



## New Landmark REALTY

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[www.newlandmarkrealty.com](http://www.newlandmarkrealty.com)

*Lowest Fees - Highest Standards!*

### WE PROVIDE:

- ✦ Honest and professional handling of every real estate transaction
- ✦ No pressure, no aggressive tactics
- ✦ Patience and dedication
- ✦ Over 10 years of experience selling Hudson Valley residential properties

### WE OFFER SELLERS:

- ✦ Negotiable **Broker Fee starting at 3.5%**
- ✦ Listing in Greater Hudson Valley MLS
- ✦ Two experienced Realtors handling the entire sale process
- ✦ In-house created top quality Virtual Tour and HD Photo Gallery
- ✦ Custom designed and printed color property flyers
- ✦ Aggressive Internet Marketing on FRONT PAGES of **our own 7 websites:**
  - [NewLandmarkRealty.com](http://NewLandmarkRealty.com)
  - [845sold.com](http://845sold.com)
  - [rent845.com](http://rent845.com) (for rentals only)
  - [maria-baran.com](http://maria-baran.com)
  - [andrzejbaran.com](http://andrzejbaran.com)
  - [Cornwall-Homes.com](http://Cornwall-Homes.com)
  - [MonroeWoodburyHomes.com](http://MonroeWoodburyHomes.com)
- ✦ Creating **single property website** advertising only the listed property with detailed features, virtual tour, photo gallery, Google maps, satellite and bird's eye views, neighborhood info and mortgage calculators (examples: [www.9mabel.com](http://www.9mabel.com), [www.37maple.com](http://www.37maple.com), [www.25highlandwoods.com](http://www.25highlandwoods.com))
- ✦ Advertising on dozens of global and local real estate websites including [realtor.com](http://realtor.com), [trulia.com](http://trulia.com), [zillow.com](http://zillow.com), [ghvmls.com](http://ghvmls.com), [homes.com](http://homes.com), [move.com](http://move.com) and [craigslist.com](http://craigslist.com)
- ✦ Advertising in newspapers and publications including **Homes and Estates**, Times-Herald Record and Photo News in print and online on [www.HudsonValley.com/Homes](http://www.HudsonValley.com/Homes)
- ✦ Advertising upscale properties in prestigious New York Times and [www.nytimes.com](http://www.nytimes.com)
- ✦ Targeted postcard and email marketing campaigns
- ✦ Hosting as many open houses as needed

### NEW ADVANTAGES IN 2010:

- ✦ We use reflective "For Sale" and directional signs enhancing visibility at night
- ✦ We provide private online client access (web link) to transaction documents during entire selling process
- ✦ After the closing we deliver scanned archives of entire transaction on one CD.