



Dedicated to
the Exceptional



Presented to

Michelle Warner & Maddie Johnson

8000 East Belleview Avenue, Suite 200
Greenwood Village, Colorado 80111



Introducing Michelle & Maddie

Our Tagline: Two Neighbors, One Mission. Love the Way You LIV

Our tagline, “Two Neighbors, One Mission – Love the Way You LIV,” reflects the essence of who we are and what we stand for as partners in real estate.

“*Two Neighbors*” highlights the fact that Michelle and I both live and work in the community we serve. We are deeply connected to the neighborhoods we represent, bringing local expertise, a shared vision, and a personal commitment to the people we help.

“*One Mission*” underscores our unified goal: to ensure every client loves where they live. We are dedicated to making the home-buying and selling experience not only seamless but truly enjoyable by delivering top-tier service.

“*Love the Way You LIV*” ties everything together. It’s more than just a tagline—it’s a lifestyle philosophy. We focus on luxury, not just in terms of property, but in the quality of life that comes with it. We want our clients to experience the fulfillment of finding their perfect home and thriving in their community.



What Makes our Business Unique?

We both grew up inspired by watching our mothers thrive in real estate—Michelle's mom as a managing broker in Delaware, and Maddie's mom leading a successful team in the Bay Area. From a young age, we were immersed in the industry, learning firsthand the importance of community and connection.

Our partnership brings together two generations of career-driven women, combining youthful energy with seasoned expertise to create a real estate powerhouse. With our differences in age and life stages, we offer a unique perspective, understanding everyone from first-time homeowners to empty nesters, and everyone in between.

Everyone we work with has their own unique story, and it's our mission to listen and connect on a deeper level. By focusing on what matters most to our clients, we provide a personalized experience that goes beyond finding a property—it's about helping them find a place that perfectly fits their lifestyle and dreams.

What are some of your favorite Colorado pastimes?

You can catch us hitting the slopes—Michelle favors Crested Butte, while Maddie enjoys Vail. We both love golfing with friends, family, and clients. If you're interested in joining us, just know there's a good chance our handicap is higher than yours!

Michelle loves the challenge of hiking 14ers and exploring the beauty of the High Line Canal, while Maddie can often be found running through Cherry Creek Mall, sprinting for the latest trends. You'll also find at least one of us in a local Pilates, yoga, or Elite Speed class. Mahjong has quickly become a favorite pastime for both of us, and we also love entertaining friends—there's nothing better than filling our homes with laughter, sharing a delicious dinner by a warm fire, and enjoying time with loved ones.

Ultimately, our favorite moments in Colorado are those spent with family, furry friends, and our cherished community.

It would be an absolute privilege to work alongside our community, helping friends and neighbors find homes that reflect their lifestyle and dreams. Inspired by the vibrant spirit of this community, we look forward to contributing to the success of the place we proudly call home.



Michelle Warner

Global Real Estate Advisor

304.610.5377

mwarner@livsothebysrealty.com

michelleandmaddiere.com

Michelle Warner brings a competitive edge to LIV Sotheby's International Realty. Recently, alongside her previous team, she was honored with a top-tier Double Black Diamond Team award by 5280 Magazine. Michelle is thrilled to bring her expertise, industry knowledge, and passion for learning to LIV SIR.

Her ability to connect and communicate with a wide range of clients is rooted in her background as a highly successful pharmaceutical representative for Eli Lilly and Company, where she led her team in sales for eight consecutive years. Known for her keen eye for marketable style, Michelle ensures a fast and effective launch in today's real estate market. She deeply values the significance of purchasing a home, one of life's largest investments, and is committed to helping clients find their dream homes.

Outside of work, Michelle spends her time with her three children—Jackson, Riley, and Gage—while balancing her career as a full-time broker and volunteering for National Charity League, Boys Team Charity, and Cherry Creek High School's lacrosse and football programs. A former Pilates studio owner and trainer, she enjoys starting her day with Pilates or yoga. After five years of living in Crested Butte, she feels at home in the Colorado mountains, whether hiking or skiing with her family. Her competitive spirit once led her to complete the Grand Traverse, a 40-mile ski race from Crested Butte to Aspen through the Elk Mountains.

Married to her college sweetheart from West Virginia University for 26 years, Michelle finds immense joy in being a role model for her children, exemplifying that it's possible to be a driven, goal-oriented woman in business while remaining a devoted mother and wife. With no limits to what she can achieve, Michelle continues to excel in every area of her life.



Maddie Johnson

Global Real Estate Advisor

510.384.9609

mjohnson@livsothebysrealty.com

michelleandmaddiere.com

Bubbly, optimistic, and compassionate, Maddie Johnson infuses the real estate industry with her dedication and positive energy. Driven by a genuine passion for helping people and building relationships, she is committed to delivering exceptional results while guiding clients through every step of their real estate journey.

Maddie's competitive spirit was shaped during her four years as a Division I Lacrosse player at the University of Denver. Growing up in Piedmont, California, she watched her mother establish a successful real estate career during the recession—an experience that instilled in her a profound sense of resilience, dedication, and optimism. Over the past five years, Maddie has led teams and helped professionals advance their careers in real estate. Her leadership and industry expertise have enabled her to foster strong, lasting relationships and make a meaningful impact.

After more than a decade in Colorado, Maddie now partners with Michelle Warner to form a dynamic real estate team. Together, they combine extensive knowledge and a shared commitment to delivering outstanding experiences and results for their clients. Maddie's talent for forging genuine connections, along with her meticulous approach and transparency, makes her a trusted partner in real estate.

Outside of work, Maddie's adventurous spirit takes her to the slopes of Vail, new travel destinations, and time spent with family and friends. A true foodie, she loves cooking and discovering new restaurants. Maddie also cherishes moments with her husband, Dylan, their golden retriever, Boone, and their farm animals in Cherry Hills Village.

We Simply *Do More* for Your Home

The only global real estate network.

83

Countries & territories

1,100

Offices worldwide

26,300

Sales associates

LIV Sotheby's International Realty is the #1 affiliate in the world.

\$5.6B+

Total sales volume
in Colorado in 2023

#1

Brokerage in Greater Denver
based on total sales volume
for transactions ≥ \$750K in 2023

Brand Recognition

Brand Heritage

Exclusive Networks & Affiliations

Relocation & Referral Services

Unrivaled Online Syndication

Global Media Partnerships

Local Leadership

Award-Winning Marketing

Proven Track Record

Company Culture





Sotheby's Auction House

A Brand Synonymous *with Quality*

Over the last two centuries, Sotheby's auction house has built an iconic brand with unparalleled prestige. Today, Sotheby's International Realty builds on its legacy with the auction house by offering the same elevated standards and exemplary service. We harness the global power of the Sotheby's name and its proprietary database of 700,000 clients to create unique opportunities and introduce your property to the most qualified buyers all around the world.

Exclusive Access

488K+

Collectors & enthusiasts

68

of Forbes' 100 World's
Richest People

136

of Forbes' 400
Richest Americans

164

of Forbes' Top 500 CEOs

20%

have an average net worth
of \$20.4 million

\$8.4M

Average net worth

Data based on recent survey of 9,200 clients primarily in North America, Europe and Asia

The Only True *Global* Real Estate Network



Established in 1976, Sotheby's International Realty has offices and esteemed brokers in the most significant markets in the world. Through our vast global footprint, local expertise and unequalled referral network, connecting affluent buyers and sellers around the globe is simple. We ensure that the properties we represent receive the far-reaching exposure only Sotheby's International Realty can provide. Our network alone generates more than \$5 billion in referral sales volume annually.

83

Countries & territories

1,100

Offices worldwide

26,300

Sales associates

We Know *Your Market*

#1

Brokerage in Greater Denver
based on total sales volume for
transactions \geq \$750K in 2023¹

#1

Listing brokerage in Greater Denver
based on total sold listing volume for
transactions \geq \$750K in 2023²

#1

Luxury brokerage in Greater
Denver based on highest
average sales price in 2023³

\$3.8B

in total sales volume in the
Greater Denver area in 2023⁴

327

Brokers in Greater Denver



(1) Source: "Brokermetrics"; REColorado All MLS, 1/1/23-12/31/23 residential transactions \geq \$750K based on total brokerage sold volume (2) Source: "Brokermetrics"; REColorado All MLS, 1/1/23-12/31/23 residential transactions \geq \$750K based on total brokerage listings sold volume (3) Source: "Brokermetrics"; REColorado All MLS, 1/1/23-12/31/23 average sales price of all residential transactions by brokerage (4) Source: REColorado 1/1/23-12/31/23, all residential transactions.

Leading the Colorado Market

LIV Sotheby's International Realty is committed to the highest standard of professionalism, quality, and expertise by focusing on people, integrity, service, and innovation. Founded in 2008 with the mission to help people LIV the life they love, our brokers will help you reach your real estate goals by offering knowledge and advice tailored to your individual needs.



\$5.6B+

Total sales volume in
Colorado in 2023

465

Brokers in Colorado

20

Offices throughout
Colorado

Our *Western* Footprint





Luxury is Our Service, Not a Price Point

Experienced Leadership

Our leadership team brings more than a century of experience from the real estate industry and beyond, to support LIV Sotheby's International Realty brokers on every deal. Our seasoned president, managing brokers, and in-house legal counsel offer an unmatched level of support for any real estate needs before, during, and after the sale of your property.

Licensed Transaction Management

Unlike other brokerages, our transaction management team is fully licensed to support every deal through listing to close. This higher level of support allows our brokers to spend more time focusing on supporting you and finding a buyer for your home.

Relocation Team

When you list with LIV Sotheby's International Realty, you get the added exposure generated by our award-winning relocation team. Annually, we help over 2,500 clients move to and from Colorado. In the past few years, we've assisted employees from Lockheed Martin, Ball Corporation, Raytheon Technologies, and Vail Resorts find homes in Colorado.

LIV Marketing Studio

Put our truly one-of-a-kind, in-house agency to work for your home. Our specialized team of marketing professionals develop customized marketing strategies, create top-tier collateral, and help brokers implement marketing technologies that sell homes faster.

In-Office Broker Support

Elevated service is our priority. At LIV, each broker has the support they need to effectively launch and service each listing using all the tools and technology seamlessly. We believe our brokers' time is best spent working with their clients.

Relocation & Referrals

Prepare to *be Moved*

Simply the Best in the Business

LIV Sotheby's International Realty's Relocation & Referral Services team's passion for helping individuals, families, and corporate groups relocate has garnered national industry recognition. We have an A+ rating or preferred status with over 25 corporate relocation management companies and consistently receive top honors for achievement in client satisfaction, marketing services, and home destination results. As an esteemed member of over half a dozen national and local associations and boards, we have been entrusted to help employees from companies such as Lockheed Martin, Ball Corporation, Raytheon Technologies, Vail Resorts, as well as active military members and veterans find homes in Colorado.

Helping Get Your Home Sold

When a potential buyer inquires about your home through online channels, our Relocation & Referral Services team ensures an immediate response to capture potential leads. While getting in touch quickly is important, we know it also takes excellent communication through the entire buying process to keep things on track, so the Relocation & Referral Services team stays involved with the buyer or buyer's broker from initial inquiry to close, helping to ensure the successful sale of your home.

Moving Out of State?

Our global network allows us to introduce you to a Sotheby's International Realty Agent who specializes in your new destination. Wherever you are going, we can get you there on time and on budget.

6

Dedicated relocation
specialists

24%

of our sales in 2023
included a referral

\$450M+

Annual closed referral volume





Your Home's *Journey*

○ ————— ○ ————— ○ —————

Complete Listing
Paperwork Pre-Market
Preparation Photography &
Videography

○ ————— ○ ————— ○ —————

Sign
Installation List Your
Home Online Marketing
Collateral

○ ————— ○ ————— ○ —————

Regional &
Global Promotion Property
Showings Frequent Updates &
Communication

○ ————— ○ —————

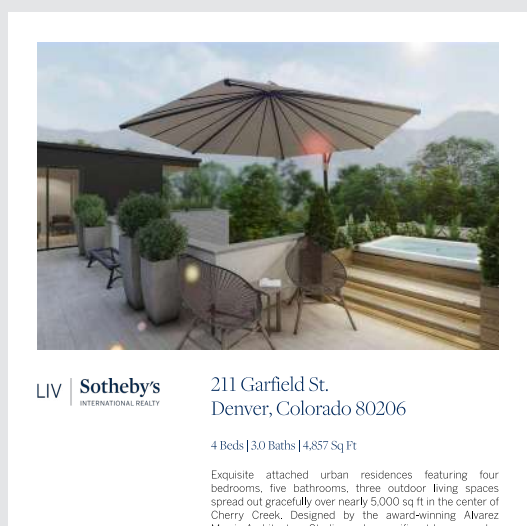
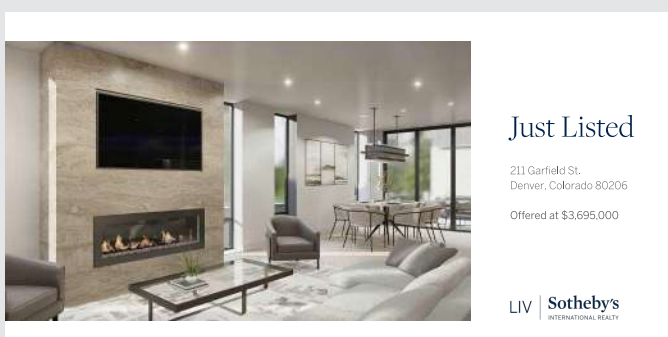
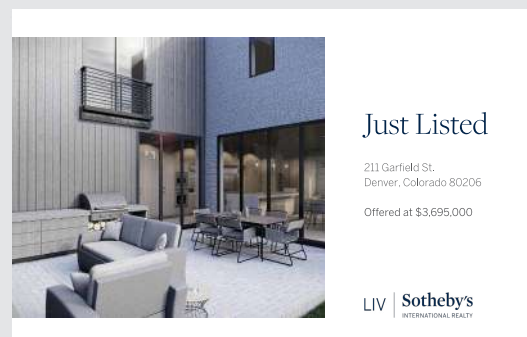
Review Offers &
Negotiate Closing
Process

Photography & Collateral

Capturing the Beauty of Your Home

A photo is truly worth a thousand words, so we let images speak loudly in all our marketing efforts. Your home's original photographs become the backbone for all print and digital marketing collateral.

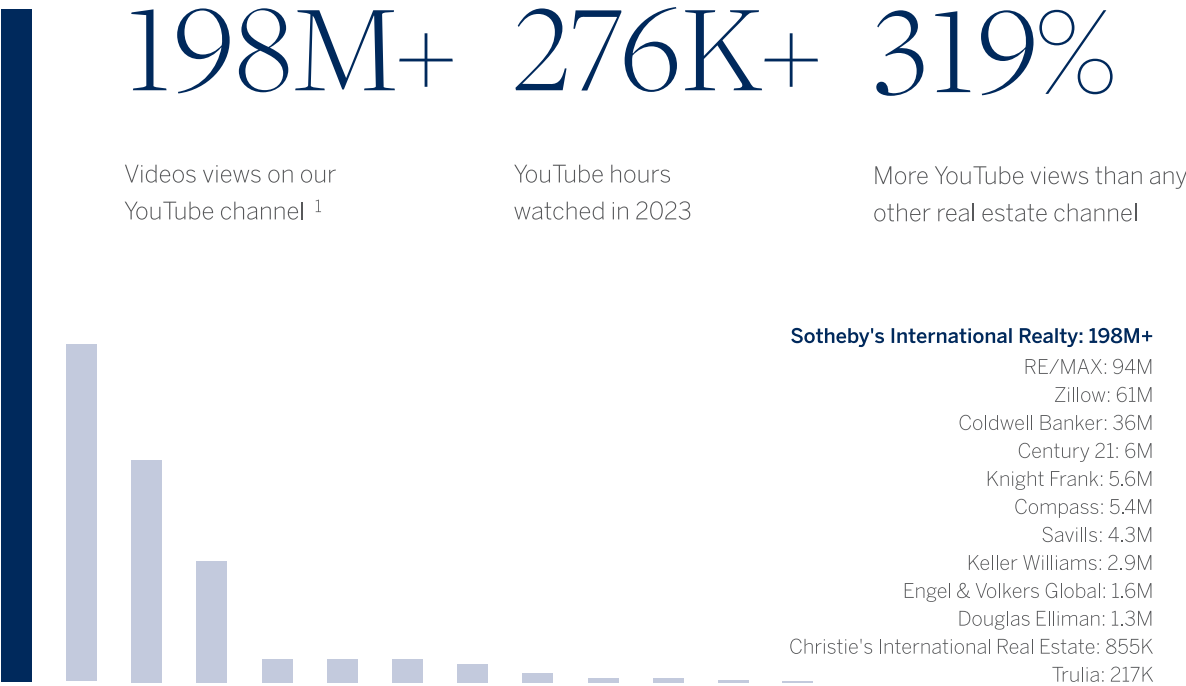
We work with elite photographers who specialize in and are passionate about architecture. We commission and curate a portfolio of eye-catching and inviting images of your home.



Tapping into the *Power of Video*

With most homebuyers starting their search online, video is becoming an integral part of the buying and selling experience. And there's no better brand to feature your video than the most viewed real estate YouTube channel in the world, Sotheby's International Realty.

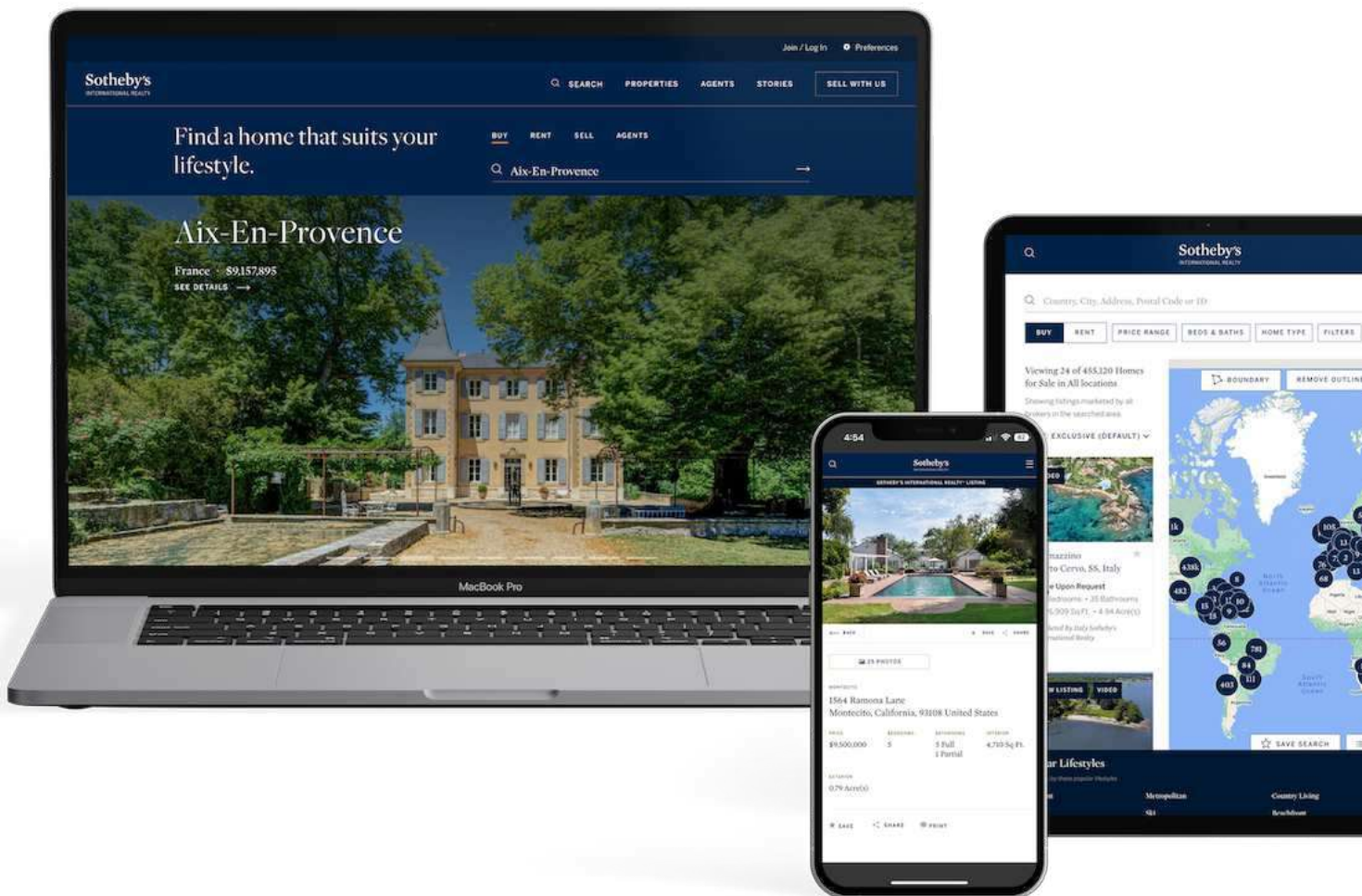
All of our videographers are vetted and trained on Sotheby's International Realty brand standards, ensuring an artistic, elegant, and most importantly, engaging representation of your home.



Source: YouTube: Lifetime as of Jan. 2024

sothebysrealty.com & SIR Mobile

One of the World's *Most Visited* Real Estate Websites





We deliver a world-class presentation of your property on both mobile and desktop, with editorial-style content and exquisite photography.

The new LIV Sotheby's International Realty website—recently integrated with sothebysrealty.com—boasts a Webby Award-winning design, increased visibility and placements on search engines, improved editorial content, and more, ensuring all of our listings and global real estate advisors garner maximum exposure.

Our website attracts visitors from all around the world, with 67% of traffic coming from mobile users. Currency conversion, language translation, and interactive market information are all differentiating and appealing features that help set our website and your property apart.

There's simply never been a better way for buyers to find your property.

88M

Videos played in 2023

52M+

Annual visits to
sothebysrealty.com

49%

International visits

15

Language translations

Source: Brightcove Analytics

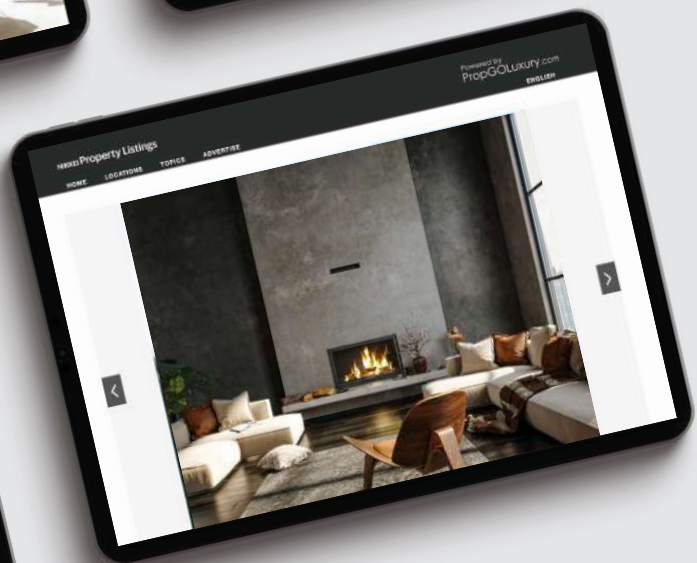
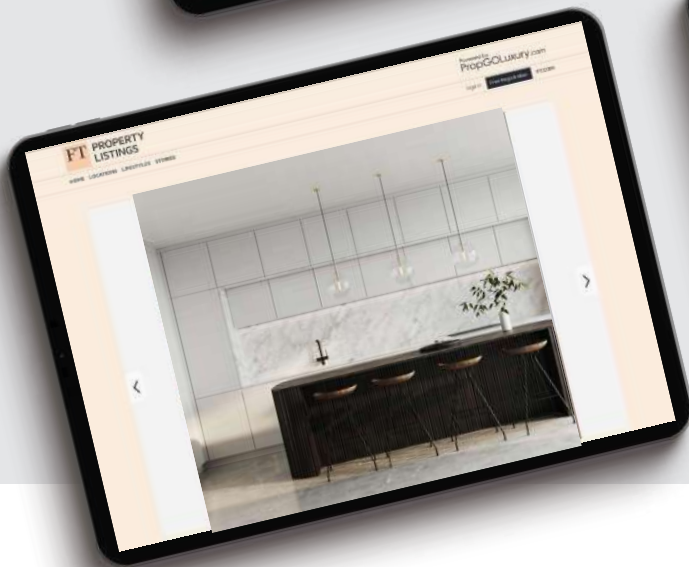
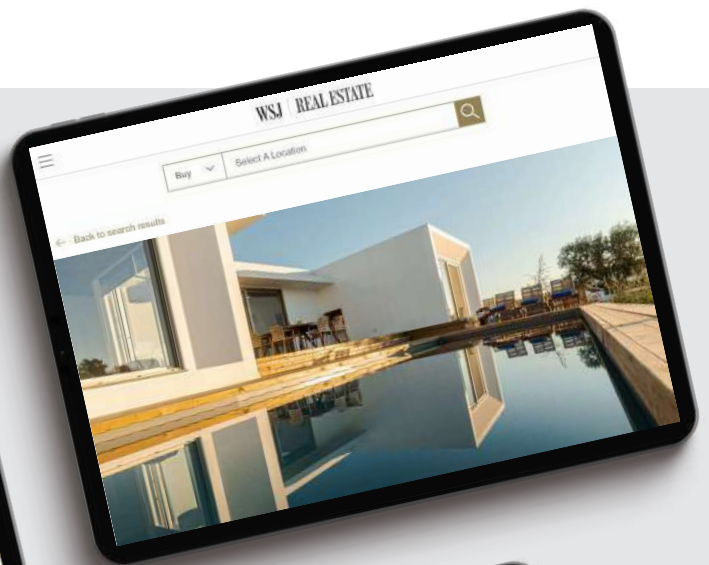
Worldwide Exposure

Promoting Your Home *Globally*

We know that a buyer can come from down the block or around the globe, so we pride ourselves on distributing your home to the most relevant websites globally. Our syndication partners include the top 30 news, lifestyle, and financial websites, as well as the most trafficked international real estate destinations. Once your home is listed on sothebysrealty.com, it is also displayed on more than 100 local Sotheby's International Realty websites and thousands of additional websites. The impact is measurable and captured with a variety of analytics and reporting tools.



Syndication may vary by region and required qualifications.





Regional Advertising

Impactful Ways to Reach Buyers *Locally*

We drive buyer awareness and interest through our curated relationships, preferred rates, and premium placements with local publications as well as *LIV Magazine*, our signature publication.

LIV Magazine features our collection of incredible properties, local real estate news, captivating editorial content, event updates, and much more. The distribution reaches home buyers across the state of Colorado and throughout the LIV Sotheby's International Realty network.

Our marketing experts execute a proven exposure strategy that targets the right audience to generate awareness of your home.



Digital Advertising

Targeting High Intent Buyers

We provide high-performing social media advertising campaigns specifically targeted to buyers searching the area for your type of home. Cutting-edge AI technology will identify and target the right buyers based on their online behavior, ensuring that your listing is shown only to a relevant audience. Best yet, we do this automatically for your property shortly after listing.

37%

Increase in viewings

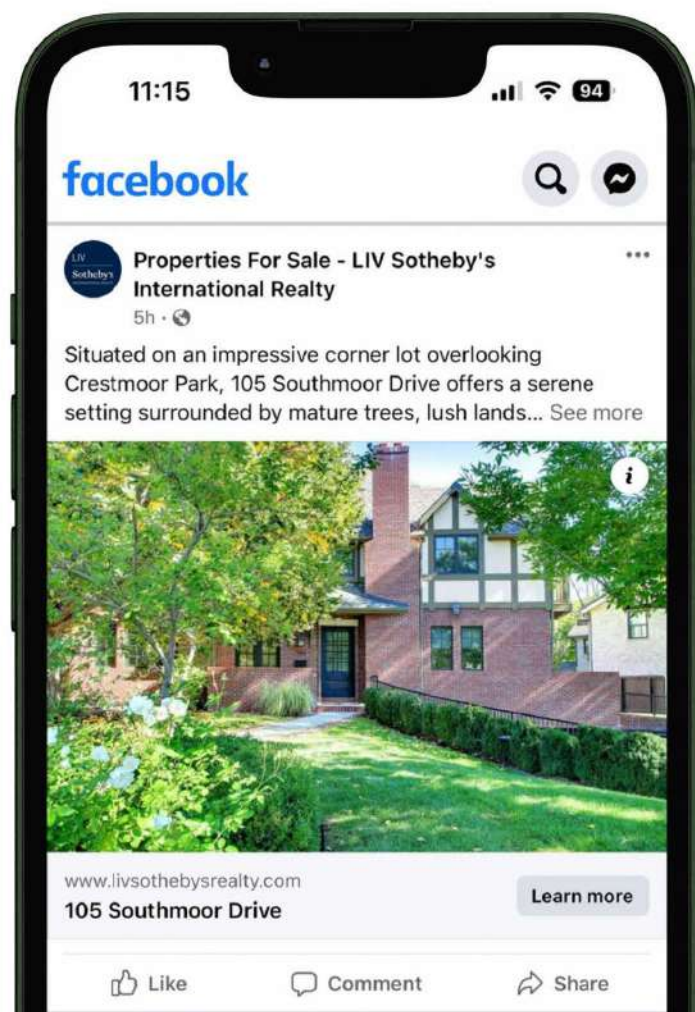
2x to 4x

Direct traffic boost

15%

Click-through rate

Source: Google Analytics, Full Year 2023





Social Media

Driving Engagement for Your Home

LIV Sotheby's International Realty creates exclusive content promoting your property to interested buyers in Colorado and beyond. Thanks to our expert marketing team, our channels are always buzzing with activity. With over 45,000 followers, our content reaches a vast audience on a daily basis.

In addition, Sotheby's International Realty has more than 1M+ followers worldwide across Instagram, YouTube, Facebook, LinkedIn, Twitter, TikTok, and our popular RESIDE Blog. Their award-winning YouTube channel has more video views and subscribers than any other real estate brand. Together we leverage targeted social media marketing to ensure your property reaches the web's most sophisticated buyers.

Sotheby's International Realty

1.1M+

Social media visits to
sothebysrealty.com

400K+

YouTube subscribers

198M+

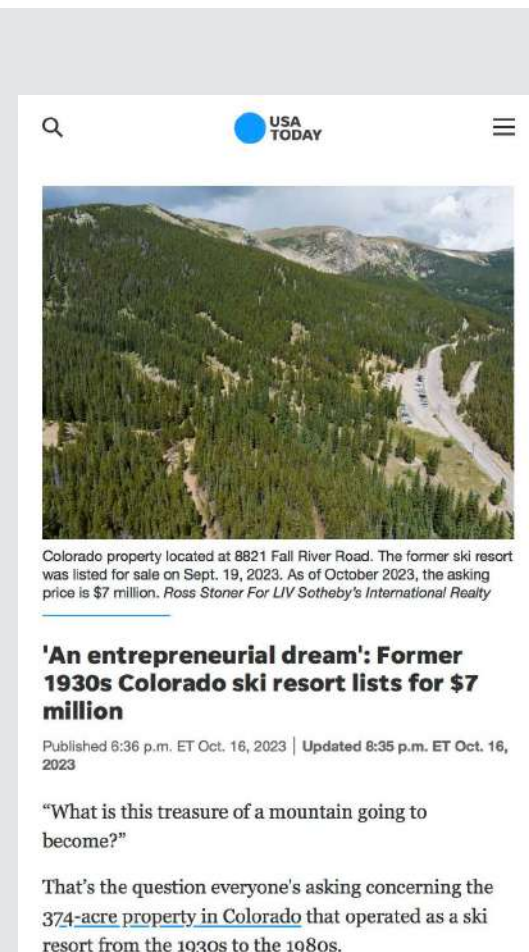
Video views on YouTube

Social Media visits to sothebysrealty.com: Full Year 2023
YouTube: Lifetime as of Jan. 2024

Public Relations

We Know How to *Make Headlines*

When it comes to real estate news, we drive the conversation. Our public relations team fosters relationships with leading media outlets to generate consistent press coverage for our listings and brand. We deliver media placements locally, nationally, and internationally and are mentioned in the press an average of 12 times a day, 365 days a year.





Leveraging Our Connections

Our powerful brokerage boasts a number of ways to find your dream property or promote your listing, before and after it hits the market. Our internal platform allows your broker to network extensively amongst all LIV brokers - sharing previews of upcoming listings or promoting the wishes of buyers by getting them on the organization's radar, ensuring full support of your real estate goals. Once active, we market your home to a proprietary list of past and present clients, in addition to our entire broker community. As you can expect, our network offers an unmatched level of service that no one else can.

LIV | Sotheby's
INTERNATIONAL REALTY



1060 S Steele Street, Denver, CO
\$2,295,000

Introducing 1060 South Steele, a stunning newly completed home built by MAG Builders and set on a beautiful lot in between Bonnie Brae and Belcaro. Comprised of four bedrooms, five bathrooms, separate spaces for a private home office and a lower level gym, this stunning residence is gracefully spread across nearly 5,000 square feet of living space. The thoughtful flow of the open floor plan is saturated by the neutral hues of the home's stone and white oak finishes, creating a soft, inviting palette - a perfect complement to the oversized Sierra Pacific windows that overlook the spacious outdoor spaces. The 10' ceilings further accentuate the home's light-filled experience and integrate the entertaining and private spaces, including the expansive primary suite, which is elevated by the elegant, spa-like bath with heated floors, steam showers and dual closets. Each additional bedroom suite features large closet spaces and private baths with elevated details and meticulous craftsmanship. The lower level includes an large entertaining/recreation space, showstopping bar and custom wine room, en-suite guest bedroom and separate workout space. An oversized and attached garage with 10' tall door and 15' ceilings creates the perfect

[Request A Private Showing](#)



Photo Tour



Matterport 3D Tour



Floor Plans

Open House



1060 S Steele Street, Denver, CO
\$2,295,000

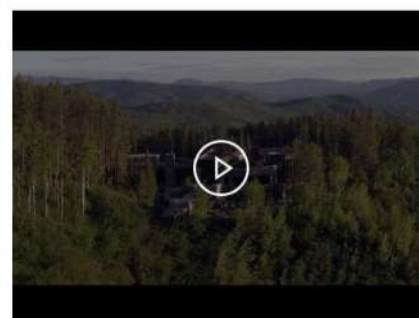
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LIV
Sotheby's
INTERNATIONAL REALTY

Just Sold



1060 S Steele Street, Denver, CO
\$2,295,000



[VIEW DETAILS](#)

Data & Analytics

LIV Sotheby's International Realty employs a robust, custom-integrated suite of best-in-class technology tools to collect data and analytics on your property's performance and the real estate market.

Competitive Marketing Analysis Tools

By evaluating your home against similar properties, our analytic platform accurately assesses your property's value to arrive at a competitive list price and ensure a competitive position in the market.

Comprehensive Seller Reports

Receive automatic updates with data on your property's performance across each syndicated website, total listing views, engagement, and more.

Market Reports

Understanding the real estate market and local economy is critical to success. LIV Sotheby's International Realty is proud to provide timely market reports and insights through our customized community reports.

Insights Tool

A comprehensive reporting tool offering detailed neighborhood characteristics and market trends, empowering you to make informed decisions about your ideal living locations based on your lifestyle preferences and needs.



20th Street 1/2
Park Ave 1
38th Ave
Junction I-70 1 1/2

Our Passion & Promise to You

Brand Recognition

Brand Heritage

Exclusive Networks & Affiliations

Relocation & Referral Services

Unrivaled Online Syndication

Global Media Partnerships

Local Leadership

Award-Winning Marketing

Proven Track Record

Company Culture

The *Power* of Majestic Realty Collective

Majestic Realty Collective is comprised of Crest, Desert, Group One, Las Vegas, LIV, Richardson, Sierra, Summit, and Sun Valley Sotheby's International Realty, operating in key luxury communities throughout California, Colorado, Idaho, Nevada and Utah. The Collective has been recognized by Inman, Real Trends, RIS Media and Who's Who in Luxury Real Estate for excellence in marketing, philanthropy, sales and new construction projects. Majestic Realty Collective has over 1,200 sales associates and 250 support staff across 57 sales offices in 5 states throughout the Western United States. Majestic Realty Collective is headquartered in Denver, Colorado. In 2022 the collective represented 11,620 transaction sides, yielding more than \$13.69 billion in closed sales volume.

#15

Largest brokerage in
the United States

\$13.7B+

in closed sales volume by Majestic
Realty Collective in 2023

1,232

Total agents across
57 offices in 5 states

245

Support staff

11,620

Transaction sides
represented in 2023

\$11.1M+

Sales volume per agent

Property Website

A Custom Website to Highlight Your Home



The home-buying experience is happening increasingly online, so we create a custom property website to highlight the unique features of your home. Showcasing everything from high-quality photography, videos, virtual tours, and floorplans, we thoughtfully craft a digital experience that tells the tale of your home. The property website serves as a valuable resource to prospective buyers, who are driven directly to the unique URL through a customized marketing campaign.

Matterport & Virtual Tour

Buyers *and* Sellers Love Virtual Tours

Matterport virtual 3D tours allow buyers to step inside your home whether they're located across town or the globe. Viewable on both [sothebysrealty.com](https://www.sothebysrealty.com) and [livsothebysrealty.com](https://www.livsothebysrealty.com), virtual tours not only benefit the buyer, but they also help create a better selling experience. To ensure we bring only the most interested buyers through your home, we provided everyone with a self-guided, walk-through of the property, birds-eye view and detailed floor plans—all before you spend time preparing for a showing.



Exclusive Media Partnerships

Advertising Available Only to *Our Clients*

Sotheby's International Realty has secured exclusive digital and print advertising placements unlike any other brokerage. We have many pre-negotiated rates and placements with powerhouse publications and websites including the below list of features available only to Sotheby's International Realty clients and listings.

AD

Buyout of Real Estate Landing Page

NIKKEI

Editorial Promotion & Property Syndication on
Japan's most influential news publication

dwel

Home & Real Estate Channel Sponsorship

The New York Times

Real Estate Slideshow & Property Listing Search Ad Unit

FINANCIAL TIMES

Property Listing & Lifestyle Search Sponsorship

THE WALL STREET JOURNAL.

Real Estate Friday Article Buyout

LuxuryRealEstate.com

Who's Who in *Luxury* Real Estate

LIV Sotheby's International Realty and each of our brokers are members of Luxury Real Estate's Board of Regents for the expressed purpose of gaining reach, visibility, and a broader network for our clients.

The Board of Regents is an exclusive network of the world's top tier luxury real estate professionals. Each Regent represents a defined territory, aptly located in each region our offices serve. The digital footprint for Regents is unparalleled, with prime placement for every associate and luxury listing on LuxuryRealEstate.com, as well as Regents.com.

130K+

Hand-selected
broker professionals

\$300B+

In annual sales volume



Sotheby's Concierge Auctions

There's More Than One Way To *Sell Luxury Homes*

Sotheby's is well known for auctioning works of fine art, antiques, jewelry, watches, wine, and cars to high-net-worth individuals. But it's also a valuable option for select properties. In fact, auctioning a property can accelerate the timing of a sale to as little as 60 days.



Luxury Outlook

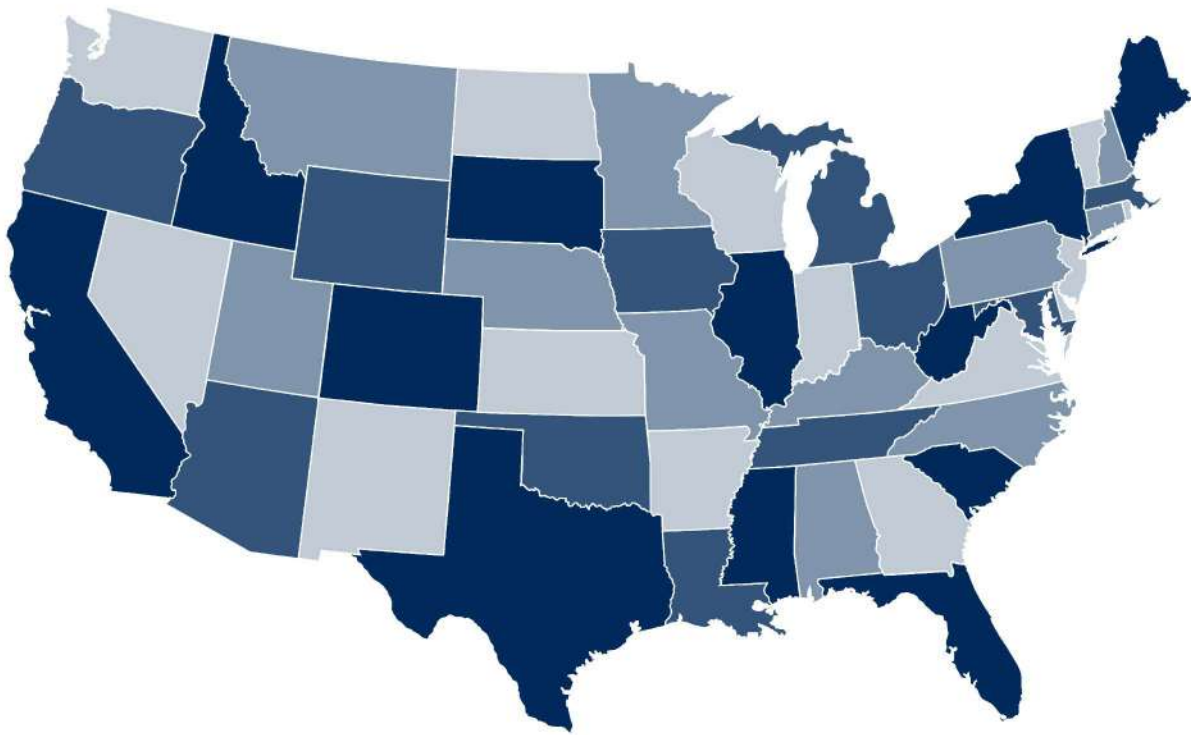
Delivering *Top-End* Results

The secret to our expertise in high-end residential markets is our endless research. Our annual Luxury Outlook report provides current data on trends and consumer behavior in residential markets around the globe. Naturally, the more insights we have into a market, the more we can help our clients make informed decisions



Feeder Markets

Markets That *Matter Most*

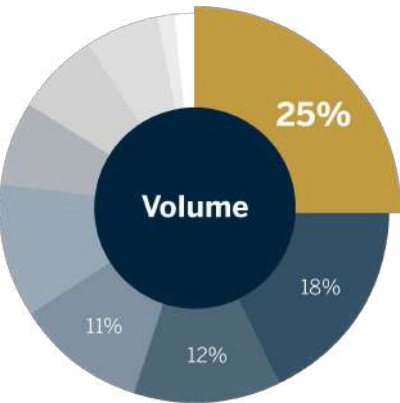


While buyers can come from anywhere, a significant number within our region come from a few key markets across the country. Through the vast network of talented and qualified Sotheby's International Realty agents, we focus on building relationships and boosting exposure in the markets that matter most.

Press Exposure

Our Reputation is *Your Advantage*

Our press office possesses strong relationships with leading national and international media outlets who drive buyers to our website and your property. We are the most profiled luxury real estate brand in the news.



2023 Press Share of Voice



Source: Meltwater, January 1, 2023 – December 31, 2023

We Simply *Do More* for Your Home

World-Class Marketing

to launch your home to the market and qualified buyers.

An Iconic Blue Sign

gives you access to the Sotheby's brand, auction house clientele, and esteemed global agent network.

National & Global Reach

via our superior digital websites and platforms.

The Strength of the LIV Sotheby's International Realty Team

comes from our local community of experienced brokers, fully licensed transaction coordinators, and experienced leadership.

Photo Shoot Guide

Lights, Camera, *Action*

Good preparation ensures that your photographer can focus all of their time and effort on capturing the best photographs for the property. This guide is designed to help you through the process of staging a property for photography.

General Areas

- Clean the entire house and remove clutter (Vacuum, mop, clean all counter tops, and wash windows)
- Keep all lights and lamps on/be sure to turn on under-cabinet lights and other decorative lights
- Replace all burned out light bulbs
- Light bulbs should be the same color
- Keep ceiling fans OFF for the duration of the photo shoot
- Televisions and computer screens should be OFF for the duration of the shoot
- Open all blinds and window coverings (Unless undesirable view)
- Shutters should be open to expose the maximum amount of window but should not be drawn up completely
- If your property has views that can be seen from the interior be sure to clean all windows and remove screens if possible
- Remove as many personal and family photographs as possible
- Remove small rugs to show flooring

Front Exterior

- Close garage doors
- Remove cars from driveways and front curb
- Tidy landscaping and remove clutter (Cut, mow, and rake, hide toys, etc.)
- Remove empty planters
- Remove hoses
- Place trash cans inside garage or shed

Back Exterior

- Clean and sweep patio
- Straighten and clean outdoor furniture
- Remove or replace faded outdoor cushions
- Remove toys
- Clean pool and remove automatic pool cleaners
- Turn on all pool and any water features
- Remove hoses
- Remove trash cans
- Hide pool toys and equipment

Kitchen

- Clear counter tops of non-decorative items (Home phones, baskets, papers, etc.)
- Remove all refrigerator magnets and decorations
- Hide garbage cans in pantry or closet
- Remove soaps and dishes from sink and any dish towels draped over the sink or oven handle
- Remove distracting over-cabinet decorations
- Remove napkins, paper towels, spices, oils, etc.

Dining Room

- Clear, dust, and polish table
- Feature one centerpiece that adds color and contrast to the room
- Straighten and evenly space chairs
- Remove child seats or booster chairs

Photo Shoot Guide

Lights, Camera, *Action*

Living Room

- Remove all non-decorative items (magazines, papers, mail, remote controls, kids toys)
- Declutter replace mantle
- Fluff and straighten furniture pillows
- Remove toys and electronics
- Hide all wires

Master Bedroom

- Make bed, straighten bed skirts and fluff pillows
- Iron or press linens
- Remove all personal non-decorative items from night stands
- Remove electronics and wires
- Remove clutter from dressers and other surfaces
- Remove family photos
- Clean under bed

Spare Rooms

- Remove names and family photos from walls
- Remove posters, logos, and stickers
- Remove any trash cans and laundry bins
- Clean under the bed
- Make beds
- Remove or organize toys

Bathrooms

- Clean bathroom (clean mirror, counters, straighten towels)
- Remove all personal items
- Remove all non-decorative items (soap, toothbrushes, medications, etc.)
- Close closet doors
- Remove shampoo, soap, washcloths etc. from bathtubs and showers
- Remove and hide toilet paper roll
- Remove used towels
- Remove rugs and floor mats

Pets

- Hide pet bowls in garage or closet
- Hide pet toys and beds in closet
- Keep pets in a hidden crate or outside
- Clean pet waste and toys out of backyard

Moving Checklist

While moving to a new home is a source of excitement and celebration, it may also feel overwhelming. Here are some reminders to help make the moving process as stress free as possible.

Utilities

Cancel the old, hook up the new

- Cable/satellite TV
- Electricity
- Internet
- Natural gas
- Propane service
- Security/alarm systems
- Telephone
- Trash collection
- Water and sewer

Professional Services

Update contact information

- Accountant
- Broker
- Dentist
- Doctor(s)
- Insurance (health, life, car, home, etc.)
- Lawyer

Publications

Update mailing address

- Newspapers
- Magazines
- Catalogs
- Newsletters
- Professional journals

Personal Accounts

Set up new accounts or update information

- Auto finance company
- Bank/financial institution
- Credit card companies
- Dry cleaner
- Employer
- Health club
- Laundry service
- Lawn service
- Pharmacy
- Veterinarian/kennel

Government Offices

Update contact information

- City/county tax assessor
- Department of Motor Vehicles
- Post office - change of address form
available at www.usps.com
- Schools
- Social Security Administration
- State/federal tax bureaus
- Veterans Administration

Advocates for the *American Dream*

Colorado Leads the Way

We are one of 18 states with buyer agency, established buyer agency processes, and listing contracts for over two decades. We are well-positioned to continue to add value for buyers and sellers alike.

Be a Force of Calm

In the midst of media and market confusion, we'll cut through the noise. For us, transparency is not new. We pride ourselves on accurate and timely information.

The Only Constant is Change

Our industry is dynamic, and every transaction is unique. We remain resilient and adaptable to implement a smart strategy to get you where you're going, wherever in the world that may be.

We Do It Right

Our success on both the buy and sell side drives our brokerage to have the highest productivity per person nationwide. We operate locally from a position of strength and knowledge. We are never rushed or reactive.

Helping You Live the Life You Love

Together, our 450+ Brokers, alongside our dedicated leadership team, have weathered the storms of the pandemic, interest rate fluctuations and limited inventory with you, our clients and friends. The life we love is helping you live #thelifeyoulove.



Office Locations

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