

# "Serious About Selling"?

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

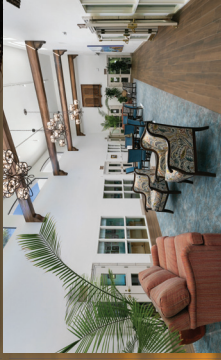
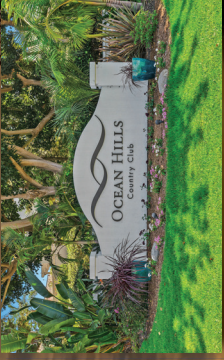
- YOUR HOME SOLD **GUARANTEED** OR I'LL BUY IT MYSELF! (ask about My Safety Net Sale Guarantee)
- Easy exit listing agreement- **NO RISK OR OBLIGATION**. Cancel at any time.
- When I list your home, I will invest whatever it takes to properly expose your home to find the right buyer.
- MY CONCIERGE PROGRAM offers you up to \$40k to prep your home for sale (*Paint, Flooring, Landscaping, Repairs, Cleaning etc.*)
- 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!

- *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.



**BRAD SMIDT**

(760) 929-9996

BradleySmidt@gmail.com

www.SmidtRealEstateGroup.com

DRE LIC# 01231082



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**33 YEARS EXPERIENCE - CLOSED OVER 1,500 TRANSACTIONS**

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

# JUST SOLD

## 5085 Siros Way | Prestigious Ocean Hills Country Club

NEWLY RE-IMAGINED! SOPHISTICATED SINGLE-STORY ST. TROPEZ MODEL WITH PARTIAL OCEAN VIEW! ALL NEW FINISHES THROUGHOUT ACCENT THIS BEAUTIFULLY SITUATED CUL DE SAC VILLA WITH ELEVATED SURROUNDING VIEWS!

PRSRRT STD  
"ECRWSSDDMM"  
US POSTAGE  
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SAN DIEGO, CA  
Local  
Postal Customer

# \$1,285,000

**SOLD IN 5 DAYS!!!**  
**WITH MULTIPLE OFFERS!!**  
**SOLD FOR 103%**  
**OF ASKING PRICE**



Gorgeous entry opens to a large, living area with vaulted ceiling and Distressed wood beam with Wagon Wheel lighting over the Dining area. The formal living room boasts a Stunning Calacatta tiled wall with Dramatic Fireplace. The New Kitchen offers lovely Oak Shaker cabinets, Kick Toe lighting, High End stainless steel appliances and Perla Venata Honed Quartzite Counter Tops! The attached Atrium offers wonderful natural light and is adorned with market lighting! The guest bathroom is fully customized with new, modern tiles, vanity and seamless sliding glass enclosure. The Primary Suite boasts designer touches throughout and the bathroom is simply Beautiful! The home is equipped with all new lighting and windows. The rear Patio is set up to be your go to retreat for relaxing, viewing, entertaining and outdoor dining! Enjoy the soothing ocean breezes and calming views! Perfect for those Summer nights.

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

**BRAD SMIDT**  
**(760) 929-9996**  
[www.SmidtRealEstateGroup.com](http://www.SmidtRealEstateGroup.com)  
DRE LIC# 01231082