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RE/MAX Check Realty Office: 250-286-1187



SELLERS GUIDE

EXCELLENT SERVICE ... PLAIN & SIMPLE!



CONTACT:

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[250-202-4677](tel:250-202-4677) OR [250-201-2335](tel:250-201-2335)



[VANESSAMH_REALESTATE](https://www.instagram.com/VANESSAMH_REALESTATE)



[VANESSA MONTEITH-HIRD CAMPBELL RIVER REALTOR](#)

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VANESSAREALTY1@GMAIL.COM

VANESSA
250-202-4677

CATHY
250-201-2335

ABOUT VANESSA

Team Leader

I was raised in Alberta and moved to Campbell River in 1989. I have resided in Campbell River and Quadra Island. I absolutely love this area of the world from the ever-changing ocean views, the lakes, rivers and mountains but mostly the community we have here in Campbell River.

In 2005 when I started my career as a Realtor I was a single mom with 3 little kids. In 2011 I married Ian Hird. Ian was also a single dad with 2 kids. We are now the proud parents of 5 amazing adults. Ian and I love adventure travelling all over the world as well as being out on the ocean as much as possible in our boat or seadoo and entertaining our friends and family in our home. Our family is the center of our world.



I have received many top real estate awards including most recently RE/MAX Hall of Fame, prestigious RE/MAX National Chairman's 2022 & 2023 and Top 100 RE/MAX Western Canada 3 times since 2022. My personal favorite award is being the recipient of Campbell Rivers "Favorite Realtor" Finalist for Readers Choice in 2019, 2020, 2021, 2023. Thank you, Campbell River!

2024 was the right time to take my experience in real estate services to the next level. I carefully selected a team of like-minded, client care focused Realtors to bring even more service to our clients and to the community we serve. Together we offer expertise, excellence and success in our real estate service to you.

Thank you for taking the time to read this information package. The VMH Team looks forward to helping you and your family realize your real estate goals now and in the future.

ABOUT CATHY

Realtor

I grew up in Campbell River and have spent most of my adult life in Campbell River as well, as it is the best place to live! The natural beauty of the ocean, the mountains and the forests will keep me forever happily living in Campbell River. My husband Michael and I have a blended family of 6 fantastic children – all grown up – and 3 dear grandchildren. Michael also grew up in Campbell River, and like me, he appreciates how lucky we are with our surroundings of ocean, rivers, lakes and small islands to explore.

My career as a licensed Realtor began here in my hometown of Campbell River in 2005. I love every minute of helping my clients with all their real estate needs! I strive to make the process enjoyable and stress-free. My clients can count on me to be there for them any time of day when they have a question or a concern.

I have enjoyed watching Campbell River grow from a quiet, seaside town to a vibrant small city community that I am very proud to be part of.

I have achieved many Realtor high performance awards during my real estate career, including attaining Platinum award status 4 years in a row. Let my extensive knowledge and experience help guide you through every phase of your buying or selling real estate journey.

Also.....ich spreche Deutsch! (I speak German)



ABOUT IAN

Unlicensed assistant / photographer



I was born and raised on Vancouver Island. In 1996 I moved to Campbell River to continue my career as a Forest Engineer. After my career in forestry, for several years I worked in the construction industry and was a manager for a local Campbell River business.

Vanessa and I were married in 2011 and blended our family that included our 5 children, at the time aged 8-13. When all the kids grew up and left home, Vanessa and I were eager to start working together to build Vanessa's thriving real estate business to include more "in 'house" services not offered by other real estate teams.

In 2020 I completed the real estate trading services course and am now an unlicensed assistant. I am also a skilled handyman with a truck and trailer. I often help our clients prepare their homes for sale by offering my services including dump runs, power washing, changing lighting and mowing lawns for out-of-town sellers. I always had an eye for photography and have developed my skills and become one of the talented photographers that Vanessa uses for our marketing. I provide drone photography, professional floor plans and I operate our top-of-the-line 3D virtual tour camera. I pride myself and spend hours developing our marketing videos. I am happily the man behind the scenes helping with all administrative duties keeping all the files organized and client care.

I am an excellent communicator and enjoy working with our clients. We can offer our clients 24 hrs from Vanessa's expert market evaluation to having your property listed on the MLS if needed. That is the beauty of combining our talents and passion for real estate service. When Vanessa is providing her staging consultation, she often offers my services to help the home or property shine.

You may or may not meet me while working with The VMH Team but I know who you are and work hard to make sure your transaction is successfully completed.

ESTABLISHING THE MARKET VALUE

I have extensive product knowledge to accurately price your home. I want your opinion too, this is your greatest asset

	Perform a professional market evaluation
	Present comparable properties sold recently and active listings in the neighbourhood
	Review your home's present condition and help you optimize the qualities and value with suggestions and staging
	Proposing an honest selling price even when I am competing with other Realtors for your listing
	If you choose to list for higher than suggested and that price does not result in a timely offer, be prepared to lower the price to aid in a sale. This is your investment. I take your opinion into account when listing your home.

THE SELLER'S ROADMAP

- 1 Meet with our VMH Team for a market evaluation
- 2 Establish a realistic price range to list your home
- 3 Prepare your home for the market with staging, photos, floor plan, virtual tour, video and drone if possible
- 4 List your home for sale on MLS, REW, REMAX websites, our website, Facebook and Instagram
- 5 Showings start. Offer is received from a Buyer and we negotiate favorable terms and a sale price
- 6 Under contract with an accepted offer. Buyer to complete their due diligence with subject removal
- 7 Subject removal. Prepare documents to send to your conveyancer. Sold sticker goes up.
- 8 Closing day. Title and funds transfer between the Seller and the Buyer.

THE PRICE DERIVATIVE

Every property will sell and has the potential to sell quickly, and the price is the #1 factor controlling this outcome.



MARKETING YOUR HOME

This is where I shine

There are many facets to effectively marketing your home.

I spend thousands per year to have your home featured on the 1 st page of REW.ca, a top place where buyers search for homes

All listings receive gorgeous photos, 360 virtual tour, floor plan and if appropriate also drone photography and a video tour. We have our own equipment including a 360 virtual tour camera

Create Facebook and Instagram campaigns. I have one of the largest social media audiences. I pay to have your ad campaigns run throughout the listing

Manage your digital presence with several different campaigns and posts to keep the audience interested

Your home will be featured on several web sites including remax.ca, checkrealty.ca, point2homes.com, Kijiji.ca, realtor.ca, REW.ca and vanessamh.com

RE/MAX marketing includes the #1 global brand, the largest real estate company in the world. Your listing is translated into every language from the country where it is viewed

I help you prepare your home for photographs making sure it's looking it's very best before hitting the market. I have staging items to use if needed

TESTIMONIALS

"Vanessa is great. Easy to get along with and talk to. She is like a family member or best friend helping us always and going the extra mile to please. Always very positive. Vanessa, you are wonderful!

Thanks again and again!"

-Manuael & Lourdes Orfao

"As a realtor Vanessa was excellent!!! She cared about our personal feelings in many levels. She always went above and beyond what we ever expected as we have never used a Realtor before. Vanessa should know much we appreciate everything she did for us. We think of her often!"

Brian & Elaine Jansen

"Outstanding! Excellent & I have already recommended her to my friends. She's a professional right from the start!"

Douglas Vater

"We have bought and sold in the past but you by far are the best agent we have ever dealt with. You are professional, friendly and so very informed in the housing market. It was an absolute pleasure meeting you and having you as our agent."

Jim and Janet Flett

IMPORTANT PHONE NUMBERS

NOTARY AND LAWYER

Barbara Burns | 250-286-3636
Kelsey Anglin | 250-287-2364
Kevin Simonett | 250-914-0458

UTILITIES

Fortis Gas | 1-888-224-2710
BC Hydro | 1-800-773-7001
Telus | 1-800-224--9376
Shaw | 866-558-2273
Post Office | 250-923-8899

MORTGAGE BROKERS/LENDERS

Cheryl Hildebrand | **RBC** | 250-204-2818
Rob Fucceneco | **The Mortgage Center** | 250-830-8232
Jill Cook | **The Mortgage Center** | 250-205-0875
Cait Holmes | **Mortgage Designers** | 250-205-0875

MOVING COMPANIES

Bekins Moving and Storage | 250-923-3432
Movers Roger Rocket | 250-286-5201
Dunstan Moving | 250-808-2835

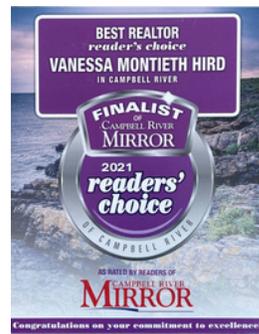
CLEANERS

Upstaged Cleaners and Organizing | 250-204-6947
KMP Cleaning and Carpets | 250-465-0755
Aldin Cleaners | 250-204-6208
Maiden Cleaning | 250-204-5430
Top Notch Cleaning | 250-203-9472
Heavens Best Carpet Cleaning | 250-897-8680



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