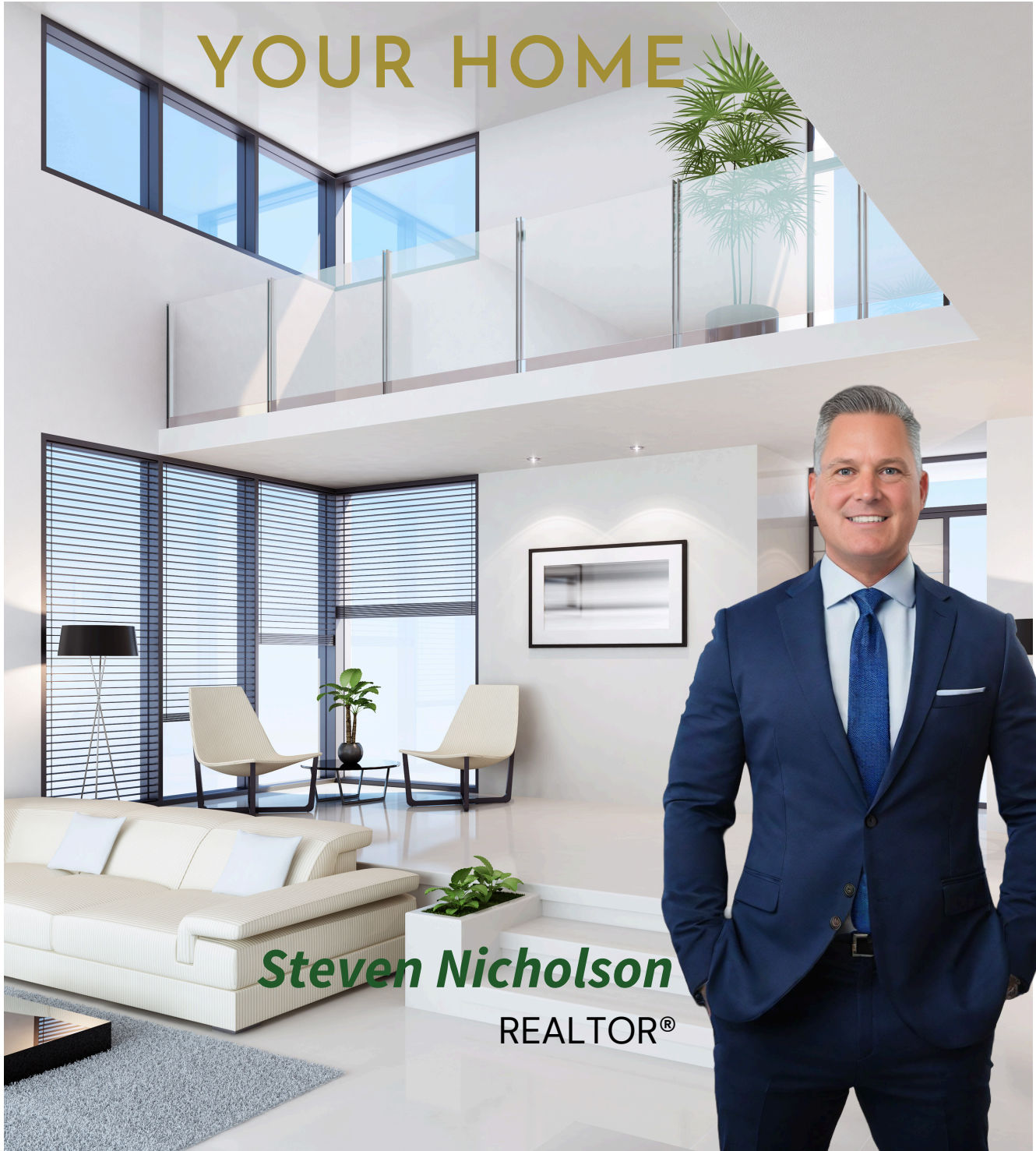


SELLING



YOUR HOME



Steven Nicholson
REALTOR®



941-928-3535



MWatson@YourSuncoastRealtor.com

Steven Nicholson

WHAT YOU CAN EXPECT

- Honesty & Transparency
- Timely Communication
- Experience & Expertise
- Customer Satisfaction

Let's Connect



941-400-6332



SteveNicholson@WagnerRealty.com



www.SteveFloridaRealtor.com



www.facebook.com/SteveNicholsonRealtor

Nice to meet you!

I've been a Realtor with Wagner Realty in Manatee and Sarasota counties since 2022, focusing on exceptional service and building lasting relationships through open communication. With integrity as my cornerstone, I bring buyers and sellers together with shared purpose and clear communication.

Prior to real estate, I

I bring this dedication to my real estate practice, where I emphasize clear communication, professionalism, and a genuine passion for helping clients achieve their real estate goals. Supported by a team of trusted professionals, including loan officers, title agents, and home inspectors, I am here to educate, inform, and diligently work towards making your real estate dreams a reality.

Steve

Our Lakewood Ranch Office on Main Street is 1 of 7 offices in Manatee and Sarasota Counties



8141 Lakewood Main Street, Suite N106
Lakewood Ranch, FL 34202

David Eckel

LOCAL, VETERAN
OWNED & OPERATED
SINCE 1939



Our Company & Commitment,



**VOTED PEOPLE'S # 1 CHOICE
FOR MORE THAN 25 YEARS!**

For more than 85 years, Wagner Realty has been an established leader in the local real estate industry. It takes a team of trained professionals to maintain the position of leadership that Wagner Realty enjoys. Our team is committed to contributing to the well-being of the region on civic, social, and professional levels. Our agents and brokers serve on local non-profit boards, organize fundraisers, and volunteer for many charities. We celebrate the true meaning of community, whether in donations, time, or talents. We care about our neighbors.

With seven office and more than 200 exceptionally talented agents, Wagner Realty offers the highest level of customer service to buyers and sellers throughout the Sarasota-Manatee region and beyond. We are committed to exceeding your expectations as we provide you with our signature service.

David





As an “Invitation Only” Affiliate, We Market YOUR PROPERTY TO THE WORLD.

When selling your home, you need global exposure in addition to the strong marketing expertise we deliver locally. As an affiliate of Leading Real Estate Companies of the World,[®] we have the resources to market your property to the highest possible number of potential buyers. With 150,000 associates around the world, we expose your property to buyers on six continents. In addition, we receive inbound clients from other affiliates around the globe who are interested in purchasing a home.

Leading Real Estate Companies of the World[®] is a pedigree denoting the very best companies who represent qualified clientele and wish to do business with similar firms. When your home is posted to our website locally, it is immediately promoted on the LeadingRE.com website and connected to the websites of 550 of our affiliate real estate firms.

550 companies
4,800 offices



70+ countries
134,000 sales associates

I'M LOCAL I'M GLOBAL[®]

550
companies

4,800
offices

134,000
sales associates

70+
countries

Leading
REAL ESTATE COMPANIES
OF THE WORLD

Through the International Listing Services, Your Property has OPTIMAL SYNDICATION

Using multiple listing services (MLS) and online portals significantly increase the exposure of your home. By listing your property on MLS platforms, you ensure that it reaches a vast network of real estate agents and brokers who actively search for properties on behalf of their clients. Simultaneously, online portals such as Zillow, Realtor.com, and others broaden visibility to an audience of potential buyers, including those searching independently. The combined reach of MLS and online portals maximizes exposure, increases buyer interest, and ultimately shortens the time your home spends on the market, optimizing the selling process.





The *Winning* **STEPS OF SELLING A HOUSE**

Personalized Consultation and Listing Agreement

1

After review of CMA (Comparative Market Analysis) the listing agreement is signed and the best sale price is determined.

Home Review & Staging

2

Home recommendations may be suggested to enhance both the interior and exterior, such as staging, painting, making repairs and cleaning.

Collaborative Marketing

3

Digital, Print, & virtual marketing work together to make your property shine. Attracting the right audience at the right time is key to a successful marketing strategy.

Photography and Video

4

Showcasing your property is best with professional photography and videography.

Syndication & Exposure

5

Local & global distribution of your listing reaches nearby targeted audiences as well as worldwide agents, investors, & buyers.

Outdoor Signage

6

If permissible, our installation professionals will place an attractive For Sale sign.

Extensive Listing Launch

7

The listing goes live very quickly through the Multiple Listing Service (MLS) with a distribution network of more than 60,000 Florida agents.

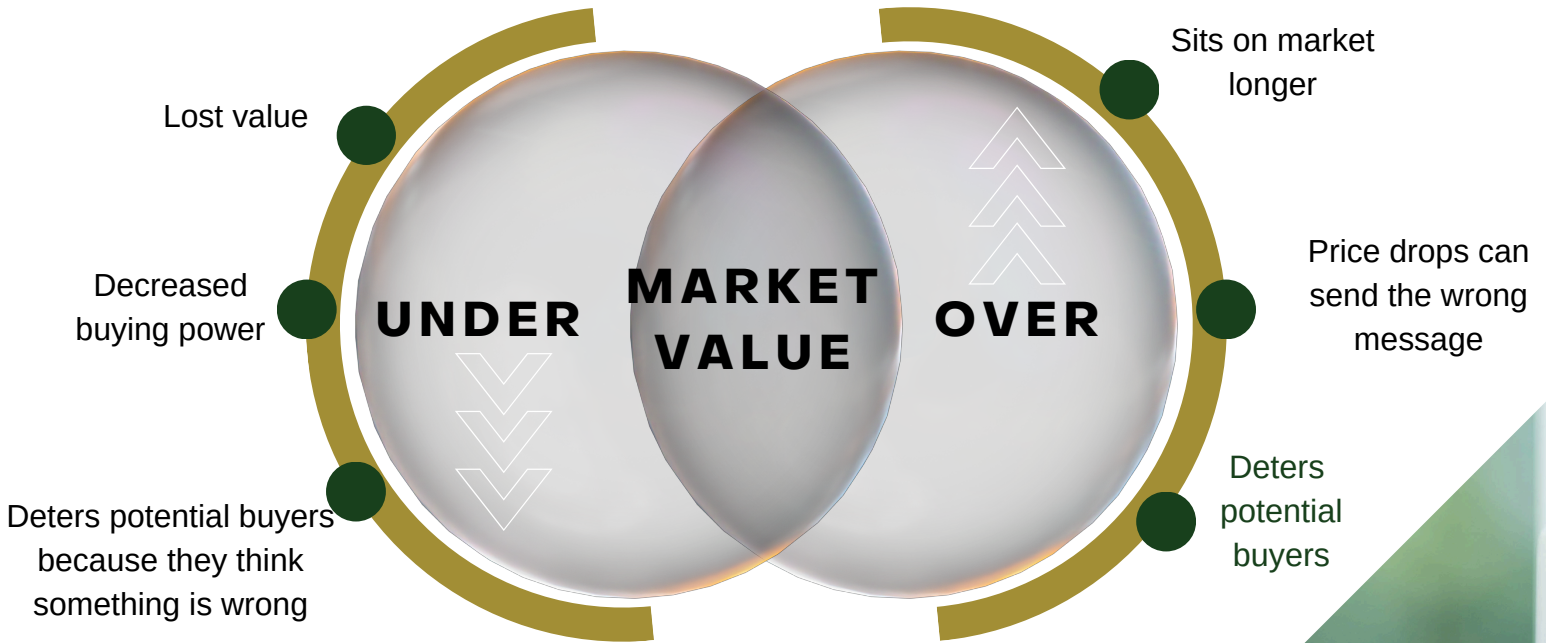
Seller Communications

8

Communication is my top priority. A comprehensive accounting of all property activity is compiled regularly and communicated to client.

WE PROVIDE EXCEPTIONAL EXPERIENCE DURING EACH STAGE OF THE SELLING PROCESS.

The Art of Pricing YOUR PROPERTY



Pricing your home correctly from the 1st day on the market is critical to your success as a seller.

More prospective buyers are brought in when a house is listed at a fair market value rather than a higher than market value.



MULTI MEDIA ONLINE MARKETING

READY TO ESCAPE THE COLD?

Trade the snow for sand and come to where it's warm and sunny! I can help you find the perfect home.

WAGNER REALTY

- E-Cards & E-Blasts
- Social Media Posts
- SINGLE PROPERTY WEBSITES
- Worldwide Listing Syndication
- Associate Website Exposure
- Properties in Motion Video[®]

LISTING VIDEO

308 8TH AVENUE E, PALMETTO, FL 34221

WAGNER REALTY

\$650,000
Bedrooms 3
Bathrooms 2.0
MLS# A4523468

Properties in Motion is a voice-over listing video that boosts Google search priority.

Your listing will immediately be sent out to more than 10,000 agents in our region as well as my contact list of potential buyers. The more people that get to view your property, the more likely to find a buyer fast.



SOCIAL MEDIA HAS CHANGED THE WAY REAL ESTATE IS SOLD TODAY. WE USE EXCEPTIONAL NETWORKING SKILLS TO GET THE WORD OUT AND CREATE A BUZZ AROUND YOUR PROPERTY.



WE PUT SOCIAL MEDIA TO WORK FOR YOU



QUICK FACTS



- 7.8 Billion people in the world on mobile
 - 4.8 Billion Internet users
 - 3.78 Billion active Social Media users
 - 5.15 Billion unique Mobile users
 - 3.8 Billion active Mobile Social users
- MOBILE-RESPONSIVE**



Steve Nicholson has gone above and beyond helping our family find a home in the Lakewood Ranch area. We moved here from Pennsylvania and Steve took care of everything to provide us with a seamless transition. We highly recommend Steve and Wagner Realty and definitely work with them again for our next home.



Steven is the most wonderful person I've ever met in realty. He was expeditious with getting into our new. He's a great communicator, very professional and you know that he cares about helping families. Our family is so grateful to have had him as our realtor. May he bless many more families with his awesomeness 🙏



My wife and I were able to sell our home through Wagner Realty's Steven Nicholson for more money and faster than we ever imagined. He did such an excellent job of representing my wife and I, in less than 24 hours we had a full-price offer that we accepted. The thing that most impressed me about Steven was how attentive he was to our requirements, how well he communicated, his professionalism, and how he truly treated us as his priority rather than just another number in the crowd. He made the entire transaction process including the purchase of our new house straight forward, easy, and clear. ~ Eric Shaw



Excellent customer service!!! Very genuine and love helping people. He's smart and very informative on his business. You can call him anytime and he's there to walk you through everything and answer any and all questions. My process was EASY, FAST, and SAFE. Thanks Steven you're the best.

TESTIMONIALS



Working with Steven was wonderful! He had extensive real estate experience, which was beneficial to us Florida newcomers, as well as extensive local knowledge of Lakewood Ranch and its surroundings. He took the time to explain us to the market before showing us many homes, giving us a wide range of options to choose from. Steven was equally understanding of our constraints and flexible, providing prompt answers to all questions. Thanks to Steven, our experience was fantastic from beginning to end.



Mr. Nicholson is literally the Best Realtor I've ever had. Not only does he get the job done, he leads with his heart in the most purest form. The experience my family and I had with him deserves 1000 stars. So if you're looking for someone who's Quick, Honest, Worthy, and Reliable, he's your guy 😊.. Great Resources and Great Skills in the Realtor Industry. Thanks again Steve.. We love and appreciate all of your support and hard work.



Thank
you!

WAGNER  REALTY
ESTABLISHED IN 1939



Thank you for taking the time to preview this preliminary seller package.

When we meet I will go through, in detail, the Comparable Market Analysis (CMA) and answer any questions you may have. If you need to reach me prior to our appointment, feel free to call me at 941-400-6332.

I look forward to working with you in the near future and feel certain that you will be happy with my services.

Steven Nicholson

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Lakewood Ranch, FL 34202

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