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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For Marketing the Property Located at:
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EQUAL HOUSING OPPORTUNITY

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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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Customizable Text Page

You may use this screen to enter text that will display on a page with the same graphics and colors as the rest of your presentation. You should replace this text with your own information or go back and remove this page from your presentation.



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The Importance of Intelligent Pricing

Determining the best asking price for a home can be one of the most challenging aspects of selling a home. It is also one of the most important. If your home is listed at a price that is above market value, you will miss out on prospective buyers who would otherwise be prime candidates to purchase your home. If you list at a price that is below market value, you will ultimately sell for a price that is not the optimum value for your home. As ***Figure 1*** illustrates, more buyers purchase their properties at market value than above market value. The percentage increases as the price falls even further below market value. Therefore, by pricing your property at market value, you expose it to a much greater percentage of prospective buyers. This increases your chances for a sale while ensuring a final sale price that properly reflects the market value of your home.

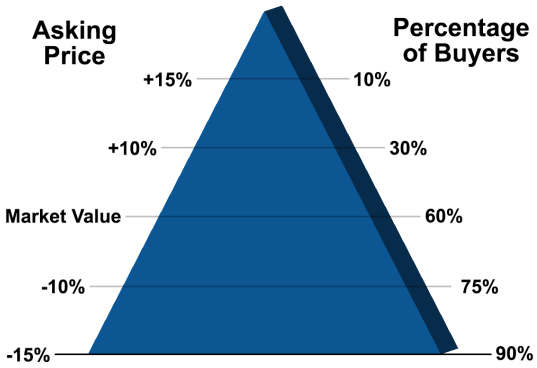


Figure 1 - Percentage of Buyers by Asking Price

Another critical factor to keep in mind when pricing your home is timing. A property attracts the most attention, excitement and interest from the real estate community and potential buyers when it is first listed on the market ***(see Figure 2).*** Improper pricing at the initial listing misses out on this peak interest period and may result in your property languishing on the market. This may lead to a below market value sale price ***(see Figure 3)***, or, even worse, no sale at all. Therefore, your home has the highest chances for a fruitful sale when it is new on the market and the price is reasonably established.

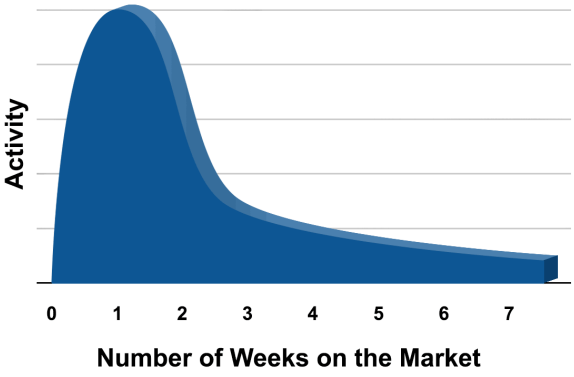


Figure 2 - Activity versus Timing

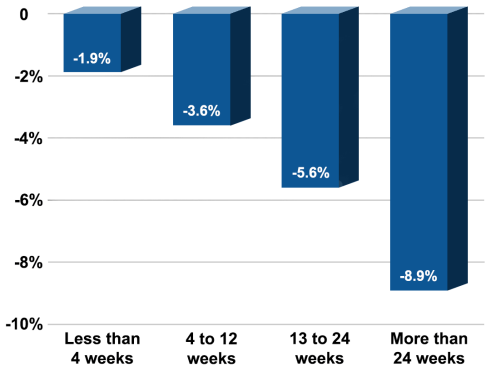


Figure 3 - The Effect of Overpricing

We can give you up-to-date information on what is happening in the marketplace and the price, financing, terms, and condition of competing properties. These are key factors in getting your property sold at the best price, quickly and with minimum hassle.

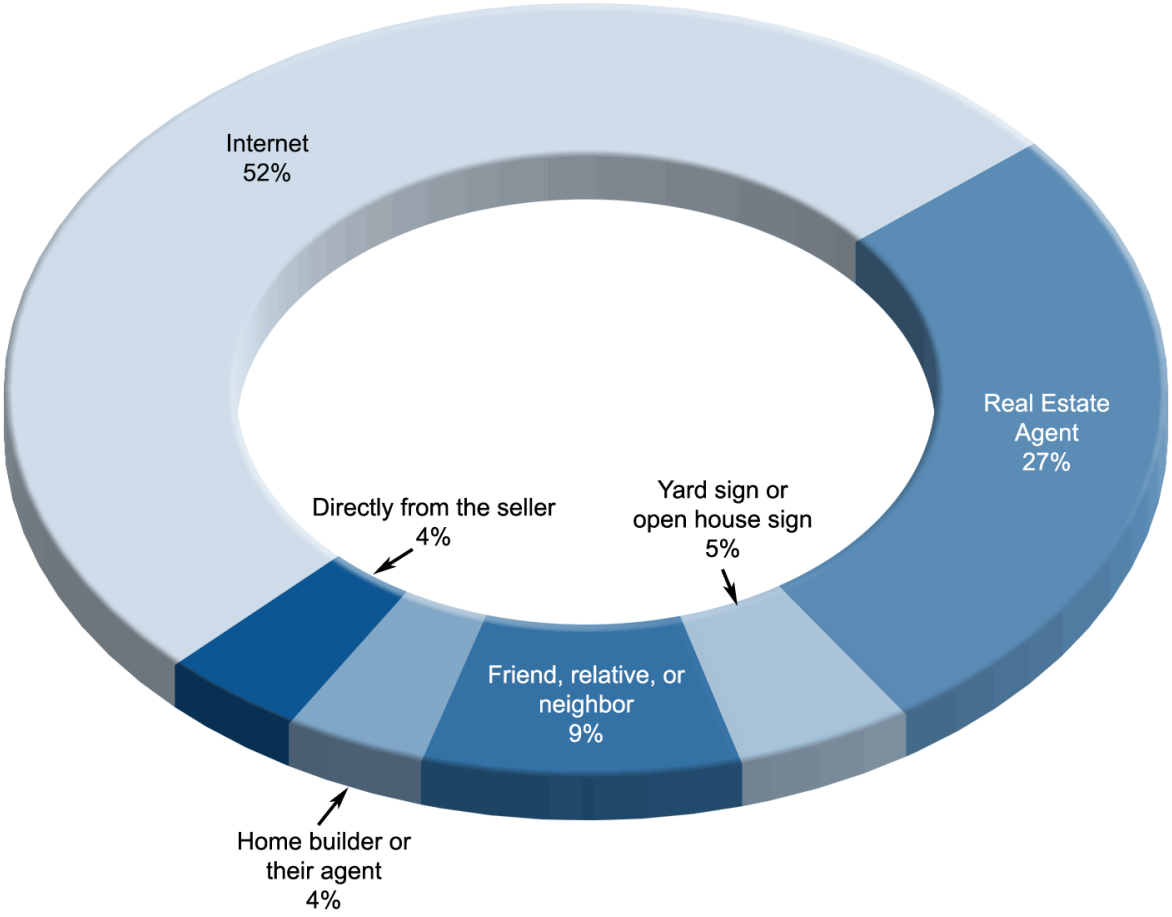


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How Buyers Found the Home They Purchased

Homebuyers may use the internet in their search process, but they are most likely to find the home they actually purchase using a real estate sales professional.



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

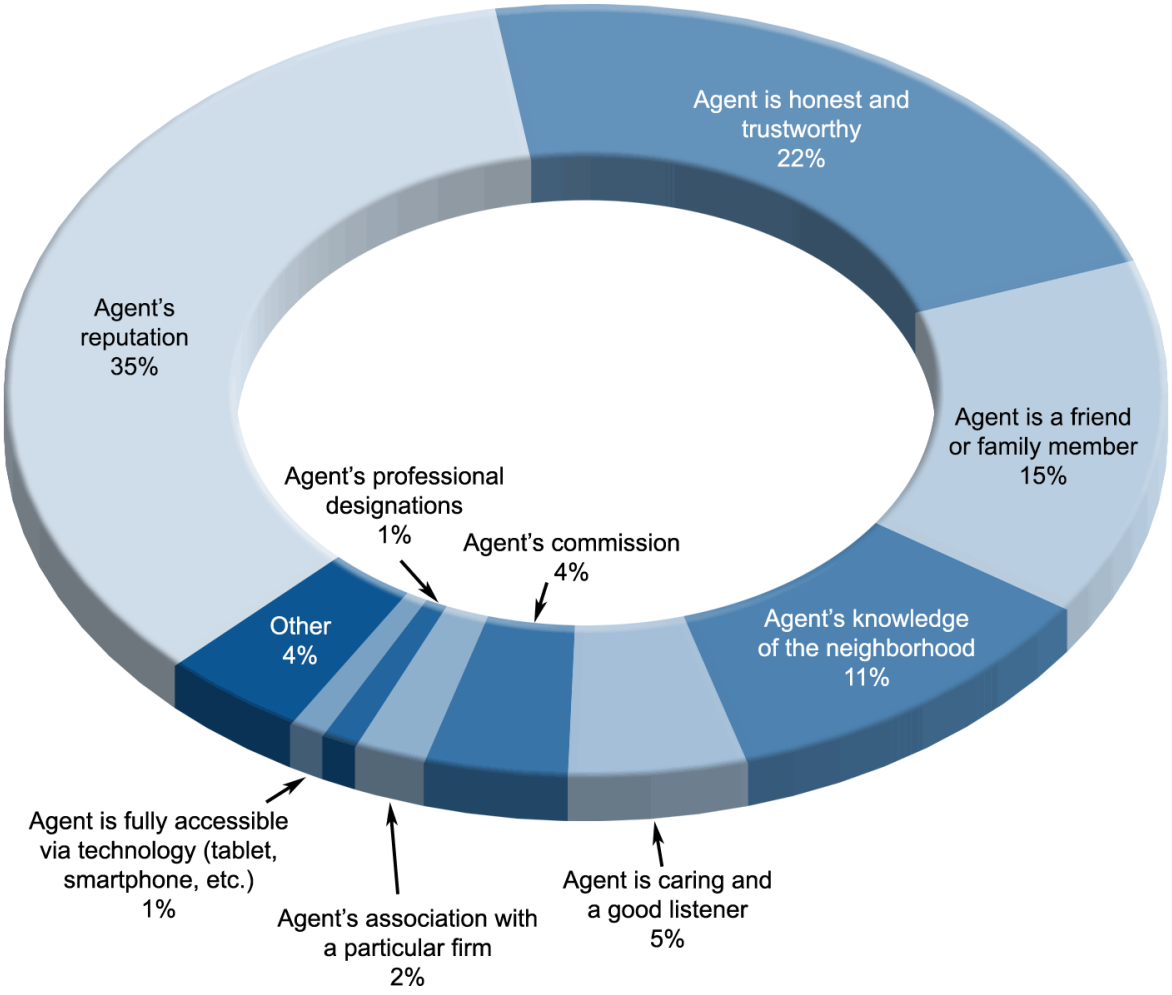


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Important Factors In Choosing an Agent

A variety of factors influence a seller's decision to list with a particular real estate agent.



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

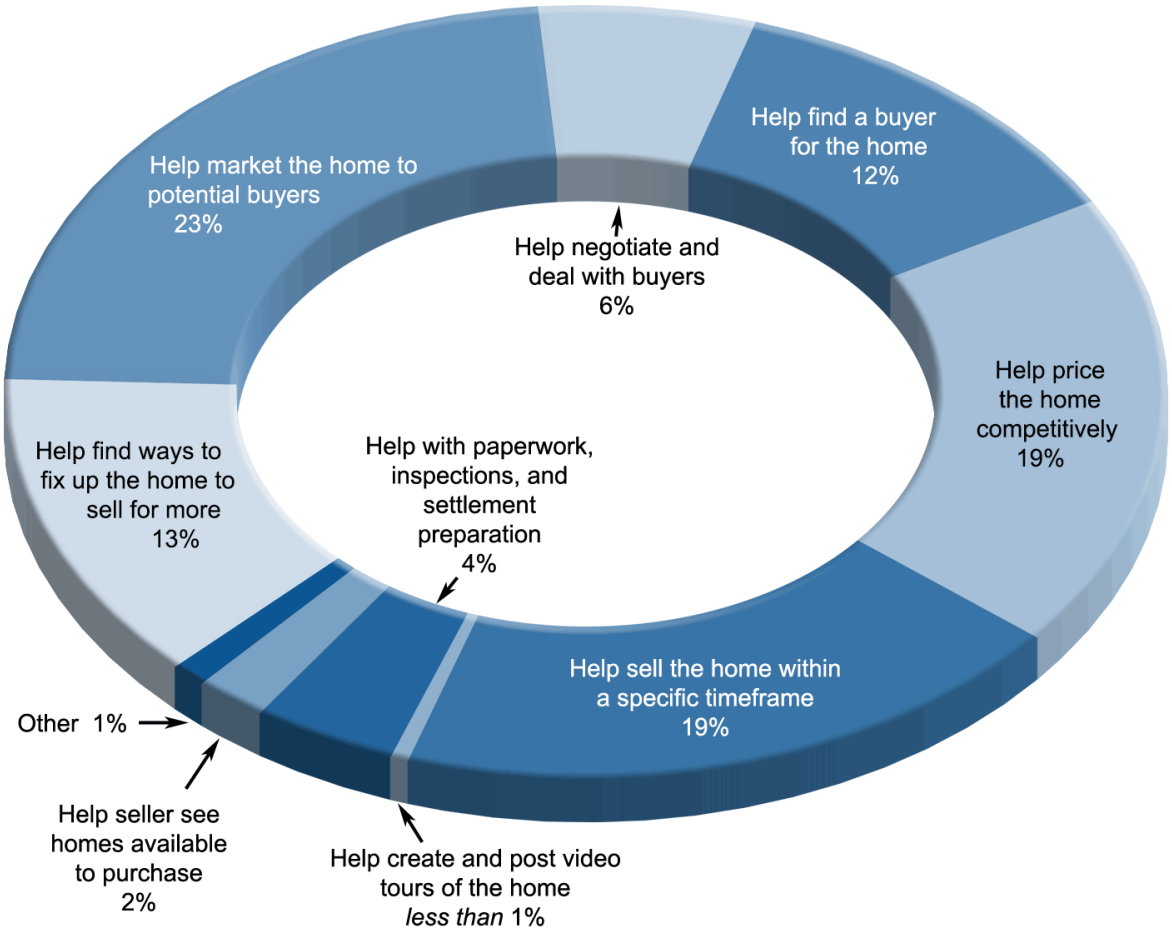


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What Sellers Want Most From Real Estate Professionals

Real estate agents can best serve their clients when they fully understand what their clients expect from them.



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



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Why use a REALTOR®?



When selling your home, your REALTOR® can give you up-to-date information on what is happening in the marketplace including price, financing and terms of competing properties. These are key factors in a successful sale of your property at the best price in the least amount of time.

Real estate licensees who are members of the NATIONAL ASSOCIATION OF REALTORS® are properly called REALTORS®. REALTORS® subscribe to a strict code of ethics and are expected to maintain a higher level of knowledge of the process of buying and selling real estate. They are committed to treat all parties to a transaction honestly. REALTOR® business practices are monitored at local board levels. Arbitration and disciplinary systems are in place to address complaints from the public or other board members.

Your REALTOR® can help you objectively evaluate every buyer's proposal and then help write an appropriate legally binding sale agreement. Between the initial sales agreement and settlement, questions may arise. For example, unexpected repairs may be required to obtain financing or a problem with the title is discovered. Your REALTOR® is the best person to help you resolve those issues and move the transaction to settlement.





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Determining the Value of Your Home



A Comparative Market Analysis (CMA) is essential to determine the value of residential property. Location and characteristics of the property are the key elements in determining value. Therefore, the basis for valuation is similar properties in your area. The market analysis takes into account the amount received from recent sales of comparable properties and the quantity and quality of comparable properties currently on the market. The desired end result is to find a price that will attract a willing and able buyer in a reasonable time.

Once the value of your home has been determined, you can decide on an offering price that will achieve your goals. Generally, the price should not exceed the value by more than 5% or potential buyers may not even make offers. Naturally, if you want to sell quickly your asking price should be very near the value.

The following are a few things to keep in mind about pricing:

- Realistic pricing will achieve maximum price in a reasonable time.
- Your cost or profit desire is irrelevant; the market determines the price.
- The cost of improvements are almost always more than the added value.
- Houses that remain on the market for a long time do not get shown.
- A house that is priced right from the beginning achieves the highest proceeds.



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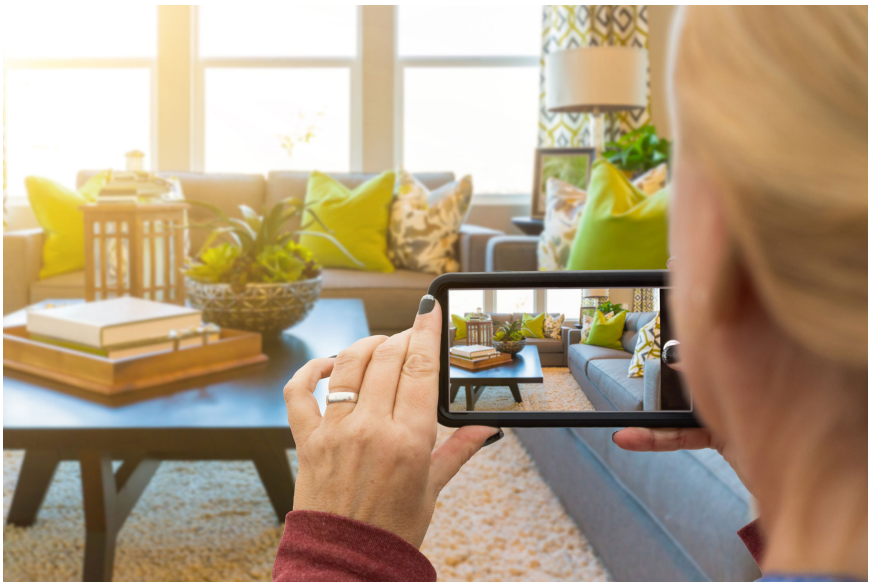
Virtual Tour

Imagine walking into a home for the first time. You look around. You step closer to the objects around you and you pass through the rooms. Now imagine doing all that on the screen of your computer or a smartphone - this is a virtual tour. I will provide a virtual tour of your home. It's one of the most important marketing tools available to a seller.

- Since the tour is available 24 hours a day 365 days a year, more prospects will tour your home and may become interested.
- Prospects will spend more time touring your home than they would at an open house.
- Virtual tours greatly lessen the importance of an open house. Over time the open house will probably be limited to appointments with informed prospects.
- Since more potential buyers see your home, the time on the market will probably be lessened significantly.
- Because more prospects will evaluate your home higher prices are possible.

Review a sample virtual tour:

https://www.relahq.com/demo/rubik





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Seller Questionnaire

Frequently when a listing expires, a seller may consider selling his property himself. To sell your property without the assistance of a qualified real estate sales associate, you should be able to answer an unqualified "YES" to each of the following questions. As you go through these items, remember that a professional real estate sales associate is skilled in every area.

- **Price** NO YES

Do I have sufficient data to price my property realistically? Am I familiar with what comparable properties have sold for recently and what adjustments to those amounts I would need to make for my property?

- **Legal** NO YES

Can I draw proper contracts, recognize unreasonable contingencies, understand disclosure and agency relationships? Would I be on sound legal ground if conflicts arose?

- **Negotiations** NO YES

Can I handle the natural conflict of interest when working directly with a buyer, trying to protect my own interests versus my desire to accommodate his?

- **Marketing** NO YES

Do I have a complete understanding of real estate marketing and am I able to expose my property through the widest channels - local, regional and national?

- **Qualifying Buyers** NO YES

Can I professionally screen and handle innumerable inquiries? Can I differentiate between lookers and serious buyers? What kind of documents can I use to screen buyers and am I able to obtain them?

- **Financial** NO YES

Do I have expert knowledge of the current mortgage situation: assumptions, buydowns, ARMS, secondary financing?

- **Inconvenience** NO YES

Am I prepared to forego social or business plans for an extended period, as I must be available at all times?

- **Safety And Security Of Family** NO YES

Am I willing to have members of my household exposed to strangers? The motives of casual lookers could be suspect!

Unless you answered YES to all the questions above, the skills and training of a professional sales associate would best assist you in selling your property. Please keep in mind that only one in twenty sellers who try to sell their properties on their own are successful in selling at market price. The other nineteen suffered inconvenience, lost time, and frustration in their endeavor without reaching their ultimate goal—selling their property at the best possible price, in the shortest time possible and at the least inconvenience. Now, let us show you why Demo Realty, should be your choice!!



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Key Market Factors

How long does it take to sell a property? Some properties sell in a few days, others may take several months. By recognizing some key factors that influence marketing a home, you can get significant control over market time.

The proper balance of these factors will expedite your sale:



- Location

Location is the single greatest factor affecting value. A neighborhood's desirability is basic to a property's fair market value.

- Competition

Buyers compare your property against others in that neighborhood. Buyers interpret value based on available properties on the market.

- Timing

The real estate market may reflect a "buyers" or "sellers" market. Market conditions cannot be manipulated; an individually tailored marketing plan of action must be developed for each property.

- Condition

The property condition will affect price and speed of sale. Optimizing physical appearance and advance preparation for marketing maximizes value.

- Terms

The more terms available, the larger the market, the quicker the sale and the higher the price. Terms structured to meet your objectives are important to successful marketing.

- Price

If the property is not properly priced, a sale may be delayed or even prevented. Reviewing the Comparative Market Analysis assists you in determining the best possible price.



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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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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

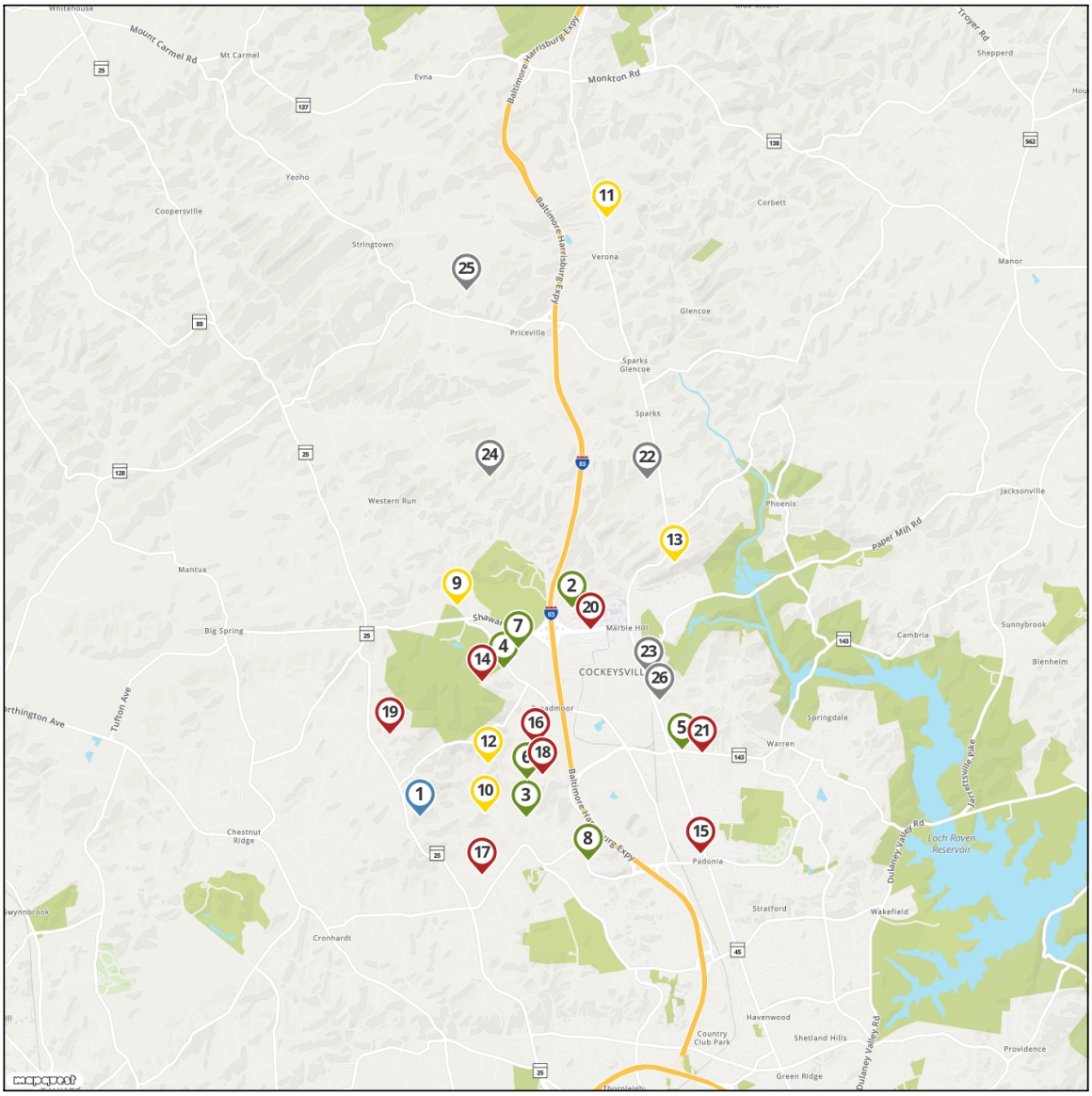
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64 Boxwood Lane	Laurelford	Colonial	1992	4	2/1		$892,000
9 Westcroft Ct	Shawan	Colonial	1995	4	3/1		$898,900
23 Chilcoat Rd	Springhill Farm	Cottage	2003	4	3/1		$899,900



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Map of Comparable Properties



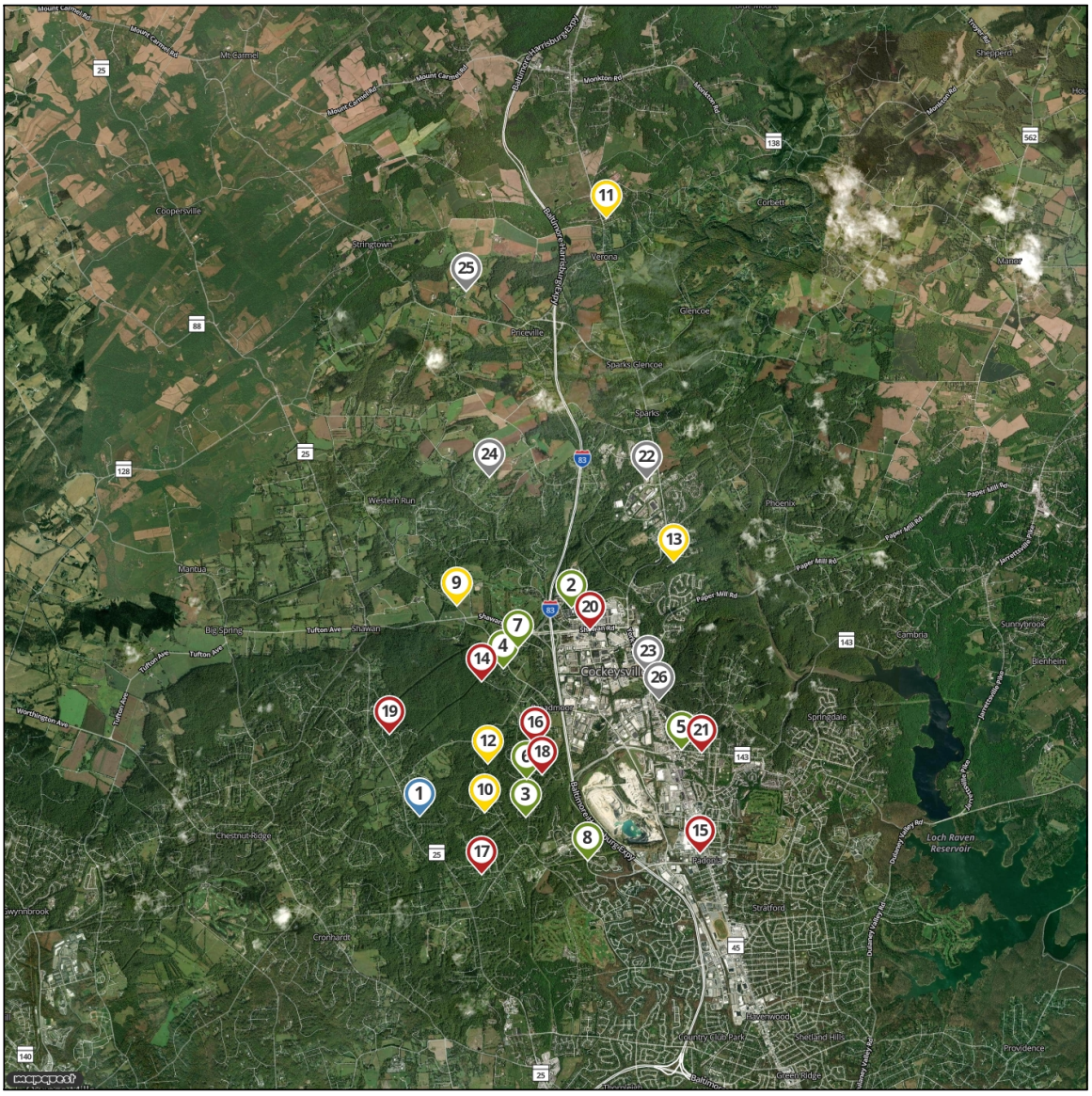
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LOGO

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

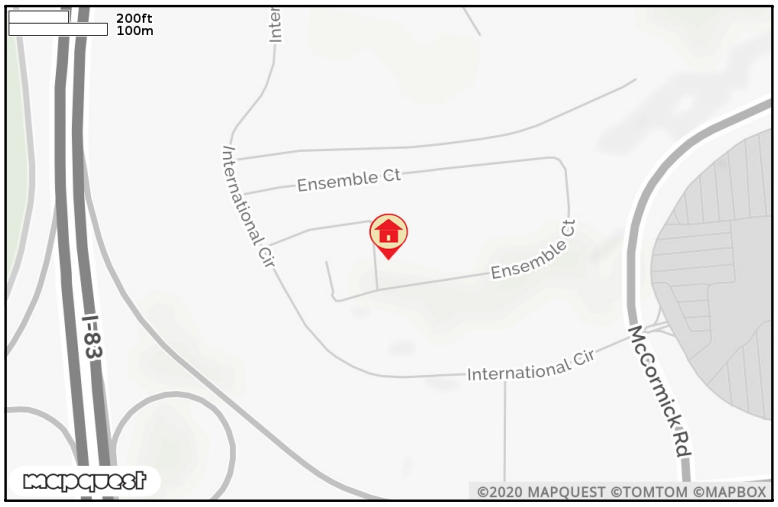


Property Details

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

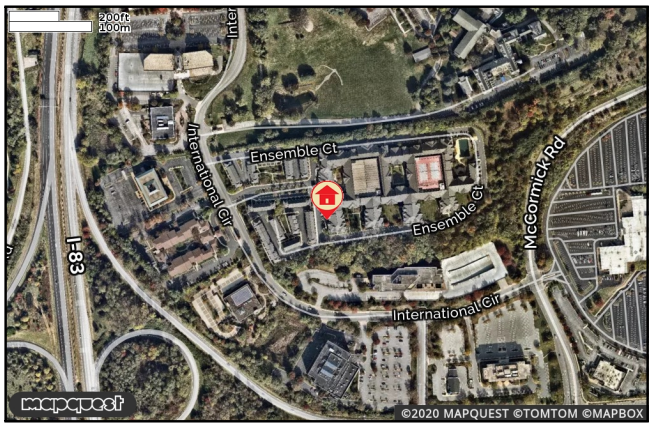


Property Details

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

Description

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Additional Photos

2 Symphony Cir

List Price: $789,000


















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LOGO

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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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



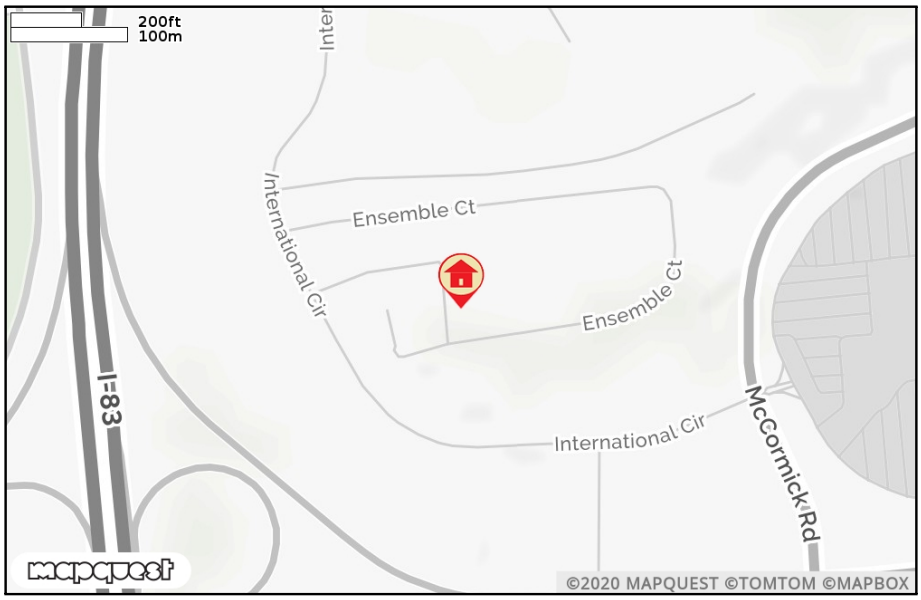
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LOGO

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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Currently On The Market

2 Symphony Cir

List Price: $789,000

Property Details

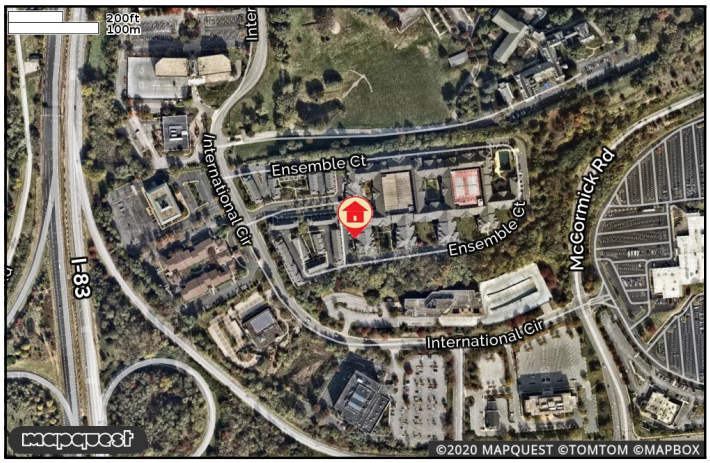
City: Cockeysville
Neighborhood: Laurelford
Year Built: 2008
Fin SqFt: 5484
Lot Desc: Backs To Trees
Lot Size: 1.14 Acres
Style: Modern

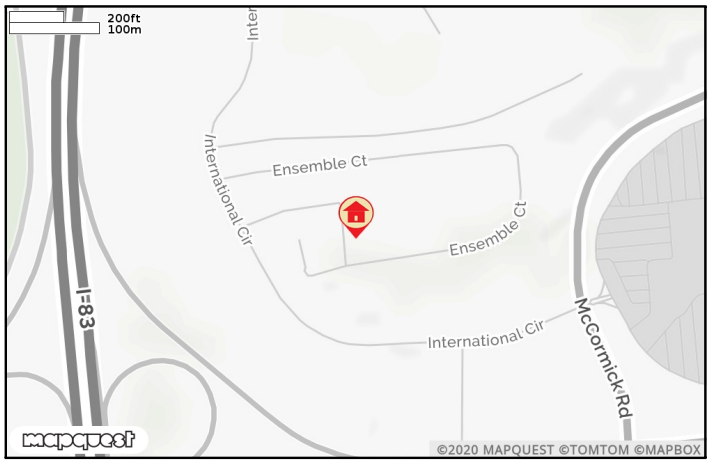
Levels: 3
Bedrooms: 4
Bathrooms: 3/1
Const: Cedar Siding
Roofing: Cedar/Shake
Basement: Finished
Basement: Walkout Level

Heat: Heat Pump
Fuel: Electric
Cool: Central Air
Parking: 2-Car Garage
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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

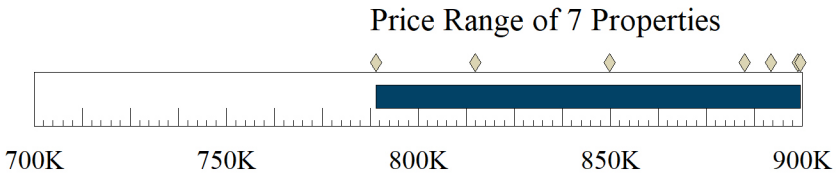


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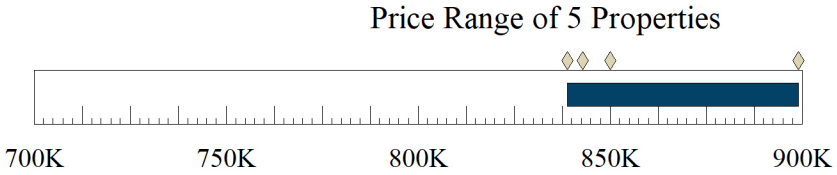
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Comparative Market Analysis Graphed by Status

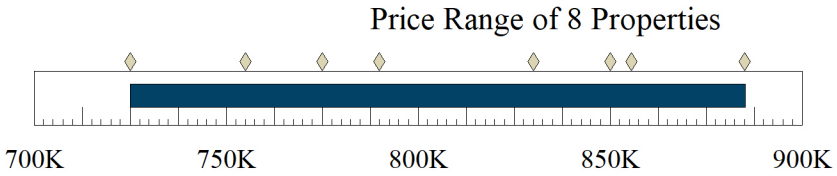
Currently On The Market



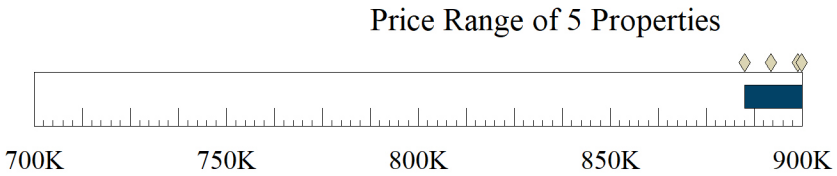
Under Contract



Recently Sold



Off The Market



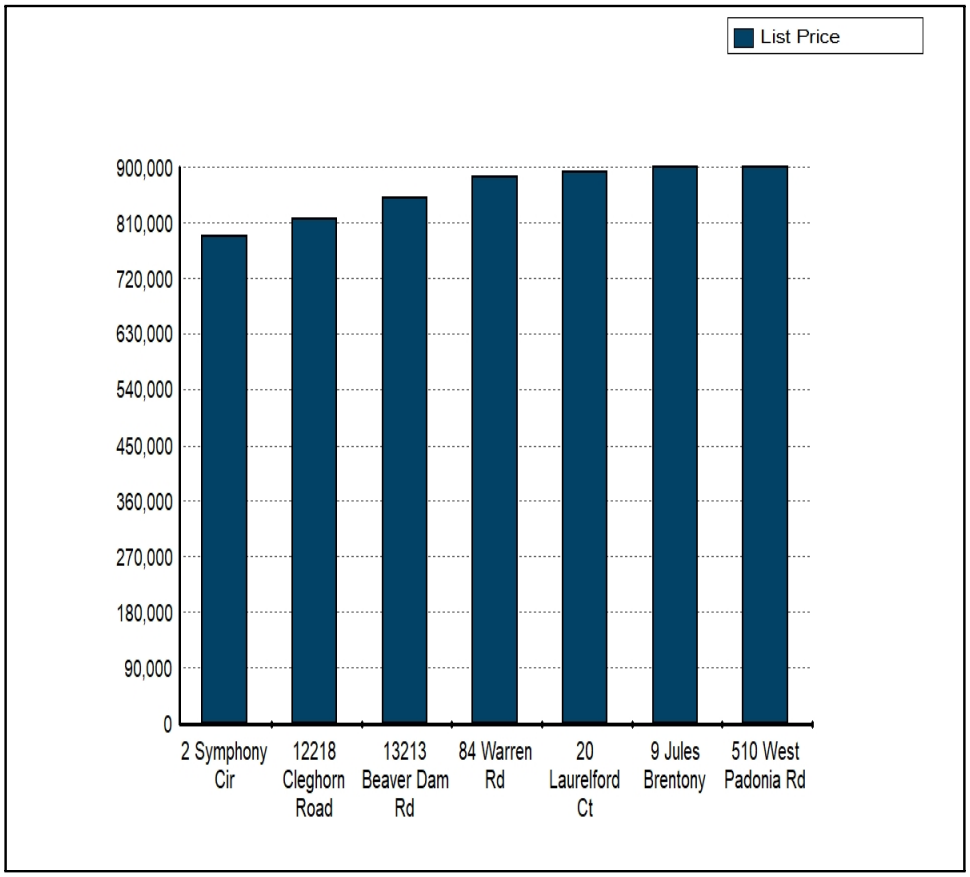


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Comparative Market Analysis Statistics

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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Services You Will Receive



- We will help you determine the best selling price for your home.
- We will suggest what you can do to get your home in top selling condition.
- We will develop a strategy to show your home.
- We will enter your home in the Multiple Listing System.
- We will implement a marketing plan.
- We will talk with you to review progress periodically.
- We will advise you of changes in the market climate.
- We will present all offers to you promptly and assist in evaluating them.



- We will monitor progress toward closing when a contract is accepted.
- We will monitor the appraisal and buyers loan approval.
- We will immediately advise you of events that may threaten closing.
- We will coordinate and monitor the settlement process.



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When An Appointment Is Made

Agents from many real estate firms will want to show your home. Please allow any agent who calls to show your home at the suggested time. If you are not frequently available, it is suggested that you allow a lockbox to be installed on your door. You will increase your odds for a sale by allowing more qualified buyers to see your home. You do not want to miss an out-of-town transferee because your home was not able to be shown.

During a showing:



- Open all draperies and window shades during daylight hours.
- The kitchen & bathroom should sparkle.
- Open windows one half hour before showing to circulate fresh air.
- Open all the doors between rooms to give an inviting feeling.
- Place fresh flowers on kitchen table and/or in the living room.
- If possible, bake cookies or bread to add an inviting aroma.
- Turn on all lights and replace bulbs with high wattage bulbs where needed.
- Pets should be confined or restricted from view. Eliminate pet odors. Not everyone may share your love of animals. Some people may be allergic to them.
- All jewelry and small valuables should be stored in a safety deposit box or in a locked closet.
- Replace any items not included in the sale, or tag them appropriately with to be replaced with or not included signs.
- Beds should be made & clothes picked up. Bathrooms should be clean, with towels folded and toilet lid down.
- When you leave the house, please leave it as if you know it is going to be shown. You never know when the right person is going to look at it!



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Preparing Your Home

Your home has just one chance to make a great impression with each potential buyer. And it can! The following "tricks of the trade" will help you keep track of what needs to be done. The whole idea is to present a clean, spacious clutter-free home--the kind of place you'd like to buy. Accomplish a little everyday, and before long your home will be ready to make the impression that can make the sale.

Your Home's Curb Appeal

- ❑ Mow lawn
- ❑ Trim shrubs
- ❑ Edge gardens and walkways
- ❑ Weed and mulch
- ❑ Sweep walkways and driveway, remove branches, litter or toys
- ❑ Add color and fill in bare spots with plantings
- ❑ Remove mildew or moss from walls or walks with bleach and water or other cleaner
- ❑ Take stains off your driveway with cleanser or kitty litter
- ❑ Stack woodpile neatly
- ❑ Clean and repair patio and deck area
- ❑ Remove any outdoor furniture which is not in good repair
- ❑ Make sure pool or spa sparkles
- ❑ Replace old storm doors
- ❑ Check for flat-fitting roof shingles
- ❑ Repair broken windows and shutters, replace torn screens, make sure frames and seams have solid caulking
- ❑ Hose off exterior wood and trim, replace damaged bricks or wood
- ❑ Touch up exterior paint, repair gutters and eaves
- ❑ Clean and remove rust from any window air conditioning units
- ❑ Paint the front door and mailbox
- ❑ Add a new front door mat and consider a seasonal door decoration
- ❑ Shine brass hardware on front door, outside lighting fixtures, etc.
- ❑ Make sure doorbell is in good working order

General Interior Tips

- ❑ Add a fresh coat of interior paint in light, neutral colors
- ❑ Shampoo carpeting, replace if necessary
- ❑ Clean and wax hardwood floors, refinish if necessary
- ❑ Clean and wash kitchen and bathroom floors
- ❑ Wash all windows, vacuum blinds, wash window sills
- ❑ Clean the fireplace
- ❑ Clean out and organize closets, add extra space by packing clothes and items you won't need again until after you've moved
- ❑ Remove extra furniture, worn rugs, and items you don't use; keep papers, toys, etc. picked up--especially on stairways
- ❑ Repair problems such as loose door knobs, cracked molding, leaking taps and toilets, squeaky doors, closets or screen doors which are off their tracks
- ❑ Add dishes of potpourri, or drop of vanilla or bath oil on light bulbs for scent
- ❑ Secure jewelry, cash and other valuables

The Living Room

- ❑ Make it cozy and inviting, discard chipped or worn furniture and frayed or worn rugs

The Dining Room

- ❑ Polish any visible silver and crystal
- ❑ Set the table for a formal dinner to help viewers imagine entertaining here

The Kitchen

- ❑ Make sure appliances are spotless inside and out (try baking soda for cleaning Formica stains)
- ❑ Make sure all appliances are in perfect working order
- ❑ Clean often forgotten spots on top of refrigerator and under sink
- ❑ Wax or sponge floor to brilliant shine, clean baseboards
- ❑ Unclutter all counter space, remove countertop appliances

The Bathrooms

- ❑ Remove all rust and mildew
- ❑ Make sure tile, fixtures, shower doors, etc. are immaculate and shining
- ❑ Make sure all fixtures are in good repair
- ❑ Replace loose caulking or grout
- ❑ Make sure lighting is bright, but soft

The Master Bedroom

- ❑ Organize furnishings to create a spacious look with well-defined sitting, sleeping, and dressing areas

The Garage

- ❑ Sell, give away, or throw out unnecessary items
- ❑ Clean oily cement floor
- ❑ Provide strong overhead light
- ❑ Tidy storage or work areas

The Basement

- ❑ Sell, give away, or throw out unnecessary items
- ❑ Organize and create more floor space by hanging tools and placing items on shelves
- ❑ Clean water heater and drain sediment
- ❑ Change furnace filter
- ❑ Make inspection access easy
- ❑ Clean and paint concrete floor and walls
- ❑ Provide strong overhead light

The Attic

- ❑ Tidy up by discarding or pre-packing
- ❑ Make sure energy-saving insulation is apparent
- ❑ Make sure air vent is in working order
- ❑ Provide strong overhead lighting

When It's Time To Show

- ❑ Make sure your property profile folder, utility bills, MLS profile, house location survey, etc. are available
- ❑ Open all draperies and shades, turn on all lights
- ❑ Pick up toys and other clutter, check to make sure beds are made and clothes are put away
- ❑ Give the carpets a quick vacuuming
- ❑ Add some strategically placed fresh flowers
- ❑ Open bathroom windows for fresh air
- ❑ Pop a spicy dessert or just a pan of cinnamon in the oven for aroma
- ❑ Turn off the television and turn on the radio music at a low volume
- ❑ Make a fire in the fireplace if appropriate
- ❑ Put pets in the backyard or arrange for a friend to keep them
- ❑ Make sure pet areas are clean and odor-free
- ❑ Make sure all trash is disposed of in neatly covered bins



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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...

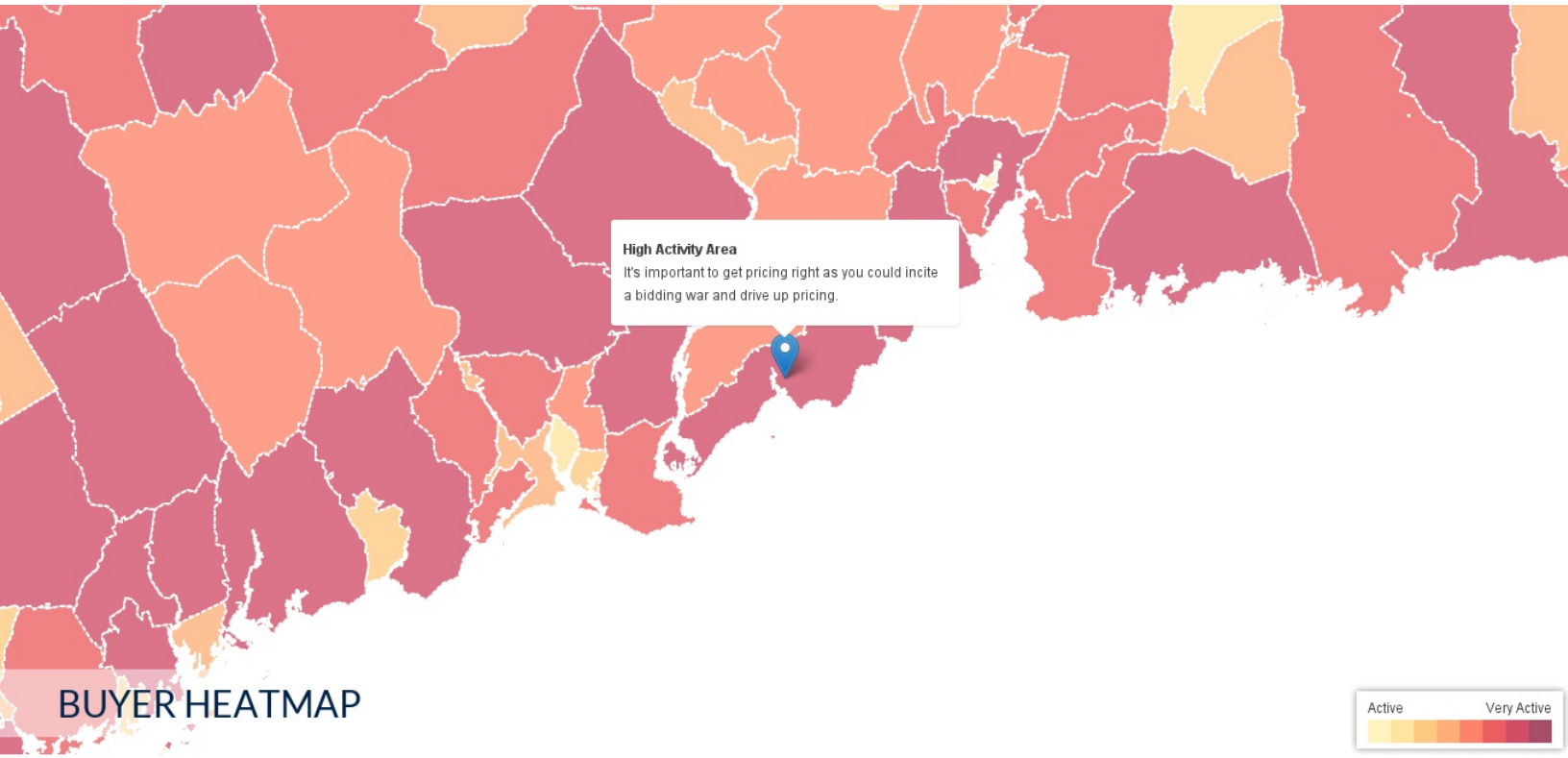
Mark & Joan Dawson	2300 S. Timonium Road	666-3033
Suzanne Swift	22 Forrest Avenue	667-9888
Ron & Joan Burns	55 W. Running Road	333-9843
Joe & Ann Reese	321 Pine Forest Lane	222-4563
Robert Johnson	324 82nd Terrace	342-6879
Jay & Sarah Volkers	75 Winding Way	234-1098



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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
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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
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Testimonial Tree Testimonials

★★★★★
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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 2:41:18 PM David Hernandez

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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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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.

★★★★★

3/16/2026 David Hernandez
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.

★★★★★

3/14/2026 Jennifer Collins
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.

★★★★★

3/11/2026 Michael Rosen
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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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 home.
- A winning marketing plan.
- Every effort to sell your home promptly.
- The resources of Demo Realty.

List Your Home Now with Angela McKendrick!





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