

# The Difference Is in the *Details*

BORN & RAISED.

EXPERTLY POSITIONED.

*For a discerning Key West market.*

1230 SOUTH STREET  
MIDTOWN • KEY WEST

5 BEDROOMS • 5.5 BATHROOMS • 2,033 SF

**SOLD FOR \$3,100,000**

*Highest price per SF in Midtown West*

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

KNIGHT & GARDNER REALTY

**DAMIAN VANTRIGLIA**  
PREMIER LUXURY GROUP

ESTABLISHED 1957 · KEY WEST'S OLDEST FIRM

# When Only The Best Will Do

Key West's oldest real estate company has grown into one of the most respected firms in the Florida Keys. From a single office of 25 agents, we are now four offices Keys-wide, home to more than 150 professionals across residential, luxury, and commercial real estate.

For five consecutive years we have remained the number-one firm by sales volume in the Keys. As part of the Berkshire Hathaway HomeServices network — a place in the top 50 worldwide — our roots run deep and our reach runs global.

|                       |      |        |                      |
|-----------------------|------|--------|----------------------|
| #1                    | 150+ | Top 50 | \$127B               |
| BY VOLUME IN THE KEYS |      |        | NETWORK VOLUME, 2024 |

## OUR HOUSES ACROSS THE KEYS

### *Key West — Flagship*

Duval Street, in the heart of OldTown, a location as iconic as the island itself.

### *Big Pine Key*

A state-of-the-art office serving the Lower Keys.

### *Marathon*

On US-1 across from the private airport, the Middle Keys' front door.

### *Islamorada*

A prime hard corner on US-1, effortless for buyers and sellers alike.

MEET

# Damian Vantriglia

BORN &amp; RAISED.

EXPERTLY POSITIONED.

*Your Trusted Advisor in Key West Real Estate.*

As a lifelong Key West local, Damian Vantriglia brings unparalleled knowledge, deep community roots, and a relentless work ethic to every client relationship. His approach is simple: relationships first, results always. Whether you're buying or selling, Damian delivers a seamless, strategic experience with integrity and care.



## WORK MILESTONES

- 
**TOP 1% OF BHHS AGENTS NATIONWIDE**  
 Consistent recognition for outstanding performance and client satisfaction.
- 
**OVER \$200M IN CAREER SALES**  
 Trusted by discerning buyers and sellers across Key West.
- 
**TOP PRODUCER – KEY WEST REGION**  
 Year after year, delivering exceptional results in a competitive market.
- 
**SPECIALIST IN LUXURY & WATERFRONT PROPERTIES**  
 Deep expertise in Key West's most desirable homes.

## COMMUNITY INVOLVEMENT

- 
**GIVING BACK LOCALLY**  
 Proud supporter of local charities and organizations that make a difference.
- 
**YOUTH & EDUCATION**  
 Advocate for programs that support children and education in our community.
- 
**PRESERVING PARADISE**  
 Active in initiatives that protect and preserve the natural beauty of Key West.
- 
**DEEP ROOTS, STRONG FUTURE**  
 Committed to the community that raised him and inspires him every day.



LOCAL KNOWLEDGE. GLOBAL REACH. PERSONAL COMMITMENT.

*When you work with Damian, you're not just getting a real estate agent—  
you're gaining a trusted partner dedicated to your success.*

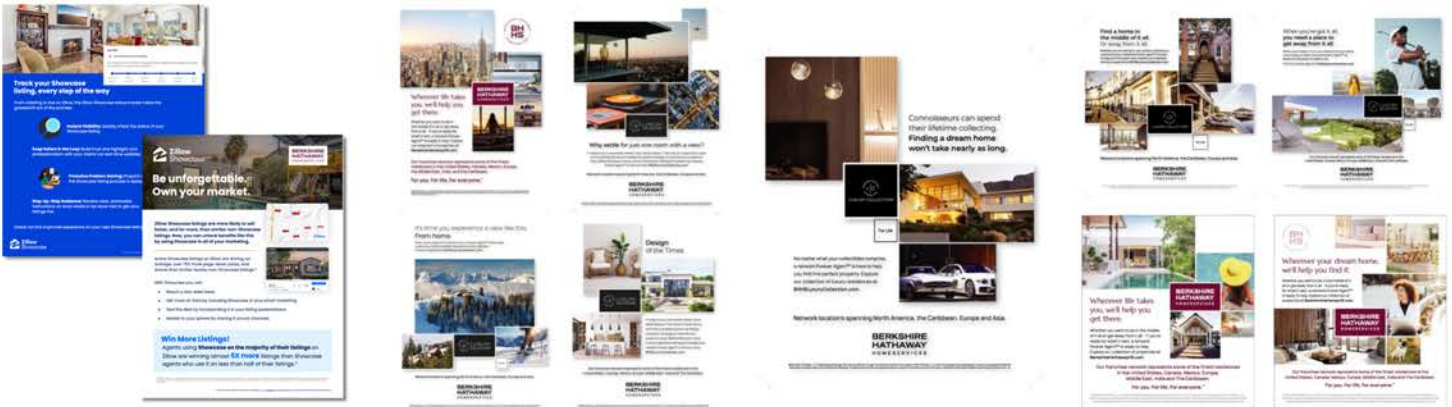
# Global Partnerships

**Zillow Showcase**

**NETJETS®**

**UNIQUE  
HOMES**

**THE WALL STREET JOURNAL**



Berkshire Hathaway HomeServices' exclusive global partnerships with premier brands like Zillow, NetJets, Unique Homes, and The Wall Street Journal provide unparalleled exposure for your property ensuring your home reaches the right buyers. Your home is showcased to a global audience, maximizing its visibility and appeal.

## Automated Listing Program

powered by **CHALK  
DIGITAL**

**JUST LISTED | City, State**

**BERKSHIRE HATHAWAY HOMESERVICES GLOBAL**  
Sales Professional  
(855) 422-9052 |

**BERKSHIRE HATHAWAY HOMESERVICES**

**KEYS REAL ESTATE KNIGHT & GARDNER REALTY**

**JUST LISTED**

**BERKSHIRE HATHAWAY HOMESERVICES GLOBAL**  
| (855) 422-9052  
BHHSsupport@HSHFranchise.com

**BERKSHIRE HATHAWAY HOMESERVICES**

**KEYS REAL ESTATE KNIGHT & GARDNER REALTY**

**OPEN HOUSE**  
Sunday, July 15th | 1pm - 4pm  
Street Address  
City or Town

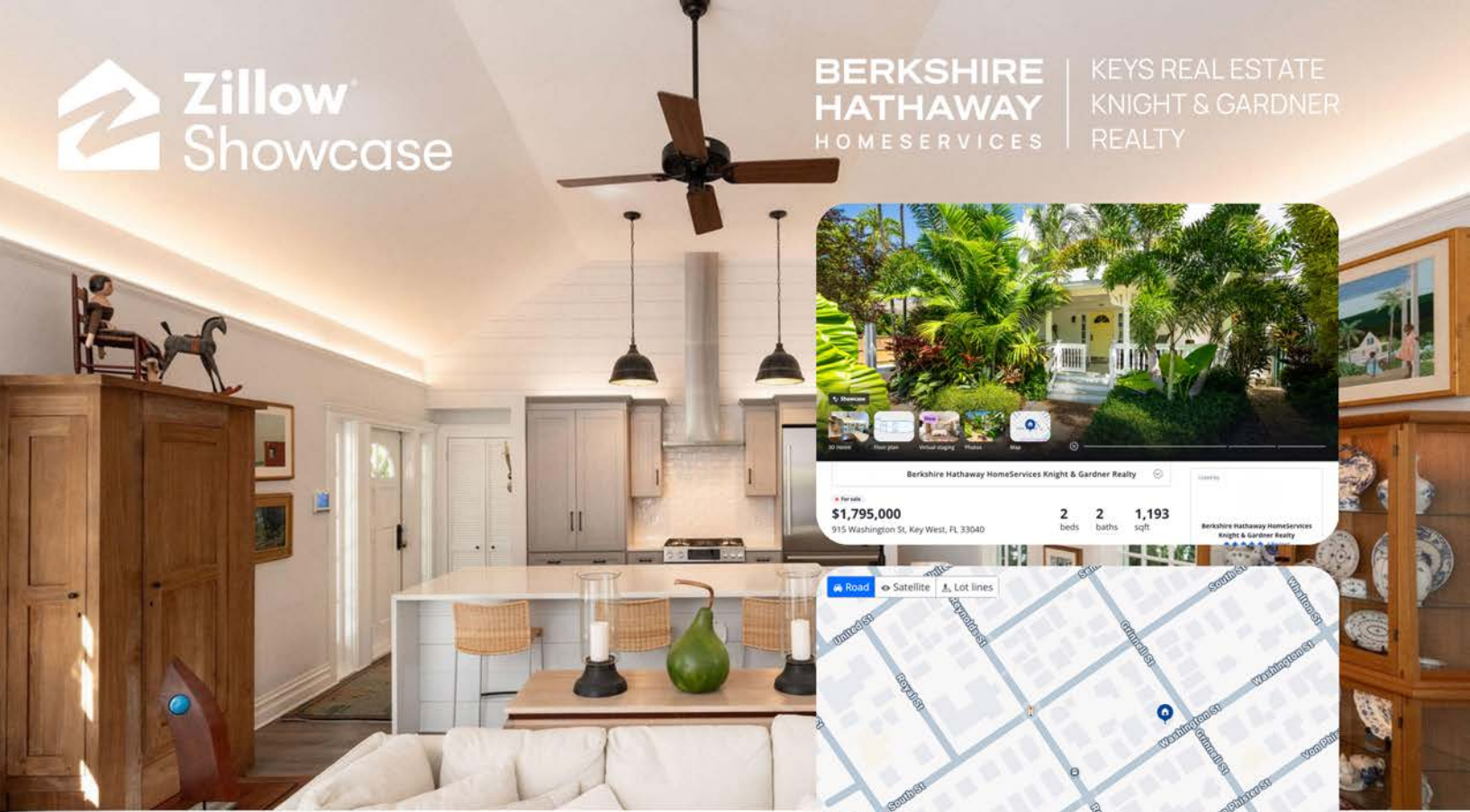
Berkshire Hathaway HomeServices Global | Sales Professional | (855) 422-9052 |

**BERKSHIRE HATHAWAY HOMESERVICES**

**KEYS REAL ESTATE KNIGHT & GARDNER REALTY**

**HERE!**

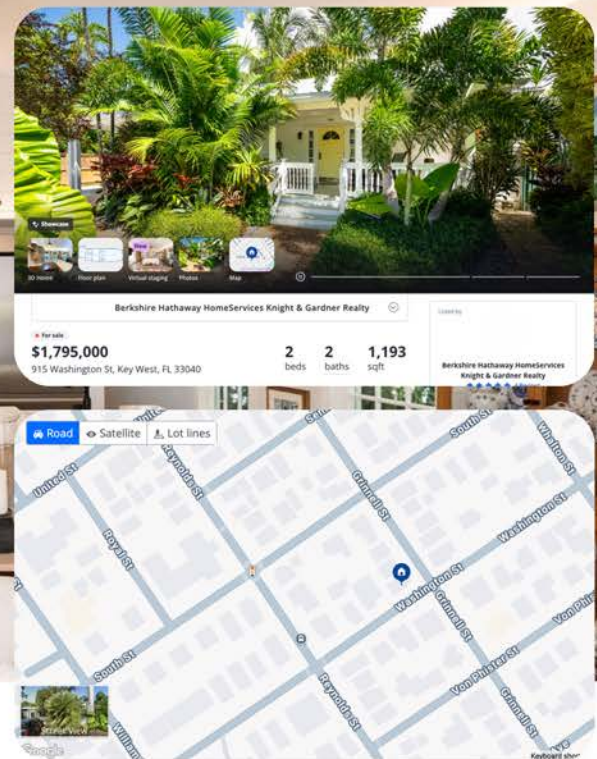
Berkshire Hathaway HomeServices Automated Digital Advertising Program automates digital branding, open house & listing ads.



## Getting it Seen is Step One in Getting it Sold

This custom listing display is available to only 10% of listings in your market and can help your home stand out on Zillow through:

- Eye-catching media like high-resolution photography, interactive floor plans and virtual tours entice potential buyers.
- Increased visibility on Zillow with prioritized placement in personalized search results, special map callouts and email alerts to Zillow's customer database.
- Interested shoppers can contact your agent directly from your listing.
- Powerful exposure on the one residential website that hosts over 231 million average monthly unique users.\*



### ACTIVE SHOWCASE LISTINGS ON ZILLOW RECEIVE:

An average of over

# 80%



Saves



Shares



Page Views

Compared to similar nearby non-Showcase listings on Zillow.

# 10%

more likely

to go pending in the first

# 14 Days

compared to similar nearby  
non-Showcase listings on Zillow

Sell for

# 2% more

than similar non-Showcase  
listings on Zillow

**Berkshire Hathaway HomeServices Keys  
Real Estate | Knight & Gardner Realty**

REALTOR® | Luxury Collection Specialist  
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\* Based on Zillow's Q4 2024 average monthly unique users. StreetEasy and HotPads measure unique users with Google Analytics, and Trulia measures unique users with Adobe Analytics. Showcase listings on Zillow include an interactive floor plan, a virtual tour, and specialized exposure on Zillow (the "Showcase Treatment"). This claim is based on Zillow data analyzed in Showcase markets with at least one For Sale By Agent listing during the initial fourteen day period a listing in these markets with the Showcase Treatment was active on Zillow, up to pending (the "Showcase Listings") and is limited to listings using the Showcase Treatment on the date the listing went live in the applicable M.L.S. up to pending. The Showcase Listings were compared to For Sale By Agent listings on Zillow: (i) without the Showcase treatment; (ii) of the same home type; (iii) located in the same city and within two miles of the Showcase Listings; (iv) on the market during the same time period as the Showcase Listings or the immediately prior month; (v) containing a similar list price as the Showcase Listings; (vi) having similar square footage as the Showcase Listings; and (vii) having a similar bedroom count. \* The data is from October 20, 2024 and is an average from the immediately preceding six month period. The data excludes the top 5% and bottom 5% of total page views, saves, and shares from each month and the immediately preceding six month average.

# A marketing plan, *considered.*

Selling a home is more than a sign in the yard. Eight deliberate steps blend traditional craft with modern reach designed around the home, not the transaction.

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## 01 Strategic Pricing

Real-time market analysis and competitive positioning to attract serious buyers.

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## 02 Visual Marketing

Editorial photography, drone, and immersive 3D tours that do the home justice.

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## 03 Digital Marketing

Targeted social campaigns, search, TV ads, and paid placement for maximum visibility.

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## 04 Network Exposure

Featured placement and syndication across the Luxury Collection and our global partners.

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## 05 Promotion & Retargeting

Custom ad and email campaigns to our extensive agent and buyer database.

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## 06 Open Houses & Previews

Professionally hosted events and broker previews for top-producing agents.

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## 07 Print & Direct Mail

Custom curated brochures, first-class postcards, and features in luxury publications.

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## 08 Bespoke Additions

Staging and custom tailored enhancements, including Zillow Showcase and Homes.com boost.

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*Luxury isn't a price point. It's a standard of care — and every remarkable property deserves it.*

IN THEIR WORDS

# Trusted on both sides of the deal.

★★★★★

“Damian knew the history of every house we walked into — and exactly what each was truly worth. We never felt sold to. We felt advised.”

MARGARET & PAUL R.  
BUYERS · OLD TOWN

★★★★★

“Our home sold above ask in eleven days. The marketing felt like a magazine spread, not a listing. That is the difference.”

THE WHITFIELD FAMILY  
SELLERS · CASA MARINA

★★★★★

“As an out-of-state investor I needed someone who actually knew the rental rules and the right blocks. Damian was that person, start to finish.”

DAVID L.  
INVESTOR · TRUMAN  
ANNEX

5.0

★★★★★

GOOGLE REVIEWS

120+

FAMILIES REPRESENTED

100%

REFERRAL & REPEAT DRIVEN

# Publications



Berkshire Hathaway HomeServices Keys Real Estate invests in premium print advertising, maximizing exposure for our properties and the Florida Keys lifestyle. We're featured in renowned publications like The Real Estate Book and Prestige Magazine, along with our own exclusive Keys Real Estate Magazine. More than just a listing book, our magazine showcases the unique charm, culture, and luxury of Florida Keys living, an essential resource for buyers and sellers alike. We also advertise in a variety of other high-impact publications to ensure our reach extends around the globe.

## Making Headlines



Berkshire Hathaway HomeServices Keys Real Estate | Knight & Gardner is at the forefront of luxury and lifestyle real estate in the Florida Keys. Recently, the Florida Keys were recognized as "The Hamptons of Florida" in the 2024 Dream Destinations Report, further solidifying the region's status as a premier coastal retreat. Additionally, the Conch Republic was noted as an "In Focus" location, highlighting its unique charm and desirability on the national stage.

# Digital Presence



Our websites: KeyWestRealEstate.us, KeysRealEstate.com, BHHSKeysRealEstate.com, and BHHSFloridaKeys.com are among the top-ranking real estate platforms in South Florida attracting millions of visitors a year. These sites are full search engine and GEO optimized to capture motivated buyers and showcase your home with maximum visibility. Each platform offers a seamless home search experience, cutting-edge tools, high-quality property presentations, and global reach. When you list with us, your home is always front and center for buyers searching for their ideal piece of paradise.

## Social Media Channels



Damian Vantriglia and Berkshire Hathaway HomeServices Keys Real Estate lead the way in social media across the Florida Keys. With a high-impact presence on all major platforms, we deliver daily updates on local news, new listings, price improvements, and closings. Our professionally produced campaigns consistently drive 150K+ monthly views, making us the go-to source for Florida Keys real estate.

A photograph of a charming blue historic house with white trim, situated in a tropical setting. The house features a gabled roof, a small cupola, and a large open doorway revealing a modern interior. A swimming pool with a stone border and a metal handrail is in the foreground, reflecting the warm sunset sky. Palm trees and a white fence are visible in the background.

**SOLD**

HISTORIC SEAPORT • KEY WEST

# 1015 Eaton Street

*Expertly Marketed. Strategically Positioned. Successfully Sold.*

Nestled in one of Key West's most sought-after neighborhoods, 1015 Eaton Street offered an exceptional blend of historic island charm and modern comfort.

Thoughtful presentation, strategic pricing, and targeted exposure resulted in a successful contract in just 25 days.

## PROPERTY HIGHLIGHTS



4 BEDROOMS



3 BATHROOMS



OVERSIZED POOL  
POOL



HISTORIC SEAPORT  
LOCATION



RENOVATED  
KITCHEN & BATHS



EXCEPTIONAL  
INDOOR-OUTDOOR  
LIVING

*A home that captured the essence of Key West living.*

# Every Property Has A Story, Representation Matters.

The difference between simply listing a property and successfully selling one often comes down to strategy.

From pricing and positioning to presentation and negotiation, every decision impacts the final result. Our approach combines local expertise, thoughtful marketing, and the strength of a globally recognized brand to help clients achieve exceptional outcomes.

Whether representing a historic conch home, luxury waterfront estate, or investment property, our commitment remains the same: deliver extraordinary service and results.



## FEATURED RESULT



25

DAYS TO  
CONTRACT



100%

CUSTOM  
MARKETING



BORN &  
RAISED

LOCAL  
KNOWLEDGE



GLOBAL

BHHS NETWORK  
REACH

## Thinking About Selling?

Whether you're considering selling now or simply exploring your options, we would be honored to provide a confidential consultation and personalized market analysis.



DAMIAN VANTRIGLIA, REALTOR®

*Luxury Collection Specialist*

BERKSHIRE HATHAWAY HOMESERVICES  
KEYS REAL ESTATE

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*Born & Raised. Globally Connected.*



# Luxury Collection



The Berkshire Hathaway HomeServices Luxury Collection comprises an exclusive group of real estate professionals representing an unparalleled portfolio of the most magnificent homes around the globe with vision, determination, and elegance. Powered by a brand that offers what no other can founded on trust, stability, and integrity.

## Global Open House

The Berkshire Hathaway HomeServices Luxury Collection Global Open House is a video showcase that invites you to explore some of the most exquisite luxury listings represented by our network members worldwide. Led by Berkshire Hathaway HomeServices President Vince Leisey, each episode introduces the featured homes before taking you on an immersive video tour that highlights their most stunning features and unique characteristics.



## Behind The Listing

Set against the backdrop of stunning homes and developments, the award-winning Behind The Listing tells the engaging and relatable stories of sellers and the properties they've made home. Our Berkshire Hathaway HomeServices network agents add narrative layers to the story, explaining how their expertise backed by Berkshire Hathaway HomeServices tools and network helped guide the selling process.

# Keys Real Estate Vacation Rentals & Property Management



Key's Vacation Rentals was built on a simple idea: to share the beauty of the Florida Keys through exceptional service and genuine local expertise. Every stay is shaped by our team's deep knowledge of the islands, from the vibrant streets of Key West to the calm waters of Key Largo and the family-friendly charm of Marathon.

We believe great vacations begin with understanding and our commitment to quality ensures every detail reflects that care. At Keys Vacation Rentals, we specialize in matching guests with luxury homes that exceed expectations. From exceptional properties and dedicated concierge service to professional cleaning and expert Property Management, we're committed to delivering a seamless experience. Whether you're booking a stay or entrusting us with your home, you're working with the best in the business.

Visit [KeysRealEstateRentals.com](https://KeysRealEstateRentals.com) for more information.



KEYS VACATION RENTALS



# Leading the Keys, year after year.

Ten years of total sales volume tells a clear story — experience, stability, and results at scale, in every kind of market.



TOTAL SALES VOLUME, PAST DECADE · SOURCE: FLORIDA KEYS MLS

*“Selling a home is a coordinated performance. We don't see other brokerages as competitors — we see collaborators who can bring the right buyers to the table.”*

# KEY WEST.

BORN & RAISED.  
GLOBALLY CONNECTED.



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