



THE
SCHIRRIPA
GROUP

LEADING LUXURY NEW CONSTRUCTION SALES TEAM
SOUTH FLORIDA



EXPERTISE

Deep market knowledge.



INTEGRITY

Trusted relationships.



RESULTS

Proven performance.

BUILDING VALUE. DELIVERING EXCELLENCE.

ONE PROJECT AT A TIME.



TIMOTHY D. SCHIRRIPA

CEO | PRESIDENT | DEVELOPER
STRATEGIC LUXURY REAL ESTATE ADVISOR

26+ YEARS OF EXPERIENCE.
BUILT ON INTEGRITY. DRIVEN BY RESULTS.

Building exceptional real estate is not simply about transactions. It is about creating legacy, preserving wealth, and delivering extraordinary opportunities across South Florida's luxury real estate market.

Tim Schirripa

A LEGACY OF PERFORMANCE

Timothy D. Schirripa is the Founder of The Schirripa Group at Coldwell Banker Realty and Founder of TDS Realty Advisors. With more than 26 years of experience, he is recognized as one of South Florida's leading luxury real estate advisors, developers, and investment specialists.

As the leader of South Florida's premier luxury new construction sales team, Tim has represented and developed some of the region's most significant waterfront estates, luxury residences, and development opportunities, creating exceptional value for clients, investors, and communities.

Combining real-world development expertise with strategic market knowledge, Tim has led and advised on more than \$150 million in luxury real estate transactions and development projects throughout South Florida.

Grounded in faith and family, Tim is known for his integrity, leadership, and commitment to serving others. Beyond real estate, he is a dedicated mentor and philanthropist who believes true success is measured not only by professional achievements, but by the lives impacted, relationships built, and legacy left behind.

Known for delivering extraordinary results while fostering lasting relationships, Tim remains committed to helping clients, investors, and communities achieve meaningful long-term success.



\$150M+

LUXURY SALES &
DEVELOPMENT
PROJECTS



26+

YEARS
OF EXPERIENCE



TOP

LUXURY NEW
CONSTRUCTION
SALES TEAM IN
SOUTH FLORIDA



**DEVELOPER
INVESTOR
ADVISOR**

REAL-WORLD
DEVELOPMENT
EXPERTISE

AREAS OF EXPERTISE

- ✓ Luxury Waterfront Estates
- ✓ Investment & Development Land
- ✓ New Construction Sales
- ✓ Strategic Advisory Services
- ✓ Residential & Resort Development
- ✓ Commercial & Mixed-Use Opportunities

“

*Success is measured not only by what we build,
but by the relationships we create, the communities
we strengthen, and the legacy we leave behind.*

— TIMOTHY D. SCHIRRIPA —

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THE SCHIRRIPA GROUP
SOUTH FLORIDA'S LEADING LUXURY
NEW CONSTRUCTION SALES TEAM

TDS REALTY ADVISORS
DEVELOPMENT • INVESTMENT • ADVISORY



THE SCHIRRIPA GROUP

A TEAM BUILT ON TRUST, SERVICE & EXECUTION

THE PEOPLE BEHIND THE PLATFORM

A relationship-driven team supporting clients, partners, and projects across South Florida luxury real estate.



LAURIE TODARO

Director of Business
Development | Philanthropy
Global Luxury Realtor



WALDY SANTA

Director of Operations |
Project Management
Global Luxury Realtor



RILEY STRICKLAND

Director of Media | Creative
Services



AMANDA LABRADOR

Transaction Coordinator |
Global Luxury Realtor



STEPHANIE STEWART

Global Luxury Realtor



RONY THESSIER

Global Luxury Realtor



LORENA DE VIVERO

Marketing Coordinator

ONE TEAM. ONE STANDARD. EXCEPTIONAL EXECUTION.

Built on trust, strengthened by collaboration, and aligned around lasting value.



**COLDWELL BANKER
REALTY**



THE
SCHIRRIPA
GROUP

LEADING LUXURY NEW CONSTRUCTION SALES TEAM
SOUTH FLORIDA

— 2025 —
INTERNATIONAL
**DIAMOND
SOCIETY**
TOP 7%



COLDWELL BANKER
REALTY



TOP 100 LUXURY SALES TEAM



CONSISTENTLY RANKED AS A TOP-PRODUCING
AGENT, INCLUDING #1 IN GROSS VOLUME
(OFFICE-LEVEL RECOGNITION)



220+ CLOSED TRANSACTIONS
ACROSS A \$130K - \$14M+ PRICE RANGE



PROVEN EXPERTISE IN LUXURY RESIDENTIAL,
COMMERCIAL, AND INVESTMENT
REAL ESTATE

**REALTRENDS
VERIFIED**



PROUD SPONSOR OF

COLDWELL BANKER
CARES FOUNDATION

RECOGNIZED. RESPECTED. TRUSTED.

AWARD-WINNING RESULTS. UNMATCHED CLIENT SERVICE.

EXPERIENCE • LEADERSHIP • RESULTS



26+

YEARS
EXPERIENCE



\$150M+

DEVELOPMENT
VALUE IN PROJECTS



220+

CLOSED
TRANSACTIONS



TOP 7%

WORLDWIDE
RANKING



5-STAR

CLIENT
REVIEWS



DEVELOPMENT & INVESTMENT

FOUNDER OF TDS REALTY ADVISORS

- Luxury Residential Development
- Resort & Hospitality Projects
- Strategic Acquisitions
- Investment Advisory



MARKETING & BRAND ELEVATION

FOUNDER OF PERFECT
REAL ESTATE VISUALS

- Luxury Brand Positioning
- Cinematic Property Marketing
- Digital Storytelling
- Media & Production



LEADERSHIP & RELATIONSHIPS

- Integrity-Driven Representation
- Trusted Advisor Approach
- Community Partnerships
- Long-Term Client Relationships

“Exceptional results are built through strategic vision, disciplined execution, and relationships that last far beyond the transaction.”



THE POWER OF COLLABORATION

A CURATED NETWORK. A UNIFIED VISION.

The Schirripa Group is supported by a carefully curated network of developers, architects, builders, designers, technologists, media professionals, and strategic advisors who share a common commitment to excellence.

Together, these relationships create an integrated platform capable of delivering exceptional results across every stage of the real estate lifecycle from acquisition and development to branding, marketing, and long-term value creation.

Our affiliates are more than industry partners. They are trusted collaborators who bring specialized expertise, innovative thinking, and proven execution to every opportunity.

This collective strength allows us to navigate complex projects with confidence, align the right professionals at the right time, and deliver a seamless experience for our clients and partners.

When vision, expertise, and collaboration converge,
extraordinary outcomes follow.



DEVELOPMENT EXCELLENCE

Visionary planning, construction, and execution.



DESIGN & ARCHITECTURE

Creating environments that inspire and endure.



TECHNOLOGY & INNOVATION

Future-forward solutions that enhance lifestyle and performance.



MEDIA & BRAND STRATEGY

Elevating visibility through world-class storytelling.



STRATEGIC ADVISORY

Guidance backed by experience, relationships, and market insight.

OUR TRUSTED AFFILIATES



A NETWORK BUILT ON TRUST.
A PLATFORM DESIGNED FOR POSSIBILITY.



TDS REALTY ADVISORS

STRATEGIC INVESTMENT. ELEVATED EXECUTION. ENDURING VALUE.

TDS Realty Advisors is a South Florida-based real estate investment, development, and advisory platform specializing in luxury residential, waterfront, land, and strategic development opportunities. Through a vertically integrated ecosystem spanning acquisitions, development advisory, brokerage, marketing, and media production, TDS delivers comprehensive solutions designed to create and preserve long-term value.



26+ YEARS

DEVELOPMENT &
INVESTMENT EXPERIENCE



FOUNDED 2014

SOUTH FLORIDA
HEADQUARTERS



FULL-SERVICE
PLATFORM

ACQUISITION • DEVELOPMENT • ADVISORY



SOUTH FLORIDA

REGIONAL MARKET
EXPERTISE

CORE INVESTMENT CAPABILITIES



STRATEGIC
ACQUISITIONS

Identifying high-opportunity luxury residential, waterfront, multifamily, land, and development assets throughout South Florida.



DEVELOPMENT
ADVISORY

Guiding projects through planning, entitlement, capital structuring, execution, marketing, sales strategy, and disposition.



ASSET
MANAGEMENT

Protecting and maximizing value through disciplined oversight, market intelligence, and strategic decision-making.



INVESTMENT
STRATEGY

Data-driven analysis and customized investment planning designed to support long-term wealth creation objectives.

WHY TDS REALTY ADVISORS



FOUNDER-LED EXPERTISE

Direct executive involvement from Timothy D. Schirripa throughout every phase of the investment lifecycle.



WHITE-GLOVE ADVISORY

Personalized guidance and strategic solutions tailored to each client, asset, and investment objective.



INTEGRATED ECOSYSTEM

A unique platform combining investment advisory, development consulting, luxury brokerage, media production, and strategic marketing.



MARKET INTELLIGENCE

Deep expertise in South Florida luxury residential, waterfront, and development markets.



LONG-TERM WEALTH CREATION

Investment strategies focused on capital preservation, value enhancement, and enduring growth.



TIMOTHY D.
SCHIRRIPA

CEO | PRESIDENT

FOUNDER OF:

- The Schirripa Group
- TDS Realty Advisors
- Perfect Real Estate Visuals
- Arizen Productions

AFFILIATED COMPANIES



THE
SCHIRRIPA
GROUP



PERFECT
REAL ESTATE
VISUALS



ARIZEN
PRODUCTIONS



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THESCHIRRIPAGROUP.COM



@THESCHIRRIPAGROUP

PERFECT REAL ESTATE VISUALS

WHERE YOUR PROPERTY MEETS ITS MOMENT.

VISUAL MARKETING PLATFORM



LUXURY LISTING PHOTOGRAPHY

Architectural-grade imagery designed to capture attention instantly.



BRANDED VIDEO & STORYTELLING

Property films, agent spotlights, and cinematic narratives.



DRONE & AERIAL SERVICES

Elevated perspectives that showcase scale, location, and lifestyle.



BRAND IDENTITY CONSULTING

Strategic visual consistency across every marketing touchpoint.



IMPACT ACROSS EVERY CHANNEL



MLS & LISTING PLATFORMS

Higher engagement. Stronger first impressions.



SOCIAL MEDIA

Consistent luxury storytelling.



EVENT MARKETING

Elevated collateral for launches, galas, and campaigns.



AGENT BRANDING

Professional assets that strengthen market presence.

WHY PERFECT REAL ESTATE VISUALS



CONCIERGE-LEVEL SERVICE



LUXURY MARKET EXPERTISE



STRATEGIC CREATIVE DIRECTION



CONSISTENT BRAND EXECUTION



CICARDO

DEVELOPMENT

BUILDING DISTINCTION. BRANDED ELEGANCE.



10,400 SF
LIVING AREA

EAST POINT
LOT

250+ FT
DOCKAGE

ROOFTOP
LOUNGE + BAR

1400 W Lake Drive

FORT LAUDERDALE | VILLA DE SYLVIA

ACTIVE LISTING

- 10,400 SF
- Premier East Point Lot
- Panoramic Lake Sylvia Views
- Rooftop Lounge & Bar
- Wellness Center
- Multiple Pools
- Smart Home Technology
- Elevator

OVER 250 FT OF DOCKAGE



8,900
SF LIVING AREA

5 OVERSIZED
BEDROOMS

MEDIA / GAME
ROOM

GUEST
HOUSE

4-CAR GARAGE
WITH LIFT

1700 NW 2nd Avenue

DELRAY BEACH RESIDENCE

A sun-drenched, single-story estate with 8,900 sq ft of living space, featuring 5 oversized bedrooms, a media/game room, guest house, and a 4-car garage with lift.

This coastal haven exemplifies indoor-outdoor harmony and elevated design.

CLOSED SALE: \$5,425,000

OUR CAPABILITIES



VISIONARY DEVELOPMENT

Conceptualization to completion with architectural excellence



MARKET-DRIVEN INVESTMENTS

Strategic acquisitions in high-demand markets



END-TO-END EXECUTION

Seamless management and white-glove oversight



UNCOMPROMISING QUALITY

Premium materials, refined finishes, timeless design



LASTING VALUE

Built for legacy, designed for generations



CICARDO

DEVELOPMENT

BUILDING DISTINCTION. BRANDED ELEGANCE.



681 GOLDEN HARBOUR DRIVE BOCA RATON

Known as Enclave at Golden Harbour, a landmark of modern luxury, this newly completed waterfront estate offers 8,355 sq ft of interior space, 117 ft of water frontage, a rooftop lounge, club room, smart home tech, and a 4-car garage.

Positioned steps from downtown Boca, it's a secluded resort oasis with unmatched finish and design.

CLOSED SALE: \$12,250,000

				
8,355 SF INTERIOR	117 FT WATERFRONT	ROOFTOP LOUNGE	CLUB ROOM	4-CAR GARAGE WITH LIFT



2880 NE 28TH STREET FORT LAUDERDALE

Known as Palazzo Corallino, this 3-story modern sanctuary spans 12,976 sq ft and features 6 bedrooms, 8 baths, a rooftop sky lounge, spa with sauna and cold plunge, chef and butler kitchens, and a swim-up dock bar.

With 153 ft of waterfront in Coral Ridge, it's a zen compound built for the highest level of luxury living.

CLOSED SALE: \$13,900,000

					
12,976 SF	6 BEDROOMS	8 BATHROOMS	ROOFTOP SKY LOUNGE	153 FT WATERFRONT	SWIM-UP DOCK BAR

OUR CAPABILITIES



ARCHITECTURAL VISION

- Modern Design
- Waterfront Expertise



LUXURY DEVELOPMENT

- New Construction
- Resort-Style Living



EXECUTION EXCELLENCE

- Design Through Delivery



MARKET POSITIONING

- Proven Sales Performance



LONG-TERM VALUE

- Enduring Quality & Craftsmanship



DISTINCTIVE PROJECTS. EXCEPTIONAL RESULTS.

NEW CONSTRUCTION



1400 W Lake Dr, Ft. Lauderdale, FL 33316

PRE-CONSTRUCTION



7605 NW 48th Ave, Unincorporated, FL 33073

UNDER CONTRACT



7615 NW 48th Ave, Unincorporated, FL 33073

PRE-CONSTRUCTION



7625 NW 48th Ave, Unincorporated, FL 33073

PRE-CONSTRUCTION



7635 NW 48th Ave, Unincorporated, FL 33073

PRE-CONSTRUCTION



1125 SE 9th St, Ft. Lauderdale, FL 33316

PRE-CONSTRUCTION



1508 NE 5th St, Ft. Lauderdale, FL 33301

DEVELOPMENT OPPORTUNITY



4000 NW 74th St, Coconut Creek, FL 33073

PENDING



PENDING FOR \$4,395,000
1316 N Rio Vista Blvd, Ft. Lauderdale, FL 33316

SOLD



SOLD FOR \$13,900,000
2880 NE 28th St, Ft. Lauderdale, FL 33306

SOLD



SOLD FOR \$12,250,000
681 Golden Harbour Dr, Boca Raton, FL 33432

SOLD



SOLD FOR \$1,700,000
4020 NE 24th Ave, Lighthouse Point, FL 33064

A LEGACY OF VISION. A PORTFOLIO OF EXCELLENCE.

The Schirripa Group and TDS Realty Advisors
specialize in luxury new construction, development opportunities,
investment strategies, and high-performance real estate solutions



CLICK TO VIEW



**COLDWELL
BANKER**



REALTY