

Hello,

We'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 us 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 us – We're 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 us 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,



THE MARTIN EDWARDS TEAM

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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 properties marketed through the plan of \$663,255. Results are not guaranteed. Marketing plans vary and may not include all of the features listed here.

ME  
TEAM

1033 E 45TH STREET, CHICAGO, IL 60653



# A LIFETIME OF INCREASING APPRECIATION

1033 E 45TH STREET, CHICAGO, IL 60653

Price upon request

Experience the epitome of Prairie Style architecture with this extraordinary residence located in the heart of North Kenwood. This magnificent home seamlessly blends historical elegance with modern amenities, offering a unique opportunity for discerning homeowners. With 6 bedrooms, 4 bathrooms, 4 fireplaces, and a grand ballroom/family room located on the third floor, this thoughtfully designed mansion provides comfort and luxury. It sits on an oversize lot ideal for outdoor gatherings, gardening, or future expansions. A unique feature of this property is its two ADUs (Accessory Dwelling Units), perfect for generating rental income or offering a private living space for in-laws or guests.



## WELCOME HOME

The home's prime location offers steps-away access to the lake, allowing for leisurely strolls along the water's edge with stunning lake views. You'll also be minutes from downtown, providing easy access to Chicago's bustling city center while enjoying the tranquility of this historic neighborhood. The basement features a 7' ceiling height, providing additional space for storage or potential living areas. This home is not just a place to live, but a statement of your personal style and appreciation for architectural excellence.