

**COLDWELL
BANKER** 

SARAZEN REALTY
BROKERAGE

A Place for everyone.

**COLDWELL
BANKER** 

SARAZEN REALTY
BROKERAGE

Working for what you want—guaranteed

From getting a fair price to selling your home as quickly (and painlessly!) as possible, we know you've got your own list of what's most important to you. That's why we promise to provide you with service on **your** terms: If we don't live up to our written commitments, you have the right to cancel your listing agreement. That's our **written satisfaction guarantee**.

Trusted. Local. Experienced.

With more than 175 agents in three locations across Ottawa, Sarazen Realty is the largest Coldwell Banker franchise in Canada. That's a team you can count on. And it's a team that has been providing our clients with **an unmatched level of local knowledge and experience** for nearly 40 years.

Contact us today and get that experience working for you.

Service on your terms—guaranteed!

613-596-4133 (Main Office)

613-288-1999 613-831-4455

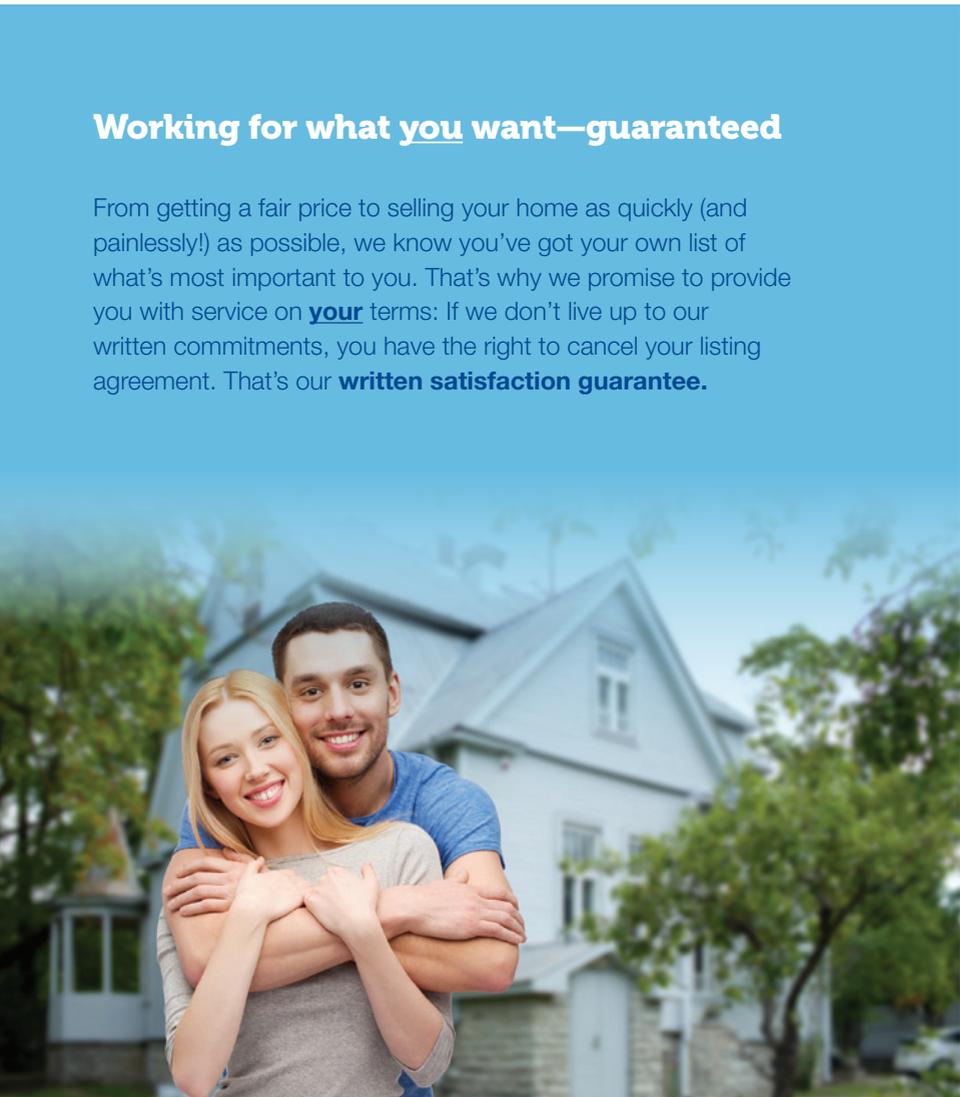
Service... **on your terms!**

- customized service plan to meet **your** needs
- written service guarantee
- proven customer satisfaction results
- three generations of trusted, local experience



www.coldwellbankersarazen.com
info@coldwellbankersarazen.ca

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Why choose Sarazen Realty?

We know local, because we are local—Ours is the only real estate company in Ottawa that spans **three generations of family ownership**. That means we offer a level of insight into the local market that is tough to match.

A broad range of expertise—We will help you with buying and selling of both residential and commercial real estate.

History of success—Our award-winning sales team has made us one of the top six Coldwell Banker franchises in Canada for the past 10 years.

We invest in our community—We support local charities such as The Ottawa Mission and Ottawa Food Bank because we believe that giving back matters. We also support the Make-a-Wish Foundation and sponsor the Lung Run.

We speak 32 languages—Good communication is always important, particularly when it comes to buying or selling a home.

Why choose Coldwell Banker?

#1

Our customers are very happy!

Every year since its introduction in 1997, Coldwell Banker Canada's Ultimate Service® program has earned an overall satisfaction rating of 98 percent or higher. That's great service!

#2

A long history of trusted service

Founded in 1906, Coldwell Banker is the oldest residential real estate franchise system in North America, with a global presence of 86,000 agents and more than 3,000 offices located in 48 countries and territories worldwide. That long history of service is why we joined the Coldwell Banker family more than 20 years ago.

Get
our team
on your side

One-fifth² of all our home sales are a direct result of referrals from within our company. When you work with us, you're tapping into our entire network of agents—that's **175 sales people working for you!**

Talk about snap judgments!

Most buyers form an opinion about a home **within 10 seconds** of arriving! That's why, when we list your home, we create a custom plan designed to enhance your home's appeal and showcase your property's unique features. We also identify trouble areas and help you connect with the right professionals to remedy issues that could make your home less attractive to potential buyers.

Making sure your home isn't a needle in a haystack

With 90% of homebuyers searching for homes on the Internet,¹ we work hard to make your home **highly visible online** using multiple online channels, including:

- Multiple Listing Service (MLS);
- Realtor.ca;
- coldwellbankersarazen.com and .ca and coldwellbanker.com and .ca; and
- 16 other popular real estate search sites.

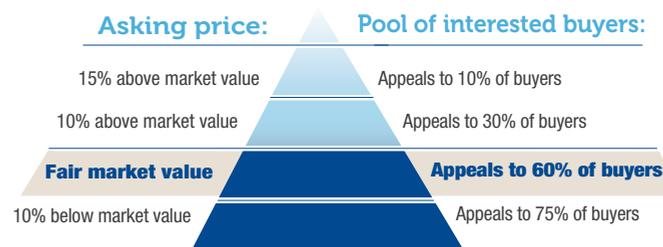
The price has to be right

Before we recommend an asking price for your home, we do a full analysis of properties in your neighbourhood that are currently for sale or recently sold. We also look at properties that failed to sell and compare them to your home.

Our detailed calculations and knowledge of current market conditions determine the right price.

¹ Source: National Association of Realtors®

Homes priced at fair market value attract more potential buyers



Buying your dream home shouldn't be a nightmare

Although house-hunting can be a lot of fun, it can also be stressful. Is the price fair? Will you be stuck with unforeseen repair bills? When the time comes, will your home sell easily? These are the questions we can answer.

Our promise to you

We will:

- help you find the best home within your budget, one that is a sound investment *and* meets your list of “must-haves”;
- recommend experts to make sure the house structurally and mechanically sound;
- determine if the house has solid resale potential;
- guide you to pay market value or less;
- negotiate the best possible deal (**we negotiate a successful sale every 10 hours!**); and
- manage the paperwork, ensuring it is correct and on time, and that no (potentially costly) details are missed.

² Based on a five-year average.

So, whether you are buying your first home or your fourth, trust a Coldwell Banker Sarazen Realty agent to make a complicated process as simple and hassle-free as possible.