Bellagio Real Estate — Complete Website Walkthrough

> Reference documentation generated from the current production site. Nothing in the application has been modified. This document is intended for client training, support, onboarding, demo videos, and screen-recording scripts.

Live site: https://www.realestatebellagio.com **Brokerage:** Bellagio Real Estate (Scottsdale, AZ) **Tech:** TanStack Start (SSR React) + Lovable Cloud (auth, database, storage)

TABLE OF CONTENTS

---

1. SITEMAP

1.1 Public pages (no login required)

URL	Purpose
/	Home / landing page
/buy	MLS + owner listings search
/sell	Home valuation request + path to self-list
/luxury	Curated $2M+ estates
/open-houses	Upcoming open-house events
/mortgage-calculator	Monthly payment estimator
/about	Brokerage story + team
/blog	Blog index

URL	Purpose
/blog/$slug	Individual blog article
/contact	Contact form + office info
/properties/$id	MLS listing detail
/properties/user/$id	Owner-uploaded listing detail
/users/$username	Public agent / owner profile
/auth	Sign in / Sign up / Google OAuth
/sitemap.xml	Search-engine sitemap

1.2 Authenticated USER pages (signed-in, any role)

URL	Purpose
/profile	View/edit personal profile
/my-listings	Owner listings dashboard (layout)
/my-listings (index)	List of properties I posted
/my-listings/new	Create a new owner listing
/my-listings/$id/edit	Edit / update / deactivate a listing
/my-listings/inquiries	Inbox of buyer inquiries on my listings

1.3 ADMIN pages (signed-in + admin role)

URL	Purpose
/admin	Admin layout (gate)
/admin (index)	Admin dashboard / overview
/admin/approvals	Pending owner-listing approvals
/admin/contacts	Contact-form & valuation submissions
/admin/users	All users
/admin/users/$userId	Single user detail
/admin/admins	Manage admin team members
/admin/roles	Assign roles (admin / moderator / user)
/admin/blog	Blog post management
/admin/blog/new	New blog post
/admin/blog/$id/edit	Edit blog post
/admin/activity	Audit / activity log

URL	Purpose
/admin/sync-status	MLS sync health

2. GLOBAL UI & NAVIGATION

2.1 Header (every page)

- **Logo** (top-left) → links to /
- **Primary nav** (desktop, ≥1024 px): Buy · Sell · Luxury · Mortgage · About · Blog · Contact
- **Phone link**: +1-602-456-4167 (tap-to-call on mobile)
- **Auth area (signed-out):** "Sign In" button → /auth
- **Auth area (signed-in):** My Listings · Profile icon · Admin shield · Sign-out icon
- **Mobile:** hamburger reveals the same nav stacked vertically

2.2 Footer (every page)

- Quick links: Buy / Sell / Luxury / Open Houses / Mortgage / Blog / About / Contact
- Office address & phone
- Social/legal block

2.3 Hero search bar (Home page)

- Two tabs: **Buy** and **Sell**
- Single search field: City, neighborhood, ZIP, or MLS#
- Submit:
  - Buy tab → navigates to /buy?q=…
  - Sell tab → navigates to /sell

---

3. USER PANEL WALKTHROUGH

3.1 User Journey Map

Visitor → Browse listings → (optional) Save / inquire → Register → Verify email
→ Sign in → Profile setup → Post own listing → Receive inquiries
→ Manage listings → Sign out

3.2 Page-by-page

Page: Home (/)

- **Purpose:** Brand landing, search entry point, featured/new/luxury/affordable inventory, communities, team.
- **Available actions:**
  - Search via Buy/Sell tabbed search bar
  - Click any property card → property detail
  - Click “View all” → /buy or /luxury
  - Click a Valley city chip → /buy?q=<city>
- **Buttons:** Buy tab, Sell tab, Search/Start, View all
- **Expected result:** Navigates to the targeted route.
- **Navigation path:** Root of site.
- **Permissions:** Public.

Page: Buy (/buy)

- **Purpose:** Search and filter live MLS + community-posted listings.
- **Input fields:** Search text, Min price, Max price, Min beds (dropdown).
- **Actions:** Apply filters (URL-synced, debounced on change), click a listing card.
- **Sections:** MLS results grid → “Owner-listed properties” section if any.
- **Expected result:** Filtered card grid + count; empty state if no match.
- **Permissions:** Public.

Page: Sell (/sell)

- **Purpose:** Capture home-valuation leads and route signed-in owners to self-listing.
- **Top banner:**
  - Signed-out → “Register” + “Sign in” CTAs
  - Signed-in → “Add property” + “My listings” CTAs
- **Form fields:** First name, Last name, Email, Phone, Address, Property type, Beds, Baths, Timeframe, Notes.
- **Submit:** Posts to contact backend with source = "Sell — Home Valuation Request". Success message confirms receipt.
- **Permissions:** Public form; CTAs adapt to auth state.

Page: Luxury (/luxury)

- **Purpose:** Curated grid of $2M+ properties.
- **Actions:** Click any card → property detail.
- **Permissions:** Public.

Page: Open Houses (/open-houses)

- **Purpose:** List upcoming open-house events.
- **Actions:** Click an event → linked listing.
- **Permissions:** Public.

Page: Mortgage Calculator (/mortgage-calculator)

- **Purpose:** Estimate monthly payment.
- **Input fields:** Home price, Down payment, Interest rate, Loan term, (optional) taxes/insurance.
- **Result:** Live monthly P&I + total breakdown.
- **Permissions:** Public.

Page: About (/about)

- **Purpose:** Brokerage story, service areas, team grid (Shannon Hall – Designated Broker, Manny Caballero – Associate Broker, Chengyan Xie – Associate Broker, Lin Hall – Real Estate Agent), CTA to /buy.
- **Permissions:** Public.

Page: Blog index (/blog)

- **Purpose:** List published posts.
- **Action:** Click a card → /blog/$slug.
- **Permissions:** Public (only published = true posts visible).

Page: Blog detail (/blog/$slug)

- **Purpose:** Render article (title, hero image, body, author).
- **Permissions:** Public.

Page: Contact (/contact)

- **Purpose:** General inquiry form.
- **Fields:** First/Last name, Email, Phone, Property (optional), Message.
- **Submit:** Stores a contact record viewable by admins at /admin/contacts.
- **Permissions:** Public.

Page: Property detail — MLS (/properties/$id)

- **Purpose:** Show full listing (photo gallery + thumbnails, price, address, beds/baths/sqft/year, description, courtesy/MLS#).
- **Actions:** Switch active photo, Save (heart) / Share (UI present), contact agent form.
- **Permissions:** Public.

Page: Property detail — Owner (/properties/user/$id)

- **Purpose:** Public view of an owner-posted listing.
- **Actions:** Photo gallery, “Inquire” form that creates an inquiry attached to the listing.
- **Permissions:** Public for approved listings.

Page: Public profile (/users/$username)

- **Purpose:** Public agent / member profile page (bio, contact, listings).
- **Permissions:** Public.

Page: Auth (/auth)

- **Purpose:** Sign in / Sign up.
- **Modes:** Email + password, with toggle between Sign In and Sign Up. Google OAuth button.
- **Buttons:** “Sign In” / “Sign Up”, “Continue with Google”, “Need an account? Sign up”, “← Back to home”.
- **Expected result:** On success, session is established and the user is redirected to the page they came from (or home).
- **Permissions:** Public.

3.3 Signed-in USER area

Page: Profile (/profile)

- **Purpose:** View/edit display name, contact info, avatar, bio.
- **Actions:** Save changes, sign out.
- **Permissions:** Authenticated user (own profile).

Page: My Listings — index (/my-listings)

- **Purpose:** Dashboard of properties the signed-in user has posted (status badges: pending / approved / rejected / inactive).
- **Actions per row:** Edit, Set active / Set inactive, Delete.
- **Top actions:** “Add property” → /my-listings/new, “Inquiries” → /my-listings/inquiries.

Page: New Listing (/my-listings/new)

- **Fields:** Title, description, price, address, city/state/ZIP, beds, baths, area sqft, year built, property type, photo uploads.
- **Submit:** Creates a listing with status pending; admin must approve before public visibility.

Page: Edit Listing (/my-listings/$id/edit)

- **Purpose:** Update fields and photos of an owned listing.

- **Note:** Status / approval fields are protected server-side — owners cannot self-approve.

Page: Inquiries (/my-listings/inquiries)

- **Purpose:** Read inquiries left by buyers on the user's listings.
- **Filters:** All inquiries OR filter chip per listing (with counts).
- **Permissions:** Authenticated owner.

3.4 USER step-by-step flow

STEP 1: Discover - Description: Visitor lands on /. - Action: Uses hero search → /buy. - Expected result: Filtered listing grid.

STEP 2: Browse - Description: Apply filters on /buy. - Action: Type city, set min/max price and beds. - Expected result: Grid updates; URL reflects filters (shareable).

STEP 3: View property - Description: Open a card. - Action: Click card → /properties/$id. - Expected result: Full gallery + details + inquiry form visible.

STEP 4: Register - Description: Want to post a property or save searches. - Action: Click Sign In → switch to Sign Up, or use Google. - Expected result: Account created; verification email sent (if email/password); session active.

STEP 5: Complete profile - Description: Set name, avatar, contact info. - Action: /profile → edit → Save. - Expected result: Profile persisted.

STEP 6: List a property - Description: Owner posts a home. - Action: /my-listings/new → fill all required fields, upload photos → Submit. - Expected result: Listing saved with status pending; visible in /my-listings.

STEP 7: Wait for approval - Description: Admin reviews under /admin/approvals. - Expected result: Status changes to approved (public on /buy) or rejected.

STEP 8: Manage listing - Description: Update info, deactivate, or delete. - Action: /my-listings → row actions. - Expected result: Changes saved; deactivation hides listing from public.

STEP 9: Handle inquiries - Description: Buyers submit inquiry forms on listing pages. - Action: /my-listings/inquiries → review messages. - Expected result: Filter by listing; respond via email/phone provided.

STEP 10: Sell-side lead - Description: User wants a valuation. - Action: /sell → submit form. - Expected result: Submission stored; agent contacts user.

STEP 11: Sign out - Description: End session. - Action: Header sign-out icon. - Expected result: Session cleared; redirected to public area.

---

4. ADMIN PANEL WALKTHROUGH

4.1 Admin journey map

Sign in (admin role) → /admin dashboard → Approvals → Contacts/Leads
→ Users & Roles → Blog management → Activity & Sync Status → Sign out

4.2 Access control

- /admin and children require an authenticated session AND an admin role (stored in a separate user_roles table, never on the profile).
- Non-admin visits are redirected to /auth.
- Admin pages are marked noindex,nofollow.

4.3 Admin pages

Page: Admin Dashboard (/admin)

- **Purpose:** Snapshot of operations — counts for pending approvals, recent contacts, recent signups, blog status, sync status.
- **Actions:** Jump links to each admin sub-section.
- **Permissions:** Admin only.

Page: Approvals (/admin/approvals)

- **Purpose:** Queue of owner-submitted listings awaiting moderation.
- **Available actions per row:** Preview listing, Approve, Reject, Add admin notes.
- **Expected result:** Approving sets status approved (becomes public); rejecting sets status rejected. The BEFORE UPDATE trigger keeps approved_at, approved_by, admin_notes admin-only.

Page: Contacts (/admin/contacts)

- **Purpose:** Inbox of all contact-form, sell-form, and property-inquiry submissions.
- **Fields shown:** Name, email, phone, source (Contact / Sell — Valuation / Property inquiry / Owner listing inquiry), message, related listing id.
- **Actions:** Mark handled, open original listing.

Page: Users (/admin/users)

- **Purpose:** Full member list with search.
- **Actions:** Click a row → /admin/users/$userId.

Page: User detail (/admin/users/$userId)

- **Purpose:** View a specific user’s profile, listings, inquiries, role.
- **Actions:** Edit role (via /admin/roles), suspend, view activity.

Page: Admins (/admin/admins)

- **Purpose:** List of users with the admin role.
- **Actions:** Add admin (by email), revoke admin.

Page: Roles (/admin/roles)

- **Purpose:** Grant/revoke admin, moderator, user roles.
- **Backed by:** user_roles table + has_role() security-definer function.

Page: Blog (/admin/blog)

- **Purpose:** All posts with controls.
- **Per row buttons:** Publish/Unpublish (eye icon), Edit (pencil), Delete (trash).
- **Top action:** "New post" → /admin/blog/new.

Page: New / Edit Blog Post (/admin/blog/new, /admin/blog/$id/edit)

- **Fields:** Title, slug, cover image, excerpt, body (rich text), tags, published toggle.
- **Submit:** Saves draft or publishes immediately.

Page: Activity log (/admin/activity)

- **Purpose:** Chronological list of important system events (logins, approvals, role changes, listing updates).
- **Actions:** Filter by date, actor, action type.

Page: Sync Status (/admin/sync-status)

- **Purpose:** Health of MLS data sync (last run, errors, counts).

4.4 ADMIN step-by-step flow

STEP 1: Login - Description: Admin enters credentials at /auth. - Action: Email/password or Google OAuth. - Expected result: Session begins; if role = admin, shield icon appears in header.

STEP 2: Dashboard - Description: Open /admin. - Action: Review counters and quick links. - Expected result: Overview of pending work.

STEP 3: Approvals - Description: Moderate community submissions. - Action: /admin/approvals → open a listing → Approve or Reject. - Expected result: Status updated; listing appears/disappears on /buy.

STEP 4: Contacts - Description: Process inbound leads. - Action: /admin/contacts → open record → contact via phone/email. - Expected result: Lead handled; can be marked accordingly.

STEP 5: Users & Roles - Description: Manage membership. - Action: /admin/users → open user → /admin/roles to change role; /admin/admins to manage admin team. - Expected result: Role changes take effect on next session refresh.

STEP 6: Blog - Description: Publish marketing content. - Action: /admin/blog/new → fill fields → toggle Published → Save. - Expected result: Post appears on /blog.

STEP 7: Monitor - Description: Review activity and sync. - Action: /admin/activity, /admin/sync-status. - Expected result: Confirms system health and audit trail.

STEP 8: Sign out - Action: Header sign-out icon. - Expected result: Session cleared.

---

5. USER MANUAL

Audience: Buyers, sellers, and community members posting their own homes.

1. **Creating an account** – Click “Sign In” → “Need an account? Sign up”. Enter email + password OR click “Continue with Google”. Confirm via the verification email if email/password.
2. **Resetting your password** – From /auth, choose forgot password (where present) and follow the emailed link.
3. **Searching for a home** – Use the hero search on the home page or open /buy. Filter by city/ZIP, min/max price, beds. Filters are encoded in the URL, so any search is shareable.
4. **Viewing a property** – Click any card. Use the thumbnail strip to browse photos, scroll for description and stats, submit the inquiry form to contact the listing agent.
5. **Saving / sharing** – Use the heart and share icons on the listing page. Share copies the canonical URL.
6. **Requesting a valuation** – Visit /sell and submit the valuation form. An agent contacts you.
7. **Posting your own listing** – Sign in → /my-listings/new. All fields are required for approval. Status starts at “pending”; once approved by an admin it appears under “Owner-listed properties” on /buy.
8. **Editing or deactivating a listing** – /my-listings → row actions. Deactivation removes it from public results without deletion.
9. **Reading inquiries** – /my-listings/inquiries. Filter by listing chip.
10. **Updating your profile** – /profile. Avatar, name, contact info, bio.
11. **Mortgage estimate** – /mortgage-calculator. Adjust inputs; result updates live.
12. **Reading the blog** – /blog.
13. **Contacting the brokerage** – /contact, or use the phone link in the header.
14. **Signing out** – Header sign-out icon.

---

6. ADMIN MANUAL

Audience: Brokerage staff with admin role.

1. **Sign in** – /auth using your admin-flagged account.
2. **Dashboard** – /admin for daily overview.
3. **Approve a listing** – /admin/approvals → open submission → verify fields/photos → Approve. To decline, click Reject and (optionally) add admin notes (notes are admin-only and protected from owner edits by a database trigger).
4. **Manage leads** – /admin/contacts shows everything from /contact, /sell, and listing inquiry forms. Sort by source. Mark as handled after follow-up.
5. **Manage users** – /admin/users to browse; /admin/users/$id for detail.
6. **Roles** – /admin/roles to grant admin / moderator / user. Roles live in a separate user_roles table. Promote new admins from /admin/admins.
7. **Publish a blog post** – /admin/blog/new → fill content → toggle Published → Save. Edit later via the pencil icon.
8. **Audit** – /admin/activity for who did what when.
9. **MLS sync** – /admin/sync-status shows last sync time, totals, and any errors.
10. **Sign out** – Header icon. Sessions are revoked immediately.

Security guardrails (do not bypass): - Roles must remain in user_roles, never on profiles. - Listing approval fields are server-trigger protected; owners cannot self-approve. - Admin routes are noindex; do not link them from public navigation.

---

7. TRAINING GUIDE

Session 1 — Site Tour (30 min): Header/footer, hero search, /buy filters, listing detail, About, Blog, Contact. **Session 2 — Member Tour (30 min):** Sign up, profile, post a listing, review inquiries. **Session 3 — Admin Tour (45 min):** Approvals queue, contacts inbox, user/role management, blog publishing, activity log, sync status. **Session 4 — Practice (45 min):** Trainees post a test listing, an admin approves it, an inquiry is submitted, lead is processed end-to-end. **Session 5 — Q&A (30 min):** Edge cases, deactivation, role revocation, blog SEO basics.

---

8. VIDEO WALKTHROUGH SCRIPT

Estimated runtime: ~12 minutes. Speaker notes are written in plain prose.

[0:00–0:30] Intro “Welcome to Bellagio Real Estate. In this video we’ll tour the entire experience — for buyers, for sellers, and for our admin team.”

[0:30–2:00] Home & Search Show the homepage. Demonstrate the Buy/Sell tabs. Run a search for “Scottsdale”. Land on /buy and adjust filters; point out the URL updating.

[2:00–3:30] Property Detail Open a featured listing. Cycle photos, scroll through stats and description, submit a sample inquiry.

[3:30–4:30] Public sections Quick visits to Luxury, Open Houses, Mortgage Calculator, About (show team), Blog, Contact.

[4:30–6:00] Sign up / Sign in Create a test account; show Google option. Land on profile, complete fields.

[6:00–8:00] Post a listing /my-listings/new. Fill it out, upload photos, submit. Show “pending” status under /my-listings.

[8:00–9:30] Admin approval Switch to an admin account. Open /admin → /admin/approvals → approve the listing. Reload /buy and show it visible.

[9:30–11:00] Admin operations Walk through /admin/contacts, /admin/users + /admin/roles, /admin/blog (publish a quick post), /admin/activity, /admin/sync-status.

[11:00–12:00] Wrap-up Sign out. Recap value props. Provide contact CTA.

---

9. SCREEN RECORDING SEQUENCE

1. Open browser → www.realestatebellagio.com.
2. Capture hero scroll, search interaction.
3. Click first featured listing → record gallery interaction.
4. Open /luxury then /open-houses.
5. /mortgage-calculator — type values.
6. /about — pan over team grid.
7. /blog → open a post → back.
8. /contact — show form (do NOT submit on camera).
9. /auth — sign up with a demo account.
10. /profile — fill in.
11. /my-listings/new — create demo listing.
12. /my-listings — show pending state.
13. Sign out → sign in as admin.
14. /admin dashboard pan.
15. /admin/approvals — approve demo listing.
16. /admin/contacts — open a lead.

17. /admin/users → /admin/roles.
18. /admin/blog → create + publish demo post.
19. /admin/activity + /admin/sync-status.
20. Sign out → return to homepage.

---

10. DEMO PRESENTATION FLOW

Slide 1: Title — “Bellagio Real Estate Platform Overview”. **Slide 2:** Audiences — Buyers, Sellers, Community Listers, Admin Team. **Slide 3:** Public site map (visual of section 1.1). **Slide 4:** Home page screenshot + search highlights. **Slide 5:** /buy filters and result grid. **Slide 6:** Property detail anatomy. **Slide 7:** Luxury, Open Houses, Mortgage Calculator. **Slide 8:** Lead capture — Contact + Sell + Inquiry. **Slide 9:** Member experience — Auth, Profile, My Listings, Inquiries. **Slide 10:** Admin map (section 1.3). **Slide 11:** Approvals workflow diagram. **Slide 12:** Roles & users. **Slide 13:** Blog management. **Slide 14:** Activity & sync monitoring. **Slide 15:** Security model — roles table, RLS, trigger-protected approval fields. **Slide 16:** SEO — per-route titles/descriptions, sitemap.xml, robots.txt, llms.txt, noindex on admin. **Slide 17:** Q&A / Next steps.

End of document — no application code or data was modified to produce this walkthrough.