

# HOME

## SELLER RESOURCE GUIDE



**Megan Jarrard Bradshaw**, Broker Associate  
Realty Capital City & ElitePro Home Team  
2007 Sam Bass Road, Suite 101 Round Rock, TX 78681  
512.608.2882 | [meganjarrard.com](http://meganjarrard.com)

Committed to Excellence,  
Community and YOU!

## A Note from Megan:

Selling a home is more than just a transaction - it's a life changing experience. I'm here to guide you through the entire process. To eliminate any issues before they arise, to set realistic expectations, and to arm you with the knowledge and information you need to navigate this process.

My mission is to serve clients' needs through remarkable customer service and skillful negotiations while ensuring the process is enjoyable, stress-free and less costly. To demonstrate the highest ethical standards through my integrity and honesty. To engage clients in my efforts to make a positive impact in our community by compassionately serving the needs of our charitable partners. Gaining friends and building relationships for a lifetime!

**I want to be the real estate professional who exceeds your expectations, for LIFE!** *-Megan*



# Megan Jarrard Bradshaw

Broker Associate

A real estate professional who excels at customer service, demonstrates the highest level of ethical standards and focuses on making a positive impact on the community.



512-608-2882



megan@meganjarrard.com



2007 Sam Bass Rd., Ste 101  
Round Rock, TX 78681

## SKILLS

Excellent Customer Service  
Integrity and Honesty  
Communicative  
Skillful Negotiator  
Highly Knowledgeable  
Thorough and Detailed

## EDUCATION

**Bachelor of Science** in Family and Consumer Sciences with an emphasis in Family and Child Development

Graduated: August 2004

Broker's license in 2020  
Designations including:  
CRS, SRS, CNE & ABR

## PROFESSIONAL SUMMARY

Consistently ranked in company Top 10 monthly and yearly and Top 20 in Austin -Area RE/MAX Council

RE/MAX Platinum Club and Lifetime Achievement award

Top Producing Realtor in RE/MAX Capital City in 2020, 2021, 2022, 2023 and 2024

Capital City Achievement Award in 2018  
RE/MAX Hall of Fame Award in 2017

Professional Standards Committee for the State of Texas from 2021-2023

Winning recipient of the "Above the Crowd" award in 2021 for the Texas Region of RE/MAX professionals

Trains and educates other professionals through one-on-one and small group settings

MLS and Technology Committee 2025

## EXPERIENCE

400+ homes sold for buyers and sellers in Round Rock, Pflugerville, Hutto, Georgetown, Leander, Cedar Park, Liberty Hill and N. Austin.

Single-family homes, condos, townhomes, new construction and resale homes

Short Sale and Foreclosures

Death and Divorce

Farm and Ranch

- Who you work with matters.

# GET TO KNOW MEGAN

Born and raised in the area, Megan knows all things Texan! After graduating from Texas State University and with encouragement from her father—a former owner of a reputable surveying company in Milam County—she launched her real estate career in 2006. Over the years, Megan has weathered numerous market cycles, each bringing its own set of challenges and opportunities, all of which have shaped her deep insight and adaptability as a real estate professional. She spent nearly 20 loyal years with RE/MAX and now proudly continues her work under the rebranded Realty Capital City. Megan brings extensive market knowledge, top-tier service, and a friendly, trustworthy approach to every transaction. She has weathered multiple market cycles—starting in a strong market at the beginning of her career, navigating the 2009 Great Recession, guiding clients through the COVID boom, and now helping buyers manage higher interest rates while crafting smart marketing strategies for sellers. These experiences have given her invaluable insight, allowing her to anticipate trends, adapt strategies, and deliver results she's proud of. Her primary focus is on single-family homes—both resale and new construction—for buyers and sellers. She is also highly experienced in life-changing and sensitive transitions such as death and divorce, and has recently expanded into Farm and Ranch properties as her passion for that niche grows. Megan is well-versed in North Austin and the surrounding suburbs, and much of her business comes from referrals by happy clients and trusted friends. She develops close relationships with those she serves and strives to exceed expectations every time. Her ultimate goal isn't just a successful closing—it's creating a positive, memorable experience that turns clients into friends and raving fans. Megan leads with a heart- and Christian-centered approach, grounded in trust, compassion, and professionalism. By staying true to her authentic self, setting realistic expectations, and maintaining open, honest communication, she ensures every transaction feels smooth, personal, and genuinely enjoyable.

Dedicated to her community, Megan proudly supports local charities year-round. Following every buyer or seller closing, she donates in her clients' names to meaningful organizations: Central Texas Table of Grace, a Williamson County emergency shelter that serves children and youth in the foster care system; Take Me Home, an animal rescue transport service that moves pets from high-kill shelters to areas where they are more likely to be adopted; and previously, nearly 20 years of support went to Children's Miracle Network through RE/MAX, whose local beneficiary is Dell Children's Hospital. Megan is consistently ranked as a top producer in her market, leading ElitePro Home Team, and she strives to exceed expectations in every step of the process. Some of her notable professional achievements include obtaining her Broker's License, serving a three-year term on the Professional Standards Committee for the State of Texas, and earning recognition as the Top Producing REALTOR® at RE/MAX Capital City from 2020 through 2024. In 2021, she was honored with the "Above the Crowd" award, which is given to a select few RE/MAX professionals across the Texas region for outstanding service and commitment. No matter the market or the challenge, Megan's extensive experience, professionalism, and heart and Christian-centered approach give her clients a distinct edge in the buying or selling process.



At home, Megan enjoys life as a mom and wife. Her son Bowen loves all sports—baseball, soccer, basketball, and more—so they're often on a field or at a game. He's enrolled in a dual language program in school and learning Spanish. As a family, they love sporting events, hanging by the pool and enjoying summers at the lake. Megan is a Christian and loves attending and serving at Victory City Church with her family. They currently have three dogs—Nala, Jax, and Pumpkin—and often welcome a foster pup into their home for short stays. Megan's husband, Michael, brings years of homebuilding experience, which Megan considers a valuable asset to her business. He enjoys woodworking and building projects in the garage. While Megan firmly believes family comes first, she's equally committed to providing excellent care for her clients. To ensure nothing is missed - whether it's a school event or a game - she has trusted colleagues available to support her clients when needed. Megan feels incredibly blessed to have a career that allows her to balance her love for serving in real estate with being fully present for her family.

# Meet the Team



Caley is Megan's absolutely wonderful assistant. She may be behind the scenes, but she is the indispensable backbone of the team. She keeps it all running smoothly from marketing to data input, event coordination and delivery of client goodies. Her meticulous approach ensures nothing ever falls through the cracks. Caley is also a true Texan, who spent 8 years working for the Texas Rangers Baseball team before moving on as an ambassador at Deloitte - planning and coordinating events. Her dedication and commitment to her role allow us to provide the highest level of service to our clients. Say hi to Caley if you see her. She is sure to greet you with a friendly smile every time.

## REALTY CAPITAL CITY

### Broker Owner and Support Staff



**Jeff Osborne**  
Broker Owner  
with nearly  
40 years  
experience



**Shelby Meyer**  
Operations  
Manager since  
2010



**Joan Dougan**  
Round Rock  
Office  
Manager



**Jenn Dorr**  
Digital Marketing  
Strategies  
Manager



**Charlotte Iley**  
Compliance  
Manager & Risk  
Mitigation

# HOME MARKETABILITY FACTORS

## **Price:**

Pricing your home correctly initially is the deciding factor on how quickly it will sell.

## **Location:**

You've heard location, location, location. It's true. It is the single most important factor in determining the value of your property.

## **Condition:**

The condition of your property directly affects the price and speed of the sale. First impressions are important.

## **Competition:**

Buyers who look at your home will also be viewing other homes in the area, perhaps even similar homes in another part of our area. It is important to understand the pricing and condition of the homes for sale around you.

## **Timing:**

Property values are affected by the current real estate market. Because we can't alter the conditions of the market, our pricing and marketing strategy must take advantage of the first few weeks your home is on the market. This is window of opportunity for buyers and agents to discover your property is crucial.

# PREPARING YOUR HOME FOR SALE

## Exterior:

Keep your landscaping well-manicured and grass cut

Remove all yard clutter

Apply fresh stain or paint to wooden fences

Paint the front door, add a wreath and doormat

Add a pop of color with potted plants near the door

Sweep and organize the front porch

Weed and apply fresh mulch to garden beds

Power-wash or paint home's exterior (including concrete walkways and driveways)

Wash all windows - interior and exterior

Clean gutters and ensure gutters and downspouts are firmly attached

Ensure the key and lockset on your front door operate smoothly

## Interior:

Consider a temporary storage unit

Remove excessive wall hangings, furniture, knick-knacks and personal items

Clean or paint walls and ceilings

Steam clean carpets, deep-clean hard surface flooring

Clean and organize cabinets and closets

Repair all plumbing leaks, including faucets and drain traps

Clean all light fixtures and ceiling fans

Eliminate any odors from cooking or pets

Pack away small floor mats and only leave out large area rugs

# CURB APPEAL MATTERS

Your home's curb appeal is a reflection of the entire house. It's been said that a buyer will form their first opinions of your home within 15 seconds of pulling up to the curb. This is a very brief window to set a first impression! If your home's exterior appears well cared for and loved, potential buyers will know likely, the entire home has been well maintained.

**Most important features to focus on when preparing your home's curb appeal:**

- 1. Power wash:** brick, siding, walkways and driveways, porches.
- 2. Landscape:** Mow, weed, edge, mulch and trim! Inexpensive bags of mulch do wonders for your flower beds. Don't forget those trees. If they need pruning, be sure to do it. Add pops of colorful flowers in beds and pots.
- 3. Fixtures:** make sure your fixtures and finishes are updated and pleasing to the eye.
- 4. Paint:** If the entire exterior needs repainting, do it. It does amazing wonders for the look of the home. At minimum, a fresh color on the front door or trim touch up is always a good idea.
- 5. Clean windows:** Professionally washed windows not only make your home look better from the outside, but the interior will feel brighter and more appealing as well.

**Don't be overwhelmed! We have partners to help with all your tasks!**



# STAGING YOUR HOME FOR MARKET

I partner with several different professional stagers to provide home staging services to my sellers, with options based on the level of staging services needed. They help walk you through projects that can help you close on your home quicker and get top dollar! **This is a part of my marketing plan for selling your home. I cover the cost of the consultation with the professional stager.**

Benefits of working with a stager:

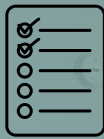
- ❖ Staging markets your home in the best light. They have the tools to help spark positive first impressions when potential buyers see your home, in-person and online.
- ❖ Implements cost-effective ideas quickly to enhance the overall appeal of your home.
- ❖ Can offer ways to improve your home's curb appeal.
- ❖ Have years of experience.
- ❖ Bring professionalism, a keen eye for design, and unlimited excitement to help sellers.

**\*\*Vacant homes can be staged with furniture upon the sellers request and at their cost.**



# LISTING PREP TIMELINE

What happens and when



## Initial Planning Meeting

Set goals and go over timelines



## Improve Home

Renovate, paint, repair, improve



## Stage and Pack

Declutter and minimize



## Cleaning and Final Prep

Interior, Exterior, windows, yard



## Photos and Marketing Details

Photo ready!

# PLANNING CALENDAR

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
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***Important Dates:***

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***Goals + Priorities:***

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- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Select Your Agent

# The Home-Selling Process

Initial Consultation  
IABS Form  
Listing Agreement  
Seller's Packet

Prepare Home for Sale

Begin Marketing Plan and Enter Home on MLS

Receive Offer

Contract, Sellers Disclosure, Other Docs

Contract Accepted

Negotiate Terms

Option Period

Home and Termite Inspection

Negotiate Repairs

## A Customized, Innovative Marketing Plan

With my years of experience in the Central Texas real estate market, I know what it takes to get a home sold quickly and for top dollar. I'll share my marketing plan, created just for you.

Any Lender Repairs?

Appraisal

Credit Report

Buyer's Mortgage Process

Verification

Loan Approval

Underwriting

Rejection

Title Search

Title

Homeowners Insurance to Lender

Buyer's Home Warranty

HOA Info  
Resale Cert

Closing Documents to Title

Schedule Closing

Transfer Utilities

Closing

Possession and Get Your Net Proceeds

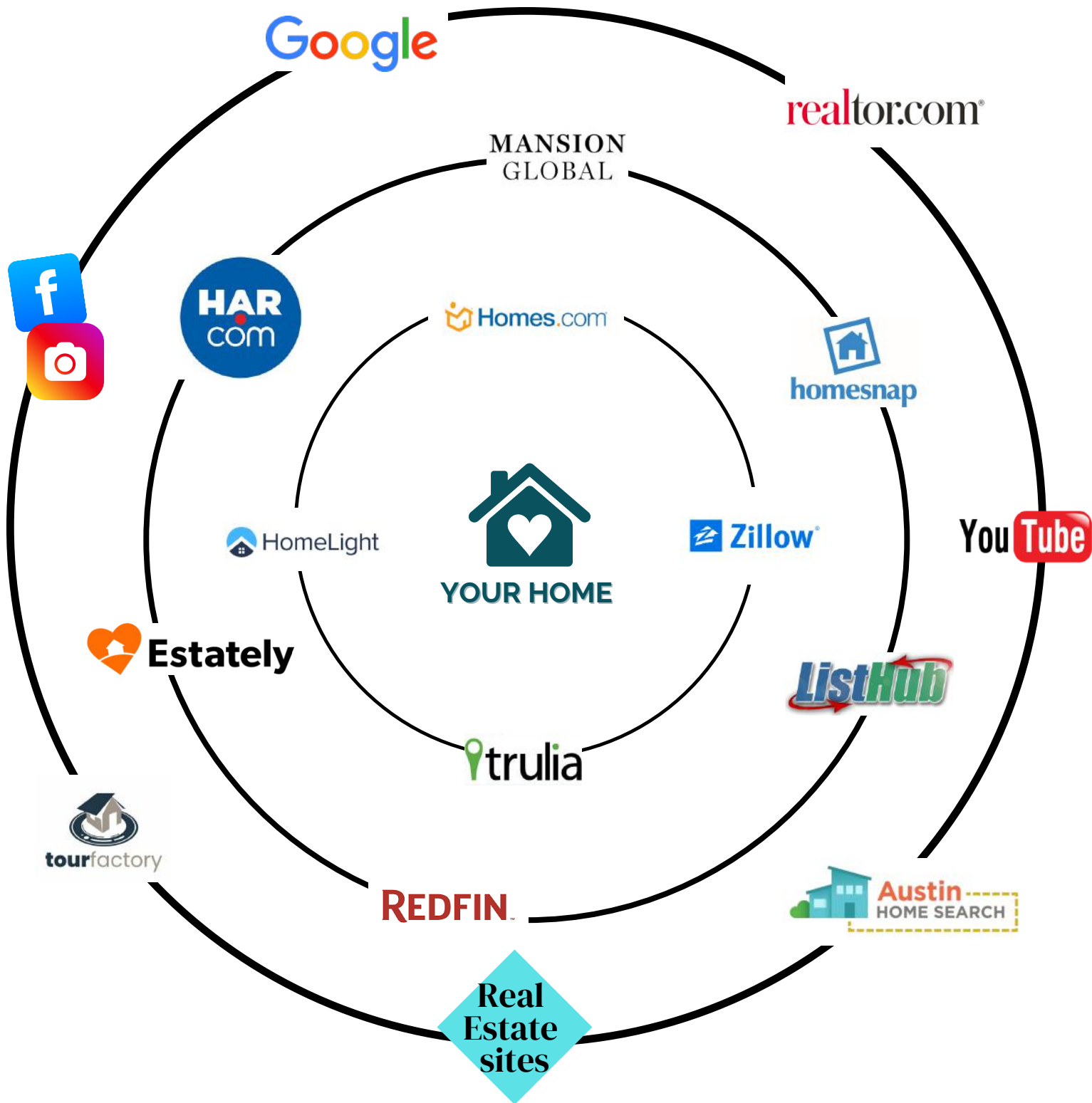
SOLD

## Moving Day!

If you think I did a great job at assisting you in your home sale, send your family and friends my way! I love referrals and will take great care of all of them! My role as your Realtor® doesn't stop here. If you ever have questions, please call me. I'm here to help you for years to come!

# Congratulations!

# ONLINE SYNDICATION



\*\*This list isn't exhaustive - there are many online sites where you will find your home listed. Please keep in mind, we do not have control over what third party sites choose or do not choose to syndicate from the MLS.

# What to **EXPECT** as a Seller.

- ✔ **The buyer will likely negotiate back and forth** on this transaction in regard to purchase price, concessions, the inspection, potentially the appraisal.
- ✔ The property **might not appraise** for what you are selling it for.
- ✔ **The agent** will miss scheduled appointments and no-call/no show
- ✔ The property **might not appraise** for what you are selling it for.
- ✔ **Some showings** will last five minutes and some showings will last three hours.
- ✔ **Agents are going to knock on the door**, or even drive by, see you in the yard, and ask if they can see your house. If this happens, call me.
- ✔ Some buyers **will not follow showing instructions.**
- ✔ **It takes a lot of work** and effort to keep your home in showing condition. Please don't slack!

## When Someone Requests a Showing, Make Every Effort to:

**Respond** courteously and helpfully to other agents' requests to show your home.

**Leave** the property when a showing is to take place.

**Never** talk about why, when or where you are moving within anyone but your agent.

**Remember** other agents are representing the buyers, so ask them

to call your agent if they have questions or if they would like additional information.

**For safety** and tracking purposes, always insist that agents use the lockbox to gain access to your home.

## Before the Showing, Take 15 Minutes to Prepare:

Turn on ALL **lights** and open drapes

Turn on soft background **music**

Keep **pets** secured off-premise, in crates or outside

Infuse home with a **pleasant** aroma like apple spice or vanilla

Keep your home **cool** in summer and warm in winter

Pick up **debris** (newspapers, clothes, toys, etc.)

**Tidy** the kitchen

**Check** countertops and put away dishes

Take out **trash**

**Tidy** the bathrooms:

**Flush** toilets and close lids

**Shine** fixtures and wipe counters

**Hang** towels neatly

**Make** beds

**Close** garage door and turn on garage lights

**Vacate** the property while it is being shown

# COSTS OF PREPARING TO MARKET YOUR HOME.



## **INCLUDED SERVICES by Megan**

Photos: \$300 - \$600

Video: \$300- \$600

Staging consultation: \$250-\$450  
(when needed)



## **SELLER RESPONSIBILITIES**

Professional house cleaning

Professional window cleaning

Landscaping and clean up exterior



## **ADDITIONAL SERVICE OPTIONS**

Any make ready items needed such as painting, repairs, haul away and more.

Seller's Disclosure insurance coverage

Professional furniture staging

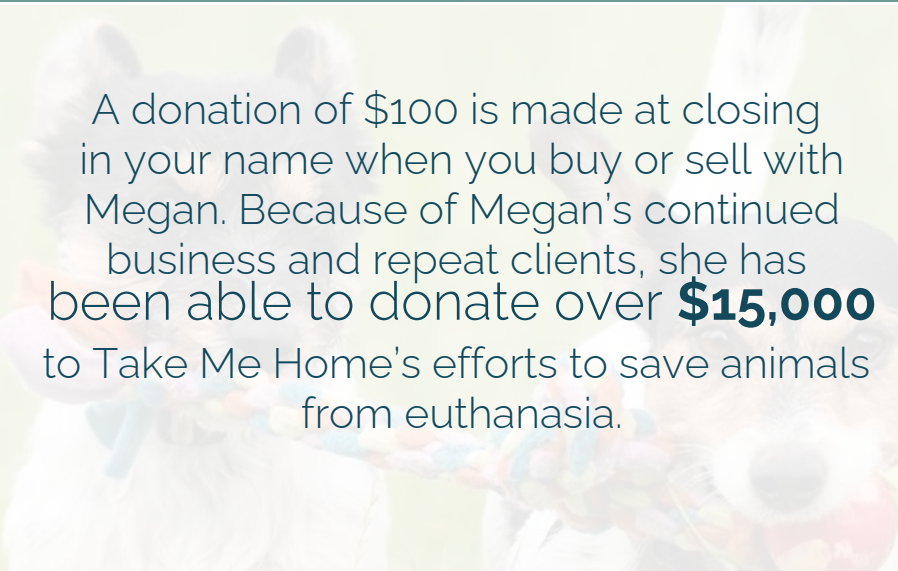
Twilight Photos

*Megan can coordinate quotes, connect you with trusted pros, and help schedule any of these services to make the process smooth and stress-free.*



**TAKE ME HOME**  
ADVOCATES FOR TRANSPORT

## HELP OUR FURRY FRIENDS FIND A HOME!



A donation of \$100 is made at closing in your name when you buy or sell with Megan. Because of Megan's continued business and repeat clients, she has been able to donate over **\$15,000** to Take Me Home's efforts to save animals from euthanasia.

Interested in fostering, adopting or donating? Learn more at [www.takemehomestransport.org](http://www.takemehomestransport.org)

### THEIR MISSION:

To eliminate euthanasia due to lack of space by raising funds to transport dogs from over-crowded shelters to no-kill shelters that have adoption wait lists. Pulling dogs from local rural shelters and arranging for their transport is the only way some rural shelters can stay ahead of the number of dogs that come in daily. It gives the dogs a second chance at life and provides loving families with a wonderful companion. There are places in the United States that have a shortage of adoptable dogs so we are filling two needs by easing overcrowding in Southern shelters and furnishing great dogs to adoptive families.



# Central Texas Table of Grace

Helping provide emergency shelter services to the children and youth in the foster care system.



Central Texas Table of Grace is a 501(c)(3) non-profit organization that exists to provide emergency shelter services to the children and youth in the foster care system. Their mission is to create a loving, nurturing, homelike environment for displaced youth, providing shelter and healthy food as well as teaching healthy habits and life skills to the youth in our care. The emergency shelter provides a safe place for children ages 6-17, with plans to expand to younger children in their next facility that is currently in the planning and development process. Grace365 Supervised Independent Living Program offers 10 placements for young adults ages 18-21 who have aged out of foster care in the state of Texas.

Learn more about these programs and how you can support or donate at  
[www.centraltexastableofgrace.org](http://www.centraltexastableofgrace.org)

A donation of \$100 is made at closing in your name when you buy or sell with Megan. Because of Megan's continued business and repeat clients, she has been able to donate nearly **\$15,000** to Central Texas Table of Grace efforts to help children in need.

BECAUSE EVERY JOURNEY DESERVES A HAPPY ENDING.



A \$100 donation is made at closing in your name when you buy or sell a home with Megan. Jack Jack's Pack is the newest charity partner supported through your real estate journey—helping rescue dogs find second chances and loving homes through lifesaving transport efforts. Your move makes a difference!

### **Their Mission:**

Jack Jack's Pack is dedicated to saving dogs from overcrowded rural shelters by funding and organizing transport to no-kill shelters where adoptive families are waiting. Inspired by one dog's rescue journey, their mission is to give more dogs a second chance at life and help them find the loving homes they deserve.

Learn more about Jack Jack's Pack and how you can support or donate at [www.jackjackspack.org](http://www.jackjackspack.org)

# 20 YEARS

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# OF SELLING HOMES

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**200+**  
**Listings**  
**SOLD!**



Megan's track record of over 200 successfully sold listings makes her your go-to for all different needs when it comes to selling your home. Whether it's because you need more space or prefer no stairs, you've experienced a death or divorce, your finances or circumstances have changed or whatever the reason, Megan has the experience, expertise and commitment to understanding your desired outcome and seamlessly getting you there. Megan's top priority is exceptional customer service and a trust factor that's hard to match.

# TRACK RECORD OF SUCCESS

# SOLD HOMES 2025



**SOLD in 15 Days: 321 Spotted Rail Ridge  
Summerlyn West | Leander**



**SOLD in 35 Days: 309 Dream Catcher Drive  
Grand Mesa at Crystal Falls | Leander**



**SOLD in 33 Days: 2002 James Place  
Chapel Hill North | Round Rock**



**SOLD in 66 Days: 2206 Silver Spur  
Chisholm Valley West | Round Rock**



**SOLD in 73 Days: 1005 Parkway Street  
Country Club Acres | Georgetown**



**SOLD in 101 Days: 200 N Avenue B  
Downtown Elgin | Elgin**



**SOLD in 3 Days: 8225 Monona Avenue  
Woods of Brushy Creek | Austin**



**SOLD in 10 Days: 719 Stansted Manor  
Cambridge Estates | Pflugerville**

# TRACK RECORD OF SUCCESS

# SOLD HOMES 2024



Listed: \$385,000

**SOLD in 71 Days: 436 Moulins Lane  
Highcrest Meadow | Georgetown**



Listed: \$315,000

**SOLD in 12 Days: 3200 Barnsley Drive  
Southampton | Austin**



Listed: \$517,000

**SOLD in 134 Days: 1048 Naranjo Drive  
Georgetown Village | Georgetown**



Listed: \$295,000

**SOLD in 6 Days: 7801 Shoal Creek Blvd #121  
Tiffany Condos | Austin**



Listed: \$695,000

**SOLD in 11 Days: 4002 Arbol Cove  
Sendero Springs | Round Rock**



Listed: \$330,000

**SOLD in 5 Days: 11740 Great Basin Avenue  
Highland Park | Pflugerville**



Listed: \$425,000

**SOLD in 27 Days: 3413 Bratton Ridge Xing  
Bratton Hills | Austin**



Listed: \$450,000

**SOLD in 7 Days: 8404 Laughing Water Lane  
Stone Canyon | Round Rock**



Listed: \$318,000

**SOLD in 5 Days: 14402 Tiffer Lane  
Wells Branch | Austin**

# TRACK RECORD OF SUCCESS

# SOLD HOMES 2023



**SOLD in 29 Days: 148 Belford Street  
Wolf Ranch – Hill Top | Georgetown**



**SOLD in 27 Days: 1124 Hillridge Drive  
Teravista | Round Rock**



**SOLD in 3 Days: 18013 Gantry Drive  
Springbrook | Pflugerville**



**SOLD in 16 Days: 704 W Esparada Drive  
Serenada | Georgetown**



**SOLD in 22 Days: 200 Altamont  
Riverwalk | Hutto**



**SOLD in 9 Days: 125 Broken Oak Drive  
Orchard Ridge | Liberty Hill**



**SOLD in 7 Days: 1217 Autumn Sage Way  
Spring Trails | Pflugerville**



**SOLD in 78 Days: 14906 Nuttall Drive  
Forest Bluff | Austin**

# TRACK RECORD OF SUCCESS

# SOLD HOMES 2022



**SOLD in 5 Days: 2948 Margarita Loop  
Paloma Lake | Round Rock**



**SOLD in 4 Days: 124 Justin Leonard  
Forest Creek | Round Rock**



**SOLD in 4 Days: 508 Bell Boot Pass  
Saddle Creek | Georgetown**



**SOLD in 33 Days: 1516 Barcus  
University Park | Georgetown**



**SOLD in 6 Days: 10821 Dodge Cattle  
Avery Ranch | Round Rock**



**SOLD in 8 Days: 112 Landry Street  
Morningstar | Georgetown**



**SOLD in 5 Days: 11416 Shallow Water  
Avery Ranch | Round Rock**

# TRACK RECORD OF SUCCESS

# SOLD HOMES 2022



Listed: \$365,000

**SOLD in 10 Days: 13931 Connor Downs Drive  
Northtown Park | Pflugerville**



Listed: \$475,000

**SOLD in 8 Days: 21004 Apache Plum Lane  
Rolling Meadows | Pflugerville**



Listed: \$895,000

**SOLD in 35 Days: 324 Twin Springs  
Road Twin Springs | Georgetown**



Listed: \$645,000

**SOLD in 64 Days: 803 Oxford Drive  
Cambridge Estates | Pflugerville**



Listed: \$415,000

**SOLD in 4 Days: 8400 Andrews Lane  
Great Hills | Austin**



Listed: \$450,000

**SOLD in 15 Days: 913 Balmoral Castle Court  
Highland Park North | Pflugerville**



Listed: \$359,900

**SOLD in 25 Days: 1115 Champion Drive  
Chandler Creek | Round Rock**

# TRACK RECORD OF SUCCESS

# SOLD HOMES 2021



**SOLD in 5 Days: 1455 CR 262**  
Lake Georgetown Estates | Georgetown



**SOLD in 4 Days: 3306 Terrace Dr**  
Lakeview Terrace | Killeen



**SOLD in 11 Days: 17608 Milkweed Cove**  
Elm Creek | Elgin



**SOLD in 3 Days: 403 Shady Oak Dr**  
San Gabriel Heights | Georgetown



**SOLD in 4 Days: 13913 Briarcreek Loop**  
Briarcreek | Manor



**SOLD in 4 Days: 748 Kingfisher Lane**  
Summerlyn | Leander



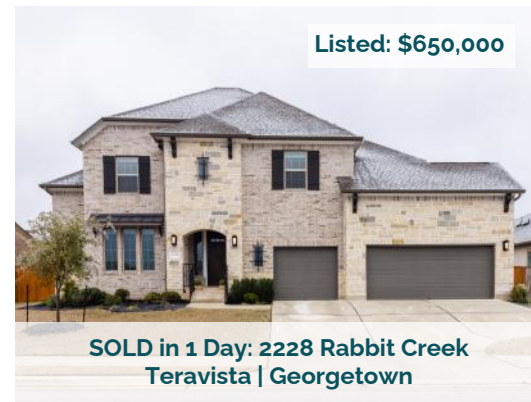
**SOLD in 5 Days: 702 Comal Run**  
Riverwalk | Hutto



**SOLD in 4 Days: 203 Hanstrom Drive**  
Legends | Hutto

# TRACK RECORD OF SUCCESS

# SOLD HOMES 2021



# TRACK RECORD OF SUCCESS

# SOLD HOMES 2020



Listed: \$350,000

SOLD in 15 Days: 107 Shady Oak Dr.  
San Gabriel Heights | Georgetown



Listed: \$229,900

SOLD in 4 Days: 17744 Great Basin Ave.  
Highland Park | Pflugerville



Listed: \$335,000

SOLD in 1 Day: 1700 Tranquility Lane  
Falcon Pointe | Pflugerville



Listed: \$225,000

SOLD in 15 Days: 305 Delby St.  
Hutto Square | Hutto



Listed: \$335,000

SOLD in 3 Days: 1202 Ascot Street  
Georgetown Crossing | Georgetown



Listed: \$345,000

SOLD in 3 Days: 2901 Open Plain Dr.  
Falcon Pointe | Pflugerville



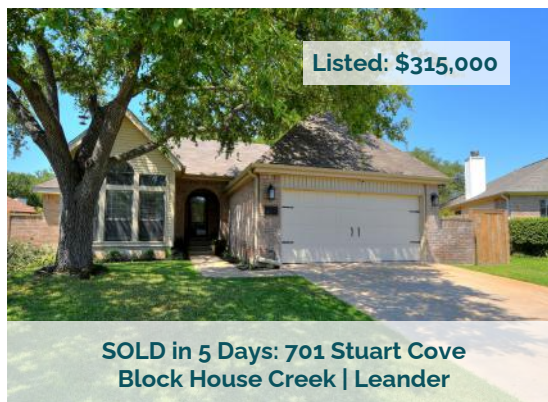
Listed: \$300,000

SOLD in 13 Days: 105 Bastian Lane  
Katy Cove Estates | Georgetown



Listed: \$350,000

SOLD in 3 Days: 418 Mandarin Flyway  
Silver Oaks | Cedar Park



Listed: \$315,000

SOLD in 5 Days: 701 Stuart Cove  
Block House Creek | Leander



Listed: \$325,000

SOLD in 3 Days: 305 N Carriage Hills  
Stonehedge | Georgetown

# WHAT SELLERS SAY ABOUT MEGAN

*Wow! The sell of our home in Pflugerville could not have gone any smoother - all thanks to Megan! From day 1, she walked us through every step, all requirements, what to expect, who to get in touch with, what to do (and when), and was always available and super responsive to answer all our questions. When it came to preparing our house to go to market, she also provided us all the support we needed in scheduling what we needed from house cleaning to window cleaning and home photos. We could not have done this without her and highly recommend her! She's the best! - **Jenny Charanza***

*Megan is a top notch realtor. She is very professional and treats you like family even your pets. Megan helped us make our selling experience seamless and productive. This resulted in a less stressful process and quick sell. She knows the reality business and will help you every step of the way. I highly recommend her.  
- **Paula Gunderson***

*Our relationship with Megan started in 2015 when she helped us to buy our first home in Texas. She also sold that very same home for us in 2022. Of course, she did an amazing job both times, but what truly tells the story of Megan is the time in between. Megan truly invests her time, her heart, and all the resources she can muster in her clients. Megan stayed in touch with us and built a relationship with us so that we could really trust her when it came to listing. When it came to listing our house, Megan far exceeded all expectations in assisting us with anything we needed to get top selling price for our home. Our neighborhood friends were very impressed with the level of professionalism and care that she brought to the table. Megan excels at every aspect of the Real Estate market - she has built a team around her to support her and her clients in a most excellent way. We moved too far away for her to give her excellent service in finding our next home, so she referred us to another agent in our new hometown that could serve us more expediently. Megan is truly "client first". I know we weren't her only client, but she has always made us feel as if we were. Megan also balances her work life with a wonderful family and various organizations that she supports. God has truly blessed Megan with great character and work ethic, and we have been blessed to have her in our lives. - **Elizabeth Matsen***

*I cannot even begin to express how thankful we were to have you as our agent. I can't thank you enough for guiding us through the sale of our home in such a timely manner and through one of the most traumatic events of our life. We never had to worry about a thing because you took care of everything and for that we are so grateful. So glad to call you our realtor and friend - **Kelley Isaacks***

*There is not a better realtor to work with! Megan made a chaotic process of selling one home and buying another as smooth as it could be. She is communicative, honest, knowledgeable, and an extremely hard worker. Megan genuinely cares about her clients and checks in throughout the year, offers vendor suggestions (all of which have been amazing), and goes out of her way to show her appreciation. I cannot recommend Megan enough! - **Sara Martin***

*Megan is an AMAZING realtor. She was fantastic throughout our entire process of selling our rental property. We discussed what changes or upgrades we should make, and then she was there the whole way through to make sure we were tracking appropriately. She was great to make recommendations on colors and selections. She had a great team come in to clean and stage the house. She is on top of her business. She knows what is happening in the market and she is quick to reply to emails or jump on the phone. Megan is so amazing that I am using her now to sell my home. I will continue to come back to Megan every single time without a doubt!  
- **Amy Danek***

**\*\* Additional reviews are available on [meganjarrard.com](http://meganjarrard.com), Google and realtor.com profiles.**

# Seller Representation

## What it means:

In Texas, a seller's agent is a licensed professional, hired by a seller to represent them in a real estate transaction. The seller's agent works in the client's best interest and owes a fiduciary duty to them. A listing agreement is signed that protects the seller's confidentiality and allows the agent to provide information, advice and guidance.

## Realtor Compensation:

There are no rules or policies that set the amount a broker charges. There are different compensation models each broker may use. Each broker independently determines the services they will provide and fees that will be charged. Compensation amounts have fluctuated over the years due to changes in market conditions.

## Code of Ethics:

REALTORS are professionals who have chosen to join the national association and abide by its strict Code of Ethics. REALTORS are subject to disciplinary action and sanctions if they violate the duties imposed by the Code of Ethics. Not all agents are REALTORS. Megan is, and ethics and professionalism are top priority in every transaction.





# ElitePro

Home Team  
REALTORS

**Megan Jarrard Bradshaw | Realty Capital City & ElitePro Home Team**

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