



The Dulcie Crawford Group

Serving the Las Vegas and Henderson Real Estate Community

DULCIE CRAWFORD

Realtor®, ePro, ABR (Accredited Buyer Representative)
SFR (Short Sales and Foreclosure Resource Specialist)
CNE (Certified Negotiation Expert)
Direct: 702.285.1990 Y Office: 702.588.6842
DulcieCrawford@gmail.com Y www.DulcieCrawford.com

EXPERTISE

Dulcie is a native Nevadan, born and raised in Las Vegas, and has witnessed the spectacular growth of the Las Vegas Valley first hand. She has a strong knowledge of the Las Vegas Community and what's going on in Real Estate today. Dulcie stays current with market conditions and keeps continuously updated on market trends, legal reforms and financing so she can assist you to make informed decisions. A senior Realtor with Realty One Group, she does an average annual sales of 60 units. You will be assured a professional experience when buying Real Estate with Dulcie Crawford.

INTEGRITY

Dulcie Crawford believes that a strong commitment to honesty and open communication is the foundation from which a solid business relationship is built. Dulcie makes sure that all members of her Group adhere to the strict guidelines of ethics that has helped create her success today.

PROFESSIONALISM

Dulcie believes in full service Real Estate that goes beyond just finding a home for her Clients or selling a property by putting it into the MLS. This belief system has earned her a large base of satisfied clients and numerous referrals. The Dulcie Crawford Group combined creates the ultimate professional experience as Dulcie has joined forces with several Real Estate professionals that brings more experience and knowledge and allows them to service their clients in every possible way no matter how difficult or demanding. We are your Real Estate Consultants for life!

THE BENEFITS OF WORKING WITH US

- Dulcie Crawford has over 13 years of Full-time Real Estate service to the Las Vegas area.
- Top Producing Agent since 2002
- E-Pro Certified to offer you the most up-to-date inventory and services
- The Dulcie Crawford Group focuses on being neighborhood experts in Henderson and Las Vegas, specializing in master-planned communities.
- Dulcie's commitment to Top Quality Customer Service and Top Quality Marketing for her listing Clients inspired her to create The Dulcie Crawford Group in 2003.

FOR BUYERS

- ABR Designation—Accredited Buyers Representative
- SFR Designation—Short Sale and Foreclosure Resource Specialist
- CNE Designation—Certified Negotiation Expert
- Mortgage background that assures her clients the best financing options.

FOR SELLERS

- SFR Designation—Short Sale and Foreclosure Resource Specialist
- CNE Designation—Certified Negotiation Expert
- Award Winning Marketing program that creates results to get properties sold for Top-dollar in the shortest time possible on the market.
- DulcieCrawford.com was established in 2000 and has average traffic numbers of over 10,000 visitors monthly. DulcieCrawford.com attracts Homebuyers that are looking for quiet & clean communities that are in close proximity to the jobs & excitement of the Las Vegas Strip.
- The Dulcie Crawford Group invests the largest amount of time, effort and money into the best producing marketing products that gets Buyers into the properties listed.

Experience the Excellence Today!





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ADVERTISING WHERE IT COUNTS

We don't just advertise. We carefully select the media where it guarantees maximum visibility to get your home sold for the most dollar, in the least amount of time and with the least inconvenience to you.

To create the impact that you need, take a look at the sample advertising exposure below and compare it with what others have to offer:

SAMPLE ADVERTISING EXPOSURE (For Illustration Purpose only)	VALUE
Print Ad in the Review Journal One weekend Open House Feature Ad—Saturday or Sunday 4 lines Ad Monday thru Sunday with Colored Photo, 3-months Exposure	\$65.00 \$195.00
Glossy Print Ad in Homes Illustrated Magazine	\$1,200.00/month
Ongoing Web Presence in the following Websites: <ul style="list-style-type: none"> • DulcieCrawford.com—average web traffic of 1350 hits/per day • Realtor.com—Featured CMA Program • Previsite.com—Virtual Tour portal with Multi-Syndication in the following sites: Oodle, Vast, Google, Yahoo, Hotpads, Frontdoor and Homescape • Trulia.com—Pro Agent • Zillow.com—Premier Agent • HomesIllustratedLV.com • HomesAndLand.com • Craigslist 	\$100.00/month \$220.00/month \$130/year \$300.00/month \$250.00/month \$60.00/month
Signage with Brochure Pocket	\$60.00
Full Color Brochures—printed on premium paper	\$40.00 / month

Combined with our Expertise, Years of Solid Real Estate Experience and Unparalleled Customer Service, listing with The Dulcie Crawford Group can spell the difference between selling your home **NOW** and just being another property on the market. The choice is crystal clear!



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 Mobile: 702.285.1990 Fax: 1.888.835.0601

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Page: 4 of 5 Total of 65 Items

2329 French Alps Ave, Henderson, NV

\$334,900

View Details

3 Beds
 3 Baths
 2,587 sq.ft.
 8,276 sq.ft.
 House

[MLS#: 929312] BEST KEPT SECRET IN MADEIRA COUNTRY CLUB! This barely lived in home with courtyard entry has over \$70K in Upgrades including high level granite surfaces throughout! Delight in the gourmet kitchen with built-in & upgraded stainless steel appliance ... [Read More](#)

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Search Homes Las Vegas, NV

Learn 52 Ways To Make Money in Real Estate in This Economy >

FOR SALE **RESALE** **\$239,900** 3020 Pearl Harbor Drive, Las Vegas NV 89117

Home Facts Photos (12) Map & Nearby Mortgage Comparables Sales Trends Schools

Price: \$239,900
 Est. payment: \$1,411/mo
 Bedrooms: 3
 Bathrooms: 2 full, 1 partial
 Property type: Single-Family Home
 Size: 2,593 sqft
 Lot: 0.15 acres
 Price/sqft: \$93/sqft
 Year built: 1989
 Added on Trulia: 13 days ago
 Total Views: 43 (as of 12/20/10)
 MLSID: 1100456
 Nearby School: D'vorc and Hall... Nearby schools
 Zip: 89117
 Provided by: Realty One Group
OPENHOUSE Submit Open House Times >

Request more information
 Dulcie Crawford
 Tel (702) 285-1990
 Name: Dulcie Crawford
 Email: dulciecrawford@gmail.com
 Message: I was searching on Trulia and found your listing. Please send me more information about 3020 Pearl Harbor Dr, Las Vegas NV 89117. Thank you.
 Save this listing to My Favorites
 Contact the agent

http://www.zillow.com/

Zillow.com
 Your Edge in Real Estate

Homes Mortgage Advice Directory Local Info More > My Zillow

Find Homes 1756 beechnut ave, NV
 701 Pike St, Seattle, WA or *Nob Hill, San Francisco* or *Boston, MA* or *12121*

Q All Homes: 89,962,979 Q For Sale: 3,599,252 Q For Sale By Owner: 50,398 Q Make Me Move: 145,497 Q Recently Sold: 2,449,695

32 Desert Rain Ln, Henderson, NV For Sale: \$189,900
 3 bd 2.5 ba 1,816 sqft

140 Kachina Dr, Henderson, NV For Sale: \$183,000
 4 bd 3.0 ba 2,300 sqft

1756 Beechnut Ave, Henderson, NV For Sale: \$229,900
 3 bd 2.0 ba 1,645 sqft

What Zillow Offers
 Home Buyers: Find homes for sale
 Home Sellers: Sell real estate
 Homeowners: Check home values
 Professionals: Market listings for free

Need a mortgage?
 News: Find out when mortgage rates drop

Zillow Mortgage Marketplace Rates - LIVE!
 Rates 60 min. Yesterday Volume Last (Avg.) Today Quote
 30yr fixed 5.39% 5.48 14,543 5.800
 15yr fixed 4.78% 4.94 1,771 4.750
 S/I ARM 4.60% 4.54 800 4.375

Listings

REALTY ONE GROUP
 The Dulcie Crawford Group/Realty One Group

Dulcie Crawford
 Realtor, ABR, SFR, CNE, ePro

9089 S. Pecos Road, Suite 3400, Henderson, NV 89074
 702-285-1990
 702-285-1990
 1-888-835-0601

Property listings

Town name	Price	#BA	#BR	sqft
Anthem Country Club	\$239,900	2	3	
Spanish Oaks Exclusive	\$199,900	3	3	
The Lakes	\$239,900	2	3	
NV Las Vegas	\$85,000	2	3	

LAS VEGAS REVIEW-JOURNAL

HOMES&LAND SEARCH > REAL ESTATE NEW HOMES APARTMENTS & RENTALS

Homes for Sale > North America > Nevada > Henderson, NV Homes for Sale > Single Family Home For Sale

Search Assistant
 Start New Search

Single Family Home for sale:
 1756 Beechnut Ave.
 Henderson, NV 89074

Price **\$229,900**
 Beds 3 BR
 Baths 2 full BA
 Status Available
 County Clark
 Listing ID# 12926120
 Estimated Payment \$1,073
 Assuming:
 • 5.74% rate
 • 30 Yr 30
 • \$4,500 down **CALCULATE**

Dulcie Crawford
 License #: 094723
 Realty One Group
 9089 S Pecos Rd
 Henderson, NV 89074

Main Phone (702)285-1990
 Fax (702)990-8905
 Email [Contact Agent for Email](#)
 Website [Visit Agent Website](#)

Request Information Schedule Home's Value
 Home's Value

PROPERTY DESCRIPTION
SELLER SHOWS PRIDE OF OWNERSHIP Picture perfect 3 bedroom home in the Heart of Green

HOMES ILLUSTRATED MAGAZINE ON THE INTERNET

Listing ID: 2329French
 3020 Pearl Harbor Drive

Price \$239,900 (Beds: 3) (Baths: 3) (Sq Ft: 2597)
 Zipcode 89014

70k in builder upgrades! Exquisite granite kitchen counters, granite MBA BB S/S appliances, plantation shutters etc, large private landscaped yard, desirable location, great price. Call today!

Contact: Dulcie Crawford
 Cell: (702) 285-1990

Click here to RECEIVE more information about this home

2-Story Balcony NEIGHBORHOOD
 8127 Terrace Way Dr
 \$300,000 702-451-1113

SW Bank Owned
 \$164,900 - \$500 moves you in!
 \$102,194 mo. POOL/SPA - 3+3 open kit, arbol, tile, master w/walk-in closet Great summer yard w/cov. patio. Good! Call Dulcie Crawford

GV 3br, 2ba. Remodeled kit, granite, neutral tile & 2-tone paint. Open & airy floorplan. Yard backs to local park w/cov patio. Like new! \$229,900! Call @ 702-285-1990! Realty One Group

GV Eastern/Pebble Beautiful 2515, 3bd, 2.5ba, left balcony off master, designer pool w/spa, w/tennis ball court. Huge lot, 1/3 acre. Call today!

Presented by The DULCIE CRAWFORD GROUP

FANTASTIC CUSTOM HOME IN HENDERSON

MORE VIEWS @ www.DULCIECRAWFORD.com



1019 SANTA HELENA AVE.

MISSION HILLS ESTATES

\$499,900

HARD TO FIND CUSTOM RED BRICK HOME--TRULY EXQUISITE! Luxurious residence with over 4,500 sq ft of living space, plus 1,500 sq ft car/RV garage and attached 2-car garage. Well-laid out floor plan features open family room, gourmet kitchen with Corian counters and island featuring a veggie sink; pot-sized drawers and sunny breakfast nook. The master suite is a surprise oasis with a huge walk-in shower, jetted tub and oversized French doors. Throughout the house you can find brand new paint, ceramic tiles and premium carpeting consistent with the high-quality construction.

Step outside and you'll find your very own sanctuary that is beautifully landscaped. Relax and stay fit year round in the swimming pool and a large covered patio, and tennis/basketball court with grass and garden areas.

The 1,450 sq ft finished basement is the perfect spot for a game or media room, and includes a guest quarter with bath, and hobby storage room.

LEASE OPTION AVAILABLE. Please call Dulcie Crawford at 702.285.1990 for a private preview of this spectacular Henderson home.



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www.DulcieCrawford.com/46

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REALTY **ONE** GROUP
A Team of Professionals™
#1 IN NEVADA

Realty One Group √ 9089 South Pecos Road, Suite 3400 Henderson, NV 89074

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QUIET & PRIVATE HOME IN CUL-DE-SAC

MORE VIEWS @ www.DULCIECRAWFORD.com



This home located in a cul-de-sac offers the utmost in privacy and convenience. Situated in an established neighborhood with easy access to shopping areas and a quick drive to major freeways, you'll find the bright and airy floor plan well-designed. Featuring three bedrooms and two baths, the functional layout is comfortable and provides all the necessary space you will need. The kitchen opens up to a separate family room with fireplace. Mature and easy to maintain landscaping is the perfect backdrop for the yard with covered patio—great for entertaining or your own personal quiet time.

Well-maintained and truly turn-key, this is the perfect starter home. Call Dulcie today to view this property.

9423 MOREHOUSE PL

Incredible Value at \$149,900



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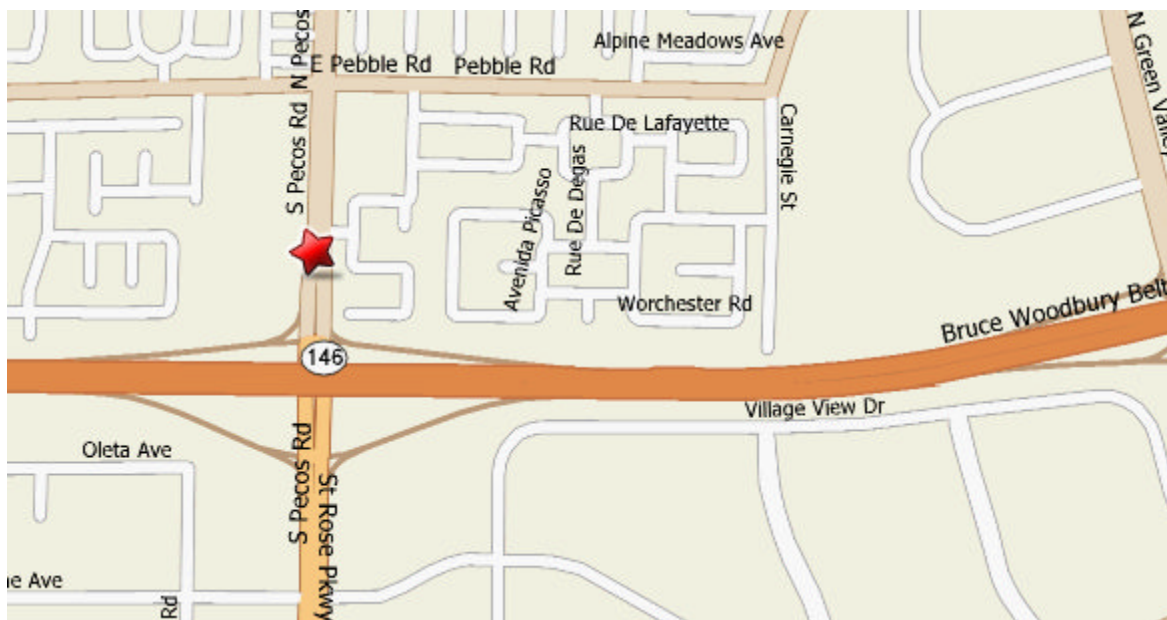
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DIRECTIONS TO OUR OFFICE

We are conveniently located at 9089 S. Pecos Rd Ste 3400
Henderson, NV 89074



From I-15, take the I-215 Exit, heading East. Take the St. Rose Pkwy/Pecos Rd Exit, and head south/turn left.

From Boulder City or I-515, take the I-215 exit, heading West. Exit at St. Rose Pkwy/Pecos Rd., and head south/turn right.

At the first median break, turn left into the Sansone Business Center. Make an immediate right then left, past the first building on your right then turn left. Suite 3400 is on the right-hand side.

Ample parking is available around the building.



9089 S. Pecos Rd. Suite 3400
Henderson, NV 89074