
WHY LIST WITH US



CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHESTNUTPARK.COM



SELL YOUR HOME QUICKLY, FOR THE BEST PRICE

COUNT ON US FOR AN OUTSTANDING CLIENT EXPERIENCE



We strongly hold firm that working closely together with you as a team makes all the difference. We value honest, upfront service in our daily lives and stand firm that you deserve no less. We cut to the chase of current offerings in the market place and present you an opinion of value based on facts. This is a key factor in building a solid relationship, allowing us to develop a marketing strategy suited to the the property and helping you turn Selling into SOLD!

ROB & KATE
PLOMER & VADER
SALES REPRESENTATIVES



Rob Plomer

Sales Representative

613.921.3325 (Direct)

613.471.1708 (Office)

robplomer@chestnutpark.com
robplomer.com

Kate Vader

Sales Representative

613.813.3604 (Direct)

613.471.1708 (Office)

katevader@chestnutpark.com
katevader.com



CHRISTIE'S
INTERNATIONAL REAL ESTATE

.....
CHESTNUTPARK.COM



OUR APPROACH

OUR GOAL IS TO DELIVER THE BEST POSSIBLE RESULTS, IN THE SHORTEST PERIOD OF TIME, WITH THE LEAST INCONVENIENCE TO YOU.

At Chestnut Park, we deliver unparalleled real estate service customized to your unique needs. Our highly skilled agents have a deep understanding of the markets they serve, offering an important competitive advantage for buyers and sellers. Other brokerages simply do not deliver the calibre of service that Chestnut Park offers our clients.

Chestnut Park clients benefit from our:

Unparalleled service

Superior expertise

Deeper market insights

Market-leading negotiation capabilities

Exceptional local coverage

Strategic global partnerships

OUR PLEDGE OF SERVICE

SUCCESS IS IN THE DETAILS

We are not like other brokerages. We strive to understand your needs and goals and then create a custom plan to get you the best possible results.

Unmatched marketing exposure

Market and promote your property strategically through:

- MLS and other local and global real estate web sites
- ChestnutPark.com, Chestnut Park blog and global affiliate websites such as ChristiesRealEstate.com and LuxuryRealEstate.com
- Social media exposure on YouTube, Pinterest, Instagram, Facebook and Twitter
- Print advertising in local, US and global publications
- Video slideshows, virtual tours, YouTube videos and email blasts to local and global network agents
- Professional property feature sheet, photographs and property signage

Networking and negotiating

- Provide information about your home to all associate brokers and sales representatives at Chestnut Park, key local brokerages and global affiliates
- Provide buyers with introductions to financial institutions and mortgage brokers in order to assist in the sale of your property.

Unparalleled service

- Maintain close contact with you throughout the listing period and provide regular updates regarding market conditions and activity concerning your property.
- Assist you and advise you during all negotiations regarding the sale of your property.
- Assist lawyers, appraisers and other real estate professionals regarding the sale of your property.
- Act at all times with your best interest in mind, and comply with the Real Estate Counsel of Ontario Code of Ethics, The Ontario Real Estate Association, The Canadian Real Estate Association and The Privacy Code of C.R.E.A.



WHAT WE STAND FOR

TRUST, INTEGRITY, KNOWLEDGE, DISCRETION

Our mission

We will lead the real estate industry through proven leadership, service excellence, the best talent and continued commitment to innovation—all in the service of our clients.

Our vision

- ▶ To lead in all the markets we serve
- ▶ To demonstrate leadership in our industry and continue to be a trusted voice
- ▶ To attract and employ the most talented professionals
- ▶ To deliver excellence in service
- ▶ To innovate, evolve and stay relevant to our clients

Our commitment to:

■ Buyers

We will help you find your dream home and negotiate the best possible price, and terms for you.

■ Sellers

We are committed to selling your home at the highest possible price, in the shortest period of time, with the least inconvenience to you.

REASONS TO WORK WITH US

"We will strive to sell your home at the highest price, in the shortest period of time, with the least inconvenience to you."



Service and experience

We deliver unparalleled service customized to your unique needs. Our passion for real estate and a deep understanding of the markets we serve, offer an important competitive advantage for sellers.



Market knowledge

With access to the best market reports, statistics and local intelligence, we have our fingers on the pulse of your most desired neighbourhoods and feel movements and shifts immediately.



Price guidance

Your home will be priced competitively using our proven property evaluation process and our extensive knowledge of current market conditions to get the highest price possible.



Marketing with unmatched global reach

Our marketing techniques have local and global reach that provide unmatched exposure to propel your listing above the competition.



Negotiation skills

We are constantly brokering deals in the communities we serve, so we know exactly what's going on in terms of trends, pressures and opportunities. We use this knowledge to develop a strong bargaining position so you achieve the best possible results at the negotiating table.



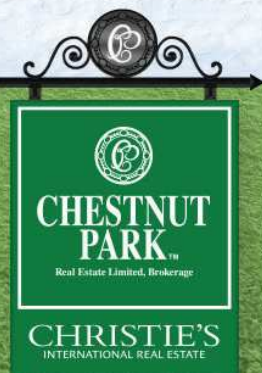
Proven performance

Our sales record speaks for itself. We will strive to sell your home in the shortest number of days for the best possible price.



YOUR PATH TO HOME SALE SUCCESS

Our goal is to sell your home at the highest price,
in the shortest period of time, with the least
inconvenience to you.



UNMATCHED MARKETING EXPOSURE



**PR & media
partnerships**



**Local & global
print ads**



Online ads



Social media

GLOBAL SALES NETWORK

Christie's International Real Estate

- ▶ Operating in **over 40 countries**
- ▶ Partnering with **25,000+ sales reps**
- ▶ Affiliated with **132 brokerages**

luxuryrealestate.com

- ▶ Operating in **85 countries**
- ▶ Affiliated with **1500+ brokerages**

EXCEPTIONAL LOCAL COVERAGE AND INSIGHTS

260+ Highly qualified agents in **Ontario's most desirable locations**
fuelled by the **best market reports and local intelligence.**

PROVEN SALES PERFORMANCE



\$1 Billion+
in annual sales

WHAT WE DO TO SELL YOUR HOME

1

Comparative market analysis

We help you reach a realistic competitive listing price for your home based on similar homes.

2

Staging consultation

We suggest improvements and provide tips for preparing your home for sale.

3

Marketing planning and promotion

We professionally photograph your home, detail the interior, and design a custom marketing plan that gives your property maximum exposure.

4

Pre-qualified prospects

We find potential buyers and screen them prior to showing your property, eliminating unnecessary inconvenience.

5

Follow up

We follow up on all showings and report results back to you weekly.

6

Purchase agreement

We review and explain all offers and negotiate the best possible deal for you.

7

Closing

We provide financing referrals and coordinate the closing of your property.



FROM LISTING TO OFFER: OUR MARKETING PLAN

Agent networking	<ul style="list-style-type: none">▪ Distribute your listing to agents on MLS and the public through relevant local and global real estate websites▪ Provide information about your home to all associate brokers and agents at Chestnut Park▪ Present your home during Chestnut Park's regular agent meetings
Feature sheet	<ul style="list-style-type: none">▪ Prepare a professional brochure that highlights the key selling points of your home
Photography	<ul style="list-style-type: none">▪ Professionally photograph your home
Sign	<ul style="list-style-type: none">▪ Install a For Sale sign in your yard
MLS	<ul style="list-style-type: none">▪ Professionally represent your property to the multiple listing system—as a result, your home will be exposed to all members of the board including sales agents and the general buying public at realtor.ca
Open houses	<ul style="list-style-type: none">▪ Review and co-ordinate open houses for agents during the week and public open houses during the weekend at the Vendor's discretion
Online advertising	<ul style="list-style-type: none">▪ Advertise your home on Chestnut Park digital properties including chestnutpark.com, with feature posts on the Chestnut Park blog, Chestnut Park social properties and my own personal website▪ Post your home on global affiliate websites including christiesrealestate.com and luxuryrealestate.com
Social media & video	<ul style="list-style-type: none">▪ Prepare and post video slideshows, virtual tours and YouTube videos
Email blasts	<ul style="list-style-type: none">▪ Prepare and deploy custom email blast to our database and network of agents
Print advertising	<ul style="list-style-type: none">▪ Prepare print advertising in relevant local print media
Follow up	<ul style="list-style-type: none">▪ Track, record, follow up on and screen inquiries generated from marketing tactics▪ Follow up on each showing and keep you informed about feedback▪ Maintain close contact with you throughout the listing period and provide regular market updates▪ Provide access to all major financial institutions in order to assist you the sale of your property

OUR SERVICES

A COMPLETE SUITE OF REAL ESTATE SERVICES TO MEET
OUR CLIENT'S EVERY NEED



- **Residential sales brokerage**

We provide the highest level of service, advice and priority access to the most exceptional properties for sale in the most desirable locations.

- **Residential rental brokerage**

Chestnut Park offers a full complement of tenant and landlord services for exceptional rental properties.

- **Commercial sales and leasing**

We provide a range of commercial real estate brokerage services for tenants and property owners.

- **Executive relocation**

Our international relocation experience allows Chestnut Park to assist you with the acquisition, sale or rental of property as well as facilitate a seamless transition from departure to arrival, and settling into your new home.

- **Chestnut Park marketing**

From our extensive list of clients to targeted strategic advertising campaigns, our industry-leading web presence, social media engagement and exclusive global luxury home network partnerships, our market reach to affluent audiences is second to none.

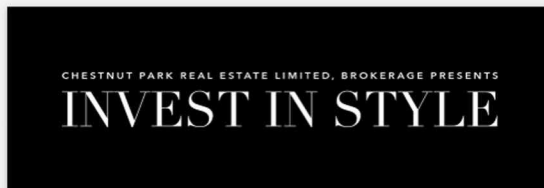
- **New project marketing, sales and consulting**

We help developers at every stage of a project's evolution, from pre-construction consulting services on a variety of project details such as suite floor plans and building amenities to marketing and selling new developments.

MARKETING AND ADVERTISING

UNMATCHED EXPOSURE FOR YOUR ONE-OF-A-KIND HOME

At Chestnut Park, we understand what it takes to market a one-of-a-kind home. We start by working with our clients to create a story of their home—identifying what makes it special and unique. Our agents then create a customized marketing plan for your home that provides unmatched local and global exposure to propel your listing above the competition.



Chestnut Park's Invest In Style

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Christie's Magazine



Globe and Mail
Friday



Globe and Mail
Saturday



Globe and Mail
Online



National Post



Toronto Life
Real Estate Guide



Muskoka Properties



Sing Tao



Picton Gazette



Grapevine



On the Bay Magazine



OurHomes
Southern Georgian
Bay



OurHomes
Grey Bruce



Grey Bruce
Home Guide



Owen Sound
The Sun Times

MARKETING AND ADVERTISING



The Picton Gazette

Circulation 12,000 Weekly

(The Real Estate Section offers excellent exposure via Residents, their Friends and Visitors to the Region)

CHESTNUT PARK
Real Estate Limited, Brokerage

CHRISTIE'S
INTERNATIONAL REAL ESTATE

APRIL 6, 2017

Performance listing of various properties. From the top left, a large green field, a modern house, and a row of houses. Below these are more listings with photos and descriptions. At the bottom, a row of agent portraits and names.

CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE
43 Main Street, Picton ON K0K 2T0
Phone: 1-877-471-1708
www.chestnutpark.com

CHESTNUT PARK
Real Estate Limited, Brokerage

CHRISTIE'S
INTERNATIONAL REAL ESTATE

MAY 4, 2017

Christie's Affiliate Of The Year
List Local Market Global

45 32,000 1,200

Performance listing of various properties. From the top left, a row of houses, a large house, and a row of houses. Below these are more listings with photos and descriptions. At the bottom, a row of agent portraits and names.

CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE
43 Main Street, Picton ON K0K 2T0
Phone: 1-877-471-1708
www.chestnutpark.com

Media partnerships

We build brand and property awareness and generate buyer leads through partnerships with publications such as the Globe & Mail, National Post, Toronto Life, and other prestigious marketing outlets.

Property promotion

Chestnut Park's in-house marketing department works with our agents to professionally market your property through traditional property marketing, online and social marketing, print advertising and public relations. Your property will get international exposure through our exclusive partner Christie's International Real Estate and Luxury Real Estate.

Editorial coverage—in the news

With twenty years in the real estate industry, Chestnut Park has cultivated strong relationships with media outlets and leading journalists allowing us to generate vast editorial coverage for our brand, agents and properties. Our exclusive properties are featured regularly in media outlets such Toronto Life Magazine, Globe & Mail.

Brand advertising

Beyond marketing your home, we market the Chestnut Park brand. Our brand advertising creates ongoing conversations with our extensive network of clients, communicates our company philosophy and management vision and provides valuable market insights and resources for buyers and sellers.

MARKETING AND ADVERTISING

UNMATCHED EXPOSURE FOR YOUR ONE-OF-A-KIND HOME

LIST LOCAL
MARKET GLOBAL

TRUST • INTEGRITY • KNOWLEDGE • DISCRETION



CHRISTIE'S
INTERNATIONAL REAL ESTATE



chestnutpark.com | Head office: 416-925-9191

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHESTNUTPARK.COM

COUNT ON ME
FOR AN
OUTSTANDING
CLIENT
EXPERIENCE



GREAT LOCATION!



JANEDOE.COM

The center of Lawrence Park! Wonderful family home (4+1) bdrms, open kitchen/family room, stunning master with en-suite, walk-in closet, "man cave" home theatre. See it! **MAP#56**

421 THE KINGSWAY



<INSERT PROMOTIONAL MESSAGE>

\$6,495,000 | Stunning contemporary design with incredible vistas of St. George's Golf Course. Soaring ceilings, brilliant light, dramatic open kitchen/family room of glorious garden, pool and course beyond. Main floor office. Three-car garage. **MAP#58**

JANE DOE, Sales Representative

Cell: 416-555-1234 | Office: 416-925-9191
janedoe@chestnutpark.com | janedoe.com

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

LIST LOCAL
MARKET GLOBAL

TRUST • INTEGRITY • KNOWLEDGE • DISCRETION



CHRISTIE'S
INTERNATIONAL REAL ESTATE



CHESTNUTPARK.COM

Head office: 416-925-9191

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

LIST LOCAL
MARKET GLOBAL

Our goal is to deliver the best possible results,
in the shortest period of time,
with the least inconvenience to you.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHESTNUTPARK.COM

Head office: 416-925-9191

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

COUNT ON ME
FOR AN OUTSTANDING
CLIENT EXPERIENCE



JANE DOE,
Sales Representative

Cell: 416-555-1234 | Office: 416-925-9191
janedoe@chestnutpark.com | janedoe.com

28 COUNTRY LANE



28 COUNTRY LANE

Maplewood, Ontario. A beautiful family home with 4 bedrooms, 3 bathrooms, and a finished basement. The house features a large front porch, a central hall, and a finished basement with a family room, kitchen, and two bedrooms. The house is located in a quiet neighborhood with excellent schools and parks.

421 THE KINGSWAY



421 THE KINGSWAY

Maplewood, Ontario. A beautiful family home with 4 bedrooms, 3 bathrooms, and a finished basement. The house features a large front porch, a central hall, and a finished basement with a family room, kitchen, and two bedrooms. The house is located in a quiet neighborhood with excellent schools and parks.

RICHMOND HILL'S FINEST



RICHMOND HILL'S FINEST

Maplewood, Ontario. A beautiful family home with 4 bedrooms, 3 bathrooms, and a finished basement. The house features a large front porch, a central hall, and a finished basement with a family room, kitchen, and two bedrooms. The house is located in a quiet neighborhood with excellent schools and parks.

GREAT LOCATION!



GREAT LOCATION!

Maplewood, Ontario. A beautiful family home with 4 bedrooms, 3 bathrooms, and a finished basement. The house features a large front porch, a central hall, and a finished basement with a family room, kitchen, and two bedrooms. The house is located in a quiet neighborhood with excellent schools and parks.

28 COUNTRY LANE



28 COUNTRY LANE

Maplewood, Ontario. A beautiful family home with 4 bedrooms, 3 bathrooms, and a finished basement. The house features a large front porch, a central hall, and a finished basement with a family room, kitchen, and two bedrooms. The house is located in a quiet neighborhood with excellent schools and parks.

421 THE KINGSWAY



421 THE KINGSWAY

Maplewood, Ontario. A beautiful family home with 4 bedrooms, 3 bathrooms, and a finished basement. The house features a large front porch, a central hall, and a finished basement with a family room, kitchen, and two bedrooms. The house is located in a quiet neighborhood with excellent schools and parks.

RICHMOND HILL'S FINEST



RICHMOND HILL'S FINEST

Maplewood, Ontario. A beautiful family home with 4 bedrooms, 3 bathrooms, and a finished basement. The house features a large front porch, a central hall, and a finished basement with a family room, kitchen, and two bedrooms. The house is located in a quiet neighborhood with excellent schools and parks.

GREAT LOCATION!



GREAT LOCATION!

Maplewood, Ontario. A beautiful family home with 4 bedrooms, 3 bathrooms, and a finished basement. The house features a large front porch, a central hall, and a finished basement with a family room, kitchen, and two bedrooms. The house is located in a quiet neighborhood with excellent schools and parks.

28 COUNTRY LANE



28 COUNTRY LANE

Maplewood, Ontario. A beautiful family home with 4 bedrooms, 3 bathrooms, and a finished basement. The house features a large front porch, a central hall, and a finished basement with a family room, kitchen, and two bedrooms. The house is located in a quiet neighborhood with excellent schools and parks.

421 THE KINGSWAY



421 THE KINGSWAY

Maplewood, Ontario. A beautiful family home with 4 bedrooms, 3 bathrooms, and a finished basement. The house features a large front porch, a central hall, and a finished basement with a family room, kitchen, and two bedrooms. The house is located in a quiet neighborhood with excellent schools and parks.

RICHMOND HILL'S FINEST



RICHMOND HILL'S FINEST

Maplewood, Ontario. A beautiful family home with 4 bedrooms, 3 bathrooms, and a finished basement. The house features a large front porch, a central hall, and a finished basement with a family room, kitchen, and two bedrooms. The house is located in a quiet neighborhood with excellent schools and parks.

GREAT LOCATION!



GREAT LOCATION!

Maplewood, Ontario. A beautiful family home with 4 bedrooms, 3 bathrooms, and a finished basement. The house features a large front porch, a central hall, and a finished basement with a family room, kitchen, and two bedrooms. The house is located in a quiet neighborhood with excellent schools and parks.

28 COUNTRY LANE



28 COUNTRY LANE

Maplewood, Ontario. A beautiful family home with 4 bedrooms, 3 bathrooms, and a finished basement. The house features a large front porch, a central hall, and a finished basement with a family room, kitchen, and two bedrooms. The house is located in a quiet neighborhood with excellent schools and parks.

421 THE KINGSWAY



421 THE KINGSWAY

Maplewood, Ontario. A beautiful family home with 4 bedrooms, 3 bathrooms, and a finished basement. The house features a large front porch, a central hall, and a finished basement with a family room, kitchen, and two bedrooms. The house is located in a quiet neighborhood with excellent schools and parks.

RICHMOND HILL'S FINEST



RICHMOND HILL'S FINEST

Maplewood, Ontario. A beautiful family home with 4 bedrooms, 3 bathrooms, and a finished basement. The house features a large front porch, a central hall, and a finished basement with a family room, kitchen, and two bedrooms. The house is located in a quiet neighborhood with excellent schools and parks.

GREAT LOCATION!



GREAT LOCATION!

Maplewood, Ontario. A beautiful family home with 4 bedrooms, 3 bathrooms, and a finished basement. The house features a large front porch, a central hall, and a finished basement with a family room, kitchen, and two bedrooms. The house is located in a quiet neighborhood with excellent schools and parks.

28 COUNTRY LANE



28 COUNTRY LANE

Maplewood, Ontario. A beautiful family home with 4 bedrooms, 3 bathrooms, and a finished basement. The house features a large front porch, a central hall, and a finished basement with a family room, kitchen, and two bedrooms. The house is located in a quiet neighborhood with excellent schools and parks.

421 THE KINGSWAY



421 THE KINGSWAY

Maplewood, Ontario. A beautiful family home with 4 bedrooms, 3 bathrooms, and a finished basement. The house features a large front porch, a central hall, and a finished basement with a family room, kitchen, and two bedrooms. The house is located in a quiet neighborhood with excellent schools and parks.

RICHMOND HILL'S FINEST



RICHMOND HILL'S FINEST

Maplewood, Ontario. A beautiful family home with 4 bedrooms, 3 bathrooms, and a finished basement. The house features a large front porch, a central hall, and a finished basement with a family room, kitchen, and two bedrooms. The house is located in a quiet neighborhood with excellent schools and parks.

GREAT LOCATION!



GREAT LOCATION!

Maplewood, Ontario. A beautiful family home with 4 bedrooms, 3 bathrooms, and a finished basement. The house features a large front porch, a central hall, and a finished basement with a family room, kitchen, and two bedrooms. The house is located in a quiet neighborhood with excellent schools and parks.

CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHESTNUTPARK.COM

HOME OFFICE: 416-925-9191

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

28 COUNTRY LANE



<INSERT PROMOTIONAL MESSAGE>

\$6,650,000 | Spectacular Joe Brennan design / build masterpiece. Grand princ. rms, 12' ceilings. Chef's kitchen, lg. fam rm, 3+1 bdrms, plus 2 studies on 2nd floor. Mahogany library. Gym. Elevator. 4-car gar. Stunning stone terrace w/ salt water pool. Gdn overlooks verdant parkland. **Eileen Farrow* MAP#59**

421 THE KINGSWAY



<INSERT PROMOTIONAL MESSAGE>

\$6,495,000 | Stunning contemporary design with incredible vistas of St. George's Golf Course. Soaring ceilings, brilliant light, dramatic open kitchen/family room of glorious garden, pool and course beyond. Main floor office. Three-car garage. **Eileen Farrow* MAP#58**

OPEN BY APPT.



JIMMYMOLLOY.COM

\$3,400,000 | Iconic architecture. Governor General's Award-winning home. A spectacular example of contemporary design. Built on a generous 100' x 250' lot. Magnificent grounds. 4+2 bdrms. **Jimmy Molloy* MAP#57**

GREAT LOCATION!



JANDOETEAM.BIZ

The center of Lawrence Park! Wonderful family home (4+1) bdrms, open kitchen/family room, stunning master with en-suite, walk-in closet, "man cave" home theatre. See it! Call: **Peter Baker*/Nancy Baker* MAP#56**

NEW DIAMANTE BUILDING:
THE FLORIAN



JANICERENNIE.CA

\$2,375,000 | Spectacular 2+1 bdrm suite, 2197 sq ft w/ 10' ceilings, NW views, 2 generous balconies, impeccable finishes in brand new Boutique building. Steps to Yorkville, shops, restaurants, museums & transit. **Janice Rennie* MAP#55**


CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

CHESTNUTPARK.COM



CHRISTIE'S
INTERNATIONAL REAL ESTATE


CHESTNUT PARK ONLINE



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Receive news updates • Become a Preferred Client • Sign in • [Select Language](#)

PROPERTIES REALTORS® ABOUT COMMUNITIES LIFESTYLES BLOG CONTACT



[All Listings >](#)
Browse through Chestnut Park's properties

[Facebook](#) [Pinterest](#) [YouTube](#) [Twitter](#)

ENSURING YOUR HOME IS WHERE THE BUYERS ARE

Chestnutpark.com

Chestnutpark.com is your go-to source for comprehensive market research, knowledge and practical advice in all areas related to real estate. Buyers and sellers can easily view our listings and access our blog, social media, virtual tours, feature sheets and our agents.

Our blog

The Chestnut Park blog provides inside access to our listings and includes market reports, design tips, neighbourhood guides, open houses, real estate questions and answers and, our most popular, the Property Voyer.

Social media

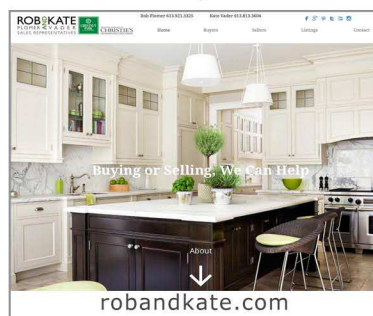
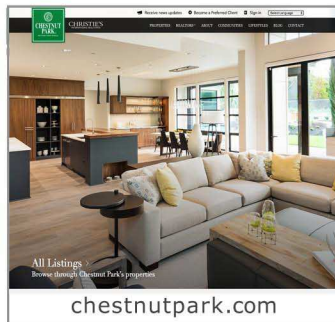
We use social media to connect your home to our community of real estate influencers and buyers to create awareness, meaningful conversation and emotional connections.

Global real estate websites

Our affiliation with world renowned who's who in real estate exposes your listings locally through our partner real estate websites and to an upscale international market through LuxuryRealEstate.com and ChristiesRealEstate.com



CHESTNUT PARK ONLINE



	<p>Real-Buzz.com Global Real Estate Network, powered by Immobel. Your listings professionally translated into 13 languages. Social media tools and real time connections with buyers.</p>
	<p>Zoocasa is a search engine that makes it easier to find a resale home by adding tools, contextual information and an intuitive user experience to listings of homes for sale across Canada.</p>
	<p>Oodle is reinventing classifieds by offering a trusted, social experience to consumers and a targeted, pay-for-performance business model to local advertisers. Every month, millions of consumers come to Oodle to look for everything from a new home, car or job to a new pet, bike or futon. All of these searches are local and highly qualified in nature. With more than 10 million users each month and 600,000 new listings each day, the Oodle Network is the fastest growing classifieds marketplace on the Web. Through the Company's 200 partners, including Facebook and MySpace, the Oodle Network combines broad reach with engaged local usage.</p>
	<p>homeTRADER.ca is brought to you by Trader Corporation, Canadian publishers with over 15 years experience in the real estate industry. homeTRADER.ca is Canada's fastest growing real estate website. Designed to offer consumers the chance to find their next home whether they are buying or renting, homeTRADER.ca is a great multi-media solution for real estate brokers and agents. A prime opportunity to capture fresh qualified prospects of home buyers.</p>
	<p>Proxio is an international marketing and networking platform providing focused professional networking and global inventory sharing. The Proxio solution enables their network members to translate real estate listing data into 19 different languages on the fly, create translated listing brochures and print or email these brochures to their clients.</p>
	<p>ePropertyStop, the No. 1 real estate portal for properties on sale worldwide. Buy, sell, rent, or lease from the one stop shop for all real estate transactions. Search, reach, and browse 700,000 real estate properties globally in your national currency.</p>
	<p>RealEstateActive.com is a comprehensive Real Estate marketing website that allows Realtors to advertise their commercial and residential properties for sale and lease all in one place and connect with a large targeted audience of potential buyers and sellers.</p>

	<p>Homefinder.ca is a part of the Metroland Digital Network and is linked to some of the most popular websites across Ontario. Our websites combined have seen over 7 million monthly visitors and 100 million page views. We combine the power of our brands with our unparalleled local reach and service to connect REALTORS® and home buyers online. At Homefinder.ca we combine the ability to customize your Real Estate search using the latest mapping technology, demographics and a REALTOR® Directory. Giving you the valuable Real Estate information you need to make informed decisions. Homefinder.ca - helping YOU to "Find a Place to call HOME"</p>
	<p>RealTown.com is home to the oldest and most respected online community in the real estate industry. Built for industry professionals and consumers alike, RealTown features a variety of articles, online communities, groups, and blogs. Listings appear using a unique Lifestyle based search (SpatialMatch) which allows consumers to see listings within their selected parameters on a map, along with custom community features and landmarks selected by the user.</p>
	<p>Househunting.ca is part of the Canada.com Network operated by CanWest Interactive, a division of CanWest MediaWorks Publications Inc.</p>
	<p>Real Estate Channel, a cable television network with localized real estate broadcasts in Vancouver, Winnipeg, Saskatoon and Regina</p>
	<p>Reach a whole new audience - we are a multilingual website based in Europe. We translate your listings to 32 languages.</p>
	<p>SecondSpace, Inc. is an online marketing company operating a network of web sites that enable people to connect with the "second home" lifestyle: LandWatch.com and ResortScape.com</p>
	<p>At HotPads we think that it should be easier to find your next home so we strive to give people the best platform as possible for sharing information about available housing. With our innovative map-based search and dynamic content, HotPads is widely recognized as an industry leader in the housing market. Our national real estate listing service focuses on rental, for sale, and vacation housing.</p>
	<p>Ovlix.com is a new Real Estate search engine developed with the use of most advanced technologies. Its carefully designed interface helps buyers and real estate professionals find your listings as quickly as possible without distracting to unimportant details. We are constantly working on new features that can extend our service and make Ovlix.com much more convenient and easy to use. Best regards, the Ovlix.com Development Team.</p>

	Point2 Homes is one of the largest consumer search portals offering neighborhood-based search and rich listing content.
	The Housing Block is a real estate search engine dedicated to optimizing the value of online real estate marketing. Our visitors will enjoy our easy to use interface helping them find their dream home by searching thousands of real estate listings.
	Mitula (the name comes from an obscure mythological Scandinavian goddess) search engine has been building value added for its users and B2B partners, and creating enormous momentum for itself since January 2008. Its 3- vertical, 18-country network commands worldwide traffic worth in excess of 9 million unique users per month.
	Classified search engine for Cars, Homes and Jobs.
	Homes & Land offers premier real estate information and marketing to real estate professionals online and offline, nationwide.
	Our comprehensive, map-based search allows prospective clients to focus on their exact needs, resulting in high quality contacts for our listers. Realtors receive free, search indexed inventory pages when they list on our network.
	Condo.com, Houses.com and Property.com are global online real estate portals with over 30 million properties for sale, rent and vacation in the United States and 70-plus countries around the world. The sites receive over 1.5 million visitors per month.
	Since 2007 eLookyLoo.com has helped consumers find out about homes for sale and connect with real estate professionals. All subscribers' listings will be displayed at no cost and inquiries will be directed right back to the listing agent and/or broker.
	At RealtyPin.com, we're excited to offer homebuyers and sellers a listing and search service that gives you more – more information, more customization and more value.
	Adicio has been leading and shaping the online classified market space since 1997 with more than 1,000 Real Estate, Careers, and Automotive sites handling 50 million visitors.

FROM OFFER TO CLOSING: NEGOTIATING THE BEST PRICE

- Organize the offer presentation with the cooperating agent(s) and talk you through the detailed paperwork of all offers
- Advise on negotiating strategies to obtain the highest possible price under the best possible terms
- Negotiate for your best interest
- Assist lawyers, appraisers and other real estate professionals regarding the sale of your property



We will act at all times with your best interest in mind, and comply with the Real Estate Council of Ontario Code of Ethics, The Ontario Real Estate Association, The Canadian Real Estate Association and The Privacy Code of C.R.E.A.



At Chestnut Park, we know and understand the importance of selling your home. We are committed to pricing your home competitively using our proven property evaluation process and extensive knowledge of current market conditions.

FOUR POINTS TO CONSIDER WHEN PRICING

1

- Your property is worth only as much as a buyer is willing to pay.

- An accurately priced property sells faster and at a higher price.

2



3

- A buyer is more inclined to make a full price offer on a home that is listed at fair market value. Conversely, the buyer is more apt to put a low offer on a home priced above market value.

- If you overprice your home, you will have fewer showings, receive lower offers and take longer to sell, plus you will actually contribute to the sale of other properties.

4



COMPARATIVE MARKET ANALYSIS: HOW MUCH IS YOUR HOME WORTH?

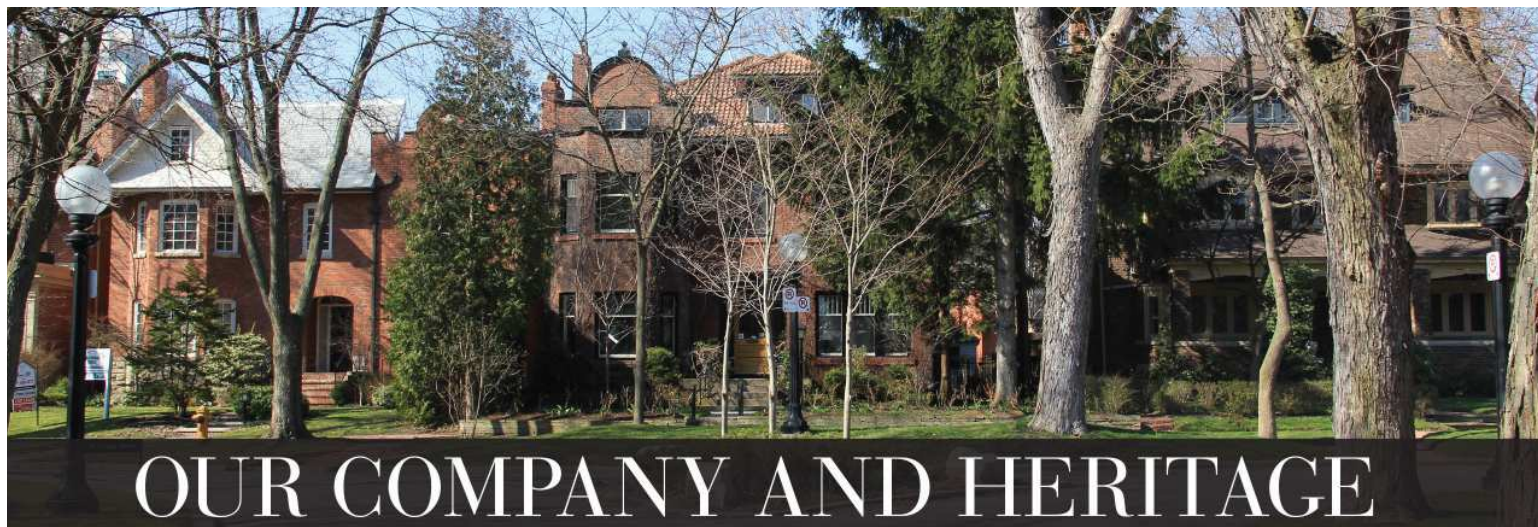
Knowing the value of a home is the first step in selling it. Through a Comparative Market Analysis (CMA), We will evaluate similar homes in your area, also known as comparables, to help you reach a realistic, competitive price for your home.

What you will learn from your CMA

- The sale prices of homes like yours
- How long it takes for them to sell
- What their sale prices are in relation to their list prices (the difference between what sellers actually got for their house and what they asked for)

What is evaluated in your CMA

- ▶ Active listings—properties currently on the market
- ▶ Sold listings—homes that have closed within the past six months



OUR COMPANY AND HERITAGE

BUILT ON EXPERTISE. INNOVATING TO PROMOTE OUR CLIENTS' INTERESTS.

Founded in Toronto, Canada in 1990, Chestnut Park has grown to a team of more than 260 agents providing the finest real estate service in prime urban and recreational markets across Ontario.

Global luxury home specialists

Through our exclusive partnership with Christie's International Real Estate, we provide clients with unparalleled access to the global real estate market, connecting buyers and sellers throughout the world.

A brand built on unrivalled expertise

Chestnut Park Founder Catherine Deluce, with her extensive background in real estate and a passion to build a brokerage with a reputation for quality, professionalism, and excellent service, had the vision to establish Chestnut Park, giving buyers and sellers a new choice for customized real estate experience.

Our leadership

We are committed to providing every Chestnut Park client the most customized premium service in the industry. Our leaders remain committed to ensuring our team of realtors represents the very best in the industry so we can continue delivering exceptional service to our clients.

Innovation is part of our DNA

From finding and developing the best agents in the business to employing leading-edge technologies, global networking and custom targeted marketing campaigns and leveraging the latest tools, we are continually evolving so we stay ahead of our competition and relevant to our clients and their needs.



BRINGING THE MOST DESIRED HOMES TO THE WORLD'S MOST DISCERNING PROPERTY BUYERS

Through our exclusive strategic partnership with Christie's International Real Estate, your fine home will be marketed worldwide using a vast network of global brokerages and proven marketing platforms to reach qualified buyers.

ABOUT CHRISTIE'S INTERNATIONAL REAL ESTATE

Global luxury home specialists

Comprised of brokers who demonstrate success in luxury home sales and excellence in customer service, the Christie's International Real Estate network connects buyers and sellers throughout the world.

Global marketing programs with worldwide reach

Your home will be marketed using proven marketing techniques that provide unmatched local, national and international exposure to the world's most discerning buyers.

Auction house and real estate synergy

The combined global networks of Christie's Auction House and Christie's International Real Estate create a world-class showcase for distinctive properties. No other network offers this level of international visibility to qualified buyers of high-value homes.

Instant brand recognition

After 245 years, the Christie's name continues to command global awareness and provide assurance of impeccable service, integrity and discretion.

MEET OUR EXECUTIVE TEAM

SEASONED, PASSIONATE AND EXPERIENCED
REAL ESTATE PROFESSIONALS



CHRIS KAPCHES

LLB, PRESIDENT AND CEO, BROKER OF RECORD

Chris Kapches is a lawyer with an extensive career working within real estate organizations. Having served as Executive VP for the Toronto Real Estate Board, as well as his role in numerous TREB committees, Chris is invaluable to the leadership team, providing Chestnut Park agents and their clients with immediate access to legal counsel and guidance.



RICHARD STEWART

LLB, LLM, VICE-PRESIDENT, LEGAL COUNSEL, SALES REPRESENTATIVE

Richard Stewart is a lawyer who has practiced in both the private and public sectors, and draws upon his experience in real estate. Richard contributes additional depth to the Chestnut Park leadership team by ensuring ongoing accessibility to legal counsel and assistance on professional and practical issues that arise in the course of real estate transactions.



JOHN LUSINK

VICE PRESIDENT

John Lusink, a certified coach, instructor and trainer, currently serves as a Director on the Toronto Real Estate Board and is the Chairman of the Government Relations Committee. Over the course of his career, while attaining his CCIM, CRB, SRS and FRI candidacy, he has worked in high level senior management positions.

THE MARKETS WE SERVE

SERVING THE MOST DESIRABLE URBAN AND RECREATIONAL MARKETS

With offices conveniently located where you need us most, our agents are market and neighbourhood experts. Chestnut Park agents will provide in-depth knowledge on your local real estate market and help you buy or sell your primary or recreational residence.

Our marketing and management team service all offices, ensuring agents and clients experience all of what Chestnut Park has to offer.



OUR LOCATIONS

By establishing office locations in the most desirable markets in Ontario, we are able to serve a wide range of clients looking to buy and sell both primary and recreational residences in Toronto, Muskoka, Collingwood and Prince Edward County.





CHESTNUT PARK MARKET REPORTS: THE GO-TO SOURCE FOR REAL ESTATE MARKET INTELLIGENCE

The Chestnut Park exclusive market report series is the benchmark for residential real estate market information and an essential reference for our clients, the media, financial institutions, researchers and other market professionals. Each report is created for individual markets, providing an analysis of price and sales trends as well as many other metrics to give our clients a view of current conditions as well as historical and emerging market trends.

Our market reports are shared monthly and quarterly through the Chestnut Park website, and will be emailed directly to you.

Chestnut Park reports deliver

- By-market analysis
- Properties sold
- Average sale price
- Types of properties selling
- Active listings
- Market trends & influences



PREPARING YOUR HOME FOR SALE



FIRST IMPRESSIONS MAKE A SIGNIFICANT IMPACT ON A BUYER'S DECISION-MAKING PROCESS!

Once your home goes on the market, it becomes a product. Home Styling or Staging simply allows you to highlight the best of your home and de-emphasize its flaws. It's not about decorating, but actually turning your home into a model, to appeal to the broadest range of prospective buyers. The goal is to make people feel like they could live there, and the best way to do this is to "neutralize" the surroundings.

Try out these helpful styling tips taken from *Setting the Stage* - REALTOR® Magazine Online. They've compiled the best tips from stagers and real estate pros—things you can do for little or no expense—to put a home in prime showing shape.

- Clear out closets and clutter—sellers can give away or pack up toys, linens, and small kitchen appliances to store offsite. Buyers are also forgiving of storage boxes neatly tucked away in a garage or basement.
- Focus most on the most visible areas—the foyer, kitchen, living room, master bedroom, and family room.
- De-personalize the home by removing photos, mementos, and dated items.
- Use plants in colorful pots or inexpensive wicker baskets to fill in empty spaces.
- Look to home catalogs for little details on beautifying the home. For instance, group books, pictures, and objets d'art appealingly on bookcases.
- Try angling one or two pieces of furniture slightly and move furniture 4 inches to 6 inches from the wall to create more interesting room spaces.
- Put away large collections— porcelains, plates, and so on.
- Remove valuables, prescription medicine, collectibles, and breakables.
- Trim trees, prune shrubs, and make sure the lawn is mowed and watered regularly.
- In summer, turn on the sprinklers for five minutes, 30 minutes before the open house. It makes the lawn and driveway sparkle.
- Refrain from cooking anything that leaves a distinctive odor, such as fish, garlic, or cabbage.
- Hire a professional service to clean the home, including the carpets and the windows.
- Set the dining room table with attractive linens, dishes, and stemware.
- Arrange fresh or silk flowers throughout the home.
- Light a fire in the fireplace in fall and winter.
- A mirror in a pretty frame can make a small room feel more open.
- Use as much natural light as possible. Add extra lamps in dark rooms or corners.
- Make functional repairs—fix dripping faucets, sticking doors, and broken fences.
- Bring in another pair of eyes—even if it's not a professional stylist. The person may see problems you and have missed.

CHECKLIST FOR FASTER SALES

Lawns and yards	Remove clutter, cut grass, edge walks, trim hedges, weed gardens	<input type="checkbox"/>
Front of house	Paint, fix, or wash railings, steps, storms, screens, and front door	<input type="checkbox"/>
Other exteriors	Paint, fix, or wash doors and windows.	<input type="checkbox"/>
Garage	Straighten up and paint, fix, or wash doors and windows	<input type="checkbox"/>
Plumbing	Repair dripping faucets and leaky toilets	<input type="checkbox"/>
Heating and cooling	Clean exterior of unit and make sure it operates quietly	<input type="checkbox"/>
Promote a feeling of spaciousness	Store unneeded items and furniture to make your rooms feel and appear larger	<input type="checkbox"/>
Lights	Replace all burnt out bulbs and faulty switches	<input type="checkbox"/>
Halls and stairs	Remove any clutter to enhance the perception of space	<input type="checkbox"/>
Hardware	Oil hinges, tighten door knobs, fix faucets	<input type="checkbox"/>
General condition	Dust, wash, paint and fix defects as required	<input type="checkbox"/>
Home inspection	A professional home inspector can provide you with an unbiased report on the condition of your home and how it will affect the sale.	<input type="checkbox"/>

THESE AREAS ARE MOST IMPORTANT

Kitchen	Clear all work space. Make sure stove, refrigerator and sink are spotless	<input type="checkbox"/>
Bathrooms	Make sure bathrooms are neat, spotless and fresh; repair missing grout around tub.	<input type="checkbox"/>
Closets	Declutter closets. Untidy or over-crowded closets suggest inadequate storage space.	<input type="checkbox"/>



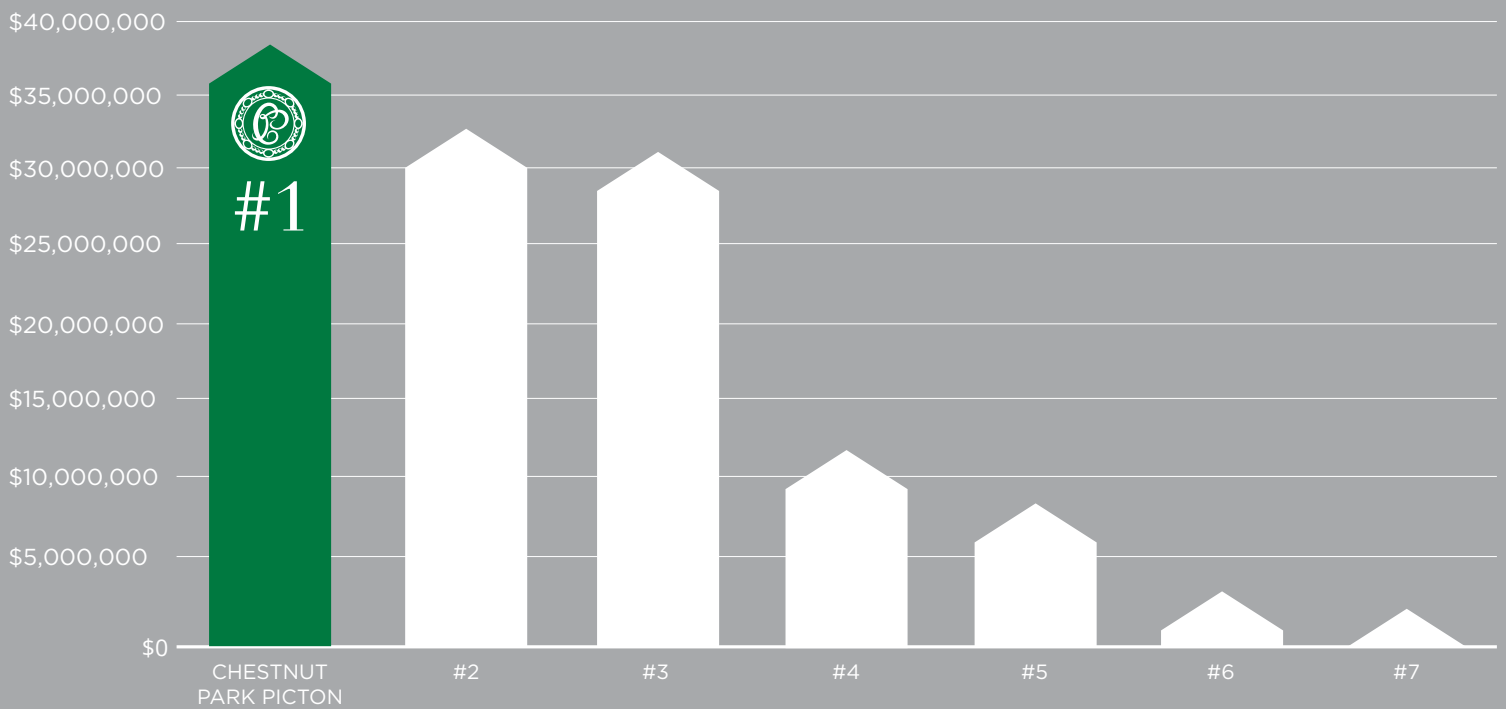
CHRISTIE'S
INTERNATIONAL REAL ESTATE

PRINCE EDWARD COUNTY:

Total dollar volume per real estate brokerage office / branch

01/01/2015 - 12/31/2015

*Based on 2015 MLS statistics



CHESTNUT PARK REALTOR PLEDGE OF SERVICE

FROM INITIAL CONTACT TO LISTING OF YOUR HOME: HOME PREPARATION

- ▶ Evaluate market, complete a comparative marketing analysis and provide an opinion of value for your property
- ▶ Establish a listing price
- ▶ Provide tips on preparing your home for sale
- ▶ Explain custom marketing options



NOTES

Rob Plomer

Sales Representative

613.921.3325 (Direct)

613.471.1708 (Office)

robplomer@chestnutpark.com
robplomer.com

Kate Vader

Sales Representative

613.813.3604 (Direct)

613.471.1708 (Office)

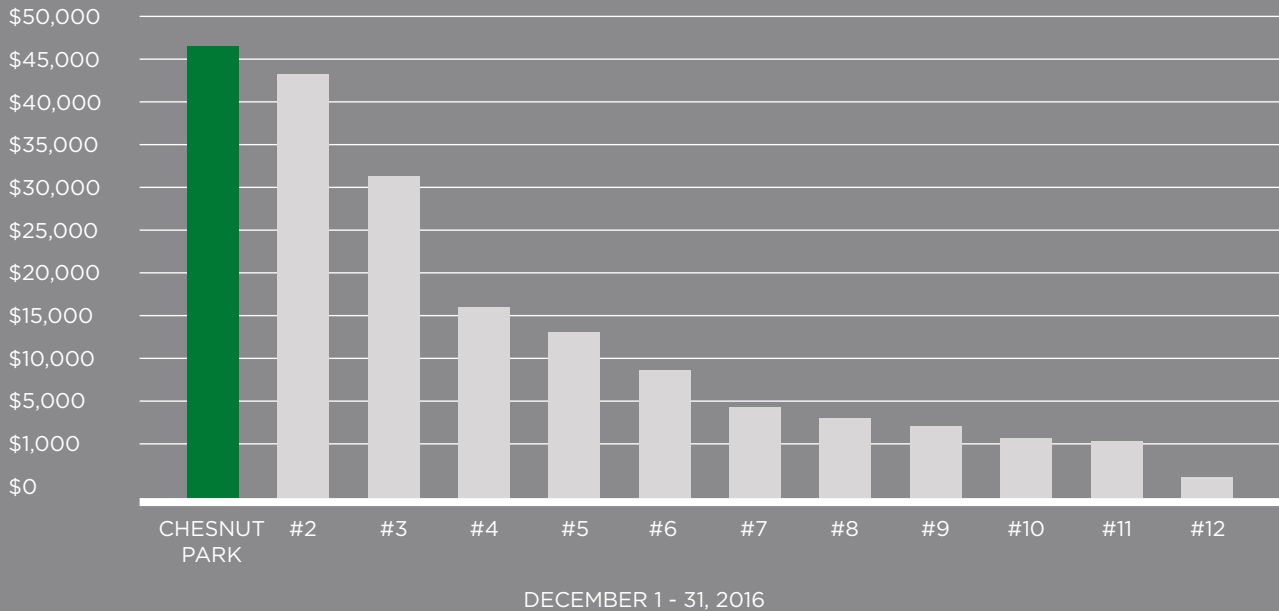
katevader@chestnutpark.com
katevader.com

CHESTNUT PARK IS THE #1* REAL ESTATE BROKERAGE IN PRINCE EDWARD COUNTY FOR 2016!



CHRISTIE'S
INTERNATIONAL REAL ESTATE

*TOTAL DOLLAR VOLUME OF REAL ESTATE SOLD IN 2016-Quinte & District Association
of REALTORS® Inc. Sales Report by Agency - Sale Date Jan 1/16 to Dec 31/16



CHESTNUT PARK	\$ 46,357,695.00	Brokerage #5	\$ 13,889,425.00	Brokerage #9	\$ 3,000,775.00
Brokerage #2	\$ 43,597,008.00	Brokerage #6	\$ 8,575,500.00	Brokerage #10	\$ 1,672,000.00
Brokerage #3	\$ 32,938,930.00	Brokerage #7	\$ 4,026,200.00	Brokerage #11	\$ 1,132,250.00
Brokerage #4	\$ 15,613,900.00	Brokerage #8	\$ 3,167,977.00	Brokerage #12	\$ 430,000.00



CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHESTNUTPARK.COM



| twitter.com/chestnutpark



| facebook.com/chestnutparkrealestate



| youtube.com/chestnutparktv



| instagram.com/chestnutparkhomes



| pinterest.com/chestnutpark