



# The Ultimate Home Sellers Guide

*How to Sell Your Home with Confidence*



# A Warm Welcome from Centric Realty Group



Thank you for considering my expertise in **selling your home**. I am dedicated to helping you achieve **maximum value** and a smooth transaction. Your success is my priority.



# 3-Step Top Dollar System



## Proven strategies to maximize your home's selling potential and price

To achieve top dollar for your home, our **three-step approach** incorporates strategic pricing, staging expertise, and targeted marketing. Each element works synergistically to elevate your home's appeal and attract qualified buyers in a competitive market.

Strategic pricing is the foundation of our system, ensuring **your home is competitively positioned** while reflecting its unique value. Our staging expertise enhances your property's best features, creating inviting spaces that resonate with buyers. Finally, our targeted marketing approach guarantees maximum exposure across various platforms, driving interest and offers.

*Unlock your home's value*

## Strategic Pricing

We analyze market trends and comparable sales to price your home effectively.

## Staging Expertise

Our team professionally stages your home to highlight its best features.

## Targeted Marketing

We implement a tailored marketing strategy to reach potential buyers effectively.

## Seller Success

Our proven methods have consistently led to successful sales and satisfied clients.

# Active Marketing Plan

Our comprehensive marketing plan is designed to showcase your home's unique features and attract potential buyers. We utilize cutting-edge strategies to ensure your property stands out in a competitive market and garners the attention it deserves.



Troy Sage

REAL ESTATE DIFFERENTLY

By leveraging high-quality photography and targeted online advertising, we effectively reach potential buyers where they are most active. Our multi-channel approach includes social media, email campaigns, and virtual tours, ensuring your home is prominently featured to maximize interest and achieve the best possible sales outcome.

# Why This Works



Understanding the **selling process** is essential. By leveraging expert strategies and proven systems, we create a pathway that enhances the visibility and appeal of your home, ensuring you attract the right buyers for top dollar results.



Our approach is rooted in **data-driven insights** and market analysis, allowing us to tailor our strategy to meet your unique needs. By combining innovative marketing techniques with personalized service, we maximize your home's potential, ensuring a smooth and profitable selling experience.

# Meet Troy Sage: Your Expert Real Estate Partner



With years of experience in the luxury market, Troy combines **strategic insight** and a **personal touch** to ensure clients receive exceptional service and guidance throughout the selling process.



"Troy is amazing!  
He made selling our  
home a breeze, and  
we received top  
dollar in the process.  
Highly recommend  
his services!"

- John S.

98%

Homes Sold Above Asking  
Price

30%

Average Days on Market

5%

Increase in Home Value



# CLIENT TESTIMONIALS



★★★★★

Troy helped me and my family find the perfect home under stressful circumstances. My husband was sick. I was starting a new job. I had a lot of responsibilities & Troy acted like a member of my family. He went above and beyond to help me and educate me with the whole house-buying process. He is genuine, honest, trustworthy, professional, and someone I will call a friend for life.

— Verified Google Review

★★★★★

Throughout my lifetime, I have engaged in numerous real estate transactions, but I have never encountered an agent as professional and communicative as Troy. He consistently surpassed expectations while assisting us with the sale of our home in Justin, TX. Troy not only exemplifies professionalism, but he is also a person of great character. I would gladly consider him a friend. Without reservation, I recommend Troy for all your real estate needs.

— Verified Google Review

★★★★★

Troy was wonderful to work with. We had been told by our previous Realtor that our house was unsellable due to repairs that needed to be made, and we would have to file bankruptcy. Not only did Troy find a wonderful buyer for our home, he sourced specialty plumbers that brought the price down, allowing us to sell and break even! He was very communicative, keeping me in the know every step of the way and being incredibly understanding as the sale was a product of divorce. He made time to see both my ex-husband and me separately and prioritized our privacy the whole way through. I am so grateful for all the time and hard work Troy put into our home.

— Verified Google Review

# Begin Your Journey to Selling Success Today



## Steps

To achieve the best results in selling your home, follow these essential steps to maximize your property's appeal and value, ensuring a smooth transaction with Troy Sage by your side.

- **Schedule a consultation**
- **Discuss pricing strategy**
- **Prepare your home**
- **Review offers and negotiate**

