

NEST REALTY

A Marketing Guide for

YOUR HOME

Presented by Ben & Priscilla Halterman





These sellers were elated to have 8 offers within 5 days of listing and close above listing price.



Ben & Priscilla Halterman
Realtors
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halterman@nestrealty.com

275 Mill Lane

Sold for \$581,000

4 Beds | 2 Baths

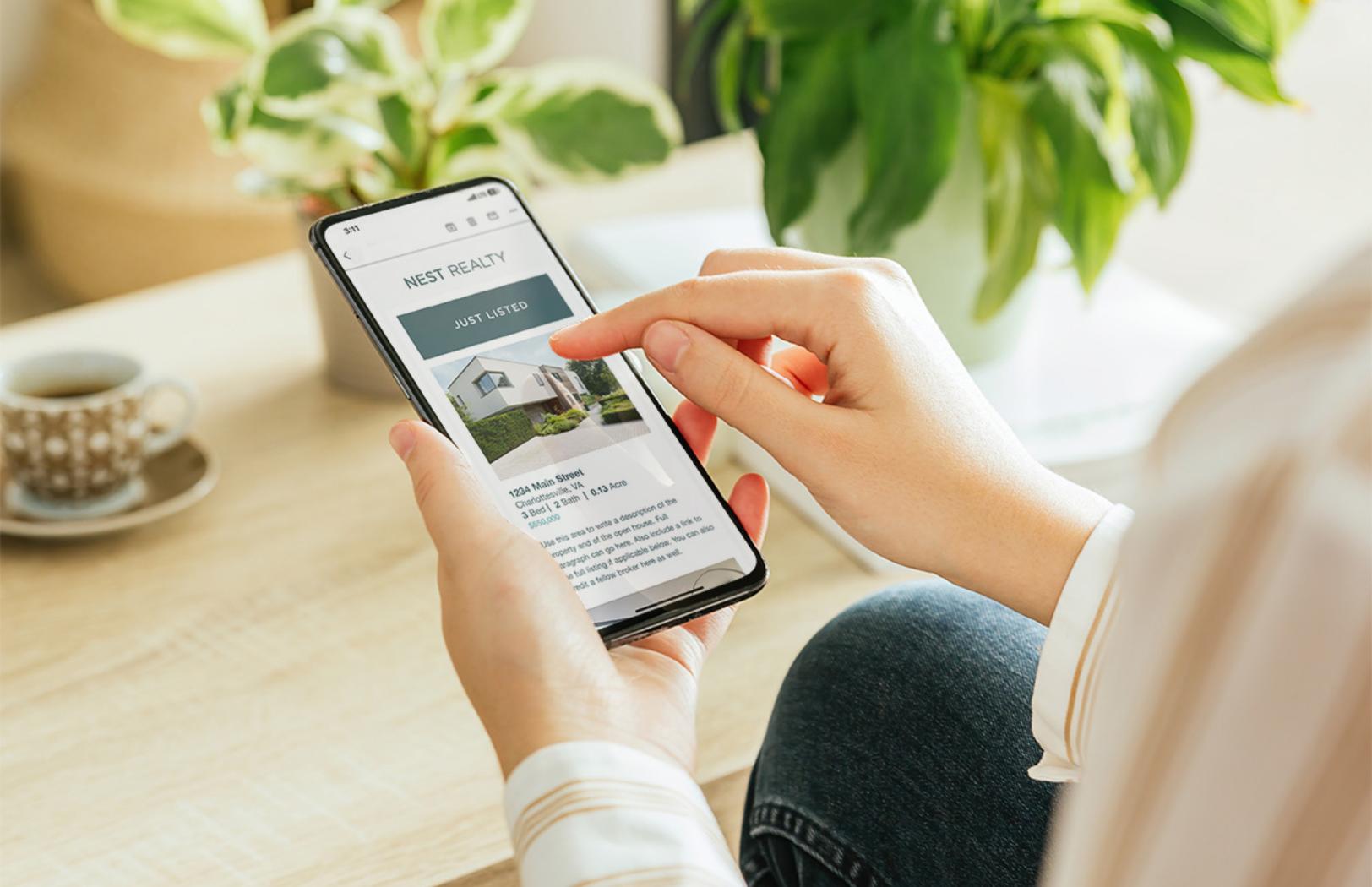
1,965 Sq. Feet

3.86 acres

Experience complete serenity and captivating views in this beautiful custom home built in 2018. Rock on the front porch with your morning coffee and enjoy and afternoon nap on the screened in porch off the living room. With an open-concept floor plan you won't miss a thing from the main living area, including panoramic mountain views and re-burn wood fireplace. The kitchen features stainless steel appliances, granite counter tops and a large island. The primary suite leads onto the deck for yet another peaceful spot to enjoy the spectacular Alleghany Mountain views. The basement boasts a finished office space with a window, workshop, exercise area and ample storage space. Imagine sitting around the fire pit with freinds, tending to the garden and gathering eggs from the chickens. Let this country stunner be yours!

NEST REALTY 

nestrealty.com/halterman
105 Baldwin St, Staunton, VA 24401



Marketing Objective

My goal for marketing your property is to emphasize the location, features, and uniqueness of this home—everything that makes it stand out and wow potential buyers. I'll build the buzz around your property not only to attract buyers from within our local area and beyond, but also to hopefully garner multiple offers so you can pick the one that best fits your personal goals.



Marketing Deliverables

Every house tells a story. Together, we'll work to craft the story of your listing so it attracts potential buyers. With Nest Realty's in house creative team, telling that story will be easier than ever. Listed below are examples of marketing deliverables we offer to our clients.

- Property Consultation - Prepping for your home for the Market
- Professional Photography
- Custom Signage and Enhanced Listing on NestRealty.com
- Internet Marketing Strategies giving your property the largest audience
- Social Media and Adwerx Marketing Campaigns

1814 MARIETTA DR
CHARLOTTESVILLE, VA 22911
\$595,000 \$252 / SqFt | Days on Market 4 | MLS# 640486

4 BEDS 2 BATHS 2 1/2 BATHS 2361 SQFT 0.05 ACRES CONTACT US FAVORITE

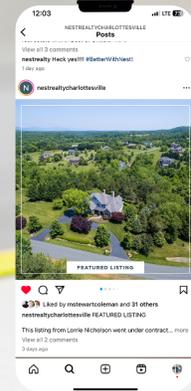


NEST REALTY LISTING

PHOTO GALLERY

DESCRIPTION

FEATURES



Seller Resources

LANDSCAPING:

Shreckhise
540.234.9911

Coffman's
540.430.6756

REPAIRS:

Cody Gale
540.202.2111

Ian Fischer
540.820.1642

CLEANING:

Beth Lloyd
540.290.8087

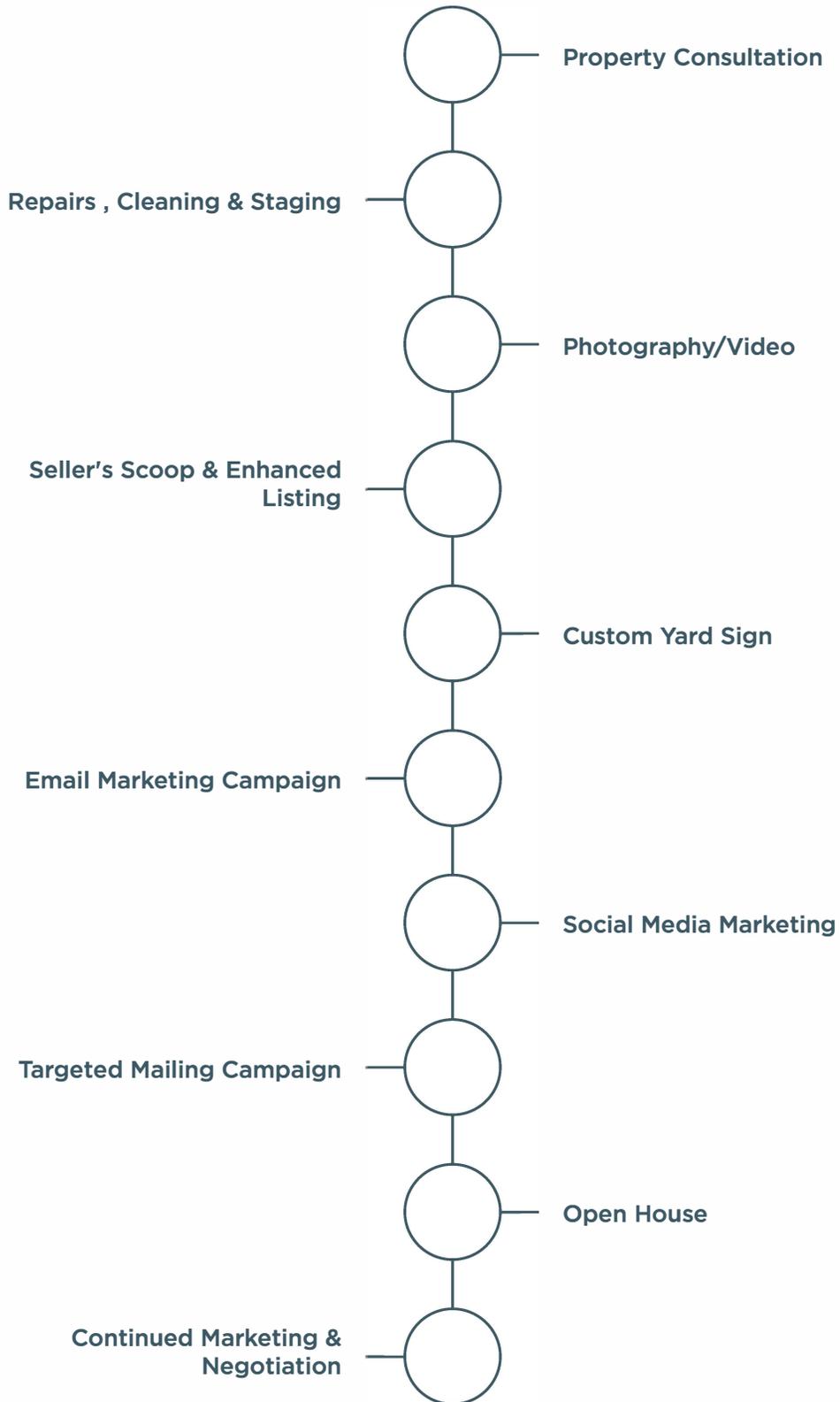
Cheyenne Ramsey
540.290.5516

PAINTING:

Rafael Posada
540.820.1642

Keith Scott
540.849.4271

Our Timeline



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Working with Ben was a pleasure. He was very good at explaining everything to us. Very professional and took the time to make sure we were happy. I would highly recommend him to anyone looking for a real estate agent.

Jim Crisp, Happy Seller

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Thank you for your time.



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