



VISION

REAL ESTATE

Where?

There📍



# VISION



## REAL ESTATE

At Vision Real Estate, we have a passion for research, analytics, and proven data.

We will show you what the facts are in your specific market, and break them down in an easy to understand way.

Vision values relationships, transparency and education.

Where? **Here.**

Servicing the **GTA.**



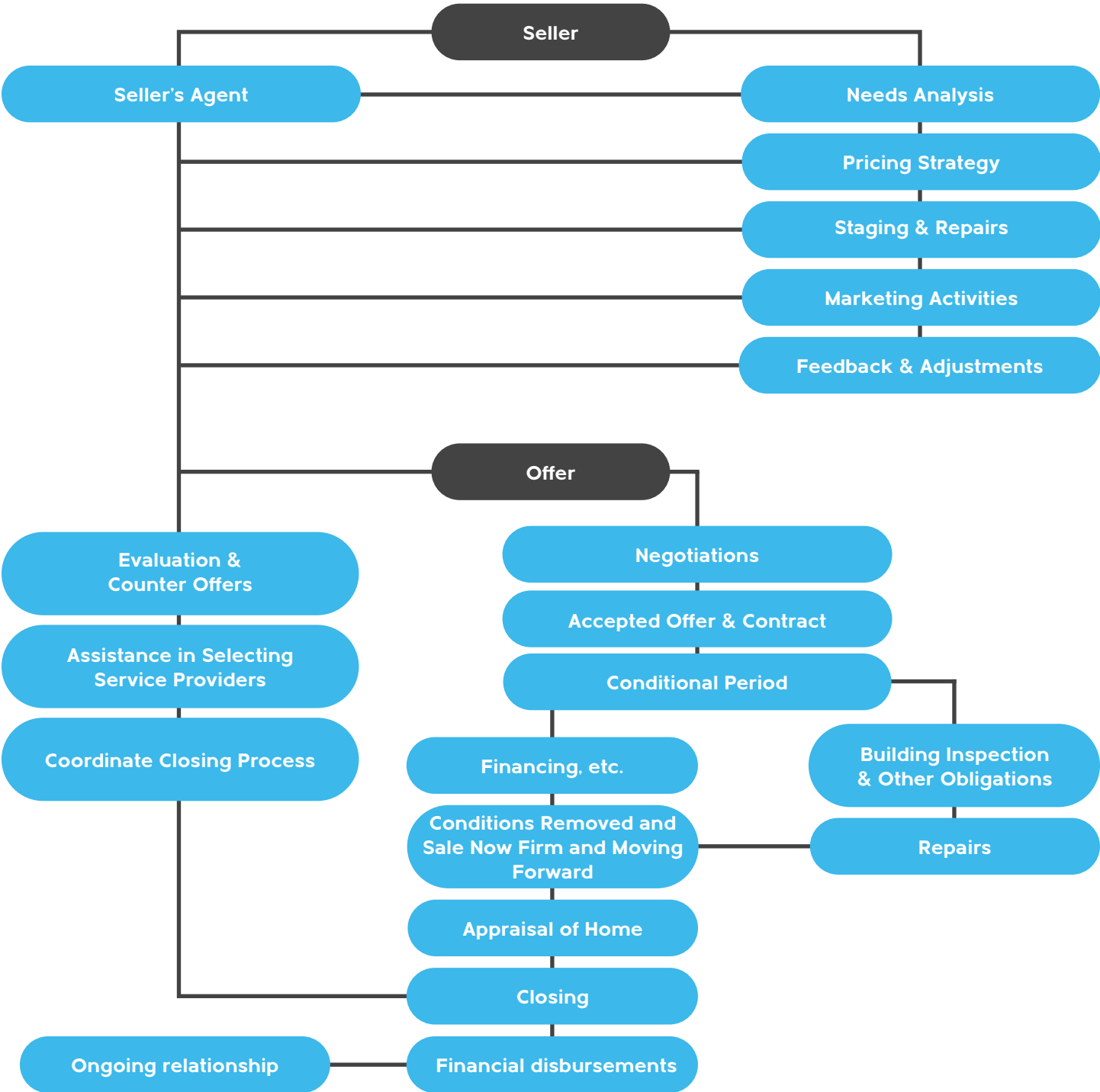
Where?

And surrounding suburbs.



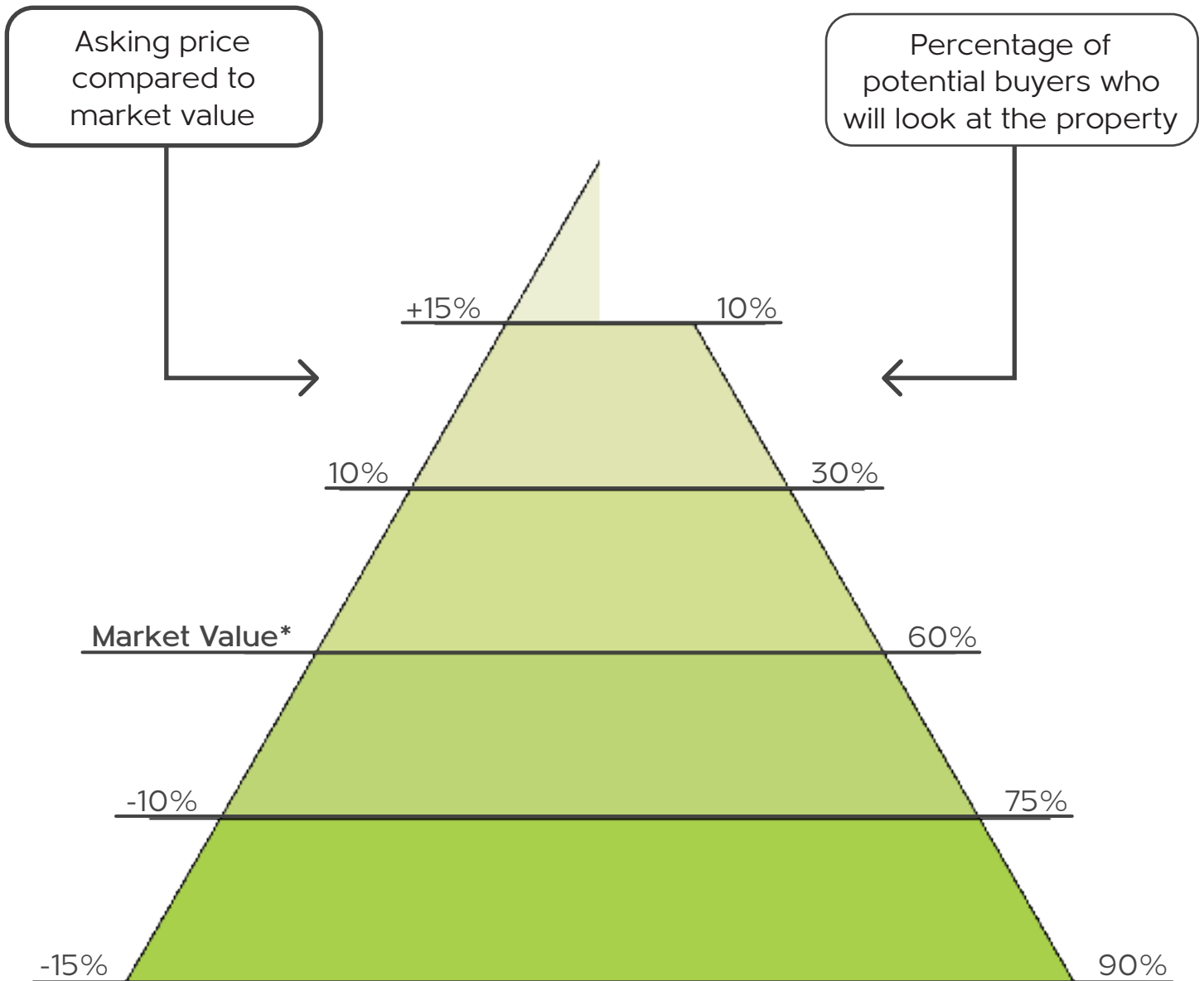
**There** 

# Selling Process





# Pricing Pyramid



## **\*Definition of market value**

When you pay provincial land transfer tax on your home purchase, as a first-time home buyer in Ontario you will be eligible to receive a rebate on a portion of the amount up to \$4,000. You cannot have owned property anywhere in the world previously to qualify.





## First impressions are lasting impressions

# The checklist for **showing your home** to potential buyers.

You will want to make sure that buyers looking at your home are left with the best possible impression, and we can help you achieve that goal.

### Exterior

- Chipped plaster and paint touched-up and repaired.
- Door and cupboards properly closed.
- Leaky taps and toilets repaired.
- Burned-out light bulbs replaced.
- Squeaky doors oiled.
- Mirror, fixtures, and taps cleaned and polished.
- Seals around tubs and basins in good repair.
- Floors cleaned, garbage containers emptied.
- Inside of closets and cupboards neat and tidy.
- Appliances cleaned.
- Countertops neat and polished.
- All lights turned on.
- Air conditioner turned on in warm weather.
- Fresh air in the house.
- Fireplace lit in cooler weather.
- Drapes opened during daylight.
- Carpets freshly vacuumed.
- Fresh flowers in various rooms.
- Jewelry and valuables locked safely away or taken with you.

### Interior

- House exterior in good repair.
- House number easy to read.
- Eavestroughs, downspouts & soffits in good repair.
- Garage/car port clean and tidy.
- Litter picked up.
- Cracked or broken window panes replaced.
- Lawns and hedges cut and trimmed, garden weeded
- Walkways shoveled and salted.
- Boot tray inside front door.
- Doorbell and door hardware in good repair.
- Porch and foyer clean and tidy.

**CONTACT US TODAY TO DISCUSS YOUR GOALS AND PLANS**





## Envision good marketing.

---

Room Measurements  
Neighbourhood  
Amenities  
Feature Sheet  
Creator  
Domain Name  
Embedded Coding  
Database Marketing

Floor Plan  
High Resolution  
Photography  
High Dynamic Range  
Photography  
Slideshow  
Analytics  
Youtube Optimization

Online Gallery  
Walk-Through Video  
Drone Photography  
& Cinematography  
Twilight Photography  
Customized Services  
Social Media  
Marketing



## Reaching international buyers with Juwai.com

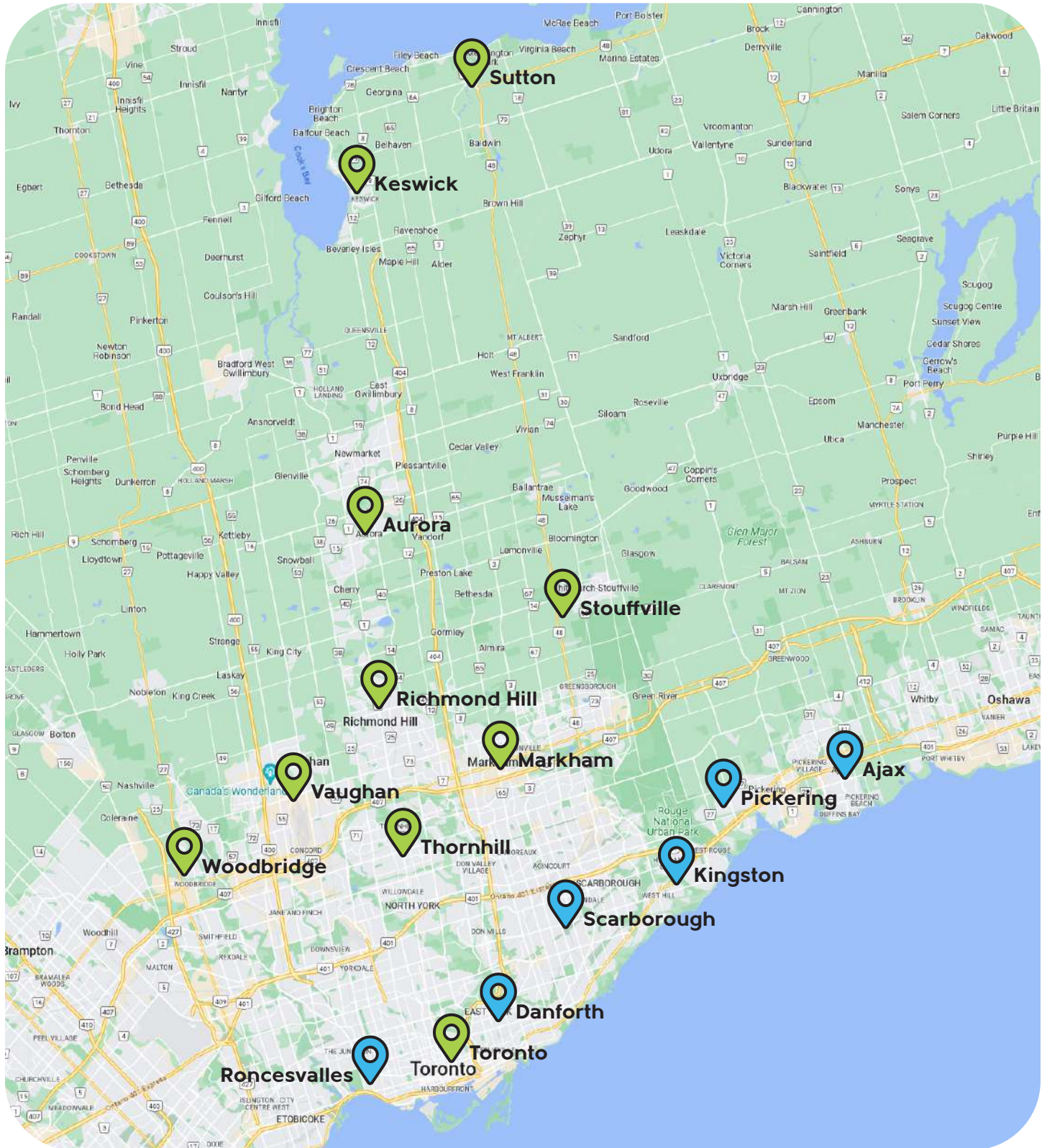
---

The Chinese market is the fastest growing segment of global property purchasers.

Websites not hosted in China basically do not work - whether they are blocked or take over two minutes to load.

That's why we partner with Juwai.com. They are hosted in China and provide access to an exclusive audience of buyers.

# Royal LePage Locations





**ROYAL LEPAGE YOUR  
COMMUNITY REALTY**

**Richmond Hill**

8854 Yonge Street, Richmond Hill, ON L4C OT4  
Office: (905) 731-2000

**Aurora**

14799 Yonge Street, Aurora, ON L4G INI  
Office: (905) 727-3154

**Thornhill**

8000 Yonge Street, Thornhill, ON L4J 1W3  
Office: (905) 889-9330

**Unionville**

161 Main Street, Unionville, ON L3R 2G8  
Office: (905) 940-4180

**Stouffville**

6173 Main Street, Stouffville, ON L4A 4H8  
Office: (905) 642-6333

**Sutton**

165 High Street, PO Box 542, Sutton, ON LOE IRO  
Office: (905) 722-3211

**Toronto**

187 King Street East, Toronto, ON M5A 1J5  
Office: (416) 637-8000

**Vaughan**

9411 Jane Street, Vaughan, ON L6A 4J3  
Office: (905) 832-6656

**Woodbridge**

131 Woodbridge Ave, Woodbridge, ON L4L 2S6  
Office: (905) 832-6656

**Keswick**

461 The Queensway South, Keswick, ON L4P 2C9  
Office: (905) 476-4337



**ROYAL LEPAGE  
CONNECT REALTY**

**Pickering**

950 Merritton Road, Pickering, ON LIV 181  
Office: (905) 831-2273

**Ajax**

335 Bayly St. W., Ajax, ON LIS 6M2  
Office: (905) 427-6522

**Roncesvalles**

311 Roncesvalles Ave., Toronto, ON MGR 2M6  
Office: (416) 588-8248

**Danforth**

836 Danforth Ave., Toronto, ON M4J 1I6  
Office: (416) 461-0925

**Scarborough**

1415 Kennedy Road, Toronto, ON MIP 2L6  
Office: (416) 751-6533

**Kingston**

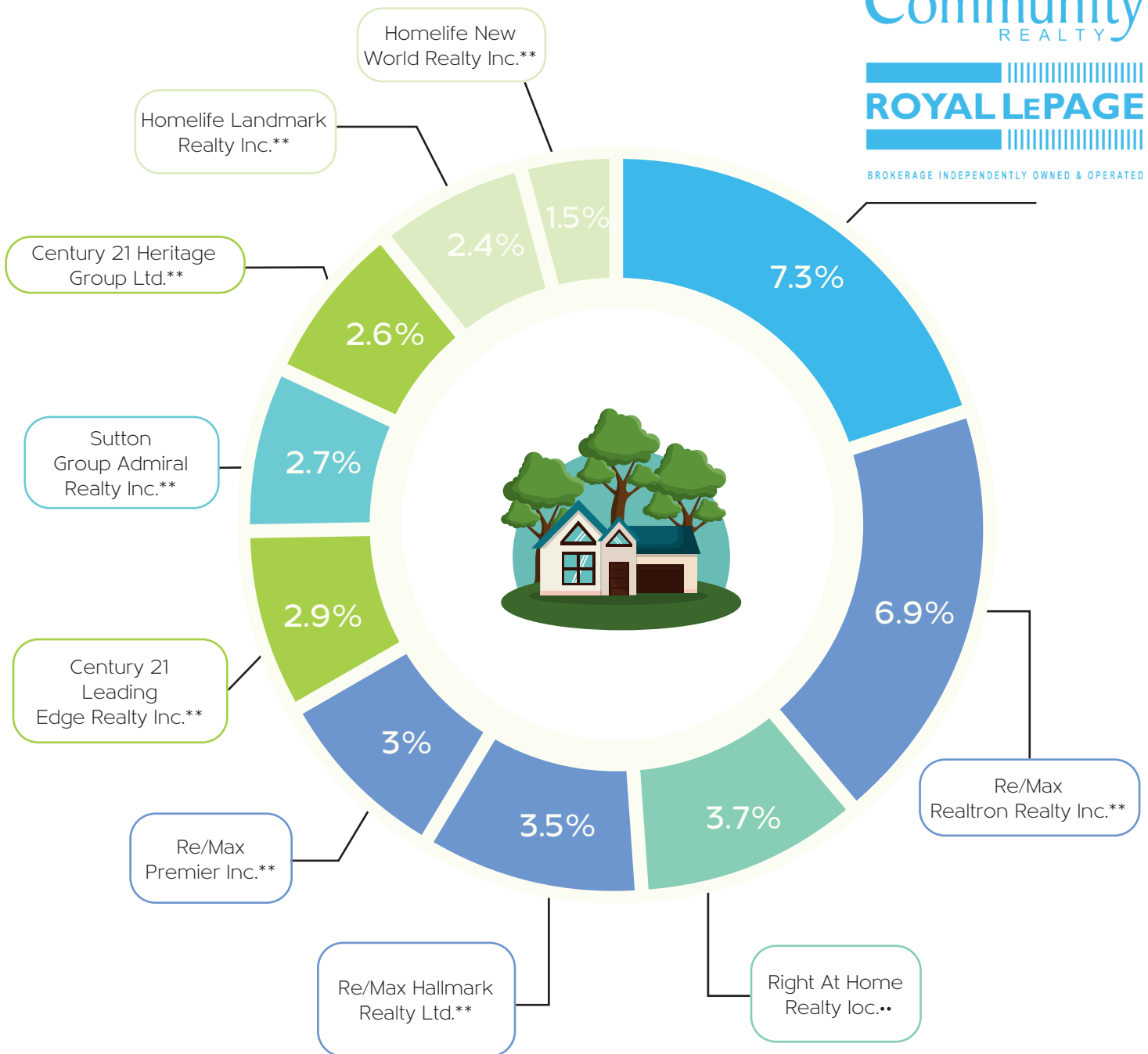
4525 Kingston Rd. #2202, Toronto, ON M1E 2P1  
Office: (416) 284-4751

# York Region Market Share Report

YOUR  
**Community**<sup>™</sup>  
REALTY

**ROYAL LEPAGE**

BROKERAGE INDEPENDENTLY OWNED & OPERATED







# Millions Mapped

home search app



A two-way search continuously refined between you and your Vision agent



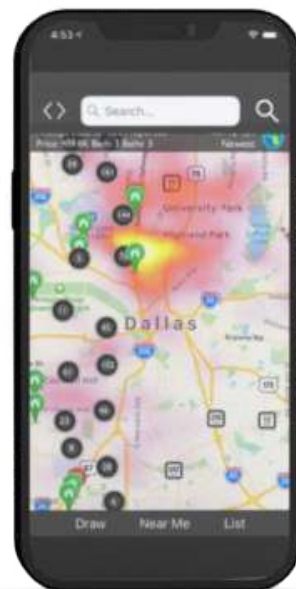
Request an appointment with us via Millions Mapped in realtime



Get immediate notifications when new homes hit the market



Easily share properties with anyone







There 📍

There 📍

There 📍

There 📍

There 📍

There 📍

There 📍

There 📍

See hidden listings with VISION.

There 📍





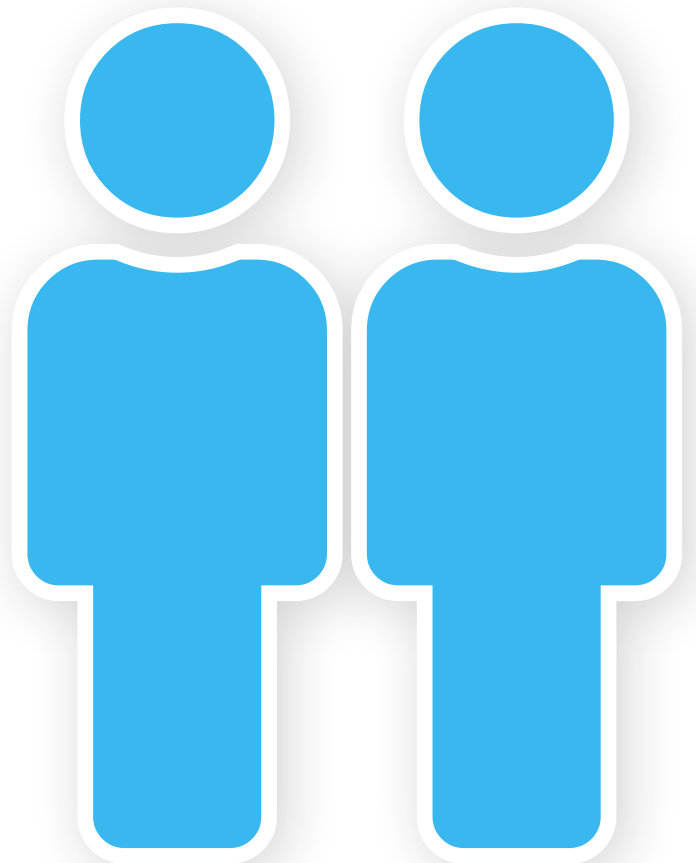
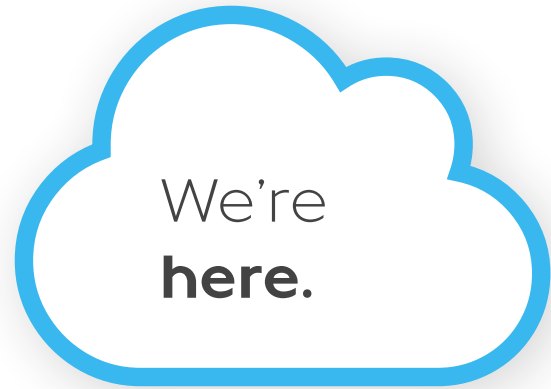
## Teaming up with **showing specialists.**

---

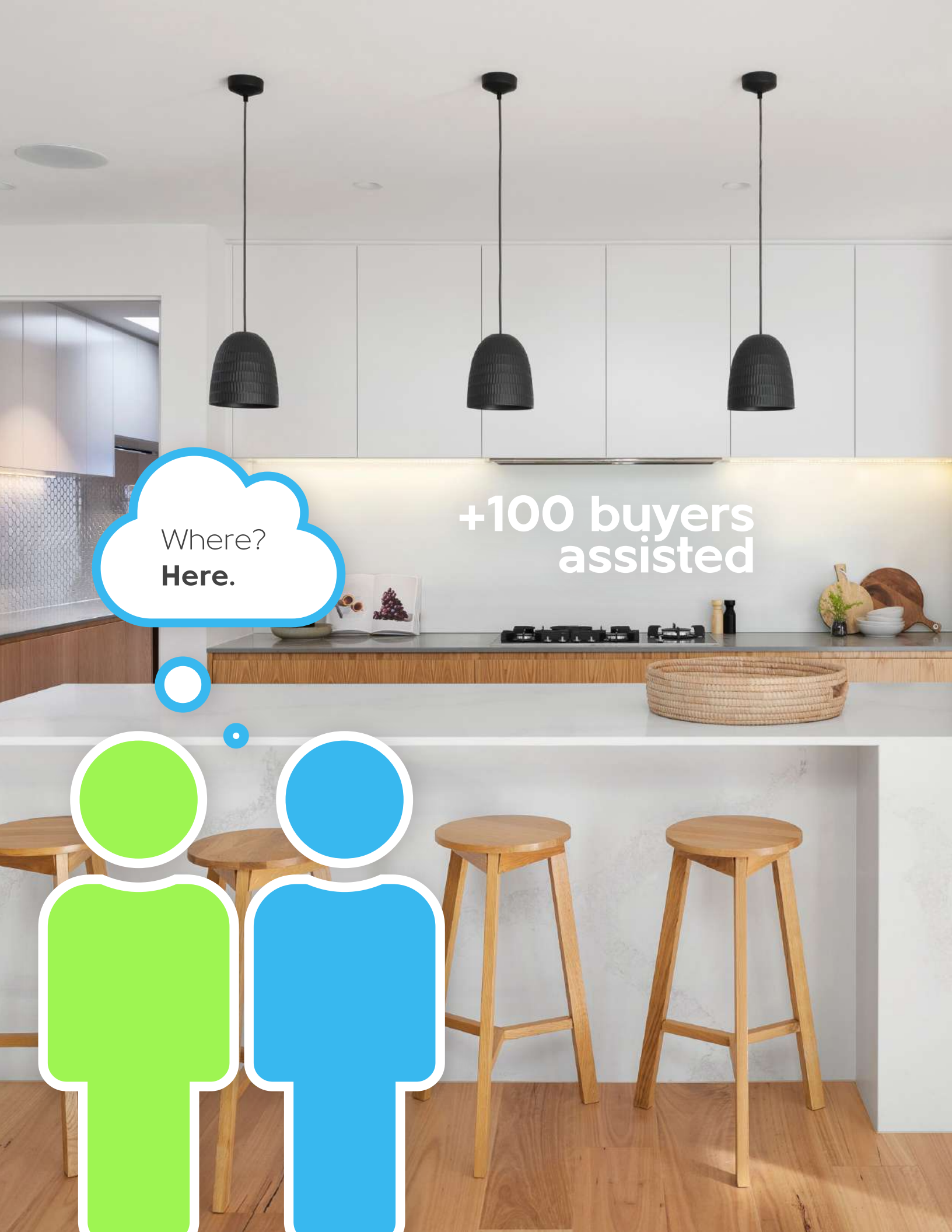
Area specialists provide services tailored to your personal needs.

Including scheduling and attending private on-site property showings, visits and inspections with you.

Your showing specialist also gathers and answers your questions while collaborating with your Vision agent the whole way through.

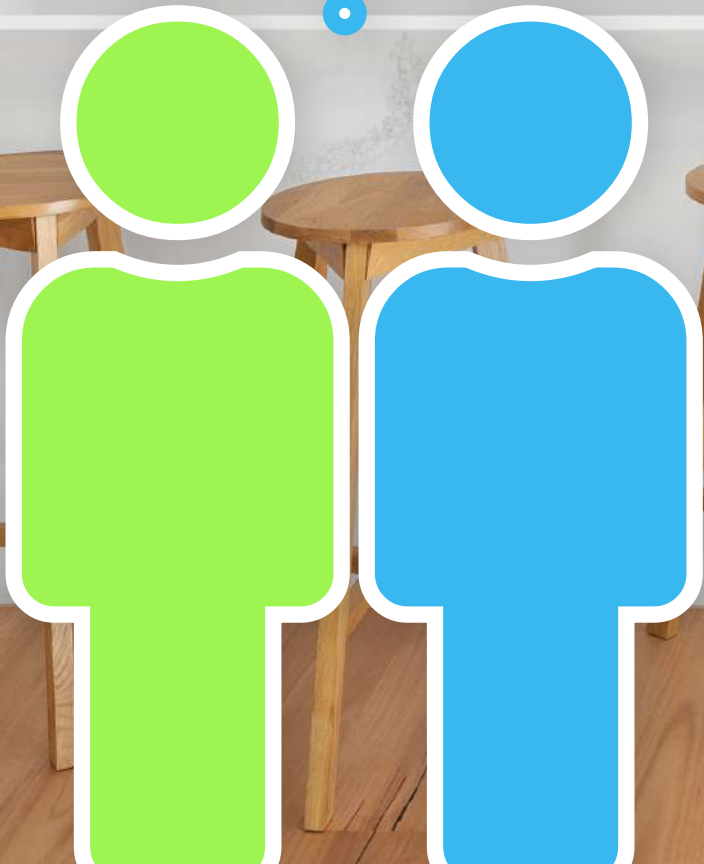






Where?  
**Here.**

**+100 buyers  
assisted**





You're  
moving there.



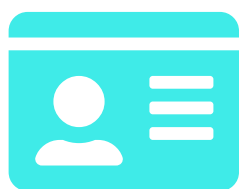
**Now what?**

---

A little foresight goes a long way.  
We'll help you:



Address  
Change



Update  
IDs



Register  
Utilities



Professional  
Advice

# Listing commission packages

Services	2%(+HST)	2.5%(+HST)	3.5%(+HST)
Pre-MLS marketing period	✓	✓	✓
Open Houses	✓	✓	✓
Professional photography	✓	✓	✓
Feature Sheets	✗	✓	✓
Personalized home website	✗	✓	✓
Advertisements on Craigslist, Kijiji, Youtube, Realtor.ca, REW, Zillow, and more	✗	✓	✓
Showing statistics and listing views statistics	✗	✓	✓
360° Photography and 360° Virtual Tour	✗	✓	✓
20 Floor Plan Creation	✗	✓	✓
Personal Moving Concierge To assist you with anything you need related to your move:	✗	✓	✓
• Coordinating moving company	✗	✓	✓
• Coordinating junk removal, cleaning & parking service, etc.	✗	✓	✓
• Coordinating insurance	✗	✓	✓
• Coordinating transfer of utilities & services	✗	✓	✓
• Managing internet/cable/phone providers	✗	✓	✓
• Coordinating address change and mail forwarding	✗	✓	✓
• Coordinating updates to identification	✗	✓	✓
• Any other personalized requests	✗	✓	✓



# Listing commission packages continued

Services	2%(+HST)	2.5%(+HST)	3.5%(+HST)
Pre-Inspection - Inspection report from a certified home inspector.	✗	✗	✓
Twilight Photography - 15 mins before sunset & 30 mins after sunset. Gives a beautiful, dramatic look to draw more showings to your home from advertising	✗	✗	✓
Drone Video & Photography - Highlights property's exterior & surrounding area using latest drone technology to produce stunning HD aerial video & photography.	✗	✗	✓
Walk-Through Video - Latest stabilized HD camera creates video to show property's interior & exterior	✗	✗	✓
Neighbourhood Mass Mail Out For Open House Invitations	✗	✗	✓
Home Staging Consultation - Professional home staging advice to prepare the interior & exterior for MLS	✗	✗	✓
Home Staging* - Interior & exterior home staging:	✗	✗	✓
• Declutter, depersonalize, neutralize, space planning, showcasing	✗	✗	✓
• Furniture rentals	✗	✗	✓
Home Improvements/Upgrades* - As in, but not limited to: patching, minor painting, cosmetic upgrades, lighting improvements, etc.	✗	✗	✓
Cleaning Service*	✗	✗	✓
Junk Removal*	✗	✗	✓
Packing Service*	✗	✗	✓
Snow Removal*	✗	✗	✓
Lawn Maintenance*	✗	✗	✓
Project Management - In addition to providing the above services, we will oversee and coordinate all of these projects on your behalf to free up your time	✗	✗	✓

\*The services provided in the 2%, 2.5% and 3.5% commission packages may be altered as necessary at the sole discretion of Vision Real State.

\*Subject to a budget allowance rebated back to the client upon closing.







# The Vision Experience



**Shweta Ganapati**

1 review



★★★★★ a year ago

**Positive:** Professionalism, Quality, Responsiveness

As first-time buyers we had a great experience working with Adam Nadler and his team! They were highly professional and knowledgeable. We would happily work with them again and recommend them to other buyers.

Like

**Response from the owner** a year ago

Thank you so much Shweta! We were so happy to work with you both and best wishes in your new condo you call home 😊



**Jeff Goldstein**

3 reviews



★★★★★ 2 years ago

This team of professional real estate agents go above and beyond the call of duty in looking after their clients. We are difficult. We, wouldn't want us as clients. Adam Nadler especially went out of his way to find us the perfect home and we couldn't be any happier. Call this guy, he and his team are amazing, truly amazing!

2

**Response from the owner** a year ago

Love this! Thank you so much Jeff! It was a pleasure working with you.



VISION  
REAL ESTATE



Adam Nadler  
President | Salesperson



+1 (647) 328-8958



adam@visionrealestate.ca

