

MEET GINNY LEDWELL



Community driven. Client focused. Trusted advisor. Ginny Ledwell and her team offer a wealth of experience in the Houston Residential Real Estate market. Consistently a top producer as a full-service broker with Led Well Realty, she offers her clients: an energetic personality, powerful negotiation talents, excellent communication skills, and a solid knowledge of the market. She is committed to staying well-informed of the Houston residential real estate market and has earned the Graduate Realtor Institute and Master Certified Negotiator designations. She is also a recipient of the coveted “Top 20 Under 40, Rising Stars in Real Estate Award” and her brokerage has been named one of the best real estate companies by The Leader newspaper in their Reader’s Choice Awards.

On the buying side, she uses her go-getting personality, attention to detail, and extensive research skills to assist buyers in the task of finding their dream home. She finds great satisfaction in tackling difficult tasks head on and is considered a “hands on” broker. On the selling side, she uses her extensive writing skills to create verbiage for marketing campaigns that appeal to all types of buyers while using adept skills in technology to market properties via social media and websites. Additionally, she has an uncanny ability to assist any seller in staging their home to sell for the highest price. Her clients become like family throughout the transaction.

As expressed by a former client, “Ginny has a genuine vibe about her that really makes you feel that she sincerely has your best interests at heart.”

Ginny is a proud graduate of Texas A&M University with a BA in English and Spanish and a MA from Sam Houston State University in Educational Administration. Prior to entering the field of real estate, she taught Spanish and English as a Second Language for ten years.

She stays involved in her community by volunteering at and sponsoring several organizations, including: The Junior League of Houston; Animal Justice League; Child Advocates; First Baptist Church; Garden Oaks Montessori; Durham and Stevens Elementary as well as several other HISD schools; and she is an active member of the PTA at her son’s school. She also founded The Oaks Women’s Group in the Oak Forest/Garden Oaks area. She is blessed with two beautiful children, a loving husband, and two exuberant rescue dogs-Dixie and Duke. In her spare time, she enjoys spending time with family and friends, perusing home design and decor magazines, and exercising. She has called Oak Forest/Garden Oaks “home” since 2006.



Listing Services

- GORGEOUS full MLS Listing with PROFESSIONAL photos and clearly written verbiage. Take a look at these examples.
 - [Remodeled Oak Forest Ranch](#)
 - [Remodeled Oak Forest Ranch](#)
 - [Single Family in Garden Oaks](#)
 - [Oak Forest Ranch](#)
 - [High End Oak Forest New Construction](#)
 - [High End Heights Homes](#)
 - [Single Family Townhome in the Heights](#)
- [Dusk Photography](#)
- "Tell Everyone" postcards. I send postcards to my database and your neighbors
- Targeted Social Media Campaigns on Facebook, Linked In, Instagram, Twitter, You Tube, and Pinterest
 - These run continuously for the listing and for the week up to the Open House
 - Videos and Picture Posts
 - [Open House Social Media](#)
 - [Instagram Video](#)
 - [Teaser Videos](#)
 - [Open House Instagram](#)
 - [Facebook](#)
 - [Facebook Sponsored Posts](#)
 - [Video](#)
 - [Sold Video](#)
- Floor plan model drawings [3D Floor Plan](#) [Floor Plan](#)
- [Professional Video](#)/3D Tour*
- [Virtual Staging](#)*
- [Professional Staging](#)**
- Renderings [Pool Render](#), [Home Update Render](#)
- [Site Specific Post Hung Sign](#) Sign in yard that highlights specific parts of the home with professional photos
- Complete Home Make Ready* [Full Make Ready](#), [Make Ready Before and After](#)
- Design Services including paint, staging and any other updates that are needed to ensure we get top dollar for your home.
- Open Houses [Coffee Truck Open House](#), [Ice Cream Stand Open House](#)
- [Broker Opens](#)
- Professional Glossy Brochures
- Centralized Showing Service coordination
- Blue tooth enabled SUPRA lockbox that is ONLY accessible by other licensed REALTORS and brokers.
- A dedicated property website
- Dedicated landing pages
- [Listing Specific Maps and Photos Highlighting Location](#)



- [Aerial Photos](#)
- [Closing Watercolor](#)
- [Market Insights](#) Websites available 24/7 that provide you with market overview, analysis of homes in your area, comps, the website traffic on your listing, appointments, price trends, zip code information, and tax information
- Constant and consistent communication via email, text, and phone calls, whatever the client prefers
- Marketing to a national and local network of agents.
- Daily emails sent to agent to update of market. These can be sent to you as well if you wish.
- Bi-Weekly agent monitoring to see what's happening with your competition.
- Providing a trusted vendor's list and maintaining contact when performing repairs.
- When you list with Ginny, you are listing with a TRUSTED broker with a PROVEN track record. Check out all of our surveys completed by CERTIFIED clients [here](#).

*If Applicable