



Jenny Moves Homes

Real Estate Consultant Since 1995

(209) 200-1925 Sugar Pine Ridge

(925) 200-0004 Cell / Text

Real Estate License #01202582

Home Sales, Staging & Design—brokered by RE/MAX Gold

Specializing in...

Residential & Cabin Home Sales

Luxury Homes & Estates

Expired Listings

Staging & Preparing “Fixer-Uppers”

JennyMovesHomes@gmail.com





Some Background...

I am a seasoned, full time real estate consultant serving Twain Harte, Sugar Pine, Mi Wuk, Pinecrest, Sonora and surrounding areas.

After being born and raised in the East Bay and selling real estate there for almost 2 decades... I packed up everything and headed for the hills!

I relocated to Twain Harte in 2009, after growing up visiting Pinecrest Lake as a little girl. I LOVE living in the mountains and my kids adjusted very well and love it too. I have become familiar with all of the ins and outs of country living... from living in and driving in the snow... to local shopping, restaurants and activities... to medical and dental needs and school and recreation for my teenagers.

It didn't take long to adjust to the slower pace of life but I still have the Bay Area edge when it comes to marketing, technology and negotiating real estate sales. I feel that I have a lot to offer in the way of selling homes up here... utilizing my Bay Area contacts plus my advanced marketing and advertising skills and my love for staging and showcasing my listings. Each home I sell does not go on the market until I complete my final touches and it makes a big difference in the overall appearance online and in person. Staging and design is a key factor in getting a home sold fast for top dollar. My Bay Area contacts help boost my real estate sales as a lot of buyers originate from the Bay Area.

Now established as a top producer in the county, I opened up a little office across from Alicia's Sugar Shack where I practice real estate as a RE/MAX agent and offer home sale, staging and design consulting. My office has a wine bar that is open the first Saturday of the month during my open house tour for complimentary wine tasting. Please stop by and say hello and enjoy some appetizers while viewing my current list of homes for sale in the area.

All my best,
Jenny



When I first moved to the area, I noticed that many homes could not be seen from the street where the For Sale Sign is located. This confuses potential buyers and they quickly lose interest. To overcome this challenge, I designed

Giant Brochure Signs

so that all buyers can see what is for sale... inside and out... with details of the home and a custom website to visit for more information.

This unique way of advertising eliminates the need for flyers, which often run out or become water damaged.

These signs stop people in their tracks every time!



Transformations...

First impressions are everything. I decorate and stage homes to make them stand out above the competition...

Before



After



A few simple touches and the right lighting changes the entire feel of this deck in Ponderosa



The removal of a large bush made all the difference in opening up the view for this back deck in Cuesta Serena. Adding string lights and some staging created a warm and welcoming ambiance.

I enjoy helping homeowners explore the different options that can add value and attraction to their home. I am very sensitive to my client's out of pocket expenses and have a team I trust to provide competitive quotes. I coordinate everything from carpet to paint to home staging and design.

BEFORE AND AFTER PHOTOS

Updating and staging a home is always worth the effort. Your home will sell faster and for quite a bit more money if the time and money is invested in making the adjustments necessary to catch the discerning buyer's eye.

This homeowner allowed me to coordinate all of the remodeling and staging while they remained at their primary residence in the Bay Area. They did not have to visit the property the entire time the home was listed. The house sold with multiple offers over the asking price!



www.PaipuWay.com

Visit custom website for more details.



I have put together a fantastic team of professionals that I refer to as my "Tried and True" service providers. I have used them first hand and find them to be honest, reliable and experts at their trade. I am happy to share my resources with you.

High end photography captures homes in their best light and enhances marketability and web traffic.



Most buyers are shopping online.

If they are not impressed with the photography within the first 3 seconds, they will move on to the next home and never know what they missed!

My goal is to have your buyer fall in love with your home before they ever set foot in it!

I want them to be ready to write an offer, site unseen!



Spending the extra time to capture a home's essence through photography is a must in selling homes successfully in today's competitive market.



Custom websites for every home I sell!

Listed below are a few examples, showing how I photograph, stage and present my listings to the public.

Please take a moment to look a few up on your personal computer.

www.28365georgesdrive.2seeit.com

www.19932middlecamp.2seeit.com

www.21711southknox.com

www.23950cedarhilllane.com



Staging & Photography Services

Here is a sample of a vacant home staged.



Light staging is a \$295.00 fee and can literally transform a home! Heavier staging where furniture is required will be an additional fee.



The old saying goes...

***"A picture is worth a thousand words"
and in real estate... it may be worth thousands
of dollars in your pocket or thousands lost!***

See for yourself... go shopping online and pick 7 homes you would like to have a realtor show you. Your decision making will most likely be based on price, bedrooms and square footage and after that is narrowed down... the photos!



This process is usually how homes are sold in this technology era. If you don't have fantastic pictures reflecting the value & essence of your home... you will not make it on that list and your home will sit on the market.

My photographer is the most valuable person on my team. The quality she brings to the table is unmatched. My listings stand out online because of her care and expertise.

Special Marketing Features...

Having had an office in the Bay Area as well as Twain Harte, allows me to market my client's homes in areas where their buyer is most likely coming from. I am constantly advertising in both areas and keeping up to date with the network of realtors and businesses I have established over the past two decades.



I have personally invested in the best internet websites which are Zillow and Trulia. I purchased premium accounts with each company that feature my listings and keep them near the top of the page when buyers are looking for homes online. This increases my client's exposure 2 fold... which increases showings and increases successful offers.

Concerns

I know it can feel a bit uneasy putting your home on the market and having realtors and buyers come through, especially if you are only there part time. I take great care in following up to make sure your home is safe and secure.

Feedback

As a homeowner... I know you want as much feedback as possible. I would too! I will always provide feedback after each of my showings. I will do my best to seek feedback from other agents as well but that can be tricky at times as they have seen so many homes and don't always remember which home is which or they simply don't have the time to offer additional information.

In Conclusion...

I work very hard to ensure that my clients homes:
look their best
are priced accurately
and sell for the highest price
in the least amount of time.

Having a house sit on the market for a long period of time is frustrating for everyone and I strategize and agonize over the details to ensure a successful sale, **communicating** constantly throughout the process.

I would love to have the opportunity to interview for the position of your real estate consultant.

I am a strong negotiator, very straightforward and diplomatic. I love what I do and I hope it shows.

If you are interested in discussing your home sale with me, please call me at **209-200-1925**.

Thank you for taking the time to review my package. I wish you all the best.

Sincerely,

Jenny Broxham
RE/MAX Gold

Member of Tuolumne County Association of Realtors * Bay East Association of Realtors * California Association of Realtors * National Association of Realtors * Summerville High School / Connections Academy Mom * Former Mama Bear * Member of the Mi Wuk / Sugar Pine Auxiliary
* Presidents Award for Regional Production * Triple Gold Award for Company Production

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