



Nydrie Edwards

LICENSED OREGON
REAL ESTATE BROKER
SENIOR VICE PRESIDENT



COLDWELL BANKER
MOUNTAIN WEST
REAL ESTATE, INC.

OVER 20 YEARS OF EXPERIENCE IN REAL ESTATE

I feel so privileged to live and have raised my family in the Willamette Valley. My clients, many of whom I now call my friends, are the reason why I love my job. This area and the people who live here are really special. I want everyone I interact with to feel and experience that. It is such an honor to help folks with their real estate needs, whether selling or buying, because homes play a pretty big role in the quality of people's lives. I take the role that I play in all of this very seriously. As a part of my commitment to my clients, my real estate services as a Coldwell Banker Mountain West agent, include our complimentary Lifetime Home Care Service with furnace and A/C repair or replacement for life, and a moving truck certificate.



WHAT I DO FOR MY CLIENTS

- I have my very own professionally produced publication where I promote your homes and you, the Builder
- Create large subdivision signs with plat map and your logo
- Can do Open Houses
- Very flexible with hours
- Will work with lender of choice
- Properties are featured in a full page Sunday Statesman Journal ad
- Individual website for each listing
- Coldwell Banker Mountain West office is open Monday-Friday
Receptionist answers 7 days/week, Mon-Fri 8-4, Sat-Sun 10-4
- Coldwell Banker Mountain West Real Estate, Inc. is #1 in Marketing, #1 in Customer Service, and #1 in Home Care Services.



Use camera to scan
QR code to visit
NydrieEdwards.com



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🌐 www.NydrieEdwards.com



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TESTIMONIALS

“

Wife and I worked with Nydrie to both sell our current home and purchase our dream home. She immediately made us feel like family and kept us informed every step up of the way. Very patient with us and our family! Continually pointing us in the right direction with great advice throughout the process. We couldn't recommend her enough! -Matthew and Sara

”

“

Nydrie has now sold us, our grandmother and our in-laws a home and listed and sold a home for us. She is one of the most on top of it realtors that I know, as well as the most knowledgeable. She is optimistic, yet uses wisdom and discretion when making decisions with you. She is prompt, knowledgeable and creative with the marketing and listing of your home. She provides everything that you need with communication, written and by phone. Which I find to be extraordinarily important to ease any possible anxieties and to quickly answer time sensitive questions. Nydrie will fight for you with integrity. She has everything that needs to be done and beyond. I highly recommend Nydrie.

”

“

We've used Nydrie a few times to buy and sell homes/properties. Nydrie is a true professional in her field and knows the ins and outs. She is knowledgeable, efficient, well-connected and resourceful. I would highly recommend using Nydrie for your next real estate endeavor! -Abbey H.

”

“

Nydrie is simply the best. She has helped us sell three houses and buy two. When you are her client, she is your number one advocate and champion. She will work above and beyond to make sure you get what you want. She's always professional; she communicates clearly and often; and she's not afraid to play hardball when it's required. She cares about her clients and knows how to make the process as stress-free as possible. There is no other agent I would want for buying or selling a home in Salem. Five stars plus!!

”

 [My Google Reviews](#)



 **503-507-2307**

 NydrieEdwards@comcast.net

 www.NydrieEdwards.com

MOUNTAIN WEST REAL ESTATE

**COLDWELL
BANKER** 

#1

In All Things
Real Estate

- IN MARKETING
- IN HOME CARE SERVICE
- IN HOME SALES IN SALEM
- WITH 92,000 ASSOCIATES WORLDWIDE
- WITH OVER 3,000 OFFICES WORLDWIDE
- IN GLOBAL LUXURY HOME SALES



Selling Your Home

WHAT WE DO FOR YOU



Number One in Homes Sold!

Experience matters and our office sells more homes than anyone else in Salem. We are the only company to offer the Lifetime Home Care Service for as long as you are represented by us.





Home Care Service

Our professional handymen will prepare your home to get the best price and make repairs for free for as long as your home is on the market. Details on page 6.



80+ Associates

Our full time associates are working with 400 to 1,000 home buyers at any given time. The Coldwell Banker exclusive national referral network brings buyers to our listings.



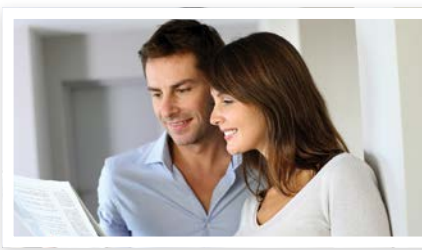
Free* Moving Truck

We provide you with a certificate good towards one-day moving truck rental. *Does not cover mileage, insurance or equipment damage.



Multiple Listing

Your property will be listed in the Willamette Valley Multiple Listing Service (MLS) with up to 42 interior and exterior photos providing detailed information to almost 2,000 local real estate professionals and buyers.



Advertise Until Sold

Your home will be featured in our exclusive full-color Sunday ad in the Statesman Journal newspaper until its sold. With thousands of local daily readers, buyers look to the local paper to find open houses, and their new home.



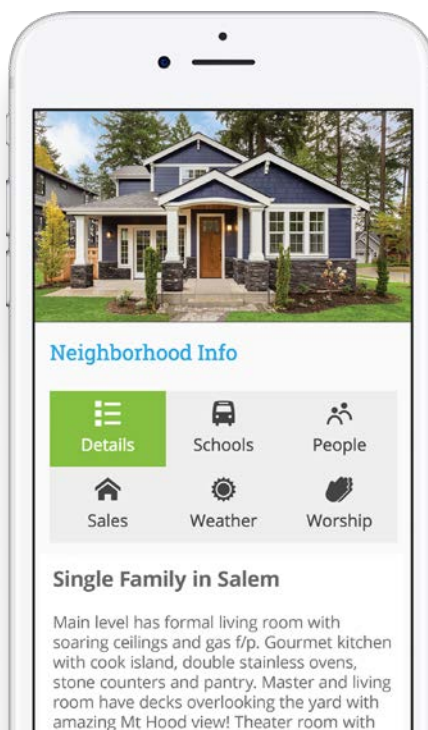
Relocation

Our relocation team assists home owners with their moves within Oregon, out of state, or across international borders. We have strong relationships with many top relocation companies, including Cartus, the world's largest relocation company. We will help you find a top rated real estate agent in your new area, sell your home and support you along the way.

Internet Marketing

Your home will be seen on hundreds of web sites, including other real estate companies, and we submit your listing to the ListHub Channel Partner Network powering hundreds of real estate search sites.

- ColdwellBanker.com
 - ColdwellBankerMountainWest.com
 - Homes.com
 - Zillow.com
 - WVMLS.com
 - Realtor.com
 - StatesmanJournal.com
- and more!**



All of our homes are listed on Zillow. We have more buyers working with us than any firm in the Willamette Valley.

Read Our Reviews

zillow.com/profile/CBMountainWest

Buying Your Home

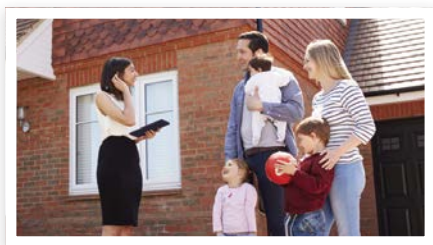
IS JUST THE BEGINNING

We will save you up to \$10,000 or more,
in home maintenance costs!

Our Service Starts with Your Purchase

Whether you're buying your first home or moving up to your dream home, our goal is to exceed your expectations by ensuring a smooth purchase process. Our commitment continues after the purchase with our Lifetime Home Care Service. Our Free Home Care Service includes many basic handyman repairs such as repairing wall holes, caulking, adjusting doors, as well as repair or replacement of gas and electric furnaces, heat pumps and central air conditioners. Our labor is free, clients pay for parts, materials and permits.





The Expertise You Need Finding Your Home

No one knows the market like we do. No one offers more services to help you find the perfect home. Buying your home with us is just the beginning of our service.



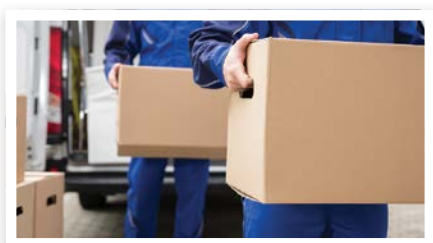
Free* Moving Truck for Homebuyers

We will provide you with a certificate good towards a one-day moving truck rental. **Does not cover mileage, insurance or equipment damage.*



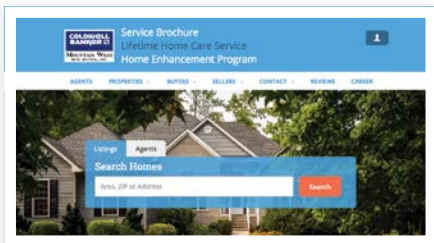
Free Lifetime Home Care Service

When you purchase with us, you get the security and savings of our free home maintenance service for as long as you own your home. See page 6.



Relocation

Our relocation team assists buyers with their moves into the Willamette Valley. We have strong relationships with many top relocation companies, including USAA and Cartus, the world's largest relocation company. Buyers are partnered with top real estate agents who know the area and are experienced finding homes for buyers moving into our area.



Search Homes on Local Office Website

ColdwellBankerMountainWest.com
Find every home listed for sale in the Willamette Valley. The best local real estate web site with details on all our exclusive buyer services.



Open Houses Every Week

Plan your open house visits in advance. Open houses are posted on our web site by Thursday of each week.

The Knowledge You Need

- New home builders
- Trusted service providers
- Local school and community information
- My Home Tracker property search tool



Download the Coldwell Banker app from iTunes & Google Play.



Home Care Services

FREE TO OUR CLIENTS



Lifetime Home Care Service!

Coldwell Banker Mountain West Real Estate, Inc. is unmatched in offering the Free* Lifetime Home Care Service. Our exclusive program is free to all our customers for as long as you own your home*. Our handymen have completed over 25,000 service requests.

Call 503.485.5357 for an Appointment



Complete HVAC Repair or Replacement

Repair or replacement of forced air gas and electric furnaces**, heat pumps and central air conditioners.

We save our clients over 50% on HVAC replacements.

We provide labor at no charge. Clients only pay for parts, materials and permits.



**Excludes oil furnaces



Leaking Fixtures

We will repair leaking faucets, sinks, shower heads, and toilets at the water connection points. We will repair “running” toilets, if possible, but do not guarantee the internal mechanism. We repair only the leak and do not guarantee to repair damage resulting from the leak.



Caulking

We will re-caulk with white or almond around your bathroom tubs and sinks.



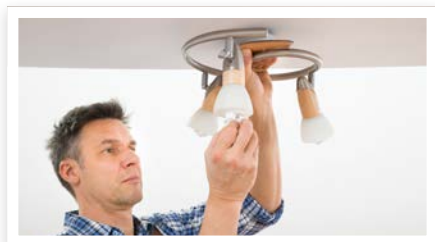
Door Adjustment

We adjust doors and cabinets within the manufacturer’s allowances. Excludes garage doors.



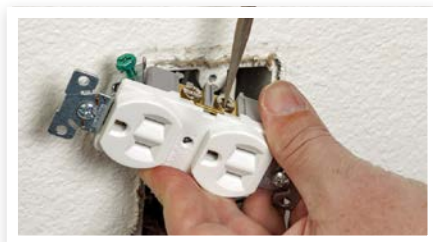
Towel Racks

We repair or replace wall mounted towel racks. We do not supply the towel rack fixture.



Light Bulbs

We will change hard-to-reach light bulbs, interior and exterior. Light bulbs not included.



Electrical Outlets

We will repair damaged interior wall outlets. Does not cover code violations or updating to G.F.C.I.



Interior Light Switches

We will repair damaged interior light switches. Does not cover code violations.



Wall Holes

We will repair wall holes in drywall resulting from door knob intrusion. Painting not included.



Detectors

We will replace smoke and carbon monoxide detectors and batteries. Units are purchased by customer.



Lock Sets

We will replace lock sets at our sole discretion. Hardware not included.

Other Repairs and Nuisance Problems

We will attempt to repair other problems you may encounter, but reserve the right to decline any repair items not listed in our Lifetime Home Care Service Agreement*. When possible, we will perform repairs at no cost, with the exception of charging for parts, materials and permits.

*The service agreement is only available to buyers and sellers represented by Coldwell Banker Mountain West Real Estate, Inc. Buyer documentation fee \$495. Only single family residences or residential investment units (unit limits may apply). Outbuildings are not covered. All covered items must be in normal operating condition at close of escrow. Labor is free, home owner is responsible for the cost of parts, materials and permits. Servicing Marion and Polk counties, and parts of Linn, Benton and Yamhill counties. CCB#152837.

Happy Buyers & Sellers

CLIENT TESTIMONIALS

SEE OUR REVIEWS ON



Come in and find out why we are #1 in serving buyers and sellers in the Willamette Valley!

“Jeff showed up right on time. He was cheery and super friendly. He was also efficient and quick at the repairs.”

“Once again, Coldwell Banker to the rescue. I had smoke alarm warning beepers going off. I couldn’t reach them because of high ceilings.”

“They are courteous, professional and always do a terrific job. I am so grateful for this service, as I have had to call on them many times this past year.”

“What a blessing this service is, especially for a widowed, senior citizen woman. It means so much to me! The handyman is always so friendly and kind.”

“I can no longer climb ladders and do many household tasks. It is so helpful to call “Handyman” who take care of them quickly and efficiently. Great service!”

“I’ve been so pleased with the Coldwell Banker handyman service-friendly, on time, and saved me \$250 today with a quick fix that allowed me to cancel another service provider. Jeff was great! Thank you!”

“Great service! My list of to-dos was taken care of quickly and efficiently. Will use this service again! Great job.”

“I was very pleased with the great service on the initial walk through. I appreciate you working with me in right away. Both Jeff and Bill were very helpful above and beyond and very courteous. They fixed several things and I'm very grateful.”

“Devin was fabulous! Very knowledgeable. Answered all our questions and had all the answers. Highly recommended!”

“Once again Coldwell Banker comes through! Thank you Jeff for fixing the slow leak in the shower, finding the leak in the bathroom sink, noticing the leak at the valve on the waterline to the street! Rehanging the skylight curtain really helps. You are good!”

“Jeff was right on time and listened to my concerns. He fixed everything that he could and clearly explained what we needed to do to make our house up to code.”

“You guys are knowledgeable, friendly and full of suggestions. I'm doing my best to keep the service available by using them for all the things I can't quite manage any more.”

“I appreciate Jeff's depth of knowledge, efficiency and wish to be helpful. He is truly an excellent representative for you company. A model of all that customer service ought to be, and can be. Thank you.”

“Always very polite and knowledgeable. They always handle every concern and make it look easy. From the bottom of my heart, thank you!”

“Jeff was phenomenal. I was incredibly impressed with his service and expertise. Thank you for hiring a skilled professional to take care of your customers!”

“What a pleasant surprise! When our A/C went out, we were sure we'd be in for a huge repair bill. Instead, two gentlemen showed up, worked on it for about half an hour and got it running for the cost of the replacement part. Total bill was \$320. Truly a blessing. Thank you!”

“Todd was very helpful and explained step of the way. It took 3 trips to figure out it was the compressor which wasn't covered. I figured Coldwell Banker saved us at least \$3,000 - \$4,000 dollars.”

“Bill was great! He was knowledgeable and efficient with a 'can do' attitude.”

“Jeff has been here before. Then and now he has been professional and does great work. He did all my small annoying repairs that I could not do. Thank you Jeff for no leaks and doors that work.”

“Handymen do excellent job. Love this service. It has saved me countless headaches.”

“Bill was AWESOME and went above and beyond our requested services!”

“Jeff came out on a spur of the moment and fixed our problem in a few minutes... love this service.”

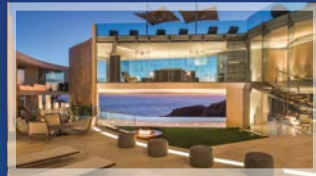


G L O B A L L U X U R Y

A NEW EXPRESSION OF LUXURY

Bearing the hallmark of one of real estate's most iconic names, Coldwell Banker Global Luxury® offers you the power of a global network of 92,000 Coldwell Banker® affiliated agents located in 3,000 offices in 47 countries and territories around the world.

A network that can share the beauty of your distinctive property with an affluent audience worldwide, and one that sells more than \$148.7 million+ homes each day.*



COLDWELLBANKERLUXURY.COM

