

# APR THE TRUE TEST OF SUCCESS IS THE TEST OF TIME



Since 1990, Alain Pinel Realtors has consistently adhered to the principles that have made us stable and strong. We have invested in—and protected—our reputation and integrity. As a result, our clients trust us to assist them with the best information, insightful local market knowledge, and trustworthy financial partners so that they can make good real estate decisions.

APR agents uphold our high standards. We consistently attract the best—our agents rank at the top of the industry in experience, productivity, and negotiating strength. We also draw qualified buyers through our extensive industry relationships and innovative marketing approach.

Finally, we provide our agents and our clients with advantages that many other firms do not always offer. For example, our online marketing strategy enables us to dynamically represent your property to a global audience. Our founding membership in Luxury Portfolio increases the visibility of high-end properties among the most qualified buyers. From listing notifications delivered to your phone, to creating a comprehensive marketing plan for your home, APR delivers results and sets a standard of client service that stands the test of time.

# Luxury Properties

Our experience over the past two decades has made APR one of the nation's leading real estate firms for luxury properties. We take a multi-tiered approach to marketing these homes, using print media, a variety of online outlets, and through our relationships with Leading Real Estate Companies of the World®, Luxury Portfolio, and Luxury Real Estate.

## Leading Real Estate Companies of the World

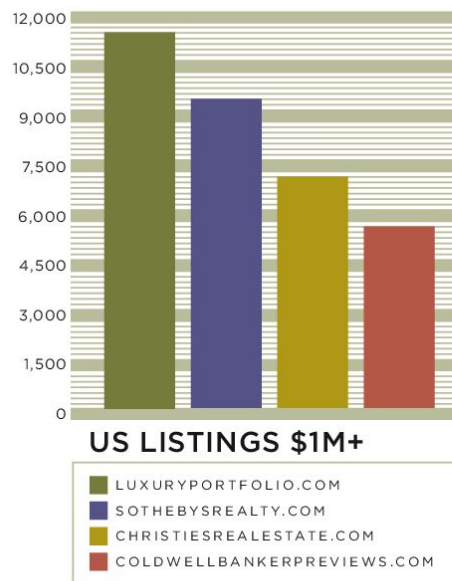
As a member of Leading Real Estate Companies of the World (LeadingRE), we can market your unique property to 120,000 associates in more than 40 countries. LeadingRE has achieved nearly \$272 billion in home sales with over 1 million transactions — and ranks first in market share in more of the top U.S. markets than any other national brand. When we list luxury properties on apr.com, they are also displayed on LeadingRE.com.

## Luxury Portfolio

APR is a founding member of Luxury Portfolio, the luxury division of LeadingRE. With nearly 200 member companies, its listings span 47 states and 30 countries. Their website, LuxuryPortfolio.com, receives over 3 million visits per year and is translated into nine languages. Visitors also spend an average of 12 minutes on the site. Over \$44 billion in inventory is listed on Luxury Portfolio. Buyers will find more properties valued over \$1 million on LuxuryPortfolio.com than are listed on Sotheby's, Christie's, and Coldwell Banker Previews websites.

## Luxury Real Estate

LuxuryRealEstate.com represents a global network of more than 70,000 luxury real estate professionals in 85 countries and provides exposure to luxury homes around the world. Thousands of affluent potential buyers visit the site each day.



\* Minimum price limits apply to qualify for Luxury Portfolio and Luxury Real Estate.



## COMPARATIVE MARKET ANALYSIS

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**9166 Elizabeth Rd Houston, TX 77055**

PREPARED FOR

**Mr. Gareth Russel**

MAY 16, 2014

## CONTACT ME

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# Curtis Long

## Cloud CMA by W&R Studios

E-mail [curtislongagent@wr-studios.com](mailto:curtislongagent@wr-studios.com)  
Address 123 Main Street  
Facebook [facebook.com/cloudcma](https://facebook.com/cloudcma)  
Twitter [twitter.com/cloudcma](https://twitter.com/cloudcma)  
Blog [blog.cloudcma.com](http://blog.cloudcma.com)  
Office 855.977.8834  
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## PROPERTY DETAILS

A

1117 Traweek, Houston

\$1,495,000

### Listing information

Courtesy of Heritage Texas Properties

MLS#: 58813764      Beds: 5      Sq Ft: 5,220      List Date: 4/24/14

Status: Active      Baths: 4/2      Year Built: 2006      DOM: 15

### Features

**Heating:** Central Gas; **Cooling:** Central Electric; **Water/Sewer:** Public Sewer, Public Water; **Exterior:** Back Yard Fenced, Covered Patio/Deck, Outdoor Kitchen, Partially Fenced, Patio/Deck, Porch, Spa/Hot Tub, Sprinkler System; **Interior:** 2 Staircases, Alarm System - Owned, Breakfast Bar, High Ceiling, Island Kitchen, Spa/Hot Tub; **Roof:** Composition; **Floors:** Carpet, Tile, Wood; **Garage:** Auto Garage Door Opener; **Map code:** 490D; **Lot:** Subdivision Lot; **Pool:** In Ground, Salt Water; **Lotsize:** 15065;

### Remarks

Architecturally stunning, custom built home in desirable section of SpringValley. This elegant & luxurious home showcases top of the line finishes & desirable features including: 3-car garage, 2 staircases, hand scraped hardwoods, soaring high ceilings & phenomenal owner's retreat. An exquisite outdoor space featuring majestic pool w/slide & hot tub, covered patio, fire pit, outdoor kitchen, & sizeable yard, provides for ease of entertainment. This is truly a one of a kind, spectacular home!

