



AUGUST 2017

Studio Four8 was founded with the unique idea that real estate Buyers and Sellers in Michigan's 48's deserve the highest level of personalized service, creative talent, and cutting-edge systems designed to make their entire experience truly exceptional.



WELCOME TO STUDIO FOUR8

It started in Dallas, Texas in 2016.

After a long day of learning and networking at the annual Berkshire Hathaway HomeServices Convention, one of us said it out loud: "We should team up and keep this energy going."

In that moment, the idea for our real estate partnership was formed and we have been brainstorming, polishing and executing ever since. The excitement for the venture has never waned; in fact, over the last two years we have discovered new and exciting ways that it will benefit not just ourselves but more importantly you - our Clients.

Studio Four8 is different from the real estate teams you may have heard of. For one thing, while our families are dear friends, we are not a family business. For another, we are not lining up behind one distant figurehead who seemingly does all the deals but in fact has little to do with their transactions.

Rather, we are a new kind of collaboration of individuals each with their own unique set of strengths and experiences, working together to share ideas and improve our business.

What does that mean for you?

- You will see more contact from us as your trusted source for all things real estate. We will be regularly sending out these newsletters geared specifically to our Clients, so that you are in touch with what's happening in the market.
- You will receive more efficient customer service when it comes to all the aspects of a real estate sale, from market analyses, scheduling showings, document retrieval and more.
- You will benefit from our united passion for creating the most cutting-edge marketing programs and concierge-level services for what we like to call the "Exceptional Experience."

All without losing the relationships that have grown over time between us as individual agent and you as valued Client. What brought us together and makes the partnership so successful is that while each of us have our own style and areas of expertise, we share an absolute commitment to service and trustworthiness that each of you have already come to know. **The Berkshire Hathaway HomeServices brand is built to last with integrity at the core. We present you with Berkshire Hathaway HomeServices, Snyder & Co. Realtors Studio Four8. We've got you covered in Michigan's 48's.**



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**Want to always be up-to-date on the latest StudioFour8 Properties?
FOLLOW US ON SOCIAL MEDIA!**



HOME IMPROVEMENT ADVICE



WHAT YOU WANT IN YOUR KITCHEN NOW

Those flawless kitchens you’ve seen in home décor magazines are precisely designed by top professionals. Interior designer Charlotte Comer, ASID, RID and Helene Terry, founder of Helene’s Luxury Kitchens often work together to produce award-winning results.

“I listen to the client and ask many questions,” said Comer. “The priorities are the client, the space and the finished look and feel.” Terry provides insights into space planning, cabinetry, appliances and fixtures. “Clients want a clean, long-lined look,” said Terry. “I use cabinet and appliance fronts to lengthen lines and avoid interruptions and disjointed seams.”

So how should you remodel your kitchen? Open it to the living area, with a large island featuring waterfall side and include bar or banquette seating. Use large rectangular tiles or planks on floors and replace cathedral cabinets with smooth porcelain fronts that open with a touch instead of hardware. Modern appliances should include steam, convection and induction cooking. Use appliance drawers to reduce the institutional look.

Hire an experienced remodeling team. Check references and ask to see pictures of previous installations. Tell your design team if you have time constraints. You should receive renderings and CAD drawings to eliminate surprises and for a smoother installation.

2655 Plymouth Rd. Ann Arbor, MI 48105

FINANCIAL ADVICE



WHY NO TWO CMAS ARE ALIKE

Whether you’re a buyer or seller, your agent will prepare a comparative market analysis (CMA) based on similar homes within a given search area, using size, age, features, condition and location, whether the homes have sold recently and which are currently on the market.

Buyers use CMAs to help them make offers while sellers use CMAs to help them price their homes for sale or to adjust the price. As soon as a home sells or a new home comes on the market, the previous CMA is no longer relevant and your agent can generate a new one for you.

Prices may vary widely - even between identical homes. One property may offer better drive-up appeal or more extensive updates. CMAs differ widely by search perimeters like number of bedrooms, views, swimming pools, or a broader search area.

There’s no knowing why a seller undersells or a buyer overpays. Family pressures, corporate relocations, and other reasons won’t be in the CMA. Instead, consider how quickly homes are selling, whether they sold for list price or above, or whether homes are experiencing price reductions. Your agent will explain how home sales are trending and what strategies may work best for you.

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Your Studio Partners



Jeffrey Post

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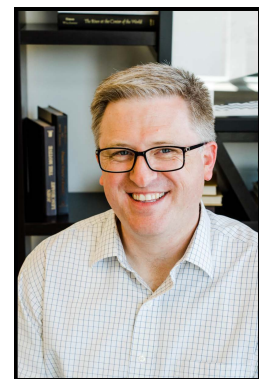
Besides residential, Jeffrey is a successful commercial and investment property real estate expert and owner. He keeps plugged-in to the rapid changes of this community, its businesses and culture, as well as the latest info on the coolest homes!



Sara Maddock

(734) 649 - 1180

With the heart of a teacher, Sara has a knack for bringing vision to each property both in the way she markets a home for sale and in the way she helps buyers to realize the potential of their investment.



Todd Waller

(734) 564 - 7465

A lifelong resident of Southeast Michigan, Todd is constantly looking for an edge our clients can use to realize their real estate goals. His expert use of technology gives our clients an efficient, rapid, and clear path to the closing table.




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HATHAWAY**
HomeServices
Snyder & Company,
Realtors®

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Covered in the 48's

Clockwise from Top:

- **Pending**, 43648 Cedarhurst, Belleville. \$295,000
- **For Sale**, 440 High Orchard, Ann Arbor. \$1,289,900
- **Sold**, 2410 Adare Rd, Ann Arbor. \$694,000
- **Active**, 8387 Ford Rd, Superior Township. \$5,200,000
- **Sold**, 11540 Woodmont Dr, Pinckney. \$487,000
- **Pending**, 7888 Trotter's Park, Ypsilanti. \$270,000
- **Sold**, 313 Lake St, South Lyon. \$320,000

