GREAT EXPECTATIONS REALTY

We can sell Your Home or Business & Everything in it!

SELLER'S GUIDE





JENA DENNIS

FROM START TO SOLD:

Expert guidance to help you list and sell your home successfully.

JENA DENNIS - 904 806 4274 - JENADENNIS@GEREALTY.US



WELCOME

The Importance of Home

Home is more than just a physical space, it's where you've created countless memories, shared moments with loved ones, and where you feel most comfortable.

When it comes time to sell your home and begin a new chapter, the process can oftentimes feel overwhelming. Selling a home can be an emotional journey, and it's understandable to feel apprehensive.

Rest assured that together, we can help you navigate the process with ease. We'll outline the process and create a plan together, so you don't have to do any of the heavy lifting.

From staging your home, to finding the right buyers, negotiating the best terms for you & creating a smooth close, this booklet will be your guide.

Jena Dennis

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GREAT EXPECTATIONS: A LIFE IN REAL ESTATE

Born and raised in the vibrant Jacksonville & Saint Augustine areas of Florida, Jena is not only deeply rooted in her community but also extensively educated and diverse in her professional pursuits. A true Floridian, Jena embarked on her academic journey early, graduating from high school in 1999 while simultaneously getting an associate's degree earned through early admissions courses and CLEP testing. Her academic excellence was recognized with a full scholarship to college, where she showcased her ambitious spirit by earning three bachelor's degrees from Florida State University in Marketing, International Business, and Cultural Anthropology by 2001.



JENA DENNIS

Real Estate Broker & Proprietress

Jena's professional life is as dynamic as her educational background. She is the licensed Broker and Owner of Great Expectations Realty, a venture she passionately runs with her husband Allyn Dennis. Additionally, she is the Proprietress of Great Expectations Auction Company, a multifaceted business that operates as a Licensed Auction House, Licensed Automobile Dealer, and Federal Firearms Dealer.

Her involvement extends beyond her businesses as Jena has served on numerous local and state boards, including a current role as the Board Chair for a Non-profit, Hastings Main Street Inc which is focused on the economic and cultural revitalization of the Hastings community. Her motivation in her career is driven by a desire to help clients realize the value of their assets and achieve their lifelong goals, a testament to her dedication and client-focused approach.

Jena's interests are diverse, with a deep appreciation for Real Estate, Antiques, High-End Art, Fine Jewelry, and Art Nouveau. This passion is evident in how she conducts her business and personal life.

Balancing the demands of running multiple companies with the joys and adventures of raising three precious children, Jena leads an incredibly fulfilling life. She believes in committing fully to every endeavor, approaching each project with unmatched vigor and passion, ensuring that nothing is done half-way. Jena's life and career are a testament to her hardworking nature and her commitment to excellence in all facets of her life.



ACKNOWLEDGEMENTS

TOP 500 JACKSONVILLE REAL PRODUCERS 2024

Ranked #21
of 12,000+ Realtors
in St Johns County

Honored with the 2023
'Best Real Estate Broker'
Community Choice Award

2023 THE OFFICIAL COMMUNITY'S CHOICE AWARDS Best of St. Augustine WINNER

Behind the Scenes:

When buying or selling a property, having a dedicated real estate team by your side can make all the difference. Our team is always available to respond to inquiries, coordinate each step, and guide you through the process, bringing a wealth of experience and expertise to every transaction.

When it’s time to bring your most valuable asset to market, it's essential to develop a tailored marketing strategy. Our team collaborates to create a customized plan for your property, and each listing is thoroughly reviewed to ensure there are no gaps in our marketing efforts.

Our goal is to secure the best possible deal for you, often achieved by leveraging our combined skills and extensive networks.

We ensure transparency throughout the transaction. Our approach to managing communication is systematic and efficient, ensuring you are always informed of the next steps and prepared for each stage of the process.

SAY HELLO TO MY TEAM...



Jena Dennis
Broker Owner



Steve Walt
Broker Manager



Jessica Hurtubise
Executive Assistant



Stephanie Hannon-Norwood
Transaction Coordinator

HOW DOES A REAL ESTATE TRANSACTION WORK?

BUYER — BUYER'S REALTOR®

SELLER'S REALTOR® — **SELLER**

LENDER EVALUATION
Before making an offer, buyer will qualify with a lender to determine their budget and requirements.

FIND THEIR DREAM HOME!

SELLER'S DISCLOSURES
Sellers provide disclosure that may materially affect the value.

OFFER PRESENTED
Buyer's Realtor ® presents offer to Seller's Realtor, who conveys to seller.

PURCHASE NEGOTIATION
Sale price, terms and contingencies are negotiated & agreed upon by both parties.

SALES AGREEMENT EXECUTED

GOOD FAITH DEPOSIT
Buyer submits earnest deposit to title company which is held in escrow.

INSPECTION PERIOD
Buyer begins inspection period & negotiates repairs if applicable

LOAN APPLICATION PROCESSED & APPRAISAL ORDERED

TITLE SEARCH
Concurrent with loan process, closing agent confirms seller has clear right to sell property & establishes facts, such as whether there are any restrictive covenants on the use of the property.

CONTINGENCIES SATISFIED
Once appraisal is completed and financing is approved, inspection repairs made if applicable, contingencies are satisfied according to the agreement.

CLOSING DOCS ISSUED
Lender provides loan estimate & closing disclosures detailing all terms & costs to the buyer 3 days before closing.

FINAL WALK THROUGH
1-2 days prior to closing, buyer confirms that the home is in the same condition as when the Purchase and Sale Agreement was executed and a final walk through is scheduled.

TRANSACTION CLOSES


Listing
Consultation



What you CAN EXPECT

I understand that buying or selling a property is about much more than just getting the best price. It's a significant decision that involves many intricate steps, and my goal is to guide you through each stage with transparency and expertise. While there may be some challenges along the way, I am committed to minimizing delays and overcoming any obstacles.

You can expect regular, weekly updates, where I will provide honest, straightforward insights and offer creative solutions to keep the process on track. I am here to support you through every decision, ensuring a smooth and informed experience from start to finish.

Jena

As Your Realtor I will...

- **Develop an Expert Pricing Strategy:** I will analyze the local market to set a competitive price that attracts buyers and maximizes your profit.
- **Maximize Market Exposure:** I will list your property on the MLS and promote it across multiple channels, including social media, real estate websites, and my network.
- **Create Professional Marketing Materials:** I will arrange high-quality photos, drone, floorplans and staging advice to present your home in the best light and attract more potential buyers.
- **Handle Negotiations:** I will negotiate offers, counteroffers, and contingencies on your behalf, ensuring you get the best possible terms and price.
- **Connect with Qualified Buyers:** I will tap into my network of pre-qualified buyers, increasing the likelihood of finding serious, ready-to-purchase buyers.
- **Manage Time-Consuming Tasks:** From coordinating showings to handling inquiries, I will take care of all the day-to-day responsibilities of selling your home.
- **Oversee Legal and Paperwork Requirements:** I will handle all the necessary paperwork and ensure compliance with legal requirements, protecting you from potential pitfalls.
- **Provide Market Insights and Data:** I will share up-to-date market data, comparable sales, and buyer preferences, so you can make informed decisions at every step.
- **Resolve Unexpected Issues:** I will address any challenges that arise during the selling process, offering solutions that keep the sale on track.
- **Offer Step-by-Step Guidance:** I will be with you every step of the way, from listing to closing, ensuring a smooth, stress-free experience throughout the entire process.

YOUR LISTING CONSULTATION

This is where we make a plan together. As your agent, I'm going to be asking you questions about your goals for selling your home and any questions or concerns you may have related to your sale. Please take a moment to think about those things and make a list so that we can ensure we make the best use of our time together and address the most important issues or concerns you may have.

I'll also be preparing materials for your review, including an overview of our marketing campaign, an explanation of social media strategy and a comparative market analysis to show you what is selling (and not selling) in your market area.





A few things to think about when we meet

- What is your moving timeline?
- What are the logistics of your next move; where & how?
- What do you hope to net from your home sale?
- What concerns do you have about listing or buying?

Write these things down as you think of them so we can talk through all the details!

-Jena

HOME SELLER'S *roadmap*

Use this roadmap as a quick overview of the selling process. If you have any questions, please reach out to me!

1

LISTING APPOINTMENT

Schedule a listing appointment with your chosen agent to discuss your goals and timeline.

2

PRICING

Work with your agent to price your home competitively

3

STAGING & PHOTOS

Your agent will help you prepare your home for photos and showings

4

MARKETING

Your agent will ensure that your home is marketed across all social media sites

5

LISTING

Your home is now an active listing, viewable by potential buyers

6

SHOWINGS

Prepare for a shift in your daily schedule so your agent can book as many showings as possible

7

OFFERS

Your agent will help you consider all offers presented and negotiate accordingly

8

UNDER CONTRACT

The contract becomes "fully executed" after you and the buyer agree on the contract terms and both sign the agreement.

9

FINAL DETAILS

Start planning and packing rest assured your agent is keeping track of the process and will guide you should delays arise

10

CLOSING

Attend the closing in person or remotely, transfer keys and celebrate!



REAL ESTATE *Terms*

PRE-APPROVAL

A pre-approval is a preliminary evaluation conducted by the lender to show that the buyer has the funds to purchase up to a certain amount. This is extremely helpful when you're ready to put an offer on a home.

OFFER

Once you find the home you love and place an offer, if the offer is accepted you will execute a Purchase & Sale Agreement stating the terms both parties agree to.

CONTINGENCY

When an offer is accepted by the seller, but there are certain conditions that must be met before the sale is final, such as financing or selling another property.

CLOSING COST

The fees that are paid at the end of the purchase by either the buyer, seller or both. These include taxes, insurance and lender expenses.

EARNEST MONEY

Also known as "good faith" or "escrow" money, this is money put up by the buyer into a trust or escrow account. This action shows the buyer is serious about purchasing the home.

TITLE SEARCH

A title search proves that the property is, in fact, owned by the seller. You can also purchase title insurance to protect against issues that may arise later.

APPRAISAL

The appraisal is the value given to a property based on comparable properties that have recently sold. This is typically required by the lender in order to decide if the requested loan amount is in alignment with the value of the property.

HOME INSPECTION

An inspection is a professional examination of the property's condition. Your Realtor can recommend a qualified home inspector for you.

DISCLOSURES

Sellers must disclose any known issues that materially affect the property's value - good or bad.

CLOSING

This is the final step of your real estate transaction. At closing, the funds from the buyer are provided to the seller and the buyer receives the keys. This process typically takes an hour.



WHAT IS A TRANSACTION BROKER?

During a real estate transaction, the Seller may have an agent as well as the buyer. Each agent works to create circumstances that are agreeable to their clients. In Florida most agents operate as transaction brokers, so there are times when only one agent will handle both sides of the transaction, and legally they have the obligation to deal fairly and honestly as well as the requirement of confidentiality.

Transaction Coordinator

Throughout your transaction, our dedicated Transaction Coordinator will provide you with detailed checklists and clear, step-by-step emails to guide you through every stage of the process. These communications will outline what to expect next, request necessary documents, and explain key milestones to help you stay informed and organized. Because the real estate process can be complex, we break it down into manageable steps to ensure you never feel overwhelmed. While these emails will serve as an essential guide and reference throughout your journey, please know that our team is always available to answer questions and provide support whenever you need it. This guide helps to serve as a general overview of the process.

A PRACTICAL GUIDE TO

Buy & Sell at the Same Time

Buying your next home while selling your current one can feel like a juggling act, but it's completely doable with the right plan. Here are the three most common strategies, along with what to expect from each.

01 SELL FIRST, THEN BUY

02 BUY FIRST, THEN SELL

03 BUY & SELL SAME TIME

THE DETAILS...

01

Selling first gives you a clear budget for your next home and avoids the stress of two mortgages at once. It can also strengthen your position as a buyer. The trade-off is you might need temporary housing, which could mean moving twice. A rent-back agreement with your buyer can give you extra time in your home after closing, making the transition smoother.

02

Buying first means you can move straight into your new home and take your time selling the old one. However, this often means carrying two mortgages for a short period. Bridge loans or a home equity line of credit can help cover the gap. Pricing your current home competitively once listed will help reduce any overlap.

03

Closing on your sale and purchase at nearly the same time offers a seamless move with no need for temporary housing. The challenge is coordinating the timing, as delays on one side can affect the other. Working with an experienced agent and allowing some flexibility with closing dates can make this option run smoothly.

Final Thoughts

Each approach has its pros and cons, and the right choice depends on your finances, timeline, and the market. With careful planning and the right guidance, you can make your move with confidence. We can discuss how each of the options may or may not work for you to determine the best strategy.

SUCCESSFUL

SELLING PROCESS



I KNOW THAT SELLING YOUR HOUSE CAN BE STRESSFUL...

But it doesn't have to be. Instead it can be the glorious start to a new chapter. The reliving of wonderful memories & the anticipation of a new family loving your home with fresh eyes.

With our modern approach to marketing and a streamlined system for paperwork, we take the stress out of SOLD.

Let's be honest, moving to a new home is EXCITING!

1. LISTING CONSULTATION SET PRICE
2. GET THE HOME READY FOR THE MARKET
3. PROFESSIONAL PHOTOS AND MARKETING MATERIALS
4. ONLINE DEBUT LISTED FOR SALE
5. OFFER PRESENTATION & ACCEPTING A CONTRACT
6. CONTINGENCY REMOVAL PERIOD
7. CLOSE ON THE HOUSE (AND CELEBRATE)



Preparing to Sell

The Listing TIMELINE

1.) CLEAN & PREP

- Begin packing away clutter
- Remove all valuables
- Remove personal photos
- Organize rooms & closets
- Do all home maintenance tasks

2.) PHOTO & VIDEO

- Content shoot day
- Full photos of home
- Drone & Floorplan as needed
- Shoot videos for social

3.) CUSTOM WEBSITE BUILT

- Exclusive website built for your listing
- Tracks all visitor activity and lead capture
- Can be shared on social & email marketing

4.) MARKETING CAMPAIGN

- All marketing produced; Coming Soon, Open House, Just Listed, Under Contract, Sold
- Electronic packets created

5.) SOCIAL DEPLOYED

- All social pieces posted & boosted
- Long form video, 3-4 reels and designer style photos posted

6.) OPEN HOUSE

- Depending on the market, open houses can generate leads
- They allow potential buyers an opportunity to view the home without the commitment of a formal showing.

PREPPING THE HOME

Cleaning, decluttering & prepping your home
to sell can increase its value by 3%-10%

01 Kitchen

- Clear off all counters, everything from decorative items, paper towels and toasters
- Remove all personal accessories
- Tidy pantry

02 Family Room

- Remove all personal accessories & photos
- Declutter, including furniture if needed
- Remove all busy patterns or things that may not photo well.

03 Bedrooms

- Organize closets
- Remove all personal accessories
- Replace bright bedding and curtains with neutral tones if possible

04 Bathrooms

- Clear all counters of products
- Remove all personal accessories
- Replace bright towels & rugs with neutral ones

05 Outside

- Tidy all toys, pack away as many as you can
- Trim all bushes & mow any lawns
- Pressure wash home & driveway

06 Front Entry

- Sweep front porch + add welcome mat
- Touchup door paint and prune all plants
- Change out light bulbs

07 Throughout

- Wipe down all blinds
- Touch up any drywall or paint
- Change AC Filters

08 Final Clean

Prior to photos and videos you will want to have a deep clean to give the home a fresh feel. A deep clean communicates that the home has been well cared for and increases the home's value to buyers.

Pre-List
TO DO LIST

BATHROOMS

KITCHEN

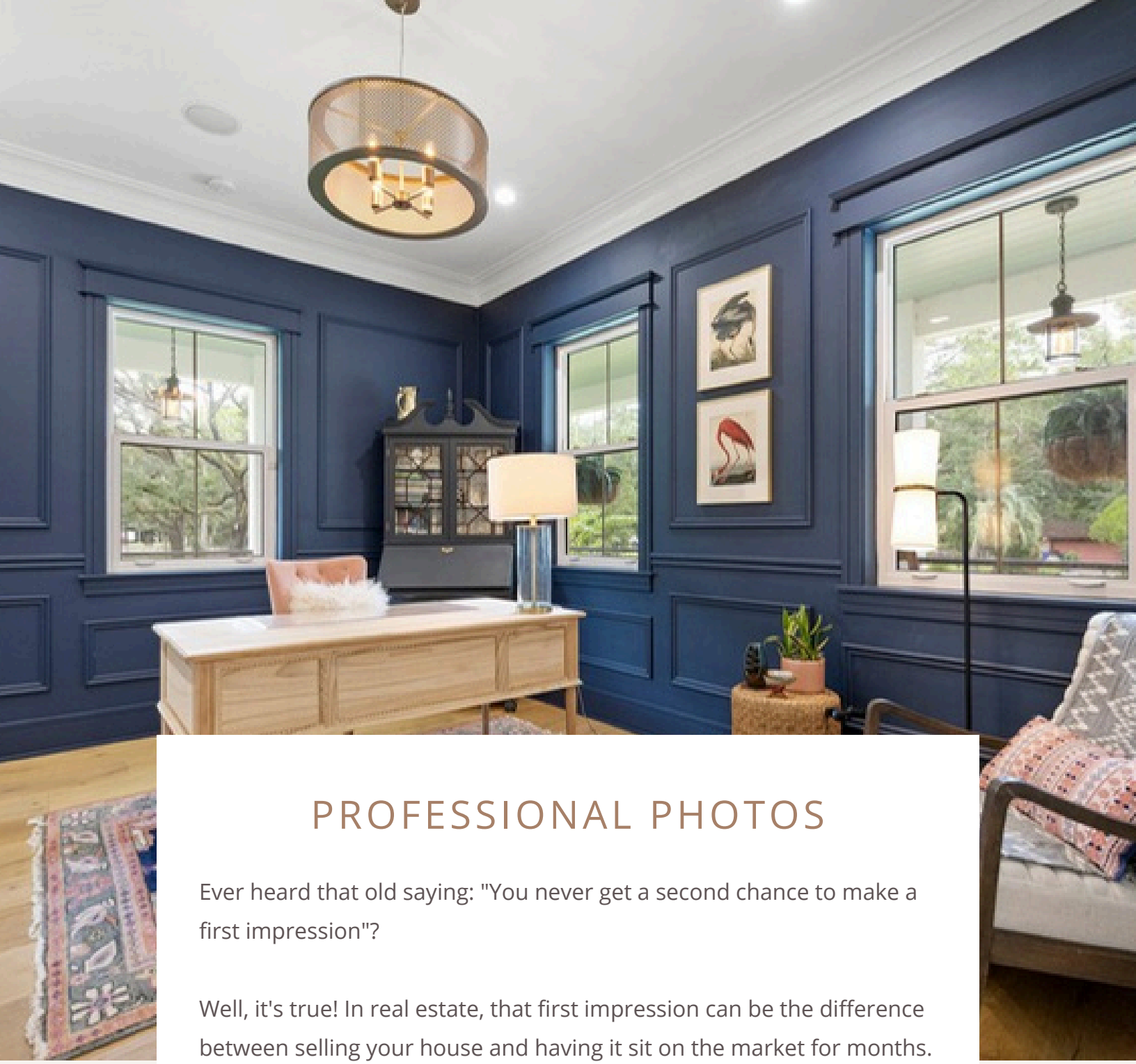
BACKYARD

FAMILY ROOM

FRONT ENTRY

BEDROOMS

MISCELLANEOUS



PROFESSIONAL PHOTOS

Ever heard that old saying: "You never get a second chance to make a first impression"?

Well, it's true! In real estate, that first impression can be the difference between selling your house and having it sit on the market for months.

When it comes to real estate photography, drone & video, the first impression is not just about the home—it's about the potential buyers' initial perception of how they would feel living in that home. This often invokes emotions immediately upon first glance, so it important to make the best impression possible.

LISTING PREPARATION & PHOTOGRAPHY PROCESS



A few days before your home officially hits the market, I'll schedule a professional photographer to capture your property at its very best.

Not every home needs staging, but I'll walk you through simple ways to prepare — and I'll provide a helpful checklist so you know exactly what to expect on photo day. The goal is to highlight your home's most beautiful and unique features so buyers can really picture themselves there.

Professional photography is something I provide at no cost because it's one of the most powerful tools we have for attracting serious buyers. When it makes sense for your property, we can also include drone photos or floor plans to give buyers an even better view of what makes your home special.

Before we go live, you'll have a chance to review and approve all the photos and the property description to make sure everything looks and feels just right.

It usually takes about 2–3 days to get the photographer scheduled. The photo session itself lasts 1–3 hours, depending on the home and property. We typically receive the edited photos within 24–48 hours, and from there I'll begin building your custom listing and marketing materials.

In most cases, your home can be ready to go live within 2–5 days after photography — but of course, I'm happy to adjust the timeline to fit what works best for you.



SETTING THE RIGHT PRICE



Selling a property is all about strategy. The strategy you choose should reflect your goals and the current market. During your listing consultation we'll make sure your goals align with market conditions and make a plan together. There is never a set definitive value of a home. Even if you have 3 appraisers appraise the same home utilizing the same comps, you will still find ranges based on opinion of value and adjustments. We will look at the price ranges of the comps and discuss your ideal timeline to determine the best starting price and how adjustments will be made, if needed. The market is dynamic and ever changing. Communication is critical in establishing clear expectations.

NOTES

GOING TO MARKET

Three Step Marketing Process

When taking a home to market, it's imperative to have an immersive marketing strategy. This means your ideal buyer is seeing your home multiple times in multiple mediums. This 3-Step approach allows for buyers across all generations to see the details of your home.

01

PHOTOGRAPHY & MARKETING

02

SOCIAL

03

OPEN HOUSE & PRIVATE SHOWINGS

THE DETAILS...

01

PHOTOGRAPHY & MARKETING MATERIALS: The most important part of the process is high end professional photography & marketing materials that exude the best impression to include video, social posts and reels, printable materials, and comprehensive data packets with documents.

02

SOCIAL: They see a new listing come available and then a reel pops up talking about the same house. Then a Facebook ad...finally, buyers are clicking on the link to your personal listing website, where they can take a full digital tour.

03

OPEN HOUSE & PRIVATE SHOWINGS: Which invites them to the Open House so they can see what you have to offer in real life. Since they've already seen the photos and videos, this buyer is highly invested in your home.



Finding a Buyer

DO YOU NEED TO PAY A BUYER'S AGENT?

THE SHORT ANSWER IS NO...



You are not required to offer a buyer's co-broke, however it makes your listing more appealing. When you allow the buyer to roll their agent's commission into the purchase price of the home it greatly reduces the amount of cash they are required to bring to the table. A buyer's co-broke has always been a pre-negotiated seller concession, but now the choice is yours in how you choose to handle their compensation. Talk with your broker and other trusted financial advisors.

While sellers are not obligated to pay a buyer's agent commission, offering a co-broke can provide a significant competitive advantage. This practice has been standard in the industry because it broadens the pool of potential buyers. Purchasing a home involves substantial upfront costs, so when sellers extend a commission to the buyer's agent, it makes the property more accessible to a larger audience of qualified buyers.

During a real estate transaction, the Seller may have an agent as well as the buyer. Each agent works to create circumstances that are agreeable to their clients. In Florida most agents operate as transaction brokers, so there are times when only one agent will handle both sides of the transaction, and legally they have the obligation to deal fairly and honestly as well as the requirement of confidentiality.

New NAR regulations prohibit Brokers from offering a buyer co-broke within the MLS, but it is still recommended that sellers offer a co-broke to a buyer's agent.

ONLINE DEBUT

LISTED TO SELL



It's no secret that the housing industry has changed over the years. Gone are the days of newspaper listings and word-of-mouth lead generation—now, most people turn to the Internet when looking for new homes. With 95 percent of home buyers using it, the Internet is an essential tool in the home search process. In fact, 54 percent of buyers say that using the Internet is their very first step in finding a new home.

The average home buyer spends 10 weeks searching for a home and previews 12 properties before deciding on their purchase.

I give your home as much visibility as possible using a variety of tools to ensure your home is seen by thousands of potential buyers

Additionally, we publish your listing on the MLS (multiple listing service), which syndicates with major real estate platforms such as Zillow, Trulia, and Realtor.com, where we are able to follow the statistics of each.



SHOWINGS & OPEN HOUSES

Accommodating showings as much as possible is a critical part of selling your home. It can feel inconvenient to keep your home “show ready,” but every showing increases your exposure. Even if your home isn’t the perfect fit for that particular buyer, they—or their agent—might know someone else who’s looking for exactly what you have to offer.

We typically request that buyers & agents give a minimum 24 hours notice, but you will get requests occasionally for same-day showings, and some with very short notice. You will have complete control over whether or not to approve the showing, or to request they try a different day/time. This is all automated through an electronic system called ShowingTime. We will set this up for you, and walk you through how it works and how to approve and decline showings.

We will also discuss open houses and the pros/cons of them and when it may be a good strategic time to schedule one.

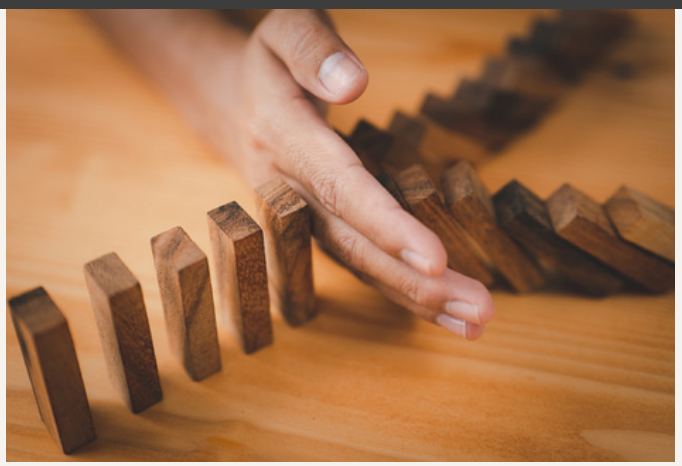
OFFER PRESENTATION

Offer presentations happen any time we receive an offer or offers. We'll get together as a team either over the phone, via zoom, or in person to review the offer with you and discuss all of your options.

In a multiple offer situation, we'll review them all at once. This strategy is ideal because it allows us to compare offers from different buyers at once, rather than receiving them one by one over time.




Under
Contract



CONTINGENCY PERIOD

In real estate, a "contingency" refers to a condition of the Agreement of Sale that needs to occur in order for the transaction to keep moving forward. As the buyer, there are many contingencies that they can choose to include in your contract.

After passing the contingency period, if everything looks good at that point, there are just two more stages before closing: a title search and transfer of ownership.

By working closely with me and other industry experts, you'll be better able to understand what contingencies are all about, when they're most likely to be necessary, and what you can do to make sure you're in the best position possible for dealing with contingencies when they arise.



COMMON CONTINGENCIES

01 Inspection Contingency

Most contracts include an inspection period, typically 7–10 days. This is the buyer's due diligence and allows them to hire professionals to inspect the property before going forward.

02 Financing Contingency

Most contracts are also contingent on the buyer's financing. We don't accept offers unless we have the buyer's pre-approval from a lender.

03 Appraisal Contingency

Inside the buyer's financing there is often an appraisal contingency. This means the buyer's financing is contingent upon the home appraising for their purchase price.

04 Home Sale Contingency

Some contracts are also contingent upon the buyer selling and closing on their current home. There will be additional paperwork and dates we abide by with this type of contingency.



CLOSING DAY

This is it! The big day!!! I've done this hundreds of times and I promise you, we'll get through it just fine. You'll be signing a lot of paperwork today, most of it pretty dull, all of it important. The good news is, it's all paperwork we'll have already reviewed. After you sign everything...the deal is closed once the following is done:

1. The deed isn't a legal document until it has been recorded by the county recorder's office. Once each party has signed, the title company will send it to record. This can take a few hours.

2. Depending on when the deed records, funding will follow. Some loans fund the same day, some take up to 48 hrs after recording. The home is officially closed once it is recorded. Don't stress about the funding being immediate. The lender and title company have the funds, it's just a process to transfer them into your bank account.

Once the deed records, we'll release keys to the new homeowner.

OUR REAL ESTATE COMPANY

Great Expectations Realty is a local family operated brokerage with 30 agents, combining experience from all aspects of the real estate industry. From residential & commercial properties to traditional listings as well as auction properties;
- we can handle all of your real estate needs.

Our brokerage is unique in that our family also owns several affiliate companies, including a licensed auction house, a licensed automobile dealer, and a licensed federal firearms dealer. We are able to assist you in every aspect of your life when it comes to buying or selling assets.

Don’t forget Pip the giraffe! Named after the much loved Dickens character in Great Expectations, Pip is our mascot and narrator of our story.



What others ARE SAYING

★★★★★

CECELIA A.

We are so grateful to have found Jena Dennis, Great Expectations Realty. Not only is she a top-notch Real Estate Agent, she has also become a friend. Jena exhibits impeccable integrity. She is professional yet warm and compassionate. Jena is very knowledgeable in all aspects of real estate and goes above and beyond to problem solve and make the deal work for all involved.

★★★★★

CHAS D.

Jena Dennis did an outstanding job selling our property. Her local market knowledge was evident from the start. She worked hard to present our house in the best light and reach the right buyers. We placed our trust in Jena, and she did not disappoint us. Jena kept us informed and always had our interests at heart. We highly recommend Jena Dennis to anyone looking for a dedicated and reliable realtor!

★★★★★

BECKY C.

Jena has been invaluable in assisting us with the purchase of a commercial property to kickstart our business. Throughout the entire process, she has proven to be an absolute delight to work with. Her extensive knowledge and expertise in real estate, coupled with her vast network of connections in the county, have been instrumental in our success. Jena has effortlessly guided us through various challenges and obstacles, consistently providing prompt and innovative solutions with a refreshing and optimistic perspective. Beyond her exceptional skills as an agent, Jena is a genuinely compassionate individual. I wholeheartedly endorse her and her company for all your real estate requirements.

Preferred Vendors List

Photography: The Real Estateographers, 904-770-5262

Flood, Mold, Fire, Bio Hazard: PuroClean of Jacksonville, 904-573-3566

Flooring: About Floors n' More, 904-361-3508

Insurance Services: The Browning Agency, 904-285-3430

Landscaping Services: Rebel Landscaping, 904-599-2710

Mortgage Lending: First Coast Mortgage, Amanda Solari 904-607-7187

Pests, Termites & Wildlife Control: King Fish Pest Control, 904-595-5300

Real Estate Legal Services: St. Johns Law Group, 904-495-0400

Publishing & Printing: Estate Publishing Corp, 904-377-5725

Restaurant: Raintree Restaurant, 904-824-7211

Roofing: Big A Roofing, 386-385-3985

Title Service: Land Title of America, 904-797-9600

Well, Septic, Electric Services: Flamingo Septic & Utilities, 904-222-7465

Lock Smith Services: Beach Locksmith - Ken Durling, 904-501-5060

We have no financial relationship with these companies, rather, they've earned our trust and respect

READY TO LIST?

GET IN CONTACT

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REAL ESTATE BROKER

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