



**BRAD SMIDT**

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DRE LIC# 01231082

# “Serious About Selling”?



THE  
**RE/MAX**  
COLLECTION

## *Interview Brad Smidt... You'll Be Glad you did!*

### **Sellers**

- Easy Exit Listing Agreement- No Risk or Obligation. Cancel at any time.
- When I List Your Home, I will Invest whatever it takes to properly Expose Your Home to find the right Buyer.
- Our Homes sell for 6.1% more and, 14 days Faster than the average agent.
- Free Staging Consultation.
- Not sure what to do with all Your Stuff? Brad can help!
- I Guarantee Your Price or More! *Call Me for Details.*

*- Next Step Guidance for Assisted Living*

*- Estate Sale & Donation Assistance, and Free Removal of Personal Property.*

*- Handyman and Maintenance Services.*

*- No Cost Moving Truck on Local Move.*

For a **FREE**, Quick Online or Over the Phone Home Appraisal Evaluation,

**CALL ME NOW at 760-929-9996**

This complete confidential Evaluation is absolutely Free. No Cost or Obligation.

**Top 1% Re/Max agents Worldwide**

**31 YEARS EXPERIENCE • CLOSED OVER 1,500 TRANSACTIONS**

*When working with Brad Smidt, you will work with him directly*

# JUST SOLD

## 4623 Cyrus Way | Prestigious Ocean Hills Country Club

WITH REMAX BEING ONE OF THE LARGEST REAL ESTATE COMPANIES IN THE WORLD, I HAVE ZERO LIMITATIONS WHEN IT COMES TO MAXIMIZING THE EXPOSURE OF YOUR HOME AND SELLING IT FOR THE MOST AMOUNT OF MONEY AND THE BEST TERMS POSSIBLE!

PRSRST STD  
"ECRWSSDEDM"  
US POSTAGE  
PAID  
PERMIT #3940  
SAN DIEGO, CA  
Local  
Postal Customer

### \$949,900

**SOLD FOR 100%  
OF THE ASKING PRICE!**  
A HUGE THANKS TO MY AWESOME  
SELLER AND NAVY VETERAN PATRICK  
CONNELL FOR HIRING ME!



This Elevated View lot boasts soothing Ocean Breezes with Tranquil Scenery and is mere steps to the Clubhouse with near limitless Amenities! Once inside the Courtyard, be drawn to the Dramatic Glass Door entry that leads to an Open Floor Plan with High Ceilings and Lots of Natural Light! The picturesque Fireplace is perfectly situated in the Great Room and provides abundant exposure throughout! Enjoy the Huge, Oversized Primary/Master Suite with Dual Vanities, Shower and Soaking tub! Spacious, Open Kitchen with Cozy Breakfast Nook looks out to Rolling Hills View! There is also a Bonus, Workstation off the kitchen that works as an office! The 2nd Bedroom is Perfect for guests or as a Den, and the Oversized garage has room for a golf cart. Enjoy outdoor living with the spacious, Wraparound Patio and Sitting area!

*This is not intended for solicitation if your property is listed with another broker. ©Vertical Printing & Graphics 760.334.2004*

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