



Meet Kathleen Magat

Kathleen Magat, REALTOR®

M 650.291.7516 | O 512.866.3795 | hello@yourlifeinaustin.com

Austin real estate advisor specializing in Dripping Springs and select Hill Country neighborhoods

Kathleen Magat

REALTOR®

O: 512.866.3795

M: 650.291.7516

hello@yourlifeinaustin.com



Kathleen Magat is a trusted real estate advisor in the Austin, Texas market, known for guiding clients through major life transitions with clarity, strategy, and steady leadership. She supports clients before, during, and after the transaction, helping them make confident decisions while navigating complex timelines and high-stakes outcomes.

Kathleen works with clients across a range of transitions, including divorce, relocation, and upscale or downsize moves. As a listing specialist, she focuses on thoughtful preparation, smart market positioning, and strong negotiation to protect value and create momentum early in the process.

She brings specialized experience in divorce real estate, regularly collaborating with family law attorneys, mediators, and fiduciaries. Her approach emphasizes neutrality, transparent communication, and careful coordination so home decisions align with legal strategy, protect equity, and reduce unnecessary conflict.

Outside of her professional work, Kathleen is a devoted mother of three, an avid foodie, a pianist, and a proud Philadelphia Eagles fan. She is also actively involved in her local church and the Austin community.

Kathleen Magat



REALTOR®

O: 512.866.3795

M: 650.291.7516

hello@yourlifeinaustin.com

Kathleen provides a highly coordinated, full-service real estate experience designed to reduce friction and create clarity at every stage of the transaction. Her approach includes thoughtful market positioning, expert pricing, strategic preparation, and clear communication so nothing is left to chance.

From offer negotiation through closing, every detail is managed with precision, allowing clients to focus on what comes next with confidence and peace of mind.

100%
of homes listed **SOLD**

5-STAR GOOGLE REVIEWS

CLUBHOUSE MEMBER
Access to exclusive tools and
connections to market your home and
close deals faster

80% of Sales
come from Referrals

On average, achieving
98% of the
asking price

TOP PRODUCER
Douglas Elliman Real Estate, Austin Office

**Divorce Real Estate
Specialist***

MODERN MARKETING STRATEGY

*As a RCS-D™ (Real Estate Collaboration Specialist – Divorce), Kathleen is trained to neutralize divorce real estate as a business transaction in the best interest of the property and both spouses. Acting as the divorce real estate lead and project manager, she coordinates with legal counsel and can connect with vetted real estate and financial professionals who specialize in divorce, many offering complimentary consultations and support with key property documentation.

kathleenmagat.com

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KM
KATHLEEN MAGAT
BY DOUGLAS ELLIMAN REAL ESTATE

Mission Statement

It is my mission to provide an experience that is so positive that you'll feel the trust, comfort, and confidence in securing a real estate agent for life. I believe that working hard at something you love to do, with people you trust, is one of the greatest experiences in life.

As a result, I provide some of the most professional, loyal, and dedicated service in the industry. The best interest of my clients will always come first as I am dedicated to the development of long-term relationships, and earning the referrals of the people my clients care most about.



My Commitment **to You**

EXPERT GUIDANCE:

Provide you with expert advice and consulting so that you're able to make the best decision for yourself and others.

HONESTY AND TRANSPARENCY:

Always be 100% forthcoming about the price of your home, its condition and what it will take to get it sold.

TRUTHFUL COMMUNICATION:

Always giving you the truth regardless of the situation.

PRIORITIZE YOUR BEST INTERESTS:

Always do what is right for your best interest.

MAXIMIZE HOME VALUE:

Fight to ensure you get the most for your home in the right amount of time.

EFFECTIVE MARKETING:

Always use the most effective strategies to market your home.

PROACTIVE COMMUNICATION:

Always communicate with you proactively.

RESPONSIVE SUPPORT:

Always return your phone calls, e-mails, and text messages with urgency.

FLEXIBLE AGREEMENTS:

Never lock you down to a long-term contract.

Notable Sales



Driftwood, TX 78619 - La Ventana

101.5% Sold to List Price Ratio

Outperformed expectations while comparable homes sat longer on market and buyer leverage increased



Wimberley, TX 78676 - River Mountain Ranch

77 Days on Market (outpaced the area ADOM 104 YTD)

Sold faster than what buyers are currently taking to decide in this segment

Notable Sales



Austin, TX 78737 - Granada Hills

Sold nearly 3% over asking price

Nearly one-acre lot, a rarity this close to Austin

Property uniqueness drove stronger buyer competition



Dripping Springs, TX 78620 - Headwaters

99% Sold to List Price Ratio

26% Sold above Median Price in Community

Newer construction resale positioned competitively against builder inventory

Notable Sales



Austin, TX 78737 - Reunion Ranch

Sold for 5% over asking price

Multiple offers validated pricing strategy

Seller maintained leverage throughout negotiations



Austin, TX 78737 - Reunion Ranch

99% Sold to List Price Ratio

Outperformed competing listings on days on market

Maintained pricing integrity from launch to close

Professional Photography



Studies Show Homes with Professional Photography Sell 32% Faster and for More Money*

Professional photos are crucial for listings because they showcase a property's best features in the most flattering light, attracting potential buyers. High-quality images convey a sense of professionalism and credibility, instilling confidence in viewers and increasing the likelihood of inquiries.

**Source: PR Newswire*

What My Clients Are Saying

“

Incredible experience! I had the absolute pleasure of working with Kathleen as my realtor, and I cannot emphasize enough how exceptional my experience was. From the very beginning until the closing of my home, Kathleen displayed an unparalleled level of professionalism, expertise, and commitment to helping me find the ideal home for me. Kathleen is a true expert in real estate and current market status.

-Kyle W.

She clearly knew our area well and exactly what it takes to sell a home. From pricing strategy to the beautiful staging, her expertise helped us move forward and successfully sell our home. The house was listed on a Friday, and by Sunday, we had three offers to choose from!

-Kim P.

Kathleen is a fantastic resource. Kathleen is an exceptional real estate professional, someone that listens and delivers on all promises. She has provided unmatched guidance and feedback that enabled us to sell our house quickly.

-V & M

My strength lies in forging meaningful connections with my clients, complemented by my adept communication and negotiation skills. I don't just facilitate transactions; I curate tailored experiences that surpass expectations. With a keen eye for market trends and an unwavering commitment to client success, I ensure seamless journeys towards real estate goals.

What My Clients Are Saying

“

Selling a 4-plex in this market wasn't easy, but Kathleen made it happen. She did an amazing job! She stayed committed, adjusted the strategy when needed, and found the right buyer. Her persistence and professionalism made all the difference. I'm very happy with the outcome and would absolutely recommend her.

-H.E.

Kathleen knew our area very well, she took charge, and found a buyer within days of being on the market. He is strong minded a gifted realtor.

-Rock F.

So grateful for Kathleen's help and amazing customer service in selling our house. She made the process smooth and ensured she got us a great offer! Kathleen is so lovely to work with and I definitely recommend her!

-Rachel D.

Kathleen will have your back every step of the process! She has exceptional knowledge of the market. She kept me well informed. She makes the process feel personal. Time and time again Kathleen has gone above and beyond to show how much she values those she meets not only as clients but as people first (even after closing).

-Edward K.

Trustworthy advisor, available and reliable. I highly recommend working with Kathleen; you will have a tireless advocate and a trustworthy advisor on your side!

-Katherine M.

No Risk Listing Program



NO HANDCUFF AGREEMENT

Unlike most other agents, I don't lock you down to any long-term listing contracts. I believe that I need to earn your business every day that I am working for you. If there's ever a time where you're not happy with the service in which I provide, just let me know and we can shake hands as friends and go our separate ways.

SAVVY SELLER PROGRAM

For a lot of people, they would still like the option of selling their own home and saving money or realtor commissions if they can. I believe they should be able to do that very thing even while listed with me. My Savvy Seller Program allows you to market your own home to your friends, family and co-workers. I believe this is a win-win scenario for you.

PERFORMANCE-BASED COMPENSATION

Compensation is 100% negotiable and I only get paid when I produce a result that you're happy with. Otherwise, I don't get paid.

How We Sell
Your Property





Our Scale Is Your Strength

#1

ONE OF THE LARGEST INDEPENDENT RESIDENTIAL
REAL ESTATE BROKERAGES IN THE U.S.

\$36.4⁺

BILLION IN SALES

6,600⁺

AGENTS NATIONWIDE

115⁺

OFFICES IN KEY LUXURY MARKETS

EXPOSURE IN KEY LUXURY MARKETS

CALIFORNIA

COLORADO

CONNECTICUT

FLORIDA

MASSACHUSETTS

MID-ATLANTIC

NEVADA

NEW JERSEY

NEW YORK

NEW YORK CITY

TEXAS

VERMONT

Elliman International

At Douglas Elliman, we've set the global standard in ultra-luxury real estate—built on rarefied properties, skilled agents, and a reputation that commands attention in the world's most coveted markets. Our network doesn't just reach high-net-worth buyers—it draws them in.

Elliman International extends that reach even further, through partnerships with The Wall Street Journal, Mansion Global, the Financial Times, JamesEdition, and more. These premier global platforms ensure your listing appears exactly where serious buyers are searching—and making decisions.

Behind every campaign is a best-in-class team of in-house Marketing and Public Relations experts, working in sync to craft bold, intelligent strategies that drive meaningful interest. Informed by real-time global intelligence, we don't just market properties—we position them to lead.

With Elliman International, your listing doesn't just enter the market—it commands it.





Your Story, **Your Spotlight**

With our industry-leading public relations and innovative marketing expertise, we know how to tell the unique story of your property like no one else can.

We help your agent put your property in the spotlight and set the stage for attracting the right buyer.

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Pricing Your Property

With access to real-time regional data and internal insights across the Elliman agent network, your agent will conduct a thorough market analysis and work with you to determine the optimal price and positioning for your property.

PERCENTAGE OF BUYERS WHO WILL VIEW PROPERTY

Asking Price in Relationship to Fair Market Value	Percentage of Prospective Purchasers Who Will Look at Property
+10%	1 person icon
+5%	3 person icons
Fair Market Value	10 person icons
-5%	15 person icons
-10%	20 person icons

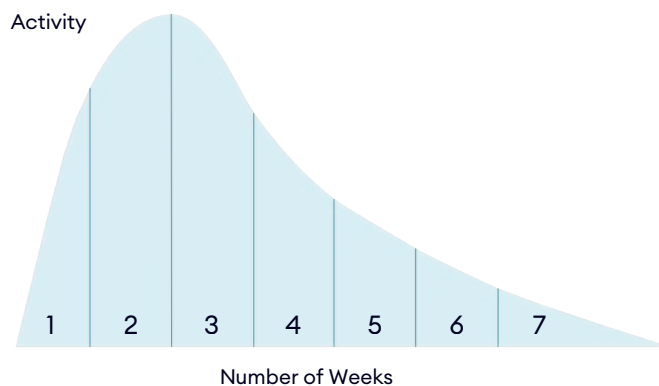
WHY THIS STRATEGY WORKS

Properties priced at market levels indicate proper appraising, assisting in the buyer's ability to secure a loan.

More buyers are attracted, and more serious offers are received.

Marketing time is shortened, with immediate activity from the moment the property becomes available.

Increased activity on the property can often cause it to sell at or above asking price.

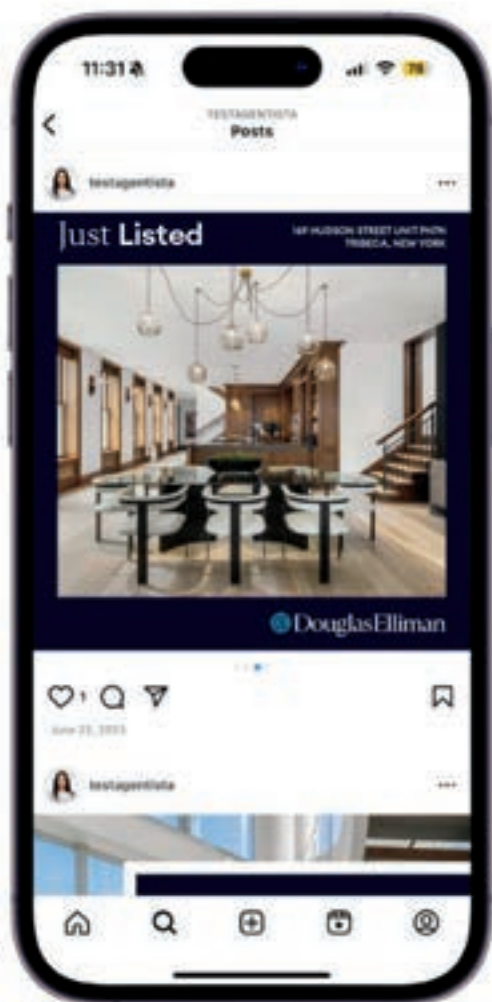


Data sourced from Douglas Elliman's eDeal Database

Preparing For Launch

Our in-house PR and marketing teams work with your agent to prepare a comprehensive, strategy-driven plan for promoting your property.

From premium photography for custom websites and email campaigns to staging your home for live and virtual viewings, we make sure everything is in place to launch your listing.



404 Park Avenue South Penthouse 15A

NOMAD | NEW YORK



 DouglasElliman



Just Listed | 27 West 72nd Street, 1601  DouglasElliman



Spreading the Word Through an Exclusive Network

Through our tight-knit network of Douglas Elliman agents and the vital connections and contacts they've built, we preview your listing for a priority audience to match your property with potential buyers.

A Leading Site That Captures Buyer Traffic

With nearly 90 percent of buyers searching for property online, we average more than 10M visitors and 27M page views per year on Elliman.com. Visually stunning and optimized for search, Elliman.com attracts online searchers to your property while syndicating your listing to Wall Street Journal, Zillow, Realtor.com and other sites where buyers browse.

THE WALL STREET JOURNAL.

lovely

HomeSpotter.

apartable

Knight
Frank

Zillow

Property
Shark.com

StreetEasy

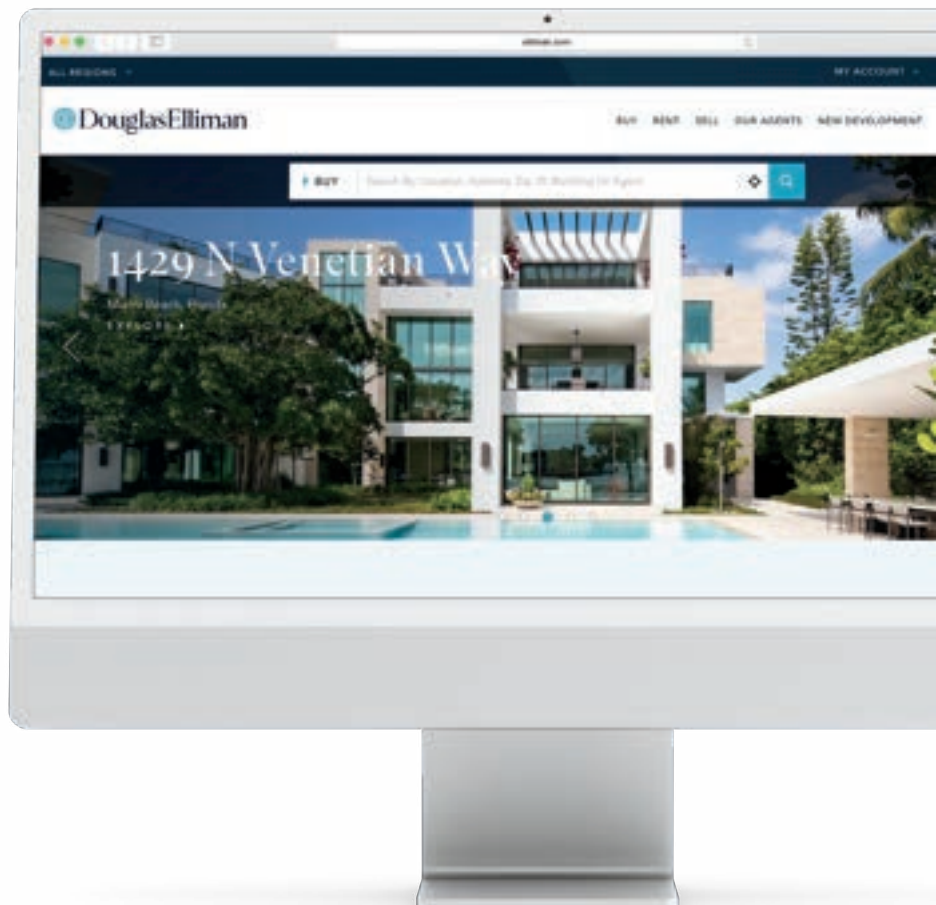
renthop

realtor.com

trulia

纽约房地产网
SAMAKI.COM

Brownstoner



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The Power of Press

By all measures including reach, article volume and ad value, Douglas Elliman is one of the leading names in real estate news.

Year over year, in 2023 Douglas Elliman increased its potential reach of over 168 billion impressions and equivalent advertising value of \$1.6 billion.

168B

Total potential reach of all articles that mentioned Douglas Elliman.

\$1.6B

Total ad value equivalent of all news content that mentioned Douglas Elliman.

38,789

Total number of articles mentioning the brokerage.



By The Numbers – Editorial – January 1, 2023 to December 31, 2023

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Public Relations

#1 in Texas

By all measures including reach, article volume and ad value, Douglas Elliman is the leading name in real estate news in Texas.

	Reach Total reach of articles mentioning the brokerage.	Articles Total number of articles mentioning the brokerage.	Ad Value Total ad value of all news press mentions.
Douglas Elliman	5.9B	4,575	\$54.8M
COMPASS	2.7B	401	\$25.4M
Sotheby's	3.6B	454	\$33.1M

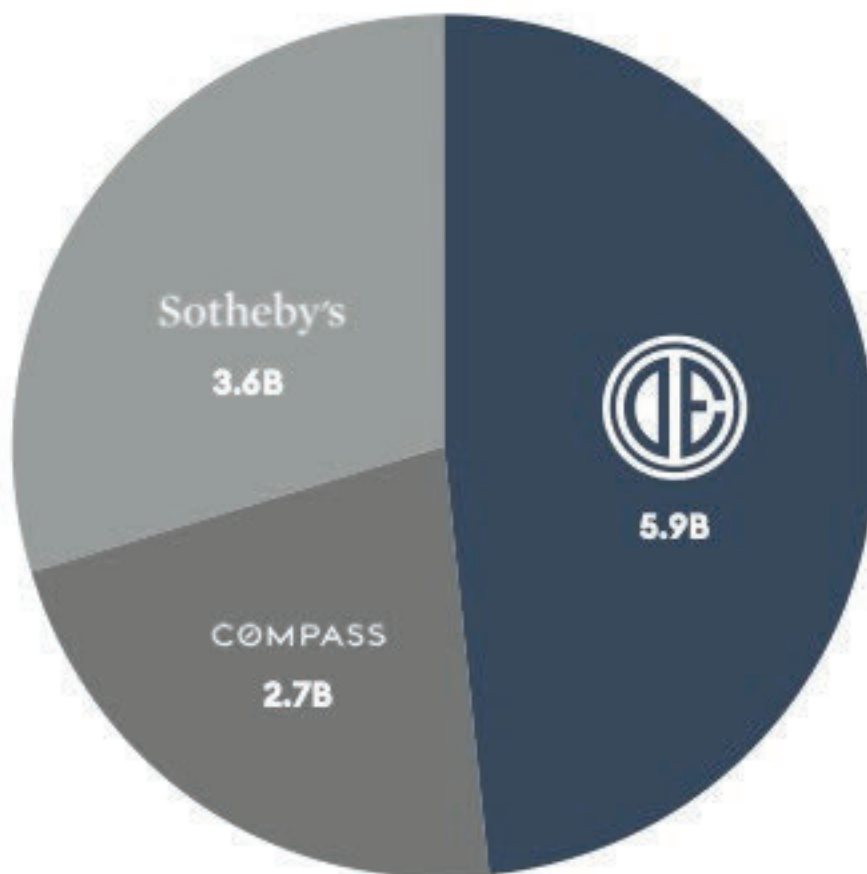
By The Numbers - Editorial - January 1, 2024 - December 31, 2024





Public Relations #1 in Texas

By all measures including reach, article volume and ad value, Douglas Elliman is the leading name in real estate news in Texas.



Total Reach of all articles that mentioned the brokerage.

By The Numbers - Editorial - January 1, 2024 - December 31, 2024



Stories That Capture Buyers' Attention

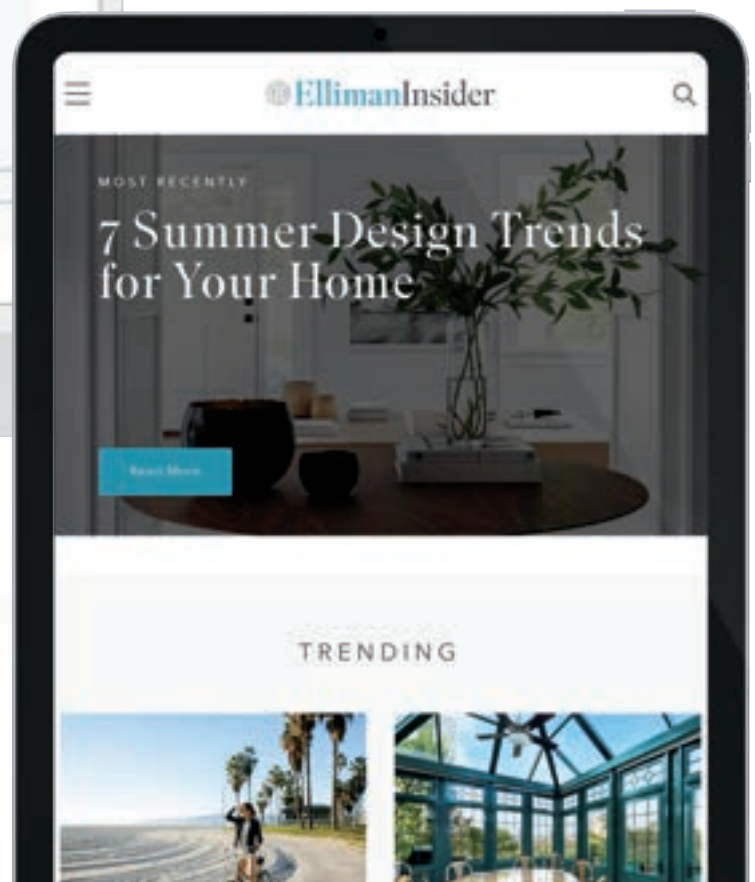
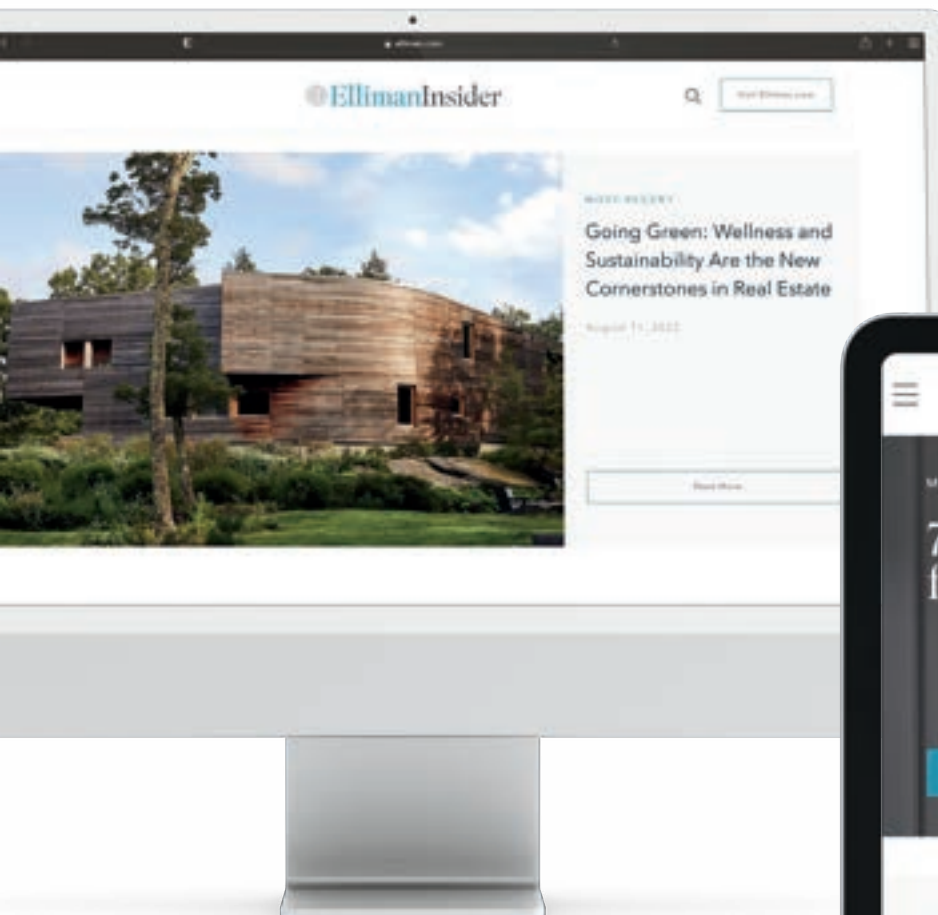
From our video series and social posts to the articles we publish on our digital magazine, Elliman Insider, we produce content in order to own the conversations that matter and influence real estate decisions. We are experts at creating meaningful and relevant stories that engage audiences and build trust with our consumers—and ultimately, direct their attention to your property.

12,000

Unique Monthly Visitors
to *Elliman Insider*

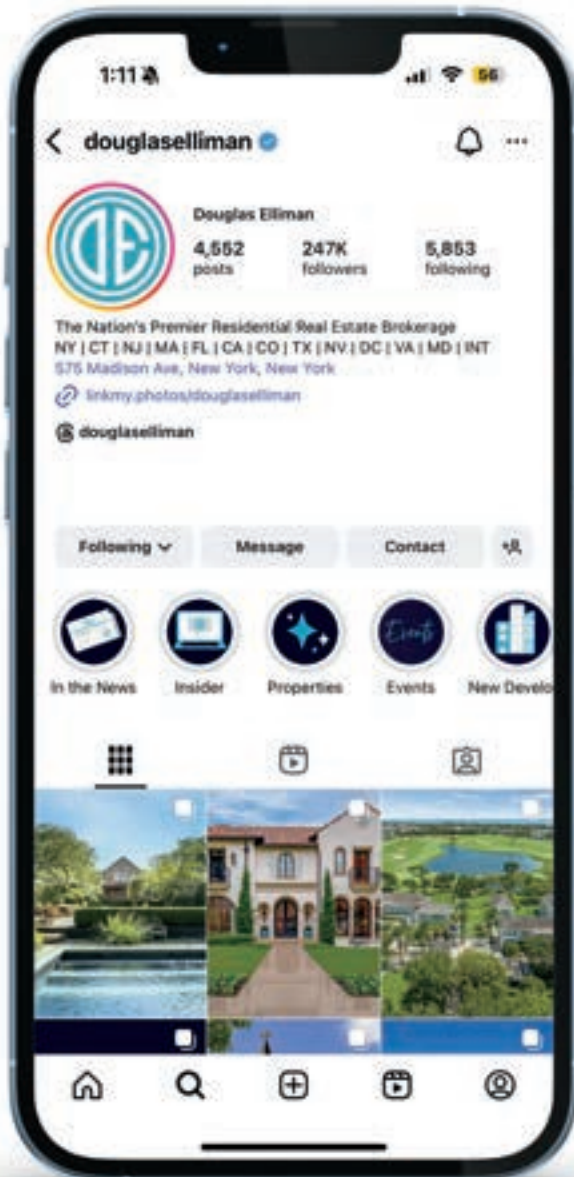
90%

Percentage of Buyers
Who Use Social Media
in Their Property Search



Social Channels That Reach Buyers

With approximately 751,000 users across all platforms and delivering more than 431 million impressions annually, our social media channels reach buyers where they are, drive traffic to our website, and give your listing the visibility it deserves.



INSTAGRAM

@DouglasElliman
(Across all of our profiles)

460.5K 7.8M 189.9M
followers engagements impressions



FACEBOOK

@DouglasElliman
(Across all of our profiles)

117.9K 10.9M 196.3M
followers engagements impressions



LINKEDIN

Douglas Elliman Real Estate
(Across all of our profiles)

100.6K 464.2K 7.2M
followers engagements impressions



X

@DouglasElliman
(Across all of our profiles)

21.8K 67.7K 10.6M
followers engagements impressions



TIKTOK

@DouglasElliman
(Across all of our profiles)

43K 700.8K 23.4M
followers engagements impressions



PINTEREST

@DouglasElliman
(Across all of our profiles)

1K 2.3K 67.3K
followers engagements impressions



YOUTUBE

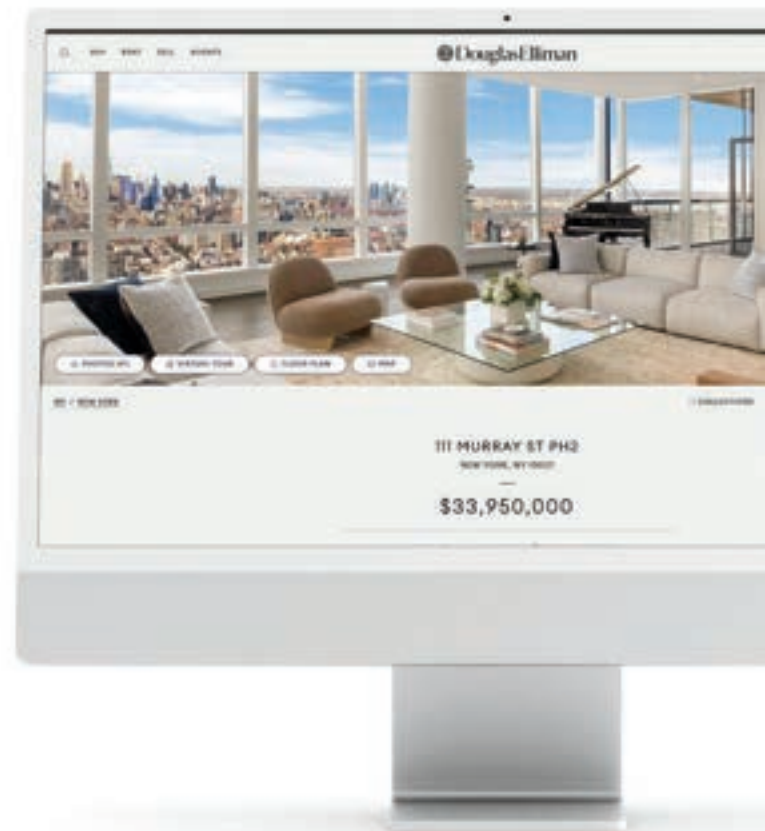
Douglas Elliman
(Across all of our profiles)

6.5K 20.9K 4.1M
followers engagements impressions

Marketing That Makes It Memorable

From our best-in-class email marketing and digital advertising to our richly designed brochures and other print materials, our marketing and creative team puts the power of the Elliman brand behind your property.

- Digital and Print Advertising
- Custom Print and Outdoor Creative
- Custom Email and Social Campaigns
- Open House Events

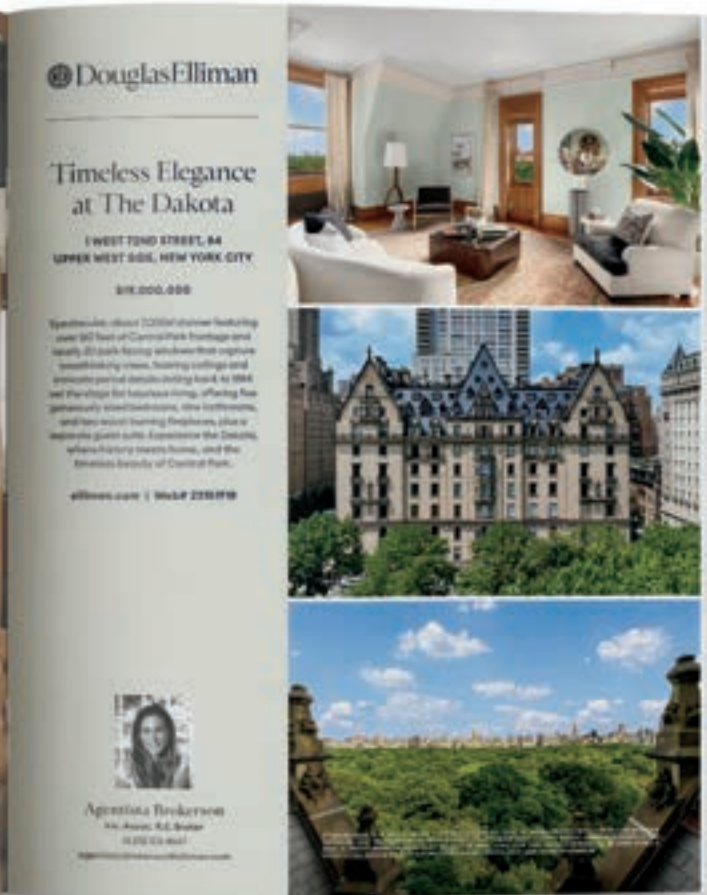


Elliman Magazine



Advertising That Reaches the Right Audiences

Through our strategic partnerships and longstanding relationships with media outlets, we put your property in all the right places.



A modern city rooftop terrace with lounge chairs and a view of skyscrapers. The terrace has a wooden deck, two lounge chairs with white cushions, and a small table with drinks. In the background, there are several tall buildings, including one with a prominent glass facade and a water tower on the roof.

Your Property, Our Priority

Unequaled experience and expertise

National scale, global reach

An integrated network behind every agent

A personal approach that puts you first

**OUR STRENGTHS,
YOUR RESULTS**

Douglas Elliman Office Locations

NEWYORK EASTSIDE MANHATTAN

675 Madison Avenue
New York, NY 10022
212.691.7000

675 Madison Avenue, 3rd Floor
New York, NY 10022
212.350.8500

712 Fifth Avenue, 10th Floor
New York, NY 10019
212.702.4000
*Development Marketing

WESTSIDE MANHATTAN

1995 Broadway
New York, NY 10023
212.362.9600

282 Frederick Douglass Boulevard
New York, NY 10024
212.645.9100

DOWNTOWN MANHATTAN

934 Broadway
New York, NY 10010
212.598.3899

140 Franklin Street
New York, NY 10013
212.945.6000

111 Fifth Avenue
New York, NY 10003
212.645.4040

690 Washington Street
New York, NY 10014
212.352.3400

BROOKLYN
190 Fifth Avenue
Brooklyn, NY 11217
718.230.3201

154 Montague Street
Brooklyn, NY 11201
718.710.8100

187 7th Avenue
Brooklyn, NY 11215
718.640.2000

237 Smith Street
Brooklyn, NY 11231
718.522.2929

280 Metropolitan Avenue
Brooklyn, NY 11211
718.496.4400

1410 Cortelyou Road
Brooklyn, NY 11225
718.864.3572

2503 Avenue U
Brooklyn, NY 11229
718.640.2100

RIVERDALE/BRONX
3544 Johnson Avenue
Riverdale, NY 10463
718.884.5815

QUEENS
34-29 Bell Boulevard
Bayside, NY 11361
718.638.8900

47-37 Vernon Boulevard
Long Island City, NY 11101
917.386.4364

NASSAU
390 Franklin Avenue
Franklin Square, NY 11010
516.354.6500

130 7th Street
Garden City, NY 11530
516.307.9406

71 Forest Avenue
Locust Valley, NY 11540
516.769.0400

30A West Park Avenue
Long Beach, NY 11561
516.432.3400

154 Plandome Road
Manhasset, NY 11030
516.427.2800

5044 Sunrise Highway
Massapequa Park, NY 11762
516.795.3454

2300 Merrick Road
Herrick, NY 11566
516.423.4500

1700 Lakeville Road
New Hyde Park, NY 11040
516.766.0440

995A Old Country Road
Plainville, NY 11803
516.481.2600

475 Port Washington Boulevard
Port Washington, NY 11050
516.883.5200

304 Merrick Road
Rockville Centre, NY 11570
516.669.3700

1528 Old Northern Boulevard
Roslyn, NY 11576
516.421.3555

263 Sea Cliff Avenue
Sea Cliff, NY 11579
516.669.3600

277 Jericho Turnpike
Syosset, NY 11791
516.921.2262

SUFFOLK
124 West Main Street
Babylon, NY 11702
431.422.7510

100 West Main Street
East Islip, NY 11730
431.581.8855

300 Main Street, Suite 2
East Setauket, NY 11733
431.751.6000

2490 North Ocean Ave, 2nd Fl
Farmingville, NY 11738
431.585.8500

1772 East Jericho Turnpike
Huntington, NY 11743
431.499.9191

164 East Main Street
Huntington, NY 11743
431.540.4400

10 Walk Whitman Road, Suite 106
Huntington Station, NY 11746
431.540.7401
*Long Island Corporate

150 Main Street
Sayville, NY 11782
431.589.8600

550 Smithtown Bypass, Suite 117
Smithtown, NY 11787
431.868.2405
*Commercial

200 West Main Street
Smithtown, NY 11787
431.543.9400

NORTH FORK
28200 Main Road
Cutchogue, NY 11936
431.354.8900

124 Front Street
Oysterport, NY 11944
431.477.2220

THE HAMPTONS
2489 Main Street
Bridgehampton, NY 11932
631.537.9900

20 Main Street
East Hampton, NY 11937
631.329.9400

14 West Montauk Highway
Hampton Bays, NY 11946
631.723.2721

99 The Plaza
Montauk, NY 11954
631.668.6545

138 Main Street
Sag Harbor, NY 11963
631.725.0200

70 Jobs Lane
Southampton, NY 11968
631.283.4343

104 Main Street
Westhampton Beach, NY 11978
631.286.6344

WESTCHESTER
402 Main Street, Suite 1
Armonk, NY 10504
914.272.1001

428 Old Post Road
Bedford, NY 10506
914.234.4590

83 Katonah Avenue
Katonah, NY 10534
914.232.3700

135 Purchase Street
Rye, NY 10580

26 Popham Road
Scarsdale, NY 10583
914.723.4900

NEW JERSEY
221 River Street
Hoboken, NJ 07030
201.721.8410

803 River Road, Suite 101
Fair Haven, NJ 07704
732.387.3807

CONNECTICUT
GREENWICH
75 Arch Street
Greenwich, CT 06830
203.422.4900

NEW CANAAN
199 Elm Street
New Canaan, CT 06840
203.889.5580

MASSACHUSETTS
BOSTON - BACK BAY
20 Park Plaza, Suite 620
Boston, MA 02106
617.267.3500

BOSTON - DOWNTOWN
46-48 Battery Street
Boston, MA 02109
617.267.3500

NANTUCKET
12 Oak Street, Suite B
Nantucket, MA 02554
508.345.2833

WELLESLEY
40 Central Street
Wellesley, MA 02482
781.472.3099

FLORIDA
AVVENTURA
18651 NE 29 Avenue, 500
Aventura, FL 33180
305.728.2420

BAY HARBOR ISLANDS
1021 Kane Concourse
Bay Harbor Islands, FL 33154
305.865.4566

BOCA RATON
444 East Palmetto Park Road
Boca Raton, FL 33432
561.245.2635

COCONUT GROVE
3059 Grand Avenue, #340
Miami, FL 33133
305.495.4070

CORAL GABLES
835 Sunset Drive, 10
Coral Gables, FL 33143
305.495.4040

DELRAY BEACH
900 East Atlantic Avenue, 1 & 2
Delray Beach, FL 33483
561.276.5570

FORT LAUDERDALE
450 East Las Olas Boulevard, 140
Fl. Lauderdale, FL 33301
954.874.0740

2100 North Ocean Boulevard, 402
Fl. Lauderdale, FL 33305
954.826.1858

321 E Broward Blvd, Suite 200,
Fl. Lauderdale, FL 33301
954.947.0121

1 North Ft. Lauderdale Beach Blvd.
Fl. Lauderdale, FL 33304
954.522.3339

JUPITER
400 South US Highway 1, Ct
Jupiter, FL 33477
561.653.6100

MIAMI
5555 Biscayne Boulevard, 302
Miami, FL 33137
305.477.5000

MIAMI BEACH
111 Lincoln Road, 805
Miami Beach, FL 33139
305.495.4300

120 Ocean Drive, 180
Miami Beach, FL 33139
305.495.4075

NAPLES
536 Park Street
Naples, FL 34102
239.799.5303

800 Harbour Drive
Naples, FL 34103
239.799.5300

PALM BEACH
340 Royal Poinciana Way, M302
Palm Beach, FL 33480
561.655.8400

PONTE VEDRA BEACH
820 AIA, N, E8
Ponte Vedra Beach, FL 32082
904.834.0032

SANTA ROSA BEACH
3124 West County Highway 30a,
Suite 2
Santa Rosa Beach, FL 32459
850.803.1480

SARASOTA
1360 Main Street
Sarasota, FL 34234
941.867.6999

SEBASTIAN
905 Village Square Unit 2
Sebastian, FL 32958
772.763.8500

WELLINGTON
1351 South Shore Blvd, 102
Wellington, FL 33414
561.653.6995

10680 Forest Hill Boulevard, 220
Wellington, FL 33414
561.756.3405

WESTON
1675 Market Street Suite 211
Weston, FL 33326
954.947.0020

1647 Bonaventure Blvd
Weston, FL 33326
954.947.0022

ST. PETERSBURG
100 Beach Drive NE, Suite 101/102
St. Petersburg, FL 33701
727.698.5708

VERO BEACH
3001 Ocean Drive, Suite 104
Vero Beach, FL 32963
772.763.1500

COLORADO
BASALT
310 Market Street, First Floor
Office 102
Basalt, CO 81621
970.925.8880

ASPEN
430 East Hymen Avenue
Suite 101
Aspen, CO 81611
970.925.8880

520 East Durant Avenue,
Suite 102
Aspen, CO 81611
970.925.8880

520 East Durant Avenue,
Suite 201 and 202
Aspen, CO 81611
970.925.8880

SNOWMASS
15 Kearns Road, Suite 113
Snowmass Village, CO 81615
970.923.4700

CALIFORNIA
LOS ANGELES
150 B Camino Drive, 300
Beverly Hills, CA 90212
310.695.3988

24025 Park Sorento, Suite B
Culmbaeros, CA 91902
424.203.1800

103 S. Robertson Boulevard
Los Angeles, CA 90048
310.899.3250

1890 San Vicente Blvd, 100
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AUSTIN
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