



# Crotzer Co.

"Redefining Full Service Real Estate."

1-866-700-0039

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## *Merry Christmas!*

*Wishing you and yours a very Merry*

*Christmas, Happy Holidays, and a*

*Happy New Year 2017!*

### SERVING OUR COMMUNITY

## Fern Creek/Highview

## United Ministries

In need of **PERSONAL CARE** Items for  
this **Holiday Season**

Call our Office and we will gladly pickup  
any donation you wish to make

Join us in helping our neighbors this  
Christmas Season.

Call 866-700-0039

**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



## 497 Popes Corner Road in Shelbyville

### Country Living + Imminently Affordable Acreage

Welcome to the country! You've been thinking about some land of your own, room to spread out a little. Well, amazingly affordable and yet still close to everything, check out our new listing in Shelbyville. This 2 story home features a unique split floor plan with 4 bedrooms/ 2 bathrooms with many updates. Located within minutes of I-64, this property has 3 acres of land, large deck, barn, and room for whatever your dreams may need. Come see for yourself that you can have both the country living and convenience you seek! \$189,900

MLS# 1456306



## 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



## 4104 Moray Court in Louisville

### Awesome Value!

This is a charming 3 bedroom ranch home with one full and another half bath, with a roomy 2 car garage and full basement. A full privacy fence in the backyard makes it a great place for children and pets to play, or to have that family gathering or BBQ. Clients looking for a roomy home that is also affordable have increasingly fewer options, but this one is just the ticket. Call or email to see!

\$109,900 MLS# 1458140

# 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.

**Crotzer Real Estate at  
Keller Williams Realty**  
6106 Dutchmans Ln  
Louisville, KY 40205

Toll-free: (866) 700-0039

Office: (502) 633-4330

Katie: (502) 376-5582

Cindi: (502) 552-1787

[crotzercompany@gmail.com](mailto:crotzercompany@gmail.com)

Visit us on the web at  
[www.greatkyhomes.com](http://www.greatkyhomes.com)

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Office is Independently  
Owned and Operated.

