

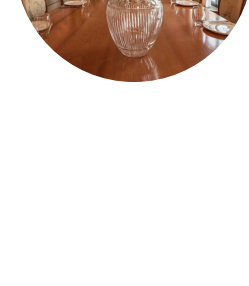


HAPPY HOUSE  
PROPERTIES

**kw** KELLERWILLIAMS, REALTY  
METRO ATLANTA



# WE ARE A LEADING REAL ESTATE AGENCY



## ABOUT

### Making Buying And Selling Simple And Stress Free.

I'm a real estate agent with Keller Williams Realty Metro Atlanta, helping buyers and sellers with professional, responsive and personalized service.

Whether you're searching for the right home or preparing to sell, I listen closely, guide you clearly, and market your property the right way.

If you need honest advice and a local expert who's easy to talk to, I'd love to help you get started.



## SELLING PORTFOLIO

### Your Trusted Home Selling Partner.

2575 McKinnon Dr,  
**Decatur, GA 30030**

**SOLD AT:** **\$1,050,000**

**\$1,180,000** **CURRENT VALUE:**

🏠 5 Beds 🚿 5 Bathrooms 💎 4,011 sqft



4609 Waterford Ct,  
**Atlanta, GA 30338**

**SOLD AT:** **\$505,000**

**\$765,000** **CURRENT VALUE:**

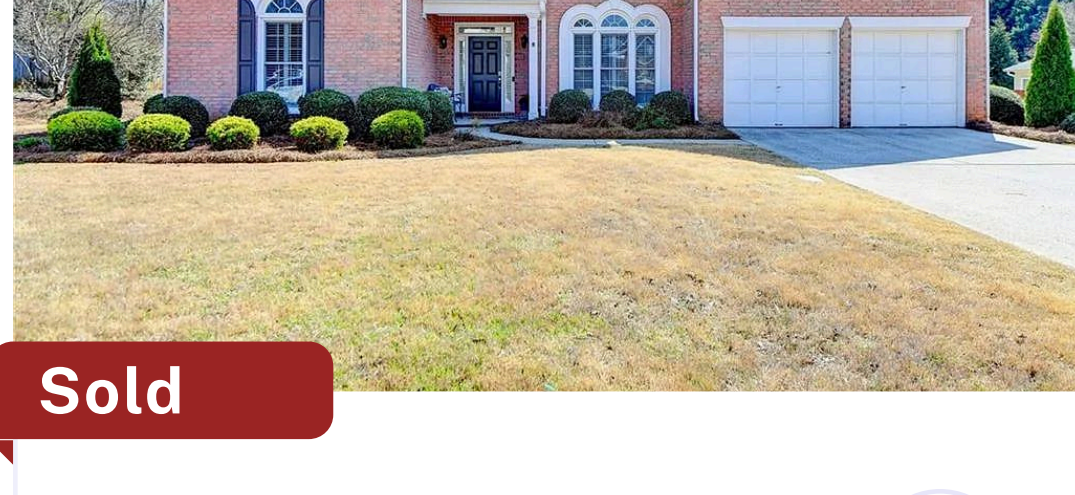
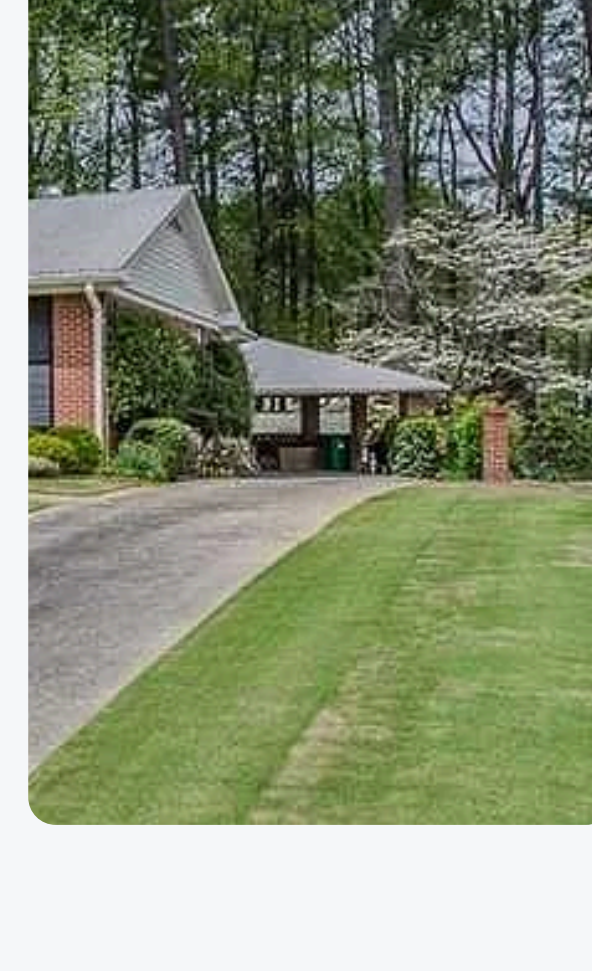
🏠 4 Beds 🚿 3 Bathrooms 💎 2,979 sqft

1900 Mount Brian Rd NE,  
**Atlanta, GA 30329**

**SOLD AT:** **\$485,350**

**\$692,000** **CURRENT VALUE:**

🏠 4 Beds 🚿 3 Bathrooms 💎 3,145 sqft



**Sold**

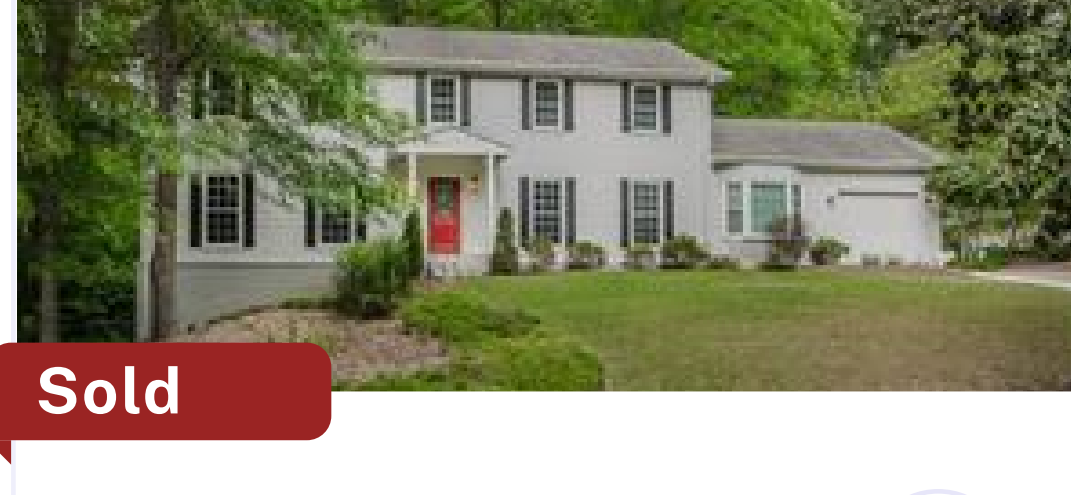
**\$772,000** (Current Value)



**Alpharetta**

6815 Weatherstone Way, Alpharetta, GA 30009

🏠 4 Beds 🚿 3 Bathrooms 💎 2,356 sqft



**Sold**

**\$622,500** (Current Value)



**Sandy Springs**

7595 Spalding Ln, Sandy Springs, GA 30350

🏠 4 Beds 🚿 3 Bathrooms 💎 3,322 sqft



**Sold**

**\$678,700** (Current Value)



**Lilburn**

5800 Downick Dr, Lilburn, GA 30047

🏠 4 Beds 🚿 4 Bathrooms 💎 3,301 sqft

## BUYING PORTFOLIO

### Smart Home Buying Made Easy.

3266 Timberloch Dr,  
**Marietta, GA 30068**

**BOUGHT AT:** **\$825,000**

**\$888,500** **CURRENT VALUE:**

🏠 4 Beds 🚿 4 Bathrooms 💎 3,976 sqft



5204 SW West Shore Dr,  
**Conyers, GA 30094**

**BOUGHT AT:** **\$450,000**

**\$450,000** **CURRENT VALUE:**

🏠 6 Beds 🚿 3 Bathrooms 💎 3,510 sqft

## SELLING / BUYING METHOD

### How Guy Helps Sellers

#### Prices It Perfectly

- Uses real market data to set a strong, competitive price

#### Makes The Home Shine

- Staging tips, pro photos, and listing prep

#### Markets Everywhere

- MLS, social media, real estate portals, and agent networks

#### Drives Serious Buyers

- Manages showings and highlights the home's best features

#### Negotiates Hard

- Secures top dollar and manages all paperwork through closing



### How Guy Helps Buyers

#### Find The Right Houses

- Off-market leads • Taps into MLS • Local connections

#### Guides Every Tour

- Points out value • Risks • Opportunities

#### Protects Your Budget

- Runs quick market checks so you never overpay

#### Crafts Winning Offers

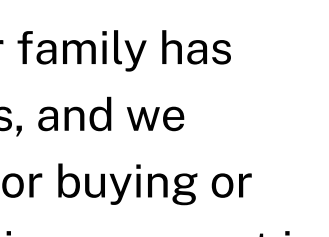
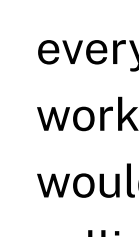
- Strong, competitive, and tailored to the market

#### Handles The Details

- From inspections to closing, he keeps everything on track



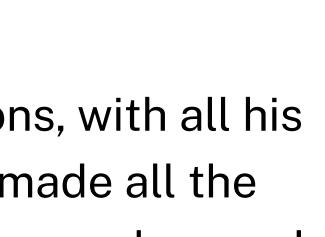
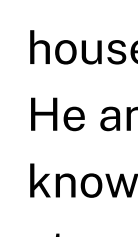
## Our Customers Think We're The Best



Guy is an amazing realtor who truly listens and goes above and beyond. He's knowledgeable, accessible, and makes every client feel valued. Our family has worked with him three times, and we wouldn't trust anyone else for buying or selling a home. He's everything you want in a realtor and more.

Pam Revie-Pettersen

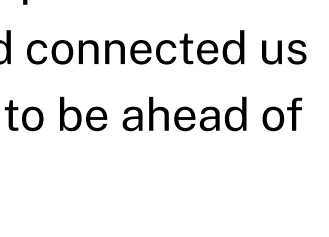
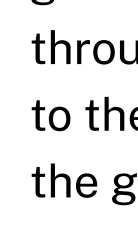
Property consultation



Guy Van Ort is an outstanding realtor. He provided a lot of guidance and information during the buying process of our new house. He answered all our questions, with all his knowledge and experience made all the steps in the buying process very clear and worry free. We found our dream house and we couldn't have it done without him.

Maria Ortiz

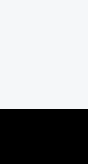
Property consultation



I have known Guy for a few years now, my experience having him as my realtor was great and worry free. He helped us throughout the process and connected us to the right people in order to be ahead of the game.

Juan Banos

Property consultation



**YOUR GO TO "GUY"**  
**FOR YOUR REAL ESTATE NEEDS!**

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