



**Crotzer Co.**  
"Redefining Full Service Real Estate."  
1-866-700-0039

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**Welcome to 2017!**  
**Great opportunities in**  
**investment properties**  
**among your**  
**New Year's resolutions?**  
**Give us a call and**  
**let's start or**  
**enhance your portfolio!**

INVESTMENT  
PROPERTIES



**kw** | KELLER WILLIAMS  
REALTY

"My last home purchase was so stressful! I am so happy that I met Katie and her team this time around. It is such a relief to have these folks in your corner!"

-Jeff Thomas

### In This Issue

- Meet Our Team
- Our Promise
- How we conduct business
- Being truly engaged in our community
- \* Featured listings



# Our December Gallery of Homes



## 387 Old Stone Drive in Simpsonville

### ALL NEW HARDWOOD FLOORS JUST INSTALLED!

Kentucky country living at it's best right in Simpsonville. The interior of this stunning, custom-built, walk out ranch, features 4 bedrooms, 3 full bathrooms, formal dining room, tray and vaulted ceilings, large kitchen with granite counter tops, exceptional master bed-room, large deck, and your own beautiful pond. The walkout lower level features a large family room, bedroom, and full bath, plus hardwood floors to custom windows throughout the home. \$575,000 MLS# 1452508



## 1414 Woody Avenue in Louisville

### Excellent Starter Home or Investment Property

Move in ready...This charming 2 bedroom / 2 bath home with LARGE GARAGE/WORKSHOP and full basement with outside access.. So much for your money—new kitchen and bath, refinished hardwood floors, carpet/flooring, windows, lighting, fenced yard and more. Possible 3rd Bedroom in basement.. Offered with 1 Year Home Warranty From First American. (ask for details) Come see for yourself, this one will not last! \$77,900 MLS# 1464911



## 508 River Crest South in Mt. Washington

### HOMEARAMA 2016!

Hester Homes and Homearama Awesome! Attention to every detail: beautiful custom ceilings, custom cabinets, granite counter tops, gorgeous hardwood floors. 4 Bedrooms and 3 1/2 Baths featuring a spacious private master suite and bath, covered deck and finished basement suite with private theater. Only the very best and wonderfully unique! \$515,000 MLS# 1447995

## 128 Stilz Avenue with Street Parking!

### Louisville's High Demand Crescent Hill Area

You have heard the real estate mantra: "Location, location, location!" Set in the beautiful and sought-after Crescent Hill neighborhood, this charming 2 bedroom / 2 bath home bungalow is move in ready and is wonderfully close to everything! It features finished hardwood floors, new carpet, paint, covered deck, finished basement with outside entrance, street parking now available and much more! Why wait any longer? Now you can be a part of it all! \$196,900 MLS# 1465749



# Meet Our REALTORS!

## *Katie Crotzer*

When you have deep roots in a community, when it is truly home, you care. That defines Katie Crotzer. Katie's investment in community goes beyond her profession. Youth baseball to veteran's needs to senior's issues, Katie is the good neighbor you know and can count on. She is "all in" and it shows.



## *Cindi Huff*

Since when is perfectionist a bad thing? Well, Cindi Huff is a perfectionist and you will be very glad she is! There is more to being really good at what you do than just knowledge. The missing ingredient is pride in a job well done. Your home is a very big deal to Cindi Huff. That's a very good thing.



## How we conduct business...

1. You are the reason this business exists.
2. We listen, keep you informed and are here when you need us.
3. We have the knowledge and the tools to do the job.
4. We have full-time professional staff.
5. We post our promises to you because we keep them.
6. We have an extensive list of service providers and mortgage providers.
7. We combine the best technology available with personal service.
8. Your satisfaction is the only acceptable outcome.
9. We want you to know all options.
10. We get results - period.

## Our promises to you...



- Win-Win:** or no deal
- Integrity:** do the right thing
- Customers:** always come first
- Commitment:** in all things
- Communication:** seek first to understand
- Creativity:** ideas before results
- Teamwork:** together everyone achieves more
- Trust:** starts with honesty
- Success:** results through people



# RESULTS. PERIOD.

Our latest happy clients...



**1022 Red Bird Ct**

**SOLD in 2 Days  
with Multiple  
Offers!**



**13611 Forest Bend  
Circle**

**SOLD in 1 Day!**



**2024 Janlyn  
Road**

**SOLD in 2 Hours!**



**8303 Independence School Road**

**SOLD in 1 Week!**



**COMMERCIAL PROPERTY  
DUPLEX AND LAND ON AMANDA  
DRIVE IN SHELBYVILLE**

## Contact Us

Give us a call or shoot us an email for more information.

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Owned and Operated.