Joseph@DiosanaPropertiesGroup.com www.DiosanaPropertiesGroup.com

BUYER BENEFITS

Let's Begin

Thank you for the opportunity to serve you in the sale of the property. A detailed description is important to many buyers. The following table helps describe the buyer population.

	Type	Characteristics
3%	3%DriverBig picture; high level; bottom line19%CompliantDetailed; methodical; lots of data11%InfluencingSocial; loves experiences; fun67%SteadyFamilial; Memories; relational; paced	
19%		
11%		
67%		

With this in mind, complete the following feature list so that prospective buyers can have the best information available for making an informed decision.

Below is a sample from a previous listing

[SELLER]

- Update the sections that you believe apply.
- Feel free to skip over key sections.
- Need to be completed PRIOR to staging because this information goes immediately to the photographer and publisher.

NEXT STEPS

EDIT PAGE 3

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NUM STREET

Bedrooms | | # Baths | | # Car | | #,### sqft | | #,### land sqft

Top Reasons Why We Bought The Home

- 1. Nearby amenities: walking distance to restaurant such as Osaka and Indika
- 2. Nearby amenities: walking distance to nearby parks
- 3. Nearby amenities: easy shopping at grocery store, HEB
- 4. Preparing friends barbeque at custom-built grill
- 5. Generous storage space everywhere
- 6. Spacious kitchen with top of the line appliances
- 7. Gorgeous garden with plenty of shade and flowers
- 8. Great kid and sports friendly neighborhood
- 9. Jogging or biking around the lake with family
- 10. Superb indoor and outdoor space for entertainment
- 11. Oversized master bedroom with super large his and hers closets and dual-head shower
- 12. Spacious light filled rooms upstairs with oversized playroom and terrace with view of the pool and lake.
- 13. Walk-in closets in every room

Improvements You May Not Notice

	1.	Roof upgraded to 30 yr shingle w/ warranty	2013
	2.	Hot water heater w/6 yr. transferable warranty	2011
	3.	Cedar fence	2007
	4.	Storm doors on front and back	2006
	5.	Solar screens	2006
	6.	Cedar pergola	2005
	7.	Extended patio	2007
	8.	Programmable thermostat	2004
	9.	Gas fireplace logs w/ embers and rocks	2005
10.		Programmable sprinkler system w/ rain sensors	2007
	11.	Attic decking in garage	2005

Utility Costs

Electricity: High \$100.00 || Low \$100.00
Water/Sewer: High \$100.00 || Low \$100.00
Gas: High \$100.00 || Low \$100.00

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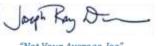
^{*}Information such as measurements, square footage, material descriptions of the home may not be accurate and should be verified by the buyer prior to purchase of the property. All improvements and utility costs were provided by the seller.



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TOP	Reasons Wh	ıy We Boug	ht The Home		
lmpi	rovements Y	ou May No	t Notice		
Jtili	ty Costs				
•	Electricity	High \$	Low \$	OR Average \$	
•	Water/Sewer	High \$	Low \$	OR Average \$	



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