

SHIV BANSAL TEAM



21
CENTURY 21
Percy Fulton Ltd.
BROKERAGE
905.683.2100

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Cell 647-523-8201
Shiv@BansalTeam.com
BansalTeam.com



CELEBRATING 40 Years

#4 TEAM in the WORLD

Out of Over 150,000 Agents worldwide
in 2022 in Century 21

Our Success Comes From

- * Outstanding Service
- * Community Involvement
- * Delivering Results
- * Strategy for Selling

Thinking of Selling Call for:

FREE MARKET EVALUATION

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Shiv Bansal Team: Shiv Bansal* • Chetna Bansal* • Cathy Bruzzese* • Mahta Nourbakhsh • Sameer Gupta *Broker **Sales Representative
Not intended to solicit properties listed, or buyers already signed by agency agreement.

Shiv has **SOLD 2 TIMES** more listings in Pickering/Ajax than any other agent in 2022.

Based on 2022 Redatum Statistics

G ★★★★★ Tejas
July 2022

Some agents do their job and go home and forget about it. Shiv showed us that's why he is top agent in Durham. Thank you for going the extra mile in the sale of our home, and we wish you continued success in your future transactions. Your involvement in the sale of our home was the best decision that we made concerning the whole thing. You should pat yourself on the back for being able to sell our home despite the state of today's markets. Thank you for taking the reins on this and doing an outstanding job. Your standard of excellence made all the difference. We appreciate all you did to help us and hope to use your services again in the future.

G ★★★★★ Glen W.
July 2022

Shiv knows the market incredibly well and put in a ton of effort to ensure we could get proper market value. He knows what your home is worth and will get you there. I can't see how you could get any more value from an agent as Shiv and his team hold nothing back. Excellent staging, photos, YouTube video, drone footage, etc. etc. down!

G ★★★★★ Kim
July 2022

Shiv had always stayed in touch with my parents over the years since working with them on selling and finding them my childhood home back in 1983. My experience from start to finish was great. Despite an unexpected change within the real estate market, Shiv worked hard to get the best price possible. His expertise and knowledge of the entire home-selling process was seamless and I'm glad we chose Shiv.

G ★★★★★ Yeside
July 2022

I've known Shiv Bansal and his team for over 7 years and the Bansal team has made home selling and buying a stress free and comfortable process with their high-quality customer service, support and professionalism. They go over and above to connect you with other stakeholders to ensure you have a seamless and smooth transition into your new home. Their negotiation skills are among the best in the field.

G ★★★★★ Arian
July 2022

I was introduced to Shiv who helped with the sale of our existing property. Throughout the whole process they were very professional, but most importantly, they made themselves available to inquiry and follow-ups. They truly aim to make the best deal for their clients and they deliver, and I thank you for that.

G ★★★★★ Tabish
July 2022

Amazing service by Shiv and his team. They did as promised and were in constant communication throughout the entire process. Would definitely recommend and use again.

G ★★★★★ Glenn B.
July 2022

I was impressed with how the Shiv Bansal team handled the sale of my home. He kept me informed all the way and he is a great negotiator. He was quick to respond to any concerns I had. All in all, a great experience.

G ★★★★★ Atiff
July 2022

We have lots of friends in our social circle who are real estate agents, however we still went with Shiv simply

Google Reviews

in Slow Market Since May 2022

because of his impressive portfolio & marketing campaigns. I was honestly surprised that we spent so little to fix up the house. The house sold in just a few days after being listed. I can tell you without any hesitation that it was 100% worth it. Everything and anything we needed to get done on the house was provided to us without any delays. We couldn't be happier with the results. Don't over think your decision to go with Shiv. He is hands down the best in town.

G ★★★★★ Arun & Mrudula
June 2022

We sold our house in record time, over listing price, in a slow market - all thanks to the Shiv Bansal team! Although we were mentally prepared for longer, we were pleasantly surprised by how fast it sold. We were quite happy with our experience and sale. Trust the Bansal team's experience to get you the best value for your house!

G ★★★★★ Jim & Julia
June 2022

Choosing Shiv and his team to sell our house was the best decision for us. Shiv was able to connect us with everyone that we needed to do the updates for selling. All the people were prompt, professional and friendly. If you are looking to lease before you list your home. You cannot go wrong with Shiv's team of experts. To Shiv and your entire team, a huge thank you!!!

G ★★★★★ Tony & Loretta
May 2022

"Yeah, he is good!" These were the comments I received multiple times --- yes multiple times--- I selected Shiv to put my house in the market mainly because of word-of-mouth

recommendations offered me by Shiv's former clients and those who knew his team. Now that my house is sold, to my satisfaction, within 20 days after listing in the present buyers' market, "Yeah, the Shiv team is good!" Shiv had his selling procedures professionally implemented and they worked like a well-oiled machine. Things unfolded systematically a step at a time orderly and efficiently without a single incident of "surprise and disappointment" during the entire sales event.

G ★★★★★ Kim
May 2022

Shiv and his team are great. From start to finish everyone that we dealt with was professional, courteous, respectful, patient and always helpful. They did what they said they were going to do and guided us through the process. Our house was sold in 5 days.

G ★★★★★ Walter
May 2022

We are very satisfied and thoroughly recommend The Bansal Team, from sign on with Shiv who talked us through the process. 'Coming Soon' sign went up, house was staged, lock box with code was placed at door enabling agents and clients with bookings entrance to our home. They hosted two open houses. **House sold within a week.** Thanks to all on 'Team Bansal' for your helpful support.

G ★★★★★ Cameron
May 2022

Shiv and his team did a great job and worked very quickly to get my house listed as I needed. The marketing was great, would recommend Bansal Team to anyone.

And More Reviews From
January - April

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60 ★★★★★ Google Reviews in 2022

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Based on 2022 Redatum Statistics

Google Reviews
in Slow Market Since May 2022

★★★★★ Phillip December 2022

(Translated by Google) I started to sell the house in June (they listed with another agent). The price of the housing market has been falling every month from June to October. We suffering in pain every day, which affects our normal life, we are thinking about how to sell the house and get a better price. We are lucky to know Shiv. We decided to let Shiv help us sell the house. The house sold in just 6 days, and sold at the highest price. We thank their team from the bottom of our hearts. The choice of real estate agents is very important, they can make your house sell the highest price in a shorter time.

★★★★★ Larry & Amy December 2022

Shiv Bansal and Team are truly superb professionals in real estate. We also can't say enough about the renovation contractors and interior designer/stager Shiv recommended we consider using as they also went above and beyond expectations with the quality and efficiency of their work. Shiv and all the members of the Bansal Team certainly provided many laughs and much fun during this journey of ours! The end result; our house was quickly and successfully sold on the first day that offers were being accepted for consideration!

★★★★★ Arun November 2022

Shiv Bansal team has been thoroughly professional since the start. They were patient enough through the entire process and understood our requirements. They always provided us with honest feedback and never we felt we were pushed at any point in time.

★★★★★ Wahaj November 2022

My parents expectations were high and they could be a little difficult to deal with sometimes but Shiv was always communicative and pleasant and did a great job selling our home. We'll be working with Shiv in the future again when the time comes.

★★★★★ George M. November 2022

My wife and I have known Shiv for over 30 years and his integrity is unmatched. (We sold and bought them a home 30 years ago and they now sold and bought with us). He always has great information and good advice. We are happy with our new location. To Shiv and his entire team, a huge thank you.

★★★★★ Catherine November 2022

Staging team were amazing! Shiv negotiated a fair price and sold our home in 1 week firm!

★★★★★ Bhupesh November 2022

I had used "Team Shiv Bansal" 10 years ago when I had purchased my first home. Shiv Bansal and his Team are the nicest and the most professional team that I have worked with. I am glad that our house is sold at right moment by them with excellent PRICE.

★★★★★ Walter & Maria November 2022

We have decided years before selling that Shiv and his team were the right choice for us. We knew his reputation and he did not disappoint. Our house had seven offers in seven days and was sold shortly after. But it didn't end there. One of Shiv's team member, helped us find our new dream home. He spent numerous hours, driving us around for viewing making us feel relaxed as if we were his only priority. He made us feel like family. On our first meeting with Shiv, he told us his goal was to help us find a home we would love even more than our old home! Mission accomplished!!! We could not be happier. Well done Shiv and the entire Bansal team!!!

★★★★★ Meghan November 2022

This was an overwhelming undertaking for my parents who are in their 70's but Shiv sat them down to explain the process from start to finish and assured us that he and his team would be there every step of the way and they most certainly were. The renovations were completed within the promised two-week timeframe and my parents old,

outdated home was transformed to a modern beauty. With the recent downturn in the real estate market, Shiv managed to sell their home for over asking in less than one day.

★★★★★ Feizel October 2022

Shiv gave me a very reasonable budget to make modest renovations. All the contractors highly respected Shiv, and work was done very professionally, quickly, efficiently, and at a very reasonable cost – and most importantly - as Shiv had estimated for us! After the renovations were completed, the house looked new, fresh and modern. The house went on the market, and was sold within a week – very importantly - exactly as Shiv had forecasted when we signed on with him.

★★★★★ Shahi October 2022

We are happy that we have used Shiv Bansal second time and we have got a good result. Thank you, Shiv.

★★★★★ Linda October 2022

I knew from the start that he was the right agent to be involved in selling our beautiful home that we have lived in for 31 years. Shiv took us through the entire process and answered any and all questions we had along the way. It was no surprise to us that our home sold within 8 days with multiple offers.

★★★★★ John I. October 2022

Our house was originally listed with another Realtor. After a month of very little action, we hired the Bansal Team. We had a lot more interest and sold in 10 days.

★★★★★ Lisa October 2022

We definitely made the right decision to switch to having Shiv as our agent. My father tried to sell his house with another agent for four months. It was a very stressful period, having multiple open houses and viewings but producing very little results. When we switched to having Shiv as our agent, he was able to sell our house over asking within six days!

★★★★★ Michael September 2022

(Translated by Google) We listed our house with another agent in May 2022 and after 3 months we hadn't received any offers, and decided to take our home off the market. Shiv and his team went above and beyond for us to say the least. They answered every phone call and question we had, making us feel very secure in the decision we made to list with Shiv. The preparation that went into listing our home left us in awe from staging, property website, pictures and videos. They also suggested we install Pot lights for our living room which made a night and day difference and his referred contractors came with a price that couldn't be beat.

★★★★★ Monique September 2022

We sold our house in 6 days and over asking price. even though the market had slowed down. No time wasted to get it on the market. He advertised on a variety of platforms which greatly helped.

Jim and Johan August 2022 (Email Testimonial)

The renovations, photography and staging all helped to present our home and property beautifully to prospective buyers. Shiv worked hard to negotiate the best possible price. Shiv delivered on his commitment to us. We would highly recommend Shiv and his team.

★★★★★ Ruth August 2022

Shiv Bansal and his team are the real deal and the complete package!! We are still reeling in awe Shiv had our home sold within a week. Neighbouring homes were still sitting on the market. He also connected us with an agent in Nova Scotia, which is where we are moving to.

★★★★★ Sheeja August 2022

We listed our home at peak time of the market with another agent and didn't sell. We listed with Shiv Bansal and sold in 12 days over asking. We had 8000 online views. If we had listed with Shiv at the 1st place, we would have sold long time ago for higher price. We genuinely believe that Shiv is the most talented realtor we have ever met.

★★★★★ Glenn B. August 2022

I was impressed with how the Shiv Bansal team handled the sale of my home. He kept me informed all the way and he is a great negotiator. He was quick to respond to any concerns I had. All in all, a great experience.

THINKING OF SELLING?
Call SHIV for a FREE Evaluation