

FROM LISTED
TO

SOLD

SHOWCASING YOUR HOME

LOUISE HAYDEN

REALTOR®

(941) 527-9841

LOUISEHAYDEN@WAGNERREALTY.COM

LOUISEHAYDEN.COM



Louise Hayden

WHAT YOU CAN EXPECT

- Honesty & Transparency
- Timely Communication
- Experience & Expertise
- Customer Satisfaction



Let's Connect



(941) 527-9841



LouiseHayden@WagnerRealty.com



www.LouiseHayden.com



www.facebook.com/LouiseHaydenRealtor

Hello!

I'm Louise, your trusted Southwest Florida real estate expert. I specialize in helping individuals and families buy, sell, and relocate throughout the beautiful communities of Lakewood Ranch, Sarasota, Bradenton, and surrounding Gulf Coast areas.

With a passion for people and a deep understanding of Florida's unique real estate market, I provide my clients with personalized service, honest guidance, clear communication, professionalism, and local insight they can count on. Call me today.

Louise

Our Lakewood Ranch Office is 1 of 7 offices in Manatee and Sarasota Counties.



8141 Lakewood Main Street
Lakewood Ranch, FL 34202

David Eckel

LOCAL, VETERAN
OWNED & OPERATED
SINCE 1939



Our Company & Commitment,



**VOTED PEOPLE'S # 1 CHOICE
FOR MORE THAN 25 YEARS!**

For more than 85 years, Wagner Realty has been an established leader in the local real estate industry. It takes a team of trained professionals to maintain the position of leadership that Wagner Realty enjoys. Our team is committed to contributing to the well-being of the region on civic, social, and professional levels. Our agents and brokers serve on local non-profit boards, organize fundraisers, and volunteer for many charities. We celebrate the true meaning of community, whether in donations, time, or talents. We care about our neighbors.

With seven office and more than 200 exceptionally talented agents, Wagner Realty offers the highest level of customer service to buyers and sellers throughout the Sarasota-Manatee region and beyond. We are committed to exceeding your expectations as we provide you with our signature service.

David





As an “Invitation Only” Affiliate, We Market YOUR PROPERTY TO THE WORLD.

When selling your home, you need global exposure in addition to the strong marketing expertise we deliver locally. As an affiliate of Leading Real Estate Companies of the World,[®] we have the resources to market your property to the highest possible number of potential buyers. With 150,000 associates around the world, we expose your property to buyers on six continents. In addition, we receive inbound clients from other affiliates around the globe who are interested in purchasing a home.

Leading Real Estate Companies of the World[®] is a pedigree denoting the very best companies who represent qualified clientele and wish to do business with similar firms. When your home is posted to our website locally, it is immediately promoted on the LeadingRE.com website and connected to the websites of 550 of our affiliate real estate firms.

550 companies
4,800 offices



70+ countries
134,000 sales associates

I'M LOCAL I'M GLOBAL[®]

550
companies

4,800
offices

134,000
sales associates

70+
countries

Leading
REAL ESTATE COMPANIES
OF THE WORLD

Through the International Listing Services, Your Property has OPTIMAL SYNDICATION

Using multiple listing services (MLS) and online portals significantly increase the exposure of your home. By listing your property on MLS platforms, you ensure that it reaches a vast network of real estate agents and brokers who actively search for properties on behalf of their clients. Simultaneously, online portals such as Zillow, Realtor.com, and others broaden visibility to an audience of potential buyers, including those searching independently. The combined reach of MLS and online portals maximizes exposure, increases buyer interest, and ultimately shortens the time your home spends on the market, optimizing the selling process.





The Winning **STEPS OF SELLING A HOUSE**

1

Personalized Consultation and Listing Agreement

After review of CMA (Comparative Market Analysis) the listing agreement is signed and the best sale price is determined.

2

Home Review & Staging

Home recommendations may be suggested to enhance both the interior and exterior, such as staging, painting, making repairs and cleaning.

3

Collaborative Marketing

Print, digital, & virtual marketing work together to make your property shine. Attracting the right audience at the right time is key to a successful marketing strategy.

4

Photography and Video

Showcasing your property is best with professional photography and videography.

5

Syndication & Exposure

Local & global distribution of your listing reaches nearby targeted audiences as well as worldwide agents, investors, & buyers.

6

Outdoor Signage

If permissible, our installation professionals will place an attractive For Sale sign.

7

Extensive Listing Launch

The listing goes live very quickly through the Multiple Listing Service (MLS) with a distribution network of more 60,000 Florida agents.

8

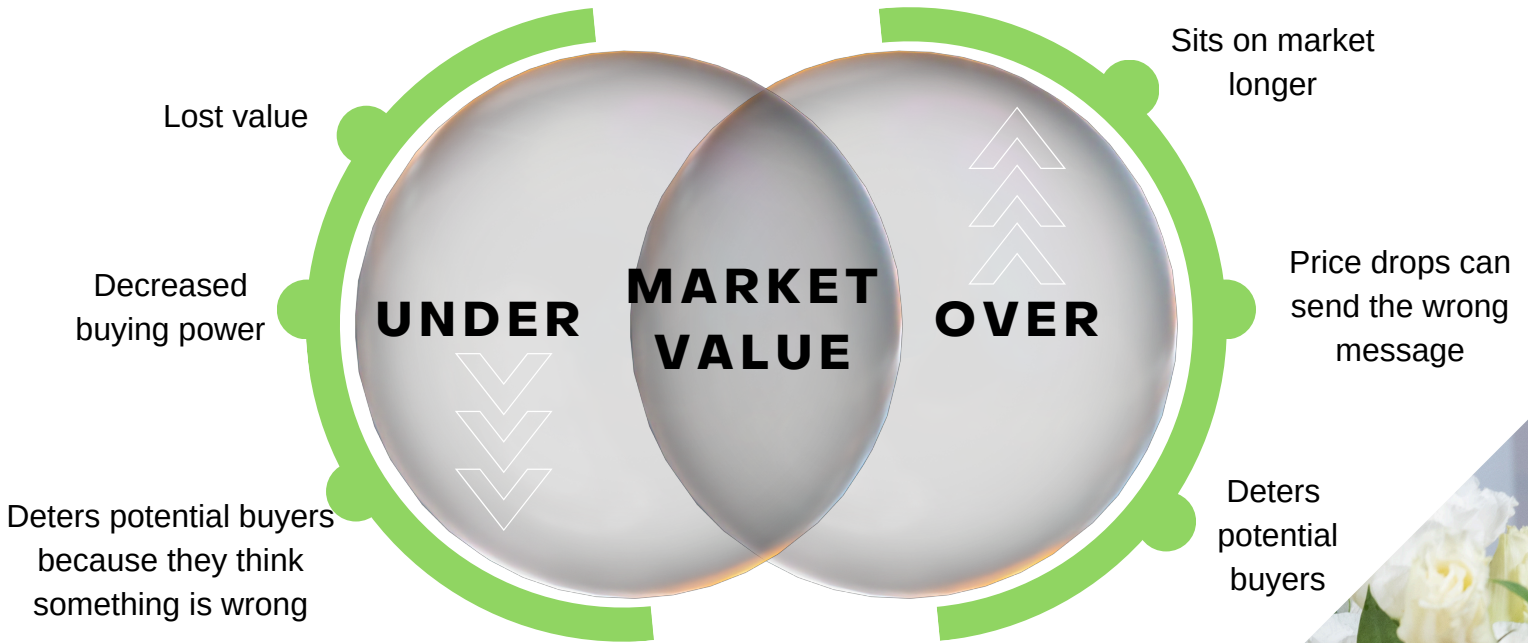
Seller Communications

Communication is our top priority. A comprehensive accounting of all property activity is compiled regularly and communicated to client.

WE PROVIDE EXCEPTIONAL EXPERIENCE DURING EACH STAGE OF THE SELLING PROCESS.

The Art of Pricing

YOUR PROPERTY



Pricing your home correctly from the 1st day on the market is critical to your success as a seller.

More prospective buyers are brought in when a house is listed at a fair market value rather than a higher than market value.





SUPERIOR MARKETING THAT GOES THE DISTANCE

We meet the challenge of creating a demand for your property that attracts more buyers and gets you optimum results.

This requires a precise mix of marketing strategies including:

- intensive local, national, and international networking
- aggressive print marketing
- expansive multi-media online exposure
- customized direct mail advertising & marketing materials

PRINT MARKETING

WAGNER REALTY Your Hometown Realtor - Locally Owned And Operated For Over 80 Years!

FEATURED LISTINGS

NEW LISTINGS

Thank You For voting Wagner Realty Your Favorite Real Estate Agency

WE'RE LOCAL WE'RE GLOBAL

Your home and open houses will be featured in local print publications.

WagnerRealty.com

OPEN HOUSES

QR CODE

QR codes give direct access to promote engagement through the mobile phone. One small area on any print collateral, when scanned, can lead to unlimited information.

- Direct customers to your property
- Display Open House information
- Launch a Video, and more!

Custom Property Flyers are designed to promote your property utilizing professional photography. These will be available at the property during Showings and Open Houses.

HOME FOR SALE

10710 FALLING LEAF COURT, Parrish, FL 34219

3 bedrooms
3 bathrooms
2110 SQ FT
Year Built 2023

Louise P. Hayden
louiseshayden@wagnerrealty.com
www.louiseshayden.com

Dream Homes
Sold Here

814 SPRING LAKES BOULEVARD
3 bedrooms
2 bathrooms
1446 SQ FT
View

Louise P. Hayden
louiseshayden@wagnerrealty.com
http://www.louiseshayden.com

WAGNER REALTY

FOR ALL YOUR REAL ESTATE NEEDS

Louise Hayden

www.louiseshayden.com

Postcards are immediately sent to announce your property is on the market.



MULTI MEDIA ONLINE MARKETING

READY TO ESCAPE THE COLD?

Trade the snow for sand and come to where it's warm and sunny! I can help you find the perfect home.

WAGNER REALTY

Your listing will immediately be sent out to more than 10,000 agents in our region as well as my contact list of potential buyers. The more people that get to view your property, the more likely to find a buyer fast.

- E-Cards & E-Blasts
- Social Media Posts
- SINGLE PROPERTY WEBSITES
- Worldwide Listing Syndication
- Associate Website Exposure
- Properties in Motion Video

Properties in Motion[®] is a listing video solution with voice over that gets properties on Google's page one rankings quickly.

JUST LISTED
312 10TH AVENUE E Palmetto, FL

Beautiful 5 Bedroom 3 full Bath Home for Sale in Palmetto, FL for \$725,000

Situated on the Manatee River with quick and easy access to the Gulf of Mexico, Tampa Bay, or the Intracoastal Waterway, Riviera Dunes is one of Florida's west coast premier boating communities. Our 1 1/2-foot deep man-made harbor is among the largest hurricane-protected harbors in the state, offering residents private boat slips on neighborhood docks when available. This vibrant community is not only ideal for marrieds and singles, but also for both young families and retirees that are seeking an active lifestyle in a heaven-on-earth setting! Inside the gated community are the 154 distinctive neo-Mediterranean style single-family homes in the homes of Riviera Dunes. This 2 story 3 car garage home is located on a pond with a quiet and peaceful setting.

LISTING VIDEO

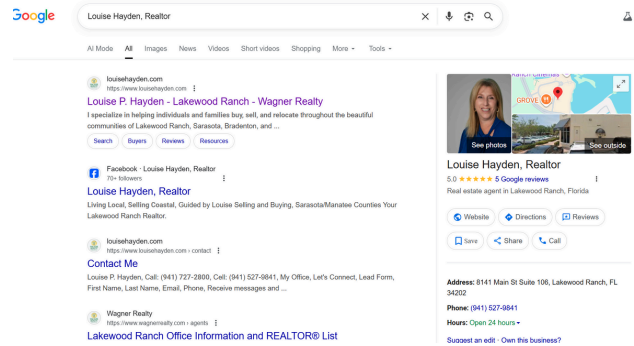
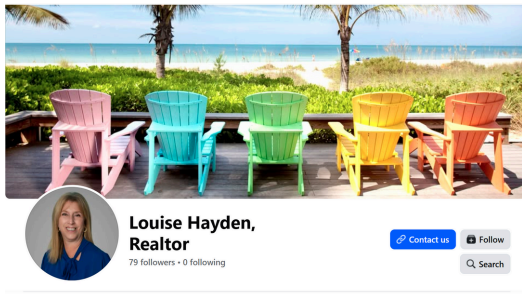
308 8TH AVENUE E, PALMETTO, FL 34221

WAGNER REALTY

\$650,000
Bedrooms 3
Bathrooms 2.0
MLS# A4523468

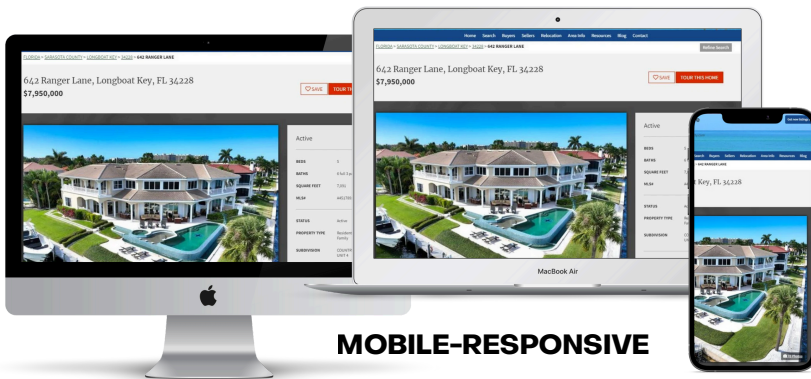


SOCIAL MEDIA HAS CHANGED THE WAY REAL ESTATE IS SOLD TODAY. WE USE EXCEPTIONAL NETWORKING SKILLS TO GET THE WORD OUT AND CREATE A BUZZ AROUND YOUR PROPERTY.

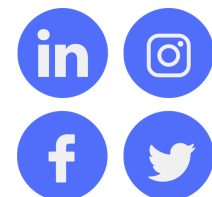


QUICK FACTS

- 7.8 Billion people in the world on mobile
- 4.8 Billion Internet users
- 3.78 Billion active Social Media users
- 5.15 Billion unique Mobile users
- 3.8 Billion active Mobile Social users



WE PUT SOCIAL MEDIA TO WORK FOR YOU





My wife and I hired Louise Hayden to help us search for a home in Florida. I've worked with over a dozen realtors over the years and I can tell you with the absolute confidence that she is one of the top realtors I've ever had the pleasure of working with. Her integrity is not questioned, and she fiercely goes to bat for her clients and making sure that they are treated fairly. She asks fantastic questions that we didn't even think to ask and made sure that we were well represented. Louise goes above and beyond for her clients. She showed us over a dozen homes and was extremely patient at every turn. She is very thorough and very passionate about what she does. I highly recommend her as anybody's realtor in the Florida Lakewood Ranch area. You won't regret it.



A Truly Exceptional Realtor – Highly Recommend Louise! My husband and I just had a fantastic experience with Louise Hayden. We are moving from Massachusetts to Lakewood Ranch, FL, and we can confidently say that we could not have done it without the incredible support and expertise of Louise. From our very first conversation, Louise went above and beyond in every aspect of the home-buying process. Moving across states is stressful enough, but doing so with a child and two dogs and not being able to be physically present for all of it added extra challenges. Louise made it all feel manageable. She took the time to understand our needs, especially making sure that every community we looked at was dog-friendly—a must for our furry family members. When we couldn't be in Florida, Louise did FaceTime showings so we could still feel like we were there. She was always honest, straightforward, and truly had our best interests at heart. It never felt like a transaction—it felt like she was advocating for our family at every step. She was even present for the home inspection and made sure nothing was overlooked. Her attention to detail and calm reassurance helped keep us grounded through what could have been an overwhelming process. Thanks to Louise, we found the perfect home in a wonderful community that welcomes our dogs and fits our lifestyle beautifully. We are so grateful for her guidance, professionalism, and genuine care. If you're looking for a Realtor in the Lakewood Ranch area who is knowledgeable, responsive, and truly puts her clients first—Louise is the one to call.

TESTIMONIALS



When my husband and I were ready to move into an over 55 condo community, Louise took us to see some that were exactly to our specifications. We made an offer the first afternoon we were out looking. Our offer was immediately accepted and the next day Louise had an inspector looking the condo over. There were a few issues that needed to be repaired and Louise made sure the owner took care of them. From viewing the condo to our closing.. less than 2 months! I would highly recommend Louise as an amazing realtor! She is honest, determined and will put you first!



Five-Star Review For Louise Hayden – The Best Real Estate Agent You’ll Ever Work With! From start to finish, Louise was exceptional in so many ways. Her professionalism, deep knowledge of the market, and unwavering dedication made the entire home buying process smooth, stress-free, and even enjoyable! What sets Louise apart is her commitment to her clients. Louise has a true gift for understanding exactly what her clients are looking for. She listened carefully to our needs, guided us with expert advice, and went above and beyond to find properties that matched our vision. She was always available, so quick to respond, and patient while explaining every step with clarity and confidence. We felt supported and empowered throughout the entire journey, and it was clear that she genuinely cared about helping us find the right home. If you want someone who will work hard to make your home dreams come true, Louise is the one to call!





Thank
you!

Thank you for taking the time to preview my seller's package. When you decide to enlist my services, please keep this seller's package handy. I look forward to working with you in the near future and feel certain that you will be happy with my service.



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www.facebook.com/LouiseHaydenRealtor