



COLEMAN

REAL ESTATE
GROUP



[SEDONA BUYER'S GUIDE]

RE/MAX[®] SEDONA

THOSE RED ROCKS ARE CALLING



It has happened to every one of us who calls Sedona home. Those ancient red rock monuments, those sacred canyons...they spoke to our hearts. And we listened. However Sedona speaks to you, we'll move mountains to help you find a part of it to call home.

We are the Coleman Real Estate Group.

CHOOSE YOUR REAL ESTATE PARTNER WISELY

Whether you're a buyer hoping to make your Sedona dream a reality or are ready to move on and are looking for a trusted team to help you sell, your first step is the most important: choosing the right real estate partner.

One call to the Coleman Real Estate Group at RE/MAX® Sedona puts one of the area's most awarded and highly skilled teams to work for you. We look forward to working with you and getting to know you.

SEDONA IS A REAL ESTATE MARKET UNLIKE ANY OTHER

You may feel you know it intimately as a visitor, but once you become a buyer, working with the right real estate team can be the difference between a dream and a deal.

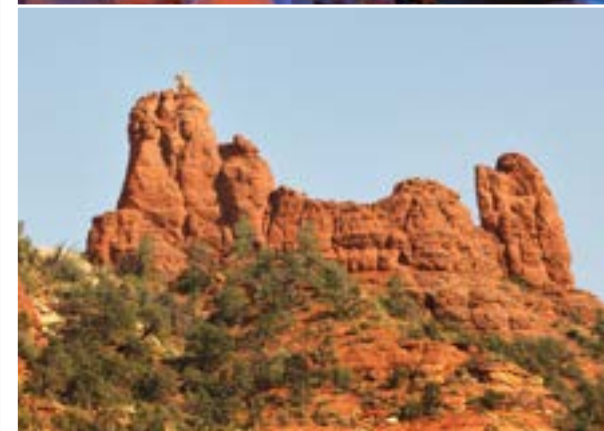
STARTING ONLINE IS FINE, BUT... try not to rule out homes or neighborhoods until you get your own boots on the ground. In Sedona, even on the same block, the views and values can vary considerably.





UPTOWN

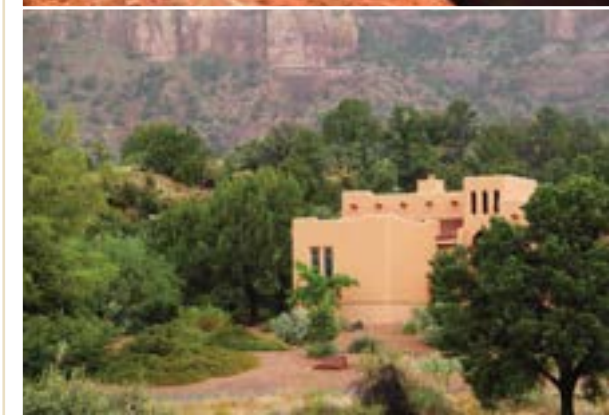
Uptown is the heart and soul of Sedona. Lively restaurants, unique shops, tour operators and old Sedona charm are hallmarks of this area, with homes just up the hill from it all. From pueblos to mid-century modern homes to secluded new construction, Uptown has a fun, eclectic vibe all its own.





WEST SEDONA AND RED ROCK LOOP

West Sedona is a neighborhood community at its core, stretching out to the more forested Upper Red Rock Loop to its west and the luxury properties near the Red Rock-Secret Mountain Wilderness and Seven Canyons to its north. Off Dry Creek Road, buyers looking for acreage within the city limits can also find some rare jewels, including equestrian properties.





CHAPEL AND THE ARTS DISTRICT

Named for Sedona's iconic Chapel of the Holy Cross, the Chapel area loosely begins at the "Y" (where 89A meets 179) past Tlaquepaque and Hillside down to forest service area, with views of Snoopy Rock and Cathedral Rock. This central area of Sedona is literally in the middle of it all, yet tucked-away neighborhoods abound here.

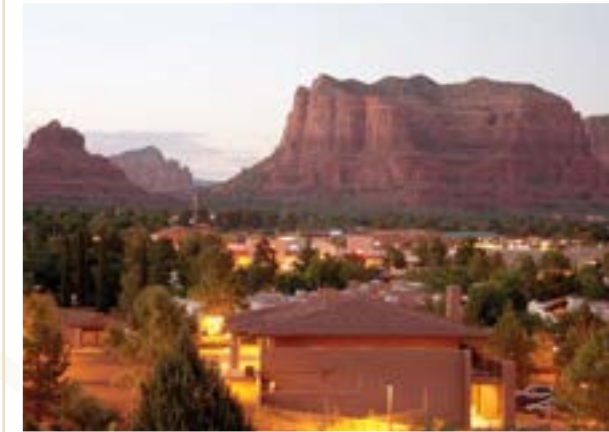


© The Hudson



VILLAGE OF OAK CREEK

The Village of Oak Creek, known locally as the VOC, is home to three popular golf courses, a growing dining and shopping district, and is surrounded by some of Sedona's most iconic red rock monuments, including Bell Rock, Courthouse Butte and Cathedral Rock. Golf communities, gated communities, townhomes, condos, single-family homes and equestrian properties with room to spread out give buyers a wide range of options.



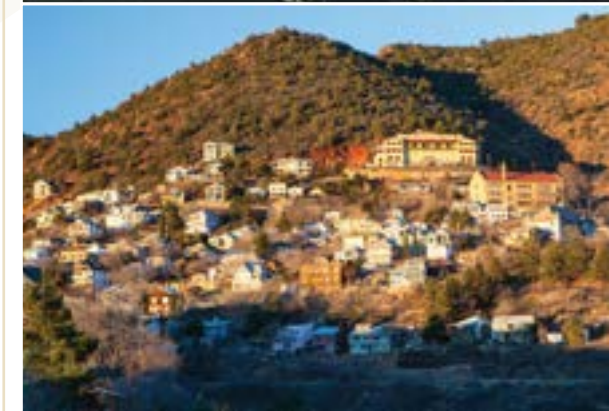


OAK CREEK CANYON

While the homes are fewer as you head up the canyon from Uptown toward Slide Rock State Park, the properties show their uniqueness and charm. From creekside cottages and tucked-away cabins to custom homes nestled among piñon and ponderosa pines, the Canyon offers some unique properties.

SURROUNDING COMMUNITIES

Around an hour to the north, Flagstaff offers a larger community with a university and attractions like the Arizona Snowbowl Ski Resort. About 20 minutes to Sedona's southwest lies Arizona's wine country and the Verde Valley Wine Trail. With more than two dozen vineyards on 450 square miles spreading from Cottonwood to Jerome, its reputation is rapidly growing. The inviting towns of Page Springs, Cottonwood, Clarkdale, Cornville, Jerome and Camp Verde offer character, charm and often more value.



ABOUT YOUR TEAM

Our team comes to work knowing our job is bigger than selling homes. It's about helping someone fulfill a dream. Put down roots in a place they love. Retiring with an active, outdoor lifestyle. Whatever brings you here, we're here to help. We look forward to working with you.

As the largest and most diverse team of real estate agents at RE/MAX Sedona — the most productive real estate brokerage in Sedona and the Verde Valley — buyers who work with us have an edge in this ultra-competitive market.

With the Coleman Real Estate Group, you get the power of a highly skilled, full-time team in your corner. Read our team members' numerous 5-star reviews and you'll hear what sets us apart:

- **Accessible and responsive:** Full-time agents with virtual tour options for out-of-market buyers
- **Highly trained:** You will be represented by Accredited Buyer's Agents
- **Insight:** In-depth knowledge of this complex market
- **Buyer's agent compensation:** Effectively negotiated between buyers and sellers to offset compensation
- **Investor expertise:** Short- and long-term rentals, property and neighborhood values, HOAs, CC&Rs
- **Additional expertise:** Equestrian, farm/ranch, wineries, golf, multi-family, commercial
- **Actively networking:** Helping us hear about homes before they hit the market
- **Strong negotiating skills:** Our accurate assessments, respected agents and experience help put you on top
- **Commitment:** Partners on your home-buying journey who care about seeing your dreams realized

BEST OF ZILLOW

VOTED AMONG THE TOP 10% NATIONWIDE



Time and again, our award-winning agents, **Jody Coleman, Taylor Coleman-Underwood,** and **Cheyne Cunningham** have been recognized among the Best of Zillow as determined by client feedback. More than a mark of distinction, it means you're working with REALTORS® who have achieved:

- 90%+ experience scores
- Top 10% of Zillow Premier Agent status
- Client recognition for responsiveness, trustworthiness and knowledgeability

Having worked with Taylor (TJ) and the Coleman Group in 2019 to buy our Sedona home as out-of-state buyers and realizing how fortunate we were to have found them, we knew exactly who to call to help acquire the vacant lot behind us. It was not for sale, but after reaching out to the owner, they helped us get the property under contract without it ever hitting the market.

Gail H.

Jody and her team, including TJ and Chey, were a true pleasure to work with. Their dedication and loyalty is truly special. We enthusiastically recommend them to anyone trying to navigate the tough Sedona market. They are VERY good people!

Matthew D. and Amy F.

THANK YOU FOR THE KIND WORDS

Jody and the entire Coleman group for that matter, truly care about their clients and it shows in the work they do and support they provide. It is rare these days and should not be understated.

Joshua M.

Jody works for her clients and she works very hard. Not everyone in real estate does. She is a true gem and I would use her again without a second thought. You are not going to find anyone better or even equal in Sedona.

Sallie A.

Jody and her team did an excellent job selling our house at full asking price in just two days. Her experience and insights made it a painless process. Escrow closed on the mutually agreed upon date without incident. There was always someone available from her team to answer our calls and emails.

Amanda V.



DEDICATED TO HELPING
YOU MAKE YOUR SEDONA
DREAMS A REALITY

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