



PALM BEACH



CONNIE NIETO

MIAMI REALTORS® VP of Technology Services



PALM BEACH



JTTHS
MIAMI

JUPITER
TEQUESTA
HOBE SOUND
a Division of
MIAMI REALTORS

International Listings



PALM BEACH



JTTHS
JUPITER
TEQUESTA
HOBE SOUND
MIAMI a Division of
MIAMI REALTORS

+ Single Family/Manufactured Homes

[MLS Rules Notice](#)[Status](#)[Location Information](#)[General Information](#)[Remarks](#)[Rooms](#)[Additional Information](#)[Financial/Office Info](#)

Location Information

County

OUTSIDE of Florida ▼



City

▼



Area

5990 Global Outside US ▼



Global or Regional Area listing select **"OUTSIDE of Florida"** for County



PALM BEACH



+ Single Family/Manufactured Homes

MLS Rules Notice

Status

Location Information

Global/Regional Area

General Information

Remarks

Rooms

Additional Information

Final

Global/Regional Area

Enter the Global Region and Country for listings located outside of the US

Global Region



Country



Country Region



Country City



Global Acknowledgment YN -->



- OR -

Enter the US Region and State for listings located outside of Florida but in the US

US Region



US State



US City



Your acknowledgment confirms your capacity to participate in real estate activities, either as a licensed practitioner or in partnership with licensed individual(s) within the property's jurisdiction. It also demonstrates your agreement to adhere to all applicable laws, ordinances, and regulations governing real estate practices, locally, statewide, at the federal level, and internationally, all of which are crucial to ensuring the legality, ethics, and accuracy of the listings.



PALM BEACH



SEARCH | STATS | REALIST | IMAPP | LINKS | FINANCE | ADD/E

New Map Search (BETA)

RE1/RE2 Single Family/Condo

RIN Multi-Family Income

RLD Res Land/Boats/Docks

RNT Res Rental

CLD Land-Comm/Bus/Agr/Indust

COM Improved Comm/Indust

BUS Business Brokerage

Cross Property

Rental Beast

Open House

Public Record

Search Other MLS's

Agent

Office

More...

Quick

COMM Cross Property

Create Your Own

Global/Regional Area Search

Quick - Other Florida

Market Listings

tings (14 days)

my Listings with No Photos

Global/Regional Area Search

Status - Date or Range

☒ Active

☒ Coming Soon

☒ Active With Contract

☐ Cancelled

☐ Closed

☐ Pending

☐ Rented

☐ Temp Off Market

☐ Withdrawn

☐ Expired

Property Type

Single Family

Condo/Co-Op/Villa/Townhouse

Multi-Family Income

Residential Land/Boat Docks

☒ Or ☐ Not

Map Search: No Map Selected

Within miles of [My Location](#)

Street #

Street Dir

Street Name

Unit #

More

Global Region

Canada

Caribbean Islands

Mexico

Central America

South America

☒ Or ☐ Not

US Regions

USA-Midwest

USA-Northeast

USA-Southeast (not in Florida)

USA-Southwest

USA-West

☒ Or ☐ Not

Country



☒ Or ☐ Not

US State

☒ Or ☐ Not

Country Region

Country City

Price

☒ (000s)

MLS

Total Bedrooms

Full Baths

Half Baths

Garage Spaces

Parking Spaces

Total Sqft

Year Built


List Broker Code



PALM BEACH



INTRAMATRIX

 **MIAMI REALTORS**

MY MATRIX | SEARCH | STATS | REALIST | IMAPP | LINKS | FINANCE | ADD/EDIT | MARKET REPORTS | **INTRAMATRIX**

?

Enter Shorthand or MLS#

Good Afternoon

↺ ⚙ ⏪

Dashboard

⊘ No active notifications

News & Alerts

Jun 12 - EXTENDED ONE MORE DAY

Matrix

FMLS/Georgia
OMNI/Mexico
CRMLS/California
REcolorado
Realcomp/Michigan
Dayton/Ohio
MLSL/Northern CA

FMLS
FIRST MULTIPLE LISTING SERVICE

MY MATRIX | SEARCH | STATS | DOCS | LINKS | FINANCE

Aa

🔔

Hello, William ▾

✖

?

Enter Shorthand or MLS#

×

🔍

Recent Searches 🕒

News & Alerts

There are no active news postings.

Hot Sheets


Cross Property
Residential
Residential Lease
Residential Income
Land
Commercial Sale
Commercial Lease

Matrix Learning Lab

Explore What's New & Get Quick Tip Videos

Learn More. Do More.

- Matrix™
- OneHome™
- Realist®
- MLS-Touch®



Take full advantage of your technology tools.

Recent Portal Visitors

You have no recent portal visitors.

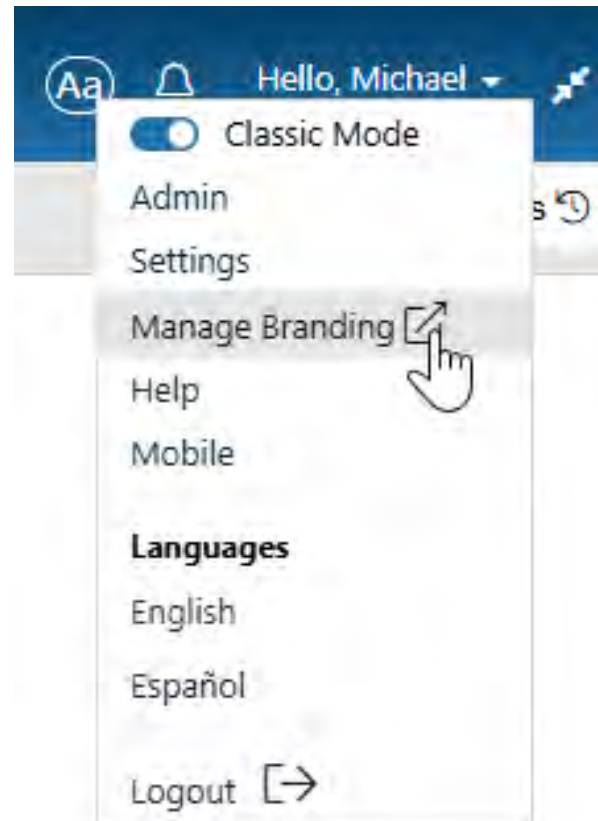
Recent Use Contacts

You have no recent use contacts.

Additional

There are no additional widgets.

Branding Center





Brand Kit

Manage your logo and colors shown across your real estate apps.

[Learn more](#)

My Brand Kit

Create a custom Brand Kit that promotes your personal brand.

Create your own

Available Brand Kits

Choose from pre-made Brand Kits or search for more brands.



Choose from additional brands

Search by name

Save & Activate

Sample View 1

OneHome

Matrix Email

MLS-Client

Desktop

Mobile



Buy / Rent

My Properties

Planner

MC

All Listings

Overview

Property Details

Schools

1/81



86 Funston Ave

View Virtual Tours

View A

80% MLS #9218251 Open House Jun 24 - 12:00 PM - 1:30 PM + 3 more

Bedrooms

Bathrooms

Size

MC

Michael Curiel
MIAMI Association of REALTORS®

Licence: 279609895

(305) 468-7000

Create Your Own Brand Kit

Build your own Brand Kit to represent your personal brand across our products.

1 Start with a logo

Recommended 525x150 pixels, 10MB maximum file size.



Edit Remove

2 Choose your colors

Primary color will be applied to banners and headers, Secondary color is for elements such as buttons, and accents are for smaller details.

Primary

Secondary

Accent



Change

Change

Change

We've chosen these colors from your logo, but you're welcome to adjust them to your liking

3 Review the Brand Kit.

If everything looks good save it to make it active across all your products.

Reset

Cancel

Save & Activate

Sample View

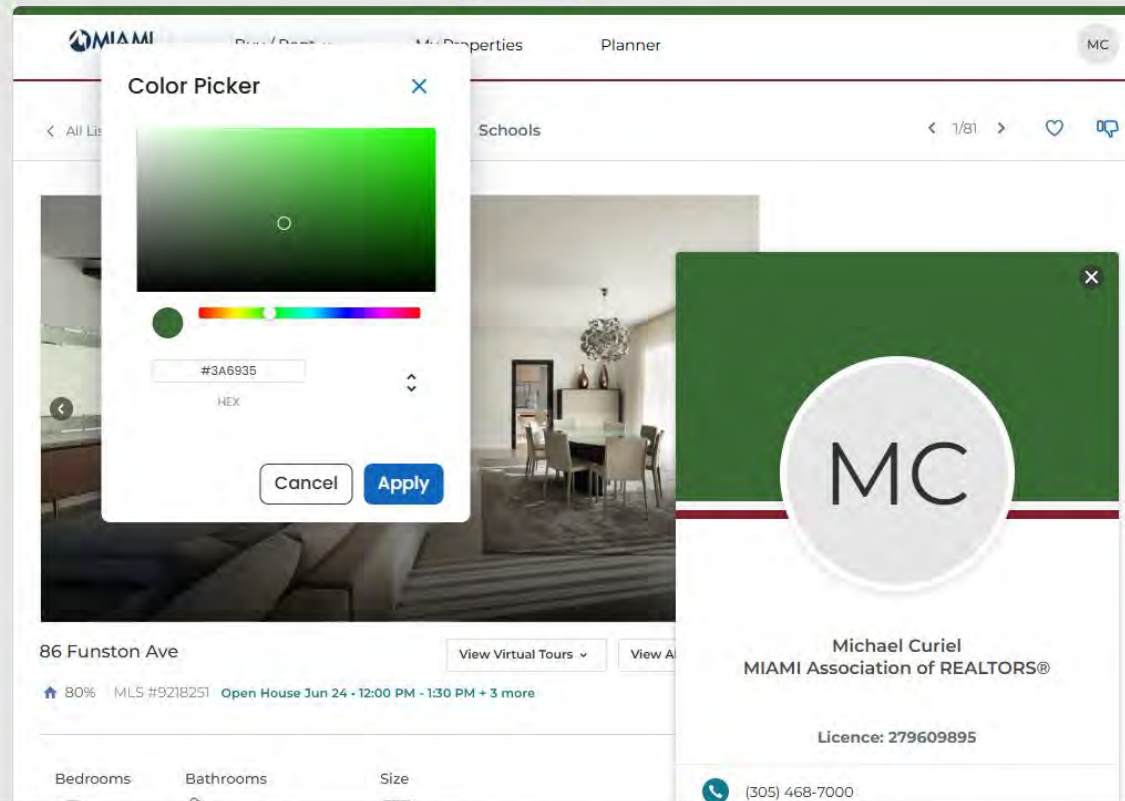
OneHome

Matrix Email

MLS-Client

Desktop

Mobile



Sample View ⓘ

OneHome Matrix Email **MLS-Client**

Desktop Mobile

MIAMI REALTORS

< 1/81 > ❤️ 💬 ➔ ...

1/20

View Virtual Tours

86 Funston Ave

For Sale

\$872,840

New Construction

Agent Pick

MLS #12345

Open House Jun 24 • 12:00 PM - 1:30 PM + 3 more

MC

Sample View ⓘ

OneHome **Matrix Email** MLS-Client

MIAMI REALTORS

From Michael Curiel MC

Hello,

I found new properties for you to look at. Please let me know what interests you, and I will be happy to provide you with more information.

Highlights

For Sale

\$888,888

MLS #12345

86 Funston Ave

MLS #12345 • Single Family Residence

2bd 1ba 1,500 - 1,600 sqft

Back on Market

OPEN HOUSE SEP 28 • 12:00 PM - 1:30 PM

View Properties

Sample View ⓘ

OneHome Matrix Email **MLS-Client**

2:51

MIAMI REALTORS

Hi Michael Curiel

Map Search

Advanced Search

Saved Searches

Search by Number

My Favorites

InstaView

My Agent



PALM BEACH



Leveraging Your Top Tools for Success



Agent 3000

Digital Business Card

Single Property Website

Eve – AI

Open House Registration Page

Branded e-book

Social Media Tools



- Dashboard
- Buyer Registration **NEW**
- Listing Concessions **NEW**
- OK To Advertise
- Contacts
- Leads
- Emails
- Email Listing Templates
- Meet Eve, our AI **NEW**
- Brand & Market **NEW**
- Realty Biz Card **NEW**
- Realty Biz Card Setup**
- QR Code & Email Signature
- Reviews
- Messages
- Activity
- Open Houses **NEW**
- Net Sheets **NEW**
- Calendar
- Website

AGENT 3000

Create Digital Biz Card

[Click Here to Watch Video on "How To Setup Your Realty Biz Card"](#)

[Click Here to Watch Video on "How To Get Reviews from Google, Zillow & Yelp"](#)

Realty Business Card Setup

1

Enter the name you wish to use for your Realty Business Card:

RealtyBizCard.com/cnmiamire

2

Subtitle (Examples: REALTOR®, Broker, Real Estate Professional, GRI)

Connie Nieto VP of Technology - MIAMI Trainer

3

Choose Template:

Template 4 - Dark

4

Profile Photo Upload:

Choose File No file chosen

5

Background Image:

Select Image

Remove

NOTE: All reviews below will Sync everyday at 2:00am EST.



Agent 3000

Digital Business Card

Single Property Website

Eve – AI

Open House Registration Page

Branded e-book

Social Media Tools



- Dashboard
- Buyer Registration **NEW**
- Listing Concessions **NEW**
- OK To Advertise
- Contacts
- Leads
- Emails
- Email Listing Templates
- Meet Eve, our AI **NEW**
- Brand & Market **NEW**
- Realty Biz Card **NEW**
- Realty Biz Card Setup**
- QR Code & Email Signature
- Reviews
- Messages
- Activity
- Open Houses **NEW**
- Net Sheets **NEW**
- Calendar
- Website

AGENT 3000

Create Digital Biz Card

[Click Here to Watch Video on "How To Setup Your Realty Biz Card"](#)

[Click Here to Watch Video on "How To Get Reviews from Google, Zillow & Yelp"](#)

Realty Business Card Setup

1

Enter the name you wish to use for your Realty Business Card:

RealtyBizCard.com/cnmiamire

2

Subtitle (Examples: REALTOR®, Broker, Real Estate Professional, GRI)

Connie Nieto VP of Technology - MIAMI Trainer

3

Choose Template:

Template 4 - Dark

4

Profile Photo Upload:

Choose File No file chosen

5

Background Image:

Select Image

Remove

FREE

AGENT 3000

NOTE: All reviews below will Sync everyday at 2:00am EST.

• Answer the Questions That Matter • Permits, Open Code Violations, Rental Property Activity

IMAPP - Miami REALTORS®
Search Tax Records or MLS Listings

quick search 279668...

Tax Search | **MLS Search** | **Foreclosure Search**

Search Field	Search Type	Search Value
Property Location	Is Within	Broward County, FL
Owner Name	Starts With	
Property Address	Contains	
Parcel ID	Starts With	
Subdivision Name	Equal To	
Property Zip Code	Equal To	
Sale Date	Greater Than or Equal To	
Sale Price	Greater Than or Equal To	
Building Area	Greater Than or Equal To	
Year Built	Greater Than	
Property Use Code (state)	Is One Of	Select options

Start Search **Save Template** **Reset Defaults** **Clear All Fields**

My Saved Searches

- Map Reference Area with Specific Criteria
- Expired Not Relisted SF
- Miami Auction dates may 13
- taxes and code violations

Suggested Searches

- Rental Residential Properties in Value Range
- Foreign Owners within Value Range
- Recent Sales Find Properties Sold in Last Month
- Miami New Listings

Search Area Reference Map

Usage Tip: For additional search fields, select the search name from one of the search field select lists.

IMAPP - Miami REALTORS®
Miami-Dade County Tax Report - 44 NW 86TH ST, EL PORTAL, FL 33150-2411

quick search 279668...

CITY INTERACTIONS

Rental Licensing

License #	License Active	License Expires	Applicant Name	Owner Name
DWE2329290, 4916927	No	10/01/2023	MEXMIA LLC	MEXMIA LLC
07/27/2021			20200 W. DIX # 607	20200 W. DIX # 607
Category	Rental Units	Grade	AVENTURA, FL 33180	AVENTURA, FL 33180
Tier/Grade	1	45-20	Phone: (305) 608-9916	Phone: (305) 608-9916
Short Term?	Yes	License Issues	Email: blan.61@hotmail.com	Email: info@farentals.com
Current Owner?	Yes	Owner Class		

Code Violations

Category	Code	Description	Grade	Case #	Date	Owner
Courtesy Civil Infraction Notice (CCIN)	EXPIRED PERMITS FOUND ON PROPERTY. PB15-0221, PB15-0234, PB17-0096	PERMIT VIOLATION (EXPIRED) SEC. 5.2209/10/2020	Moderate	EEN20-0091		
WORK WITHOUT PERMIT	THE GC WAS FRAMING FOR A CEMENT POUR OF A NEW DECK IN REAR OF HOME W/O PERMITS.	Courtesy Civil Infraction Noti	Moderate	EEN17-0463	04/20/2017	B AND L REALTY HOLDINGS LLC
WORK WITHOUT PERMIT	AN UNLICENSED PLUMBER WAS WORKING ON DRAIN PIPES FOR NEW BATHROOM BEYOND THE	Courtesy Civil Infraction Noti	Mild	EEN16-0031	02/19/2016	B AND L REALTY HOLDINGS LLC
WORK WITHOUT PERMIT	CCIN/5 DAYS & STOP WORK ORDER	Courtesy Civil Infraction Noti	Mild	EEN16-0004	01/16/2016	B AND L REALTY HOLDINGS LLC
EXTERIOR MAINTENANCE	CCIN/5 DAYS FOR ROOF REPAIRS TO BE FINISHED, EXTERIOR OF HOME TO BE PAINTED, AND FOR	Courtesy Civil Infraction Noti	Moderate	EEN15-0203	08/08/2015	B AND L REALTY HOLDINGS LLC
WORK WITHOUT PERMIT	CONVERTED SHED INTO LIVING SPACE (PLUMBING & ELECTRIC)	Notice of Civil Infraction (NO Special Master Hearing)	Moderate	EEN14-0054	08/01/2014	JPMORGAN CHASE BANK NA
GRASS/WEED CLEAN-UP	HIGH GRASS & WEEDS	Ticket Issued	Mild	EEN14-0055	08/01/2014	JPMORGAN CHASE BANK NA
ANIMAL CRUELTY INVESTIGATION		Enforcement, Section 3-36	Severe	T3-00019433	01/22/2013	

There are no recent code violation entries.

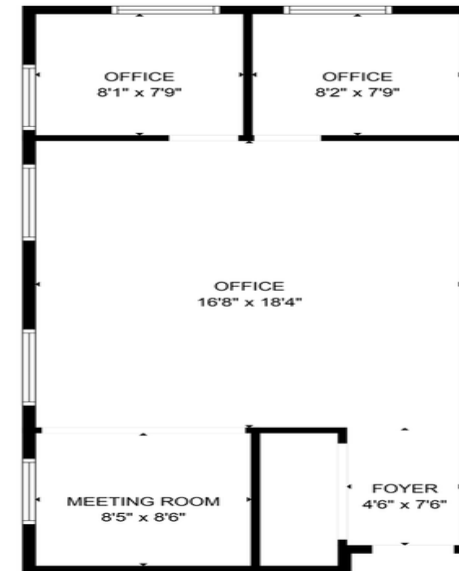
Building Permits

Permit #	Type	Description	Issued	Value	Contractor
PE21-0191	DRIVEWAY		10/09/2021	\$0	I.E. CONTRACTORS, INC. 15116 SW 63RD TERRACE MIAMI FL 33193 (305) 788 5594
PP19-0059	POOL PIPING		12/13/2019	\$0	AQUARAMA POOLS INC. 304 INDIAN TRACE FORT LAUDERDALE FL 33326 (786) 560 4402
PE19-0042	POOL		12/13/2019	\$0	YORK ELECTRICAL 2517 SW 13 ST MIAMI FL 33145 (786) 560 4402
PB19-0221	POOL		12/13/2019	\$0	AQUARAMA POOLS INC. 304 INDIAN TRACE FORT LAUDERDALE FL 33326 (786) 560 4402
PB17-0144	FENCE		06/20/2017	\$0	ABBA FENCES 2423 SW 147 AVE HIALEAH FL 33012 (305) 303 5166

Find Comparables
Valuation Analysis
Residential MLS Stats
Demographics
Save PDF **Print** **E-Mail**
Bookmark
External Links
Show Report Sections
☒ Owner Name
☒ Small Map
☐ Property Value
☒ Sales History
☒ Show Mortgage Details
☐ Building Information
☒ City Activity
☒ Show Rental Details
☒ Show Building Permits
☒ Show Code Violations
☒ Area Schools
☒ Show School Insights
☒ Flood Zone Info

- Elevate Your Listings•

Free 2D Floor Plans scanned in 5 minutes



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

- **Access Your Listings On the Go**

Edit, Text, Email Listings and Automate Your Facebook Posts



Apple Users



Android Users



MAP SEARCH

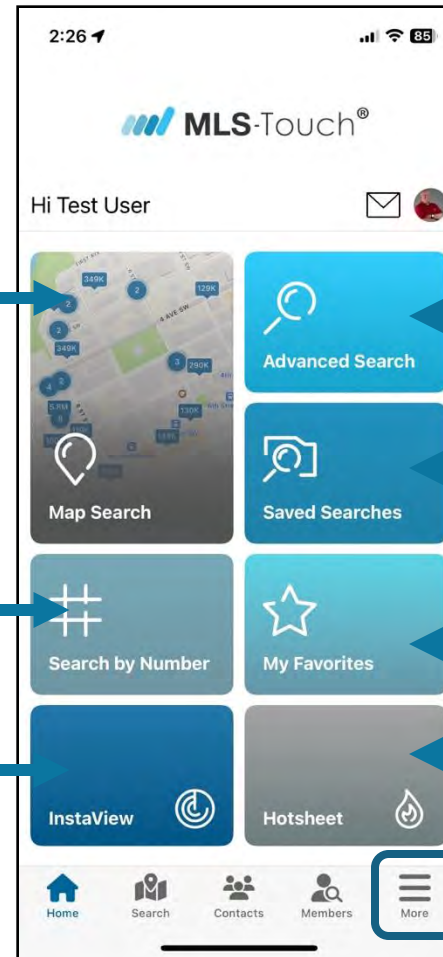
Search for listings on a map. Draw map shape and move map around ALONG with using search criteria!

MLS # SEARCH

Search for listings by their MLS #.

INSTAVIEW

When within 410 feet of a listing(s), just click Instaview to see details!



ADVANCED SEARCH

Search criteria fields such as County, City, Zip Code, Property Type, Price, Beds, Baths, Status, Sq Ft., and more!

SAVED SEARCHES

Find searches in MLS Touch and Saved Searches from Matrix.

MY FAVORITES

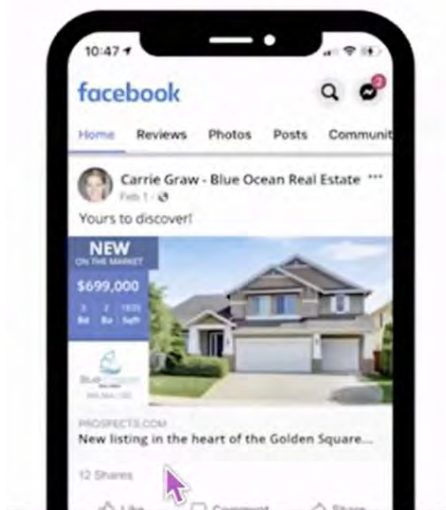
HOTSHEET

MORE

Where the 'action' takes place!

Automatically Publish to Facebook
Easy generate new leads with a click!

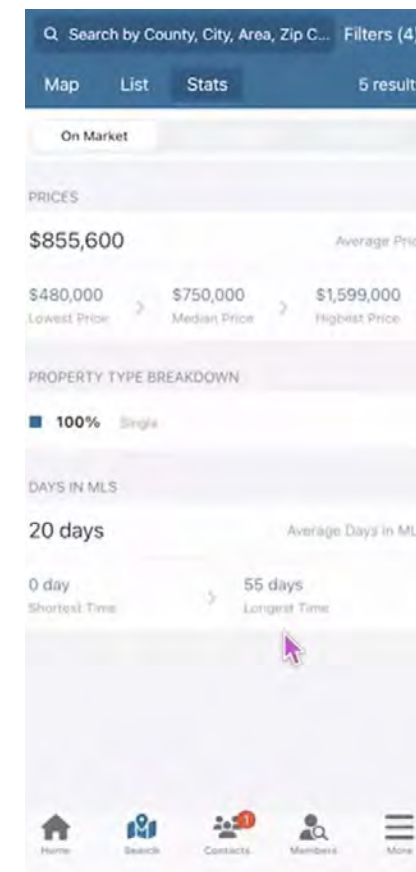
Access Stats in the Area
Days on market and median price available for each search area



Automatically Publish Your Listings on Facebook

Generate new leads on Facebook!
Automatically post your listings, price reductions, solds and open houses.

Connect



• **Introducing Infinity** •



Engaging All Visitors, not just the few that Contact You

"No one knows what happens between buyers clicking images & them contacting an agent, Infinityy tells us by showing homes 24/7"

David Brooke Owner, Brooke Group - Top 1% eXp Realty

AI Conversations

The screenshot displays an AI chat interface with a navigation bar at the top containing 'Summary', 'AI Transcript', 'Activity', and 'Group Chat'. A purple 'Enter Room' button is located in the top right corner. The chat history shows two messages:

Message 1: Sent at 2024-08-21 16:17:26, the user asks, "What are the best restaurants nearby?". The AI response, dated 2024-08-21 16:17:30, lists several restaurants near "1 Lion Gardiner":

- Red Fox Restaurant:** A white-tablecloth Italian eatery offering seafood, pasta, and steaks in a traditional, red-walled space. You can explore it in the virtual tour at [Red Fox Restaurant](#).
- Cromwell Diner:** An informal restaurant providing a variety of traditional American dishes in an easygoing atmosphere. Check it out at [Cromwell Diner](#).
- Zerio's:** An Italian kitchen offering pizza, soups, and deli-style sandwiches in modest digs with a warm vibe. Visit it in the virtual tour at [Zerio's](#).
- Wooster Street Pizza Cromwell:** Known for New Haven-style pizza and Italian standards in a black-and-white space with whimsical car-centric decor. You can see it at [Wooster Street Pizza](#).

The AI concludes with: "Feel free to explore these options in the virtual tour!" and a "Find more..." link.

Message 2: Sent at 2024-08-21 08:09:25, the user asks, "Give me a brief overview of this home.". The AI response, dated 2024-08-21 08:09:29, provides an overview of the home at 1 Lion Gardiner in Cromwell:

The home at 1 Lion Gardiner in Cromwell is a spacious single-family property featuring:

- 4 Bedrooms
- 3 Bathrooms
- 3700 Square Feet of Living Space
- Price: \$550,000

The AI then states: "You can explore various areas of the home through the virtual tour, including:"

- Foyer:** Foyer: Welcome to 1 Lion Gardiner in Cromwell. This 3,700 square foot home features 4 bedrooms and 3 bathrooms.
- Living Room:** Living Room: The living room offers a cozy fireplace, dramatic vaulted ceilings, and a view of the deck that invites natural light inside.
- Kitchen:** Kitchen: This kitchen offers expansive room for creativity, anchored by a generous island and complemented by stainless steel appliances.

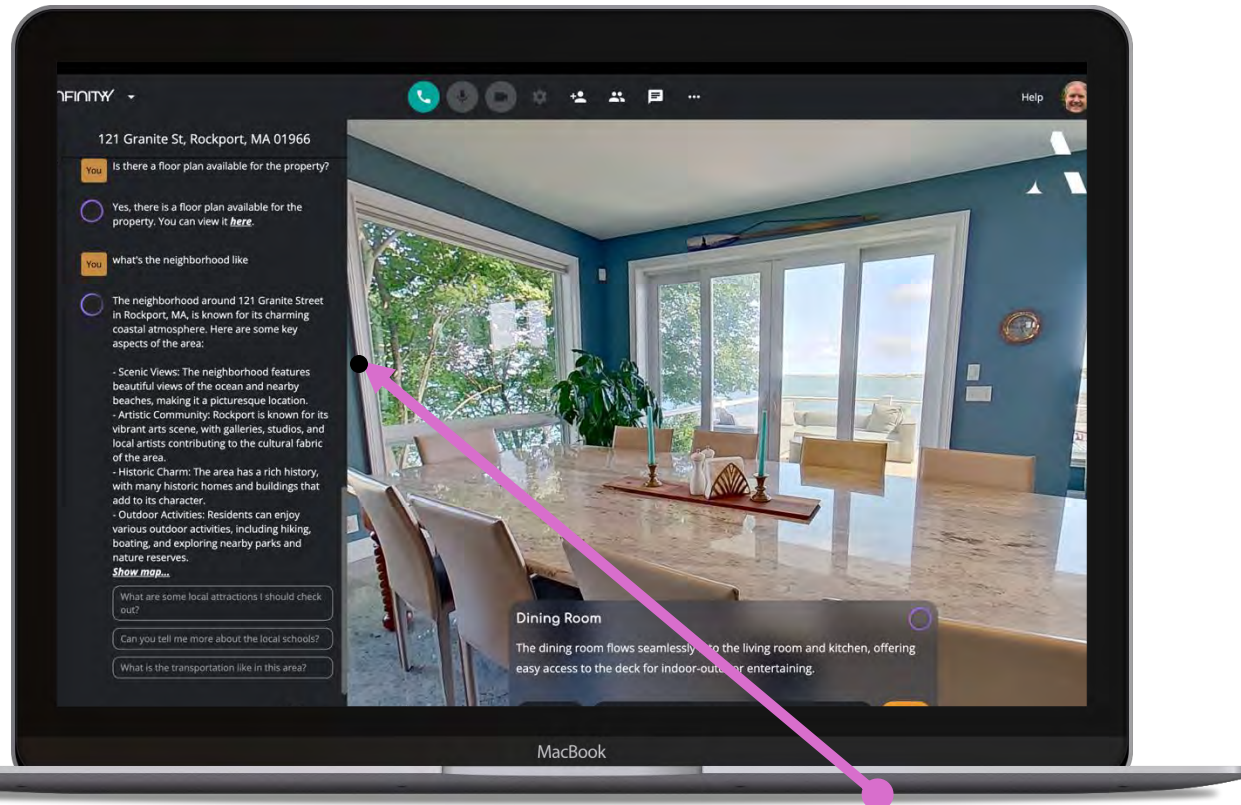


PALM BEACH



Seller Agent Solution: Infinity AI Listings

AI enabled environment that can engage buyers when you are unavailable



Embedded into
All Digital
Outreach



4X

INCREASE IN ENGAGEMENT

7+

ADDITIONAL LEADS PER HOME

Buyer's conversation with Infinity generates personalized follow up

AI Agents Deliver Amazing On-Demand Experiences and Help You Close Deals *Faster*

"Connect Me" AI

- "Infinity Connect me with..."
 - The listing agent
 - My wife Karen at 781...
 - Bob my contractor at 617...
- Human Guided Experiences
- AI is Always There for Questions
- Conversations become Customers



"Show Me" AI

- Personalized Experiences
 - 24/7 from anywhere on the web
- Encyclopedic Knowledge
- Human and AI conversations
- Conversations become lead scores

How easy is it?

- Simplest Tech Adoption Ever
- Enter listing into the MLS database as you do now
- Receive an email with a link providing access to your Infinityy AI listing
- Add Infinityy link to the virtual tour link in MLS and one click share to your socials



PALM BEACH



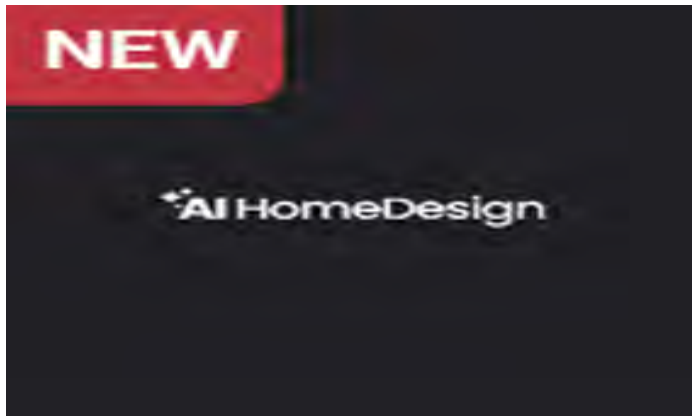
How do I get started?

- Log in to MLS gateway
- Click the Infinity tile
- Claim your Listing
- Share it everywhere

The screenshot shows the Miami MLS Infinity portal. At the top, there's a navigation bar with "Miami MLS" and "Claim Listings". Below this is a map of Florida with a search bar that says "Search by Address, City, or Zip Code". A red pin is placed on the map near Palm Beach. On the right side, there's a list of properties for sale, each with a thumbnail, address, price, and "Unclaimed", "Enter", and "Claim" buttons. A pop-up window titled "INFINITY MORE LEADS START HERE" is overlaid on the map, showing a list of services: "INFINITY AI ASSISTANT 24/7 Engagement" for \$0 (Free from MLS) and "LEAD INTELLIGENCE Unlimited Leads" for \$97 / Listing. The pop-up also includes a "Claim and Upgrade to Premium" button and a description: "Infinity captures and qualifies leads when you can't and sends them to you."

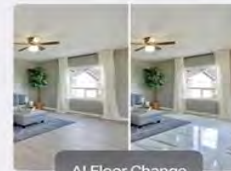
- Listings that Stand Out Stand with AI •

Rescue your photos with revolutionary enhancements!

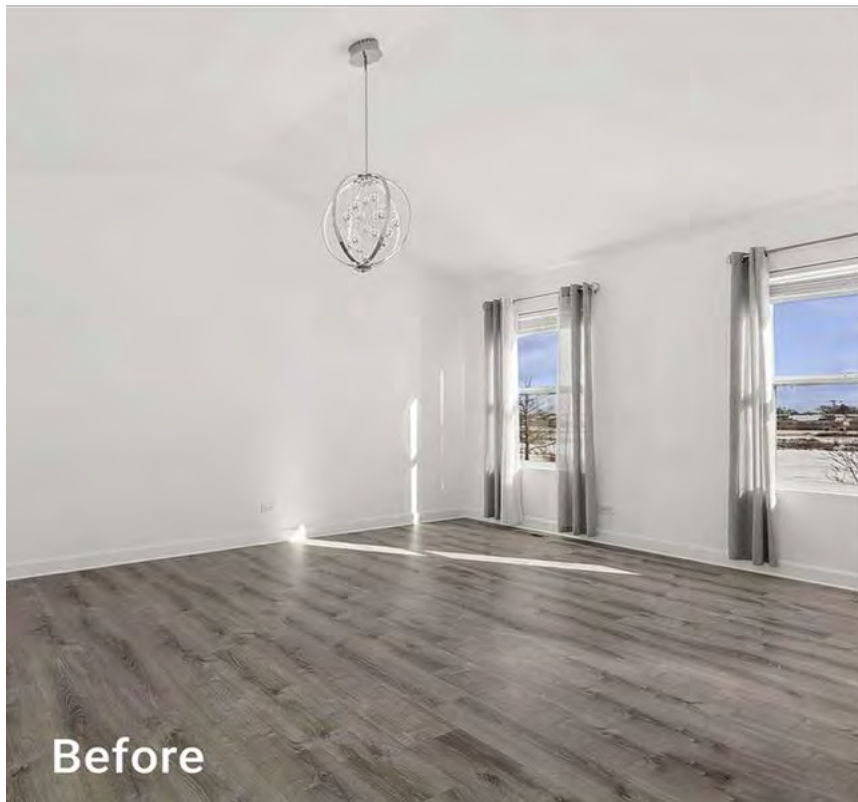


Renovation Solutions

These tools are **free for unlimited use** by subscribers, empowering buyers' agents to showcase a space's versatility and helping home buyers envision it for their own plans and renovations.



- Listings that Stand Out Stand with AI •
Virtual Staging



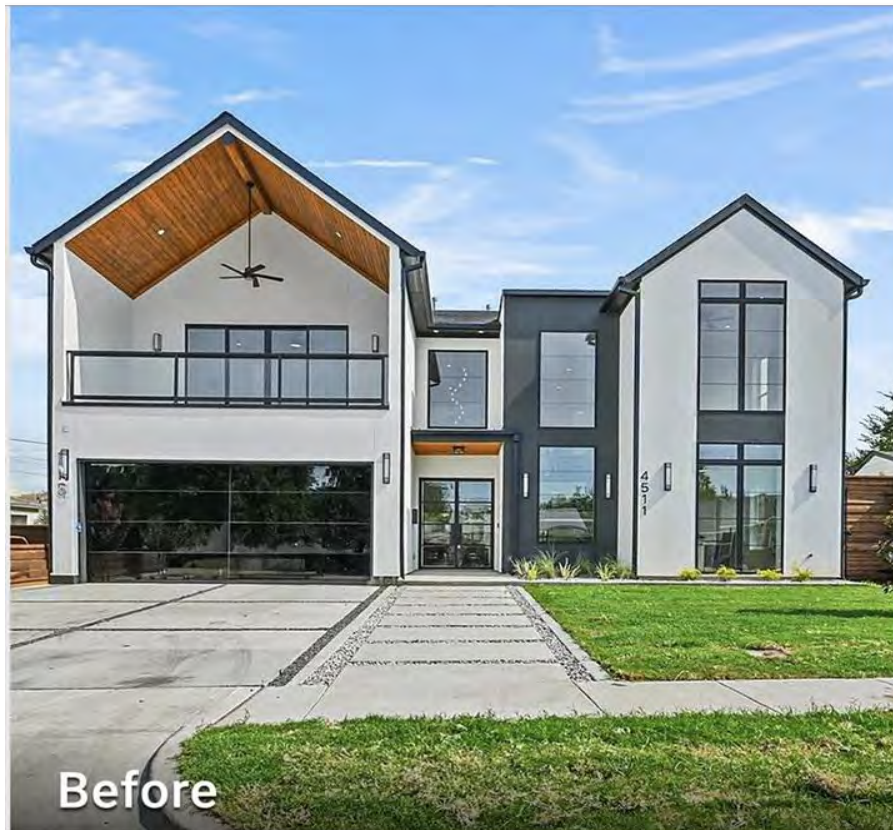
- Listings that Stand Out Stand with AI •

Declutter and Remove Unwanted Furnishings



- Listings that Stand Out Stand with AI •

Enhance Your Listing with Dusk to Dawn Feature



- Listings that Stand Out Stand with AI •
Enhance Images to Shine in the Best Light



- **Listings that Stand Out Stand with AI •**
Try it Today : Scan and Enhance

1. Scan the QR Code
2. Sign in with a test email
3. Upload or take a photo of the room
4. Let AI enhance your photo

