

# THE CITY GUIDE

WWW.PATRICIASTAMPLEY.COM



# ABOUT PATRICIA STAMPLEY

Patricia Stampley is originally from Waco, TX.

Prior to working in Real Estate, Patricia worked as a paralegal. She began her career in Real Estate in Dallas in 1984 and has been selling ever since. She moved to Las Vegas in 1999 where she had a very successful career and earned her Broker's license. During this time, she led both her Las Vegas and Dallas offices. Patricia has been successful in New Construction, the Luxury Market, as a REO Listing agent, and just about everything in between. Her top sale was over \$15 million.

Patricia's business philosophy really boils down to: "Treat your Real Estate Career like a Business." She works extremely hard while at work and believes you need to keep your personal life and real estate career balanced. While she is at work, she is "all in," and when she is with friends and family, they also receive her full attention.

In her free time, Patricia loves to shop, travel, go to the movies, and, of course, enjoys watching all football.

**Designations: ABR, CRS, SRES, CPRES, CSP, CLHMS, ALHMS, ASP, MRP**

- D Magazine Top Residential Real Estate Producer
- REO/Foreclosure Specialist
- Luxury Homes Marketing Specialist
- Member of the Metrotexas Association of Realtors
- Member of the National and Texas Association of Realtors



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# ABOUT DALLAS



Dallas, Texas, stands as a prime destination for potential homebuyers, offering a dynamic blend of economic vitality, cultural richness, and diverse living options. The city thrives as a major economic hub, hosting an array of Fortune 500 companies in sectors such as telecommunications, technology, finance, and healthcare. This robust job market is a compelling factor for individuals considering a move to Dallas, promising ample opportunities and career growth.

Culturally, Dallas boasts a vibrant scene, with a world-class Arts District that includes the Dallas Museum of Art and the Winspear Opera House. For sports enthusiasts, the city is a haven with major teams such as the Dallas Cowboys and the Dallas Mavericks, contributing to a lively sports culture. Beyond entertainment, Dallas is home to renowned educational institutions like Southern Methodist University (SMU) and the University of Texas Southwestern Medical Center, adding an academic appeal to the city.

Dallas is characterized by its diverse neighborhoods, each offering a unique atmosphere and lifestyle. From historic districts to modern urban developments, potential buyers can find the perfect community to suit their preferences. Green spaces like White Rock Lake Park and Klyde Warren Park, along with an extensive highway network and a well-connected public transportation system, contribute to the city's livability.

With its thriving economy, cultural richness, diverse neighborhoods, and strong emphasis on green spaces and infrastructure, Dallas stands out as a city that offers an exciting and attractive living experience for those looking to purchase a home.

# BEST NEIGHBORHOODS IN DALLAS

Determining the "best" neighborhood in Dallas can depend on individual preferences, lifestyle, and priorities. However, here are some neighborhoods in Dallas that are often considered among the best for various reasons

**Highland Park:** Known for its affluent atmosphere, Highland Park is an upscale residential area with tree-lined streets and luxury homes. It is home to the renowned Highland Park Village shopping center and is recognized for its top-rated schools.

**Uptown:** Offering a mix of trendy apartments, upscale condos, and a vibrant nightlife, Uptown is a popular choice for young professionals. The area features a range of dining options, entertainment, and proximity to the Katy Trail.

**Preston Hollow:** A prestigious neighborhood with large estates and upscale homes, Preston Hollow is known for its luxurious living and is home to several celebrities and business leaders. It also offers proximity to top private schools.

**Lake Highlands:** A family-friendly neighborhood with good schools and a suburban feel, Lake Highlands is known for its parks, trails, and various housing options. It provides a balance between a quiet residential atmosphere and convenient amenities.

**Oak Lawn:** Located just north of downtown, Oak Lawn is known for its diverse community, vibrant nightlife, and cultural attractions. The neighborhood features a mix of historic architecture and modern developments.

**Kessler Park:** Situated southwest of downtown, Kessler Park is known for its historic homes, mature trees, and a sense of community. The area offers scenic views and is close to the Bishop Arts District.

# BEST NEIGHBORHOODS IN DALLAS

**Bishop Arts District:** A hip and artsy neighborhood, Bishop Arts District has a unique character with boutiques, galleries, and a variety of dining options. It's known for its walkability and eclectic atmosphere.

**Plano:** While technically a suburb, Plano is often considered among the best places to live near Dallas. It offers excellent schools, a family-friendly environment, and a thriving business community.

**Addison:** Known for its vibrant nightlife and entertainment options, Addison is a popular choice for young professionals. The area hosts numerous events and has a diverse selection of restaurants and bars.

**McKinney:** McKinney's historic downtown, with its charming square, sets the city apart. Known for its family-oriented community and numerous events and festivals, McKinney offers a close-knit atmosphere. The city supports the arts through initiatives like Art Festivals and the McKinney Performing Arts Center, creating a rich cultural experience. With a thriving economy and a diverse range of businesses, McKinney blends history and modernity in a unique way.

**Allen:** Allen is a family-friendly city known for its excellent schools and recreational amenities. The Allen Event Center serves as a central hub for community events, while the city offers diverse shopping and dining experiences, including the popular Allen Premium Outlets and Watters Creek at Montgomery Farm. With numerous parks and a commitment to a high quality of life, Allen is a sought-after destination for families.

**Frisco:** Frisco, one of the fastest-growing cities in the U.S., boasts a vibrant economy and is a sports and entertainment hub. Home to major sports teams like FC Dallas and the Dallas Cowboys' training facility, The Star, Frisco offers a dynamic downtown area in Frisco Square, featuring shops, restaurants, and entertainment options. Its focus on education, with institutions like Collin College and the University of North Texas, contributes to a thriving and educated community.

# A FEW OF OUR FAVORITE COFFEE SHOPS

**Houndstooth Coffee (Dallas):** Known for its commitment to quality coffee, Houndstooth Coffee has multiple locations in Dallas. They source high-quality beans and provide a welcoming atmosphere for coffee enthusiasts.

**Ascension Coffee (Dallas):** Ascension Coffee is a specialty coffee shop offering a range of coffee drinks, teas, and a menu of delicious food. The chic and modern setting makes it a popular spot for both work and leisure.



**Fiction Coffee (Dallas):** Situated in the Arts District, Fiction Coffee is known for its modern design and commitment to quality coffee. The shop offers a range of coffee options, including pour-over and espresso drinks.

**Roots Coffeehouse (North Richland Hills):** A bit outside Dallas in North Richland Hills, Roots Coffeehouse is praised for its friendly atmosphere, skilled baristas, and commitment to ethically sourced coffee.

**Drip Coffee Company (Frisco):** For those in the northern suburbs, Drip Coffee Company in Frisco offers a warm and inviting space with a variety of coffee options and a focus on community.

# A FEW OF OUR FAVORITE RESTAURANTS

**Uchi Dallas:** A contemporary Japanese restaurant offering creative and upscale sushi and sashimi dishes. The menu features a mix of traditional and innovative flavors.

**Pecan Lodge:** Known for its mouthwatering barbecue, Pecan Lodge is a beloved spot in Deep Ellum. The brisket and ribs are particularly popular, and the rustic atmosphere adds to the overall experience.

**Tei-An:** This Japanese soba house in the Arts District is celebrated for its handmade soba noodles and a menu that showcases authentic Japanese flavors. The rooftop patio offers a great view of the city.

**Knife Dallas:** Located at The Highland Dallas hotel, Knife is a modern steakhouse led by celebrity chef John Tesar. It's renowned for its dry-aged steaks and a menu that celebrates the best in meat.

**Mansion Restaurant at Rosewood Mansion on Turtle Creek:** Set in a historic mansion, this restaurant offers an elegant dining experience with a menu that blends American and European influences. The upscale setting is perfect for special occasions.



# Nobody knows Dallas - Fort Worth like I do.



## Areas of Experience

- Allen
- Addison
- Carrollton
- Celina
- Colleyville
- Coppell
- Dallas
- Flower Mound
- Frisco
- Highland Park
- Las Colinas
- Little Elm
- McKinney
- Plano
- Preston Hollow
- Prosper
- Southlake
- University Park

## Notable Sales

Here is a snapshot of our top sales in DFW.



**10131 Hollow Way Road**  
5 BD 8 BA 7235 SF \$2,850,000



**4675 San Marcos Way**  
4 BD 5 BA 3718 SF \$439,000



**6264 Sudbury Drive**  
2 BD 2 BA 1518 SF \$450,000

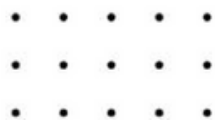




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# Owning a Home in Dallas-Fort Worth

With the fastest-growing job market in the nation and consistently top-ranked schools, the DFW metroplex has become a Texas-sized hub for business, travel, development, philanthropy and more. As you move across the metroplex, glittering downtown high-rises and lush tree-lined streets turn to wide open spaces, truly offering the perfect opportunity to find your dream home, no matter what you're looking for but we understand that making the decision to buy a home here can be an overwhelming experience. That's why we've created this Buyer's Guide - to set you on the right path to owning your perfect home



**Manage your entire search**

**Receive curated push notifications**

**Compare properties visited**

**Trade listings with your agent**



**COMPASS**

[compass.com](https://www.compass.com)

# THE PROCESS

## 01

### Find an Agent

Set up a time to sit down with me to discuss the neighborhoods you're considering and how I can help guide your search.

## 02

### Get Pre-Qualified

Before beginning your search, your first step is to get pre-approved for a mortgage loan (unless you will be paying the full price of your home in cash). I can recommend mortgage brokers. Based on your income and credit history, the mortgage broker will determine how much a bank will lend you, which will help determine the price range for your search.

## 03

### Visit Properties

Now is the time to consider your ideal home's location and amenities. You will attend viewings and open houses spanning a range of areas and property types. Additionally, I will activate notifications for exclusive Coming Soon and Off-Market properties as they hit the market.

## 04

### Submit an Offer and Negotiate

Once you identify a home you like, you can put in an offer, which is an agreement to pay a certain price for the home. This offer is packaged with a Proof of Funds (POF) and Pre-Approval Letter. Note: if your offer is lower than the list price or with terms not acceptable to the seller, the seller can return with a counter-offer price or acceptable terms, which you can accept, reject, or make another counter offer. I will provide advice throughout.



# 05

## Attorney Review

Your attorney's job is vital to protecting your interests, and to review paperwork on your behalf. You will want to select an attorney who is familiar with these transactions. I can provide you with a recommended list of well regarded attorneys in the area.

# 06

## Home Inspections

It is the buyer's duty to select all desired inspections and determine the overall condition of the property within the agreed timeline and contractual contingencies. You will also review the disclosures and preliminary title report. You may approve or negotiate credits/repairs. Prior to closing, remember to schedule a final walk-thru of the property to verify property is still in acceptable condition and any negotiated repairs were done.

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# 07

## Loan and Appraisal

Organize an appraisal with your bank. Your completed mortgage application with all supporting documentation should be submitted to your chosen lender upon receipt of the fully signed Purchase Agreement. The bank then issues loan approval. Consequently, you'll wire the closing funds with the homeowner's insurance in place, and then the loan will be funded with clearance to close.

# 08

## Final Walkthrough

A final walkthrough of the property is scheduled and completed just before closing. The walkthrough confirms that no damage has been done to the home since the time of inspection and that the major systems and appliances are in working order.

# 09

## Closing

Once all the conditions of the contract have been satisfied, the closing is held. The closing documents are signed, payment is exchanged, and you receive the keys to your new home!

# 10

## Welcome Home!

Congratulations!  
You are now a homeowner.



# The Proof is in the Credentials



## Credentials

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- Accredited Buyer Representative
- Certified Residential Specialist
- Senior Real Estate Specialist
- Certified Short Sale Professional
- Certified Probate Real Estate Specialist
- Certified Luxury Home Marketing Specialist
- Accredited Staging Professional
- Military Relocation Specialist
- Certified Previews Property Specialist
- REO / Foreclosure Specialist
- Member of the Metrotex Association of Realtors, Texas Association of Realtors, and the National Association of Realtors

## Specialties

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- Buyer Representation
- Seller Representation
- New Home Sales
- Relocation Services
- Luxury Property Specialist
- Short Sale Specialist
- Foreclosure Sales and Marketing
- Resale Homes and Investment Properties

# What Our Clients Have to Say



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Patricia went above and beyond helping my family find an amazing Lake Palestine home! It was a long process, almost a year of us being picky shoppers looking for perfection. Patricia had so much patience with my husband and I. When we finally found our dream home, she worked diligently through all the drama that came with COVID! You can not ask for a better realtor! Highly recommend!

BRANDI SWELLING | NEAR TYLER, TX

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Patricia worked some magic by successfully finding a home for me in a competitive market on a tight timeline when I was on the East Coast. I could not be more happy with her communication style, knowledge of the area, and keeping me on track. I am so thankful to her and her team for making this move happen!

JENNIFER S. | AUBREY, TX

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Patricia helped us find the perfect home. We were buying from out-of-state and she was helpful in finding us a new construction, visiting the site for us and following up with the builders to make sure everything stayed on track. Patricia is very kind, professional, and always ready to help.

DANIELLE CLARK | MCKINNEY, TX

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Patricia and her team were wonderful to work with. We were purchasing through the V.A and first-time buyers, and it was a lengthy process. However, Patricia and her team stuck with us, and at closing, we saw even more perks from working with her, and it's just been paying off since move in. Seriously, just look for Patricia when you start looking to buy or sell.

THE HAMMONDS | ARLINGTON, TX

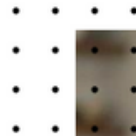
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# PS PATRICIA STAMPLEY

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- Luxury Home Marketing Specialist
- REO / Foreclosure Specialist
- Relocation Specialist
- Military Relocation Professional



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