

"I Use Professional Services to Get the Job Done !!!"

What you get With Real Estate Marketing Group :

- Professional Photography w/ 180 or 360 Degree Images (When Needed)
- Full Color Brochure w/ Detailed Home Description (Front & Back 4 Color)
- High Quality 80lb Gloss Prints
- On-Line Web Brochure Connected to Several Websites Including C21 Camelot
- Virtual Images in movie format (Virtual Tour) and Downloadable Brochure so Anyone can view (Where Applicable)
- **eBrochure:** to email to prospective Buyers Locally and Across the Country
- Dependable Results with Online Brochure Proof. (To Guarantee Satisfaction before Printing)



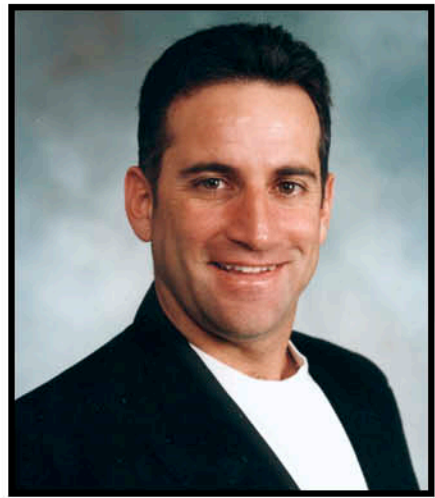
Other Features:
 * Dual Sided Wood Burning Fireplace
 * Beautiful Patio Overlooking the Indian River and Merritt Island Causeway
 * Recessed Lighting Throughout
 * Gorgeous Kitchen with Natural Wood Cabinetry and Stainless Appliances
 * Large Master Suite with Large Walk-in Closets and Gigantic Enclosed Office
 * Luxurious Master Bath with Garden Tub
 * Full Baths attached to each Bedroom
 * Ceiling Fans Throughout
 * Built in Entertainment Center
 * Formal Dining Room with Recessed Area for China Cabinet
 * Security System / Intercom
 * Built in Vacuum System Throughout
 * 35 to 40 Year Beautiful Metal Roof
 * Beautiful Landscaped Lawn with Mature Trees and Orange Grove

* Situated on One Acre of Land
 * 122' of Direct Indian River Frontage
 * Beautiful Open / Split Floor Plan
 * Tile and Berber Carpeting Throughout
 * Dramatic Vaulted and Cathedral Ceilings Throughout
 * 10' Ceilings in Living, Dining and Bedrooms

Island
 Lane Merritt Island, Florida

Century 21
 Camelot Realty Inc.
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 Website: c21camelotrealty.com
 Office: 321-259-5280
 Cell: 321-543-1685
 Fax: 321-255-9652
 Nick Farinella

Don't miss this beautiful home on www.c21camelotrealty.com.



Dear Homeowner,

Let me take this opportunity to introduce myself as a professional who has served the real estate needs of Brevard County for the past 20 years. In that time, I have found great pleasure in helping many people meet their needs and desires with respect to the real estate industry.

I was born and raised in Cocoa Beach, Fl. I graduated from Cocoa Beach High School in 1980. Following high school, I attended the University of North Carolina at Charlotte on a full scholarship in tennis; graduating in 1985.

1996-2006 have been banner years. I won the coveted Centurion Award 9 years in a row. This is given to only 2% of approximately 143,000 agents (7,800 Offices) in the Century 21 system. An agent must have sold 60 or more homes in a single year to qualify for this distinction. In 2006 I received the highest award given by Century 21...Double Centurion! I strive to be more successful in 2007!

**Over 1000 Homes Sold !
 Nick Farinella**



www.c21camelotrealty.com
 office: 321.259.5280
 cell: 321.543.1685
 farinella@mindspring.com

Why Choose Nick Farinella?

1. 20 Years in Business.
2. 1st Ranked Century 21 Agent in Brevard County 1995-2006!
3. A Top Ten Century 21 Agent in Florida 2002-2006!
4. Born and Raised in Cocoa Beach, Florida.

Nick's Three Personal Guarantees

- Guarantee that I will contact you weekly to discuss the progress of the sale of your property and I will pay you \$50 each time I fail to do so.
- Guarantee that if you are unhappy with our services, that you may cancel at any time at no costs to you EVER !
- Guarantee that If I list your property according to our Century 21 Comparable Market Analysis, and I do not bring you an acceptable offer within 90 days, I will give you \$500.00 at closing, period!

You Get All This PAID FOR BY ME !!!!

Professional Brochures - Every property in our inventory has a personalized brochure including computer drafted floor plans and *Virtual Tour*. This brochure is put into an info tube and also distributed to other realtors and posted on our web site. (\$600 Value)

Pre-Home Inspection - So there are no surprises, it is critical to hire the best inspectors in the business. (\$350 Value)

Advertising - Every Property also gets major exposure! I advertise in Local and National Publications. Including North and South Editions of Florida Today, (Line & Picture Ads up to 1/2 page) Homes and Land, Treasure Coast Exchange, Real Estate Review and Possible Wall Street Journal and Dupont Registry. (Priceless)



Professional Marketing For Your Home
 15 Cove Road - Melbourne Beach, Florida - 321.795.9186

Properties Sold by Nick Farinella and Century 21 Camelot Realty



RIVERBEND
Address: 3360 S, ATLANTIC
Built By : Danny Ringdahl
Phone #: 321.783.1373
54 Units SOLD!

RIVER PALMS
Property Address: Highway US1
Built By: Charles Boyd
Phone #: 321.868.7725
14 Units SOLD!



HARBOR DEL RIO
Property Address: 01 DEL RIO
Built By : Danny Ringdahl
Phone #: 321.783.1373
100 Units SOLD!

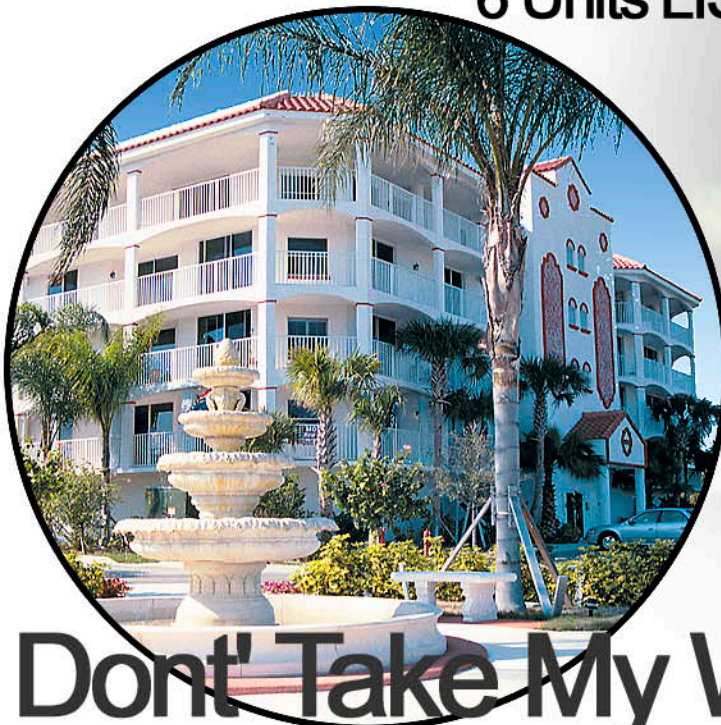
South Beach Keys
Property Address: 3450 South Atlantic
Built By : Frank Estok
Phone #: 321.795.1798
6 Units LISTED!



PALMAS DE MAJORCA
Property Address: 301 N. Atlantic
Built By : Danny Ringdahl
Phone #: 321.783.1373
35 Units SOLD!



PUERTO DEL RIO
Address: 8934 PUERTO DEL RIO BLD
Built By : Danny Ringdahl
Phone #: 321.783.1373
190 Units SOLD!
250 Units Left



Don't Take My Word For it....Feel Free to Call 6 of My Recent Clients !