

Hello,

I'd like you to be the first to know that your neighbors have placed their home on the market. One of the reasons they selected me and Coldwell Banker® for the sale of their home is our impressive track record of selling, marketing and merchandising homes in the local marketplace, and around the world.

Please take a moment to review the details of this beautiful home. Maybe you'll discover that you have a friend, family member or co-worker who would be interested in learning more about the property. If so, please don't hesitate to contact me - I'm happy to help!

In this brochure, you will discover firsthand what makes Coldwell Banker vastly different from its competitors. The results simply speak for themselves. When the time is right, contact me to discuss how you can leverage my local expertise and experience, along with Coldwell Banker's exceptional marketing and exposure, to help sell your home for the highest possible price.

Sincerely,



STEPHANIE YOUNG

GRI, ABR®, E-PRO®, GREEN, BPO®, SFR, SRES,
STA, MRP, CPRES, CNCA, CNIS, CNBX

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COLDWELL BANKER REALTY



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We market homes differently. Coldwell Banker's® comprehensive property marketing plan will spotlight your home so you can sell it for more*.

Professional Photography
High-quality photos perfect for print and online to make your property look its very best*
*Consult your agent for details



Extensive Online Exposure
Your home will be displayed on the real estate industry's most visited websites and viewed by potential buyers all over the world



Single-Property Website
Professionally designed property website that is viewable on all devices and easily shared via social media



Property Tour
Professionally produced photo slideshow



YouTube Advertising
Professionally produced 30-second listing ad shown during a YouTube video with optimized audience targeting



Targeted Online Advertising
Geographic targeting technology markets your property directly to local buyers online and on social media



Social Media Banner
Attention-getting online promotion of your home for maximum reach



Just Listed eFlyer
"Just Listed" announcement eBlast sent to an exclusive list of personal and professional contacts



Area REALTOR® Notification
Agents at local real estate companies in your area will be notified that your home has come on the market



Mobile Brochure
Exclusive yard sign panel with CB Mobile Brochure technology that delivers your home's unique details and photos to consumer mobile phones



Property Brochure
Beautiful, professionally printed property brochures with trackable QR code, to showcase your home



Silver Envelope Home Announcement
Stunning, tri-fold property announcements with trackable QR code, direct mailed to your neighborhood in silver envelopes that get noticed



Seller Update
Detailed report outlining everything that has been done to bring your home to market and maximize its exposure



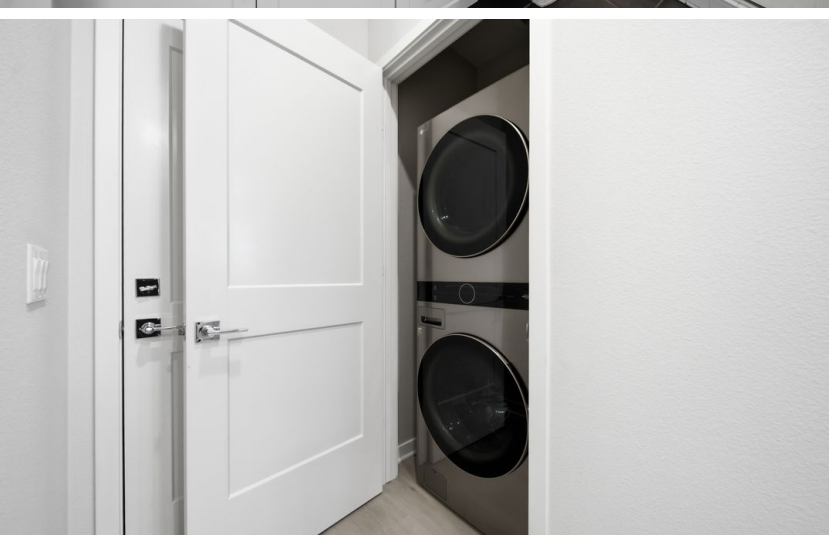
*Properties that utilized the Coldwell Banker Realty property spotlight marketing plan sold higher above the list price than those properties that did not leverage the plan. Based on plan usage data reported Jan. 1, 2022-Dec. 31, 2022, among 14,455 affiliated agents, with an average sales price of \$663,255. Results are not guaranteed. Marketing plans vary and may not include all of the features listed here.

Turnkey 2023 End-Unit | Privacy, Solar Efficiency & Prime Gilroy Location

105 LUGO LANE, MISSION VIEJO
1 BEDROOMS, 1.5 BATHS | LISTED AT \$649,900

STEPHANIE YOUNG
GROUP





VIRTUALLY WALKTHROUGH THIS HOME AT [105LUGO.COM](https://www.105lugo.com)

Welcome to 105 Lugo in Mission Viejo, a beautifully maintained, newer construction home built just about two years ago and proudly owned by its original owner. Located in the desirable Saddleback Place community by Trumark Homes, this modern residence offers the perfect blend of contemporary design, energy efficiency, and low-maintenance living. With approximately 887 square feet of thoughtfully designed space, the open-concept floor plan feels bright and spacious, enhanced by oversized dual-pane windows that fill the home with natural light. The main living area features wood-look luxury vinyl flooring, recessed lighting, and custom window treatments, creating a clean, sophisticated look. The kitchen is both stylish and functional, complete with stainless steel appliances, sleek countertops, white cabinetry, and seamless flow into the living and dining areas-ideal for everyday living and entertaining. Upstairs, plush upgraded Berber carpeting lines the staircase, hallway, and primary bedroom, adding warmth and comfort. The spacious primary suite is highlighted by dramatic 13-foot ceilings, creating an airy retreat with an open, light-filled ambiance. Built with today's efficiency standards in mind, the home includes owned solar panels and a tankless water heater, offering long-term energy savings. An oversized one-car garage plus an additional dedicated parking space provide added convenience. Residents enjoy access to the community pool, spa, and BBQ area, perfect for relaxing or gathering with friends.