The

Seller *Experience*

Price your home. Prepare it for sale.
Choose the offer that fits your move.

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A PERSONAL APPROACH

What could your *sale make possible?*

At the kitchen table, I'll ask what you need to have left after the sale and whether there's a date you need to be out. Those answers shape my advice.

We'll look at what sold nearby and what buyers can still choose today.



How I price your home

Your home
Condition + setting

The market
Sales + alternatives

Your move
Timing + priorities

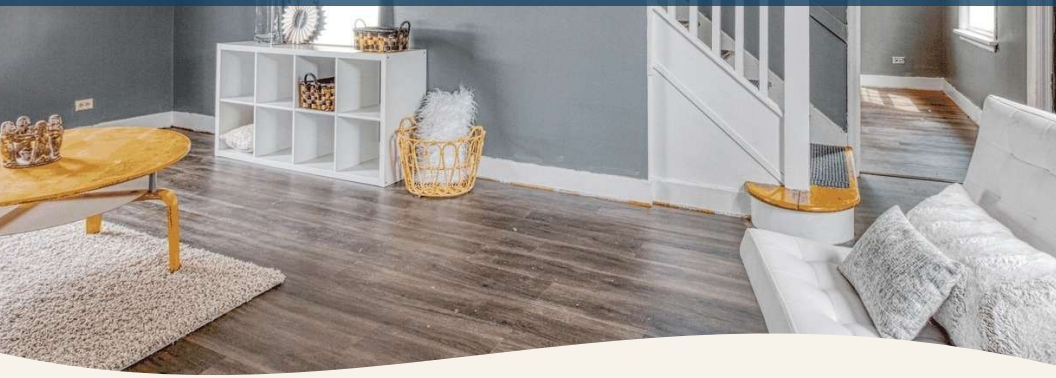
A finished basement may explain why a similar home sold for more. I'll show you the sales behind my suggested price and go over my services and fees before you decide to list.

Plan a walkthrough with Chad

Pricing, preparation and your next move.

PREPARATION + PROFESSIONAL MEDIA

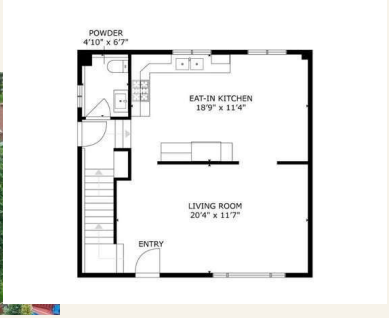
Make the home worth a closer look.



Full-home staging and photography

Walk the house with me before you spend. We'll choose what to move or repair. Our decorators plan the staging and can bring furniture for rooms you've already emptied.





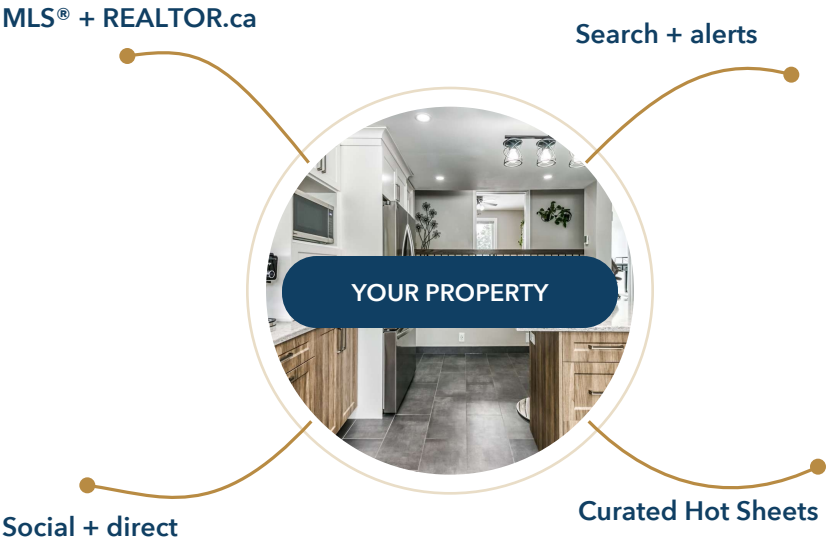
PHOTOGRAPHY · VIDEO · DRONE WHEN USEFUL

Floor plans show the layout. Video and 3D tours let buyers explore the rooms.

See how we prepare for photos

Staging, photography, floor plans and video.

One listing. *Many ways in.*



A buyer might see your kitchen in a social post, check the floor plan on your property page and return through a saved search to book a visit.

What if showings are quiet?

I'll review requests, visits and offers with you. If buyers can't get in after work, we'll adjust showing times. If they're buying similar homes, we'll look at price.

Read the weekly Greater Sudbury Homes Brief

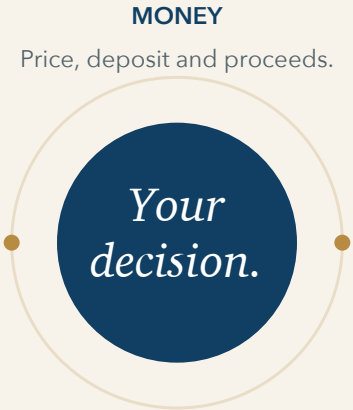
See the launch and showing plan

Discovery, access, feedback and follow-up.

OFFER TIME + REPRESENTATION

See the *whole offer.*

One buyer offers more but needs your home before your move. Another offers less and can wait. We'll compare what you keep and what each date would cost you.



Understand → **Set priorities** → **Respond**

I'll lay out each written offer, flag deadlines and explain what a counter would change. You choose the terms you can live with and give me your instructions.

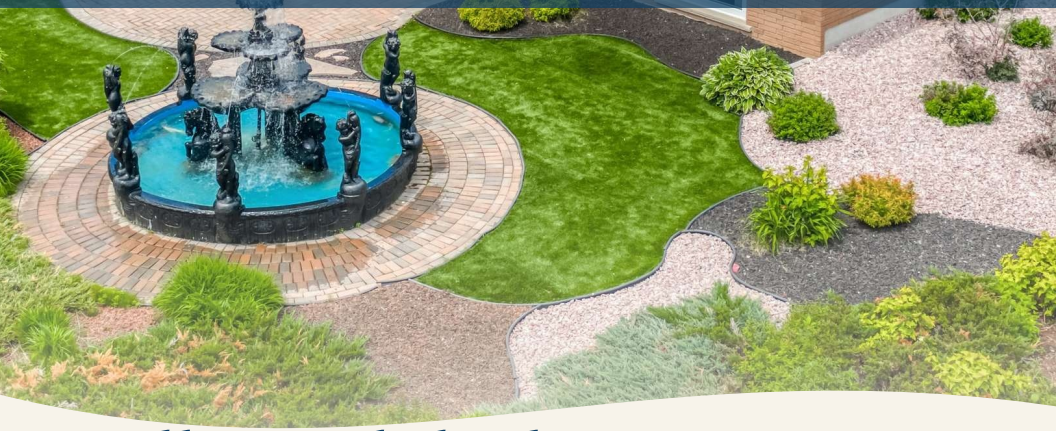
After agreement, I track conditions, dates and closing handoffs. Your lawyer manages the legal closing.

See how I handle offers

See how we'll compare terms and respond.

SELLER SUCCESS / VAL CARON

1638 George *Street*



Selling while downsizing

The seller was downsizing and selling furniture before her move. Staging filled the gaps. A June launch let buyers see the pool and yard in season. She reviewed two written offers with her family.

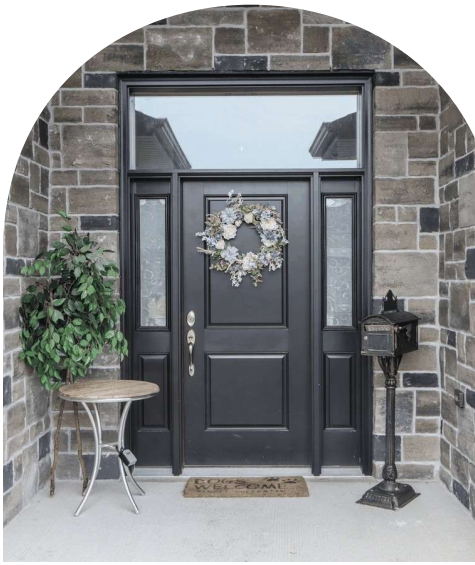
Listed June 24, 2026 at $584,999. Accepted June 26:

$590,000, unconditional.

Read the complete Seller Success story

A past sale in Val Caron. Each home and sale is different.

A plan that connects *both sides of the move.*



YOUR SALE

Preparation, offers and closing.

YOUR NEXT HOME

Search, financing and possession.

If you need the sale proceeds for your next purchase, we'll put both closing dates on one page. Your lender and lawyer can confirm when funds will be available.

Ask me for Seller Steps to Success. Estimate proceeds on page 7 and compare offers on page 14. After closing, call if you need a record or a local contact.

Support for what comes next

BUYING

AFTER CLOSING

EXPERT MOORE

705-691-1805 WWW.CHADMOOREREALESTATE.CA

CHAD MOORE

Start *with your* home.



Send me your address and tell me where you hope to move. At our walkthrough, we'll look at nearby sales and decide what's worth doing before photos.

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Request a Personal Home Valuation

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