

ENGEL&VÖLKERS®

The Art of Selling Well

A REFINED APPROACH TO
REAL ESTATE REPRESENTATION

SUE LAGREE, J.D. | LUXURY REAL ESTATE ADVISOR



Luxury Is Not a Price Point. It's a Level of Service.

Selling a home of distinction requires expertise, strategy, and trust.

My approach blends market intelligence, elevated presentation, and the global reach of Engel & Völkers to position every property for maximum exposure and value – while maintaining absolute discretion and care.

Thank you for considering me as your advisor. I look forward to guiding you through a seamless and rewarding selling experience.

Sue LaGree, J.D.

LUXURY REAL ESTATE ADVISOR | ENGEL & VÖLKERS TAMPA DOWNTOWN



Strategic. Experienced. Trusted.

With more than two decades of experience as an attorney and real estate advisor, I bring a rare blend of legal insight and market expertise to every transaction.

My background in law provides clients with a distinct advantage – from strategic contract negotiation to navigating complex, high-value transactions with confidence.

Aligned with Engel & Völkers – one of the world’s most respected luxury brands – I deliver a bespoke experience rooted in precision, professionalism, and personal attention.

TESTIMONIAL

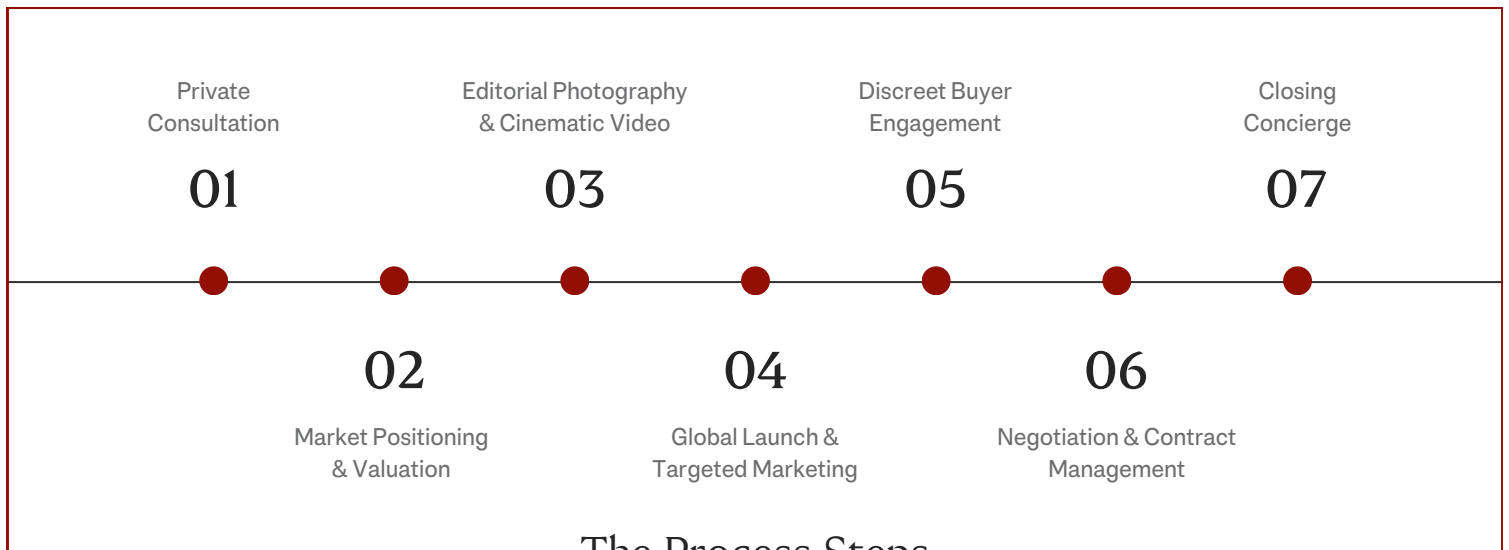
“Sue takes great care of her clients and goes way beyond to make sure they have an amazing experience in making the biggest purchase of their life. Nothing can replace knowledge, experience, and the passion she has for what she truly loves to do every day.”

– Mary C.



A Tailored Approach to Every Listing

FROM CONSULTATION TO CLOSING –
A SEAMLESS PROCESS DESIGNED AROUND YOU.



The Process Steps

Marketing That Moves Beyond MLS

Every property tells a story.

Through cinematic film, editorial photography, and intentional design, each listing is transformed into a work of art – positioned with global visibility and emotional resonance.

We don't just market listings; we craft narratives that connect your home to the right buyer, anywhere in the world.



TESTIMONIAL

“Sue was instrumental with listing and selling our property. Took all the work from us and made it a great experience.”

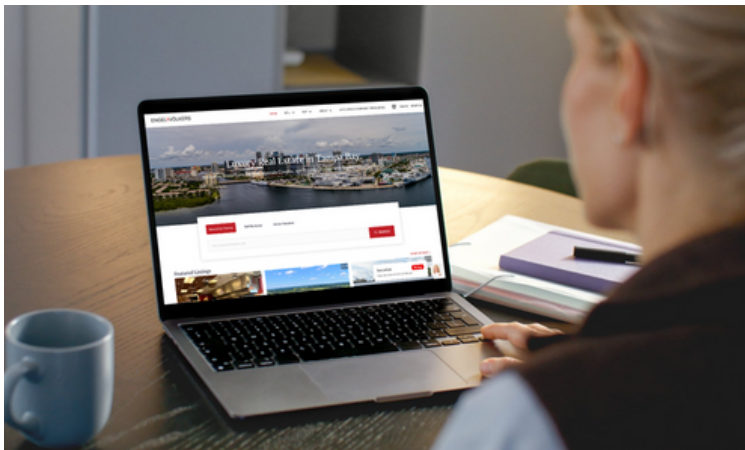
– Pete P.

Marketing Subsections



CINEMATIC STORYTELLING

Art-directed photo and video that evoke emotion and atmosphere, designed to inspire connection and desire.



EXCLUSIVE PROPERTY WEBSITE

Your home receives its own immersive digital destination, where design meets data-driven reach.

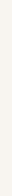


PRINT & DIGITAL SHOWPIECES

Elegant exposés and postcards designed to be kept – not discarded – because luxury deserves to be tangible.



ENGEL & VÖLKERS TAMPA DOWNTOWN



LUXURY REAL ESTATE ADVISOR



Sue LaGree

The Power of Precision

My foundation in law offers clients a distinct advantage – each transaction is guided by diligence, foresight, and strategic negotiation.

From complex contracts to high-stakes offers, I bring clarity and confidence to every decision.

DETAILS AREN'T SMALL THINGS – THEY'RE EVERYTHING.

Results That Speak for Themselves

Every listing is a partnership built on trust and performance.

DAVIS ISLANDS
WATERFRONT ESTATE

17 Days

SOLD IN

CHANNELSIDE
PENTHOUSE

Record Price

PER SQUARE FOOT

HARBOUR ISLAND
RESIDENCE

98%

OF ASKING PRICE

TESTIMONIAL

“Sue LaGree is a fantastic realtor! Her professionalism is top-notch, and her knowledge of real estate and the market made our experience exceptional.”

– Stephanie M.

“Sue was an absolute blessing when it came to helping my elderly aunt sell her house in Tampa Bay. Her patience, kindness, and professionalism were truly commendable.”

– Heather D.

“I have used many realtors in several states but never have I found someone like Sue – dedicated, knowledgeable, and unparalleled.”

– Erin O.



Your Listing Paperwork

Thank you for entrusting us with the sale of your property.

Supporting Documents

Below is a breakdown of your listing paperwork.

These items will be sent to you via our e-sign system, **Brokermint**. Please check your spam folder if you don't receive them promptly.

- Listing Agreement: Review, initial each page, sign/date the final page.
- Seller's Property Disclosure: Complete all questions, initial each page, sign/date the final page. (We cannot complete this on your behalf.)
- Homeowners Association Disclosure: Provide HOA contact details, fees, and documents (bill, yearly budget, deed restrictions, design guidelines). If unavailable, contact your HOA directly. Initial page 1.
- Waiver of MLS Entry: Authorises us to delay MLS entry until professional photography is complete (3–4 day turnaround). Sign/date.
- Affiliated Business Arrangement: Acknowledges our relationship with International Title Partners.
- Seller Phishing Scam: Confirms awareness of scam prevention guidelines. Sign/date.
- Wire Fraud Notice: Sign/date.
- E&V Standard Disclosure: Standard seller and broker protections. Sign/date.

Let's Get Your Property Ready

Use this checklist to stay organised as we prepare your home for market.

Supporting Documents

Your Checklist:

- Extra copy of key for lockbox
- Confirm A/C units (number, age, last service date)
- Complete Monthly Expense Brochure insert
- Locate property survey
- Provide latest mortgage statement
- Locate title policy for title company review
- Locate floorplan or builder blueprint
- Provide HOA payment coupon & community budget
- Confirm showing time contact person
- Compile list of updates, receipts, and warranties
- Arrange safe place for pets during showings
- Confirm roof age and repairs documentation
- Confirm septic/well details and last service date
- Provide vendor list (garden, pool, cleaning, etc.)
- Provide insurance policy copy and permission to contact your agent

Notes:

Your Property Brochure

Let your home tell its story.

Supporting Documents

During the first 14–30 days of your listing, we gather detailed information to craft a professional, story-driven property brochure. This brochure presents your home beautifully and provides potential buyers with a complete, confident understanding of your property.

The following items are included in our standard property brochure:

- **Professional Photography:** High-quality photos and videos.
- **MLS Customer Synopsis:** Fully detailed MLS data sheet – syndicated to Realtor.com, Zillow, Trulia, and more.
- **Convenience List:** Local amenities (airports, hospitals, grocery stores, attractions) for buyers to review.
- **Features Summary:** Interior and exterior highlights created for your review.
- **Monthly Expenses:** Breakdown of running costs for full transparency.
- **Insurance Quote:** Homeowners policy estimate from our trusted vendor network.
- **Mortgage Quote:** Sample quote from our preferred mortgage partners.
- **Community Site Map:** When available, a map to visualize neighborhood layout and amenities.



Ready to Begin?

When it's time to elevate your next move, I'd be honored to represent your property with the strategy, precision, and discretion it deserves.

Let's discuss how to position your home for the world's most discerning buyers.

Sue LaGree, J.D.



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