

## Some Of Elaine's Credits Include:

- Member of several WAAR committees
- Director on the WAAR MLS Board of Directors
- VPAR Award Winner
- Member of the Commercial Council of VAR
- Member of NARPM
- Member of the Chesapeake Bay Association of REALTORS
- Member of the James City Lions Club
- Member of the James City/Williamsburg March of Dimes
- Member of the Miracle Children's Network
- Member of the National Association of REALTORS
- Member of the National Association of Women
- Member of the Real Estate Information Network
- Member of the Red Hat Society
- Member of the RE/MAX International
- Member of the Richmond Association of REALTORS
- Member of the Virginia Association of REALTORS
- Member of the Williamsburg Association of REALTORS
- Accredited Buyers Representative (ABR) designation
- Senior Real Estate Specialist (SRES) designation
- 10% of each closing goes towards Medical Children's Network
- RE/MAX Award Winner
- WAAR Award Winner
- Honored Professional in the National Registers WHO'S WHO in Executives and Professionals

**Elaine VonCannon**

**Coldwell Banker Traditions**



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*Elaine VonCannon*

*Realtor, Team Leader*

*Coldwell Banker Traditions*

*ABR, SRES, Notary Public*

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Elaine is a Tidewater native and brings a vast knowledge of the area to your search for a new home. From Residential to Property Management to Commercial, Elaine will focus on you, meeting your home buying and selling needs to get the results you desire.

Elaine specializes in retirement and relocation in the Williamsburg and southeastern Virginia area. She lists and sells newly constructed property, as well as resells. Elaine is knowledgeable about real estate trends in Williamsburg, Newport News, New Kent County, Gloucester & Matthews, Smithfield and other areas of Southeastern Virginia. She helps her clients find property in gated, golf, waterfront and rural communities. From acreage, to residential lots Elaine finds the perfect property to meet her clients' criteria.

Elaine is also a well-known and reliable property manager in the Williamsburg area. Her clients that own second homes or rental investment properties rely on Elaine to manage their investments. These properties are kept an average of 3 to 7 years and then Elaine sells them. She excels at finding a like exchange and then maximizes the potential of the equity her clients have accrued in their investment properties.

Elaine also works with clients who purchase investment/distressed properties. These clients aim to renovate more than cosmetics and resell the property. These types of investors are providing a service to benefit the property values in the neighborhood where the home is located. Some clients purchase property in the commercial market to rehabilitate or invest in.

In the current and future real estate market, Elaine believes real estate will outperform almost all other types of investments. If you want to make the most of your capital and borrowing power in this market, you can rely on Elaine VonCannon to help you find the right property for you.

## Seller and Buyer Services

Discover Why Elaine VonCannon and her team deliver the best service in real estate in Hampton Roads, Tidewater, Williamsburg, Central Virginia and the Chesapeake Bay areas!

### Property Sellers

- Property listing posted to 65 Internet web sites.
- Property is listed on 4 MLS sites. This exposure on search engines places the property in front of more than 5,000 REALTORS, most REALTORS only use 1 MLS system.
- Property Listing appears on REALTOR.com 4 times - the most highly searched web site for homes for sale
- VonCannon will give her expert opinion on how a home will show better
- The property is listed on ColdwellBanker.com, a internationally recognized real estate website
- Print ad visibility is limited to the local market while Internet Marketing reaches a national and international audience
- Elaine VonCannon's expert team uses keyword placement and keyword optimization to increase visibility and interest in your listing.
- Placement of flyers, for sale sign, and lock boxes on home or property within 48 hours of signing the listing
- Personal attention from myself and my team, we are always available to our clients either by phone or email.

### Property Buyers

- Search Criteria is placed in an MLS database which may include up to 4 MLS systems to ensure that buyer does not miss a desirable listing. Most REALTORS only have access to 1 MLS system.
- Buyers receive a quick follow-up on any questions about a listing
- All desirable listings are reviewed, no matter how long it takes -- until the desirable property is located
- Elaine has excellent negotiation skills to help the property buyer obtain the best possible price
- For ease of sale: mortgage information, title companies, home inspections and lawyers are available to make the process easy and exact
- Elaine VonCannon has excellent customer service skills and will take homebuyers through the entire buying process so the buyer feels like they are part of a team

## What Elaine's former clients have to say about her services . . .

"Thank You Elaine for making our dream of owning our 1st home come true. Elaine found a home for us before it even hit the market and guided us through the home buying process. Much to our surprise it was an enjoyable experience and not as painful as we expected. We have now been in our home 6 months and love it. Elaine helped make this happen. We tell all our family and friends if they need a hard working Realtor then call Elaine."

*Mr. and Mrs. Jessie Shifflet*

"Elaine listed a home for us when one of our family members had to sell it. She advised us on what had to be done so the home would sell at top price. Before we talked to Elaine we were just going to stick a sign in the yard. Elaine helped us get bids for the work that needed to be done and checked with the contractor every step of the way to make sure the work was done right. She picked out the paint, flooring and set up all inspections. Much to our surprised we made \$25,000 more than we thought by listening to Elaine and taking her advice. We are so glad we listened to her. The best part we sold the home in 1 day. Thank you, Elaine."

*Earl and Eva Brooks*

"I trust Elaine because she knows the market and the area. She kept in touch throughout the whole process, and went above and beyond to help me out through my relocation from Arizona. She took time to find out just what I wanted in my new home. I ended up finding a home on my 1st day out with her. I don't hesitate to recommend her to family, friends or associates. She has a personal touch you don't expect to find in a REALTOR but are happy to find in Elaine."

*Tamara Detrick,*

"I am a seasoned investor who has worked over the years with many REALTORS, when I met Elaine. She is detailed in her research and aggressive in her marketing the properties that I have bought to rehab and resale. Elaine is well versed in the purchasing of distressed and foreclosed properties. Her advice you can take to the bank, which I literally do. She is the only REALTOR that I use and I trust her completely."

*Homes Dunn by Judy*