



The Residence at

Stags Landing

Jackson, Wyoming





STAGS LANDING
LUXURY RESIDENCE

OVERVIEW OF SPACES

Lower Level

- Bar/Media Room
- South Bathroom
- Stair Hall
- Laundry
- South Guest Bedroom
- South Guest Bathroom
- North Guest Bedroom
- North Guest Bathroom

First Floor

- Foyer
- Mudroom

Second Floor

- South Stair Hall
- Laundry
- Great Room/Dining/Bar
- South Balcony
- Kitchen/Butler's Pantry
- East Barbecue Balcony
- North Stair Hall
- Powder Bathroom
- Master Suite & Sitting Room
- Master Bathroom
- Master Balcony

Third Floor

- Stair Hall/Bar
- Roof Deck
- Junior Primary Suite
- Junior Master Bathroom
- Junior Master Balcony









THE DESIGNER

WRJ

Firm

Based in Jackson Hole since 2012, WRJ Design sits at the intersection of nature and culture. Since our founding in 2003, we have distinguished ourselves as a prominent, award-winning interior design firm known for beautiful homes defined by their sophisticated, modern aesthetic. We seamlessly marry rustic elements deeply connected to majestic natural landscapes, modern furnishings, European antiques, and fine art to realize refined and luxurious homes for today.

Philosophy

We approach our design work as storytellers, entrusted by our clients to realize a refined dream home that honors and celebrates their families and life stories. Collaboration is at the heart of our work to realize our clients' vision for their ideal, timeless home. We partner with trusted teams of architects, contractors, landscape architects, and extraordinary artisans to bring each project to life, often curating and selecting interior and exterior architectural elements with our unerring attention to detail.



THE ARCHITECT

NORTHWORKS

At Northworks, we recognize the limitless potential of collaboration. Teamwork is at the heart of our philosophy. We believe that the thoughts and opinions of all project co-creators matter – from client and team member alike.

When it comes to building beautiful bespoke spaces, no idea is too small to be considered. With this approach, collaboration becomes the catalyst that drives the flow of creativity and expertise, resulting in a truly diverse range of authentic, individualized architecture and design.

The Northworks family encompasses over 70 architects, interior designers, and associates, each an expert in their field. This dynamic team is united by a love of remarkable architecture and design. Our combined experience and talent enable us to learn, grow, create, and accomplish together, taking the firm to new heights with every project. Whatever the task, our practice reflects our common values of partnership, excellence, and an appreciation for individuality.

THE BUILDER

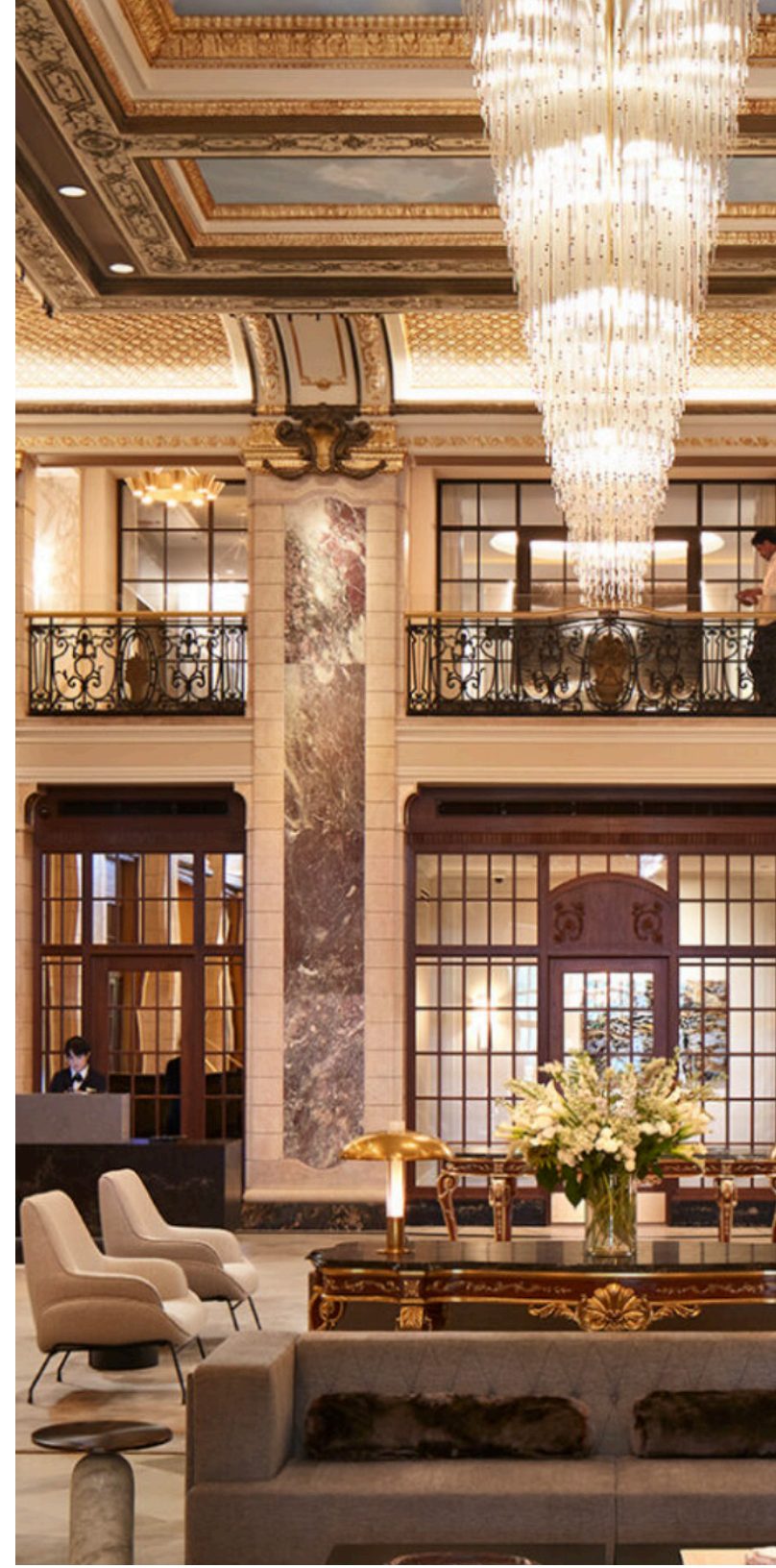
BULLEY & ANDREWS

It's not just what we build, but why.

Rooted in the simplicity of a time when construction practices relied on horses, ropes and pulleys, and laborers who were paid in cash daily, Bulley & Andrews keeps its ties to tradition while staying at the vanguard of innovation, technology and best practices in the field of construction.

Since our founding in 1891, the firm has expanded on its legacy, evolving into a leading, cutting-edge construction company with a regional focus and national reach. With our headquarters in Chicago and a staff poised to react to best serve our clients geographically, we have both the depth and breadth of experience to respond to our client's building needs regardless of the scope. To learn more about where we've worked, [click here](#).

Bulley & Andrews is built upon a sense of responsibility and a dedication to balancing service and product, even within the most ambitious timelines. The firm never shies away from rolling up its sleeves, focusing on the drawings and getting the job done. However, it also places a premium on looking up and around, making sure to keep perspective on the total scope of the client's needs and motivations. This level of attention and dedication ensures each project Bulley & Andrews completes stands as the full realization of our clients' respective visions.



**C
&K** **CINDEE GEORGE &
KELSEY SPAULDING**
real estate group

We approach real estate with a strong sense of commitment and a touch of levity, an elevated approach. We focus on achieving results while always maintaining a professional demeanor.

We understand the significance of selling your home, and will make the process as seamless as possible. From understanding your communication preferences to your expected timeline, goals, and family schedules, we will tailor this approach to YOU.

Transparency is paramount to us. We are prepared to adapt swiftly to any changes that may arise and think critically about current market conditions to best position your listing. We are enthusiastic about the prospect of partnering with you and are committed to delivering exceptional service throughout our collaboration.



CLEAR. CONCISE. CONSTANT COMMUNICATION.

ACCOLADES & TESTIMONIALS

INDIVIDUAL AWARDS

2017 | **WOW Award** (Cindee)

2021 | **Top Sales Volume, Individual** (Cindee)

2018 | **Pinnacle Award** (Cindee)

2020 | **Pinnacle Award** (Kelsey)

2019 | **Professional Excellence Award** (Cindee)

2021 | **Professional Excellence Award** (Kelsey)

2020 | **Top Producer, Individual** (Cindee)

2021 | **TBOR Realtor of the Year** (Kelsey)

TEAM AWARDS

2022 | **#1 Sales Volume, Small Team**

2022 | **Top Transaction Number, Small Team**

2023 | **Top Transaction Number, Small Team**



Cindee & Kelsey were very insightful as to the properties we were looking to buy and did a great job selling our home. Unlike other agents, they always showed our home vs. leaving it up to someone else. They were always punctual and had the house in perfect condition before the buyers came. The photographs they arranged of our house were absolutely amazing. I would highly recommend Kelsey & Cindee.

A friend who recently purchased in Jackson, WY, highly recommended Cindee and her team to us when we began our own home search in Jackson. Cindee's deep knowledge of the Jackson Hole area real estate and her strong ties to the community were instrumental to us purchasing the perfect home. Cindee was patient as we became educated on the Jackson market and her team was thoughtfully responsive to all our inquiries.

There's an onus to relocating and purchasing a home and with Cindee's expert guidance and welcoming personality, we purchased with confidence and couldn't be more thrilled to start the next stage of our lives in Jackson.



THE UNDISPUTED LEADERS IN LUXURY



With a reputation built around meticulously tailored experiences, loyal clientele and success stories beyond compare, it is no surprise Keller Williams luxury agents sell more luxury properties than any other company.

- Named one of Fortune's Most Innovative Companies 2023
- Most top-producing brokerages (Real Trends 500)

15K+

LUXURY AGENTS
NATIONALLY

Top 5%

TOTAL SALES IN
THEIR MARKET

\$472.9 Billion

Global Sales Volume in 2022

1.1 Million

Transactions in 2022

191,000+

Global Sales Associates

1,265

Offices across **58**
Countries + Territories

128

Brokerages with more
than **\$1 billion** in sales

The **World's Largest** Real Estate Franchise
*by agent count, by volume, by transactions

#1 in Units and Sales Volume in the United States
via RealTrends.com

2024

January 1 - June 30, 2024

LUXURY LORE

Luxury numbers represent transactions over \$1 million in the US and Canada.



	#	VOLUME
Total Luxury Listings Sold	11,913	\$19.8B
Total Luxury Buyer Closings	12,860	\$21.9B
Total Luxury Closings	24,773	\$41.7B
Transactions Involving Referrals	3,760	\$8.5B
Agents Who Transacted \$1M+	15,071	

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2024

January 1 - June 30, 2024

YOY MONTHLY COMPARISON

These numbers represent transactions over \$1 million in the US and Canada.

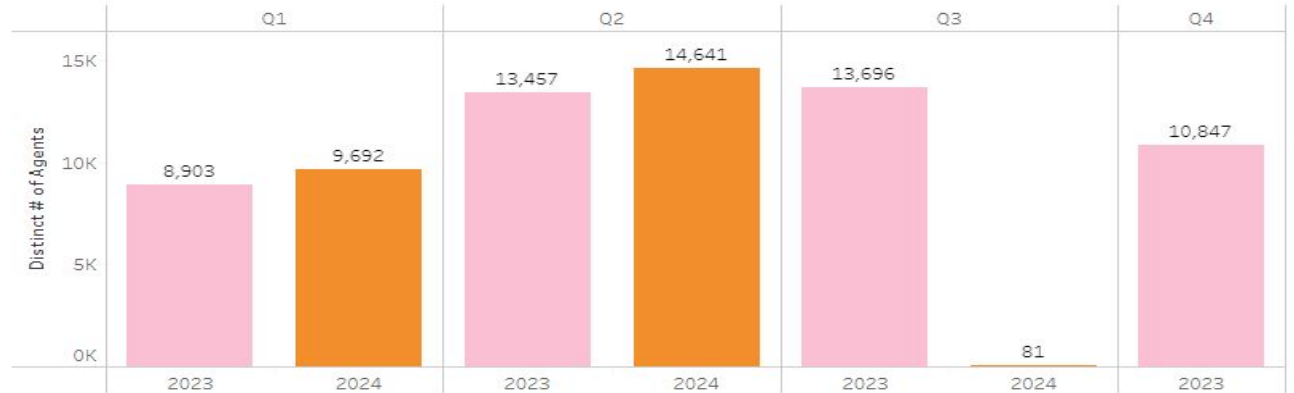


Comparison

of TXNs \geq \$1MM



of Agents with TXN \geq \$1MM



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2024

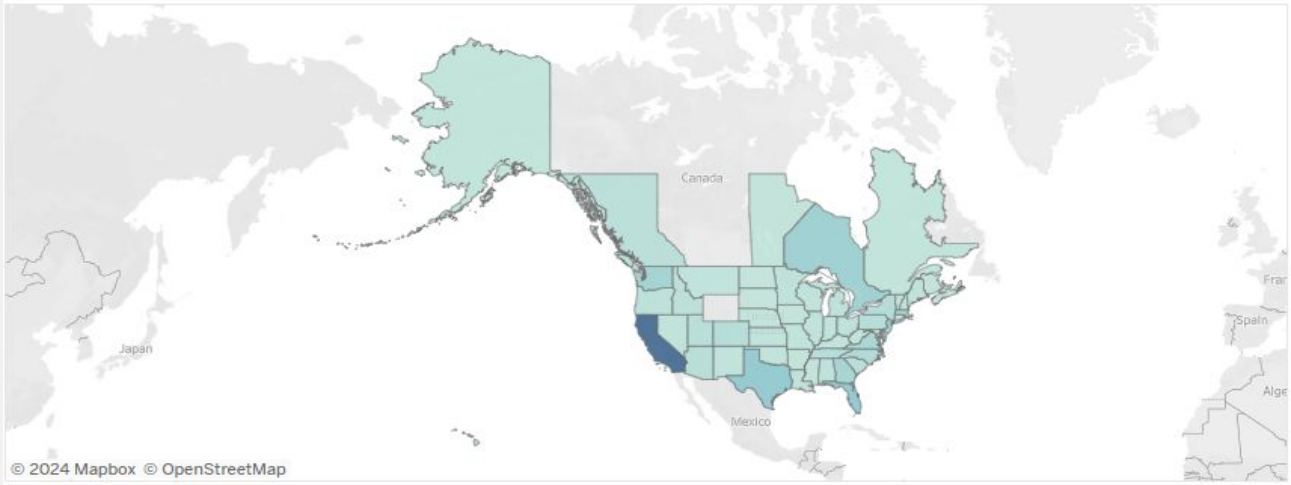
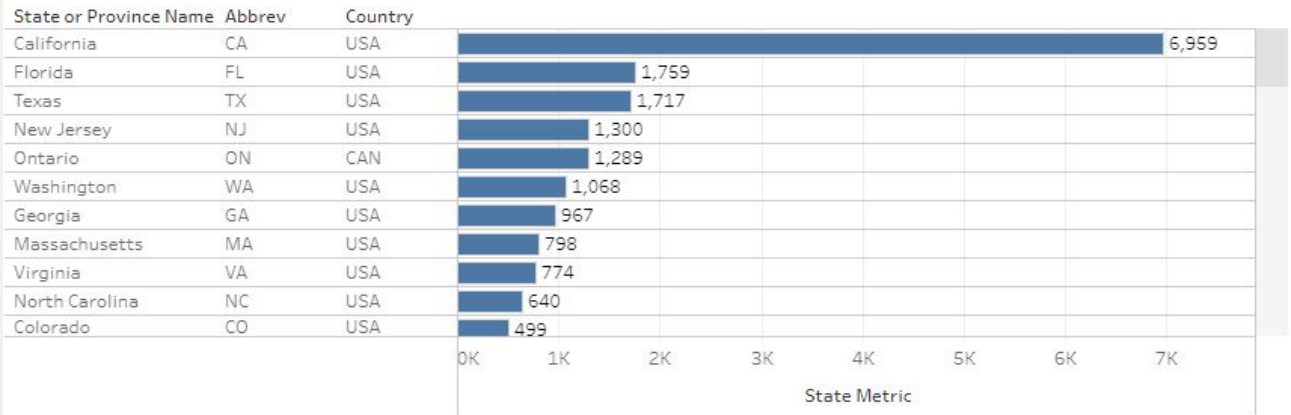
January 1 - June 30, 2024

LUXURY HOT SPOTS

These numbers represent transactions over \$1 million in the US and Canada.



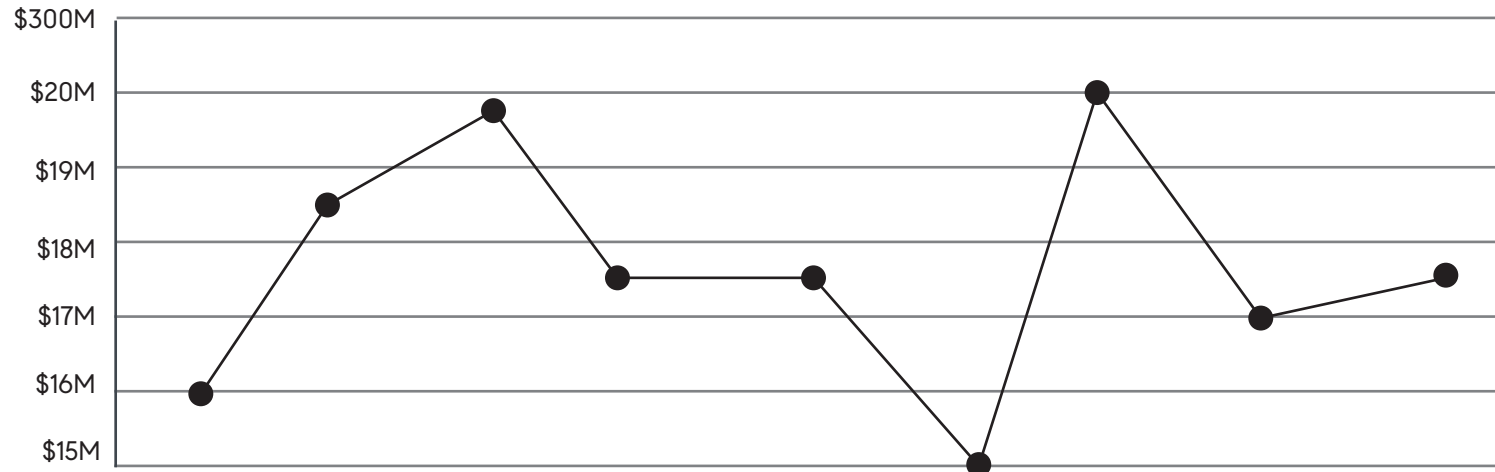
States/Province Closings



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PRICING STRATEGY



\$16M UP TO \$20M

COMMISSION STRUCTURE

2%

LISTING
BROKER

2%

BUYERS
BROKER

1%

KLAUS
BAER

MARKETING PARTNERSHIP & STRATEGY



MARKETING PARTNER | GROUNDED MARKETING STUDIO

The sale of your property requires a marketing strategy as bespoke and customized as the **Residence itself**. We partner with Grounded Marketing Studio, a leading local Marketing Agency that specializes in luxury real estate. With a strong background in the industry and a track record of marketing **two record breaking sales in Jackson Hole**, our partnership guarantees that your listing will have a cutting-edge strategy.

DELIVERABLES & VENDORS

**Photography
Still + Drone**

Aaron Kraft | KRAFTYPHOTOS.COM

**Videography +
Storytelling**

Orijin Media | ORIJINMEDIA.COM

**3D Virtual Tour
Filming**

Orijin Media | ORIJINMEDIA.COM

**Broker Event
Planning**

**Website
Development**

**Print + Digital
Assets**

Peak Design Media | PEAKDESIGNMEDIA.COM



BUYER PERSONAS



Buyer #1

As the CEO of a global luxury brand, Richard has dedicated decades to cultivating a prestigious company renowned for its innovation and timeless elegance. Now, he seeks a luxury residence that mirrors the stature of his brand while fostering creativity and collaboration among his elite design team. The exclusivity and natural beauty of Jackson, Wyoming, present the ideal setting for high-level executive meetings and retreats. His vision is to establish a landmark residence that embodies his brand's ethos, serving as a prime venue for exclusive client events and high-profile brand launches.



Buyer #2

As the principal architect at a leading design firm, Laura is celebrated for her avant-garde designs that seamlessly blend functionality with aesthetics. Her portfolio boasts some of the most iconic structures in urban centers worldwide. Now, she seeks a luxury residence that epitomizes cutting-edge design and sustainable architecture. Laura is passionate about integrating natural landscapes into her architectural designs, and the beauty of Jackson, Wyoming, offers the perfect canvas.



Buyer #3

As a private equity investor with a diverse portfolio encompassing luxury real estate, technology startups, and high-end hospitality ventures, Michael is renowned for his discerning eye for properties that promise both high returns and prestige. He seeks a luxury residence that serves as both a prime investment and a magnet for elite clients and business partners. The strategic location of Jackson, Wyoming, with its affluent clientele and exclusive appeal, aligns perfectly with his vision. Michael's goal is to invest in a property that offers immediate prestige and long-term value appreciation, using the residence as a hub for high-stakes business negotiations and exclusive events.

The showing experience for a luxury residence is paramount, as it provides potential buyers with a firsthand glimpse into the lifestyle and exclusivity the property offers. Unlike standard property tours, showing The Residence must be meticulously curated to highlight its unique features, superior craftsmanship, and sophisticated design.

It's an opportunity to evoke an emotional connection, allowing buyers to envision themselves living in the space. From the moment they arrive, the experience should be seamless and memorable, encompassing everything from the ambiance and lighting to personalized touches that reflect The Residence's grandeur. Ultimately, a well-executed showing can significantly enhance the perceived value of the property, making it a crucial element in the marketing and sale of this property.

LET ME SHOW YOU...



**C
&K** **CINDEE GEORGE &
KELSEY SPAULDING**
real estate group

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KELLERWILLIAMS
Luxury