



Casey Samson

Samson Properties

Lifetime NVAR Top Producer

703-508-2535 | kcsamson@aol.com | www.caseysamson.com

**The following pages contain the
tools, techniques and support you will need to sell your home**



Stay current on market conditions and strategies at

www.caseysamson.com



Casey Samson
State of the art technology
Old school knowledge

In 2012:

*I sold 77% of my listings in 2012 myself
through open houses or my own buyers*

Rule #1: *Well priced homes, marketed for today's buyers, **SELL!***

Rule #2: *Don't forget Rule #1*

4.5% FULL SERVICE LISTINGS

Why pay 6%?

Full Service Means Full Service!

Samson Listings Include:

- Listings in MRIS with Color pictures
- Showcased Listing on Realtor.com
- Showing Suite
- Open Houses
- Mobile Marketing & Youtube Videos
- Enhanced Listings on Major Websites
- Directional & Yard Signs
- Professional Full Color Brochures and Flyers
- Property Unique URLs
- Seasoned Negotiator
- Featured on www.samsonproperties.net & my website www.caseysamson.com
- Virtual Tours & Virtual Floor Plans

Buyers secured by our listings:

- Expert in financing, inspections and contract negotiations
- Expert in the Vienna/Oakton Market
- Home field advantage with our in-house settlement company, Cardinal Title Group
- Assistance from the top brokers in the industry



To join Northern Virginia's #1 office, Contact Casey Samson @703-296-5912

Results count!

Samson Properties is the #1 Production office in Northern Virginia



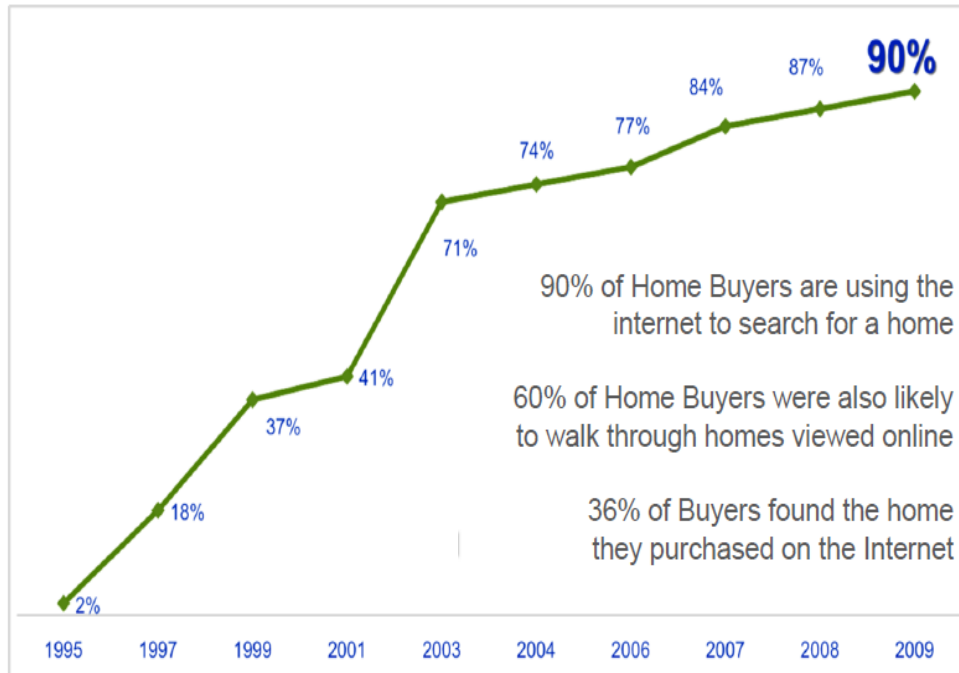
I will focus on REALTOR.com[®], where more consumers spend the most time, reaching the widest audience of potential buyers.

90% of all buyers, find their homes on the Internet

Showcase listings on Realtor.com are seen 500% more than non-enhanced Listings

100% of Samson Properties listings are Showcased

Consumers continue to shift **ONLINE**



I understand the latest technologies and will aggressively search out the newest and latest ways to market your home such as MOBILE MARKETING with the New REALTOR.com[®] iPhone[®] Application.



Showcase Listing...

717 Hillcrest Dr Sw Vienna, VA 22180

CALL CASEY AT 703-508-2535



\$1,125,000
4 Bed, 4 Bath | 3,100 Sq Ft | 0.50 Acre Lot

Single Family Home
Brokered By: Samson Properties

Custom Colonial Home in downtown Vienna and sited on over one-half acre! This home is... [more](#)



Save Listing



Basic Listing...

901 Potterton Cir Sw Vienna, VA 22180



\$1,099,000 PRICE REDUCED
5 Bed, 4 Bath | 4,025 Sq Ft | 0.36 Acre Lot
Single Family Home
Brokered By: Yeonas & Shafran Real Estate, LLC

Save Listing

717 Hillcrest Dr Sw

Vienna, VA 22180

CALL CASEY AT 703-508-2535



Photo 1 of 25

Larger Photos

\$1,125,000

Estimate My Monthly Payment

Get Mortgage Rates

Get Prequalified Today

Beds: 4 Bed
Baths: 4 Bath
House Size: 3,100 Sq Ft
Lot Size: 0.50 Acres

Save Listing

Send to a Friend

Print Brochure



First Name Last Name

Email

required

Message

I would like more information regarding a property at 717 Hillcrest Dr Sw in Vienna (MLS #KT010955)

Save this listing

[Request More Details](#)

Presented by
Casey Samson



4.5% Full Service Listings + Cash Back to my Buyers!
Mobile: (703) 508-2535
Broker: (703) 375-8890

Email Agent
View Agent's Website
Agent's Other Listings

Brokered by
Samson Properties



Professional Realtors Giving You More For Less

Office: (703) 375-8810
Fax: (703) 375-8890

Email Office
Visit Broker's Website
Broker's Other Listings

Agent's Other Listings

See all listings



811 PARK ST SE, VIENNA...
\$1,250,000
5 Bed, 5 Bath, 3700 Sq Ft



901 Potterton Cir Sw

Vienna, VA 22180



Photo 1 of 4

Larger Photos

\$1,099,000

Estimate My Monthly Payment

Get Mortgage Rates

Get Prequalified Today

Beds: 5 Bed
Baths: 4 Bath
House Size: 4,025 Sq Ft
Lot Size: 0.36 Acres

Save Listing

Send to a Friend

Print Brochure



Overview Photos (4) Schools And Neighborhood Property History

Property Details

Beds	5 bed	Baths	4 bath
House Size	4025 sq ft	Lot Size	0.36 Acres
Price	\$1,099,000	Price/sqft	\$273
Property Type	Single Family Home	Year Built	2007
Neighborhood	Not Available	Style	Colonial
Stories	3	Garage	2
Property Features	<ul style="list-style-type: none"> Status: Active Subdivision: VIENNA WOODS 3 total full bath(s) 3 stories Family room 2 car garage(s) Forced air heat Located on a cul-de-sac Elementary School: MARSHALL ROAD Basement Dining room Laundry room Parking features: Driveway/Off Street Master Bedroom 	<ul style="list-style-type: none"> County: FAIRFAX Approximately 0.36 acre(s) 1 total half bath Type: Detached home, Fee simple Kitchen Attached parking Cooling features: Cooling, Electric Lot size is less than 1/2 acre Middle School: THOREAU High School: MADISON Fireplace Den Hardwood floors Main Floor/Bathroom Living Room 	

Listings Refreshed: 8 Minutes Ago

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WE LOGISTICS

Nearby Homes for Sale



911 Olympian Cir SW
Vienna, VA 22180
\$1,250,000

5 bed | 5 bath
4,664 sq. ft. | 0.27 Acres



909 Meadow Ln SW
Vienna, VA 22180
\$1,150,000

5 bed | 5 bath
3,500 sq. ft. | 0.24 Acres

Credit Resources

Estimate Your Credit [Go](#)

Get Your 3 Free Credit Scores [Go](#)

Understand Your Credit [Go](#)

Moving Cost Calculator

Sponsored by
State Farm

Move From zip code Move To 22180 Zip Lookup

Number of Rooms Packing Full Partial None

Property Details

Custom Colonial Home in downtown Vienna and sited on over one-half acre! This home is packed with charm and elegance. Open and luxurious living space featuring 4 bedroom, 3.5 bath, 3 of which are en suite, main level master suite with sitting room and fireplace, a gourmet kitchen, 2 story foyer and keeping room, living room, dining room, family room, hardwood floors, huge deck, private yard and more! Every amenity and detail is top of the line.

Perfect for entertaining and walking distance to the center of Vienna, what more could you ask for?

Beds	4 bed	Baths	4 bath
House Size	3100 sq ft	Lot Size	0.50 Acres
Price	\$1,125,000	Price/sqft	\$363
Property Type	Single Family Home	Year Built	2008
Neighborhood	Not Available	Style	Colonial
Stories	3	Garage	2
Property Features	<ul style="list-style-type: none"> Status: Active Subdivision: BROADVIEW 3 total full bath(s) 3 stories Family room Master Bedroom is 15 X 20 Dining room is 13 X 15 3 fireplaces Forced air heat Lot size is between 1/2 and 1 acre Middle School: THOREAU Basement Laundry room Main Floor/Bedroom 	<ul style="list-style-type: none"> County: FAIRFAX Approximately 0.5 acre(s) 1 total half bath Type: Detached home, Fee simple Kitchen Living room is 13 X 13 Family room is 15 X 19 2 car garage(s) Cooling features: Cooling, Electric Elementary School: VIENNA High School: MADISON Dining room Hardwood floors Living Room 	

#1 Internet Marketing Strategy...

Your listing will never go unnoticed

Did you know that, as of 2012,

95% of home buyers used the web to find their new home?

Not only will your listing be featured on my website, I will list it all over the web, to the busiest real estate marketplaces online...



Virtual Walk-Thru

Interactive floor plans take pictures into the home on a room by room basis.

Casey Samson
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703-508-2535 (direct)
E-mail | Visit Website
View Contact Info

Gorgeous Custom Home, to be built!

811 Park St
Vienna, VA 22180

Samson Properties

MEDIA

Photos

WalkThru™
Video

FloorPlan

Printable
Materials

More Info

Area Map

The BLUE icon is the picture shown. Click the RED icons to see other pictures

Kitchen
Nationally recognized award winning kitchen and bath designer!

Family Room, Nook, Deck, Kitchen, Bedroom 5, Bath 5, Living Room/ Dining Room, Foyer, Study

First Floor CHANGE VIEW ZOOM

Each of my listings will get a unique URL and have a Virtual Walk-Thru Video uploaded to YouTube

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Gorgeous Custom Home, to be built!

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Area Map

Entry
Unique and open floor plan offers family interaction and ideal for entertaining.

Virtual maps take you to street level and let you go up, down and around the corner.

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Gorgeous Custom Home, to be built!

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Area Map

811 Park St, Vienna, VA 22180
Directions To here From here Show/Hide Street View

Effective tools that attract buyers...

*Directional signs deliver buyers to your door
When buyers arrive at YOUR home they will see
My name and my phone #, color flyers &
a QR code directing them to your full listing
via their smart phone.*



Signage is the #2 Source of Buyers!



Over the last 16 months I have sold 17 homes myself or at open houses!



Sundays are "Game Days"

