



BERKSHIRE HATHAWAY
HomeServices
The Preferred Realty

Report valid for September 1, 2022

PRESENTATION PREPARED FOR
**232 GREENWOOD DR, CRANBERRY TWP,
PA 16066**



3 BEDROOMS | 2 BATHROOMS | 1438 SQFT

Presented by: Michelle Silverman



MICHELLE SILVERMAN

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730 Parkwood Dr
Cranberry Twp, 16066



1

WHY I AM THE RIGHT FIT

My value proposition, expertise, and track record.

2

WHAT'S MY HOME WORTH?

Comparable properties, trends, features, public estimates and outliers are highlighted to give the full pricing picture in a single visual.

3

MARKETING & BUYER ACTIVITY

Each home has its own marketing strategy based on supply and demand, and understanding buyer activity is a critical component.

4

NEXT STEPS

Let's recap, address questions, and align on our next steps.



THE ROLE OF YOUR SALES REPRESENTATIVE

**Why should you use a Berkshire Hathaway HomeServices
Stouffer Realty sales representative?**

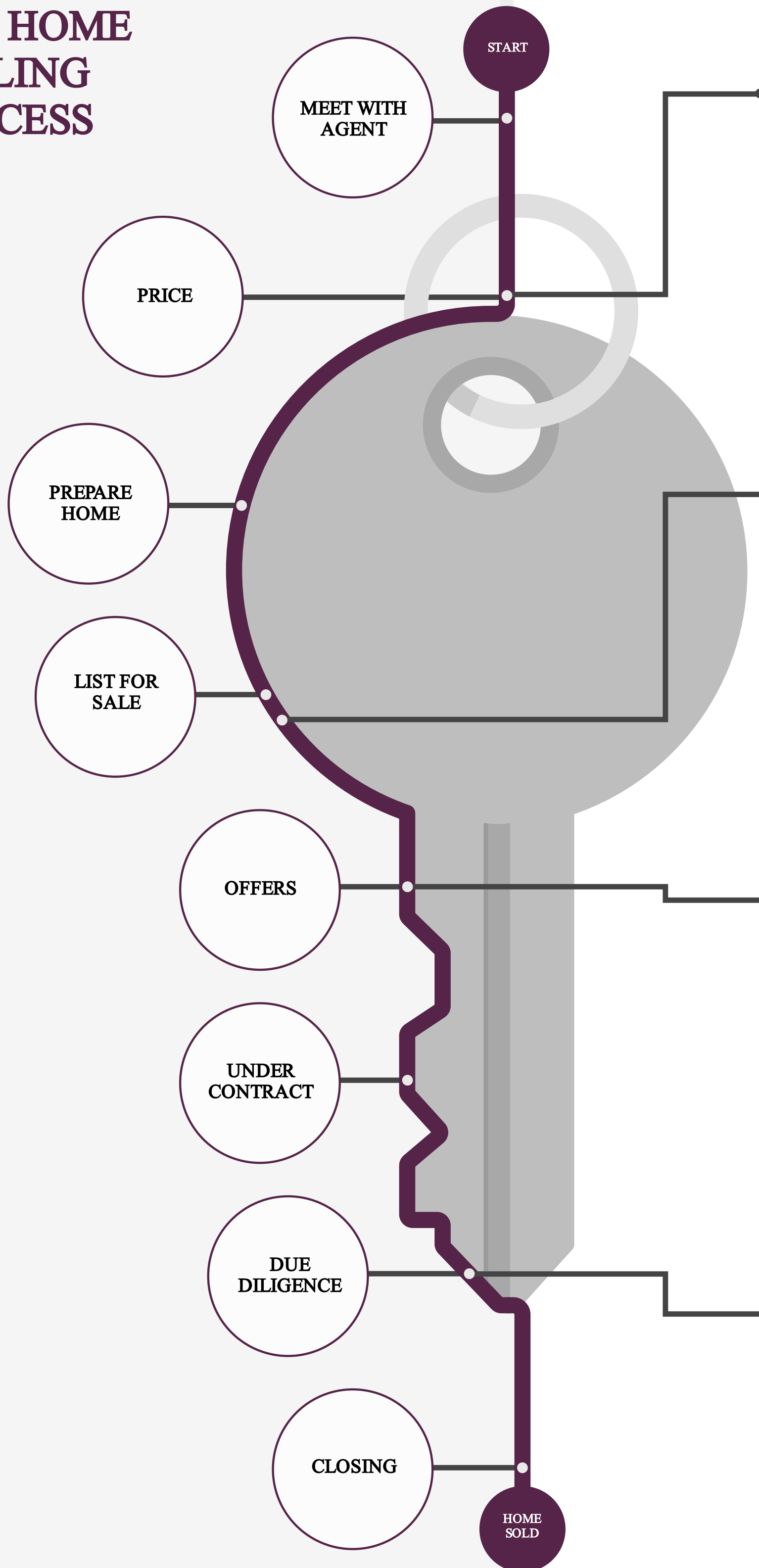
- Your Marketing Manager
- Your Transaction Coordinator
- Your Community Consultant
- Your Property Specialist
- Your Experienced Negotiator
- Your Trusted Advisor

As your real estate professional, you can count on me to have your best interest in mind at all times. I would love the opportunity to sell your home.





THE HOME SELLING PROCESS



STRATEGIC PRICING

An agent will help provide a Comparative Market Analysis (CMA) to illustrate the multiple perspectives necessary to account for when pricing a home.

MARKETING

Each property requires a different marketing package based on the supply and demand of the property. It can include staging, open houses, mailers, social media, and more.

CHOOSING AN OFFER

An agent will present the benefits and risks of each offer. After reviewing an offer, you can accept, decline, or offer a counter on price and/or terms.

INSPECTION

Buyers are expected to perform due diligence to satisfy inspection, appraisal, and loan contingencies.





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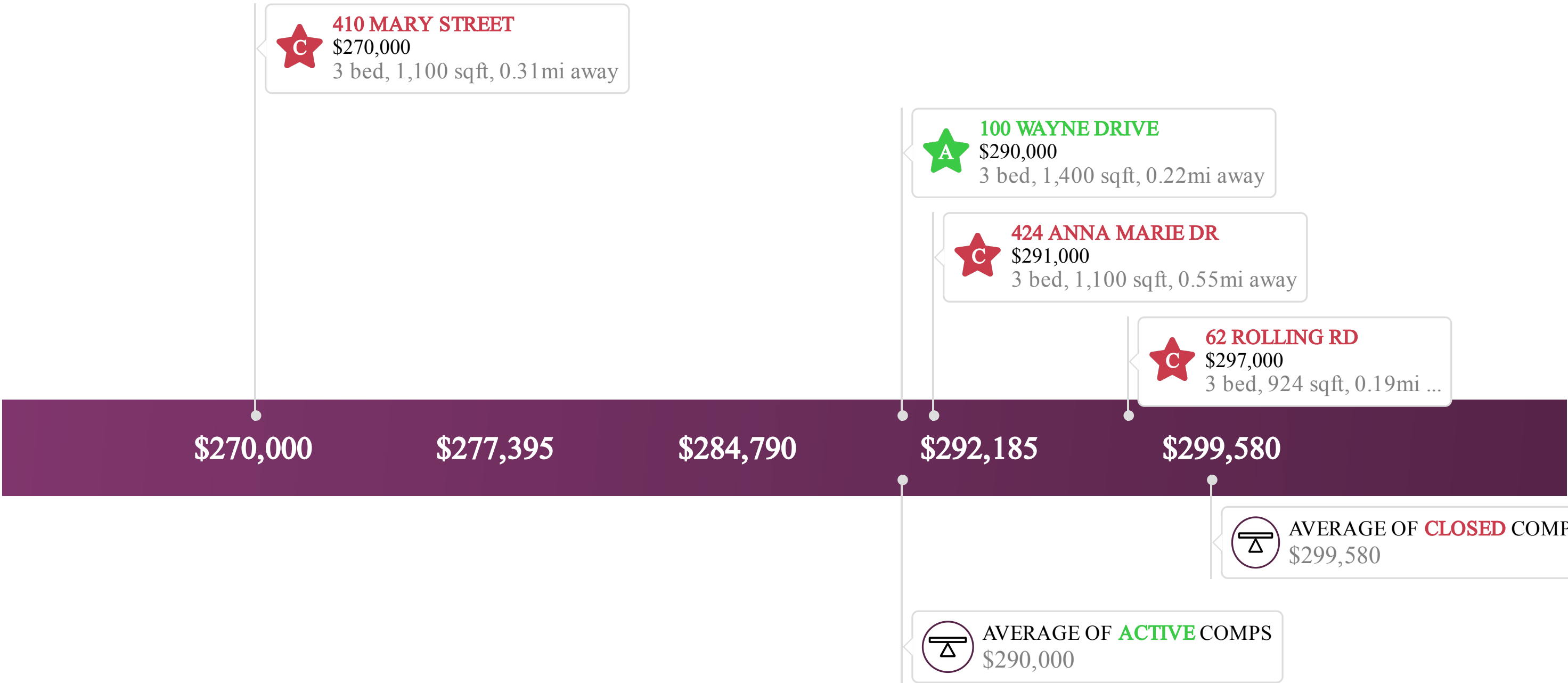
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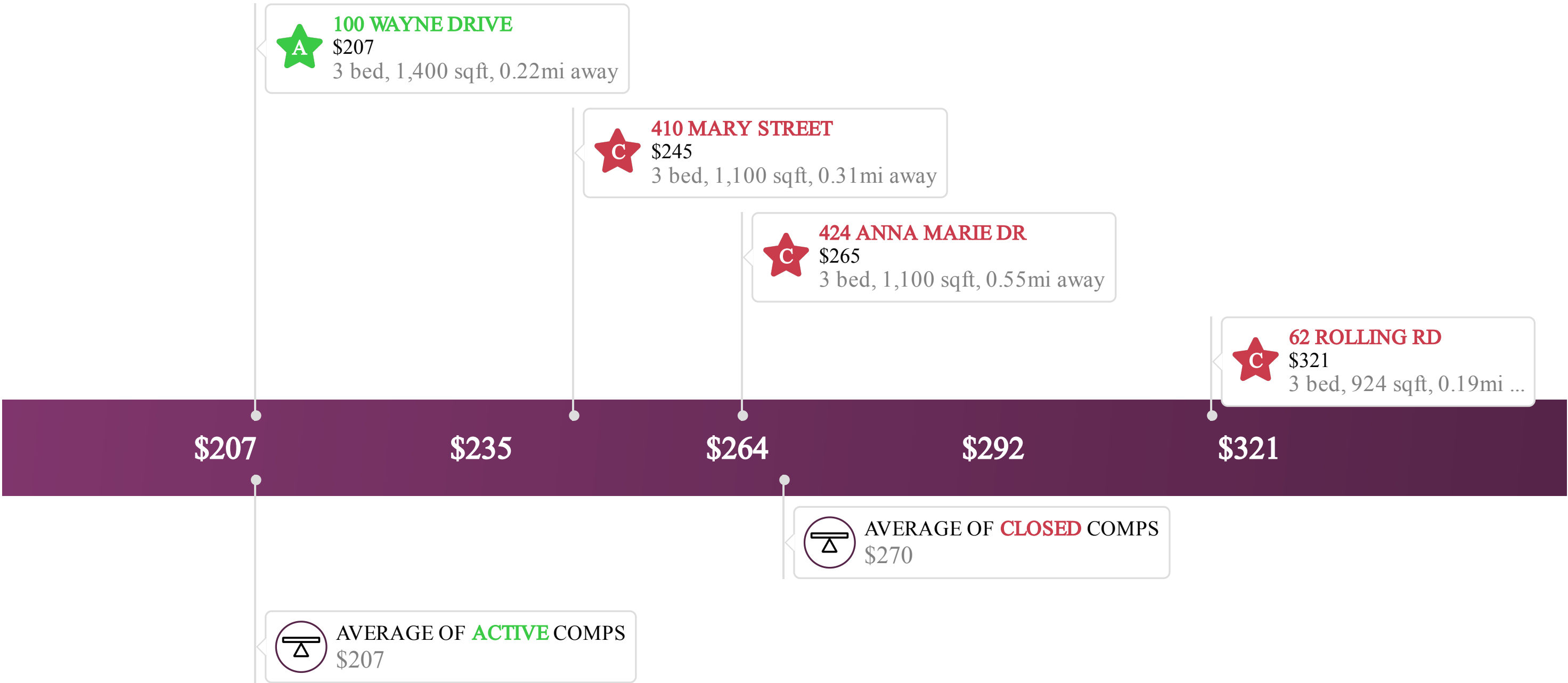
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COMPARABLE PROPERTY DETAILS

Closed

Address	List \$	Sale \$	Bd	Bth	Sqft	\$/Sq	Built	Sold Date	DOM
504 Kandyce Dr	\$359,000	\$350,000	3	3	1,696	\$206	1985	08/29/2022	59
410 Mary Street ★	\$285,000	\$270,000	3	2	1,100	\$245	1979	03/18/2022	97
62 Rolling Rd ★	\$269,900	\$297,000	3	2	924	\$321	1970	06/02/2022	33
424 Anna Marie Dr ★	\$285,000	\$291,000	3	3	1,100	\$265	1979	07/28/2022	41
316 Fayette Dr	\$289,900	\$289,900	3	2	924	\$314	1972	12/31/2021	56
	\$297,760	\$299,580	3	2.4	1,149	\$270	1977		57

Active

Address	List \$	Sale \$	Bd	Bth	Sqft	\$/Sq	Built	List Date	DOM
100 Wayne Drive ★	\$290,000	N/A	3	3	1,400	\$207	1975	06/22/2022	71
	\$290,000	N/A	3	3	1,400	\$207	1975		71



100 Wayne Drive

Listed Price: \$290,000 (\$207/ft)

Sold Price: \$0

Status: Active

COMPARABLE DETAILS

Distance: 0.22 mi away

Comp Type: Active

Year: 1975

Bed Count: 3

Bath Count: 3 (Full: 2)

Living Area Sqft: 1,400

Full Lot Sqft: 10,019

Basement: partial

Garages: 1

FEATURES

Pool

View

Water front

Water view

Deck

Fixer upper

New construction

Adult 55+

Green/Energy Star

Horse Property

Golf Course

Air Condition

Master on Main

LISTED INFO

Listing Date: 06/22/2022

DOM: 71

MLS ID: 1561292

Property Type: Single Family



All information provided is deemed reliable but is not guaranteed and should be independently verified.



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424 Anna Marie Dr

Listed Price: \$285,000 (\$259/ft) Sold Price: \$291,000 Status: Closed

COMPARABLE DETAILS

Distance: 0.55 mi away
Comp Type: Sold
Year: 1979
Bed Count: 3
Bath Count: 3 (Full: 2)
Living Area Sqft: 1,100
Full Lot Sqft: 10,454
Basement: finished
Garages: 1

FEATURES

Pool

View

Water front

Water view

Deck

Fixer upper

New construction

Adult 55+

Green/Energy Star

Horse Property

Golf Course

Air Condition

Master on Main

LISTED INFO

Sold Date: 07/28/2022
DOM: 41
MLS ID: 1560280
Property Type: Single Family



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410 Mary Street

Listed Price: \$285,000 (\$259/ft)

Sold Price: \$270,000

Status: Closed

COMPARABLE DETAILS

Distance: 0.31 mi away

Comp Type: Sold

Year: 1979

Bed Count: 3

Bath Count: 2 (Full: 2)

Living Area Sqft: 1,100

Full Lot Sqft: 11,326

Basement: finished

Garages: 1

FEATURES

Pool

View

Water front

Water view

Deck

Fixer upper

New construction

Adult 55+

Green/Energy Star

Horse Property

Golf Course

Air Condition

Master on Main

LISTED INFO

Sold Date: 03/18/2022

DOM: 97

MLS ID: 1530888

Property Type: Single Family



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62 Rolling Rd

Listed Price: \$269,900 (\$292/ft)

Sold Price: \$297,000

Status: Closed

COMPARABLE DETAILS

Distance: 0.19 mi away
Comp Type: Sold
Year: 1970
Bed Count: 3
Bath Count: 2 (Full: 2)
Living Area Sqft: 924
Full Lot Sqft: 13,939
Basement: yes
Garages: 1

FEATURES

Pool
View
Water front
Water view
Deck
Fixer upper
New construction
Adult 55+
Green/Energy Star
Horse Property
Golf Course
Air Condition
Master on Main

LISTED INFO

Sold Date: 06/02/2022
DOM: 33
MLS ID: 1547605
Property Type: Single Family



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THANK YOU

This is a big decision, thank you for allowing me the opportunity to assist. Let's discuss next steps.

CHOOSE YOUR NEXT STEP:

☐ LET'S GET STARTED
VIEW CONTRACT

☐ I NEED
MORE TIME / INFO

