

## SAMPLES OF MLS LISTING DESCRIPTIONS VERSUS CORRECTED DESCRIPTIONS

**MLS:** EXCELLENT HOME WITH NEW BAMBOO WOOD FLOORS IN SECOND FLOOR, KITCHEN WITH NEW STAINLESS STEEL APPLIANCES, GLASS TILES BACKSPLASH, EXTENDED CABINETS. 9' CEILING HIGH, VAULTED CEILING IN MASTER BEDROOM. HUGE MASTER BATH, SEPARATE HIS AND HERS CLOSETS. JACUZZIE TUB WITH 6 JETS FULL SIZE. ACCORDION SHUTTERS ON SECOND FLOOR. EXTENDED CONCRETE PATIO SLAB 40X14 WIDE. \*\*\*\*\* NOT A SHORT MAKE OFFER\*\*\*\*\*

**CORRECTED:** COME SEE THIS EXCELLENT 2 BEDROOM, 2 BATH HOME IN PEMBROKE PINES, WITH NEW BAMBOO WOOD FLOORS ON SECOND FLOOR. THE KITCHEN WITH NEW STAINLESS STEEL APPLIANCES, GLASS TILE BACKSPLASH, EXTENDED CABINETS. 9' HIGH CEILINGS, VAULTED CEILING IN MASTER BEDROOM. HUGE MASTER BATH, SEPARATE HIS AND HER CLOSETS. MASTER BATH HAS FULL SIZE JACUZZI TUB WITH 6 JETS. ACCORDION SHUTTERS ON SECOND FLOOR. OUTDOORS, YOU HAVE AN EXTENDED 40X14 CONCRETE PATIO SLAB. NOT A SHORT SALE - MAKE OFFER. **(ADD IN "END TEXT" HERE, WITH NAME OF LISTING AGENCY IN lower caps, abbreviated, unless ADLER REALTY INC (all caps, spelled out) )**

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**MLS:** Spectacular builders custom one acre estate; marble/wood, 4 bed/5 1/2 bath PLUS huge loft, office, media room and exercise room. Family room with built in wet bar. Volume ceilings, columns, huge luxury kitchen with granite, island, breakfast area. Large pool & gazebo with wet bar and built in grill. Great home for entertainment. 3 car garage, no HOA, no parking restrictions. Best value in pine tree estates.

**CORRECTED:** SPECTACULAR BUILDERS CUSTOM, 4 BEDROOM, 4.5 BATH, ONE ACRE ESTATE HOME, WITH MARBLE AND WOOD FLOORING AND HUGE LOFT, OFFICE, MEDIA ROOM AND EXERCISE ROOM. FAMILY ROOM BOASTS BUILT-IN WET BAR. VOLUME CEILINGS, COLUMNS, HUGE LUXURY KITCHEN WITH GRANITE, ISLAND, AND BREAKFAST AREA. ENJOY THE LARGE POOL AND GAZEBO WITH WET BAR AND BUILT IN GRILL. THIS IS A TERRIFIC HOME FOR ENTERTAINMENT. 3 CAR GARAGE, NO HOA, NO PARKING RESTRICTIONS. BEST VALUE IN PINE TREE ESTATES! **(ADD IN "END TEXT" HERE, WITH NAME OF LISTING AGENCY IN lower caps, abbreviated, unless ADLER REALTY INC (all caps, spelled out) )**

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**MLS:** EXQUISITELY PROFESSIONALLY DECORATED HOME IN BROOKSIDE GROVE. SITUATED ON OVERSIZED PIE-SHAPED LOT ON LAKE, LOT IS 16,100 SQ. FT., 3 CAR GARAGE, 24" SATURNIA MARBLE FLOORS, NEW KIT, CUSTOM BUILT WALL UNITS, TRAY CEILINGS THRU-OUT, 8 FT DOORS THRU-OUT, CORAL FIREPLACE, DOUBLE CROWN MOULDINGS, WET BAR, WROUGHT IRON INSERTS, BUILT IN BBQ W/FRIDGE & VIKING GRILL, BRAND NEW AUTO-PILOT SALT POOL GENERATOR, UNDER EAVES RECESSED LIGHTING ON EXT. AROUND HOME. 4TH BEDROOM/OFFICE, WALKING DISTANCE TO STONEMAN DOUGLAS HIGH SCHOOL

**CORRECTED:** EXQUISITELY AND PROFESSIONALLY DECORATED HOME IN BROOKSIDE GROVE. THIS SPACIOUS 4 BEDROOM, 3 BATH HOME IS SITUATED ON OVERSIZED 16,100 SQ FT PIE-SHAPED LOT ON LAKE. THIS STUNNING HOME BOASTS A 3 CAR GARAGE, 24" SATURNIA MARBLE FLOORS, NEW KITCHEN, CUSTOM BUILT WALL UNITS, TRAY CEILINGS THROUGHOUT, 8 FT DOORS THROUGHOUT, CORAL FIREPLACE, DOUBLE CROWN MOULDINGS, WET BAR, WROUGHT IRON INSERTS, BUILT IN BBQ WITH FRIDGE AND VIKING GRILL, BRAND NEW AUTO-PILOT SALT POOL GENERATOR, UNDER EAVES RECESSED LIGHTING ON EXTERIOR AROUND HOME. 4TH BEDROOM/OFFICE. HOME IS WITHIN WALKING DISTANCE TO STONEMAN DOUGLAS HIGH SCHOOL. **(ADD IN "END TEXT" HERE, WITH NAME OF LISTING AGENCY IN lower caps, abbreviated, unless ADLER REALTY INC (all caps, spelled out) )**

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**MLS:** THIS RENOVATED CUSTOM HOME IS IN A DESIRABLE AREA NEAR SHOPS/DINING/SCHOOLS W/I 20 MIN: FTL, WEST IN A GOOD SCHOOL DISTRICT. CONVENIENTLY LOCATED NEAR EVERYTHING. ALL FURNISHINGS ARE NEGOTIABLE. THIS BEAUTIFUL HOME HAS AN EAT-IN KITCHEN W/APPLIANCES NEW APPLIANCES, 42-INCH IMPORTED CABINETS, GRANITE COUNTERTOPS, SLEEK SS APPLIANCES. IT FEATURES AN IDEAL SPLIT FLOOR PLAN AND A SPACIOUS MASTER SUITE WITH A RENOVATED MASTER SHOWER. ALSO A NEW WASHER/DRYER SET, NEW 80-GAL HOT WATER HTR.

**CORRECTED:** THIS RENOVATED CUSTOM 4 BEDROOM, 2.5 BATH HOME IS IN A DESIRABLE AREA OF BOCA WINDS, NEAR SHOPS, DINING, AND SCHOOLS WITHIN 20 MINUTES: FORT LAUDERDALE, WEST IN A GOOD SCHOOL DISTRICT. CONVENIENTLY LOCATED NEAR EVERYTHING! ALL FURNISHINGS ARE NEGOTIABLE. THIS BEAUTIFUL HOME HAS EAT-IN KITCHEN WITH APPLIANCES. NEW APPLIANCES, 42-INCH IMPORTED CABINETS, GRANITE COUNTERTOPS, SLEEK SS APPLIANCES. THIS HOME FEATURES AN IDEAL SPLIT FLOOR PLAN AND A SPACIOUS MASTER SUITE WITH A RENOVATED MASTER SHOWER. ALSO A NEW WASHER/DRYER SET, NEW 80-GAL HOT WATER HEATER. **(ADD IN "END TEXT" HERE, WITH NAME OF LISTING AGENCY IN lower caps, abbreviated, unless ADLER REALTY INC (all caps, spelled out) )**

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**MLS:** Lifestyle living in Boca Grove, the list price is a "no-brainer". Of course the house is gorgeous! Enter into a foyer that belongs in a mansion on the Main Line, proceed to the hallway "rotunda" with sweeping, curved stairway and on to the massive, 24 ft high Living room w/ fireplace & a wall of French Doors. The master suite is upstairs and is the size of a ballroom! This model was enlarged to accommodate a huge dining room, perfect for holiday dinners, OR rework the floorplan & remodel at great price.

**CORRECTED:** ENJOY THE LIFESTYLE LIVING IN BOCA GROVE, WITH THIS SPACIOUS 3 BEDROOM, 3.5 BATH HOME - THE LIST PRICE IS A "NO-BRAINER". OF COURSE THE HOUSE IS GORGEOUS! ENTER INTO A FOYER THAT BELONGS IN A MANSION ON THE MAIN LINE, PROCEED TO THE HALLWAY "ROTUNDA" WITH SWEEPING, CURVED STAIRWAY AND ON TO THE MASSIVE, 24 FT HIGH LIVING ROOM WITH FIREPLACE AND A WALL OF FRENCH DOORS. THE MASTER SUITE IS UPSTAIRS AND IS THE SIZE OF A BALLROOM! THIS MODEL WAS ENLARGED TO ACCOMMODATE A HUGE DINING ROOM, PERFECT FOR HOLIDAY DINNERS, OR REWORK THE FLOORPLAN AND REMODEL – YOU CAN, AT THIS GREAT PRICE! **(ADD IN "END TEXT" HERE, WITH NAME OF LISTING AGENCY IN lower caps, abbreviated, unless ADLER REALTY INC (all caps, spelled out) )**

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**MLS:** Superb Custom built waterfront / pool home upgraded with several atriiums, solarium breakfast area, fireplace, custom his/hers desk in den, spa, accordion shutters, just too many features to mention. MUST SEE!!

**CORRECTED:** SUPERB CUSTOM BUILT 4 BEDROOM, 3 BATH WATERFRONT POOL HOME IN STONEBRIDGE, UPGRADED WITH SEVERAL ATRIUMS, SOLARIUM BREAKFAST AREA, FIREPLACE, CUSTOM HIS AND HER DESK IN DEN, SPA, ACCORDIAN SHUTTERS AND MORE....JUST TOO MANY FEATURES TO MENTION. MUST SEE!! **(ADD IN "END TEXT" HERE, WITH NAME OF LISTING AGENCY IN lower caps, abbreviated, unless ADLER REALTY INC (all caps, spelled out) )**

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**MLS:** REJOICE!!NOT A SHORT SALE OR REO!! IF YOU ARE LOOKING FOR ELEGANCE, SPACE, UPGRADES WITHOUT HAVING TO SPEND A CENT, THIS IS THE HOME FOR YOU\*\*NEW WOOD,GRANITE,S/S KITCHEN\*\*WOOD FLOORS UPSTAIRS\*\*TILES DOWNST\*\*EXTRA CONVERTED ROOM THAT CAN BE USED AS OFFICE OR GYM, LAKE FRONT AND COVERED POOL AREA PERFECT FOR ENTERTAINING\*\*FUSSY BUYERS WELCOME\*\*LOOK AT VIRTUAL TOUR\*\*LETS CLOSE BY CHRISTMAS!!

**CORRECTED:** IF YOU ARE LOOKING FOR ELEGANCE, SPACE, AND UPGRADES WITHOUT HAVING TO SPEND A CENT MORE, THIS 4 BEDROOM, 2.5 BATH BEAUTY IS THE HOME FOR YOU. NEW WOOD,GRANITE,S/S KITCHEN. WOOD FLOORS UPSTAIRS AND TILE DOWNSTAIRS.EXTRA CONVERTED ROOM THAT CAN BE USED AS OFFICE OR GYM, LAKE FRONT AND COVERED POOL AREA PERFECT FOR ENTERTAINING. FUSSY BUYERS WELCOME. LOOK AT VIRTUAL TOUR AND LETS CLOSE BY CHRISTMAS!! REJOICE!! NOT A SHORT SALE OR REO!! FOR A FREE 24 HOUR RECORDED MESSAGE ABOUT THIS HOME AND OTHER HOMES LIKE IT CALL 800-347-1824 EXT 5030 TOLL FREE 24 HOURS A DAY. idx: fl props mktg grp. **(Note added "End Text" with name of agency in lower case and abbreviated. If an Adler Realty listing, it would read ADLER REALTY INC.)**

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**MLS:** NOT A SHORT SALE/FORECLOSURE Waterfront Pool Home in Maplewood Community. Oversized Lot 4/2. Newer S Tile Roof, Accordion Shutters, Designer Mstr Bath. Outdoor Kitchen. Dramatic Dbl Door Brick entrance leads to Open Floor Plan W/Vaulted Ceilings & Rich CHERRY Wood Floors. Designed for easy living/entertaining. Lrg Eat In Kitchen W/Center Island, Fam Rm awashed in natural light overlooks tranquil water view. Formal Din Rm, MBrdm W/Large Walk-in closet. Fenced yard w/Spacious Patio/ Pool READY TO MOVE IN.

**CORRECTED:** 4 BEDROOM, 2 BATH WATERFRONT POOL HOME ON OVERSIZED LOT IN MAPLEWOOD COMMUNITY. NEWER S-TILE ROOF, ACCORDION SHUTTERS, DESIGNER MASTER BATH, AND OUTDOOR KITCHEN. DRAMATIC DOUBLE DOOR BRICK ENTRANCE LEADS TO OPEN FLOOR PLAN WITH VAULTED CEILINGS AND RICH CHERRY WOOD FLOORS, ALL DESIGNED FOR EASY LIVING AND ENTERTAINING. LARGE EAT- IN KITCHEN WITH CENTER ISLAND, FAMILY ROOM AWASH IN NATURAL LIGHT OVERLOOKS TRANQUIL WATER VIEW. HOME HAS FORMAL DINING ROOM, MASTER BEDROOM WITH LARGE WALK-IN CLOSET. ENJOY THE FENCED YARD WITH SPACIOUS PATIO AND POOL. READY TO MOVE IN. NOT A SHORT SALE/FORECLOSURE. **(ADD IN "END TEXT" HERE, WITH NAME OF LISTING AGENCY IN lower caps, abbreviated, unless ADLER REALTY INC (all caps, spelled out) )**

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**MLS:** Great property located in Coral Springs community Knightsbridge. This property is in impecable condition and includes gorgeous wood floors, and newer appliances.Enjoy the gorgeous lake view and private backyard. This one won't last so bring your buyers!

**CORRECTED:** DON'T MISS THIS TERRIFIC PROPERTY WITH 3 BEDROOMS AND 2.5 BATHS, LOCATED IN THE CORAL SPRINGS COMMUNITY OF KNIGHTSBRIDGE. THIS PROPERTY IS IN IMPECCABLE CONDITION AND INCLUDES GORGEOUS WOOD FLOORS AND NEWER APPLIANCES. ENJOY THE GORGEOUS LAKE VIEW AND PRIVATE BACKYARD. THIS ONE WON'T LAST SO BRING YOUR BUYERS! **(ADD IN "END TEXT" HERE, WITH NAME OF LISTING AGENCY IN lower caps, abbreviated, unless ADLER REALTY INC (all caps, spelled out) )**

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