



COLDWELL BANKER | HERITAGE



CASTRO
REAL ESTATE

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REAL ESTATE



With over 70 years of combined experience, The Castro Team is a dynamic group of real estate professionals dedicated to delivering exceptional service in the Dayton area. Starter home to Luxury estate, land, and new construction, the team is well-equipped to handle any real estate need. Known for their market expertise, attention to detail, and commitment to client satisfaction, The Castro Team ensures a seamless and stress-free experience for every client. Whether you're a first-time buyer or seasoned investor, The Castro Team is here to offer you top-notch service every step of the way.

DAYTON'S #1 REAL ESTATE TEAM IN 2024 & 2025
OVER \$123MILLION SOLD IN 2025

Relationships *Over* Transactions

“

"Austin, Amy and Taria were wonderful to work with and completely squared away with the smallest details when selling our home. The Castro Team made us feel like we were the only client and followed through on every request and question we had through the selling process. We highly recommend this group of in-tuned real estate professionals who certainly made our selling experience most efficient it can be."

GREGORY

“

"The Castro team helped us purchase our new home and sell our old one, and they made the entire process smooth and stress-free from start to finish. We truly enjoyed working with them and couldn't have asked for a better experience. Highly recommend the Castro team!"

PATRICK

“

"Was perfect -- never in better hands. The quick responses made me feel as though I was informed, well advised and made aware of issues and offered great solutions. Will use Austin and team going forward. Exceeded expectations."

TIM

“

"I wholeheartedly recommend the Castro Team to anyone looking for a professional, knowledgeable, dedicated real estate team. Their expertise in marketing, communication, and their commitment to client satisfaction, truly sets them apart in the industry."

NANCY

Scan QR Code To *Read More* Reviews

**Our greatest success isn't measured in transactions—
it's measured in the trust and relationships we build.**





*Exceptional Properties.
Expertly Represented.*

Austin has been a prominent figure in the luxury real estate market, consistently representing clients in transactions exceeding \$1 million. As a seller's agent, he excels at marketing and negotiating premium properties, ensuring top-dollar sales.

In his role as a buyer's agent, Austin assists clients in identifying and acquiring high-value properties that align with their investment goals. His expertise, market insights, and commitment to confidentiality have earned him a reputation as a trusted advisor in the world of million-dollar real estate transactions.

937.974.9226

austin@austinRcastro.com

www.castroteam.com

CASTRO

REAL ESTATE

Austin is the
#1 Agent For
Homes Sold
Over \$1 Million

Over 3x More Than The
Next Top Producer

Source: Dayton MLS 2025



COLDWELL BANKER
HERITAGE

Sellers *Represented*

Scan QR Code
To View Our
Active Listings



\$4,200,000



7940 Bunnell Hill Road, Springboro

\$2,400,000



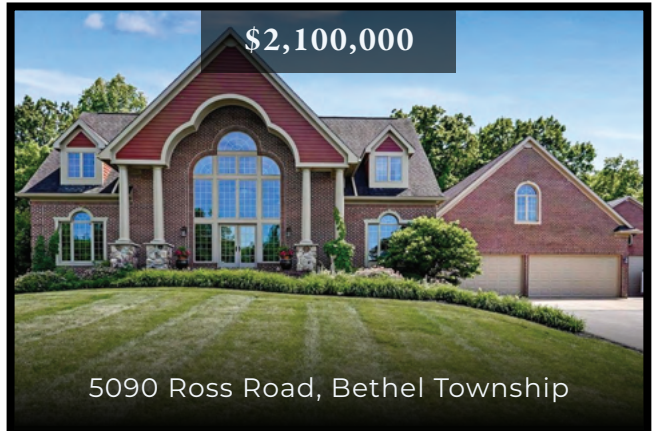
120 Park Road, Oakwood

\$2,125,000



8086 Country Brook Court, Springboro

\$2,100,000



5090 Ross Road, Bethel Township

\$2,000,000



5569 Hathway Road, Lebanon

\$1,950,000



8734 S Shore Place, Mason

\$1,799,000



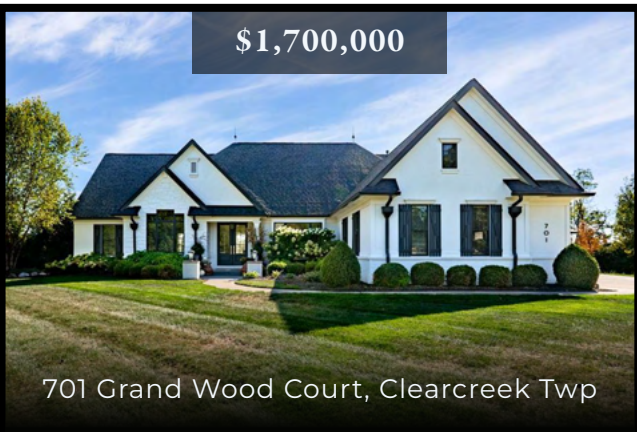
8756 S Shore Place, Mason

\$1,750,000



2060 Peters Road, Troy

\$1,700,000



701 Grand Wood Court, Clearcreek Twp

\$1,687,000



2641 Little York Road, Dayton

\$1,670,000



2360 Signal Hill Road, Springfield

\$1,550,000



441 E State Route 73, Springboro

\$1,495,000



5303 Split Rail, Washington Twp

\$1,432,000



719 Grand Wood Court, Springboro







\$1,150,000

1973 W Alex Bell Road, Dayton



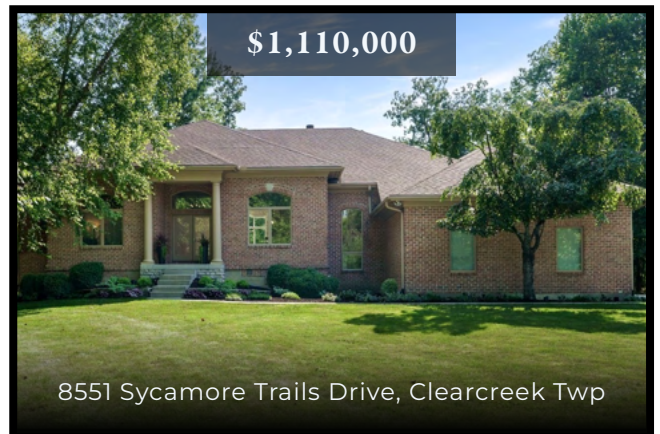
\$1,150,000

6800 Weidner Road, Springboro



\$1,140,000

7011 Hercules Way, Waynesville



\$1,110,000

8551 Sycamore Trails Drive, Clearcreek Twp



\$1,106,500

998 Olde Sterling Way, Washington Township



\$1,100,000

901 Olde Sterling Way, Dayton



\$1,100,000

7952 Locust Grove Court, Springboro



\$1,100,000

690 Grand Wood Court, Springboro



Meet The Team



AUSTIN CASTRO

REALTOR® | TEAM LEAD

As the leader of Dayton's top producing real estate team, Austin is known for delivering exceptional results while maintaining the foundation of our client-first approach. Austin combines deep market knowledge with strategic guidance and skilled negotiation to ensure his clients are informed, confident, and well-represented at every stage of the process. Whether it's the sale or purchase of a distressed property or a multi-million dollar estate, Austin provides the same high level service from start to finish. In 2021, Austin was awarded the 30 Under 30 Award for Coldwell Banker National - a prestigious honor given to the industry's top agents.

937.974.9226 | austin@austinRcastro.com



AMY BRASWELL

REALTOR® | LISTING SPECIALIST

As a dedicated listing specialist, Amy plays a key role in positioning homes to sell for top value and with minimal stress for our sellers. With a strong understanding of the ever evolving market trends, pricing strategy, and buyer behaviors, Amy ensures every listing is adequately prepared and expertly managed from start to finish. She helps suggest and coordinate any necessary staging, pre list repairs or upgrades, professional media and so much more.

937.657.4538 | amy@austinRcastro.com



AMANDA DRESSMAN

REALTOR® | BUYER SPECIALIST

By combining expert guidance with a client-first approach, Amanda strives to make the buying experience smooth, successful and as stress free as possible. Her ultimate goal is to help guide her clients through the home-buying process with clear communication, honest advice, and a calm, supportive approach. Whether it's a first home buy, a move into the next chapter, an investment property purchase, or a dream estate, Amanda is equipped to help!

614.747.0922 | amanda@austinRcastro.com



CHRISTINA MORAN

REALTOR® | BUYER SPECIALIST

Christina believes buying a home is more than a transaction—it's a meaningful life milestone. As a service-driven real estate professional, she is committed to helping her clients navigate the home-buying process with confidence, clarity, and a thoughtful strategy tailored to their goals. From the first conversation to the closing table, Christina provides personalized guidance, honest communication, and dedicated support every step of the way.

937.903.3809 | christina@austinRcastro.com



TARIA BARKER

REALTOR® | CONTRACT MANAGER

Taria is a real estate veteran and is as knowledgeable as they come. As our contract manager, she works closely with clients, co-op agents, lenders, title companies, and inspectors to keep everyone informed and on track. With a strong eye for detail and a deep understanding of the contract-to-close process, Taria ensures all deadlines are met, documents are handled efficiently, and nothing is missed.

513.804.8030 | taria@hermancastro.com

The *People* Behind the *Process*



ANNA MARKHAM MARKETING SPECIALIST

As our team's Marketing Specialist, Anna, plays an essential role in preparing every listing for a successful launch. She carefully manages the listing process from start to finish, ensuring each property is marketed correctly with exceptional attention to detail. Anna also coordinates social media marketing to maximize each property's exposure and reach potential buyers across multiple platforms. Her organization, attention to detail, and commitment to excellence help ensure every listing is presented professionally and positioned for success from day one.

anna.markham@austinRcastro.com



ANNA CASTRO KENNARD REALTOR® | PRICING SPECIALIST

Correct pricing is the single biggest factor in a successful home sale. Licensed since 2013, Anna has extensive real estate experience in the Dayton & Cincinnati markets. She combines hyper-local market data, comprehensive comparative market analyses (CMAs), and local economic trends to evaluate properties with absolute precision. Clients trust Anna to remove emotional bias, protect their equity, and provide data-backed pricing recommendations to position their homes strategically in any market condition. Her data-driven approach helps maximize buyer interest, attract qualified offers, and position every home for a smooth, efficient sale while helping sellers achieve the strongest possible results.

937.671.2329 | anna@hermancastro.com



ASHLEY STONECASH REALTOR® | CONTROLLER

Ashley is the financial anchor who manages all business and financial aspects. She ensures we receive the best contractor deals to provide clients with optimal pricing on pre-market updates and inspection repairs. Ashley also heads our investment, development, and construction side of the business.

937.901.5335 | ashley@austinRcastro.com



HERMAN CASTRO REALTOR® | FOUNDER

As the founder of The Castro Team, Herman laid the foundation for the values, systems, and client-first approach that continue to guide the team today. His vision, leadership, and dedication to excellence helped shape a business proudly built on trust, professionalism, and long-term relationships.

937.477.4889 | herman@hermancastro.com

Pre-Listing & Photography Checklist

EXTERIOR

- ☐ Power wash siding and walkways
- ☐ Clean all exterior windows
- ☐ Touch up peeling paint
- ☐ Remove cobwebs and dirt from corners
- ☐ Clean gutters and downspouts
- ☐ Inspect roof for visible damage
- ☐ Repair broken fences or gates
- ☐ Replace outdoor lighting if needed
- ☐ Hide trash cans and tools

KITCHEN

- ☐ Clean all appliances inside and out
- ☐ Wipe down countertops and backsplashes
- ☐ Organize cabinets and remove clutter
- ☐ Clean and shine sinks and faucets
- ☐ Empty trash bin and clean the can
- ☐ Remove magnets/papers from the fridge
- ☐ Replace or clean cabinet hardware
- ☐ Sweep and mop the floor
- ☐ Check lights and replace bulbs if needed
- ☐ Remove odors with air freshener or baking soda

DINING ROOM

- ☐ Clean dining table and chairs
- ☐ Remove excess furniture or clutter
- ☐ Wipe light fixtures or chandeliers
- ☐ Add simple centerpiece (flowers or bowl)
- ☐ Vacuum or mop floors
- ☐ Remove pet items or toys
- ☐ Open curtains for natural light

LIVING ROOM

- ☐ Dust furniture, shelves and electronics
- ☐ Vacuum rugs and clean floors
- ☐ Remove clutter from coffee and side tables
- ☐ Arrange furniture to highlight space
- ☐ Open windows or blinds for light
- ☐ Hide remote controls, wires, or chargers
- ☐ Clean under furniture

BATHROOMS

- ☐ Scrub toilet, tub, shower, and sink
- ☐ Clean mirrors and vanity area
- ☐ Replace old shower curtain and liner
- ☐ Hang fresh, neatly folded towels
- ☐ Remove personal toiletries from counters
- ☐ Organize under-sink storage
- ☐ Clean floors and behind toilet
- ☐ Add air freshener or neutral scent
- ☐ Remove bath mats

BEDROOMS

- ☐ Make beds with fresh, neutral bedding
- ☐ Declutter nightstands and dressers
- ☐ Organize closets (remove excess items)
- ☐ Dust furniture and shelves
- ☐ Vacuum carpet or clean floors
- ☐ Remove laundry baskets and dirty clothes
- ☐ Open curtains or blinds for light

LAUNDRY ROOM

- ☐ Wipe down washer and dryer surfaces
- ☐ Declutter nightstands and dressers
- ☐ Clean off countertops or shelves
- ☐ Hide detergent and cleaning products
- ☐ Remove laundry piles or hampers
- ☐ Organize supplies in baskets or bins
- ☐ Add air freshener or neutral scent

INTERIOR (GENERAL)

- ☐ Repair holes, dents, or scuffed paint
- ☐ Check and replace lightbulbs
- ☐ Dust all baseboards and moldings
- ☐ Clean doors and door handles
- ☐ Fix squeaky hinge or latches
- ☐ Wash interior windows
- ☐ Replace dated light fixtures
- ☐ Eliminate pet or smoke odors
- ☐ Test all light switches and outlets
- ☐ Repaint walls in neutral colors if needed

HELPFUL INFO TO MAKE YOUR *Listing Stand Out!*

- Completed seller's disclosure form, detailing any known issues with the property.
- Records of recent maintenance, repairs, and upgrades made during your ownership.
- Any specific features or selling points of your home that you would like to highlight.
- Copy of previous appraisal (to confirm square footage if you have one)
- Utility information, including average monthly bills for electricity, water, gas, providers, etc.

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CASTRO

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Family Owned & Operated For *Over 40 Years.*



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