

<p>PROBLEM:</p> <p>Homes and properties are sitting on the real estate market longer.</p>	<p>SOLUTION:</p> <p>Landscaping <u>increases selling price 15% to 20%</u> and <u>sells it faster.</u></p>
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Sell Your Property Fast and at a Higher Price !

We have the know how to maximize the visual impact and value of your property. We'll guide you in all areas of staging design and installation with the best options for your needs and budget.

After everGREEN's landscape staging, the ranch looked amazing and sold for well above the asking price.

~ Victor Plana, Agent Estates Director
Coldwell Banker, Montecito, CA

Not all landscape projects pay off. ~ *Call us. We'll show you which ones do.* ~

5 Biggest Selling Mistakes Commonly Made in the Landscape

- (1) ***No Curb Appeal.*** Buyers will drive up to your house, then just keep going. An entry gate with real pizzazz will beckon buyers to come in. Upgrade the hardscape like the front steps and driveway with the right materials and proper design proportions along with gorgeous plantings really pays off with finicky buyers, increasing value by 4.4%
- (2) ***No outdoor living space.*** Building the right style and size deck or patio typically pays back 100% or more of the cost in resale value, adding a staggering 12.4% to the market value of your home
- (3) ***No landscaping and no privacy.*** The right specimen tree in the right place, pruned and shaped correctly can easily bump the property value by 20%. Take back unusable space by putting up fencing to screen out neighbors and traffic, adding 3.6% to property value.
- (4) ***Installing sexy landscape trends that cost far more than they return.*** Outdoor kitchens, grand water elements, or strong garden themes are tricky towards getting a real pay off. Simpler, cleaner design elements allow for a wow factor without overwhelming in terms of high maintenance concerns or not fitting in with buyer tastes.
- (5) ***Not tending to overgrown plants and deferred maintenance.*** It's important to open up walkways, entries and windows. Having all trees and shrubs properly pruned and shaped by a true professional instantly rejuvenates and makes a big impression. Replace broken bricks, clear weeds, patch sketchy turf and fertilize.

everGREEN ■■■
landscape architects

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