

"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

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
Sited 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

Nick Farinella
Realtor
Century 21 Camelot Realty, Inc
callnicktoday@mindspring.com
Direct: 321.255.9167



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 23 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.

1996-2010 have been banner years. I won the coveted Centurion Award 13 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 2011!

Over 1700 Homes Sold !
Nick Farinella



www.c21camelotrealty.com
www.nickfarinellajr.com
office: 321.259.5280
cell: 321.543.1685
callnicktoday@mindspring.com

Why Choose Nick Farinella?

1. 23 Years in Business.
2. 1st Ranked Century 21 Agent in Brevard County 1995-2009!
3. A Top Ten Century 21 Agent in Florida 2002-2010!
4. Born and Raised in Cocoa Beach, Florida.

Nick's Three Personal Guarantees

- Guarantee that I will contact you weekly (by phone, email and/or mailings) with updates on 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, 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



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 !