

5

Step guide to help you move to Clearwater St. Petersburg

angelo@marcangelogroup.com



THE SUNSHINE METHOOD



Angelo Marcello
206.321.7642

ARE YOU READY TO MOVE?



You've come to a point in your life where you realize it's time to move to your dream destination. You know that it's now or never but you still need clarity.

You promise yourself (and your family) that this is the last winter that you are going to spend living in a black and white movie. The winters seem to be getting colder and colder and slipping on black ice is no fun. You're tired of counting the shades of gray and you've been dreaming about moving south. NOW is the time.

If you live on the East Coast of Florida you're tired of dealing with overcrowded beaches. You're also not a morning person and getting up for sunrise just isn't the same as sipping an adult beverage while watching the sunset over the Gulf of Mexico.

You really want a laid back vibe where there is room to play. You want to get to paradise. It's time to make your dream a reality.

MOVING IS STRESSFUL



You then think to yourself “what’s worse than moving”? You know the answer....nothing is worse than moving. Doubt begins to creep in.

You’ve thought about this for years and you know now is the time to make the big move.

Everyone in the family is on board. But you start to worry that this may be too big of a move and something you may regret.

You’ve been waiting for the perfect moment but in reality you know that perfection is just a fancy name for procrastination.

You’ve been coming to the West Coast of Florida for years and have decided that this is the place you want to be. It’s checks all the right boxes.



YOUR EUREKA MOMENT!

**That feeling of uncertainty is normal. I know...
I have moved across the country more than once!**

You've decided on the perfect location.

And no matter which location you choose your only 20 minutes from everything!

Time to make the big move to paradise.

You now have more freedom and room to grow.

This is what you have dreamed of for years.

Warm white sand beaches and endless summers.

You look at the move with optimism and think...

- How much more time do I have on this earth?
- Why do I keep delaying my dream?
- How much longer can I keep paying high property taxes?
- Now's the time to get more space for less money.
- I want my family to enjoy warm winters and gulf breezes.

1

DISCOVERY, EXPLORATION & CLARITY

Moving to another state can be daunting. This five step method will make moving simple and pleasurable.

Moving to another state is a big pain point for most. I will show you how we can make this as simple and pleasurable as possible.

I will interview you and your significant other separately and as a family. This is where I find out what you like and dislike about your current living conditions, neighborhood and community. What does their ideal home look like in Florida. Of course there are the typical questions such as number of bedrooms, baths, pool, garage?

We will walk you through the process of buying a home in Florida and getting ready for the big move.

The most important part of my job is helping you figure out exactly what you want and catering to those needs.

I'll sometimes remind you of what is important to you and if needed adjust.



2 HOUSE HUNTING

You have your pre-qualification letter (or cash) and you're ready to make an offer on your dream home.

In this step I will send you a list of curated homes that fit your family's needs and wants.

We will plan your discovery trip and make the most of your time in Florida.

As you know in this market homes move quickly. Be prepared to make an offer before you leave.

Need a place to stay during your visit? I'll send you a list of great places to stay.



3

CONSTANT CONTACT

Communication is a two way street and it's important that you communicate what's going on up north.

Any offers on your current home? Did you secure a mover?

Will temporary housing be needed in Florida?

We need to be sure that we are all on the same page and make this process as simple as possible. The more we communicate the better. Making the process much more pleasant.

We will be in touch on a weekly basis (or more if necessary depending on where you are in the process). Updates on inspections, title search, improvements to your new home as they become available.



4

SIGNATURE CONCIERGE SERVICES

Your house will be ready to enjoy as soon as you move in.

We want your new home to be perfect when you arrive.

To get your new home ready we will schedule painters, contractors, tradesmen etc. We will also set up your utilities!

We want to make this process as easy and painless as possible.

If it is necessary to stay at a hotel or Air b&b for a few nights, we'll arrange that too.

Of course we'll give you a curated list of our favorite restaurants, bars, beaches, parks, dry cleaners and current events.



5

ENJOY YOUR NEW HOME IN PARADISE!

Your happiness is our up-most concern. We want you to feel welcomed in your new community and love your new home.

We'll go over any last minute details. Make sure we do the final walk through and that all items addressed in the inspection have been met.

We make sure that the beds are made and that the dishes are put away so you can start enjoying your new home right away!

We celebrate with adult beverages and follow up 30-60-90 days after you move in to see how you are enjoying your new life and if you need help finding the nearest farmers market!



LIFE IN PARADISE!

You finally did it! The family and you are enjoying being outdoors all year. You spend more time at the beach enjoying the beautiful sunsets.

You are enjoying your new surroundings. The kids have found new activities. Your spouse has joined the local book club. The beach brings you all together.

Spending a few hours there is like a mini-vacation.

Stress seems to melt away when you and your spouse go to the beach to watch the amazing sunsets. As soon as your feet hit the sand you feel the stress from work leave your body. You have to pinch yourself because you finally did it. You now live in paradise.

You now know that you don't need as many things as you thought you did to be happy. You have less things to worry about. The freedom is amazing. Just being able to walk on the beach and enjoy the surf is enough to make you happy and content.

You found a home in a good school district and your kids love their new friends. They are Floridans and love the lifestyle. They hang out at the beach with their friends. They love paddle boarding and are trying to convince you to give it a try too.



HI. I'M ANGELO.

I'm originally from Rhode Island, I grew up working in my grandfather's restaurant, serving in every position from washing dishes to tending bar. Although I planned on becoming a doctor, I soon realized that real estate was in my blood and left college to develop a number of restaurant concepts with my family. Alongside my dad I also built and designed several homes in New England and Florida, where my family spent their winters.

It was during that time, more than 25 years ago, that I first obtained my real estate license in Rhode Island. I now hold my license in Florida.

In my leisure time, I'm an avid road cyclist. I've placed in the top 10 cyclists in several races and won a road race at the age of 45. I LOVE to travel, volunteer with local community organizations, ride my fixed-gear bike to the beach to watch the sunset, and spend time with my two dogs, Gucci and Enzo.





**YOU'RE READY TO MAKE
THE MOVE TO PARADISE.**

**LET'S MAKE IT SIMPLE AND
PLEASANT.**

I firmly believe that everyone deserves an elevated sales experience, especially when it comes to the most important investment they will make: purchasing their home. I make a point to deliver personal service to each customer, always remembering that one size fits none. I am a member of the Pinellas REALTOR® Organization and the Central Pasco REALTOR® Organization and a Seller Representative Specialist and Resort and Second-Home Property Specialist. Call or text or click the link to book a call.

[CLICK TO BOOK A CALL](#)

**BOOK A
DISCOVERY CALL**

Let's hop on a 15 minute
Zoom or phone call to
begin the process of
planning your move to
paradise!

Call or Text
206-321-7642

real


MarcAngelo
Group

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