



Open House: August 8, 2024

[Post-Open House Feedback Survey](#)

Total groups: 4

Potential offers: 1

Pros:

- Price is great, people confused why it hasn't sold yet
- Bones of the home are great
- Well maintained for the most part
- A lot of room for expansion & customization

Cons:

- Everyone says everything depends on the inspection
- Could need a ton of work, or could just need remodeling on the surface
- No access to backyard other than stairs
- Comments about why the basement wasn't gutted of all the wood and stuff

Agent Remarks:

One potential offer from Tuesday is getting pre-approved tomorrow morning, will be writing an offer soon. Another potential offer generated today, they came in from my door-knocking yesterday, we have a consult on Saturday to talk about next steps and possibly write the offer.

Open House: August 4, 2024

Open House Agent: Able M.

[Post-Open House Feedback Survey](#)

- 1. How many guests stopped by?** 9 groups.
- 2. Did you meet any potential buyers for this property?** 0 potential offers.
- 3. What feedback did you receive?**
 - Nice size.
 - Like that master is by itself and all the other bedrooms on the other side.
 - A lot of potential.
 - Possibility to turn garage into ADU.
 - Quiet neighborhood.
 - Nice location.



Does the home need any maintenance (cleaning, staging fixes, landscaping, odor control, signage repair, etc.)?

- Needs some renovating to modernize it.
- Rooms are a little small.
- Several mentioned the price is too high for the amount of work it needs.
- Additional landscaping maintenance needed out behind garage & pool.
- Master bedroom sink layout is not inviting.
- Maybe more fencing in the back for privacy.
- Solar is expensive.

Open House: July 27, 2024

Open House Agent: Amanda Witherspoon

[Post-Open House Feedback Survey](#)

- 1. How many guests stopped by?** 5 groups
- 2. What feedback did you receive on the floor plan?** Most people loved how the floor plan was separated (upper primary overlooking the pool) and the entryway. One person thought that the bathrooms on the lower level were a little close to one another and would have liked to see them spread out, but bedrooms were big. Most weren't really excited about the vanity outside of the bathroom in the primary.
- 3. How did guests like the finishes?** Some thought the finishes needed to be updated, maybe some painting. They loved the hardwood flooring.
- 4. What was the general opinion about the listing price?** There were some comments about updating that needed to be done, but the house seemed to be in good condition overall
- 5. How did guests feel about the location?** Everyone loved the location, being that it wasn't too far from the freeway, yet seemed really quiet. They also noticed that the neighbors behind the back yard kept up with their yard.
- 6. Did you meet any potential buyers for this property?** Nobody had mentioned wanting to make an offer.
- 7. Where did the guests hear about the open house?** They saw the signs I had put out.
- 8. Can you provide any recommendations on how to make this home show better?** Some of the lighting fixtures need to be fixed, maybe re-staged.



9. Does the home need any maintenance (cleaning, staging fixes, landscaping, odor control, signage repair, etc.)? One of the lights in the chandelier over the dining table is flickering. It's getting a little dusty in the house, so it should probably be cleaned. I found some dead roaches, so I picked those up and threw them away. I wiped off some counters (in the kitchen and downstairs bathroom). My wipes were pretty dirty after doing that. The yard and pool should also be cleaned, as well.

Open House: July 27, 2024

Open House Agent: Sean Jamali

Post-Open House Feedback Survey

- 1. How many guests stopped by?** 3 groups
- 2. What feedback did you receive on the floor plan?** liked spacious living area
- 3. How did guests like the finishes?** 6.5/10
- 4. What was the general opinion about the listing price?** No objections or complaints
- 5. How did guests feel about the location?** Guests were local so liked the location
- 6. Did you meet any potential buyers for this property?** Yes
- 7. Where did the guests hear about the open house?** Redfin and signs
- 8. Can you provide any recommendations on how to make this home show better?** extra cleaning like cob webs
- 9. Does the home need any maintenance (cleaning, staging fixes, landscaping, odor control, signage repair, etc.)?**

Open House: July 14, 2024

Open House Agent: Amanda Witherspoon - Exp

Post-Open House Feedback Survey

- 1. How many guests stopped by?**
I had a total of 6 parties come through, 2 of them will more than likely be putting in offers soon.
- 2. How did guests feel about the property?**



Likes: pool, size of yard, large size of the other bedrooms, storage under house and detached garage offered a lot of space, also people loved the vast area to park cars.

Dislikes: gas range stove and outdated kitchen. Some also mentioned that they would change the bathroom in the primary upstairs to enclose the sink.

3. Did you meet any potential buyers for this property?

I'm working on getting that pre-approval finished with my client and as soon as that's finished, we will have an offer heading your way.