
Bathrooms	***2/1***	3/1		3/1		4/1	
Const	***Cedar Siding***	Cedar Siding		Stone		Vinyl Siding	
Roofing	***Cedar/Shake***	Cedar/Shake		Shingle		Shingle-Asphalt	
Basement	***Fully Finished***	Finished		Full		Full	
Basement	***Walkout Level***	Walkout Level		Unfinished		Finished	
Heat	***Heat Pump***	Heat Pump		Forced Air		Electric	
Fuel	***Electric***	Electric		Gas Heated		Electric	
Cool	***Central A/C***	Central Air		Central A/C		Ceiling Fan	
Parking	***Garage***	2-Car Garage		Driveway		Garage	
Garage Spaces	***2***	2		1		3	
Exter Feat	***Deck***	Deck		Garden & Vine T		Deck	
Water	***Well***	Well		Multi-Tank		Conditioner	
Sewer	***Septic***	Septic		Septic		Septic	
# Fireplaces	***2***	2		2		3	
Amenities	***Auto Gar Dr Opn***	Walk-In Closet		Flue For Stove		Wet Bar	
Amenities	***Built-In Bookcases***	Wet Bar		Greenhouse		In-Ground Pool	
Amenities	***Mba/Sep Shwr***	Mb Shower		Garage Door Opener		Sauna	
Other Rms	***Den/Stdy/Lib***	Common Room		Common Room		Common Room	
Other Rms	***Family Room***	Game Room		Greenhouse		Family Room	
	$808,200		$755,000		$850,000		$790,000

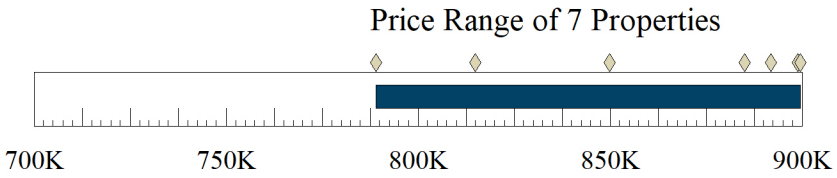


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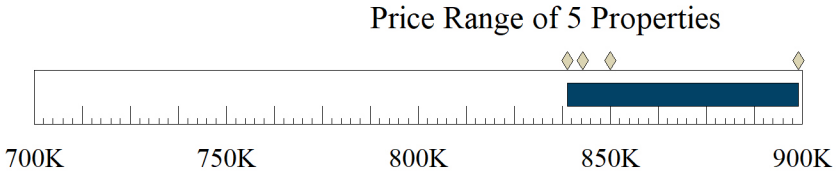
LOGO

Comparative Market Analysis Graphed by Status

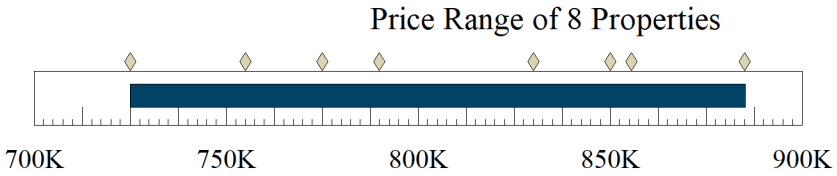
Currently On The Market



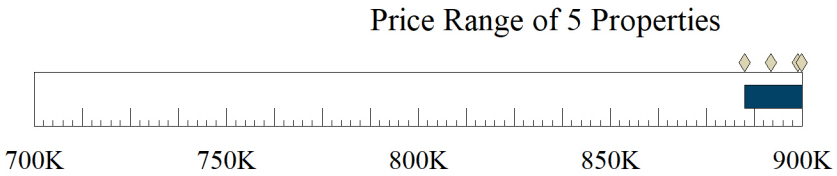
Under Contract



Recently Sold



Off The Market



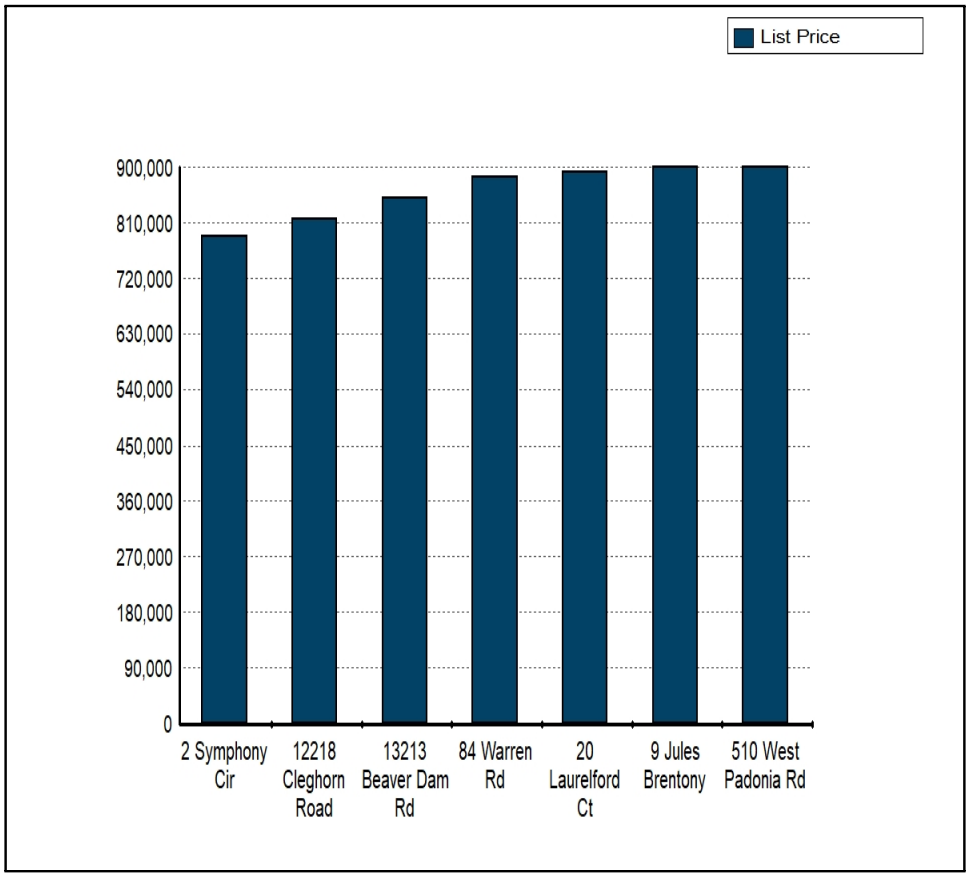


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Comparative Market Analysis Statistics

Graphic Analysis of Currently On The Market Properties



Summary Statistics of 7 Properties:

Average Price:	$861,314
High Price:	$899,500
Low Price:	$789,000
Median Price:	$885,000
Average Year Built:	1992



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Recommended Offer Range

Finding an acceptable amount to spend on your new home is important. You want to find the best home that you can within your budget.

Analysis of the comparable properties suggests an offer of

$783,954 to $832,446



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LOGO



Resume

Angela McKendrick

Experience:
1998-Present: Real Estate Agent specializing in single family, multi-family, condominiums, and land sales.
1994-2002: Marketing Director for McCormick Company.

Affiliations:
Greater Baltimore Board of Realtors.
Maryland Association of Realtors.
National Association of Realtors.
Residential Sales Council.

Education:
Columbia University
North Carroll High School
Professional Courses sponsored by the National Association of Realtors.

Community:
Former American Cancer Society "Person of the Year."
Hunt Valley Community Association.
Greater Baltimore Association.
Scoutmaster Troop 211.

Personal:
Married to Jason McKendrick.
Children: David (31) and Anna (26).
Hobbies: Golf and Tennis.

LOGO

Customer References

Sellers...

Fred & Susan Fredericks	23 Elm Street	822-4554
Joe & Lisa Johnson	1400 N. Timonium Road	922-2222
Ron & Dawn Larkin	2311 E. Roundtop Circle	444-3948
Debra Jones	433 Forest Drive	231-6932
Don & Julia Smith	32 E. Running Road	211-4599
Len & Hanna Leonard	443 Forest Drive	343-6798

Buyers...

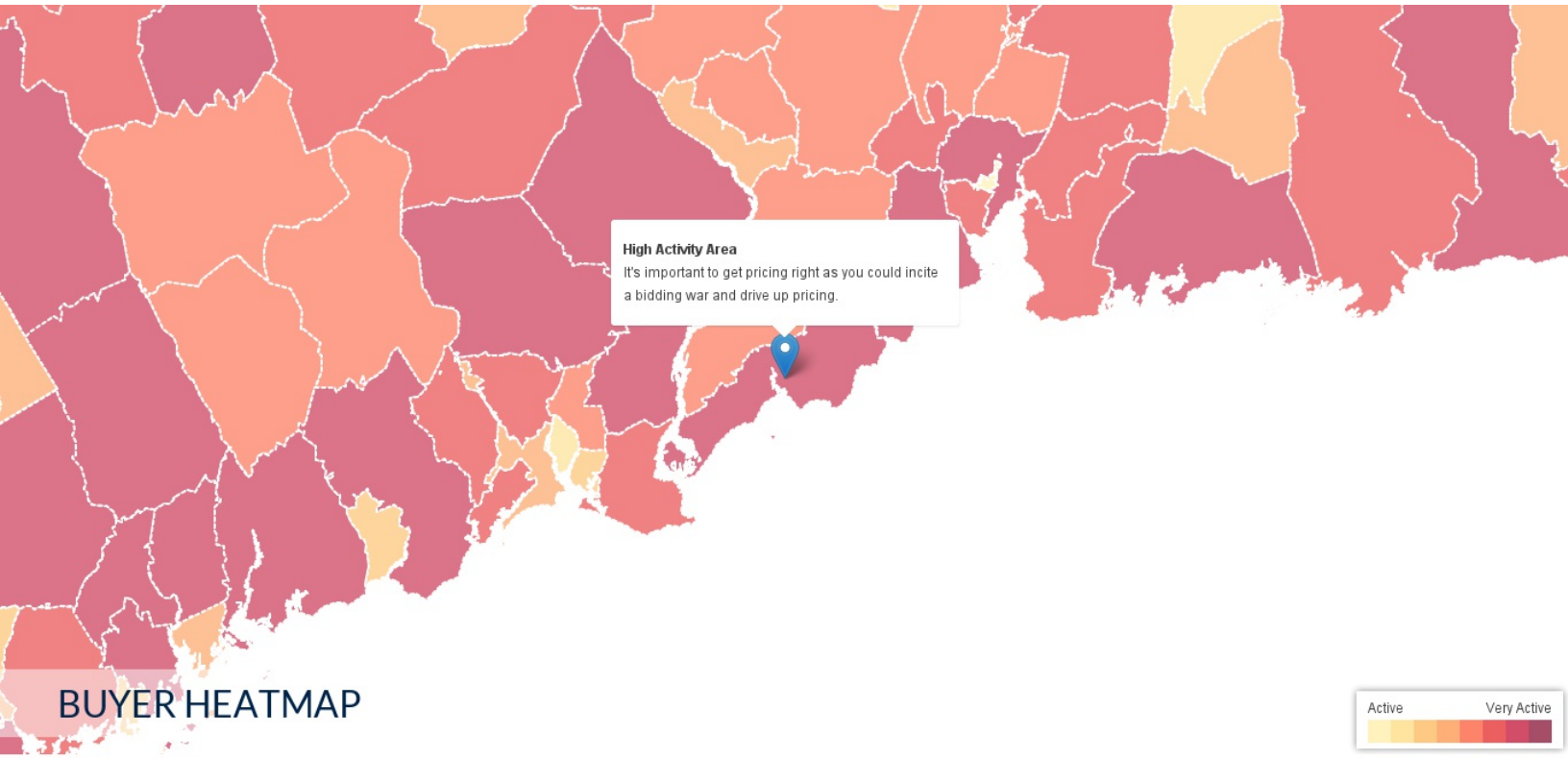
Mark & Joan Dawson	2300 S. Timonium Road	666-3033
Suzanne Swift	22 Forrest Avenue	667-9888
Ron & Joan Burns	55 W. Running Road	333-9843
Joe & Ann Reese	321 Pine Forest Lane	222-4563
Robert Johnson	324 82nd Terrace	342-6879
Jay & Sarah Volkers	75 Winding Way	234-1098



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REAL-TIME MARKET REPORT
for 7 Deep Run Court



BUYER ACTIVITY IN THE LAST 90 DAYS:

290,088,070 online activities within the company.

3,413 online activities within a 5-mile radius of 7 Deep Run Court

1,389 online activities within a 5-mile radius and within the home's price range

1,337 online activities within a 5-mile radius and within the home's price range and bedroom count.



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Zillow Reviews

Angela McKendrick, REALTOR

Real Estate Agent

★★★★★ 5 Reviews

40 Recent Sales with Reviews

★★★★★

Angela McKendrick is exceptional. From listing to closing, she guided us through the sale of our luxury Miami home with confidence and professionalism. Her deep knowledge of the local market helped position our property effectively and attract serious buyers quickly. Her marketing strategy and community connections made a clear difference in achieving a smooth, successful sale. She kept us informed throughout the process and made everything feel seamless. We are very pleased with the results and highly recommend her to other sellers in South Florida.

3/18/2026 Melissa Parker

★★★★★

Working with Angela McKendrick was one of the best decisions we made during our home search. She took the time to understand exactly what we wanted in a luxury property and delivered beyond our expectations. Her market knowledge, attention to detail, and honest advice made us feel confident throughout the entire process. After 40 years in residential real estate, Angela truly knows Miami inside and out. We highly recommend her to anyone looking for an outstanding Realtor.

3/16/2026 David Hernandez

★★★★★

Angela McKendrick made purchasing our luxury home in Miami an enjoyable and stress-free experience. She is incredibly knowledgeable, responsive, and genuinely cares about her clients. Her deep ties to the community and extensive experience gave us valuable insights into neighborhoods, market trends, and future investment potential. Angela's professionalism and dedication are second to none. We would absolutely work with her again.

3/14/2026 Jennifer Collins



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RealSatisfied Client Testimonials

Angela McKendrick
Real Estate Agent
5.0 rating based on 5 reviews.

Overall Satisfaction	Overall Performance	Overall Recommendation
★★★★★	★★★★★	★★★★★

(Seller)
3/18/2026 10:14:37 AM Melissa Parker, Coral Gables, FL 33134
Angela McKendrick is exceptional. From listing to closing, she guided us through the sale of our luxury Miami home with confidence and professionalism. Her deep knowledge of the local market helped position our property effectively and attract serious buyers quickly. Her marketing strategy and community connections made a clear difference in achieving a smooth, successful sale. She kept us informed throughout the process and made everything feel seamless. We are very pleased with the results and highly recommend her to other sellers in South Florida.

(Buyer)
3/16/2026 2:41:18 PM David Hernandez, Pinecrest, FL 33156
Working with Angela McKendrick was one of the best decisions we made during our home search. She took the time to understand exactly what we wanted in a luxury property and delivered beyond our expectations. Her market knowledge, attention to detail, and honest advice made us feel confident throughout the entire process. After 40 years in residential real estate, Angela truly knows Miami inside and out. We highly recommend her to anyone looking for an outstanding Realtor.

(Seller)
3/14/2026 9:52:44 AM Jennifer Collins, Aventura, FL 33180
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(Buyer)
3/11/2026 4:08:56 PM Michael Rosen, Miami Beach, FL 33139
If you're looking for a luxury real estate expert in Miami, Angela McKendrick is the one to call. Her four decades of experience are reflected in every conversation and recommendation she makes. She listened carefully to our needs, negotiated skillfully on our behalf, and always kept us informed throughout the process. Her local connections and understanding of the Miami market made finding our perfect home much easier than we ever imagined. Five stars all the way!



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Reach150 Recommendations

Recommendations for Angela McKendrick
6/29/2026

(Interior Designer)
3/18/2026 10:14:37 AM Melissa Parker, Coral Gables, FL 33134
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(Business Owner)
3/16/2026 2:41:18 PM David Hernandez, Pinecrest, FL 33156
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(Healthcare Executive)
3/14/2026 9:52:44 AM Jennifer Collins, Aventura, FL 33180
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(Financial Advisor)
3/11/2026 4:08:56 PM Michael Rosen, Miami Beach, FL 33139
If you're looking for a luxury real estate expert in Miami, Angela McKendrick is the one to call. Her four decades of experience are reflected in every conversation and recommendation she makes. She listened carefully to our needs, negotiated skillfully on our behalf, and always kept us informed throughout the process. Her local connections and understanding of the Miami market made finding our perfect home much easier than we ever imagined. Five stars all the way!



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Testimonial Tree Testimonials

★★★★★
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Melissa Parker

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3/14/2026 9:52:44 AM Jennifer Collins



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Google Reviews

5 Reviews

★★★★★

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My Social Media

With so many people using social media to stay up-to-date, it is very important for a Realtor to have multiple social media tools including Facebook, Instagram and Twitter. Social media is an important method for marketing your listings to both buyer and seller prospects. My company and I have an impressive social media presence designed to engage, inform and connect with today's buyers and sellers.

Facebook: https://www.facebook.com

Instagram: https://www.instagram.com

X: https://www.X.com



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In Conclusion

When you choose Angela McKendrick you will receive:

- Excellent service and support.
- A market analysis of your new home.
- A winning search plan.
- Every effort to find your perfect home.
- The resources of Demo Realty.

Continue your Search with Angela McKendrick!





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