

FROM LISTED
TO

Sold

SHOWCASING YOUR LUXURY HOME

GRECO GROUP

CINDY GRECO, REALTOR®

941-812-3509

CINDYGRECO@WAGNERREALTY.COM
GRECOGROUP941.COM

WAGNER  REALTY
ESTABLISHED IN 1939



Cindy Greco

WHAT YOU CAN EXPECT

- Honesty & Transparency
- Timely Communication
- Experience & Expertise
- Customer Satisfaction

Let's Connect



941-812-3509



CindyGreco@WagnerRealty.com



www.GrecoGroup941.com



www.facebook.com/GrecoGroup941

Hello!

I've been a Realtor with Wagner Realty in Manatee and Sarasota counties since 1994, focusing on exceptional service and building lasting relationships through open communication. With integrity as my cornerstone, I bring buyers and sellers together with shared purpose and clear communication.

I emphasize clear communication, professionalism, and a genuine passion for helping clients achieve their real estate goals. Supported by a team of trusted professionals, including my close associates, loan officers, title agents, insurance representatives, home inspectors, and many others, I am here to educate, inform, and diligently work towards making your real estate dreams a reality.

Cindy

Our Corporate Office is 1 of 7 offices in Manatee and Sarasota Counties.



3639 Cortez Road West, St 100
Bradenton, FL 34210

David Eckel

LOCAL, VETERAN
OWNED & OPERATED
SINCE 1939



Our Company & Commitment,



**VOTED PEOPLE'S # 1 CHOICE
FOR MORE THAN 25 YEARS!**

For more than 85 years, Wagner Realty has been an established leader in the local real estate industry. It takes a team of trained professionals to maintain the position of leadership that Wagner Realty enjoys. Our team is committed to contributing to the well-being of the region on civic, social, and professional levels. Our agents and brokers serve on local non-profit boards, organize fundraisers, and volunteer for many charities. We celebrate the true meaning of community, whether in donations, time, or talents. We care about our neighbors.

With seven office and more than 200 exceptionally talented agents, Wagner Realty offers the highest level of customer service to buyers and sellers throughout the Sarasota-Manatee region and beyond. We are committed to exceeding your expectations as we provide you with our signature service.

David

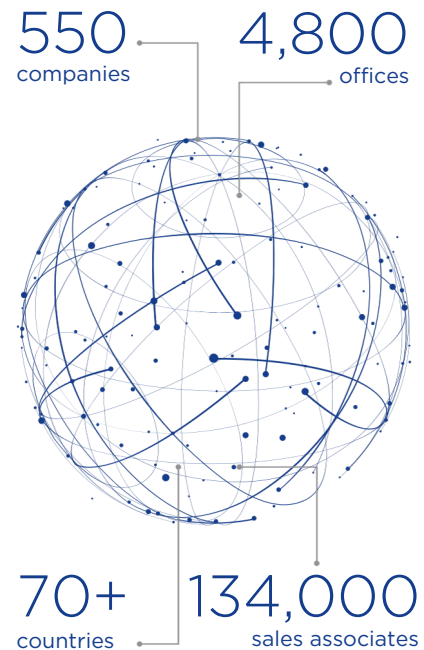




As an “Invitation Only” Affiliate, We Market YOUR PROPERTY TO THE WORLD.

When selling your home, you need global exposure in addition to the strong marketing expertise we deliver locally. As an affiliate of Leading Real Estate Companies of the World,[®] we have the resources to market your property to the highest possible number of potential buyers. With 150,000 associates around the world, we expose your property to buyers on six continents. In addition, we receive inbound clients from other affiliates around the globe who are interested in purchasing a home.

Leading Real Estate Companies of the World[®] is a pedigree denoting the very best companies who represent qualified clientele and wish to do business with similar firms. When your home is posted to our website locally, it is immediately promoted on the LeadingRE.com website and connected to the websites of 550 of our affiliate real estate firms.



I'M LOCAL I'M GLOBAL[®]

550
companies

4,800
offices

134,000
sales associates

70+
countries

Leading
REAL ESTATE COMPANIES
OF THE WORLD

Through the International Listing Services, Your Property has OPTIMAL SYNDICATION

Using multiple listing services (MLS) and online portals significantly increase the exposure of your home. By listing your property on MLS platforms, you ensure that it reaches a vast network of real estate agents and brokers who actively search for properties on behalf of their clients. Simultaneously, online portals such as Zillow, Realtor.com, and others broaden visibility to an audience of potential buyers, including those searching independently. The combined reach of MLS and online portals maximizes exposure, increases buyer interest, and ultimately shortens the time your home spends on the market, optimizing the selling process.





The Winning **STEPS OF SELLING A HOUSE**

1

Personalized Consultation and Listing Agreement

After review of CMA (Comparative Market Analysis) the listing agreement is signed and the best sale price is determined.

2

Home Review & Staging

Home recommendations may be suggested to enhance both the interior and exterior, such as staging, painting, making repairs and cleaning.

3

Collaborative Marketing

Print, digital, & virtual marketing work together to make your property shine. Attracting the right audience at the right time is key to a successful marketing strategy.

4

Photography and Video

Showcasing your property is best with professional photography and videography.

5

Syndication & Exposure

Local & global distribution of your listing reaches nearby targeted audiences as well as worldwide agents, investors, & buyers.

6

Outdoor Signage

If permissible, our installation professionals will place an attractive For Sale sign.

7

Extensive Listing Launch

The listing goes live very quickly through the Multiple Listing Service (MLS) with a distribution network of more 60,000 Florida agents.

8

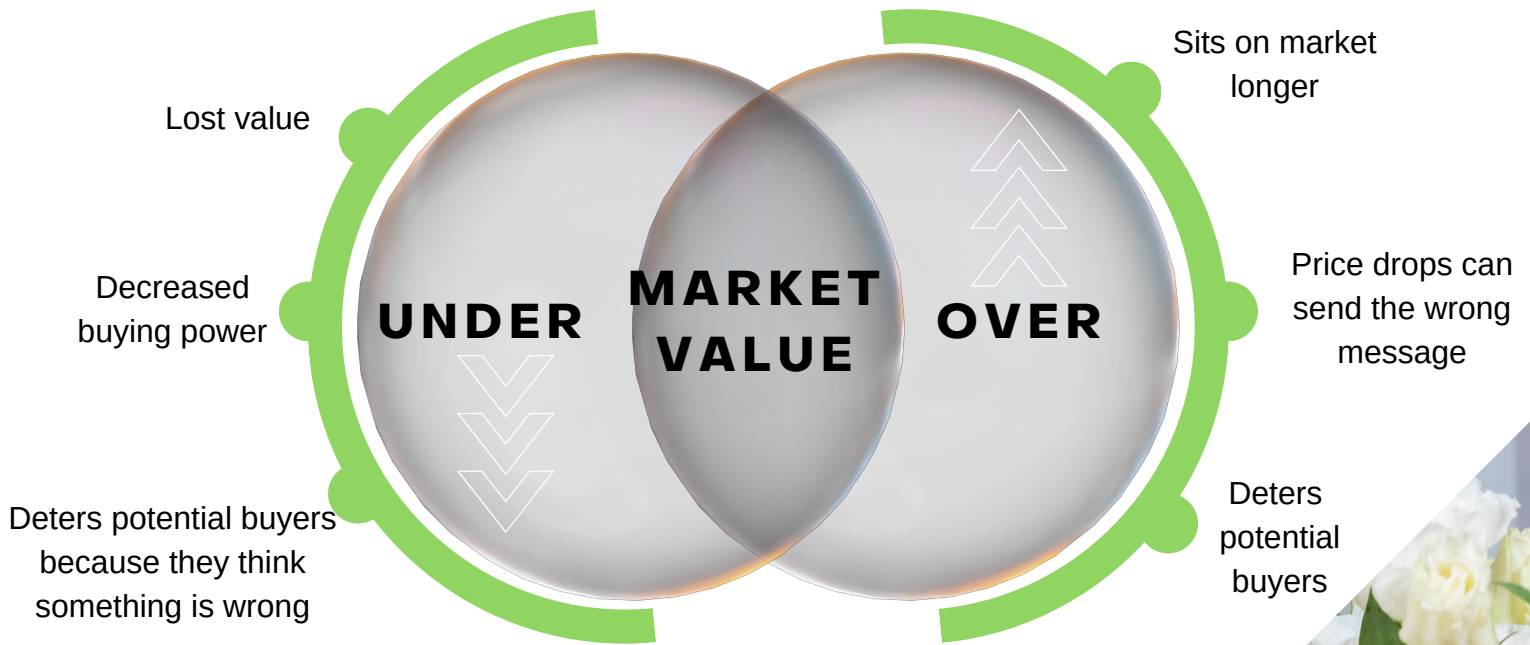
Seller Communications

Communication is our top priority. A comprehensive accounting of all property activity is compiled regularly and communicated to client.

WE PROVIDE EXCEPTIONAL EXPERIENCE DURING EACH STAGE OF THE SELLING PROCESS.

The Art of Pricing

YOUR PROPERTY



Pricing your home correctly from the 1st day on the market is critical to your success as a seller.

More prospective buyers are brought in when a house is listed at a fair market value rather than a higher than market value.





SUPERIOR MARKETING THAT GOES THE DISTANCE

We meet the challenge of creating a demand for your property that attracts more buyers and gets you optimum results.

This requires a precise mix of marketing strategies including:

- intensive local, national, and international networking
- aggressive print marketing
- expansive multi-media online exposure
- customized direct mail advertising & marketing materials

PRINT MARKETING



WAGNER REALTY Your Hometown Realtor - Locally Owned And Operated For Over 80 Years!

FEATURED LISTINGS

NEW LISTINGS

Thank You For voting Wagner Realty Your Favorite Real Estate Agency

WE'RE LOCAL WE'RE GLOBAL

Your home and open houses will be featured in local print publications.

QR codes give direct access to promote engagement through the mobile phone. One small area on any print collateral, when scanned, can lead to unlimited information.

- Direct customers to your property
- Display Open House information
- Launch a Video, and more!

Custom Property Flyers are designed to promote your property utilizing professional photography. These will be available at the property during Showings and Open Houses.

- HOME FOR SALE -

2603 66TH STREET CIRCLE W • BRADENTON, FL
\$349,999 • 2 Bedrooms • 2 1/2 Bathrooms • 1,258 Square Feet

2 BEDROOM HOME IN BRADENTON

Rarely available Carbridge Village West home on an outstanding lot with mature landscape and trees. Pride of ownership! Light & bright impeccable condition! This is a single family residence in a condo concept community. Hurricane impact windows and garage door, which includes an conditioned sun room off dining and living room. The driveway has been expanded for extra parking as well as walkways to side and front door patio. Easy maintenance with the laminate flooring throughout with except of the Sun Room, which is tiled. 5221 monthly fee covers cable, internet, community pool, clubhouse and lawn maintenance. Ideal location near GT Drive Park, hospitals, restaurants, grocery shopping and minutes to the beaches. 2 Pets allowed under 25 pounds. One year of ownership prior to

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https://www.greco-group.com (w)

WAGNER REALTY
CORPORATE OFFICE
3027 CENTER BLVD SUITE 200 • BRADENTON, FL 34209

Open House
Saturday, March 5th, 2022 at 7:00pm - 7:00pm

312 10TH AVENUE E | PALMETTO, FL

Situated on the Manatee River with quick and easy access to the Gulf of Mexico, Tampa Bay or the Intracoastal Waterway, Riviera Dunes is one of Florida's west coast premier boating communities. Our 18 foot deep man-made harbor is among the largest "hurricane protected" harbors in the state, offering residents private boat slips on neighborhood docks when available. This vibrant community is not only ideal for mariners and anglers, but also for both young families and retirees that are seeking an active life style in a heaven-on-earth

\$725,000
Beds 5
Baths 3 Full
Square Feet 2,704
Year Built 2004
MLS# A4518161
Garage 3
Lot Size 0.13 Acres

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https://www.greco-group.com (web)

WAGNER REALTY

OPEN HOUSE
SATURDAY, MARCH 5TH, 2022 AT 7:00PM - 7:00PM

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cid@greco@wagnerrealty.com
https://www.greco-group.com

WAGNER REALTY

Come see this beautiful home located at:
312 10TH AVENUE E Palmetto, FL

OFFERED AT: \$725,000

Situated on the Manatee River with quick and easy access to the Gulf of Mexico, Tampa Bay or the Intracoastal Waterway, Riviera Dunes is one of Florida's west coast premier boating communities. Our 18 foot deep man-made harbor is among the largest "hurricane protected" harbors in the state, offering residents private boat slips on neighborhood docks when available. This vibrant community is not only ideal for mariners and anglers, but also for both young families and retirees that are seeking an active life style in a heaven-on-earth

FEATURES
5 Bedrooms
3 Full Bathrooms
2,704 Sq Ft

Built in 2004
MLS# A4518161

Call me to learn more! (941) 812-3509

Welcome Home

Looking for your next home? Make an appointment to see this beautiful 2 bed 2 full bath home in Bradenton

**2603 66TH STREET CIRCLE W
BRADENTON FL 34209**

MLS# A4526016

Rarely available Carbridge Village West home on an outstanding lot with mature landscape and trees. Pride of ownership!

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web: https://www.greco-group.com

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CORPORATE OFFICE
3027 CENTER BLVD SUITE 200
BRADENTON, FL 34209

Postcards are immediately sent to announce your property is on the market.



MULTI MEDIA ONLINE MARKETING

READY TO ESCAPE THE COLD?

Trade the snow for sand and come to where it's warm and sunny! I can help you find the perfect home.

WAGNER REALTY

Your listing will immediately be sent out to more than 10,000 agents in our region as well as my contact list of potential buyers. The more people that get to view your property, the more likely to find a buyer fast.

- E-Cards & E-Blasts
- Social Media Posts
- SINGLE PROPERTY WEBSITES
- Worldwide Listing Syndication
- Associate Website Exposure
- Properties in Motion Video

900 Sample Way
Woodbury, NY 11797
PRICED AT \$900,000

Listing Details

3 Bedrooms, 2 Full Bathrooms, 2,300 Sq Ft, 3 Car Garage, Lot Size

Description

Features

Gallery

Contact the Listing Agent

First Name, Last Name, Email, Phone

WAGNER REALTY

Properties in Motion[®] is a listing video solution with voice over that gets properties on Google's page one rankings quickly.

JUST LISTED
312 10TH AVENUE E Palmetto, FL

Beautiful 5 Bedroom 3 full Bath Home for Sale in Palmetto, FL for \$725,000

Situated on the Manatee River with quick and easy access to the Gulf of Mexico, Tampa Bay, or the Intracoastal Waterway, Riviera Dunes is one of Florida's west coast premier boating communities. Our 18-foot deep man-made harbor is among the largest "hurricane-protected" harbors in the state, offering residents private boat slips on neighborhood docks when available. This vibrant community is not only ideal for mariners and anglers, but also for both young families and retirees that are seeking an active lifestyle in a heaven-on-earth setting! Inside the gated community are the 154 distinctive neo-Mediterranean style single-family homes in the Homes of Riviera Dunes. This 2 story, 3 car garage home is located on a pond with a quiet and peaceful setting.

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Web: www.grecoandgroup.com

WAGNER REALTY

LISTING VIDEO

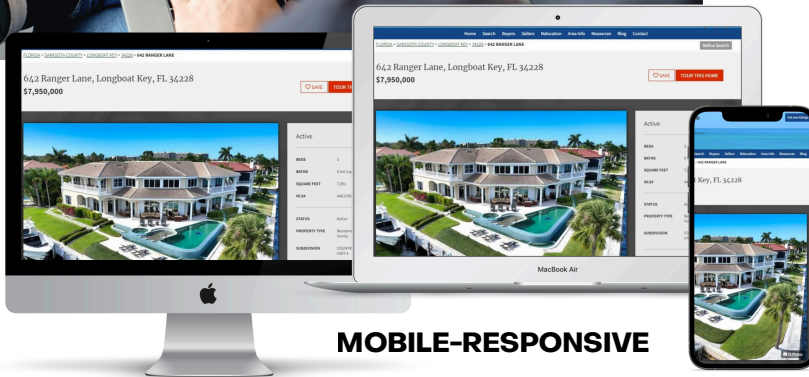
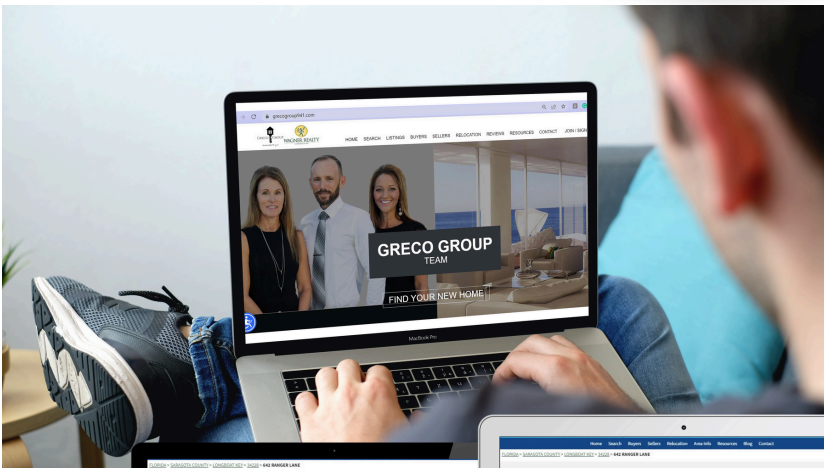
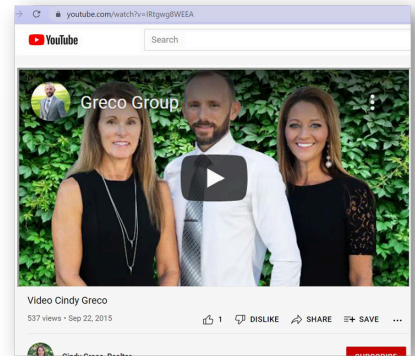
308 8TH AVENUE E, PALMETTO, FL 34221

WAGNER REALTY

\$650,000
Bedrooms 3
Bathrooms 2.0
MLS# A4523468



SOCIAL MEDIA HAS CHANGED THE WAY REAL ESTATE IS SOLD TODAY. WE USE EXCEPTIONAL NETWORKING SKILLS TO GET THE WORD OUT AND CREATE A BUZZ AROUND YOUR PROPERTY.

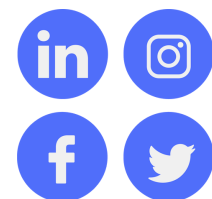


MOBILE-RESPONSIVE

QUICK FACTS

- 7.8 Billion people in the world on mobile
- 4.8 Billion Internet users
- 3.78 Billion active Social Media users
- 5.15 Billion unique Mobile users
- 3.8 Billion active Mobile Social users

WE PUT SOCIAL MEDIA TO WORK FOR YOU



A Little More About Cindy Greco

Professional Status

Licensed Realtor in the State of Florida since May 1994
President Women's Council of Realtors of Manatee County 1998
President Manatee Realtor Association 2010
Branch Manager 2001-2009 at Wagner Realty
Trainer & Educator at Wagner Realty 2010 to current
Team Leader of The Greco Group at Wagner Realty 2013 to current

Professional Awards

Wagner Realty Chairman's Circle Awards 2012 to current
Senior Real Estate Specialist 2013
Short Sale & Foreclosure Resource 2011
Bradenton Herald "The People's Choice" Best Real Estate Team 2023

Education

Graduate of Realtor Institute 1995
Certified Residential Specialist 2004
Leadership Training Graduate 1997
Graduate of Leadership Manatee 2006
Residential Senior Specialist 2013
Short Sale & Foreclosure Specialist 2013
Certified Luxury Home Marketing Specialist 2014
Accredited Buyer's Representative (ABR) 2023
Certified Waterfront Specialist 2023

Personal Information

Chamber of Commerce member since 2001
Black Belt Tae Kwon Do since 2005
Greyhound Rescue Dale Carnegie Graduate 2004



A Little More About The Team

Selling or purchasing a home in today's market can be challenging - the Greco Group understands that.

While the market can be challenging, hundreds of homes are sold each week in the Manatee & Sarasota County.

What's the difference between selling your home or purchasing a home and failing to do so? The Details! Whether it's our proven sales approach, effective marketing campaigns, or utilizing our extensive network, no detail is overlooked.

We pride ourselves in the use of technology and innovation to maximize the exposure of your home. We educate you as a Seller, and empower you to make the right decision when selecting the best agent to market and sell your home. When we say we are "redefining service in real estate" we mean it! Our clients come first. We will educate you on what needs to be done to have a successful sale of your home.

There are many components to a successful real estate transaction; you can count on us to be there every step of the process and make sure no detail is overlooked. With a proven track record, the right skill set, and years of experience, The Greco Group has the right tools to successfully sell your home. If you're serious about selling your home, we're serious about getting the job done!





"Cindy is one of the most knowledgeable, caring, passionate, and honest people I have met. She takes her job seriously and really focuses on my wants and needs and magically makes homes that fit all of my (lengthy and crazy at times) criteria I was looking for. I could not have asked for a better support then from Cindy. I hope she stays in the business for a long time because she is truly one in a million. Thank you for all you do. "



My family and I have worked with Cindy on several real estate transactions over the years. She is very knowledgeable and always responsive to questions or concerns. It's a pleasure to work with her.



Cindy's familiarity with the area and her knowledge in purchasing homes helped us in many ways. She was able to provide us with a number of choices that fit our criteria and was able to answer any questions we had.



Cindy is awesome. Her follow up is above and beyond!! She is a true professional and has guided us through both purchasing and selling of properties.

TESTIMONIALS



We relocated to Bradenton from Ohio. We met Cindy while we were on vacation and checking out some open houses. She was the friendliest and most helpful realtor we saw at any of the open houses. She definitely took the time even then to educate us on some things to keep in mind when buying in Florida. Naturally she was the first person we called when we wanted to buy. We scoped out some properties and neighborhoods on line and she provided additional properties in line with what we wanted. We came down, visited all of the properties and picked out a really great house that hit all of our requirements! There were some snags along the way but she navigated them beautifully. From Offer to Closing to move, we were done in 45 days. It was a great experience! I will recommend her again and again!



Cindy was very professional. Right on target. our condo sold in two weeks. Highly recommend, 5 stars!



Thank
you!



Thank you for taking the time to preview our seller's package. When you decide to enlist our services, please keep this seller's package handy. We look forward to working with you in the near future and feel certain that you will be happy with our services.

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