

HELPFUL INFORMATION

I know potential buyers are always curious about the house's history. Our goal is to front-load all disclosures, including a pre-home inspection, and answer all your questions in advance so you can better serve your clients, and we can have a smooth transaction. There is nothing better than having answers when your clients ask; hopefully, this makes you look good in front of them. :)

The owners purchased this home in 2018 and made amazing memories there for the last 9ish years. With the kids grown and out of the house, it is time to move closer to them, which is the reason they are deciding to list.

The home is in a trust, so please use the following as the seller's vesting:

The Gregory and Linda Hubbard Trust

I've attached a list of updates so you can share with your clients what has been done.

Thank you for taking the time to read and learn about my sellers. Call me if you have any questions, I am happy to chat anytime.

Updates & Amenities List for Seascape Circle

- New Exterior Paint \$20,000 - 2026
- New LVP Flooring \$15,972
- New Window Blinds \$5,672
- New Microwave & Slide-in Oven - \$2,158
- New Balcony Awning - \$1,011
- 3 New Toilets - \$1,800
- New Whole House Fan - \$1,995
- New Furnace & Ductwork - \$19,128 - 2024
- Repipe Whole House & Water Heater - \$12,700 - 2024
- Bathroom Remodel - \$31,685 - 2025
- Replace 200 AMP Main Panel - \$790
- Outdoor Drainage Revamp - \$10,000 - 2023
- Book case, shelving & Storage, Office Cabinetry, Desks, and Garage Storage Organization - \$20,000
- 3 New Ceiling Fans - \$1,000
- Balcony Floor Replaced - 2020

THINGS TO REMEMBER

- Private Gated Street of 11 homes
- End of Cul-De-Sac
- Close to beaches, freeway, and entertainment
- Over \$144,000 in improvements since 2018
- Priced well considering a few cosmetic upgrades are still warranted
- Downstairs bedroom with built-in Murphy Bed
- Downstairs full bathroom

HOW TO WRITE A WINNING OFFER

- Seller vesting is the following:
“The Gregory and Linda Hubbard Trust”
- Submit with the seller’s choice of services. Washer and Dryer not included.
- Include POF and full DU approval if financing is needed.
- Sellers are a bit older, so please allow a day or so for a response, as we talk over the details of your offer.
- Seller looking for an “as is” sale. Health and safety issues can be discussed after the home inspection, but we are doing our best to disclose everything we know now to make the escrow process easier for all parties.
- Termite report has been ordered, and will be provided ASAP. Sellers have had regular termite service each year since purchasing the home.
- Offers with quicker contingencies and closing dates will be looked upon more favorably.
- Email offers to Brandon@BayBrookRe.com, call or text if you have any questions prior to writing. My number is 949.232.4044