

Award Winning Service, Experience & Dedication



The Via Domus Team of William Raveis Real Estate

Brenda Drzewiecki | Michael Grady

Brenda: 860.965.6121 | Michael: 860.416.4482

theviadomusteam@raveis.com

theviadomusteam.raveis.com

Helping Our Clients Find The Way Home!



WILLIAM RAVEIS

— REAL ESTATE • MORTGAGE • INSURANCE —

The Largest Family-Owned Real Estate Company in the Northeast



A Little Bit About Us...

*And the award winning services we offer
our seller and buyer clients!*

**Covering All of Connecticut
Specializing in Hartford & Litchfield Counties**

Avon | Barkhamsted | Berlin | Bloomfield | Bristol | Canton | Colebrook | East Granby
Farmington | Goshen | Granby | Litchfield | Morris | New Hartford | Norfolk
Plainville | Plymouth | Simsbury | Suffield | Torrington | Watertown | Winchester



Office Location: 200 West Main Street | Avon, Connecticut 06001

Visit us on Facebook @ www.facebook.com/TheViaDomusTeam/

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- ⦿ Residential Home Sales
- ⦿ Condominium Sales
- ⦿ Corporate Relocations
- ⦿ First-time Home Buyers
- ⦿ New Construction Sales
- ⦿ Commercial Properties

A Little Bit About Us...

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Award-Winning Service, Experience & Dedication



A Little Bit About Us...

Award winning service, experience and dedication! When you choose The Via Domus Team of William Raveis Real Estate to help sell or buy a home, you not only receive the expertise of two full-time, professional real estate agents, but you also receive their award-winning service. Partners Brenda Drzewiecki and Michael Grady have proudly earned the **#8 Partnership in Connecticut for Closed Units** and the **Chairman's Club Award for over \$7 million in sales for 2021**, the **President's Club Award for over \$6million in sales for 2020** and **over \$5 million in 2019**, **#3 Partnership in Connecticut for Closed Units in 2019**, along with the **Excellence in Customer Service Award** for multiple years with William Raveis Real Estate. The Via Domus Team are also **"Certified Homeownership Professionals"** with special training in the mortgage, insurance and settlement services areas, so they can properly advise their clients through every step of homeownership. They are dedicated to making the home selling and buying adventure a smooth and stress free experience for their clients. From the day you sign a listing agreement for your home or a buyer representation agreement with The Via Domus Team, to the day of your closing, they will be with you every step of the way.



Our Mission Statement



The Via Domus Team of William Raveis Real Estate is dedicated to treating ALL our clients fairly and honestly while using our award winning service and experience to make your home buying or selling adventure a smooth and enjoyable experience.



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Achievements

- **2021 #8 Partnership in Connecticut for Closed Units**
- **2021 Chairman's Club Award, over \$7,000,000 in Sales**
- 2020 President's Club Award, over \$6,000,000 in Sales
- 2019 #3 Partnership in Connecticut for Closed Units
- 2019 Presidents Club Award, over \$5,000,000 in Sales
- 2019 Excellence in Customer Service Award
- 2018 Excellence in Closed Volume, \$4,710,100 in Sales
- 2018 Excellence in Customer Service Award
- 2018 Internet Response Team Outstanding Sales
- 2017 Excellence in Closed Volume, \$4,552,114 in Sales
- 2017 Internet Response Team Outstanding Sales
- 2016 Excellence in Closed Volume, \$3,565,650 in Sales
- 2014 Internet Response Team Outstanding Sales
- 2013 Internet Response Team Outstanding Sales
- 2012 Excellence in Customer Service Award

Experience

- Over 35 Years combined experience as real estate agents covering all of Connecticut
- Over 14 years as partners of The Via Domus Team of William Raveis Real Estate

Professional Specialties

- Residential Homes & Condominium Sales • New Construction Home Sales
- Corporate Relocation Clients • First Time & Experienced Home Buyers
- Professional Photography and Aerial Drone Photography for Clients
- Social Media and Internet Advertising Specialists

Professional Associations

- Members of the National Association of Realtors
- Members of the Connecticut Association of Realtors
- Members of Mid-State Association of Realtors

Community Involvement

- 2022 organized and hosted "**Breakfast with Santa & Mrs. Clause**" for the children of all First Responders (Police, Fire & EMS) for the city of Bristol
- 2015 through 2018 organized and hosted the "**Annual William Raveis/Damon Runyon Night At The Ballpark**" to benefit the Damon Runyon Cancer Research Foundation
- 2013 organized and hosted the "**Sing For The Cure**" fundraiser to benefit the William Raveis Breast Cancer Foundation

Personal

- Two Full Time Real Estate Professionals
- Both Lifetime Connecticut Residents
- Both Avid Pet and Animal Lovers

Covering All of Connecticut

Specializing in the Hartford & Litchfield Counties

- Avon • Barkhamsted • Berlin • Bloomfield • Bristol • Canton • Colebrook • East Granby
- Farmington • Goshen • Granby • Litchfield • Morris • New Hartford • Norfolk • Plainville
- Plymouth • Simsbury • Suffield • Torrington • Watertown • Winchester

Via Domus Team Podcasts



Scan below to listing to our podcast on Spotify



Or check out our podcasts on



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Testimonials

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"Michael & Brenda are the best Realtors I have ever dealt with since I started fix and flip. I have been trying to sell 146 Spencer Hill Rd. for almost a year without any luck from two different real estate agents before I met Michael & Brenda. M&B came into the picture and told me what I needed to do to the house to make it more appealing to the buyer. I did listened to them and I was able to sell the house for what I wanted and within the time frame. They are very knowledgeable, responsive and worked with me throughout the process. In addition to that my attorney also commended them, that she hasn't come across professional Realtor as Michael & Brenda. They make her life easy too. I strongly recommend them to any home owners, buyers and investors."

Adekunle Olatunbi, Winsted

"Mike and Brenda made a very knowledgeable and reliable team. They were able to help us sell our house within the time frame that we needed. They understood how the current market was going and did a really great job!"

James & Kelly Brown, Naugatuck

"From beginning to end, it was a total pleasure to work with Mike and Brenda on the sale of our home. They are the ideal team and, between them, they provide excellence in all aspects of the sales process. Their market analysis was spot-on, the listing and promotional materials were exceptional, and their level of personal service could not have been better. The Via Domus team has earned my highest recommendation."

James Fazio, Berlin

"I'm glad to have worked with Michael and Brenda when finding a rental. They were very communicative. They were able to clarify any questions we had about the rental, the application process, and the lease. It was nice to have real estate agents who understood how difficult it is to find a clean, safe and affordable apartment. Highly recommend working with Michael and Brenda together, they are a great team!"

Kristin Chaney, Bristol

"Mike and Brenda were an absolute pleasure to work with. They were very knowledgeable, gave good advice and did a great job of explaining each step along the way. This made me feel assured that I was making choices with the best possible information. I will be recommending them to anyone I know in the area!"

Christopher Hagen, Bristol

"Michael and Brenda were great. They did a fantastic job representing us, presenting us with what they would do, and making sure we got the most for our home. They were very personal and available. Highly recommend."

Nicholas Basile, Bristol

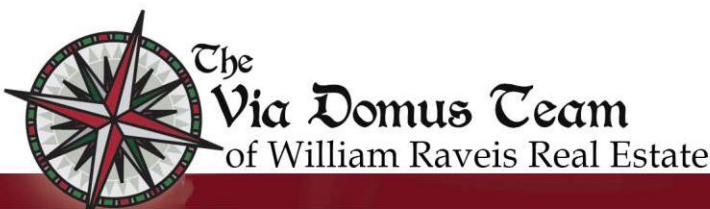
"The Via Domus team of Mike and Brenda made our time as first-time home buyers in a challenging market enjoyable. The ease to work with this team paired with their knowledge and experience made our venture in buying a property exceptional."

Kyle & Amber Morin, Watertown

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Testimonials (Continued)

"Michael and Brenda are a very impressive team. They worked diligently with constant communication with us starting from our first meeting till the closing of our house and beyond. Their comparative market analysis was based on thorough research which clearly was the basis for the listing price. They moved the whole process of listing and selling very quickly. Our house was sold within a day of listing. We felt that both Michael and Brenda were our advocates and were acting in our best interest. They were accessible at any time. They were very supportive even after the sale of our home until we moved out."

Aruna & Rao Gogineni, Simsbury

"Mike & Brenda helped ease my anxiety about being a first time homeowner. They made the process easy and were knowledgeable about questions I had regarding each property or about the overall buying process. They did a virtual tour for me so I wouldn't have to take my newborn out in the cold. I'd recommend them to anyone!"

Nadette Taylor, Bloomfield

"Mike and Brenda were outstanding once again in representing us to find a suitable property in a very difficult market. We received direct and honest feedback and the team patiently worked with us through video calls as we were remote. They were very prompt in responding to our queries and we felt we were in great hands."

Radhesh & Elizabeth Amin, Avon

"I can't speak highly enough of my experience with Michael and Brenda. They are everything I could have hoped for and more whether we are talking about their knowledge, their skill, the equipment and resources they used (including a drone for aerial shots), to marketing skills, to their level of professionalism. And all of that was wrapped in an incredible, real friendliness and trustworthiness that is beyond anything I've previously encountered in the world of real estate. Maybe there is someone else out there as good as them, but there is no one better!"

Cortland Budin, Colebrook

"Mike and Brenda went above and beyond in helping us sell and find a home that was absolutely perfect for us. It was a joyous time with laughs along the way and would definitely recommend them to anyone. Our closing got messed up several times and they were right there to make sure it all worked out in the end."

Sarah Junno, Farmington

"Mike and Brenda were great. They listened to and followed the requirements that were needed. Very straight forward and knowledgeable about the area. Found the house we needed within a very short time. Thanks again!"

Harry Wills Booth III, Suffield

"Mike and Brenda are very knowledgeable and experienced agents. They were also very patient and answered all my questions!"

Yulia Chillington, Southington

"Mike and Brenda were very professional and knew exactly how to present our home. The photos and video were made to attract buyers. We highly recommend The Via Domus Team to anyone looking to sell their home!"

Norm & Deb Fusaro, Bristol

"I am so grateful to have found Michael & Brenda to help me along the way. I am a first time home buyer and was so anxious to find something that at one point I almost settled. They talked me through everything and helped me find and helped me be patient until I found exactly what I was looking for. They shared so much of their knowledge and taught me so much, that will stick with me forever! Thank you Michael and Brenda, you are the best. Highly Recommend!"

Kristalyn Brackett, Torrington

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Brenda and Michael were consummate professionals and helped us find the right house at the right price. Knowing what was good and bad at a variety of properties. Between Brenda and Michael, they were completely knowledgeable."

Brian & Amy Nadel, Woodbridge

"It was a pleasant surprise for us to have such a wonderful joy ride with this team through out the process. They are quick to realize the real value and potential of the house. Great insights into the process, suggestions and working hand in hand with us every step of the way. I will strongly recommend to any seller to work with this team. They ensure the best interests of the seller while staying practical in the market."

Anil & Bhavani Nagalla, Farmington

"Brenda and Michael are a Dynamo team. They represented us well. They have a great style which reflected our home. Our house was an updated 1870 home, old character with modern updates. Brenda has a great appreciation for that style which helped in showing it. They were great with the customer as well as with us, the owners. As a team they are thorough, personable and most encouraged us not to be dissuaded. It was a successful transaction and we appreciated their work. They are great to work with."

Michelle & Paul Grobman, Colebrook

"Brenda and Michael are very patient and ready to wait until their customer finds the right home. We got responses from them all the time when we tried to reach them. Proactive in all the phases and reminded every step in advance and never missed any milestone dates until the closing. It's been nice working with you both."

Aneesh Kumar AV, Simsbury

"Thank you Mike and Brenda. We are very grateful for the good job in getting our house sold. From the beginning to the close, you guys did an awesome job in helping us prepare the house and showing it as well even in the middle of a pandemic. We will be happy to recommend The Via Domus team to any future clients. Thank you!"

Isaac Larbi & Vida Tawia, East Granby

"The Via Domus Team went above and beyond all expectations to ensure we found the home of our dreams. Their expertise, compassion, and patience were paramount as we navigated the ups and downs of buying our first home. We are so appreciative of their dedication to us as clients and recommend them wholeheartedly to anyone who is in the market to buy or sell their home."

Kerry and Keith Pirraglia, East Haven

"I would HIGHLY recommend Mike and Brenda to anyone who truly wants a balanced perspective of the home buying process. Their experience, attention to detail, and hard work really showed, and they advocated for us every step of the way. They were always quick to communicate with us and had no problem giving us the good and bad about the houses we looked at so we had all the information we needed to make an informed decision. Thanks again!"

Steven Chapman, Wolcott

"A letter came in the mail from Brenda and Michael, it was so well composed and I was impressed. I called and spoke to Brenda and I liked her approach so much that we met and we signed the contract. They were not pushy at all and all through they were honest and focused. Brenda is a thoroughbred, great agent! They treated us with due respect and are perfect professionals. We were extremely pleased with Brenda and Michael and highly recommend them to anyone wanting to sell a home!"

Ranjit and Krishna Chaterji, Simsbury

www.instagram.com/TheViaDomusTeam



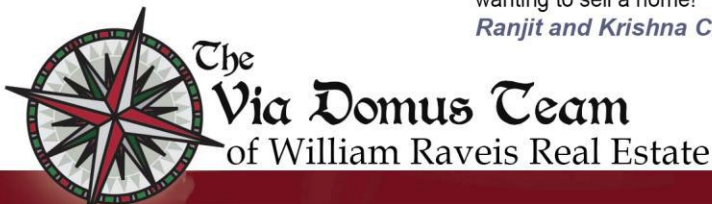
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The Via Domus Team Recent Closings

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412 Main Street, #11, Terryville
The Via Domus Team represented the seller in this transaction.



146 Spencer Hill Rd., Winsted
The Via Domus Team represented the seller in this transaction.



240 Millville Avenue, Naugatuck
The Via Domus Team represented the buyer in this transaction.



5 Stebbins Brook Lane, Simsbury
The Via Domus Team represented the buyer in this transaction.



170 Rosewood Lane, Berlin
The Via Domus Team represented the seller in this transaction.



308 Scoville Hill Road, Harwinton
The Via Domus Team represented the buyer in this transaction.



252 Blakeslee Street, Bristol
The Via Domus Team represented the buyer in this transaction.



483 Dowd Avenue, Canton
The Via Domus Team represented the buyer in this transaction.



143 Maple Avenue, Bristol
The Via Domus Team represented the seller in this transaction.



43 Boardman St, Bristol
The Via Domus Team represented the seller in this transaction.



50 Chestnut Grove Rd, Watertown
The Via Domus Team represented the buyer in this transaction.



410 Emmett Street, #92, Bristol
The Via Domus Team represented the buyer in this transaction.

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For the Price of One!



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Old Fashioned Values With Today's Technology!

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1 Hampshire Lane, Simsbury
The Via Domus Team represented the seller in this transaction.



22 Spring Hill Lane, Bloomfield
The Via Domus Team represented the buyer in this transaction.



95 Stagecoach Road, Avon
The Via Domus Team represented the buyer in this transaction.



1241 East Street, C2, New Britain
The Via Domus Team represented the seller & buyer in this transaction



17 Prock Hill Road, Colebrook
The Via Domus Team represented the seller & buyer in this transaction.



8 Nina Drive, Naugatuck
The Via Domus Team represented the seller in this transaction.



111 Deercliff Road, Avon
The Via Domus Team represented the buyer in this transaction.



95 Colton Street, Windsor
The Via Domus Team represented the buyer in this transaction.



239 Old Farms Road, Avon
The Via Domus Team represented the seller in this transaction.



1412 North Street, Suffield
The Via Domus Team represented the buyer in this transaction



42 Boulderbrook Court, Prospect
The Via Domus Team represented the buyer in this transaction.



14 North Circle, Beacon Falls
The Via Domus Team represented the seller in this transaction.

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00 Prock Hill Road, Colebrook
 The Via Domus Team represented the seller & buyer in this transaction.



55 Nosahogan Dr., Southington
 The Via Domus Team represented the buyer in this transaction.



412 Main Street, #9, Terryville
 The Via Domus Team represented the seller in this transaction.



586 King Street, Bristol
 The Via Domus Team represented the buyer in this transaction.



26 Barton Street, Torrington
 The Via Domus Team represented the buyer in this transaction.



161 Sprain Brook Rd, Woodbury
 The Via Domus Team represented the buyer in this transaction.



72 Oakridge, Farmington
 The Via Domus Team represented the seller in this transaction.



70 Beech Hill Road, Colebrook
 The Via Domus Team represented the seller & buyer in this transaction.



53 Cambridge St., West Hartford
 The Via Domus Team represented the seller in this transaction.



21 Carson Way, Simsbury
 The Via Domus Team represented the buyer in this transaction.



30 Pierce Street, Bristol
 The Via Domus Team represented the seller in this transaction.



264 Campville Road, Northfield
 The Via Domus Team represented the buyer in this transaction.

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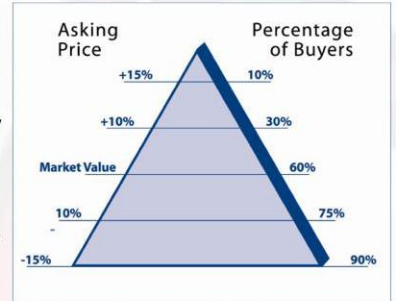


Price Your Home to Sell

If your asking price is above market value, you lose prospective buyers who would otherwise be prime candidates to purchase your home.

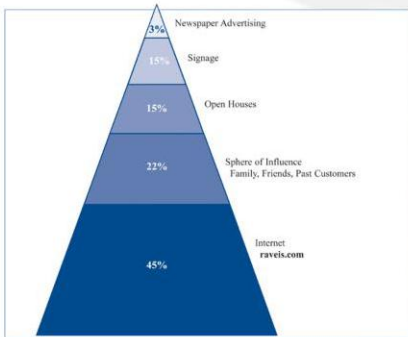
Pricing Your Home

Most often the higher the asking price, the longer it takes to sell. If you list at a price below market value, you will ultimately sell for a price that is not the optimum value for your home. When you list at market range, your chances of selling are greater. The percentage increases as the price falls even further below market value. Therefore, by pricing your property at market value, you expose it to a much greater percentage of prospective buyers, thus increasing your chances for a sale while ensuring a final price that properly reflects the market value of your home. More buyers purchase their properties at market value than above market value.



The Window of Opportunity

Your home captures the most attention when it is first placed on the market. For this reason, it is essential to price your home realistically from the beginning. Do not count on reducing it later if it does not sell. Optimize your window of opportunity! Enclosed in a market evaluation is up-to-date information on what is happening in your marketplace and the price and condition of competing properties. These are key factors in pricing your property and getting it sold at the best price, quickly and with minimum hassle.



Source of Buyers

When you list your home with The Via Domus Team, it will be marketed by 2,700 William Raveis sales associates in Connecticut, Massachusetts, New York and Rhode Island, who have superior networking resources at their disposal. We understand that selling your home to other REALTORS is one of the most significant responsibilities in securing the highest price for you.

Factors Affecting the Market Time of Your Property

Why do some properties sell quickly while others remain on the market for months? The following elements influence the market time of your home. Although we have no control over some of these factors, recognizing them will assist you in understanding the selling process and, with a proper balance, in expediting the sale of your home.

Price

If your home is not properly priced, it may delay or even prevent a sale. Your comparative market analysis prepared for you by The Via Domus Team can help determine the best pricing for your home.

Timing

Whether it is a "buyer's market" or a "seller's market," it affects the market time of your house. Market conditions cannot be influenced or manipulated. The Via Domus Team can assist you with a strategically smart market plan for your home based on current market conditions.

Location

The single greatest element affecting the value of your home is location. A neighborhood's desirability is basic to a property's fair market value.

Inventory

Buyers compare your home to the current inventory in your neighborhood and interpret value based on available properties in the area.

Condition

The physical aspects of your property such as size and acreage cannot be controlled. However the condition of the property will affect the price and speed of your sale.



Scan Here!

Now you can set up an appointment online with The Via Domus Team for a listing presentation or Market Analysis



The
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of William Raveis Real Estate

Helping our clients find the way home!



It's not just the listing price as to why a home does not sell... there are many other factors involved some agents do not consider!

Top Reasons Why Some Homes Don't Sell

- Agent was not a tech savvy agent and familiar with the latest, up-to-date internet and social media trends.
- Agent did not know the local market and marketing trends for the area.
- Lack of professional quality photos, incomplete MLS listing with no room sizes, a lack luster description, and incorrect facts about the home.
- Lack of communication from your agent, including low showing and open house feedbacks.
- Poor ratio of internet viewings to actual showings on your home.
- Location of the property versus the competition on the market in your town.
- You are battling high competition and/or poor market conditions in your town.
- The condition of the home's exterior and/or interior, and perhaps the lack of a "wow factor".
- Ineffective Marketing – The old, traditional ways of selling a home some agents still use are just no longer effective with today's buyers.
- Ineffective open houses or the agent who doesn't hold open houses because **"homes don't sell at open houses."** Ask us to explain to you why that statement is both true, AND false.



Did you know that statistics show 89% of today's buyers search the internet before they purchase a home?



Internet Exposure for Your Home

In today's real estate market, the most important aspect to selling your home is the presence and image your home has on the internet. The Via Domus Team offers all our clients enhanced listing packages on Raveis.com, full profile listings on Realtor.com, Zillow and Trulia, along with many other major real estate web sites and social media sites such as Facebook and Instagram. Professional photos and full, custom descriptions of your home are displayed for all potential buyers to view. On the day your home goes active on the market, The Via Domus Team sends you a link to view your home's listing so you can see your photos, description and home facts. It is amazing how many homeowners never viewed their homes listing and had no idea just how poor an impression their home made on potential buyers. Our clients receive weekly reports showing how your homes listing is performing on the internet.

Residential Home Sales ⚓ **Condominium Sales** ⚓ **First Time Home Buyers**
Commercial Properties ⚓ **Corporate Relocations** ⚓ **New Construction & Land**

The Via Domus Team Award Winning Service

When you choose The Via Domus Team of William Raveis Real Estate to sell your home, you not only receive the services of two full time, professional real estate agents, you also receive our award winning service. Partners Brenda Drzewiecki and Michael Grady have proudly earned the **"#8 Partnership in CT, Closed Units"** and the **"Chairman's Club Award"** for 2021, **"President's Club Award"** for 2019 & 2020, the **#3 Partnership in CT, Closed Units for 2019**, along with the **"Excellence in Customer Service Award"** for multiple months and years with William Raveis Real Estate. We are dedicated to making the home selling process a smooth and stress free experience for our clients. From the day you sign a listing agreement with us for your home, to the day of your closing, The Via Domus Team will be with you every step of the way. We will assist you in negotiating offers, dealing with home inspection issues, and helping to make sure your home appraises.



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The Via Domus Team
of William Raveis Real Estate

Brenda Drzewiecki | Michael Grady
 Brenda: 860.965.6121 | Michael: 860.416.4482
 theviadomusteam@raveis.com
 theviadomusteam.raveis.com
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Not just a listing on the MLS & a sign on your front lawn!



The Via Domus Team has proudly earned the **"#8 Partnership in CT, Closed Units"** and the **"Chairman's Club Award"** for 2021, **"President's Club Award"** for 2019 & 2020, the **#3 Partnership in CT, Closed Units** for 2019, along with the **"Excellence in Customer Service Award"** for multiple months and years with William Raveis Real Estate. With more than 27 years combined experience, when you choose The Via Domus Team to sell your home, you are receiving the experience and dedication of two professional real estate agents. We are dedicated to making the home selling process a smooth and stress-free experience for our clients. Here are some of the ways your home will be marketed with The Via Domus Team:

Raveis.com

- Over 10 million world-wide visits annually and over 1 billion hits annually.
- Raveis has a 98% customer satisfaction rating and is the #1 family-owned company in the Northeast.
- Affiliation with all the major search engines such as Google, Yahoo, Bing, AOL, etc.
- Multiple photos and custom property description of your home and it's features.
- Public and Broker open houses displayed every week
- Raveis mobile app for all iPhone, iPad and Android users.
- Special features such as Online Home Evaluation, Tracking Reports, School Reports, and Local Housing Data.



Realtor.com, Zillow, Trulia, and more!



In today's real estate market, the most important aspect to selling your home is the presence and image your home has on the internet.

The Via Domus Team offers all their clients enhanced listing packages, professional quality photos and stunning aerial photography, along with custom descriptions on all real estate internet sites such Realtor.com, Zillow, Trulia, Google, and all other major real estate sites.



Social Media Sites Such As Facebook, Instagram & Twitter

All Via Domus Team listings are posted on popular social media sites such as Facebook, Instagram and Twitter to increase the exposure of the home to more potential buyers. Direct contact with these potential buyers and other agents increases the odds of selling a home. Multiple photos, listings information, open houses, price adjustments are all posted for the public to view. We also go beyond by offering our clients social media targeted marketing to areas in and around Connecticut.



It's All About Your Homes Image On The Internet

Many agents, believe it or not, are using their cell phones or cheap, inexpensive small cameras to take photos of homes causing dark, blurry, and sometimes the "fishbowl" effect. Others hire a "professional" photographer and have no control over the scenes and quality of the quality of the photos. They have a limited number of photos to choose from. The Via Domus Team uses a 35mm digital camera and an aerial drone and are not limited to how many photos are taken. You receive a professional, high quality image of your home and a great first impression to potential buyers viewing your homes listing. It is amazing how many homeowners that have had their listing expire without even an offer on their home, but never went on the internet to actually view the photos or description of their home.



Over 89% of buyers searched the internet **BEFORE** purchasing a home!



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**The Via Domus Team of William Raveis
Real Estate gives your home the maximum
exposure on the internet!**

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Preparing Your Home To Sell

Your home has just one chance to make a great impression with each potential buyer. And it can! The following “tricks of the trade” will help you keep track of what needs to be done. The whole idea is to present a clean, spacious clutter-free home - the kind of place you’d like to buy. Accomplish a little each day, and before long, your home will be ready to make the impression that can make the sale.

Your Home's Curb Appeal

- Mow lawn
- Trim shrubs
- Edge gardens and walkways
- Sweep walkways and driveway, remove branches, litter or toys
- Add color and fill in bare spots with plantings
- Remove mildew or moss from walls or walk with bleach and water or other cleaner
- Take stains off your driveway with cleanser or kitty litter
- Stack woodpile neatly
- Clean and repair patio and deck area
- Remove any outdoor furniture which is not in good repair
- Make sure pool or spa sparkles
- Replace old storm doors
- Check for flat-fitting roof shingles
- Repair broken windows and shutters, replace torn screens, make sure frames and seams have solid caulking
- Hose off exterior wood and trim, replace damaged bricks or wood
- Touch up exterior paint, repair gutters and eaves
- Clean and remove rust from any window air conditioning units
- Paint the front door and mailbox
- Add a new front door mat and consider a seasonal door decoration
- Shine brass hardware on front door, out side lighting fixtures, etc.
- Make sure doorbell works

General Interior Tips

- Add a fresh coat of interior paint in light, neutral colors
- Shampoo carpeting, replace if necessary
- Clean and wax hardwood floors, refinish if necessary
- Clean and wash kitchen and bathroom floors
- Wash all windows, vacuum blinds, wash windowsills
- Clean the fireplace
- Clean out and organize closets, add extra space by packing clothes and items you won't soon need

- Remove extra furniture, worn rugs and items you don't use; keep papers, toys, etc. picked up, especially on stairways
- Repair problems such as loose door knobs, cracked molding, leaking taps and toilets, squeaky doors, closets or screen doors which are off their tracks
- Add dishes of potpourri, or drop of vanilla or bath oil on light bulbs for scent
- Secure jewelry, cash and other valuables

The Living Room

- Make it cozy and inviting, discard chipped or worn furniture and frayed or worn rugs

The Dining Room

- Polish any visible silver or crystal
- Set the table for a formal dinner to help viewers imagine entertaining

The Kitchen

- Make sure appliances are spotless inside and out (try baking soda for cleaning Formica stains)
- Make sure all appliances are in perfect working order
- Clean often forgotten spots on top of refrigerator and under sink
- Wax or sponge floor to brilliant shine, clean baseboards
- Unclutter all counter space, remove counter top appliances
- Organize items inside cabinets, pre-pack anything you won't be using before you move

The Bathrooms

- Remove all rust and mildew
- Make sure tile, fixtures, shower doors, etc. are immaculate and shining
- Make sure all fixtures are in good repair
- Replace loose caulking or grout
- Make sure lighting is bright, but soft

The Master Bedroom

- Organize furnishings to create a spacious look with well-defined sitting, sleeping and dressing areas

The Garage

- Sell, give away or throw out unnecessary items
- Clean oily cement floor
- Provide strong overhead light
- Tidy storage or work areas

The Basement

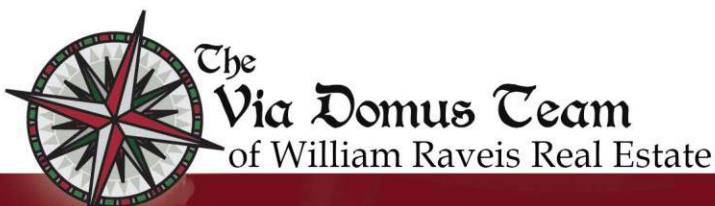
- Sell, give away or throw out unnecessary items
- Organize and create more floor space by hanging tools and placing items on shelves
- Clean water heater and drain sediment
- Change furnace filter
- Make inspection access easy
- Clean and paint concrete floor and walls
- Provide strong overhead lighting

The Attic

- Tidy up by discarding or pre-packing
- Make sure energy-saving insulation is apparent
- Make sure air vent is in working order
- Provide strong overhead lighting

When It's Time to Show

- Make sure your property profile folder, utility bills, MLS profile, house location survey, etc. are available
- Open all draperies and shades, turn on all lights
- Pick up toys and other clutter, check to make sure beds are made and clothes are put away
- Give the carpets a quick vacuuming
- Add some strategically placed fresh flowers
- Open bathroom windows for fresh air
- Pop a spicy dessert or just a pan of cinnamon in the oven for aroma
- Turn off the television and turn on the radio music at a low volume
- Make a fire in the fireplace if appropriate
- Put pets in the backyard or arrange for a friend to keep them
- Make sure pet areas are clean and odor-free
- Make sure all trash is disposed of in neatly covered bins



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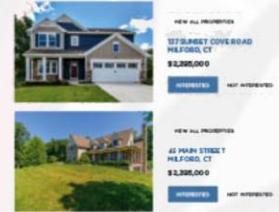
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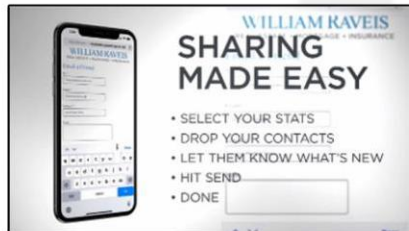
Listing Notifications

Creating your profile on raveis.com based on your search criteria will ensure you see new properties as soon as they come on the market based on your profile preferences which include price, location, number of bedrooms and bathrooms and more, new properties, price changes and open houses will be emailed directly to you.



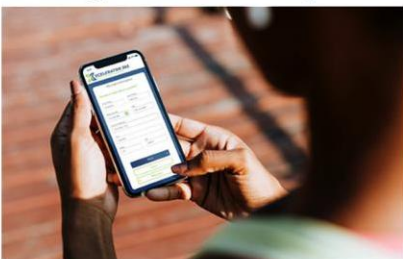
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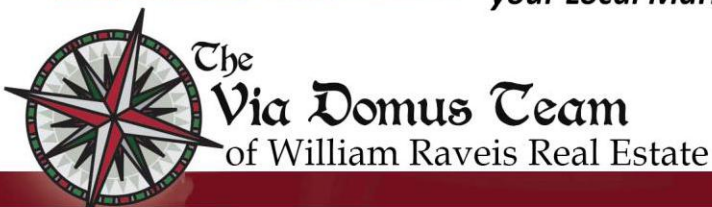
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Less Time. By leveraging your partnership with your Mortgage Banker, you can close quicker.

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Do's & Don'ts

When Applying for a Mortgage

Do's

Notify us of income changes

Contact your mortgage banker of any changes to your loan application. Minor changes can have big implications on a mortgage process.

Keep documentation of all large deposits

Lenders will ask to verify the source for all large deposit(s), including copies of checks, bank statements, and other deposit documentation.

Pay bills on time

Contact your mortgage banker of any changes to your loan application. Minor changes can have big implications on a mortgage process.

Don'ts

Apply for new credit card of any kind

Your credit score can be adversely affected each time your credit is pulled by a potential creditor

Consolidate your debt

Limit your balance to below 50% of your total credit limit. Consolidating can appear that you have maxed out. This can negatively affect your credit score.

Change/quit your job

If you are planning to change jobs, please consult your mortgage broker immediately. Job changes can adversely affect mortgage approvals.

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William Raveis Mortgage, LLC. 7 Trap Falls, Shelton, CT 06484

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5 Reasons to Sign a Buyer Representation Agreement

If you've started looking for a home - and a real estate professional to assist you - your buyer's representative may ask you to sign a Buyer Representation Agreement. What is this form? Why should I sign it?

A Buyer Representation Agreement is a legal document that formalizes your working relationship with a particular buyer's representative, detailing what services you are entitled to and what your buyer rep expects from you in return. While the language used in the document is formal, homebuyers should view it as an important and helpful tool for clarifying expectations, developing mutual loyalty, and most importantly, elevating the services you will receive.

Receive a higher level of service

If you've formalized an agency relationship with a buyer's rep, you can expect to be treated like a client instead of a customer. What's the difference? Clients are entitled to superior services, relative to customers. While the details vary from state to state, and from one buyer's agent to another, you can generally assume that being a client means that you've formed a fiduciary, or agency relationship with your buyer's rep.*

Get more without paying more

In almost every case, home sellers have already agreed to pay a buyer's agent's commission. If they haven't, you can ask your buyer's rep to avoid showing you any such homes. Or you can still view the home, knowing that you'll need to factor your agent's commission into any offer you may write. While buyers rarely pay real estate commissions, this is an important detail you'll want to discuss with your buyer's rep and clarify in their representation agreement.

Avoid misunderstandings

A Buyer's Representation Agreement clarifies expectations, helping you understand what you should and shouldn't expect from your buyer's rep, and what they will expect from you, which usually centers on loyalty.

Agency relationships are based on mutual consent

While most representation agreements specify a time period, they can be terminated early if both parties consent. Most buyer's reps are willing to end an agreement early if the working relationship isn't going well. Some buyer's reps offer representation agreements for as little as one day, for the purpose of giving both parties a brief trial period to explore working together.

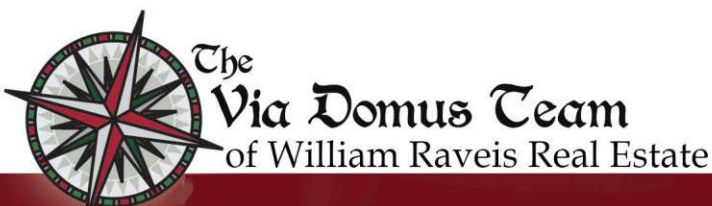
Strength as a team

When you and your buyer's rep work together within a formalized agency relationship, you have created a team dedicated to helping you achieve the best possible home-buying experience.

* - Note that not every state requires a signed Buyer's Representation Agreement to create an agency relationship. In some cases, an agency relationship can be formed if both parties simply behave as if one exists.

Services You Will Receive from The Via Domus Team

- We will help you determine the required characteristics of your new home.
- We will identify available homes that meet your criteria whether they are listed with William Raveis Real Estate or another Brokerage.
- We will provide you with information on communities, schools, churches and any other area characteristics you need.
- We will determine the maximum mortgage amount for which you are qualified.
- We will advise you of the financing options available to you.
- We will give you an estimate of the cash required for the purchase.
- We will research past appreciation rates for the communities you are considering.
- We will meet with you periodically to review progress.
- We will advise you on the preparation of an offer.
- We will attend the home inspection with you after your contract is accepted.
- We will monitor progress toward closing when your contract is accepted.
- We will immediately advise you of events that may threaten the closing.
- We will stay in contact with the listing agent to make sure things are proceeding smoothly.
- We will help you inspect the property prior to closing.
- We will attend the closing with you.



Scan Here!

To view what past clients have to say about the services and dedication they have received from The Via Domus Team

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What Do You Want And Need In A Home?

Finding a new home can be exciting. But deciding what you truly want and need – and can afford – can be challenging. Making these decisions begins with setting priorities among many different preferences. Most homebuyers invariably face trade-offs. The Via Domus Team can play a key role in helping you sort out your options. We can also offer important insights specific to your local markets.

Here are many of the considerations you'll want to discuss with The Via Domus Team;

Basic Home Features

- Do you prefer a single-family detached home, townhome, condominium, or other type of property?
- Desired number of bedrooms and baths
- Preferences regarding kitchen, dining, family rooms, etc. and preferred home layout
- High-priority home features, such as kitchen appliances, fireplaces, etc
- Other types of rooms needed (e.g., a home office or a hobby space)
- Storage spaces (closets, basement, an outdoor shed, etc.)
- Need for a garage or parking space, and if so, for how many cars?

Other home preferences

- Ranch, two story, split level, etc.
- Age and style of home (Victorian, bungalow, modern, etc.)
- How important is energy efficiency or other green home features?

Neighborhoods/Locations

- Commuting considerations (to work, shopping, etc.)
- Proximity to desirable features (such as a community center, exercise facility, school, hospital, etc.)
- View – how important is it to find your idea view (overlooking a park, for example) or avoiding a bad one (a busy highway)?

Lot characteristics

- Size and shape, including back, front and side yards
- Landscaping considerations – the need for open play areas, privacy, patio space, decking, etc.
- Home orientation – is it important for your home to face a particular direction?

Life At Home

- If you'll be sharing your home with children, pets, live-in parents or others, how does this impact your housing preferences? Both now, and in the future? (For example, pets may require a fenced-in yard; older parents may dictate one-floor living)
- Proximity to neighbors

Related Costs

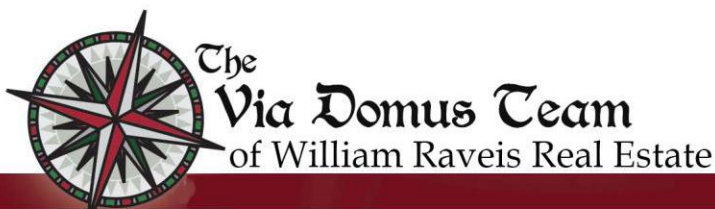
- Homeowner association fees?
- Property taxes

Trade-offs

- How much do you want to invest in a home beyond the purchase price, either financially or in terms of sweat equity, if you can't find exactly what you want?
- Are you willing to consider other neighborhoods that provide better affordability?

Resale

- How long do you plan to live in this home? How does this impact the type of home you will buy, how much you'll spend, and your choice of location?



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Home Finder's Profile

Desired Town(s) _____

New or Existing Home _____ Square Feet _____ Lot Size _____

Style(s) of Home _____

Price Range _____ to _____

Bedrooms _____ Bathrooms _____ Garage _____

Heating Fuel Source _____

Other Features _____



As Certified Homeownership Professionals, The Via Domus Team has received training in the real estate, mortgage, insurance and settlement services processes. This means we can help you navigate the homeownership process, making your transition seamless and stress free.

Current Home Information

Address _____

Town _____ Phone _____

Email Address _____

Own or Rent _____

Do you need to sell your present home to purchase a home? _____

Time frame for which you are looking to purchase/sell? _____

Have you been pre-approved for a mortgage? _____

Comments on present home _____



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Final Walk Through Checklist

General

- Have all agreed-upon repairs been completed?
- Has the associated paperwork been submitted?
- Have the sellers removed any contents that are supposed to stay?
- Is the home relatively clean and ready for new occupants?

Walls, ceiling and floors

- Are there signs of new damage? (water damage, gouges, stains, etc.)

Electrical

- Do all light fixtures work?
- Does every outlet have power?

Plumbing

- Test each faucet. (On/off? Water pressure? Hot/cold water?)
- Check under sinks for leaks.
- Do all toilets flush properly?
- Are any drains clogged?

Windows/Doors

- Do all windows open, close and lock properly?
- Do they all have screens (if applicable)
- Do all exterior and interior doors open and close properly?
- Do the locks work?
- If there's an electric garage door, does it work?
- Do all cabinet doors/drawers open/close?

Appliances

Do all appliances included in the home operate correctly?

- Refrigerator
- Dishwasher
- Stove, cook-top, oven, microwave
- Garbage disposal
- Other specialized kitchen appliances (e.g., warming drawers, wine coolers)
- Exhaust fans (kitchen and bath)
- Heaters (bath)
- Ceiling fans

HVAC

- Test the furnace and/or air conditioning system.
- Are any vents blocked?

Exterior

Has there been any new damage to:

- Exterior walls or roof?
- Driveway?
- Landscaping?
- Other structures on the property?



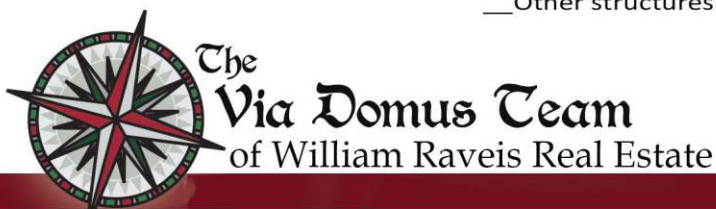
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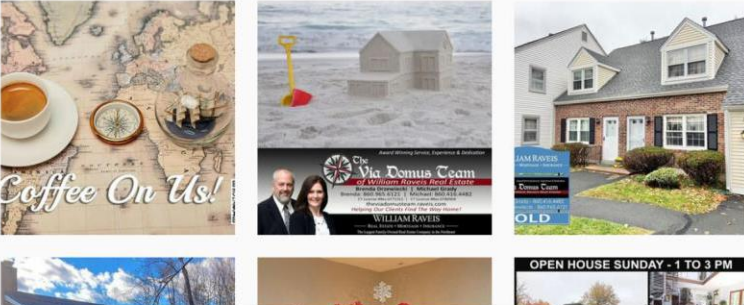
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Email: TheViaDomusTeam@Raveis.com | Website: TheViaDomusTeam.com | Office Location: 200 West Main Street, Avon, Connecticut 06001



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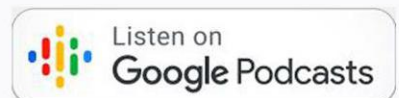
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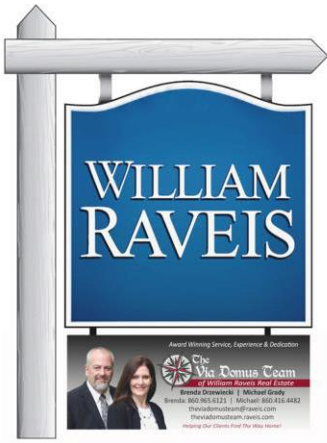


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11 TIMBERCREST DRIVE, CANTON . . . LISTED AT \$890,000



European Style Chateau nestled on 5.6 acres with center stone turret and private natural surroundings. This home features a welcoming spiral staircase foyer with tile floor, large open living room with an over-sized marble surround fireplace, vaulted ceiling and interior balcony, a formal dining room with slider out to enclosed porch, and an eat-in kitchen with tile floor, granite countertops and pantry. Also included on the main level is the primary bedroom suite with walk-in closet, full bath and dressing room, a family room with a hardwood floor, beautiful stone surround fireplace and ceiling beams, and a library with built-in bookshelves (can be used as a fourth bedroom if needed). There is an additional full bath on the main level, along with a half bath off the kitchen. As you ascend to

the upper level there is a sitting area at the top of the stairway and a view of the living room from the balcony. The second level also consists of the over-sized second bedroom with a walk-in closet, third bedroom, an additional full bath and a large bonus/media room with a storage area in the back (great for an artist, recording studio and more). Rec/playroom in the lower level with a fireplace and half bath, workshop and storage areas and walk out access to the two-car garage. Additional features of the home are new furnace, newer whole house propane generator, security system, newer CAir unit, 600 ft. driveway, 4 outbuildings that can be used as workshops or additional storage. Home is centrally located between New York City and Boston (roughly a two-hour ride) and 30 minutes to Bradley Airport.



Living Room



Family Room



1st Floor Primary Bed



Aerial View



The
Via Domus Team
helping our clients find the way home



Scan Here!
For more information on
11 Timbercrest Dr., Canton

Old Fashioned Values With Today's Technology!

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Chicken Tortellini Soup

Ingredients

- 1 tablespoon extra-virgin oil
- 1 small yellow onion, chopped
- 2 medium carrots, sliced 1/4 inch thick
- 2 celery stalks, sliced 1/4 inch thick
- 1 quart store-bought low sodium chicken broth
- 1 tablespoon miso
- Kosher salt and freshly ground black pepper
- 10 ounces store-bought cheese tortellini
- 2 cups shredded cooked chicken
- Fresh parsley, to garnish



Makes 4 servings

30 min. to prepare

Directions

1. In a medium saucepan, heat the olive oil over medium heat. Add the onion, carrot and celery, and cook until the onion is translucent, 5 to 7 minutes. Add the chicken stock.
2. In a liquid measuring cup, whisk the miso with 1 cup of water to dissolve. Add to the saucepan and bring to a boil, then reduce to a simmer.
3. Add the tortellini and simmer until cooked through, 5 to 8 minutes. Add the chicken, taste and adjust the seasoning with salt and pepper.



Lemon Rosemary Potpourri

Ingredients

- 2 lemons, quartered or sliced
- 3 sprigs fresh rosemary
- 1 vanilla bean, optional
- water

Directions

1. Toss lemon slices and rosemary sprigs into a small saucepan*. Cover with water, plus about 3 inches.
2. Heat over low heat and allow to simmer, refilling water as needed through out the day.
3. Each day replace the lemons, rosemary and vanilla bean.

* - A small slow cooker can be used as well,. remember to check the water level throughout the day.



The
Via Domus Team
of William Raveis Real Estate

Helping our clients find the way home!

Award Winning Service, Experience & Dedication





The Via Domus Team

of William Raveis Real Estate

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Book An Appointment

Listing Appointment for Your Home

Are you looking to sell your home and want the award-winning service, experience and dedication that you receive when you sign with us? With over 35 years of combined experience, we are dedicated to making the home selling process a smooth and stress-free experience for our clients. From the day you sign a listing agreement with us for your home, to the day of your closing, we will be with you every step of the way.

Market Valuation On Your Home

Thinking of selling your home and not sure what the market value is? Leave us your name, address, phone number, email address and we will give you a FREE Market Valuation on your home. Home values can vary depending on condition of home, amenities, updates, etc. in a home. A Market Valuation uses homes similar in style, square footage and tax records. If you would like a more accurate and extensive value report, schedule a Comparative Market Analysis (CMA) appointment with us. With a CMA, we come out to your home and have you walk us through the home prior to giving you a CMA report.

Buying Appointment - Buyer Agent Request

Thinking of buying a home and looking for experienced real estate agents to help you find the right home? We are Certified Homeownership Professionals (CHP Designation) with special training in the mortgage, insurance, and settlement services areas, so we can properly advise our clients through every step of homeownership. We are dedicated to making the home buying adventure a smooth and stress-free experience for our clients. From the day you sign a buyer representation agreement with us, to the day of your closing, we will be with you every step of the way.

Personal Portal Set-up - Property Search

Tired of not getting up-to-date and accurate information on homes from your current on line search? Set up a day and time that we can call you, or have you stop in our office, and get some information from you to set up your Personal Search Portal. All new listings or price reductions delivered straight to your email from the MLS. Quick, up-to-date and accurate information as soon as an agent places a home on the MLS. The Personal Search Portal and set-up are FREE! An buyer representation contract with us is required prior to turning your portal on.



Comparative Market Analysis (CMA)

Getting ready to put your home on the market and looking for an accurate, well defined listing price range for your home? Have us come out and do a FREE comparative market analysis and show you what we do for our clients when listing a home (i.e. professional photography including aerial photography, walk through full video, and comprehensive advertising of your home including social media sites). A Comparative Market Analysis is not an appraisal. It is based on comparative homes, amenities and opinion. Client will be given a price range for listing their home.

Home Showing Appointment

Have you seen a home on line that you would like to take a look at? Let us know a day and time you are available and we will do our best to set up a showing on that day with us. Please put the home address or MLS number in the notes section. When the showing appointment is confirmed, you will receive an email and phone call letting you know. You will be required to sign a buyer/broker agreement with The Via Domus Team prior to the showing time. The agreement can be made for just that home and can be emailed to be electronically signed. If you have any questions or concerns, please call us

First-Time Homebuyer Appointment

Are you a first-time homebuyer and having a little anxiety and not sure of the whole home buying process? We have worked with many first-time homebuyers and enjoying educating our clients of the process and the steps ahead, right up to the closing. We will walk through homes with you and point things out and answer any questions you have as we go through. There may be times we advise you to walk away from a home, times we may say RUN! We are very patient real estate agents and we do not push our clients into a home that does not fit their wants and needs just for a quick commission.



Scan Here!

To schedule an appointment online through our Via Domus Team Bookings page



Scan Here!

To schedule an appointment online through our Facebook page, click on Book Now

Or Give Us A Call



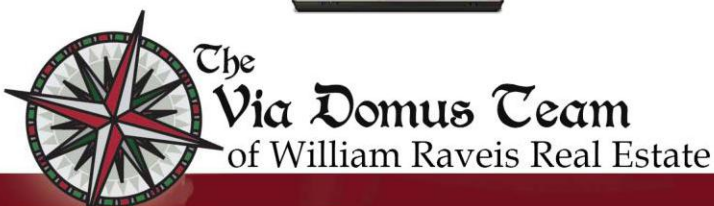
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