

# Samantha Fenn

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HOUSE 2 HOME  
PROPERTY GROUP



## Elevate Your Home Easily



# STEPS TO SUCCESS



DEDICATION | COMMUNICATION  
INTEGRITY | RESPECT



SAMANTHA FENN



DRE# 01397669

# HELLO

Hello and welcome, as the owner of House 2 Home Property Group I sincerely thank you for taking the time to look over my Sellers Guide. With over 20 years of experience in the real estate industry, I have sold everything from new home neighborhoods, resale to mid-rise condominiums. I also had the privilege to serve as the Broker of Record for a national home builder. As a San Diego Native and long time local realtor I have a unique perspective and extensive knowledge of the real estate market.

My commitment to my clients is unwavering. I deeply respect the time and investment, I take the time to truly understand my clients unique needs. I'm dedicated to providing the highest level of attention, respect, and professionalism to everyone.



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# WE'RE HERE TO HELP YOU

When preparing your home to stand out against the competition, there are quick and affordable ways to make a significant impact. Enhance curb appeal by incorporating quality greenery in potted plants, alongside tasks like neatening the lawn and trimming hedges. Inside, declutter and depersonalize spaces to create a more spacious and welcoming atmosphere. A fresh coat of neutral paint and updated fixtures, such as cabinet handles and light switches, can modernize the space inexpensively.

Finally, strategically placed lighting and tasteful staging with thoughtfully arranged furniture can highlight your home's best features and leave a lasting impression. These straightforward steps can effectively elevate your home's appeal and attract more potential buyers.



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# ELEVATE YOUR HOME

## Boost Natural Light:

- Clean windows inside and out to ensure maximum light enters the rooms, creating a bright and airy atmosphere.
- Use sheer curtains or blinds that allow natural light to filter through while still offering privacy, enhancing the overall brightness of the space.

## Upgrade Hardware:

- Replace old and worn-out doorknobs, drawer pulls, and hinges with modern, stylish options that complement the home's decor, giving a fresh and updated look.
- Consider matching all hardware finishes throughout the home for a cohesive and polished appearance that appeals to potential buyers.

## Add Mirrors:

- Place mirrors on walls opposite windows to reflect natural light and visually expand smaller rooms, making them feel more spacious.
- Use decorative mirrors in hallways or entryways to create an illusion of depth and enhance the overall ambiance of the home.

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# ELEVATE YOUR HOME

## Enhance Outdoor Spaces:

- Arrange outdoor furniture in conversational groupings with cushions and throw pillows to create inviting and functional seating areas.
- Incorporate potted plants and hanging baskets with seasonal flowers or greenery to add color and freshness, enhancing the curb appeal and outdoor living potential.

## Create a Focal Point:

- Highlight a focal point, such as a fireplace or architectural feature, with artwork or a striking piece of furniture to draw attention and create a memorable impression for potential buyers.
- Use accent lighting, such as wall sconces or spotlights, to further emphasize the focal point and enhance its visual impact in the room.

## Refresh Flooring:

- Deep clean carpets to remove stains and odors, or consider professional cleaning services to restore their appearance and freshness.
- Polish hardwood floors to remove scratches and scuffs, applying a fresh coat of finish if necessary to enhance their natural shine and appeal to buyers.

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TO GIVE REAL SERVICE,  
YOU MUST ADD  
SOMETHING WHICH  
CANNOT BE BOUGHT OR  
MEASURED WITH MONEY,  
AND THAT IS SINCERITY  
AND INTEGRITY



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# FINDING A GREAT AGENT



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Finding a real estate agent that you trust and feel comfortable with is as hard as finding the right house to call a home. A purchase of this magnitude is a huge life decision and you want to make sure that your real estate agent is as invested in this sale as you are.

I look forward to meeting you soon - At your Service



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