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LISTING PRESENTATION

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The Team Behind Team Nelson's Realtors



Bill Nelson, Real Estate Consultant REALTOR, is currently in the Top 1 percent of Realtors Nation Wide. He has sold more homes for free than any other realtor in the country and has been described as, a "true force in the market". This former "RE/MAX Rookie of the Year" has also been named as one of "D Magazines Top 50 Realtors" for the past several years. His experience is long and distinguished as a Senior Consultant/Project Manager for Deloitte & Touche, as well as Arthur Anderson. Bill and Andra were the owners of 3 grocery stores prior to their Real Estate careers. Bill moved to the Highland Village area in 1978 and was an all district basketball player for Lewisville High School.



Andra Nelson, Broker/Realtor, is the Broker of record for YOUR HOME FREE, LLC. She is the driving force behind the scenes for the entire team. Andra is the Operations Manager for Team Nelson and she reviews every contract for hidden issues. Also a former "RE/MAX Rookie of the Year", she is the mother of two daughters, Natalie and Madison. She has a bachelor's Degree from the University of Texas at Arlington, as well as having attended Texas Wesleyan Law School. She brings a great deal of experience to the team as a former associate at Gibson, Dunn & Crutcher.



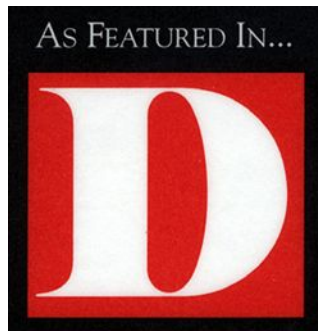
Andrea Vasquez, Listing Director, manages all aspects of the listing process for Team Nelson. She checks and then double checks that each client's house can be found in every possible search engine. She has expertise utilizing all marketing tools necessary to make the selling of your home visible to the general public and other realtors. This includes coordinating with the professional photographer, verbiage and photo postings to the MLS and Realtor.com, 800 number descriptions and weekly updates on competing listings.



Lori Harris, Closing Coordinator/REALTOR, is the "contract to close" specialist for Team Nelson. She is responsible for the hundreds of steps involved in closing a transaction, after it has gone under contract. As Closing Coordinator she has daily communication with almost every person involved with the transaction. She makes sure everyone is doing what they are supposed to do (inspector, lender, Title Company, survey, home warranty, etc.). She ensures a smooth closing for our clients. Lori has over 20 years of experience in real estate industry.



Team Nelson Achievements...



D Magazine's Top 50
2005, 2006, 2007, 2008, 2009, 2010
6 Straight Years...
and Still Going!

- **Ranked Top 1% of All Realtors Nationwide!**
- **Half a Billion in Real Estate Sold!**
- **319 Homes in 2010 Alone (A Down Market)**
- **100 Million estimated sales in 2011!**

Builders Know Who's the Best!

**Team Nelson is Proud to be
a Preferred Listing Agent With:**

Highland Homes Mint Club
Stillbrooke Custom Homes
Starlight Custom Homes
Plantation Homes
Holiday Homes
Grand Homes
Centex Homes

Bud Bartley Custom Homes
Sierra Fine Custom Homes
Gallery Custom Homes
Coventry Homes
Woodcrest
LionsGate
Pulte Homes



What Realtors See With A Typical Listing:

- **The home has only basic information in 1 MLS system**
- **It can be located by a generic price or city search**
- **There are a few low quality photos that are not properly sized for the internet**
- **There is a limited amount of verbiage**
- **Room sizes and general list of amenities**

What Realtors See with Team Nelson's Marketing:

- **The home will be available on multiple MLS sites**
 - NTREIS (most widely used MLS database)**
 - Innovia (newest MLS database)**
 - Wildfire (used by approximately 5% of agents)**
- **The MLS has room to post extensive amounts of media:**
 - 25 Professional photos**
 - Detailed descriptions beneath photos**
 - Multiple virtual tour scenes**
 - Floor Plans in PDF**
 - Survey in PDF**
 - Seller's Disclosure in PDF**
 - Average utilities in PDF**

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The Average Realtor's Listing:

MLS#	Active	4508 Mahogany LN	Copper Canyon	75077	LP: \$879,900				
		Category: Residential Area: 41/3 Map: FW0548/T Type: Single Family Orig LP: \$879,900 Subdv: Estates at Copper Canyon Also For Lease: No Low: County: Denton Plan Dvlpmnt: Lst \$ / SqFt: \$ 175.45 Parcel ID: SLO811A00000B000000000000 Legal: Lot: 5 Blk: B Multi Prct: No MUD Dst: No Unexempt Taxes: \$							
		Bedrooms: 5 Tot Baths: 4.0 Liv Areas: 3 Dining Area: 2 Story: 1 Pool: No Fireplaces: 2 Full Baths: 4 Levels-1st: 4 2nd: 3rd: Bsmt: Sec Sys: Yes Half Baths: 0 Levels-1st: 2nd: 3rd: Bsmt:							
		SqFt: 5,015 / Building PlanYr Blt: 2006 / New Construction - Incomplete HdcpAm: No # Gar Spaces: 4 Gar Size: 42X40 # Carport Spaces: 0 Cvrd Park: 4 Acres: 1.000 Lot Dimen: 227 X 192 Will Subdiv: No Media: 1 / 0 / 0 PAR:Y HOA: Mandatory HOA Dues: \$ / Annual							
Click on Image for More Options School Dist: LEWISVILLE ISD		Living 1: 20X26 / 1 F Dining: 15X13 / 1 Mstr BR: 21X26 / 1 Living 2: 18X16 / 1 Breakfast: 14X12 / 1 Bedroom 2: 15X13 / 1 Name: HERITAGE Living 3: 15X14 / 1 Kitchen: 21X15 / 1 Bedroom 3: 15X13 / 1 Name: BRIARHILL Study: 10X13 / 1 Other Rm: 16X8 / 1 Bedroom 4: 15X12 / 1 Name: MARCUS Utility: 10X11 / 1 Other Rm: 25X19 / 1 Bedroom 5: 17X14 / 1 Name:							
Housing Type: Single Detached Style of Home: French Traditional Lot Size/Acreage: 1 Acre to 1.99 Acre Lot Description: Cul De Sac Interior Lot Landscaped Lrg. Backyard Grass Some Trees Subdivision Exterior Features: Covered Porch(es) Grill Gutters Lighting System Patio Covered RV/ Boat Parking Sprinkler System Construction: Brick Rock/Stone Foundation: Slab Roof:		Composition: Attached Garage Style of Home: Covered Lot Size/Acreage: Oversized Lot Description: Aerobic Septic Acreage: Co-op Water Cul De Sac: Concrete Interior Lot: Common Features Landscaped: Gated Entrance Lrg. Backyard Grass: HOA Includes Some Trees: Management Fees Subdivision: Interior Features Bay Windows Cable TV Available Decorative Lighting Paneling Smart Home Features Sound System Wiring Vaulted Ceilings Wainscoting Wet Bar Bed/Bath Features: Built-ins Double Shower Garden Tub Jack & Jill Bath		Jetted Tub Linen Closet Separate Shower Separate Vanities Sitting Area in Master Split Bedrooms Walk-in Closets Specialty Rooms: Exercise Room Extra Storage Space Gameroom Library/Study Media Room Mud Room Fireplace Type: Brick Gas Logs Gas Starter See Through Fireplace Stone Wood Burning Kitchen Equipment: Built-in Microwave Built-in Refrigerator/Freezer Cooktop-Gas Dishwasher Disposal Double Oven Drop-In Range/Oven-Gas		Indoor Grill Oven-Electric Walk-in Cooler Walk-in Freezer Kitchen: Island Walk-in Pantry Utility Room: Dryer Hookup Fullsize W/D Area Room for Freezer Separate Utility Room Sink In Utility Washer Hookup Alarm/Security Type: Burglar Exterior Security Light(s) Fire/Smoke Owned Smoke Detector Flooring: Carpet Ceramic Tile Marble		Wood Floor Heating/Cooling: Additional Water Heaters Central Air-Elec Central Heat-Gas Zoned Energy Features: Ceiling Fans Gas Water Heater Insulated Doors Thermo Windows Ventilator Special Notes: Virtual Tour Assumption Info: Not Assumable Proposed Financing: Cash Conventional Possession: Negotiable Showing: Appointment Service	
Property Description: New French Custom on 1 Acre/Gated Community/Large Rooms & Closets/Energy Package/Beamed Cathedral Great Room! Vaulted Kitchen with Granite/Stainless Appliances/M. Suite with Private Veranda & Adjacent Studio/Walk-in Shower in M. Bath/Outdoor Liv. Rm with Fireplace & Builtins.Game & Media Rooms/Wetbar/Hand Scraped Wood, Travertine & tile floors/Audio/Video Tech System.4 Car Garage/ Built-in Pest Control/Highland Village Schools/Beautiful Landscaping! Directions: Take FM407(Justin Rd)from I-35E,west thru intersection at FM2499(Long Prairie Rd).Go right on Jennigan Rd. to Estates at Copper Canyon Gate. Private Remarks: Gate Code to Estates at Copper Canyon is 2084									
Loan Type: Treat As Clear Bal: \$ Equity: \$ 879,900 Int Rate: % Pmt Type: Payment: \$ Lender: Orig Date: 2nd Mortg: No SAC: 0% BAC: 3% Var: No List Type: Exclusive Right to Sell/Lease Cum DOM: DOM: 97 LD: 10/10/2006 LO: MAK001 Marlene Grimsby Brk Lic#: 0259225 LO Addr: 103 Hickory Ridge Dr email: LA: 0206031 Marlene Grimsby LA Cell: Pager: LA Email: Website:									
1 or 2 photos taken with the agent's digital camera		Missed opportunity to provide media: PDF files Virtual Tour Disclosures Survey, Etc							
Priced right, not selling? Try offering 4% to the buyer's agent									

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A Team Nelson Listing:

MLS# 11347798 **Active** **1305 BLUE SAGE Circle** Lantana* 76226-5568* LP: \$425,000



Click on Image for More Options

Category: Residential
Area: 41*/2* **Map:** FW*/0547*/D*
Subdv: Bandera Add*
County: Denton*
Parcel ID: Sd2586a000033b0000055000*
Lot: 55* **Blk:** 33b* **Multi Prcl:** No **MUD Dst:** Yes **Unexempt Taxes:** \$10,335*
Bedrooms: 4 **Tot Baths:** 3.1 **Liv Areas:** 4 **Dining Area:** 2 **Story:** 2 **Pool:** Yes
Fireplaces: 1 **Full Baths:** 3 **Levels-1st:** 1 **2nd:** 2 **3rd:** **Bsmt:**
Sec Sys: Yes **Half Baths:** 1 **Levels-1st:** 1 **2nd:** **3rd:** **Bsmt:**
SqFt: 3,595* / Tax **Yr Blt:** 2008* / Preowned **HdcpAm:** No
Gar Spaces: 3 **Gar Size:** 20X35 **# Carport Spaces:** 0 **Cvrd Park:** 3
Acres: 0.231* **Lot Dimen:** **Will Subdiv:** No
Media: 25 / 1 / 3 **HOA:** Mandatory **HOA Dues:** \$111 / Monthly
PAR: Y
Documents

School Dist: Denton ISD*
Bus: **Type:** E **Name:** Annie Webb Blanton
Bus: **Type:** M **Name:** Tom Harpool
Bus: **Type:** H **Name:** GUYER
Bus: **Type:** **Name:**

Housing Type Single Detached	Wood	Interior Sound System Wiring Window Coverings	Living 1: 15X18 / 1 Living 2: 18X16 / 2 Living 3: 19X11 / 2 Study: 17X11 / 1 9X7 / 1	F Dining: 15X12 / 1 Breakfast: 12X11 / 1 Kitchen: 20X12 / 1 Other Rm:	Mstr BR: 19X15 / 1 Bedroom 2: 12X11 / 2 Bedroom 3: 12X11 / 2 Bedroom 4: 12X11 / 2 Bedroom 5:
Style of House Traditional	Parking/Garage Attached	Bed/Bath Features Jack & Jill Bath Jetted Tub Linen Closet Separate Shower Sitting Area in Master Split Bedrooms Walk-in Closets	Bed/Bath Features Jack & Jill Bath Jetted Tub Linen Closet Separate Shower Sitting Area in Master Split Bedrooms Walk-in Closets	Utility Room Drip/Dry A Dryer Hood Separate Washer Hookup	Energy Efficiency 13-15 SEER AC Ceiling Fans Gas Water Heater Low E Windows Programmable thermostat Radiant Barrier Green Certification Energy Star Certified Special Notes Virtual Tour Assumption Info Not Assumable Possession Closing/Funding Showing Centralized Showing Service Sign on Lot
Lot Size/Acreage Less Than .5 Acre (not Zero)	Street/Utilities Concrete Curbs MUD Sewer MUD Water Sidewalk Underground Utilities	Common Features Club House Community Pool Golf Greenbelt Jogging Path/Bike	Specialty Rooms Gameroom Library/Study Media Room	Alarm/Security Type Burglar Carbon Monoxide Detector Fire/Smoke Monitored Owned Pre-Wired	
Lot Description Cul De Sac Landscaped	HOA Includes Front Yard Maintenance Full Use of Facilities Management Fees Security	Fireplace Type Gas Starter Stone Wood Burning	Kitchen Equipment Built-in Microwave Cooktop-Electric Dishwasher Disposal	Flooring Carpet Ceramic Tile	
Exterior Features Balcony Covered Porch(es) Gutters Patio Covered Patio Open Sprinkler System				Heating/Cooling Additional Water Heaters Central Air-Elec Central Heat-Gas	
Soil Unknown					
Construction Brick Rock/Stone					
Foundation Slab					
Roof Composition					
Backyard Pool Features Cleaning System In Ground Gunite					
Type of Fence					

25 photos taken by a professional photographer

PDF files
 Virtual Tours
 Disclosures
 Surveys
 Avg Utilities
 Floor plans
 Amenity list
 Inspections

Property Description: OLD WORLD LIGHTING, DRAMATIC WINDING STAIRCASE, 6IN. BASEBOARDS, CROWN MOLDING, 8FT. SOLID DOORS DOWN, OIL RUBBED BRONZE HARDWARE, MASTER BATH COUNTERS-ITALIAN MARBLE, FURNITURE QUALITY VANITIES, MASSIVE GOURMET ISLAND KITCHEN, 42IN. CUSTOM CABINETS, 3CM SLAB GRANITE COUNTERS, HUGE MASTER RETREAT, GAME ROOM W-WALK-OUT BALCONY, CLASSIC MEDIA ROOM, PRE-WIRED FOR PREMIUM SOUND-INCLUDING BACK PORCH, PRE-WIRED FOR CABLE OUTSIDE BALCONY AND PATIO, SPARKLING POOL, LG YARD
Exclusions: NONE
Directions: FROM 407, NORTH ON LANTANA TRAIL, ENTER INTO BANDERA SUBDIVISION ON BLUEBONNET, LEFT ON FIREWHEEL, LEFT ON BLUE SAGE CIRCLE
Private Remarks: PLEASE SEND ALL OFFERS TO 214-276-1996 4% TO BUYER'S AGENT, 4%, 4%, 4% THIS PROPERTY BACKS UP TO CATTLE RANCH!

Loan Type: Treat As Clear **Bal:** \$ **Equity:** \$ 0 **Int Rate:** % **Pmt Type:** **Payment:** \$

Lender: **SAC:** 0% **BAC:** 4% **Ver:** **LO:** RTTDFW01 **Real T Team DFW** (940)243-1000 **LO Addr:** 1400 Dallas Dr Denton, TX 76205 **LA:** 0505348 **William Nelson** (972)679-4879 **LA Cell:** **LA Voice Mail:** **XD:** 9/15/2010 **RealTTeam.com** 9-4879

93% of buyer's agents have to work another job. If you, the seller, are offering them 4%, They may be more likely to say, "Wow, This is a Great House!"

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Some of the 25 Professional Photos Realtors and Their Clients See!

MLS#: 11347798 -- 1305 BLUE SAGE CIR Lantana		
Media	Type	Description (if available)
Document Storage		
#1 - www.nreds.com/idx/20...	Virtual Tour	VIRTUAL TOUR
#2 - AVERAGE UTILITIES	Acrobat PDF	AVERAGE UTILITIES
#3 - SURVEY PLAT	Acrobat PDF	SURVEY PLAT
#4 - SELLER'S DISCLOSURE	Acrobat PDF	SELLER'S DISCLOSURE



ELEGANT OLD WORLD COMBINATION OF BRICK, STONE, AND CEDAR EXTERIOR! PREMIUM LOT ON CUL-DE-SAC STREET BACKING TO BEAUTIFUL CATTLE RANCH!



MASSIVE GOURMET ISLAND KITCHEN WITH OVERSIZE PANTRY, 42IN. CUSTOM CABINETS, 3 CM SLAB GRANITE COUNTERS, BREAKFAST BAR, BEAUTIFUL PENDANT LIGHTING



SPACIOUS BREAKFAST NOOK WITH CERAMIC TILE FLOORING, DECORATIVE LIGHT FIXTURE, WALL OF WINDOWS AND ACCESS TO AWESOME BACKYARD



HUGE OPEN FAMILY ROOM WITH CROWN MOLDING, 6 IN. BASEBOARDS, DECORATIVE LIGHT AND FAN AND A STUNNING FLOOR TO CEILING WOOD BURNING AND GAS STARTER FIREPLACE



HUGE MASTER RETREAT WITH SITTING AREA AND A WALL OF WINDOWS VIEWING SPARKING POOL



MASTER BATH WITH JETTED TUB, SEPARATE SHOWER, WALK-IN CLOSET, HIS AND HER SINKS

Descriptions with the pictures give us the chance to add much more verbiage than the standard 400 characters allowed

Dynamic links to additional media: PDF files, Virtual Tour, Disclosures, Survey, Etc



What Does The Public See With The Average Realtor?

- **Typically the home will only show up on Realtor.com or the listing agent's web site...**
- **But there are HUNDREDS of search engines that do not pull data directly from the MLS. They all require "Syndication".**
- **None of the expensive tools have been purchased to set your home apart from hundreds of other houses on the internet.**
- **No additional pictures or virtual tours are on Realtor.com.**
- **The standard page on Realtor.com cannot be edited by the agent.**

What The Public Will See With Team Nelson Marketing!

- **Your home will roll through the "Featured Home" spot in multiple cities!**
- **It will almost always show up on the 1st page due to the extra photos and virtual tour!**
- **A headline offering to sell their home for Free!**
- **Our professional photographer will post multiple photos and virtual tours!**
- **We have the most expensive Realtor.com account possible and spend over \$100,000 dollars per year to give you these advantages:**
 - 1. Featured Home Locations**
 - 2. Featured Agent**
 - 3. Preferred Search Positioning**
 - 4. Exclusive Editing Rights**

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Home > 2910 Darlington Drive
 Listing 1 of 51

2910 Darlington Drive Highland Village, TX 75077
\$294,500 Estimate My Monthly Payment | Get Mortgage Rates
 5 Bed, 3 Bath | 3,525 Sq Ft on 0.23 Acres (10,018 Sq Ft Lot) | MLS #11311462 | Refreshed 6 minutes ago

[Save Listing](#) [Send to Friend](#) [Print](#)

It costs the avg. realtor \$2,800 for an account that allows their listings to automatically transfer from the MLS to Realtor.Com



THE PICTURES MUST BE EXACT SIZE TO SHOW UP PROPERLY

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Find a Mover

Move Date

Move From (Zip Code)

Move Size

[Get a Moving Quote](#)

Property Information for 2910 Darlington Drive [Save Listing](#)

So much for the money!! Lots & lots of room for family & friends!! 5 bedrooms, 3 baths, 3 living areas, 2 dining areas, and a 3 car garage. All this plus a covered patio across the back of the house overlooking a fantastic pool. Large backyard allows for extra play area for kids or pets. Entry, kitchen & baths have ceramic tile flooring. Master Suite is downstairs as well as fifth bedroom which could easily be used as an office or study.

Property Features

- Single Family Property
- Status: Active
- Area: 41
- County: Denton
- Subdivision: Chapel Hill Dev Add Ph 02
- Year Built: 2003
- 5 total bedroom(s)
- 3 total bath(s)
- 3 total full bath(s)
- Approximately 3525 sq. ft.
- Two story
- Type: Single Detached
- Style: Traditional
- Master bedroom
- Living room
- Dining room
- Kitchen
- Laundry
- Master
- Living
- Dining room is 13x12
- Kitchen is 17x12
- Fireplace(s)
- Fireplace features: Gas Starter Fireplace, Wood Burning Fireplace
- Pool features: In Ground Gunite Swimming pool(s)
- 3 covered parking space(s)
- 3 car garage
- Attached parking
- Heating features: Central Heat-Gas
- Management Fees
- Exterior construction: Brick, Slab Foundation
- Energy Info: Ceiling Fans, Gas Water Heater
- Roofing: Composition
- Lot features: Interior Lot, Wood Fence
- Approximately 0.23 acre(s)
- Lot size is less than 1/2 acre
- Utilities present: City Sewer, City Water
- Call agent for details on specializations and fees

ONLY THE 400 CHARACTERS FROM THE MLS DESCRIPTION TRANSFER

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What You See With Team Nelson Marketing!



REALTOR.com Official Site of the National Association of Realtors

Find A Home Home Finance Moving Home & Garden

Home > 18 listings found (Highland Village Real Estate & Homes for Sale) > 3422 Sherwood Lane

Listing 1 of 18

Why is our sales volume so important to you?
 It allows us to spend over \$100,000 per year on our Realtor.com account. This guarantees everyone involved that nobody can get your home more exposure than Team Nelson.

3422 Sherwood Lane Highland Village, TX 75077

\$374,000 Estimate My Monthly Payment | Get Mortgage Rates

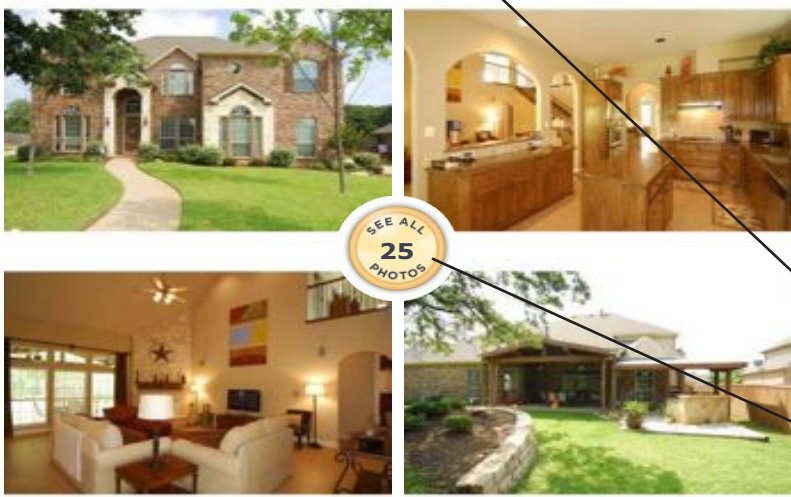
5 Bed, 4 Bath | 3,824 Sq Ft on 0.26 Acres (11,325 Sq Ft Lot) | MLS #11216806 | Refreshed 5 minutes ago

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 Broker: (972) 679-4879

Email Agent
 Visit Agent's Website
 Agent's Other Listings



Agent's Other Real Estate Listings

A Few Key Features!!

- Headline
- Extra Photos
- Virtual Tour
- Highlighted Text
- Description
- Agent Info

Featured Tour

Property Information for 3422 Sherwood Lane [Save Listing](#)

Message from Team Nelson

TO SEE THIS INCREDIBLE CUSTOM HOME WITHIN THE HOUR, PLEASE CALL BILL NELSON AT 972-678-4879.

Welcome to 3422 Sherwood Lane located in the highly sought-after subdivision of Castlewood in Highland Village. Highland Village is recognized by the FBI as the "Safest City in Texas" for the second consecutive year and the "Safest City in North Texas" with a population over 10,000 for the seventh year. This incredible custom home is situated on a fabulous lot backing to a greenbelt. The front elevation has a lovely mixture of brick and stone. Inside is a tremendously flexible floor plan with 5 bedrooms, 4 full baths, study, game room, media room and two more living areas. There is also terrific outdoor living on a large covered patio with an outdoor kitchen secluded by trees. A partial list of upgrades and amenities includes: very open floor plan, Old World light package, dramatic bridge staircase with wrought iron balusters, stain grade trim, 8 ft. doors, tall baseboards, vaulted ceilings, 16 in. ceramic tile in foyer, kitchen and family room, gourmet island kitchen with 3 cm. slab granite countertops, tumbled marble backsplash, stainless appliances, undermount sink, 42 in. custom cabinets, gas cooktop, large walk-in pantry, butler's pantry, family room with floor to ceiling stone fireplace, large master suite, master bath with his and her vanities, garden tub and separate shower, abundant closet and storage space, split 3 car garage. To see this fantastic move-in ready home within the hour or to find out how we can sell your home for FREE, please call Bill Nelson at 972-679-4879.

Property Features

- Single Family Property
- Status: Active
- Area: 41
- County: Denton
- Subdivision: Castlewood Sec 04-02
- Year Built: 2005
- 5 total bedroom(s)
- 4 total bath(s)
- 4 total full bath(s)
- Approximately 3824 sq. ft.
- Two story
- Type: Single Detached
- Game room
- Laundry room
- Master bedroom is 16x16
- Living room is 23x19
- Dining room is 14x12
- Kitchen is 15x12
- Fireplace(s)
- Fireplace features: Gas Starter Fireplace, Stone Fireplace
- 3 covered parking space(s)
- 3 car garage
- Attached parking
- Parking features: Garage Door
- Exterior construction: Brick, Rock/Stone, Piered Beam Slab Foundation
- Energy Info: Ceiling Fans, Double Pane Windows, Gas Water Heater
- Roofing: Composition, Metal
- Community clubhouse(s)
- Community park(s)
- Community swimming pool(s)
- Community tennis court(s)
- Lot features: Adjacent to Greenbelt, Creek, Greenbelt,



3378 Castlewood Boulevard,...
\$353,325
 4 Bed, 4 Bath, 3,365 Sq Ft on 0.18 Acres (7,840 Sq Ft Lot)


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1407 Benedict Canyon Dr, Beverly Hills, CA 90210

\$24,500,000 | 8 Bed | 11 Bath

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Home > 18 listings found (Highland Village Real Estate & Homes for Sale)

Homes for Sale
Highland Village, TX
 \$325,000 - \$374,000
 Single Family Home
 Condo/Townhome/Row Home/Co-Op
 Save Search

Featured Homes Page 1 of 1

New Home Highland Village, TX \$785,000 5 Bed, 4 Bath	New Home Double Oak, TX \$449,000 4 Bed, 3.5 Bath
---	---

Highland Village, TX
 \$675,528
 5 Bed, 4 Bath

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WE OWN THE FEATURED HOME SPOTS THROUGHOUT THE DFW METROPLEX!
 WHEN YOUR HOME IS FEATURED, IT WILL BE ON THE VERY FIRST PAGE HOME BUYERS SEE!

18 listings found Sort by Price: High to Low
 Like to see photos? Sort by number of photos

3422 Sherwood Lane Highland Village, TX 75077
 BUY ANY HOME THRU US, WE WILL SELL YOURS FREE!
\$374,000
 5 Bed, 4 Bath | 3,824 Sq Ft | 0.26 Acre Lot
 Single Family Home
 Brokered By: Real T Team Dfw
 Welcome to 3422 Sherwood Lane located in the highly sought-after subdivision of Castlewood in Highland Village. Hig... more
 Save Listing

801 Camelot Court Highland Village, TX 75077
 BUY ANY HOUSE THRU US, WE WILL SELL YOURS FREE!
\$372,000
 4 Bed, 4 Bath | 3,817 Sq Ft | 0.26 Acre Lot
 Single Family Home
 Brokered By: Real T Team Dfw
 WELCOME TO 801 CAMELOT COURT IN THE SUBDIVISION OF CASTLEWOOD IN BEAUTIFUL HIGHLAND VILLAGE. HIGHLAND VILLAGE IS RE... more
 Save Listing

3116 Lake Highlands Drive Highland Village, TX 75077

Ads by Google
Lionsgate Homes
 Where Luxury is Included Scammed us out of \$300,000
www.youtube.com
The Village Apartments
 Wonderful family community rent starting at \$239. Call today.
www.apartmentsmart.com

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What You See With Team Nelson Marketing!

REALTOR.com CONTROL PANEL

Welcome, --Team Nelson-- Bill & Andra

HOME | HELP | SIGN OUT

Enhance My Listings
 Edit Web Site
 Account Information
 Reporting
 Listings Traffic
 Web Site Traffic
 Agent Summary
 Lost Opportunities
 Subscription Center
 Marketing Resources

My Listings 3115 VILLAGE HIGHLAND

Total Property Views for: 3115 VILLAGE HIGHLAND

Virtual Tour Hits!

Feature Home Weeks

Avg clicks without extra Features!

Printable Version
 E-Mail Version

Week Ending	Property Views	Featured Tours	Featured Homes	Open House	Totals
10/22	250	10	0	0	260
10/29	250	10	0	0	260
11/05	200	10	0	0	210
11/12	650	15	0	0	665
11/19	1050	20	405	0	1475
11/26	950	18	163	0	1127
12/03	1150	18	375	0	1543
12/10	850	15	0	0	865
12/17	250	10	0	0	260
12/24	200	10	0	0	210
12/31	350	15	0	0	365
01/07	500	15	0	0	515
01/14	350	10	0	0	360

Month	Property Views
Jan 2007	878
Dec 2006	2083
Nov 2006	3449
Oct 2006	1197
Sep 2006	5220
Aug 2006	1384
Jul 2006	7659
Jun 2006	478
Total:	22348

Presented By: --Team Nelson-- Bill & Andra
 Office: (972) 679-4879
 Fax: (214) 275-1095
 Email: team.nelsons@verizon.net

Property Info:
 MLS#: 10562526

HOW MANY PEOPLE HAVE SEEN YOUR HOME?

HOW MANY HAVE ACTUALLY WATCHED THE VIRTUAL TOUR?

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Zillow.com Web Site!

Zillow.com Log out Home Mortgage Advice Directory Local Info Mobile More Register Sign In

Neighborhood or City or ZIP Code or Address

Map US Texas Highland Village Homes for Sale Views: 250

See current mortgage rates in Zillow Mortgage Marketplace

2710 Chapel Springs Dr
 Highland Village, TX 75077

For Sale: \$429,296
 Monthly payment: \$2,857

See current rates on Zillow
 Get Prequalified with Wells Fargo

Bedrooms: 5
 Bathrooms: 4
 Sqft: 3,629
 Lot size: 8,450 sq ft / 0.19 acres
 Property type: Single Family
 Year built: 2010
 Parking type: Garage - Attached
 Cooling system: Central
 Heating system:
 Fireplace: Yes
 Days on Zillow: 55
 MLS number: 11441972

[More facts](#)

1 of 25

Description
 Stillbrooke Homes present the sought-after Milan plan. GreenSmart energy features include: high density cellulose insulation (R44 attic), Tyvek ThermalWrap (whole house air, moisture, radiant barrier), Super Heat blocking VOVV, Low E 240 windows, Fresh Air Supply, 1600 SERIES HVAC w-variable speed...

[More](#)

Contact agent Save Share E-mail me Edit Map Print

Zestimate® / **\$306,000** \$278K - \$373K **+\$28,500** 894 02/09/2011

My estimate

Show

- Zestimate (3)
- Zestimate (% change)
- Listing price
- Tax assessment
- Tax paid
- Page views

Time period

- 1 month
- 1 year
- 5 years
- 10 years

Compare 75077 to nearby areas

This home 75077 Highland Village

Price History

Contact agent

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 Team Nelson (Your Home Free)
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 (972) 75227 Local Expert

Schedule a showing Ask a question

Name Phone number

Your e-mail

Message (optional)
 I would like to schedule a showing for 2710 Chapel Springs Dr., Highland Village, TX

Ads by Google

Mercedes Homes Rock Hill
 Find Your Dream Home in Rock Hill. Quality Built Affordable New Homes!
www.MercedesHomes.com/RockHill

Get a Mortgage from GMAC
 Start Online & Learn About Our Current Rates & Mortgage Programs!
www.GMACMortgage.com

Similar Homes for Sale

2012 Spring Hill Ln, Highland...
 For Sale \$449,000
 Monthly Payment: \$2,423
 Beds: 5 Sqft: 3718
 Baths: 4.0 Lot: 10393
 8 Photos

6116 Ambury Dr, Highland...
 For Sale \$304,900
 Monthly Payment: \$1,645
 Beds: 5 Sqft: 3525
 Baths: 3.0 Lot: 8712
 25 Photos

2805 Dethman Dr, Highland...
 For Sale \$334,900
 Monthly Payment: \$1,807
 Beds: 4 Sqft: 4332
 Baths: 4.0 Lot: 9147
 9 Photos

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Yahoo! Real Estate

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Features
Home Values
Find a REALTOR

Search

Homes for Sale
in

← back to 75077 Homes for Sale
→ Save
⌂ Set an Alert
⌂ Send
⌂ Print
⌂ Saved Searches

2710 Chapel Springs Dr Highland Village, TX 75077

LISTING OVERVIEW
MAP AND COMMUNITY INFO

\$429,296

Bed(s): 5

Bath(s): 4

Type: Single Family Home

SqFt: 3,629

MLS Number: 11441972

Age: 1 (years)

Date listed: January 23, on Yahoo! 2011

127 days ago

Schedule a showing

Ask agent a question

Contact Agent

0%
COMMISSION

Team Nelson / Your Home Free
 Your Home Free LLC
 Call: 817 328 9188

Schedule a showing
 Ask a question

Message (optional)

Contact Agent

Description

Eitzbrocke Homes present the sought-after Milan plan. GreenSmart energy features include: high density cellulose insulation (RAM attic), Tyvek ThermalWrap (whole house air, moisture, radiant barrier), Super Heat blocking VitrV, Low E 240 windows, Fresh Air Buzzy, 1600 SERIES HVAC w/variable speed technology, HERS rating certificate at closing!! Hand-scraped wood flooring, granite tops, stainless appliances, and more. MOVE-IN READY!!
 Brokered And Advertised By: Your Home Free LLC
 Listing Agent: [W. Reed Moore](#)

Mortgage Rates in Highland Village

Quicken Loans
30 Year Fixed | 5.51% APR

Quicken Loans
15 Year Fixed | 4.888% APR

Quicken Loans
30 Year Fixed | 5.223% APR

[See more lenders and rates](#)

Estimated monthly payment what's this?

Asking price

\$429,296

BOCM: Fed Collapses Refi Rates

If you can't see the 5.1% rate on your mortgage, you probably qualify for the 4.888% rate. We can help you take advantage of the new rate. Call us for more information. If you're a homeowner and you haven't locked an adjusting mortgage, we may be able to help you too.

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- Use our moving van for **FREE!**
- Each week we will send you updates about the activity in your area for homes with similar size, age & price
- We will give you online access to all of the feedback provided by agents who have shown your home
- We will update you on the number of hits and virtual tour viewings your home receives on Realtor.com
- Immediate response to our 24 hour toll free info line
- We provide you with an additional selling tool by offering to sell any contingency buyer's home for "free"
- This allows your potential buyer to price their home below market and sell quickly
- We let you know if the potential buyer does not have realistic expectations regarding the market price of their contingent home
- **75%** of all home purchasers begin their search on the internet; and our established marketing strategy increases direct consumer contact for your home
- We will update you on the number of hits...Your home receives!



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Communicating With Our Clients



You will be able to log in and see if any feedback has been given after your showings

Home CSS Overview Member Benefits Testimonials Contact Us

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Locations:

Locations:



Listings



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Agent Login

Password hint

Agent ID

Password

Agent Login

Your E-Mail Address

Seller Login

MLS #

Password

Seller Login

Need login help?

Last 4 Digits of Your Number

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Communicating With Our Clients

Tue, Jan 16, 2007 4:36 PM

BILL NELSON
SETTINGS | LOGOUT

Centralized Showing Service

Home Listings Showings On Your Listings Showings For Your Buyers

Schedule A Showing Search By Address
 Search By MLS Number Enter MLS or Agent # Search Now

Agent Showing Report

Fri, Jan 12, 2007
 9:00 AM - 10:00 AM

REBECCA Y. GARRISON
 REAL T TEAM DFW

972-899-2740
 972-571-8190

Showing/Setup

Close Feedback

Survey Results
[View Survey Summary](#)

Feedback
 Central.com

1. How was the curb appeal of this home?
Excellent
 Good
 Fair
 Poor
2. What was the appearance of the interior of the home?
Clean and well-kept
 Average
 Improvement Needed
3. Are there any features of the home that need improvement or updating?
No Improvements
 Exterior
 Interior
 Carpet
 Appliances
4. How is this property priced in comparison to similar properties in the area?
About Right
 Somewhat overpriced
 Substantially overpriced
5. What other items stood out about this property?
 Of all the houses we saw today, she liked this one best. The hold back for her was the size of the kitchen . It's just like what she has and she was hoping to have a larger one. She is somewhat concerned with being close to 2499 extension , and thought she'd need to plant a lot of trees to have privacy. We'll see..... Thanks! becky

[edit]

Sun, Jan 7, 2007
 3:15 PM - 4:15 PM

REBECCA Y. GARRISON
 REAL T TEAM DFW

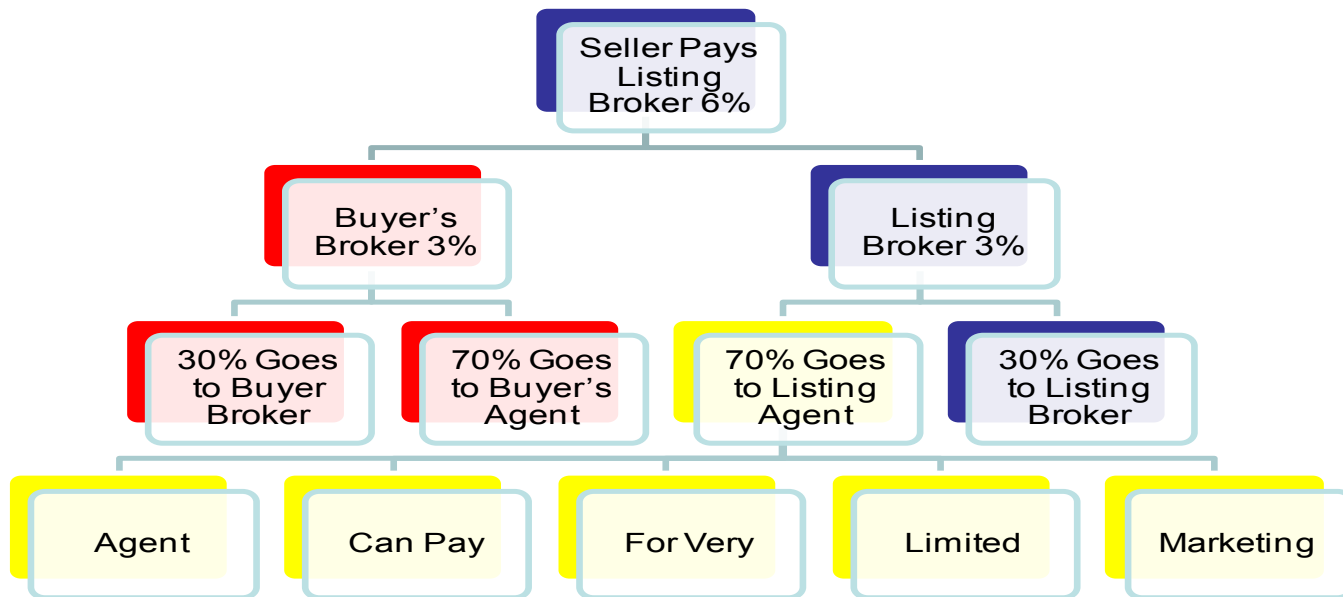
972-899-2740
 972-571-8190

Showing/Setup

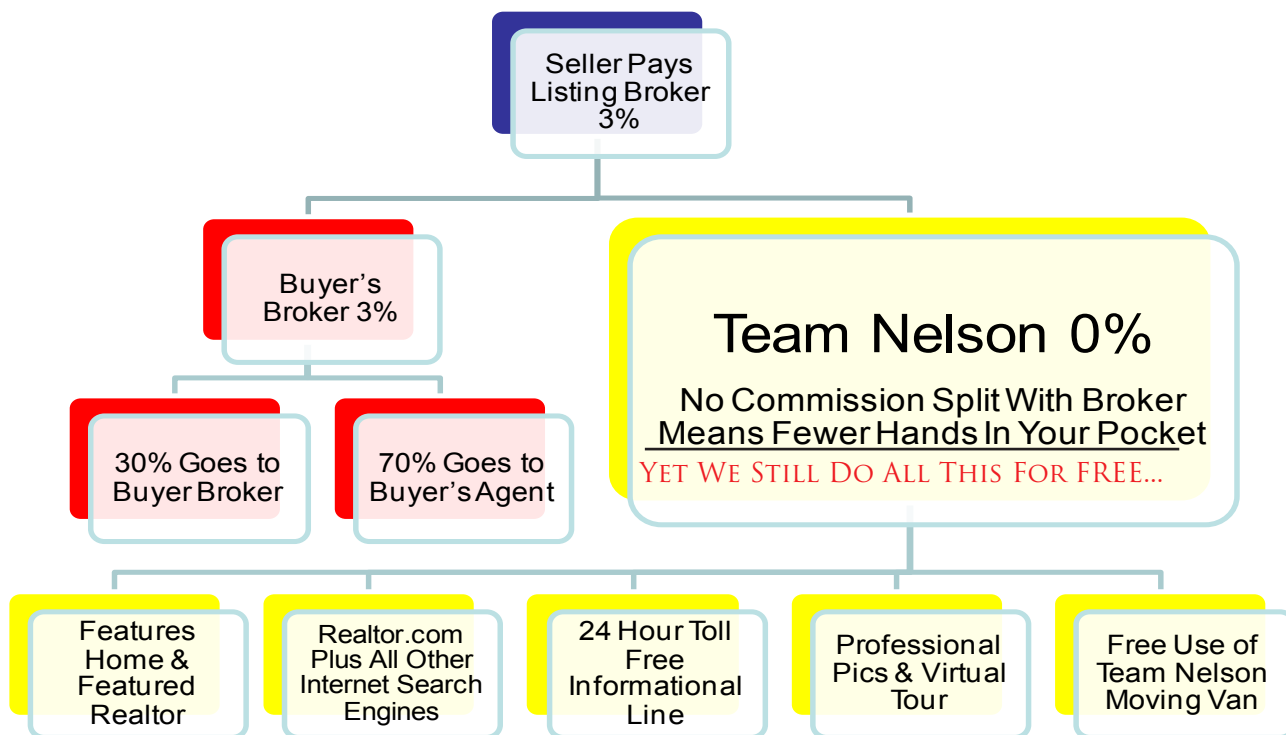
View Feedback



How Do Real Estate Commissions Really Work?



Neiman Marcus Service at Wal Mart Prices!





Power In A Buyer's Market? Sell Your Home For Less And Net More!

Their Way

Price	\$250,000
Closing Cost	\$ 18,396
Balance	\$150,000
Prorated Tax	\$ 325
Net at Closing	\$ 81,279
Tax Refund	\$ 325
 Final Net	 \$ 81,604

-- Detailed Closing Cost report --

Title Policy	\$ 1,699
Escrow Fee	\$ 250
Recording Fee	\$ 50
Document Prep	\$ 150
Tax Certificate	\$ 50
Release of Lean Fee	\$ 30
Home Warranty	\$ 400
Realtor Commission	\$15,000
Discount Points	\$ 0
Repairs	\$ 0
Miscellaneous	\$ 0
Interest Owed	\$ 468
Transaction Fee	\$ 299

Team Nelson's Way

Price	\$247,000
Closing Cost	\$ 10,789
Balance	\$150,000
Prorated Tax	\$ 325
Net at Closing	\$ 85,890
Tax Refund	\$ 325
 Final Net	 \$ 86,211

-- Detailed Closing Cost report --

Title Policy	\$ 1,682
Escrow Fee	\$ 250
Recording Fee	\$ 50
Document Prep	\$ 150
Tax Certificate	\$ 50
Release of Lean Fee	\$ 30
Home Warranty	\$ 400
Realtor Commission	\$ 7,410
Discount Points	\$ 0
Repairs	\$ 0
Miscellaneous	\$ 0
Interest Owed	\$ 468
Transaction Fee	\$ 299

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.....

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