

DOES YOUR AGENT DO THIS TO SELL YOUR HOME?



- A long detailed description video.
- A short marketing video.
- Direct mail link to over 10,000 selected customers.
- 56 Facebook pages—over 12,000 followers reaching over 1 million people.
- Your own community website.
- On LakeTahoeCommunities.com—over 100 customers per day visiting the site.
- Tahoe Daily Tribune banner ads that run 24/7.
- Tahoe Daily Tribune 1/4 page Open House ads.
- Targeted email marketing blast.

If your agent is not featuring your home with these tools then they are not doing everything needed to sell your home.

Call us now to set up an appointment to see what we can do for you.

**KEN & JANA BEDNAR
MIKE FLANAGAN**
CALIFORNIA & NEVADA REALTORS®

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LakeTahoeCommunities.com



MIKE FLANAGAN.REALTOR



FEATURED SUPPORTERS

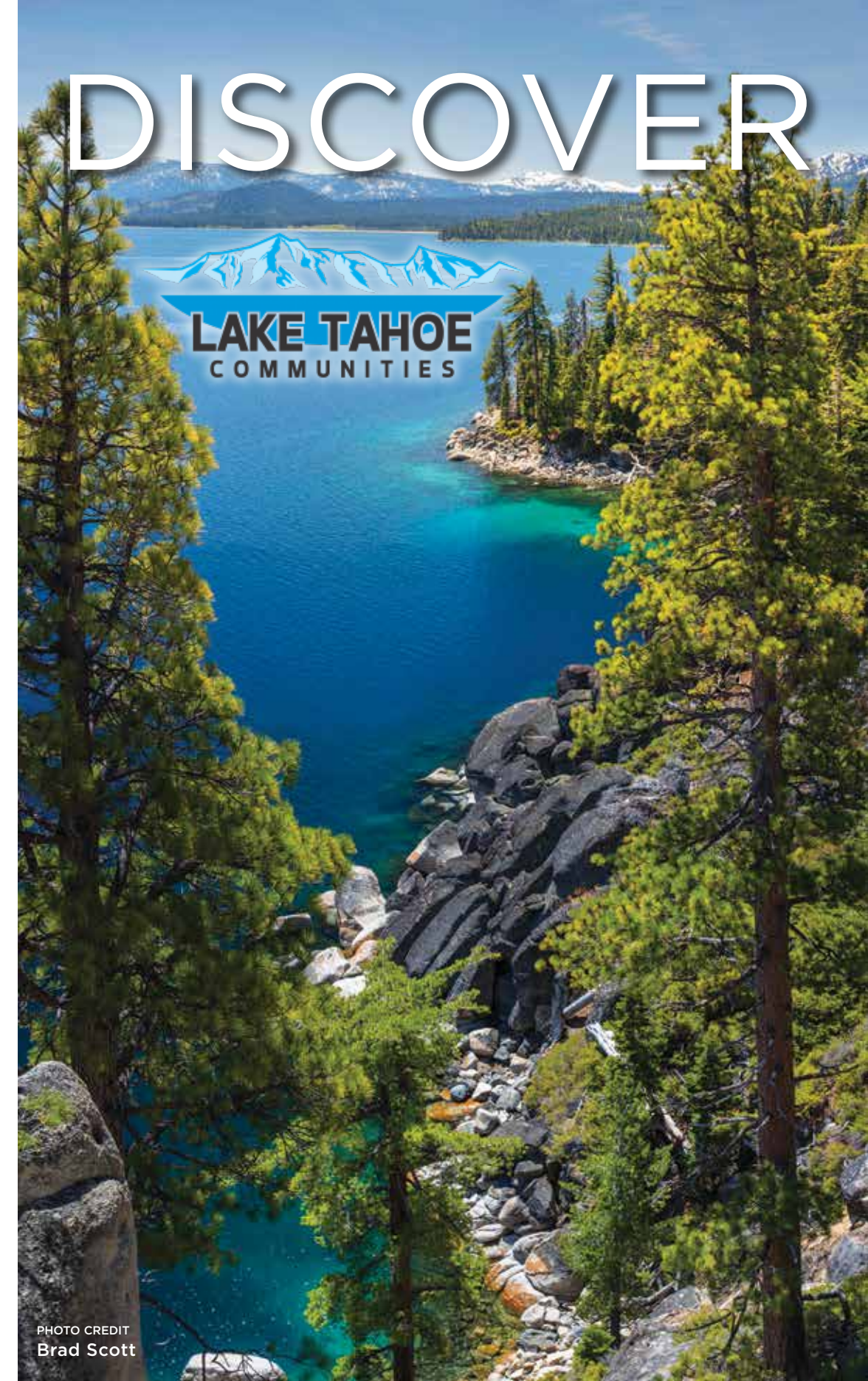


PHOTO CREDIT
Brad Scott



JOIN US FOR OUR NEWEST FEATURE LISTING OPEN HOUSE

September 24th 12:00-4:00PM
 September 30th 12:00-4:00PM
 October 8th 12:00-4:00PM

WHAT OUR CLIENTS ARE SAYING...

My wife and I have bought and sold real estate for decades. In all those years **we never worked with a team like Ken and Jana Bednar and Mike Flanagan of Chase International.**

Throughout the entire sales process, my wife and I were treated as part of the team. We believe it was their hands-on approach that helped us sell our home so quickly. **They didn't plant a sign and wait and see. They had a marketing approach that targeted thousands of potential buyers,** just prior to the house going on the market. Their use of photography and video to highlight the house was amazing.

There are homes on our block that were on the market when we bought our home, three years ago. They are still on the market. I guess the owners didn't have Kenny, Jana and Mike on their team. We had a solid offer on our home within six weeks of it going on the market in July and we closed escrow on September 1st.

If you wish to sell your home in Tahoe and you want to be part of an outstanding team, we highly recommend Kenny, Jana and Mike."

—Mike and JoAnne G.



KINGSBURYTAHOE.COM

FEATURED NEW LISTING

179 Granite Springs, Stateline, Nevada

\$975,000

- Two Southern-style wrap-around porches.
- Located in the prestigious Granite Springs.
- A central elevator that reaches all three floors.
- Two beautiful master suites with fireplaces.
- Outstanding mountain views.
- Unbuildable Forest Service Land across the street.
- Oversized master suites with large walk-in closets
- Central location
- 5 minutes to skiing, beaches and Stateline.
- Steam showers and Jacuzzi tubs in the master bathrooms.
- 1,980 square foot home on a .32 acre lot.
- Large two car garage with workshop.
- Radiant in-floor heat with 11 different zones.
- Slab granite countertops in the kitchen.
- Light natural hardwood floors.
- Three stories, two and one half bathrooms, two master suites and the ability to add a third bedroom.



Currently the average days on the market for a \$1,000,000+ Nevada East Shore home is 283 days.

THIS HOME WAS LISTED AND SOLD IN JUST TWO MONTHS.

LET 28 YEARS OF NATIONAL LUXURY REAL ESTATE SALES AND MARKETING EXPERIENCE WORK FOR YOU.

Ken@LakeTahoeCommunities.com

CALL US NOW TO SET UP AN APPOINTMENT | 704 661 5596 | LAKETAHOECOMMUNITIES.COM

If your property is currently listed, please do not consider this a solicitation.