

# 2669 Merganser Ct.

**5 Bedroom / 3 Bath / POOL**



**MLS# 16001543**

- \* 5 Bedroom (6 Bedroom Option)
- \* Huge 3,319sq / 8,712sq lot
- \* Custom Pool -Stamped Concrete
- \* \$7,000 Soft-Water System
- \* Engineered Hardwood Flooring
- \* Oak Kitchen Cabinets
- \* Walk-In pantry / Large Island
- \* Wainscoting / Crown & Base
- \* Existing Solar Panel Installation
- \* R.V. Access and Parking on Lot
- \* Master Bedroom Balcony
- \* Easy Park Access Behind Home
- \* Upgraded Ceiling Fans
- \* Custom Window Installation
- \* Beautiful and Newer Community
- \* MLS# ML81546530 (REIL/MLS)

**2669 Merganser Ct.  
Los Banos, CA 93635**

**Exclusive Listing  
Offered at \$355,000**



Pre-Approved or cash buyers- please call Linda (408) 206-1749 for a showing appointment. Beautiful spacious 5 bedroom (6 bedroom option) 3 full bath with a custom pool and R.V. access and parking. Located in a beautiful community with park access right behind your home. Upgraded with engineered hardwood flooring, oak kitchen cabinets, a \$7k sort water system w/ reverse osmosis, ceiling fans, over-sized kitchen island with a breakfast bar and walk-in pantry. Solar panels installed to keep your electricity bills the same for the next 19 years! Come See!!

## Adalberto V. Gonzalez, Broker

Help-U-Sell Fine Homes & Estates "A FULL SERVICE Brokerage"  
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# The Best Way to Sell Real Estate

## Benefits of Selling Your Home with Help-U-Sell:

### ✓ *There are at least three ways your Property will sell...*

- You show the home to the Buyer.
- Help-U-Sell shows the home to the Buyer.
- An MLS Agent shows the home to the Buyer.

We don't know which way your home will sell. To get more buyers and save money, you can hold an open house any time you are home. We enter your home into our powerful marketing program. You are given an incentive to participate in the sale of your home. We will also be working with the hundreds of active buyers in our marketing system to sell your home and we will be encouraging other agents to show and sell your home.

### ✓ *We have Buyers...*

We market extensively on the Internet and in the local media. Our broad marketing reach attracts buyers for your home and for others in our inventory. Because of the number of buyers who contact us, we have compiled a 'pool' of potential buyers. We normally have hundreds of buyers in our Buyer Pool. **We may already have buyers available to look at your home.**

### ✓ *We Advertise Your Property...*

Not only can we list your home in the MLS where thousands of local agents can see it and share with their buyers, we also publish it on dozens of Internet sites, including helpusell.com, Zillow, Trulia, Google and Cyber homes. Today's home buyers begin their search on the Internet and will have no problem finding your home no matter where they start the search. We also optimize your listing for viewing on smartphones and other mobile devices and create QR codes to make that process easier.

### ✓ *We take care of the Details...*

- We handle the paperwork, discuss the good and bad on each offer and help you negotiate the best possible sales price and terms
- We help arrange financing for your Buyers
- We coordinate inspections and make sure all required disclosures are made
- We handle all the details and follow through the closing process until you have your check

### ✓ *We Save you Time & Money!*

No matter where your buyer comes from, we will save you money! You can use your savings to create a faster sale by pricing your home at or below your competition. You can also offer the buyer better terms like paying closing costs, or making needed repairs to your home to make it more marketable. You can use your added proceeds to put down on your next home.

*With the Help-U-Sell Marketing System, it is possible to price your home right to sell quickly and still net more money at closing. Help-U-Sell provides Full Service Plus and you can save thousands of dollars.*

**Full service. Big savings. The *experts* next door.®**

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