

"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)



Gorgeous View of Swimming Pool & Canal as seen from Patio Area

<p>Master Features:</p> <ul style="list-style-type: none"> * Spacious Master Suite Featuring * Large Walk-in Closets * Private Master Bath with * Separate Garden Tub and Walk-in Glass Block Shower * His/Her Sinks * Private WC 	<p>Kitchen Features:</p> <ul style="list-style-type: none"> * Large Open Eat-in Kitchen with * Gorgeous Pool / Canal Views * Breakfast Bar * Custom Cabinetry * All Like New Stainless Steel Appliances Included * Volume Ceilings * Plant Shelving * Recessed Lighting * Large Pantry 	<p>Other Features:</p> <ul style="list-style-type: none"> * Elevator * Volume Ceilings * Brazilian Hardwood Flooring * Office w/ Built-in Custom Cabinetry * Separate Formal Dining Room & Great Room * Open / Split Floorplan Design
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COCOA BEACH, FLORIDA 32931

Isles Beach

ite Custom Swimming Pool, Heated, Waterfalls & Caves to Swim Through ss from Beach Access & Boat Ramp Cocoa Isles Subdivision in Beautiful Cocoa Beach, Florida

Brochure Design, Photography and Virtual Tour by **KS** Real Estate Marketing Group - Melbourne Beach, FL - 321.795.9186

Situated on Approx. .26 Acres of Land (Faces North)

- * Direct Grand Canal Frontage on one of the Widest, Deepest Canals w/ Plenty of Room for Custom Dock

Don't Miss This Beautiful Home on www.c21camelotrealty.com Direct: 321.255.9167

Nick Farinella
Realtor
Century 21 Camelot Realty, Inc
cainicktoday@mindspring.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 21 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.

1996-2007 have been banner years. I won the coveted Centurion Award 11 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 2004-2007 I received the highest award given by Century 21...Double Centurion! I strive to be more successful in 2008!

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. 21 Years in Business.
2. 1st Ranked Century 21 Agent in Brevard County 1995-2007!
3. A Top Ten Century 21 Agent in Florida 2002-2007!
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)



Property Address: 136 Bahama
 Home of : Steve Hoskins
 Phone # : 321.704.3992
Sales Price \$800,000

Property Address: 3224 Brentwood
 Home of : Michael Versluis
 Phone # : 321.794.2901
Sales Price \$217,500



Property Address: 4281 Turtle Mound
 Property of : Richard White
 Phone# 321.266.2692
Sales Price \$525,000

Property Address: 1120 Indian Oaks
 Home of : Frank Johnson
 Phone # : 321.253.4811
Sales Price \$200,000



Property Address: 4977 Ocean Beach
 Home of : Mark Roiland
 Phone # : 209.823.4385
Sales Price \$370,000

Property Address: 968 Danville
 Home of : Vincent & Ann Bellomo
 Phone # : 321.409.3253
Sales Price \$195,000



Property Address: 3656 Sandy Crane
 Home of : Paul Bouvier
 Phone # : 321.432.4799
Sales Price \$355,000

Property Address: 5090 Spinnet
 Home of : Allison Nelson
 Phone # : 954.384.6941
Sales Price \$180,000



Property Address: 938 Danville
 Home of : Doug & Penny Arbet
 Phone # : 321.409.8033
Sales Price \$225,000

Property Address: 897 Ridge Lake
 Home of : Miriam Campbell
 Phone # : 248.681.7251
Sales Price \$130,000



Nick Farinella
 Camelot Realty
 (321) 259-5200

Dont' Take My Word For it....Feel Free to Call 10 of My Recent Clients !