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

For marketing the property located at:
7 Deep Run Court

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

Office: 305-555-6546
Home Office: 305-555-6542
Fax: 305-555-6540
Web Site: www.demorealty.com/angela
Email: angela.mckendrick@demorealty.com

Date: October 21, 2026

EQUAL HOUSING OPPORTUNITY

REALTOR®

LOGO

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Tom & Mary White

For Marketing the Property Located at:
7 Deep Run Court



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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 to market your home. I appreciate the time you spent with me reviewing the features of your home and outlining your financial goals and time considerations.

You will receive competent and professional service when you select me and Demo Realty to represent you. We have represented many families in this area concluding transactions that realize maximum value in a reasonable time. I hope you will select me as your agent in this very important transaction.

This proposal includes a comprehensive market analysis that will assist us in determining the market value and pricing of your home. I hope the information included on me and Demo Realty will confirm that I am best qualified to market your home.

Sincerely,

Angela McKendrick, CRS, GRI
Agent, REALTOR®

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Subject Property Profile for

7 Deep Run Court

The following features have been identified to aid in the search for properties that are comparable to yours. This will help in determining proper pricing for your 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 following features have been identified to aid in the search for properties that are comparable to yours. This will help in determining proper pricing for your 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

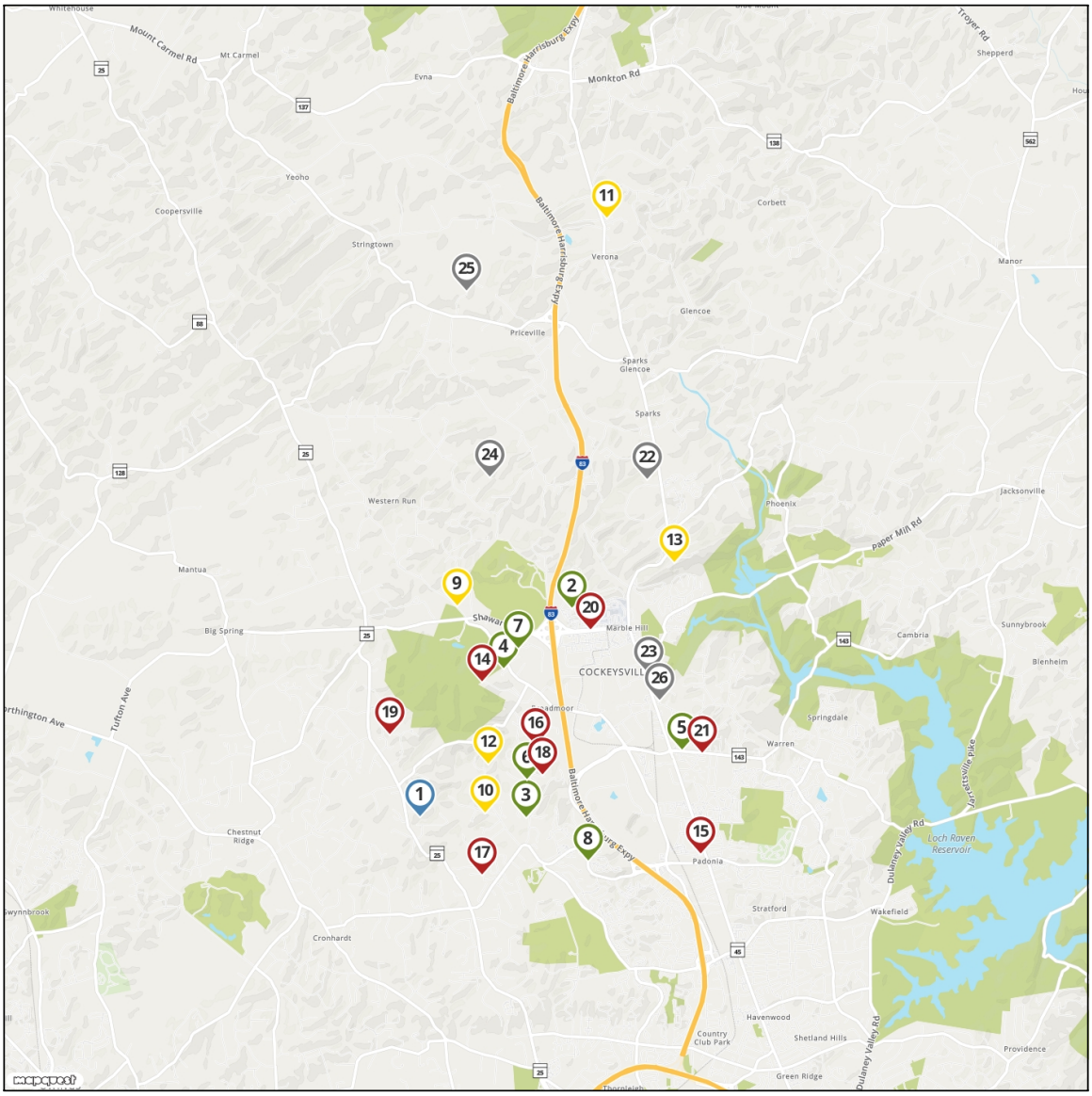
Address	Neighborhood	Style	Yr Blt	Beds	Bath	Sold Price	List Price
10 Loveton Cir	Hillsyde	Classic	1994	5	4/1		$885,000
64 Boxwood Lane	Laurelford	Colonial	1992	4	2/1		$892,000
9 Westcroft Ct	Shawan	Colonial	1995	4	3/1		$898,900
23 Chilcoat Rd	Springhill Farm	Cottage	2003	4	3/1		$899,900



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Map of Comparable Properties



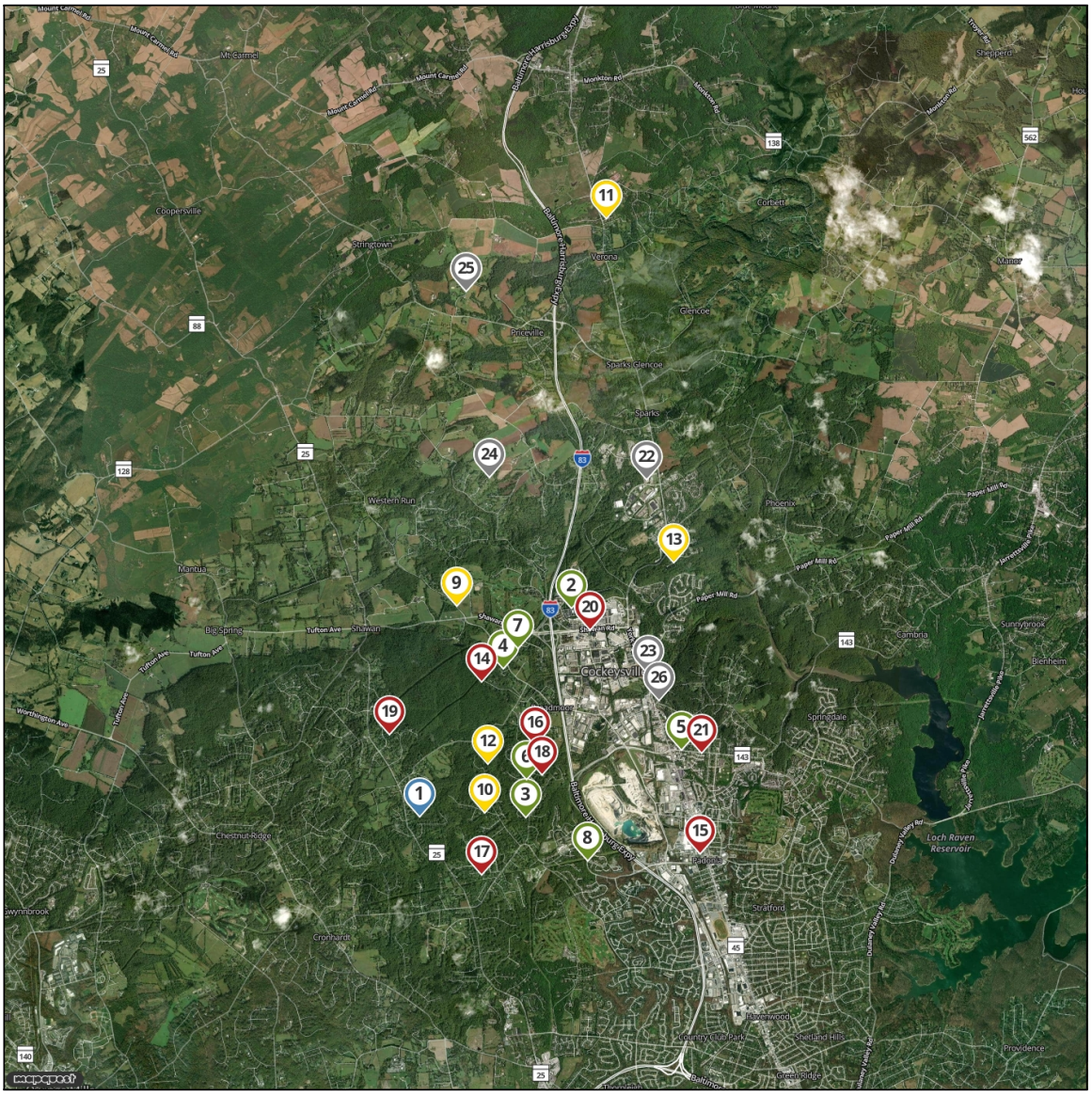
Ref #	Status	Address
1	Subject Property	7 Deep Run Court
2	Currently On The Market	2 Symphony Cir
3	Currently On The Market	12218 Cleghorn Road
4	Currently On The Market	13213 Beaver Dam Rd
5	Currently On The Market	84 Warren Rd
6	Currently On The Market	20 Laurelford Ct
7	Currently On The Market	9 Jules Brentony
8	Currently On The Market	510 West Padonia Rd



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Map of Comparable Properties



Ref #	Status	Address
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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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Currently On The Market

2 Symphony Cir

List Price: $789,000

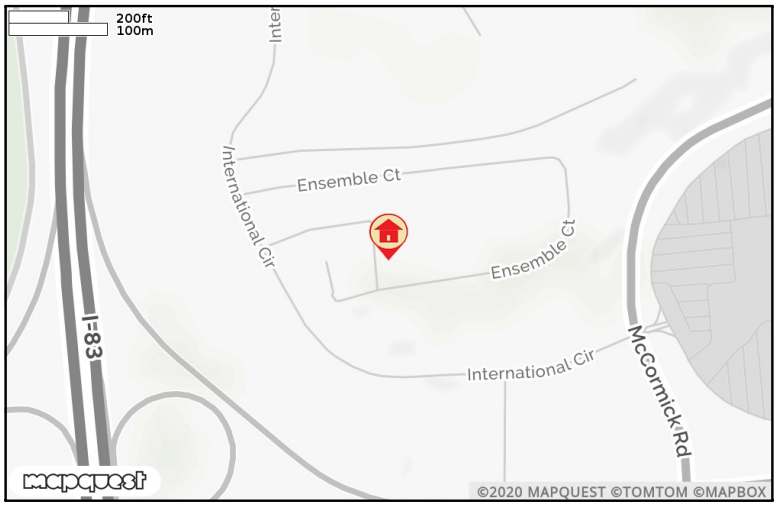


Property Details

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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Currently On The Market

2 Symphony Cir

List Price: $789,000

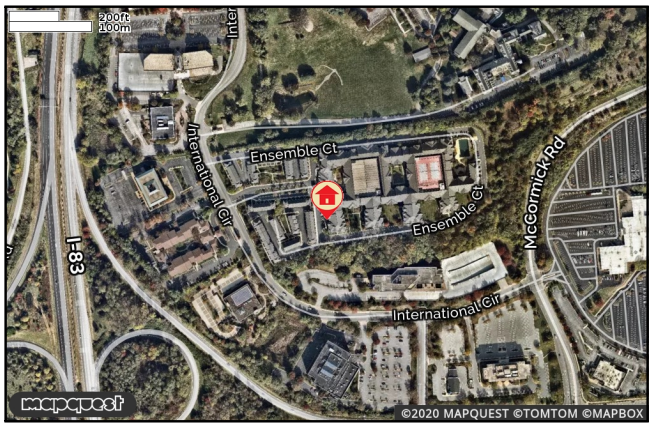


Property Details

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
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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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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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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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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



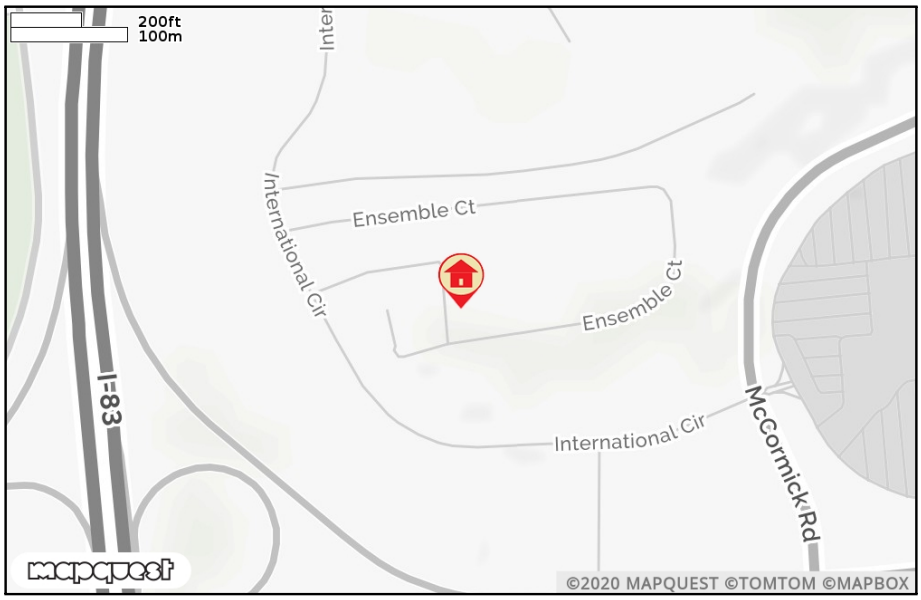
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LOGO

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

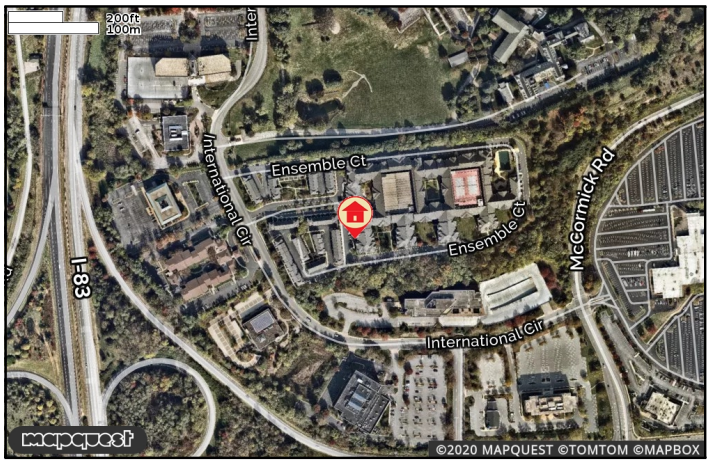
City: Cockeysville
Neighborhood: Laurelford
Year Built: 2008
Fin SqFt: 5484
Lot Desc: Backs To Trees
Lot Size: 1.14 Acres
Style: Modern

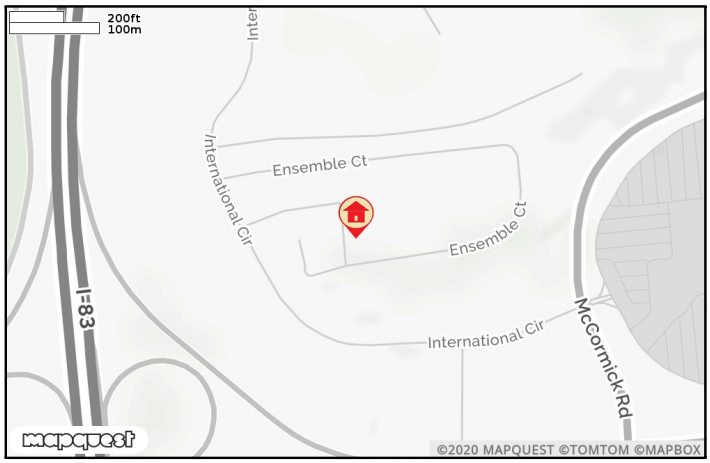
Levels: 3
Bedrooms: 4
Bathrooms: 3/1
Const: Cedar Siding
Roofing: Cedar/Shake
Basement: Finished
Basement: Walkout Level

Heat: Heat Pump
Fuel: Electric
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Parking: 2-Car Garage
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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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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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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
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Comparative Market Analysis

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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

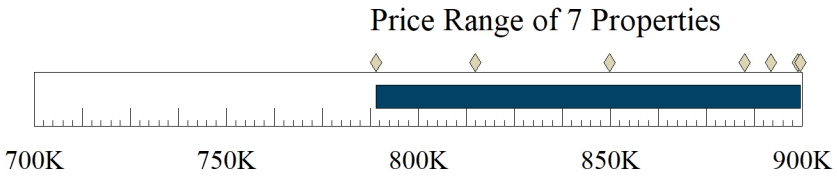


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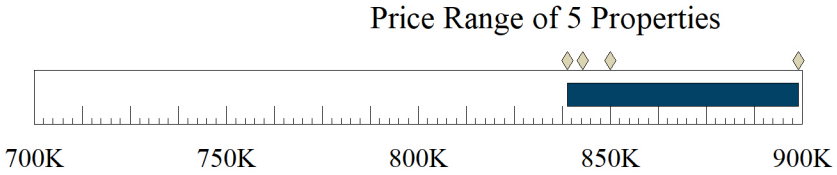
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Comparative Market Analysis Graphed by Status

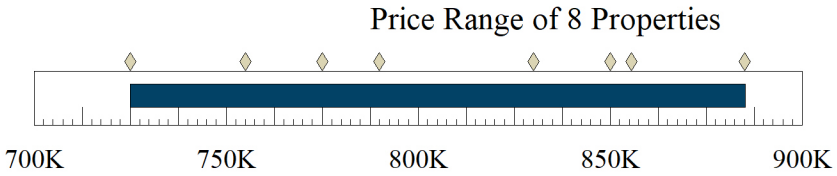
Currently On The Market



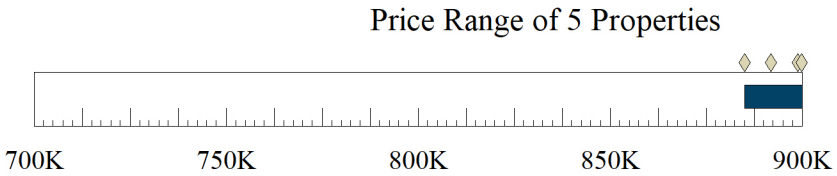
Under Contract



Recently Sold



Off The Market



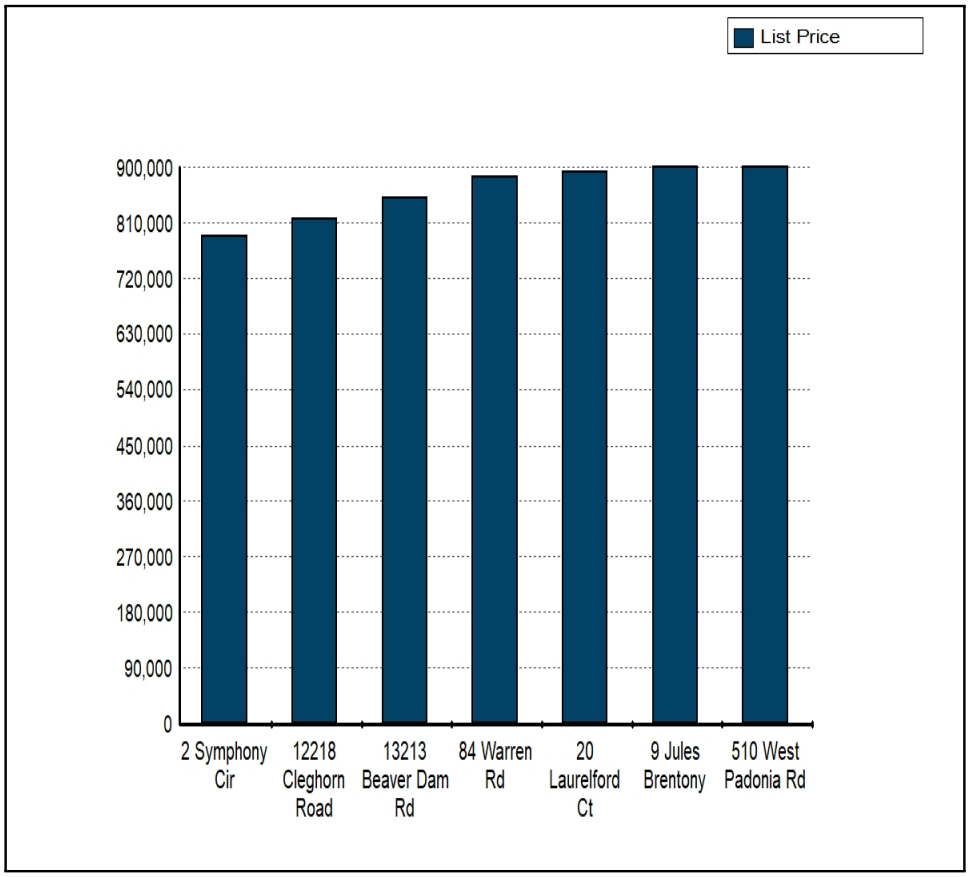


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Comparative Market Analysis Statistics

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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Pricing Your Property to Sell

Pricing your property correctly is crucial. You want to sell your property in a timely manner at the highest price possible. Current market conditions determine the value.

Pricing too high or too low can cost you time and money. Realistic pricing will achieve a maximum sale price in a reasonable amount of time.

Analysis of the comparable properties suggests a list price range of:

$783,954 to $832,446



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Pricing Strategy

General Rules.

Let's review some important considerations. There are certain factors that are beyond our control and certain factors that are within our control. Those factors outside of our control are: the location of the property, the finished square feet and types of rooms and the amenities that are in place. Those factors we can control are: the appearance of the property inside and out, how aggressively we market the property and the price, including terms. It is critical for us to accept those factors that are beyond our control and to focus on pricing and preparation.

Local Market Observations.

Our market is currently steady. Properties are not moving very fast but they are not languishing for months either. Given the current interest rate situation we should continue to experience relatively low mortgage rates and thus the market should remain steady for awhile.

Suggested Price Strategy.

My analysis of the comparable properties suggests a list price range of $------- to $-------. This range should achieve your primary goal which is a reasonably quick sale.



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Seller's Estimated Proceeds

Proposed Selling Price	$799,000
1st Mortgage	$35,000
Title Insurance	$8,000
Brokerage Fee	$39,950
Home Warranty Policy	$500
Termite Inspection	$300
Document Preparation	$250
Appraisal Fee	$300
Recording Fee	$150
Approximate Net Proceeds	$714,550

DISCLAIMER: Items and amounts presented are estimates only.



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Marketing Plan of Action

First Week on the Market

- Enter listing into MLS system.
- Put up "For Sale" sign.
- Install lock box.
- Take property photos.
- Prepare property flyer/brochure.
- Submit property listing with photos to select real estate websites.

Second Week on the Market

- Schedule Virtual Tour.
- Invite local Realtors to tour home.
- Prepare and place advertisements with select print and online media outlets.

Third Week on the Market

- Submit Open House announcement to MLS & Office Sales meeting.
- Prepare and distribute special Open House flyer.
- Hold Sunday Open House.

On-going

- Handle incoming calls and schedule showing appointments.
- Update owner on showings.
- Pre-qualify buyers.
- Present all offers and recommend counter-offer strategies.
- Review price based on agent input & market conditions.

ASAP

- Obtain an acceptable contract on your property!



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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.

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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...

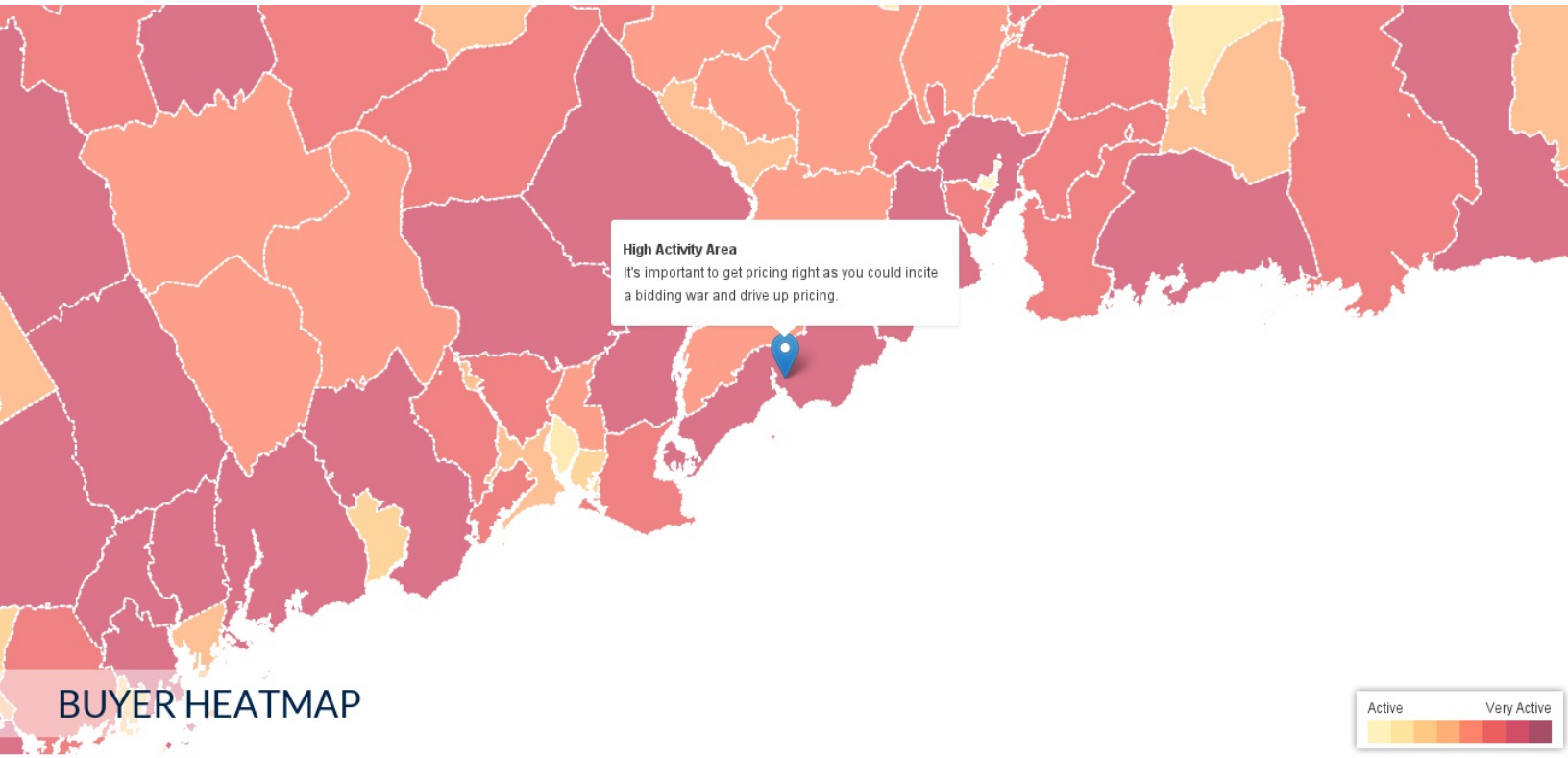
Mark & Joan Dawson	2300 S. Timonium Road	666-3033
Suzanne Swift	22 Forrest Avenue	667-9888
Ron & Joan Burns	55 W. Running Road	333-9843
Joe & Ann Reese	321 Pine Forest Lane	222-4563
Robert Johnson	324 82nd Terrace	342-6879
Jay & Sarah Volkers	75 Winding Way	234-1098



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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
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.

(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!

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)
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(Healthcare Executive)
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(Financial Advisor)
3/11/2026 4:08:56 PM Michael Rosen, Miami Beach, FL 33139
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Email: angela.mckendrick@demorealty.com

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Testimonial Tree Testimonials

★★★★★
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Melissa Parker

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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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