

SEAN & AIMEE MCDONALD
PROFESSIONAL REALTORS®

MBA / MSML, Broker / Professional Salesperson
Doctoral Candidate, Real Estate Development



The
MCDONALD'S
LUXURY REAL ESTATE



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SELECT
REAL ESTATE

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TABLE OF CONTENTS

03	MEET THE MCDONALDS Your Lake And Valley Experts
05	WHO WE ARE Family Oriented and Community Focused Real Estate Team.
06	WELCOME TO LAKE TAHOE
08	WELCOME TO NORTHERN NEVADA

09	STEPS IN THE SELLING PROCESS
10	STEPS IN THE BUYING PROCESS
11	WHAT OUR CLIENTS ARE SAYING
12	GET IN TOUCH



MEET THE MCDONALDS

YOUR LAKE AND VALLEY EXPERTS

AIMEE E MCDONALD

BROKER SALES ASSOCIATE | COMMUNITY ADVOCATE |
MARKET LEADER | LUXURY REAL ESTATE SPECIALIST

Aimee McDonald is a dedicated and passionate real estate professional with an unwavering commitment to her clients, community, and the environment. As a seasoned Realtor licensed in both California and Nevada since 2015, Aimee has built a reputation for excellence, integrity, and a client-first approach.

Her deep expertise in real estate has led her to work alongside top professionals across the country, continuously expanding her skill set to provide unparalleled service. Through these relationships, Aimee has strengthened the McDonald Real Estate Team's network of elite industry leaders.

Aimee is an exclusive certified member of **The Institute for Luxury Home Marketing** and is part of an elite group of real estate professionals collaborating with **Ryan Serhant** from Million Dollar Listing New York. She and her husband, Sean, are also members of **Brian Buffini's network**, a premier resource for real estate professionals nationwide. Additionally, they are active members of the **Market Authority Academy**, further refining their marketing and client service strategies.

Together, Aimee and Sean believe in continuous growth, staying ahead of the evolving real estate industry, and delivering the highest level of expertise to their clients. They understand that real estate is more than just transactions—it's about guiding clients through one of the most significant financial decisions of their lives.

Beyond real estate, Aimee also manages the **Azure Standard food co-op**, which brings healthy, non-GMO groceries from Oregon to communities across the country. This initiative reflects her dedication to sustainable living and her commitment to making a positive impact on the lives of others.

With a strong foundation in real estate, leadership, and community engagement, Aimee McDonald is a trusted advocate for buyers, sellers, and investors looking for exceptional service and results.





SEAN P. MCDONALD, MBA / MSML

BROKER SALES ASSOCIATE | BUSINESS STRATEGIST | LUXURY REAL ESTATE SPECIALIST | COMMUNITY ADVOCATE

Sean McDonald is a highly accomplished real estate professional and business strategist with a wealth of experience in leadership, negotiation, and market analysis. His diverse background in both the public and private sectors has equipped him with the skills necessary to provide expert guidance in real estate transactions, ensuring the best outcomes for his clients.

Sean is an **exclusive certified member of The Institute for Luxury Home Marketing**, a distinction that reflects his expertise in high-end property sales and marketing. His ability to navigate complex negotiations and create tailored strategies for buyers and sellers sets him apart in the luxury real estate market.

With an impressive academic background, Sean holds multiple advanced degrees, including a **Doctorate of Business Administration (DrBA) in Real Estate Development (Candidacy)**, a **Master's Degree in Business Administration (MBA)**, a **Master's Degree in Management and Leadership (MSML)**, and a **Bachelor's Degree in Business Management (BSBM)**. Additionally, he has earned a **Certificate of Professional Development in Public Management (PM/CPM)** from the **University of Nevada, Reno (UNR)** and the **State of Nevada**.

As the **2024 President-Elect and 2025 President of the Incline Village Board of Realtors**, Sean plays a pivotal role in shaping the future of real estate in the region. His leadership and commitment to excellence ensure that both his clients and colleagues benefit from his extensive knowledge and forward-thinking approach. Sean and his wife, Aimee, leverage their combined expertise to provide top-tier service throughout Northern Nevada and California. Their dedication to innovation, client success, and community engagement drives their mission to redefine real estate excellence.

Whether working with buyers, sellers, or investors, Sean's solutions-oriented approach, extensive market knowledge, and proven leadership make him a trusted advisor in the industry.



WHO WE ARE

Deeply family-oriented and community-driven, they are passionate about helping clients not just find a home, but a lifestyle.

Sean and Aimee McDonald are a dynamic husband-and-wife team specializing in luxury real estate throughout Northern Nevada and Lake Tahoe. As trusted advisors with decades of combined experience, they provide a high-level, concierge-style service tailored to buyers, sellers, and investors seeking premier properties. Licensed in both Nevada and California and members of four MLS boards, they offer exclusive market insights and a strategic approach to high-end real estate. Sean, the 2025 President of the Incline Village Board of Realtors, brings unparalleled leadership, business acumen, and negotiation expertise, while Aimee's mastery of marketing, luxury sales, and client experience ensures a seamless and rewarding transaction. Deeply family-oriented and community-driven, they are passionate about helping clients not just find a home, but a lifestyle. Whether you're searching for a lakefront retreat, a mountain estate, a beautiful home or a prime investment property, The McDonald Real Estate Team delivers the highest standard of professionalism, integrity, and results.

WELCOME TO LAKE TAHOE!

Congratulations on selecting Lake Tahoe as your new home! This breathtaking destination offers an extraordinary mix of natural beauty, outdoor adventure, and a vibrant community. Whether you're seeking an active lifestyle, peaceful retreats, or an excellent real estate investment, Lake Tahoe has something for everyone.

BENEFITS OF LIVING IN LAKE TAHOE

1. Scenic Beauty & Outdoor Adventures

Surrounded by the majestic Sierra Nevada mountains, Lake Tahoe is a haven for nature lovers. Enjoy world-class skiing and snowboarding at resorts like Heavenly, Palisades Tahoe, and Northstar. During warmer months, engage in boating, fishing, hiking, and mountain biking with stunning lake views.

2. No State Income Tax (Nevada Side)

Residents on the Nevada side benefit from zero state income tax, maximizing their earnings. Nevada's pro-business policies make it an ideal location for entrepreneurs and investors.

3. Exclusive Real Estate Market

Lake Tahoe boasts some of the most desirable properties, from lakefront estates to charming mountain cabins. The region offers a strong vacation rental market, making it an attractive investment opportunity.

4. Year-Round Mild Climate

Experience all four seasons, from snowy winters to sun-drenched summers. The fresh mountain air and low humidity contribute to a healthy and comfortable lifestyle.

5. Safe & Welcoming Community

Lake Tahoe's close-knit communities offer a warm and friendly atmosphere. Low crime rates and strong public safety initiatives ensure peace of mind for residents and visitors.

6. Access to Excellent Schools & Healthcare

The area is home to top-rated public and private schools, as well as higher education institutions like the University of Nevada, Reno. Leading medical facilities, including Tahoe Forest Hospital and Barton Health, provide high-quality healthcare services.

7. Thriving Arts & Cultural Scene

Enjoy live performances at the Lake Tahoe Shakespeare Festival and explore local art galleries. Exciting annual events include SnowGlobe Music Festival, Hot August Nights, and the American Century Celebrity Golf Tournament.

8. Convenient Location & Travel Access

A short drive to Reno, Sacramento, and San Francisco. Reno-Tahoe International Airport offers easy travel options for domestic and international destinations.

9. Commitment to Sustainability & Conservation

Lake Tahoe is at the forefront of environmental stewardship with lake preservation initiatives and green building programs. Many homes and businesses prioritize renewable energy and eco-friendly living practices.

10. Relaxed Mountain Lifestyle with Luxury Amenities

Whether you're here full-time or seasonally, Lake Tahoe offers a serene escape from urban life. Enjoy high-end dining, boutique shopping, and spa retreats in this world-class destination.

ANNUAL WINTER EVENTS

1. SnowGlobe Music Festival

A three-day New Year's Eve electronic music festival in South Lake Tahoe.

2. WinterWonderGrass Festival

A celebration of bluegrass music, craft beer, and skiing in Palisades Tahoe.

3. Lake Tahoe Snowfest

A 10-day festival with snow parades, polar bear plunges, and fireworks.

4. World Cup Ski Races at Palisades Tahoe

Witness top athletes compete in thrilling alpine ski races.

TOP BEACHES IN LAKE TAHOE

1. Sand Harbor

Known for its stunning rock formations and crystal-clear waters, Sand Harbor is perfect for swimming, kayaking, and paddleboarding. Features a sandy beach, shaded picnic areas, and a boat launch.

2. Zephyr Cove

A vibrant beach with a marina, watercraft rentals, and a lively atmosphere. Great for beach volleyball, sunbathing, and enjoying cocktails at the lakeside restaurant.

3. Kings Beach

Located on the North Shore, Kings Beach offers a spacious sandy beach with shallow waters, making it ideal for families. A great spot for paddleboarding, jet skiing, and enjoying the nearby shops and restaurants.

4. Pope Beach

A peaceful, tree-lined beach on the South Shore, ideal for picnicking and kayaking. Offers breathtaking views of the surrounding mountains and the clear blue lake.

5. Meeks Bay

Known for its soft white sand and calm waters, Meeks Bay is perfect for families and swimmers. Features camping facilities and a historic resort nearby.

6. Commons Beach

A family-friendly beach in Tahoe City with a large park, playground, and summer concerts. Ideal for picnicking and relaxing by the water.

7. Baldwin Beach

A long sandy stretch with spectacular views of Mount Tallac. Great for kayaking and paddleboarding, with easy access to hiking trails nearby.

TOP SKI RESORTS & WINTER EVENTS IN LAKE TAHOE

1. Heavenly Mountain Resort

Offers breathtaking lake views, extensive ski runs, and vibrant après-ski options. Activities include skiing, snowboarding, snowshoeing, and scenic gondola rides.

2. Palisades Tahoe

One of the largest ski areas in the U.S., famous for hosting the 1960 Winter Olympics. Features diverse terrain, ski competitions, and lively village events.

3. Northstar California Resort

Known for luxury accommodations, family-friendly skiing, and an ice-skating rink. Offers ski-in/ski-out lodges, cross-country trails, and fine dining experiences.

4. Kirkwood Mountain Resort

A favorite for advanced skiers due to its challenging terrain and deep powder. Features backcountry skiing, snowcat tours, and a laid-back atmosphere.

5. Mt. Rose Ski Tahoe

The highest base elevation in Tahoe, offering incredible snowfall and fast access from Reno. Great for both beginners and experts, with a well-maintained terrain park.

6. Diamond Peak Ski Resort

A local favorite with family-friendly slopes and stunning lake views. Offers affordable lift tickets, ski lessons, and a relaxed environment.

WELCOME TO NORTHERN NEVADA!

Congratulations on choosing Northern Nevada as your new home! This region offers a unique blend of natural beauty, economic opportunity, and a high quality of life. Whether you're drawn to the scenic landscapes, the business-friendly climate, or the vibrant communities, Northern Nevada has something for everyone.

BENEFITS OF LIVING IN NORTHERN NEVADA

1. Breathtaking Scenery & Outdoor Recreation

Surrounded by the Sierra Nevada mountains and high desert landscapes, Northern Nevada is a paradise for outdoor enthusiasts. Enjoy year-round activities like skiing in Lake Tahoe, hiking in the Great Basin, or boating in Pyramid Lake. Stunning state parks, including Sand Harbor, Spooner Lake, and Lamoille Canyon, offer endless exploration opportunities.

2. No State Income Tax

Nevada is one of the few states in the U.S. with no state income tax, allowing residents to keep more of their earnings. The business-friendly tax structure attracts entrepreneurs and businesses, fostering economic growth and job opportunities.

3. Booming Economy & Job Market

Northern Nevada has a diverse economy, including technology, logistics, manufacturing, and tourism. Major companies like Tesla, Google, Apple, and Switch have established operations in the region, providing high-paying jobs. The region's growth in remote work opportunities allows professionals to work from a scenic and affordable location.

4. Affordable Cost of Living

Compared to neighboring California, Northern Nevada offers lower housing costs and overall expenses. Housing options range from charming historic homes in Carson City to modern communities in Reno and family-friendly suburbs in Sparks.

5. Mild Four-Season Climate

Experience all four seasons with sunny summers, colorful autumns, snowy winters, and blooming springs. The dry climate results in fewer allergens, making it an excellent choice for those with respiratory sensitivities.

6. Strong Sense of Community & Safety

Northern Nevada boasts welcoming and tight-knit communities where neighbors look out for one another. Low crime rates and a strong law enforcement presence contribute to a safe environment for families.

7. Top-Rated Education & Healthcare

The region is home to excellent public and private schools, as well as the University of Nevada, Reno (UNR), known for its strong academic and research programs. Access to high-quality healthcare facilities, including Renown Regional Medical Center and Carson Tahoe Health, ensures peace of mind for residents.

8. Vibrant Arts, Culture, & Events

Enjoy a thriving arts and music scene with events like Artown in Reno and local galleries showcasing regional talent. Experience the excitement of annual events such as the Reno Rodeo, Hot August Nights, the Great Reno Balloon Race, and the world-famous Burning Man festival. The region celebrates its rich history with museums, historical sites, and charming old towns like Virginia City.

9. Proximity to Major Destinations

A short drive to Lake Tahoe, Sacramento, San Francisco, and the stunning landscapes of Yosemite National Park. Reno-Tahoe International Airport provides convenient travel options for both business and leisure.

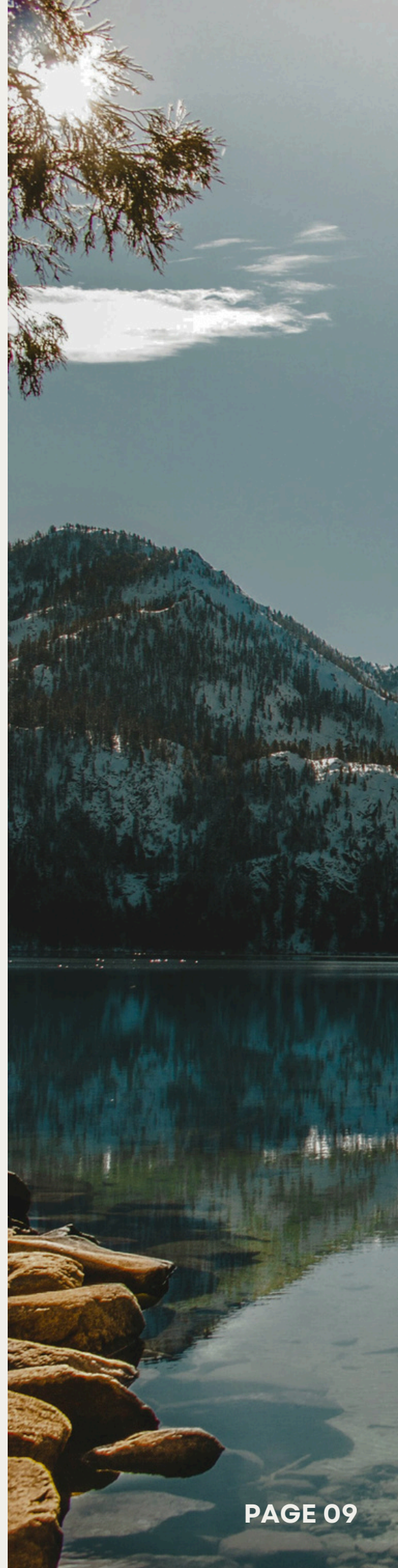
10. Sustainable & Eco-Friendly Living

Northern Nevada is leading the way in sustainable living with solar energy incentives, green building initiatives, and a strong local food movement. The area promotes environmental stewardship with protected open spaces, conservation programs, and community-driven sustainability efforts.

STEPS IN THE SELLING PROCESS



- 1. Meet with Us:** As your real estate professionals we can go over the selling process.
- 2. Establish a Price:** As your Realtor's, we will provide a market analysis and preview your home. This will help you set an asking price.
- 3. Prepare your Home:** View your home through the eyes of the buyer and ask yourself what you would expect. We too can offer some useful suggestions.
- 4. List Your Home For Sale:** When everything is in place, we will put your home on the open market. It is critical you make it as easy as possible for potential buyers to view your home.
- 5. Offers & Negotiation:** If everything goes well, a buyer's agent will present us (your agents) with an offer.
- 6. Under Contract:** At this point, you and the buyer have agreed to all of the terms of the offer and both parties have signed the agreements.
- 7. Final Details:** While under contract, the buyer will work with their mortgage provider to finalize the loan, or get proof of cash funds, and perform all other due diligences.
- 8. Closing:** This is the transfer of funds and ownership. A title company acts as an independent third party to facilitate the closing. Once the loan and/or cash funds are received by the title company, the county recorder's office records the deed. You will need to have everything packed and moved out before the close of escrow.





STEPS IN THE BUYING PROCESS

1. Meet with Us: As your real estate professionals we can go over the buying process.

2. Get Pre-Approved: If purchasing the home with a bank loan. You will need pay stubs, W2s, and bank statements. Knowing what you can afford is critical to a successful home shopping experience.

3. Search For Homes: The fun part! We will start to schedule showings and help you find the perfect home.

4. Make An Offer: The offer is based on the price and terms that you feel comfortable with.

5. Negotiation and Contract: It is a give-and-take for both buyers and sellers, however, it usually works out. Just remember we are there for you from start to finish.

6. In Escrow: Both buyer and seller have agreed to the price and terms of the contract. The home is effectively pending process and completion of sale.

7. Final Details: Perform all due diligences, if necessary order the appraisal, conduct any inspections, and review terms with the lender and/or title company.

8. Closing: This is the transfer of funds and ownership. A title company acts as an independent third party to facilitate the closing. Once the loan and/or cash funds are received by the title company, the county recorder's office records the deed. Now the home is yours! Welcome Home!

WHAT OUR CLIENTS ARE SAYING

Sean & Aimee are great to work with! They are two of the most kindest people! If we didn't understand something they helped us. They explained every step of buying a house to us and helped us find a wonderful home! Aimee & Sean are the best realtors!!

Josh & Nikki (Buyers)

Aimee and Sean helped us buy our first home in October 2019 and it could not have been a better experience! It was a crazy time for us, our first child was born in August, but they made the process as pleasant as it could be. They are so friendly and helpful and were always available when we wanted to see a home, and we saw a lot! And they never pressured us, they just wanted us to be happy and find the right home for us. They are very honest and down-to-earth people. We had an unfortunate experience where we put an offer on a home and paid for an inspection only to find out that there was a lot of water damage so we had to pull out of escrow. They ended up paying for our inspection even paid for a year home warranty on the house we ended up buying. Aimee even stopped by with a gift for our newborn. They went above and beyond and I couldn't be happier with the experience. I will be referring all my friends and family to them!

Tyler & Meredith (Buyer)



We sold and bought our house with Aimee and Sean McDonald and couldn't have been happier with them. They answered every question via text and phone call. When we had an offer on our house for sale they went through all the paperwork with us that night, and answered everything. They then quickly got to work and started showing us houses. When we fell in love with a house they got our offer in quickly and helped us through the whole process. We sold and closed on both houses on the same day thanks to their due diligence. We would recommend them to anyone looking to buy or sell their home!

Nick & Patricia (Sellers & Buyers)

Sean and Aimee were incredible to work with and definitely helped us through a complicated buying process. They helped us stay positive dealing with difficult sellers and they even paid some closing costs that the sellers were backing out of. Aimee was there for the home inspection and when we were signing papers to help with any questions. They were very responsive to all our questions and concerns and truly got us through the process. They even bought us a washer and dryer when that fell out of the deal! I don't think we would be in our beautiful new home without their dedication and professionalism!

Greg & Dena (Buyers)

Thank you so much for all your help with the purchase of our new home. Sean & Aimee made the transition simply painless. Thanks

Barry (Buyer)

Very knowledgeable and helpful. This was my first home and we hit a few snags (COVID-19 will do that to you). But they were calm, professional, and helped me stay calm too. I would absolutely recommend them to anyone. An amazing team!

Chrissy (Buyer)

GET IN TOUCH

As real estate professionals, we are entrusted to effectuate change in people's lives; a responsibility we take seriously and are honored to possess. Often overshadowed, real estate is larger than the simple act of buying and/or selling a home. At its core, real estate affords opportunities; 'while money doesn't grow on trees, home equity builds over time.' Allow us to serve you. We would be proud to be your "Home Driven" real estate team.



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