

The 'Come Live Niagara' EXPERIENCE!

With Dom Marchitelli, Realtor®



**COME LIVE
NIAGARA**

DM
DOM MARCHITELLI
REALTOR®
DM

RE/MAX
GARDEN CITY
REALTY INC., BROKERAGE
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Discover the 'Come Live Niagara' Process

I'm excited to introduce myself and share what makes my approach to real estate truly unique. My focus goes beyond property listings and transactions—I'm here to build relationships, deliver genuine value, and help turn your dreams into reality. My mission is to prepare, educate, and guide you through every step of the real estate journey, making the process both rewarding and enjoyable.

Real estate isn't just about buying or selling a home—it's about finding that perfect place where your dreams and lifestyle come together. Whether you're downsizing, relocating, or searching for a fresh start, I approach every relationship with empathy, an open mind, and an unwavering commitment to supporting your goals. From the peaceful charm of Niagara's neighborhoods to its vibrant amenities, this region is the perfect place to create the lifestyle you've envisioned.

My ideal clients value integrity, authenticity, and genuine connections. They appreciate a no-pressure, supportive experience and seek a knowledgeable realtor who listens deeply and offers personalized service tailored to their unique needs. Whether you're a first-time buyer, a retiree, or someone embracing a new chapter, I'm more than just a realtor—I'm your partner in achieving your goals and aspirations.

Together, let's bring your vision to life and create a future you'll love here in the beautiful Niagara Region. I look forward to being part of your journey.

Dom Marchitelli

The Beautiful Niagara Region!



Your Dream **Lifestyle** Awaits!

The 'Come Live Niagara' Process

It's All About You!

I believe "success" is measured by the difference you make in people's lives. That's why my 'Come Live Niagara' Process is more than just about property listings or transactions—it's a personalized approach focused on turning your vision into reality. It's about crafting a rewarding, enjoyable, and stress-free journey that respects your timeline and puts your goals first. This isn't simply a step-by-step guide. It's a commitment to building meaningful relationships, offering genuine value, and achieving results tailored to your needs. Because, ultimately, it's all about you.



Bring Your Vision to Life

Every journey begins with a meaningful conversation about what truly matters to you. What does your dream home or ideal property look like? Why are these elements essential to you? I want to understand your "why"—your motivations and goals—so we can craft a plan that aligns with your needs. Together, we'll define your vision and create a personalized plan that ensures every decision aligns with your immediate and long-term happiness.

Overcoming Challenges, Together

Life often brings bumps in the road, and real estate is no different. Challenges are opportunities to find creative solutions. My role is to navigate obstacles with persistence and empathy, ensuring your goals remain the priority. By understanding your concerns and putting myself in your shoes, I'll ensure we move forward with confidence and resilience—turning any hurdles into stepping stones for success.



My wife and I recently had the privilege of using Dom both in a purchase and sale of our existing and new home. Dom is a true professional and complete gentleman. He went far above and beyond what we could ever believe a real estate agent was capable of doing. He was knowledgeable and gave us great advice while still being attentive to our personal needs. He was always steps ahead of us and guided us through the decisions that need to be made during this big change in our life. We can't recommend Dom more as he made the sales go smooth and our best interest was always his top priority.

- Lori & Don

Earning Your Trust Through Action

Trust isn't something I take for granted—it's something I earn. For me, trust comes from doing what I say I'll do and delivering results. You'll always receive candid advice from me, supported by data and a commitment to your best interests. By following through on my promises, I aim to build a foundation of trust that makes you feel secure and confident in our partnership.

Guidance with Empathy and Understanding

Buying or selling a home is deeply personal—it's about dreams, aspirations, and sometimes uncertainties. I'm here to listen, understand, and guide you with empathy. By putting myself in your shoes, I gain a true sense of what you're experiencing, allowing me to offer guidance that aligns with your goals. My priority is to ensure you feel supported, understood, and confident every step of the way.

Beyond the Sale

My relationship with you doesn't end at the closing table. Whether you're looking for advice, exploring new opportunities, or simply want to catch up, I'm always just a call or text away. For me, this isn't just about transactions—it's about building lifelong connections and being someone you can always count on. In a place as beautiful and welcoming as Niagara, my goal is to ensure your journey here is as lasting and meaningful as the community you'll call home.



Meet Dom Marchitelli

Your Realtor[®], Your Partner

Growing up in a modest bungalow in the North End of St. Catharines, I was shaped by the values my immigrant parents brought from Italy—hard work, perseverance, and a deep appreciation for family. My childhood was filled with adventures, sports, and friendships that fostered a sense of community and belonging. I still cherish those fun and carefree days, roaming the neighborhood without worry, feeling safe and secure. It was a time when neighbors genuinely cared for one another, creating a close-knit community—an environment many still seek today, where trust, connection, and safety make a house feel like home.

At just 10 years old, I got my first taste of entrepreneurship as a paperboy. It was more than just delivering newspapers; it taught me resilience, responsibility, and perseverance—like braving cold winters, collecting money, and dealing with challenging customers (and the occasional dog bite!). These experiences instilled a strong work ethic and the importance of customer service. I learned the value of exceeding expectations and connecting with people. I loved those tips! They are skills that continue to shape my approach today.



Growing up in St. Catharines has given me a lifelong connection to the Niagara Region and a deep understanding of its unique neighborhoods and charm.

St. Catharines, the largest city in the Niagara Region, is just minutes away from Niagara-on-the-Lake's world-class wineries, Niagara Falls' iconic attractions, and Fort Erie's scenic waterfront. This proximity makes it the perfect place to enjoy all the beauty and amenities the region has to offer.

Today, I feel incredibly fortunate to have a loving family. I've been married to my fantastic wife, Lorrie, for 37 years, and we've raised two wonderful children together. Our two grandsons and my granddaughter light up our lives, and we are eagerly awaiting the arrival of our fourth grandchild.

In my real estate career, I take a low-key, personal approach. You won't see my face on billboards or in aggressive social media posts. Instead, I rely on word of mouth—the best form of advertising—and focus on earning trust by delivering results with integrity, credibility, and passion.

I have nearly 40 years of customer service experience and a diverse real estate background—including resale properties, new construction, home flipping, investment properties, and significant renovations. I love what I do and feel deeply connected to the Niagara Region and its beautiful communities. Let's begin this adventure, and I'll be there every step of the way, turning your real estate dreams into reality!





Turning **Your Dreams** into Reality

Whether you're buying your first home, downsizing, or seeking a change, I'm here to be your trusted partner throughout the entire journey. My approach is not just about finding a property—it's about understanding your story, supporting your vision, and celebrating your successes. Here's how we'll work together:

Step 1: Consultation and Defining Your Ideal Home

This step is all about you. We'll start with an in-depth conversation to uncover your wants, needs, and "why"—the motivations behind your choices. What does your dream home or ideal property look like? What lifestyle do you envision? Together, we'll craft a personalized plan that aligns with your goals and lifestyle, ensuring every step is tailored to what matters most to you.

Understanding Your Vision

We'll explore your specific needs and lifestyle preferences to define what your dream home looks like. I'll offer tailored recommendations, including options you may not have considered, always keeping your vision at the forefront.

Guided City or Neighborhood Tours

Not familiar with the area? I'll guide you through neighborhoods or provide personal video walkthroughs if you're out of town. My goal is to ensure you're comfortable and confident with every choice we make.

Step 2: Financial Preparation

Setting Up For Success

We'll explore all your financial options to ensure they align with your comfort and goals. Whether you prefer working with your bank or a trusted lender I recommend, I'm committed to making this process stress-free and transparent. Together, we'll discuss your budget and align expectations, setting you up for success from the start.

Step 3: Making it Happen

Home Viewings & Assessments

When we view homes, I'll be by your side as a trusted advisor—offering honest insights, asking the right questions, and helping you feel confident and excited about the possibilities. I have a keen eye for details and will assess each property through a different lens, always putting myself in your shoes. My focus is on engaging you in the process while educating and investing in your future. This is a process that takes time, and I will never rush or pressure you into a decision.

Offer Strategy & Negotiation

Once we find the right home, I'll guide you through crafting a competitive offer and negotiating on your behalf to secure the best possible outcome. If things don't go as planned the first time, no worries—we'll find another opportunity. My mantra is, "If it's meant to be, it's meant to be." Preparation is key, and I'll ensure we succeed by staying proactive and persistent.

Step 4: Congratulations!

Your offer has been accepted! This is the exciting part where all our efforts come together. We will clear conditions and arrange home inspections if required. I'll work closely with your lawyer and join you for a final walkthrough to ensure everything feels perfect and ready for your big day. I always aim for a happy buyer-happy seller result—not a win-or-lose mentality. Buying or selling a home should feel like a positive step for everyone involved, and I'll ensure the transition is smooth and harmonious. When you step into your new home, I'll be there celebrating alongside you—it's a moment we'll both cherish. Seeing your joy and excitement is what makes this journey truly rewarding for me.



Step 5: Continued Support Beyond the Sale

My commitment to you doesn't end when the keys are handed over—it's only the beginning of our relationship. Whether you need trusted service providers for your new home, want to stay updated on the local market, or simply have questions as you settle in, I'm always just a call or text away. I understand that buying a home is more than a transaction—it's a life transition.

That's why I take pride in being your go-to resource for anything you might need, long after the sale is complete. Whether you're considering upgrades, exploring investment opportunities, or simply want to share how much you love your new home, I'm here to listen, advise, and support you. You're not just a client—you're part of the 'Come Live Niagara' family. Staying connected and hearing how things are going is one of the most rewarding parts of my work. Let's continue this journey together and make your experience in the beautiful Niagara Region as fulfilling and enjoyable as possible.



An aerial photograph of a canal system. On the left, a large white and yellow ship is docked. A concrete bridge with a metal truss structure spans the canal. In the background, there are green trees and a building. The sky is clear and blue.

Services & Expertise That Set Me Apart

- ✔ **Network of Trusted Suppliers & Contractors:** Access to a network of highly regarded professionals who can assist with everything from home repairs to staging.
- ✔ **Local Knowledge & Community Insights:** Deep knowledge of the Niagara region, helping you find the perfect home or buyer that matches your specific needs.
- ✔ **Hands-On Background & Renovation Experience:** Unique insights from years of experience flipping homes, handling renovations, and navigating complex property situations.
- ✔ **Tailored Strategies for Different Buyer/Seller Types:** Expertise in guiding first-time buyers, investors, downsizers, and those transitioning to new chapters.

Your Trusted Guide to a Seamless Selling Experience

Selling your home is one of life's significant milestones, and I'm here to guide you through it with strategy, preparation, and expertise. My approach goes beyond just putting your home on the market—it's about presenting your property in its best light, ensuring a smooth process, and achieving the best possible outcome. Here's how we'll work together:



Strategic Formula For Top Dollar Success:

Consultation + Quality Preparation + Great Photos/Videos + Targeted Marketing +
Maximum Exposure + Pricing Right + Expert Negotiating = 💰 Top Dollar for Your Home

Step 1: Laying the Foundation For Success

Understanding the Market:

We'll begin with an in-depth conversation about your home, the current market, and how trends relate to your property. Together, we'll review comparable sales, set realistic expectations, and build a tailored strategy that aligns with your goals. I'll answer your questions, provide clarity, and ensure you feel confident and informed from the very start.

Step 2: Creating a Lasting Impression

Home Preparation & Staging:

Your home deserves to stand out. Whether it needs cleaning, decluttering, or minor repairs, I'll call on my trusted network of professionals to get it ready. If staging is required, I'll provide personalized recommendations to enhance your home's appeal and create that "wow" factor that captivates buyers.

Elevating First Impressions:

Buyers often make decisions based on how a home makes them feel. Together, we'll create an inviting and aspirational environment that allows potential buyers to see themselves living there.

Step 3: Reaching the Right Buyers

Professional Photography & Marketing:

First impressions matter, and your home will shine with high-quality photography, video tours, and even drone footage. I'll craft a compelling visual story that highlights your home's unique features, ensuring it stands out in a competitive market.

Targeted Marketing & Maximum Exposure:

Your home will be listed across all major platforms, including MLS, the Niagara Real Estate Board, and the Toronto Real Estate Board, while also being featured on syndicated websites. I'll create targeted social media ads designed to attract the ideal buyers and leverage my extensive database of over 1,500 active Niagara buyers to maximize exposure. It's about putting your home in front of the right audience.



A photograph of a vineyard with rows of grapevines stretching into the distance. In the background, a white house with a grey roof is visible under a cloudy sky. The foreground is dominated by the dark green leaves of a grapevine, which are slightly out of focus.

Step 4: Strategizing the Sale—A Tailored Approach for Your Property

Customized Strategy for Market Conditions:

Every home sale is unique, and I'll tailor our approach based on current market trends to maximize your results. Whether it's hosting a strategic offer night to generate competitive interest or accepting offers as they arrive, I'll ensure you're fully prepared for each scenario. My goal is to position your home effectively, giving you the confidence to navigate the process with clarity and ease.

Expert Negotiation & Offer Management:

When offers come in, I'll conduct a thorough review of each one, advising you on the best course of action to secure the strongest deal. My negotiation strategy is designed to foster a positive buyer-seller dynamic while always prioritizing your best interests. From terms and conditions to pricing strategies, I'll advocate for you every step of the way to ensure a smooth, successful sale.



Step 5: Negotiating and Closing—Achieving Your Best Outcome

Seamless & Stress-Free Closing

I handle every detail of the closing process so you can focus on your next chapter with confidence. From managing paperwork and coordinating with your lawyer to overseeing the removal of conditions and clarifying closing costs, I ensure a smooth and hassle-free transaction. My goal is to make this experience as seamless as possible, keeping you informed and supported at every stage.

Beyond the Sale—Your Trusted Real Estate Resource

My commitment to you doesn't end at closing. Whether you're planning your next move, need referrals for trusted contractors and services, or simply want to stay informed on market trends, I will always be here as your dedicated real estate advisor. I'm invested in your long-term success and ready to help you navigate future opportunities with confidence and ease.

Two Sisters Winery
Niagara-on-the-Lake, Ontario



WORD
IS MY BEST





OF MOUTH ADVERTISING!



Let's Make Your
Next Chapter the Best!





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