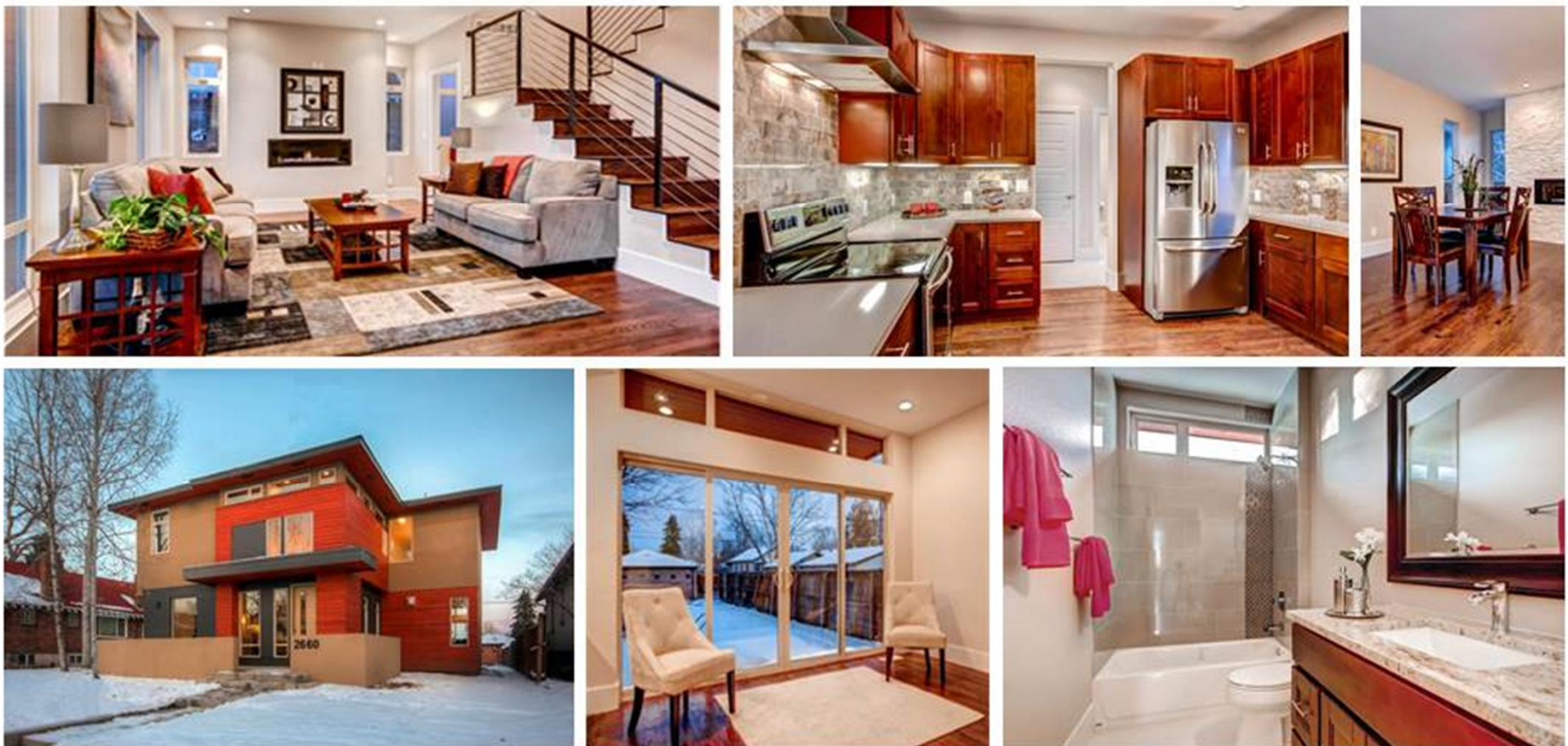


You only have one chance to make a good first impression with a potential buyer, so it's important to have your home photographed professionally.

These photos appear on MLS, Realtor.com, a unique website, and other optional syndicated home search websites.

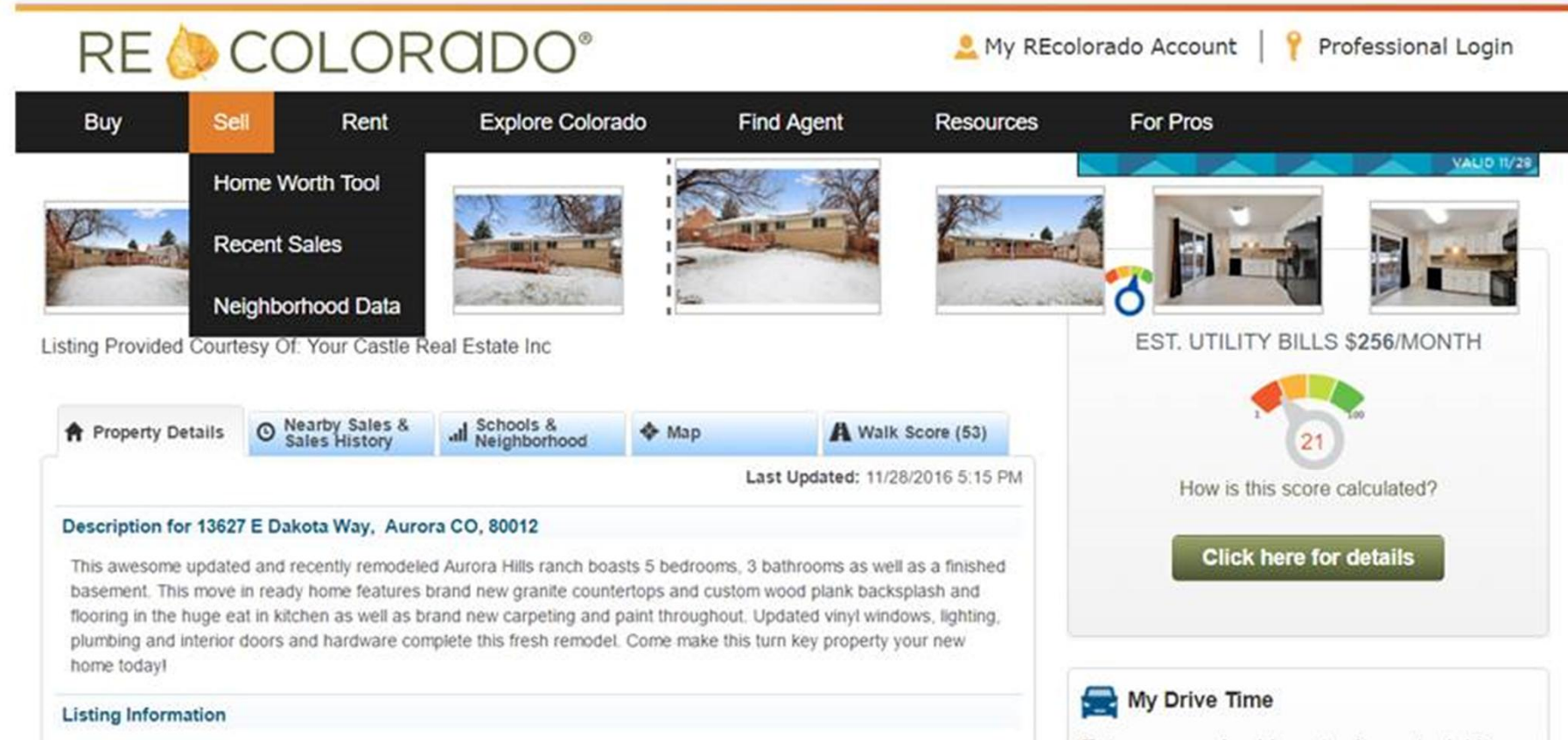
Homes with multiple photos are viewed over five times as much as homes with only one or two photos.



The Multiple Listing Services (MLS) is an extensive online database that includes all listings from all participating local brokerages.

It is the single most important tool that brokerages and agents use when searching for homes.

When entering information about your home, it's important to be detailed so it can sync to Your Castle's website, generate a virtual tour with a unique link and perhaps other home listing websites.



RE COLORADO® My REcolorado Account | Professional Login

Buy | **Sell** | Rent | Explore Colorado | Find Agent | Resources | For Pros

Home Worth Tool
Recent Sales
Neighborhood Data

Listing Provided Courtesy Of: Your Castle Real Estate Inc

Property Details | Nearby Sales & Sales History | Schools & Neighborhood | Map | Walk Score (53)

Last Updated: 11/28/2016 5:15 PM

Description for 13627 E Dakota Way, Aurora CO, 80012

This awesome updated and recently remodeled Aurora Hills ranch boasts 5 bedrooms, 3 bathrooms as well as a finished basement. This move in ready home features brand new granite countertops and custom wood plank backsplash and flooring in the huge eat in kitchen as well as brand new carpeting and paint throughout. Updated vinyl windows, lighting, plumbing and interior doors and hardware complete this fresh remodel. Come make this turn key property your new home today!

Listing Information

EST. UTILITY BILLS \$256/MONTH

21





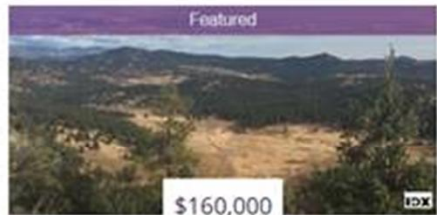



How is this score calculated?

[Click here for details](#)

My Drive Time

Today, 90% of home buyers use the internet as a tool when searching for a new home! Many home purchases start from surfing the web where buyers can take a virtual tour of your home. It's like having a constant open house with no inconvenience on your part.

OUR NEWEST LISTINGS

 <p>\$118,500</p> <p>5995 W Hampden Ave, Unit 13 Denver, CO 80227 833 Sqft 2 BR 1 BA MLS# 9555175 Attached Residential For Sale Your Castle Real Estate INC</p> <p>View Save</p>	 <p>\$430,000</p> <p>633 Colorado Blvd Denver, CO 80206 1,289 Sqft 2 BR 1 BA MLS# 3084460 Detached Residential For Sale Your Castle Real Estate INC</p> <p>View Save</p>	 <p>\$290,000</p> <p>15066 E Mexico Dr Aurora, CO 80012 2,484 Sqft 3 BR 3 BA MLS# 7031995 Detached Residential For Sale Your Castle Real Estate INC</p> <p>View Save</p>	 <p>\$840,000</p> <p>202 Castlemaine Ct Castle Rock, CO 80104 5,936 Sqft 5 BR 4 BA MLS# 6440552 Detached Residential For Sale Your Castle Real Estate INC</p> <p>View Save</p>
 <p>\$160,000</p> <p>Lot 3 Majestic View Dr Conifer, CO 80433 MLS# 6409553 Land For Sale Your Castle Real Estate INC</p> <p>View Save</p>	 <p>\$440,000</p> <p>5100 Umatilla St Denver, CO 80221 1,630 Sqft 3 BR 2 BA MLS# 4357026 Detached Residential For Sale Your Castle Real Estate INC</p> <p>View Save</p>	 <p>\$307,000</p> <p>1832 Depew St Lakewood, CO 80214 1,302 Sqft 3 BR 3 BA MLS# 6598761 Attached Residential For Sale Your Castle Real Estate INC</p> <p>View Save</p>	 <p>\$1,179,900</p> <p>54 Falcon Hills Dr Highlands Ranch, CO 80126 5,460 Sqft 5 BR 5 BA MLS# 7487870 Detached Residential For Sale Your Castle Real Estate INC</p> <p>View Save</p>

[Show More](#)

Your home will have its own URL and website so it's like a one-stop resource for buyers. In addition to listing details about your home, the website also lists info about the neighborhood such as schools and local businesses. The website is mobile friendly as well.

**1275 CLARKSON
#17G
DENVER, CO
80218**

For Sale
\$260,000

MLS#: 6571537

1 Bedrooms


1.00 Bathrooms (Full)

855 ft²

Lot size 0.00 Acres ft²

Built in 1928

School District: Denver 1

 **YOUR CASTLE**




Property Details ×

Description

Fully Updated Garden Level Condo In The Brookbank Units With 1 Bedrooms And 1 Baths Open Style Concept With Walk In Closet

- * Open Large Layout
- * Kitchen Features Brand New Ikea Counters And Cabinets
- * All Kitchen Stainless Steel Appliances Are Included
- * All Closet Organizers Are Included
- * Fully Remodeled Bathroom
- * Freshly Painted Interior
- * Stunning Hardwood Floor All Thru Out
- * Well Maintained And Move-in Ready
- * Very Desire Location Close Shopping And Schools
- * Family Friendly Established Neighborhood
- * Close To Parks And School And Public Transportation
- * Great In-city Location Central To Everything, Restaurant, Shopping, Dining, Ogden And Fillmore Theaters, Cherry Creek, Downtown, Denver Art Museum, Whole Foods, And Wax Trax
- * This Home Will Sell Fast
- * Quick Closing And Delivery.

Property Highlights



Pictures and slideshows are the most important features that buyers seek.

Dependent on your preference, there is an option to track the number of visitors online and offline so we can stay in touch with potential buyers.



Visitor Statistics Report



Open House Register form (online)



Open House Feedback form (online)



SMS Text



1-800 Call-Capture

Realtor.com is the industry's most engaging real estate search site nationwide and globally.

ShowcaseSM Listings

ShowcaseSM Listings is an additional feature that provides a stronger online presence for your listing. What would normally cost sellers to showcase their listing on Realtor.com, Your Castle is subscribed to this feature at no additional cost to you.



Why realtor.com®?

More consumers find their agent on realtor.com® than on other national portals.*

*Source: National Association of REALTORS®, Profile of Home Buyers and Sellers, 2014, addendum questions



What's ShowcaseSM Listings for?

Lead generation opportunity - opens a new channel for consumer inquiries via phone and/or email.



Why ShowcaseSM Listings?

Your branding and photo appears with your listings, next to your toll-free number.



Will my listings appear on realtor.com® mobile app?

Consumers can reach your brokerage and/or agents directly by smartphone and/or tablet allowing immediate follow-up.



How many photos can I post and can I change them?

Post up to 36 high-quality photos and change them out at any time.



Can I customize the description?

Manage the property descriptions to heighten the consumer's interest.



What other benefits does ShowcaseSM Listings has?

Post open houses, virtual tours and videos and display custom messages.

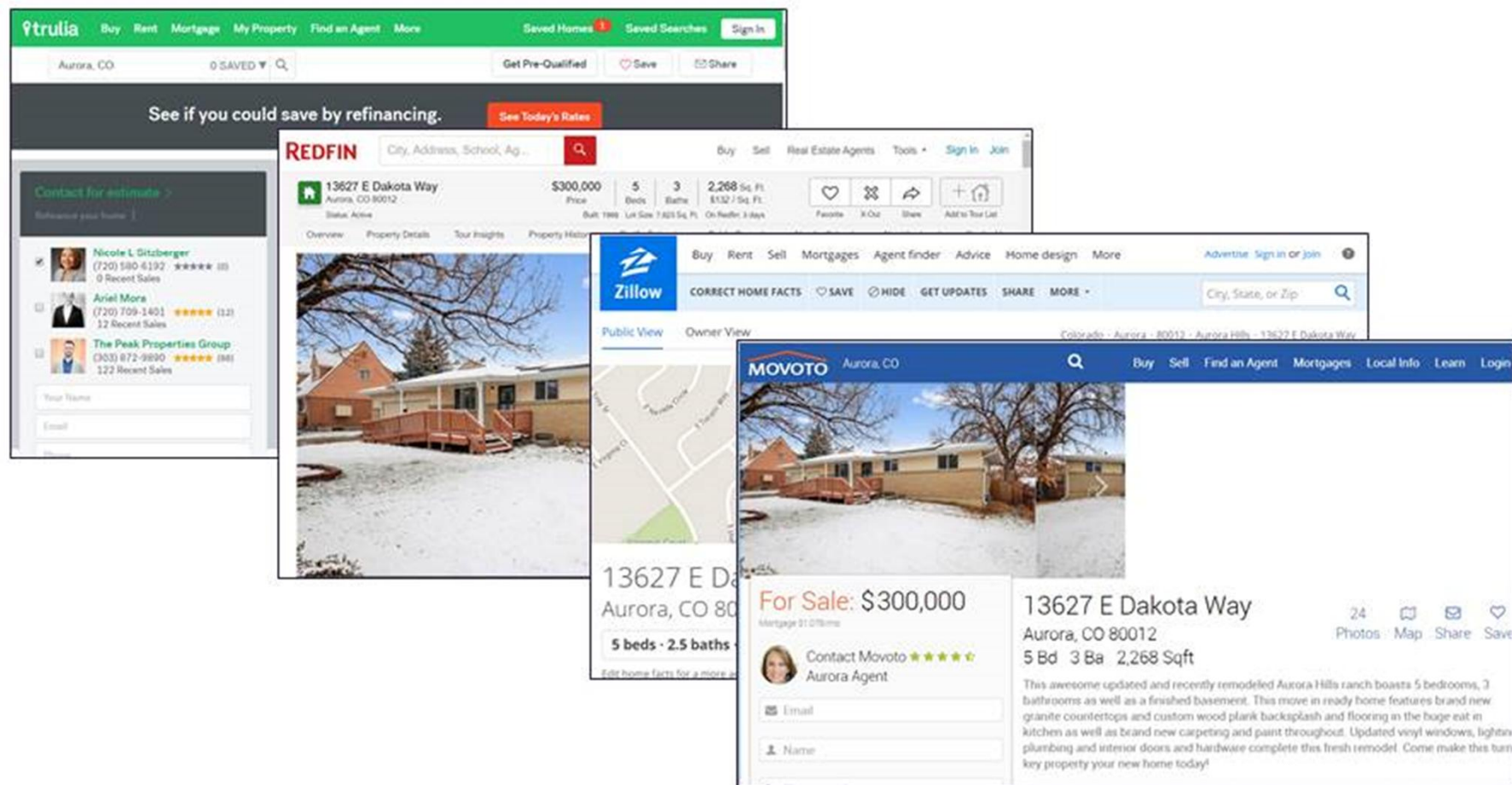


Mobile and social media integration?

Yes.

Source: realtor.com

Your property can and may syndicate to other home search websites as well as other REALTOR® and local brokerage sites. We cannot guarantee third party websites display all listing information at all times but we do our best to update and expand our network.



An open house is a great way to attract buyers. There is the traditional open house that's open to the neighborhood and public and there's a broker open where the house is open for real estate agents only. Dependent on your preference, it's a great way to launch the property's marketing offline.



It takes a strong marketing tool such as our full color brochures, postcards, door hangers, yard signs, and other print marketing to entice buyers to make the important first phone call.

We can also consider **direct mail campaigns**, which have proven to be effective marketing tools to attract buyers.

An attractive, well done brochure or postcard goes a long way!



Stunning, affordable and move-in ready!

2 beds | 2 baths | 1875 Sq. Ft. + 199 Basement

Historic Highlands Square Victorian loaded with vintage charm. High 9ft ceilings, Gas Burning Fireplace with new insert, Crown Molding, Original Hardwood Fir Flooring, Exposed Brick, and a large Deck off the master. There are 2 bedrooms and 2 bath rooms, and an extra bonus room off the kitchen. The kitchen has been updated with Granite Slab, Solid Maple Cabinets, Stainless Steel appliances and a Gas range. All of the plumbing has been updated. The backyard has a flagstone patio, private fenced yard and mature garden with roses. There is a detached



**Contact Rachel Hapi
to learn more about
the property!**



YOUR CASTLE REAL ESTATE
Rachel Hapi, Broker Associate
303-962-4272 | yourcastle@yourcastle.org



Once our focused marketing generates results, I am always available on the phone, by text or email.

When there is a genuine interest in your property, we want to be able to immediately respond to an interested buyer or another agent inquiring on behalf of their client



Keeping up-to-date on competing homes can help our marketing strategy. You need to be aware of other homes that come on the market and their pricing.

If they are selling and your home is not, we need to know what they are doing that we are not. Is your home priced too high? Does your home need upgrades? Was the other home simply a better fit for the buyer? What can we do to ensure your home will sell?

