

FULL SERVICE. *More Savings.* BETTER RESULTS.

List your home for *Sale* with me

1.5%

**FULL SERVICE LISTING
NO COMPROMISE. JUST SMARTER.**

HST and cooperative commission is extra.

EXCEPTIONAL
SERVICE
♥
EXTRAORDINARY
VALUE



Before signing with someone else, *contact me* for a *no obligation*

HOME EVALUATION. |



Leah.LGRteam@gmail.com



PROFESSIONAL HOME PREPARATION

- Personalized home-selling consultation
- Comprehensive walk-through with recommendations to maximize your home's appeal
- Decluttering, depersonalizing, donation guidance and resources
- Staging spruce-up (when needed) to showcase your home's best features
- Access to trusted professionals including contractors, painters, electricians, plumbers, cleaners, home inspectors, and more



PROFESSIONAL MARKETING

- MLS® listing
- Exposure on Realtor.ca® and other major real estate websites
- Professional HD photography
- Matterport® 3D virtual tour
- Cinematic property video
- Professional floor plans
- Professional "Coming Soon" and "For Sale" signage



DIGITAL MARKETING

- Targeted Facebook & Instagram advertising
- Instagram posts, reels, and stories
- Google Ads campaign
- Online exposure to qualified buyers



SHOWINGS & OPEN HOUSES

- Lockbox installation
- Easy online showing scheduling
- Showing management and appointment coordination
- Agent open houses
- Public open houses (when appropriate)



EXPERT REPRESENTATION

- Clear, responsive communication from start to finish
- Professional review and analysis of every offer
- Strategic guidance to help you choose the strongest offer—not just the highest price
- Skilled negotiation to achieve the best possible price and terms



TRANSACTION MANAGEMENT

- Electronic signatures
- Coordination with lawyers, mortgage brokers, lenders, inspectors, and other professionals
- Management of all paperwork and deadlines
- Ongoing support from listing through closing



Leah Giannone
BROKER

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📍 Etobicoke, Toronto & GTA

Sutton.

Sutton Group
Admiral Realty Inc.
BROKERAGE

♥
MORE EXPOSURE.
MORE INTEREST.
MORE MONEY IN
YOUR POCKET.

Let's make it happen!

EXPERIENCE. MARKETING. NEGOTIATION. *Results.* ♥