SOUTHEAST FLORIDA *Guide*

2026

EXPLORE, DISCOVER



SANTAROSSA

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AROUND THE BLOCK BY GINO SANTAROSSA



Welcome to “SouthEast Florida”!

As you flip through these pages, my goal is simple: to provide you with the insights, tools, and confidence you need to make your move to Southeast Florida as seamless as possible. Whether you’re looking to buy your dream home, invest in a vibrant community, or simply enjoy the sunshine, my years of experience as a dedicated realtor in the region will guide you every step of the way.

I understand that relocating is more than just finding a house—it’s about finding a place where you can build your life. That’s why I’ve included expert tips, local highlights, and market trends designed to help you make informed decisions. I’m here to be your trusted guide through every part of this journey, offering personalized service and local knowledge that sets me apart.

Thank you for choosing me as your resource for making Southeast Florida your home. I’m excited to help you unlock the possibilities waiting for you here!

The Best Cities to Live in Southeast Florida

Southeast Florida is home to a diverse array of cities, each offering its unique charm and lifestyle. Here are some of the best places to consider when relocating to this vibrant region:

AVENIR – PALM BEACH GARDENS

Avenir is a large-scale master-planned community spanning roughly 4,752 acres in Palm Beach Gardens, developed by Avenir Development, LLC (an affiliate of LandStar Development Group). It's positioned as one of the most significant new developments in Palm Beach County in decades, built around the idea of preserving open space rather than maximizing density.

Location: Northlake Blvd and Avenir Dr, Palm Beach Gardens, FL 33412

SCALE & CONCEPT

More than half the community — over 2,400 acres — is set aside as a dedicated nature preserve with extensive walking trails. This conservation land connects to a broader corridor of public lands, linking Loxahatchee Slough Natural Area and Grassy Waters Preserve to the south and east, and extending north to Jonathan Dickinson State Park and west toward the DuPuis Management Area and Lake Okeechobee. Over 100 plant and animal species inhabit the preserve across several distinct native habitats.

AMENITIES

- Resort-style clubhouse
- Lakes and waterways
- Dedicated golf cart paths throughout the community
- Planned working farm and dog parks
- High-speed fiber optic internet built into every home
- Access to Panther National, an associated golf offering





TOWN CENTER

Avenir's Town Center is planned as the commercial core of the community, entitled for approximately 400,000 square feet of retail and 2,000,000 square feet of office space. The vision is a day-to-night district with dining, entertainment, boutique retail, and office space in a walkable, landscaped outdoor setting.

HOMEBUILDERS & RESIDENCES

Avenir has partnered with several established builders offering a range of home styles, from production homes to custom estates:

- Kolter Homes
- WL Homes
- Kenco Communities
- Toll Brothers
- Akel Homes
- GL Homes
- DiVosta

CONTACT / INTEREST LIST

Interested in Avenir or want to see available inventory? Reach out directly:

- **561-871-1889**
- **gino@ginosantarossa.com**
- **GinoSantarossa.com**

AVENIR MASTER PLAN



PALM BEACH GARDENS



PALM BEACH GARDENS

PALM BEACH GARDENS: A PERFECT PLACE TO CALL HOME

Palm Beach Gardens is an exceptional destination for anyone looking to enjoy the best of South Florida living. Known for its picturesque landscapes, high-end amenities, and thriving community, this city has a little something for everyone. From world-class golf courses and pristine beaches to top-rated schools and luxury shopping, Palm Beach Gardens has all the essentials of a great place to live.

OUTSTANDING AMENITIES

Palm Beach Gardens is renowned for its luxurious amenities. Golf enthusiasts will love the abundance of top-tier courses, including the prestigious PGA National Resort & Spa. If you enjoy the outdoors, you'll find an array of parks, walking trails, and water activities just a stone's throw away. For shopping, head over to The Gardens Mall, which features a blend of designer brands and popular retailers, offering everything from high-end fashion to everyday essentials.





TOP SCHOOLS

Education is a big draw for families considering a move to Palm Beach Gardens. The area is home to excellent public and private schools, offering students a high-quality education with a variety of extracurricular programs.

Some schools in the area consistently rank among the top in the state, ensuring that your children are set up for success.

BEACHES AND OUTDOOR FUN

Though Palm Beach Gardens itself is inland, you're only minutes away from some of the most beautiful beaches in South Florida. Juno Beach and John D. MacArthur Beach State Park are nearby, offering white sand, turquoise waters, and plenty of space for relaxation or adventure. Kayaking, fishing, and paddleboarding are just a few of the activities you can enjoy along the coastline.

SHOPPING AND DINING

If you're looking for high-end shopping and diverse dining options, Palm Beach Gardens won't disappoint. The Gardens Mall is a go-to spot for fashion lovers, while Downtown Palm Beach Gardens offers a blend of shopping, dining, and entertainment in an outdoor setting. From casual eateries to upscale restaurants, the food scene is diverse and sure to satisfy any craving.

WHY PALM BEACH GARDENS?

Palm Beach Gardens offers an unbeatable combination of luxury, community, and accessibility. With its excellent schools, easy access to beaches, endless amenities, and a variety of real estate options—from luxury estates to more affordable homes—it's no wonder so many are choosing to settle down in this vibrant city.

TOP SCHOOLS:

- William T. Dwyer High School (Public)
- Watson B. Duncan Middle School (Public)
- Timber Trace Elementary School (Public)
- The Benjamin School (Private)
- St. Mark’s Episcopal School (Private)

CULTURAL ACTIVITIES:

- Norton Museum of Art (Nearby in West Palm Beach)
- Eissey Campus Theatre (Palm Beach State College)
- Maltz Jupiter Theatre (Nearby in Jupiter)
- Ann Norton Sculpture Gardens (Nearby in West Palm Beach)



OUTDOOR ACTIVITIES:

- PGA National Golf Courses
- John D. MacArthur Beach State Park
- Loggerhead Marinelife Center
- Frenchman’s Forest Natural Area
- Gardens Park (For sports, playgrounds, and walking trails)

NIGHTLIFE:

- Downtown Palm Beach Gardens (Outdoor dining, bars, and entertainment)
- The Cooper (Popular bar and restaurant)
- Voodoo Bayou (Vibrant nightlife with Southern-inspired cuisine)
- Downtown Palm Beach Gardens (Outdoor dining, bars, and entertainment)
- The Cooper (Popular bar and restaurant)
- Voodoo Bayou (Vibrant nightlife with Southern-inspired cuisine)
- The Woods Jupiter (Tiger Woods' sports bar and restaurant)

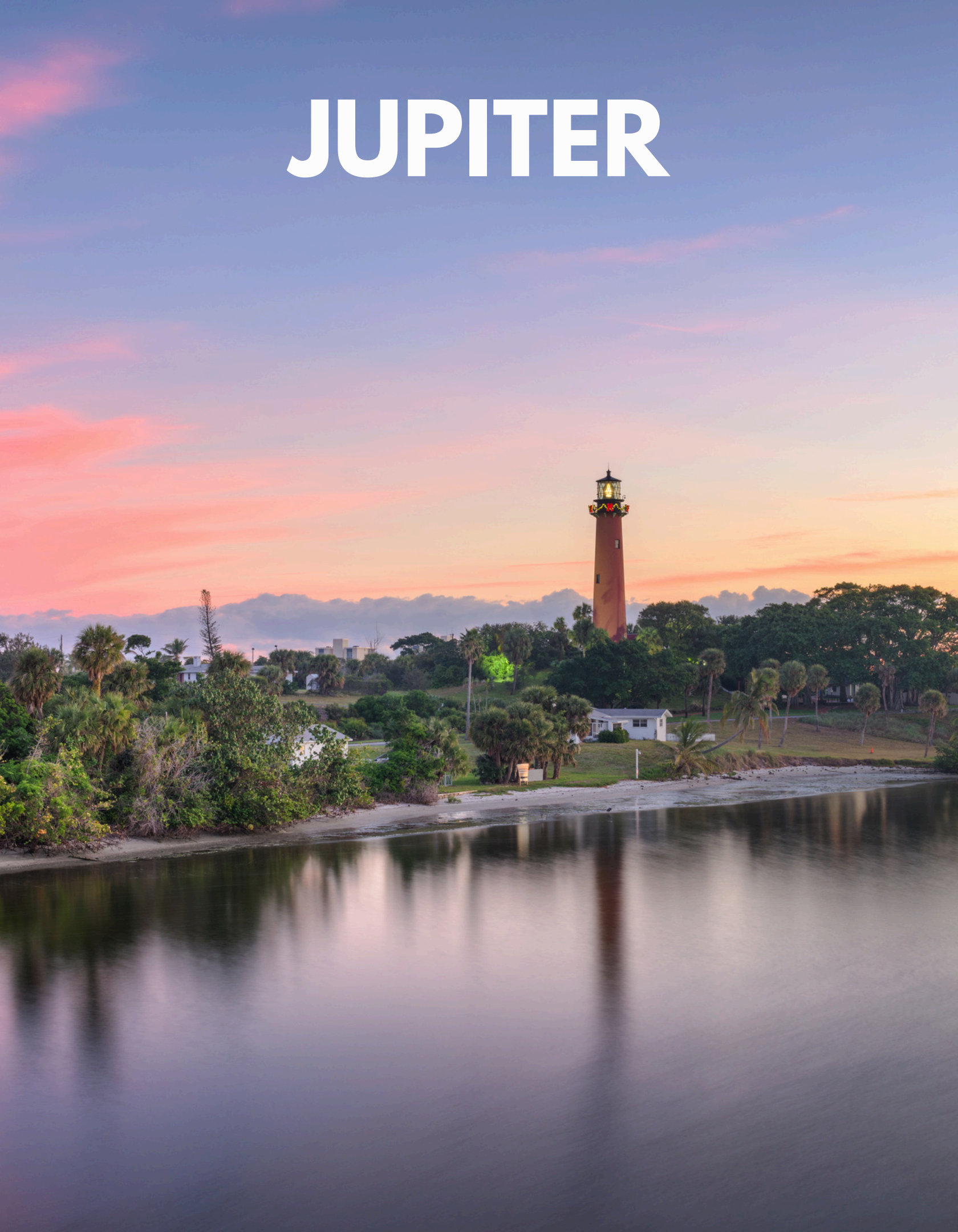
SHOPPING MALLS:

- The Gardens Mall (High-end shopping with stores like Saks Fifth Avenue, Nordstrom, and Louis Vuitton)
- Downtown Palm Beach Gardens (Outdoor shopping, dining, and entertainment)
- Legacy Place (Casual shopping and restaurants)

HOSPITALS AND HEALTHCARE:

- Palm Beach Gardens Medical Center
- Jupiter Medical Center (Nearby in Jupiter)
- Cleveland Clinic Florida (Palm Beach Gardens location)
- Nicklaus Children’s Hospital Outpatient Center

JUPITER





Just north of Palm Beach Gardens sits Jupiter, a coastal town in Palm Beach County that fronts the Atlantic Ocean and is often cited as an outdoor-recreation hub for the region. It's located along the Atlantic Ocean, roughly 90 miles north of Miami and just north of West Palm Beach. Jupiter has been recognized by Coastal Living as one of America's happiest seaside towns, and residents tend to point to its slower pace and easy beach access as the main draw.

QUICK FACTS

- County — Palm Beach County, incorporated in 1925
- Population — roughly 61,000 residents (2020 Census), spread across the 33410, 33418, 33458, 33469, and 33478 ZIP codes
- Distance to PBI — about 20–25 minutes / 18–22 miles via I-95
- Distance to Miami — roughly 80–90 miles south

THINGS TO SEE AND DO

- Jupiter Inlet Lighthouse & Museum — completed in 1868, with a 105-step climb rewarding visitors with panoramic views of nearby waterways and the Atlantic.
- Riverbend Park — a roughly 680-acre park along the Loxahatchee River with historic sites tied to the Seminole Wars, plus miles of hiking, biking, equestrian, and paddling trails.
- Harbourside Place — a waterfront complex with national and specialty shops, riverfront dining, and an amphitheater for live entertainment.
- Roger Dean Chevrolet Stadium — the spring training home of the Miami Marlins and St. Louis Cardinals, anchoring the Abacoa neighborhood.
- Blowing Rocks Preserve — a barrier-island preserve a few miles north, popular for its limestone rock formations and beach access.

NEIGHBORHOODS & REAL ESTATE SNAPSHOT

Jupiter's housing stock ranges from walkable, master-planned neighborhoods to gated golf-and-marina estates, giving buyers a wide spread of price points and lifestyles within a few miles of one another.

- **Abacoa** — a roughly 2,000-acre master-planned community built around tree-lined streets, town-center shopping and dining, and a mix of single-family homes, townhomes, and condos. Recent market data has put the median home price in the mid-$600,000s, with homes typically spending 5–10 weeks on market — figures worth double-checking against current MLS data before sharing with a buyer, since this market moves quickly.
- **Admirals Cove** — a gated, member-owned community of roughly 900 homes built around a canal system with direct Intracoastal access, offering 45 holes of private golf, a full-service marina with deep-water dockage, and resort-style amenities. It's consistently ranked among the most prestigious golf-and-boating addresses in the area.
- **Jonathan's Landing** — a gated community of roughly 1,200+ residences across 27 villages on about 607 acres, with three golf courses and an on-site marina operated by Loggerhead Marinas. Membership is optional, which gives buyers more flexibility than some neighboring clubs.
- **Other golf & club communities** — Jupiter Country Club, The Bear's Club, Old Palm Golf Club, and Trump National Jupiter round out the area's private-club options for buyers prioritizing golf over boating.





SCHOOLS

Jupiter falls within the School District of Palm Beach County, which residents frequently cite as a reason for relocating to the area.

- Jupiter High School — an A-rated school with strong AP offerings and magnet programs.
- William T. Dwyer High School — an A-minus-rated magnet high school serving the Jupiter/Palm Beach Gardens area.
- Beacon Cove Intermediate, Limestone Creek Elementary & Independence/Jupiter Middle Schools — well-regarded options feeding into the area's high schools.
- Florida Atlantic University – Jupiter (MacArthur) Campus — a specialized FAU campus focused on health sciences, based in Abacoa.

GETTING AROUND

Jupiter is well-connected for a town that still feels removed from the bustle of South Florida's bigger cities. Palm Beach International Airport (PBI) sits roughly 20–25 minutes south via I-95, making it the most convenient airport for residents and visiting family alike. Fort Lauderdale–Hollywood International Airport (FLL) is a further option, about 60–75 minutes south depending on traffic. Both I-95 and Florida's Turnpike run through the area, giving quick access north toward Stuart and Port St. Lucie or south toward West Palm Beach, Boca Raton, and Fort Lauderdale.

CLIMATE & LIFESTYLE

Like the rest of the Palm Beaches, Jupiter enjoys a warm, humid subtropical climate with mild, dry winters and hot, wet summers — part of the appeal for seasonal and year-round residents alike. Hurricane season runs June through November, which is standard for coastal Florida and worth noting for buyers unfamiliar with the region. The outdoor-oriented lifestyle (boating, golf, fishing, beach access) runs year-round given the climate.


MIAMI



WHY MIAMI IS THE PERFECT PLACE TO CALL HOME

Miami, the heartbeat of Southeast Florida, offers a dynamic blend of cultural richness, stunning natural beauty, and endless opportunities, making it an ideal place to call home.

TOP AMENITIES

Miami's world-class amenities cater to a diverse lifestyle. Whether you're into vibrant nightlife, fine dining, or laid-back beach days, Miami has it all. The city boasts top-tier healthcare facilities, state-of-the-art fitness centers, and a wealth of recreational parks, making it easy to maintain a balanced and active lifestyle.





BEACHES GALORE

Miami's coastline is one of its biggest draws. South Beach is famous for its clear turquoise waters, soft sand, and lively atmosphere, but quieter spots like Key Biscayne and Surfside offer a more peaceful escape. Whether you're surfing, sunbathing, or just enjoying a sunset stroll, Miami's beaches are unmatched.



MIAMI

A SHOPPER'S PARADISE

If shopping is your thing, Miami won't disappoint. The Design District offers high-end fashion and contemporary art, while Brickell City Centre and Dolphin Mall provide a range of shops for all budgets. You can also find one-of-a-kind boutiques and outdoor markets, making it a shopper's dream.





SCHOOLS AND EDUCATION

Miami offers top-rated public and private schools, with magnet programs and charter options providing unique educational opportunities. Institutions like Miami Dade College and the University of Miami make higher education accessible and renowned in this bustling city.

DIVERSE NEIGHBORHOODS

Whether you're seeking a luxury condo in Brickell, a family-friendly home in Coral Gables, or an artistic vibe in Wynwood, Miami's neighborhoods cater to all lifestyles. Each area has its unique flavor, from Little Havana's rich cultural history to Coconut Grove's bohemian charm.



THE MIAMI LIFESTYLE

Miami is known for its vibrant, diverse community and offers a lifestyle unlike any other. Between the exciting cultural festivals, international cuisine, and easy access to outdoor adventures, there's always something happening in Miami.



BEST SCHOOLS

- Miami-Dade County Public Schools (largest school district in Florida)
- Design and Architecture Senior High (DASH)
- MAST Academy (top-ranked magnet school)
- Ransom Everglades School (prestigious private school)
- Gulliver Preparatory School
- University of Miami (renowned private university)
- Florida International University (public research institution)

TOP BEACHES

- South Beach (famous for nightlife and culture)
- Crandon Park Beach (family-friendly)
- Key Biscayne (secluded, pristine)
- Surfside Beach (quiet and laid-back)
- Sunny Isles Beach (luxury beachfront area)
- Haulover Beach (popular for surfing)



SHOPPING MALLS:

- Brickell City Centre (upscale shopping and dining)
- Dolphin Mall (outlet shopping destination)
- The Shops at Merrick Park (luxury boutiques)
- Aventura Mall (largest mall in Florida)
- Bal Harbour Shops (high-end fashion brands)
- Bayside Marketplace (open-air shopping with waterfront views)

CULTURAL EVENTS:

- Miami Art Week (featuring Art Basel)
- Miami International Film Festival
- Calle Ocho Festival (celebration of Latin culture)
- Miami Book Fair
- Coconut Grove Arts Festival
- South Beach Wine & Food Festival
- Miami Carnival



HOSPITALS:

- Jackson Memorial Hospital (top teaching hospital)
- Baptist Health South Florida (highly rated healthcare network)
- Mount Sinai Medical Center (renowned cardiac care)
- Nicklaus Children's Hospital (specialized pediatric care)
- University of Miami Health System (research and advanced treatments)

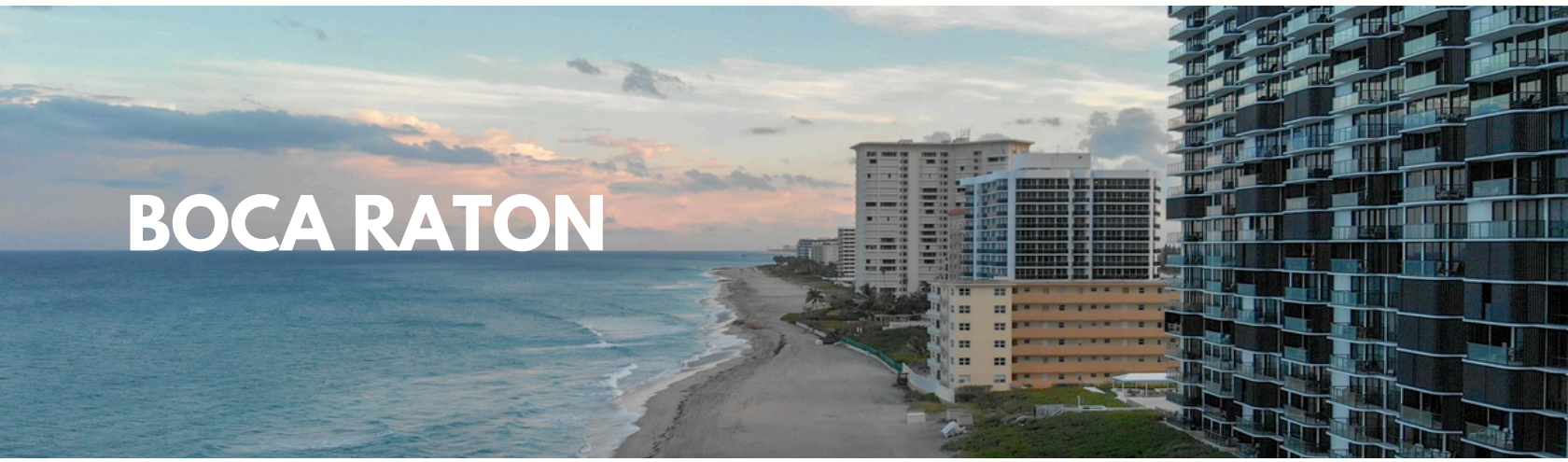
OUTDOOR ACTIVITIES:

- Everglades National Park (airboat rides and wildlife viewing)
- Oleta River State Park (kayaking, mountain biking)
- Bill Baggs Cape Florida State Park (picnicking, fishing)
- Vizcaya Museum & Gardens (historic estate with beautiful landscapes)
- Miami Seaquarium (marine wildlife exhibits)
- Jungle Island (animal park and adventure activities)

BOCA RATON



Boca Raton, a jewel of Southeast Florida, offers a luxurious lifestyle balanced with family-friendly amenities, making it a top destination for homebuyers. Whether you're seeking a vibrant city or tranquil coastal living, Boca has it all.



TOP-NOTCH SCHOOLS

Boca Raton is home to some of the best-rated public and private schools in Florida, including A.D. Henderson University School and Boca Raton Community High School. It’s a great place to raise a family, with education at the forefront.

BEACHES AND OUTDOOR FUN

Boca Raton’s beaches are simply stunning. Visit Red Reef Park, known for its soft sands and calm waters, perfect for swimming and snorkeling. South Beach Park is another favorite for beachgoers looking to unwind. You'll find outdoor activities like kayaking, paddleboarding, and scenic trails that offer breathtaking ocean views.

UPSCALE SHOPPING

For those who love to shop, Boca Raton is a paradise. Mizner Park offers a blend of high-end boutiques and casual eateries in a picturesque, walkable setting. Town Center at Boca Raton is another top shopping destination, boasting everything from luxury brands to everyday stores.

DINING AND NIGHTLIFE

The restaurant scene in Boca is lively, with options ranging from fine dining to cozy cafés. Enjoy world-class cuisine at spots like Truluck's or indulge in the flavors of Italy at Casa D'Angelo. For a more relaxed night out, there are plenty of bars and lounges to enjoy.



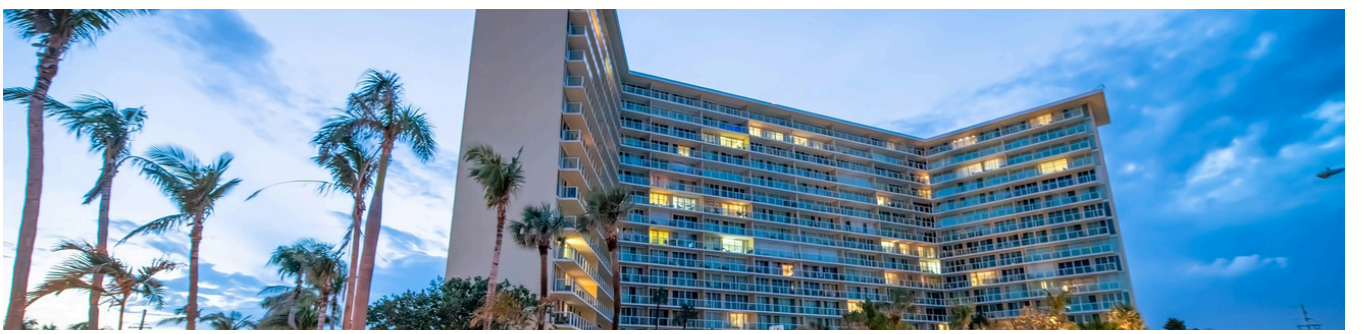


CULTURAL ATTRACTIONS

Art lovers will appreciate the Boca Raton Museum of Art, while music enthusiasts can enjoy performances at the Mizner Park Amphitheater. There’s always something happening in Boca, with events that bring the community together year-round.

REAL ESTATE AND NEIGHBORHOODS

Boca Raton offers a variety of housing options, from luxurious waterfront estates to family-friendly gated communities. Whether you're searching for a sprawling home in Broken Sound Country Club or a cozy condo in downtown Boca, there’s something for every taste and budget.



TOP SCHOOLS:

- A.D. Henderson University School (K-8)
- Boca Raton Community High School
- Saint Andrew's School (Private)
- Pine Crest School (Private)
- Spanish River Community High School

BEST BEACHES:

- Red Reef Park Beach
- South Beach Park
- Spanish River Park Beach
- Oceanfront Park Beach

OUTDOOR ACTIVITIES:

- Red Reef Park for snorkeling and picnics
- South Beach Park for beach relaxation
- Sugar Sand Park for playgrounds, trails, and sports
- Gumbo Limbo Nature Center for nature walks and sea turtle exhibits
- Kayaking and paddleboarding along the Intracoastal Waterway

CULTURAL EVENTS AND ATTRACTIONS:

- Boca Raton Museum of Art for exhibitions and galleries
- Mizner Park Amphitheater for concerts and performances
- Festival of the Arts BOCA (Annual)
- Boca Raton Historical Society & Museum for local history

SHOPPING MALLS:

- Mizner Park for upscale boutiques and dining
- Town Center at Boca Raton for luxury and everyday shopping
- Royal Palm Place for specialty shops and local businesses

HOSPITALS:

- Boca Raton Regional Hospital (Top-rated for specialized care)
- West Boca Medical Center
- Delray Medical Center (Nearby)
- Broward Health North (Nearby)


FORT
LAUDERDALE

FORT LAUDERDALE: A PERFECT PLACE TO CALL HOME

Fort Lauderdale, often known as the "Venice of America," offers an unparalleled lifestyle for those considering a move to Southeast Florida. With its miles of stunning beaches, vibrant city life, and welcoming neighborhoods, it’s easy to see why so many people are drawn to purchasing a home here. Let’s explore what makes this city an ideal place to live.



SHOPPING AND DINING

Shopping enthusiasts will love the proximity to some of the best retail destinations in the region. Sawgrass Mills, one of the largest outlet malls in the U.S., is just a short drive away, offering everything from high-end fashion to everyday essentials. Las Olas Boulevard also features unique boutiques, art galleries, and upscale restaurants where you can indulge in world-class dining.



BEACHES AND OUTDOOR LIVING

Fort Lauderdale boasts some of the most beautiful beaches in Florida, perfect for anyone who enjoys sun, sand, and water activities. From the lively Fort Lauderdale Beach to quieter spots like Lauderdale-by-the-Sea, you can enjoy swimming, boating, paddleboarding, or simply relaxing by the ocean. The city's extensive canal system also makes it a dream for boat lovers.





AMENITIES AND LIFESTYLE

Fort Lauderdale offers an incredible range of amenities that make everyday living enjoyable. The Riverwalk area features a scenic promenade lined with parks, cafes, and museums. For nightlife, Las Olas Boulevard is the go-to spot for dining, bars, and shopping. You'll find everything from luxury boutiques to trendy coffee shops, making it a vibrant part of the city.



TOP SCHOOLS AND EDUCATION

Fort Lauderdale is home to some excellent schools, both public and private, making it an attractive place for families. The city is served by Broward County Public Schools, offering well-rated elementary, middle, and high schools. Additionally, several prestigious private schools are available for those seeking more specialized education options. Nearby universities like Nova Southeastern University and Broward College provide higher education opportunities.

REAL ESTATE IN FORT LAUDERDALE

Fort Lauderdale’s real estate market is diverse, ranging from luxury waterfront homes to more affordable single-family houses and condos. Whether you're looking for a peaceful neighborhood with good schools or a chic condo downtown, there's something for everyone. Many properties offer stunning views of the Intracoastal Waterway or the Atlantic Ocean, adding an extra layer of appeal.

WHY FORT LAUDERDALE?

Fort Lauderdale combines coastal living with urban convenience. The city has a laid-back vibe with all the amenities of a larger metropolitan area. Its sunny climate, growing economy, and variety of housing options make it a fantastic place for those considering a move. Whether you’re an active retiree, a young professional, or a family, Fort Lauderdale has something to offer for every lifestyle.

TOP BEACHES

- Fort Lauderdale Beach
- Las Olas Beach
- Lauderdale-by-the-Sea
- Dania Beach
- Pompano Beach

SHOPPING MALLS

- The Galleria at Fort Lauderdale
- Sawgrass Mills
- Las Olas Boulevard Boutiques
- Coral Ridge Mall
- Westfield Broward Mall

CULTURAL EVENTS

- Fort Lauderdale International Boat Show
- Las Olas Art Fair
- Tortuga Music Festival
- Riverwalk Fall Festival
- ArtServe Exhibitions

TOP HOSPITALS

- Broward Health Medical Center
- Holy Cross Health
- Plantation General Hospital
- Florida Medical Center
- Cleveland Clinic Florida (Weston)

BEST SCHOOLS

- Harbordale Elementary School
- Bayview Elementary School
- Fort Lauderdale High School
- Saint Thomas Aquinas High School (Private)
- Pine Crest School (Private)

OUTDOOR ACTIVITIES

- Hugh Taylor Birch State Park (Hiking, biking, and picnicking)
- Bonnet House Museum & Gardens
- Boating and Yachting on the Intracoastal Waterway
- Paddleboarding and Kayaking in the canals
- Golfing at Fort Lauderdale Country Club

WELLINGTON

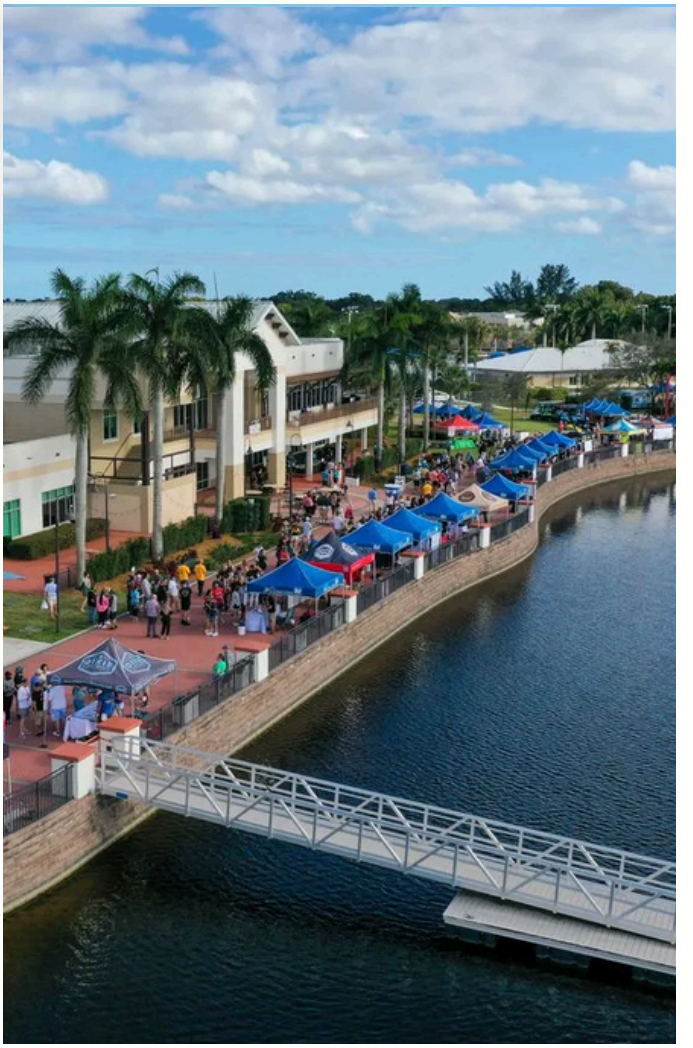


WELLINGTON: A GEM IN SOUTHEAST FLORIDA FOR HOMEBUYERS

Wellington is a picturesque community in Palm Beach County, Florida, known for its family-friendly atmosphere, equestrian culture, and vibrant amenities. If you're considering a move to this charming village, here's what you need to know about its offerings:

AMENITIES

Wellington is designed for comfort and convenience, featuring lush parks, recreational facilities, and a variety of community events throughout the year. Residents enjoy easy access to well-maintained public spaces that cater to both relaxation and active lifestyles.



BEACHES

While Wellington doesn't have its own beach, it's a short drive to some of the best beaches in Florida. The nearby coastline offers beautiful sandy shores, perfect for sunbathing, swimming, and water sports.

TOP SCHOOLS

Wellington is home to highly-rated public and private schools, making it an ideal location for families. The education system here is known for its commitment to academic excellence and extracurricular opportunities, ensuring a well-rounded experience for students.



CULTURAL EVENTS

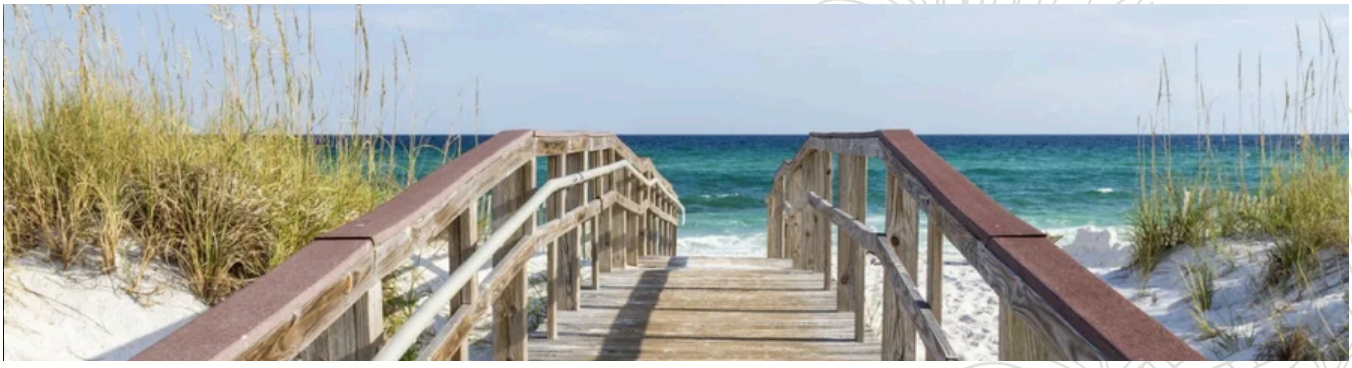
Wellington hosts various cultural events that celebrate its diverse community. The annual Wellington Green Market is a local favorite, showcasing fresh produce, handmade goods, and live entertainment. Other events include equestrian competitions, art fairs, and seasonal festivals.

HEALTHCARE FACILITIES

The community has excellent healthcare options, including access to well-established hospitals and medical centers. Residents have peace of mind knowing quality healthcare is readily available.

OUTDOOR ACTIVITIES

Wellington is renowned for its outdoor lifestyle, with plenty of parks, trails, and sports facilities. Residents can enjoy horseback riding, hiking, biking, and golfing year-round, thanks to the pleasant Florida climate.



SHOPPING

Shopping in Wellington is a delightful experience. The area boasts several shopping centers, including the popular Wellington Green Mall, featuring a mix of high-end retailers, boutiques, and dining options. You'll find everything from trendy fashion to everyday necessities all within easy reach.



HEALTHCARE FACILITIES

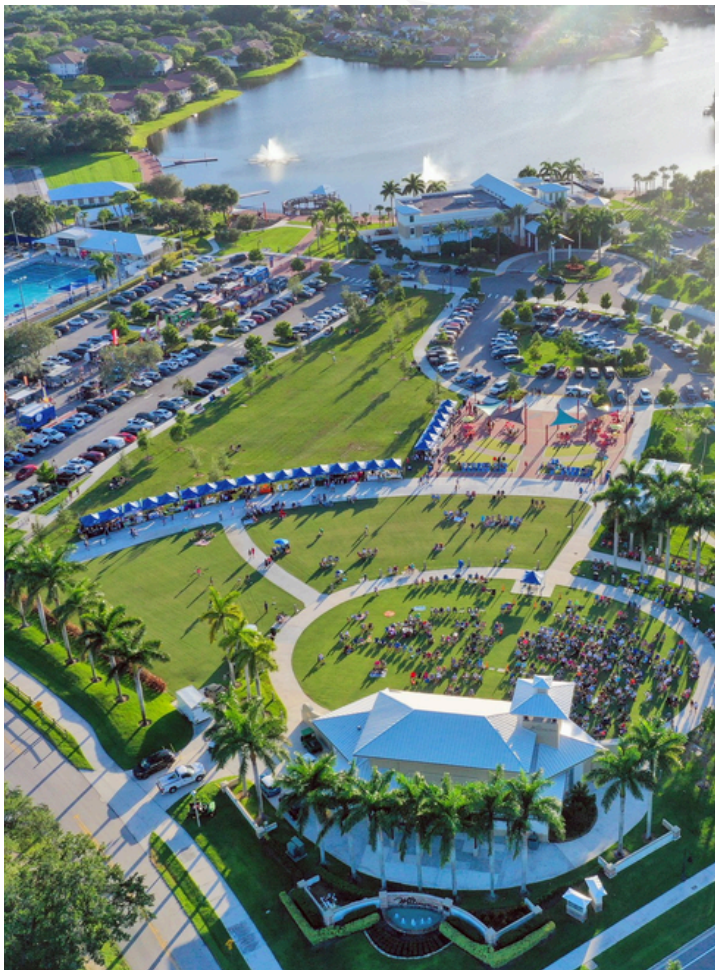
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OUTDOOR ACTIVITIES

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QUICK FACTS ABOUT WELLINGTON



TOP BEACHES

- Lake Worth Beach
- Boynton Beach
- Delray Beach

CULTURAL EVENTS

- Wellington Green Market
- events at the Winter Equestrian Festival
- Wellington Arts & Cultural Center programs

HOSPITALS

- Wellington Regional Medical Center
- Cleveland Clinic Florida – Wellington

BEST SCHOOLS

- Wellington High School
- Binks Forest Elementary
- Wellington Landings Middle School

SHOPPING MALLS

- Wellington Green Mall
- Village of Wellington Shopping Center
- Shops at Wellington

OUTDOOR ACTIVITIES

- Equestrian trails and facilities
- Parks (e.g., Wellington Community Park)
- Golf courses (e.g., The Wanderers Club)
- Bike paths and nature trails

Conclusion

Wellington's combination of excellent amenities, top-notch schools, cultural richness, and outdoor lifestyle makes it an attractive place for potential homebuyers. With its welcoming community spirit and beautiful surroundings, it's no wonder many choose to call Wellington home!



WESTON





WESTON, FLORIDA: THE IDEAL PLACE TO CALL HOME

If you're considering moving to a vibrant and welcoming community, Weston, Florida, should be at the top of your list. Nestled in Broward County, Weston is renowned for its picturesque landscapes, top-tier schools, and family-friendly atmosphere. This charming city offers a balanced lifestyle, blending suburban tranquility with urban convenience. Here’s what you need to know about Weston as you contemplate purchasing a home here.

AMENITIES

Weston boasts a wealth of amenities that cater to residents of all ages. The city is designed with lush parks, recreational facilities, and well-maintained walking trails, providing ample opportunities for outdoor activities and family gatherings. Community events are frequent, fostering a sense of belonging among residents.



SCHOOLS

Education is a cornerstone of Weston's appeal. The city is served by some of the best schools in Florida, including:

- Cypress Bay High School: An A-rated school known for its academic excellence and diverse extracurricular programs.
- Falcon Cove Middle School: Recognized for its strong academics and engaging learning environment.
- Everglades Elementary School: A top-rated elementary school with dedicated staff and innovative teaching methods.

These schools are not only well-respected but also provide a nurturing environment for students to thrive.





HOSPITALS

Access to quality healthcare is crucial when choosing a new home. In Weston, residents benefit from top-notch medical facilities:

- Cleveland Clinic Florida: Offers a wide range of medical services, known for its expert staff and advanced technology.
- Weston Medical Center: Provides comprehensive healthcare services, ensuring that residents receive excellent care.



BEACHES

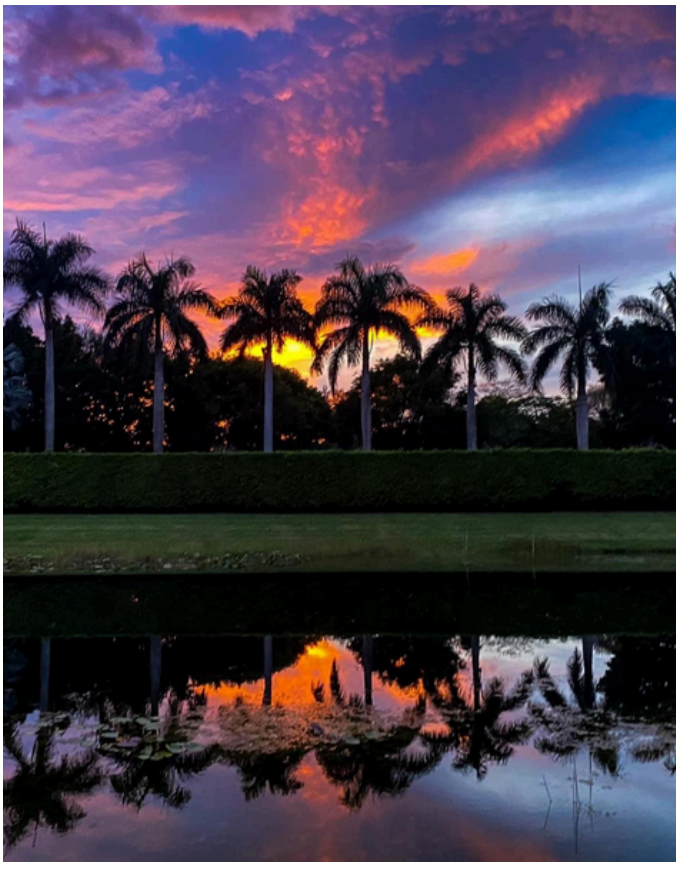
While Weston is inland, some of Florida's most beautiful beaches are just a short drive away. Popular nearby beaches include:

- Fort Lauderdale Beach: Known for its vibrant atmosphere, water sports, and beautiful views.
- Hollywood Beach: Offers a lively boardwalk, shops, and dining options along the stunning coastline.
- Miami Beach: Famous for its sandy shores and cultural attractions, it’s a perfect day trip for residents.

SHOPPING

Weston is home to several shopping destinations that cater to all your needs:

- Weston Town Center: A charming open-air shopping center featuring boutiques, restaurants, and cafes.
- Sawgrass Mills Mall: One of the largest outlet malls in the United States, offering a plethora of shopping options and dining experiences.
- Bonaventure Town Center: Provides a variety of shops and services for everyday needs.



OUTDOOR ACTIVITIES

With its beautiful climate and extensive park system, Weston is perfect for outdoor enthusiasts:

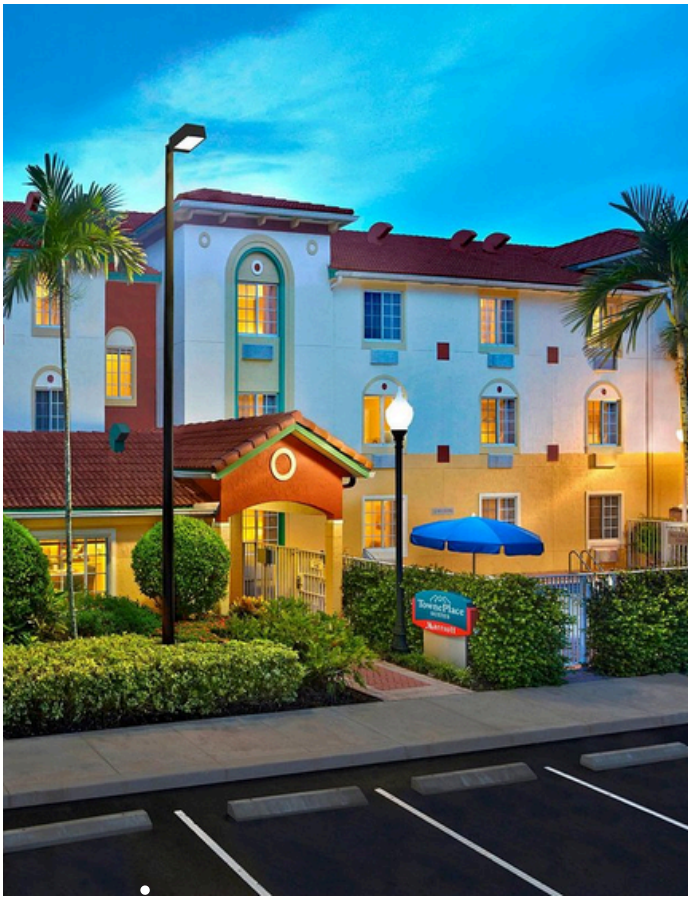
- Peace Mound Park: A serene park with walking trails, picnic areas, and playgrounds for families.
- Markham Park: Offers hiking, biking, and horseback riding trails, as well as a dog park and outdoor sports facilities.
- Weston Regional Park: Features sports fields, tennis courts, and a community center, hosting various activities for residents.

CULTURAL EVENTS

Weston is rich in culture, offering a calendar full of events that bring the community together:

- Weston Art Walk: A seasonal event showcasing local artists and their works.
- Weston Music Festival: Celebrates diverse musical genres and provides entertainment for all ages.
- Holiday Events: The city hosts various holiday celebrations, including parades and festivals, that enhance community spirit.





Summary

Weston, Florida, is an ideal place for families and individuals seeking a high quality of life. With its top-rated schools, abundant amenities, and access to beautiful beaches, Weston provides a unique blend of suburban comfort and vibrant community spirit. As you consider your next home, Weston should be at the forefront of your mind.

TOP BEACHES NEARBY

- Fort Lauderdale Beach
- Hollywood Beach
- Miami Beach

CULTURAL EVENTS

- Weston Art Walk
- Weston Music Festival
- Holiday Events

HOSPITALS

- Cleveland Clinic Florida
- Weston Medical Center

BEST SCHOOLS

- Cypress Bay High School
- Falcon Cove Middle School
- Everglades Elementary School

SHOPPING MALLS

- Delray Marketplace
- The Colony Hotel Shops
- Atlantic Avenue boutiques

OUTDOOR ACTIVITIES

- Peace Mound Park
- Markham Park
- Weston Regional Park

With all these attributes, Weston is not just a place to live; it's a community where you can thrive.



DELRAY BEACH





DISCOVER DELRAY BEACH: A PERFECT PLACE TO CALL HOME

Delray Beach, nestled along Florida's southeastern coast, is a vibrant community that attracts homebuyers with its unique blend of beautiful beaches, rich cultural heritage, and a bustling lifestyle. If you're considering moving here, you'll find a welcoming environment filled with amenities that cater to both relaxation and excitement.

AMENITIES AND LIFESTYLE

Delray Beach boasts a lively atmosphere, with an array of restaurants, bars, and boutiques lining the famous Atlantic Avenue. This pedestrian-friendly street is perfect for leisurely strolls, dining al fresco, or enjoying local art galleries. The city hosts various community events and festivals throughout the year, fostering a strong sense of community and connection among residents.

TOP SCHOOLS

Education is a priority in Delray Beach, making it an ideal location for families. The local school district is known for its commitment to excellence, featuring top-rated schools that offer comprehensive educational programs. Families can benefit from excellent public and private school options, ensuring a quality education for their children.

BEACHES

Delray Beach is renowned for its stunning coastline. The soft, sandy shores provide the perfect backdrop for sunbathing, swimming, and beach sports. With easy access to public beaches, you can enjoy a day by the ocean whenever you desire.

OUTDOOR ACTIVITIES

For those who love the outdoors, Delray Beach doesn’t disappoint. With plenty of parks, nature trails, and recreational facilities, residents can enjoy activities like biking, hiking, and kayaking. The city's commitment to preserving green spaces ensures that there’s always a spot to unwind and connect with nature.



SHOPPING

From upscale boutiques to local shops, Delray Beach offers a diverse shopping experience. The nearby Delray Marketplace features a variety of retailers, restaurants, and entertainment options, making it a one-stop destination for all your shopping needs.



HEALTHCARE

Access to quality healthcare is crucial when choosing a place to live. Delray Beach is home to several reputable hospitals and healthcare facilities, including Delray Medical Center, which offers a wide range of services and emergency care.

KEY HIGHLIGHTS OF DELRAY BEACH

TOP BEACHES

- Delray Beach
- Atlantic Dunes Park
- Old School Square

CULTURAL EVENTS

- Delray Affair
- Art & Jazz on the Avenue
- the Garlic Fest

HOSPITALS

- Delray Medical Center
- Bethesda Hospital East

BEST SCHOOLS

- Pine Grove Elementary School
- Atlantic Community High School
- The Hebrew Academy

SHOPPING MALLS

- Delray Marketplace
- The Colony Hotel Shops
- Atlantic Avenue boutiques

OUTDOOR ACTIVITIES

- Kayaking at the nearby Intracoastal Waterway
- walking and biking along the beach paths, and exploring the local parks.



Conclusion

Delray Beach is more than just a beautiful coastal town; it's a community that offers a high quality of life with endless opportunities for recreation, culture, and connection. If you're considering making a move, you'll find that Delray Beach has everything you need to create the perfect home and lifestyle.




PORT SAINT LUCIE



PORT SAINT LUCIE

YOUR NEXT HOME DESTINATION

If you’re considering a move to sunny Florida, Port Saint Lucie is a hidden gem that should be on your radar. This vibrant city offers a unique blend of natural beauty, modern amenities, and a friendly community atmosphere, making it an ideal place to settle down.

Here’s what you need to know about Port Saint Lucie:

AMENITIES

Port Saint Lucie boasts a variety of amenities to enhance your lifestyle. From parks and recreational facilities to a growing number of restaurants and shopping centers, there's something for everyone. The city is known for its beautiful landscape, which includes stunning golf courses, nature preserves, and waterfront areas.

SCHOOLS

Education is a top priority in Port Saint Lucie. The city is served by the St. Lucie County School District, which offers several highly-rated public schools. Families can choose from a mix of elementary, middle, and high schools, along with various charter and private options. The focus on educational excellence makes this community a great place for families.

BEACHES

While Port Saint Lucie doesn’t have direct beachfront access, it’s only a short drive away from some of Florida's most beautiful beaches. Nearby options include:

- **Jensen Beach:** Known for its soft sands and family-friendly atmosphere.
- **St. Lucie Inlet State Park:** Offers stunning coastal views and great opportunities for fishing and boating.

SHOPPING

Port Saint Lucie has a range of shopping options to satisfy all your retail needs. Major shopping areas include:

- **Tradition:** A vibrant neighborhood with a mix of boutique shops, big-name retailers, and restaurants.
- **Port St. Lucie West:** Features shopping plazas with everything from grocery stores to specialty shops.

CULTURAL EVENTS

The city hosts a variety of cultural events throughout the year, celebrating art, music, and local heritage. Popular events include:

- **Port St. Lucie Arts & Crafts Festival:** A showcase of local artists and craftsmen.
- **The Spring Training home of the New York Mets:** Enjoy thrilling baseball games in a family-friendly atmosphere.

OUTDOOR ACTIVITIES

For those who love the outdoors, Port Saint Lucie is a paradise. With plenty of parks, golf courses, and waterways, you'll find countless activities to enjoy. Popular outdoor options include:

- **Kayaking and Paddleboarding:** Explore the scenic waterways.
- **Walking and Biking Trails:** Take advantage of the extensive network of trails.
- **Golfing:** Port Saint Lucie is home to several top-rated golf courses.

CULTURAL EVENTS

Access to quality healthcare is crucial when choosing a new home. Port Saint Lucie has several reputable hospitals and medical centers, including:

- **St. Lucie Medical Center:** A full-service facility offering a wide range of medical services.
- **Cleveland Clinic Florida:** Known for its specialized care and comprehensive health services.

KEY HIGHLIGHTS OF PORT SAINT LUCIE



TOP BEACHES

- Jensen Beach
- St. Lucie Inlet State Park

CULTURAL EVENTS

- Port St. Lucie Arts & Crafts Festival
- Spring Training with the New York Mets

HOSPITALS

- St. Lucie Medical Center
- Cleveland Clinic Florida

BEST SCHOOLS

- Highly-rated public schools within the St. Lucie County School District
- Various charter and private school options available

SHOPPING MALLS

- Tradition
- Port St. Lucie West

OUTDOOR ACTIVITIES

- Kayaking and paddleboarding
- Walking and biking trails
- Golfing at various courses

Conclusion

Port Saint Lucie is a thriving community filled with opportunity and charm, making it a fantastic choice for anyone looking to move and purchase a home in Florida.

FREQUENTLY ASKED QUESTIONS (FAQS)

What is the cost of living like in Southeast Florida?
Southeast Florida can be more expensive than other parts of the state, especially in popular areas like Miami and Fort Lauderdale. However, costs can vary significantly based on the city and neighborhood. It's essential to research specific areas to understand housing prices, utilities, groceries, and taxes.

What are the best neighborhoods for families in Southeast Florida?
Families often seek safe, family-friendly neighborhoods with good schools and parks. Areas like Coral Springs, Boca Raton, and Weston are known for their excellent schools and community amenities.

How is the job market in Southeast Florida?
Southeast Florida has a diverse job market, with opportunities in healthcare, finance, tourism, technology, and education. Major cities like Miami and Fort Lauderdale provide a range of employment options.

What is the climate like year-round?
Southeast Florida has a tropical climate, characterized by warm temperatures and high humidity. Summers are hot and rainy, while winters are mild and dry. It's essential to prepare for hurricane season, which runs from June to November.

What recreational activities are available in Southeast Florida?
The region offers numerous outdoor activities, including beaches, water sports, golf courses, and parks. You can enjoy hiking, biking, fishing, and boating, with plenty of opportunities to explore the natural beauty of the area.

Are there any specific health concerns for new residents?
While Southeast Florida is generally safe, residents should be aware of the potential for hurricanes and flooding. Additionally, it’s wise to take precautions against sun exposure, as the area receives a lot of sunshine year-round.



What is the public transportation system like?
Public transportation options vary by city, with Miami having a more extensive system including buses, Metrorail, and Metromover. Other areas may have limited public transport, so owning a car is often necessary.

Are there good schools and educational options in Southeast Florida?
Southeast Florida boasts a variety of educational institutions, including public, private, and charter schools. Some counties, like Broward and Palm Beach, have highly-rated schools and numerous options for higher education.

What are the top attractions in Southeast Florida?
Southeast Florida is home to many attractions, including beautiful beaches, national parks like the Everglades, cultural hotspots like Wynwood and the Design District in Miami, and world-class shopping and dining.

Is it easy to find a place to rent or buy in Southeast Florida?
The real estate market can be competitive, especially in sought-after areas. It's advisable to work with a local realtor to navigate the housing market and find properties that fit your budget and needs.





Why Working with Gino Matters!



When you choose a local realtor like me, you're gaining more than just a guide through the buying or selling process—you're getting a dedicated expert with in-depth knowledge of Southeast Florida's unique real estate landscape. From understanding each neighborhood's character to keeping up with market trends, I'm here to help you make confident, well-informed decisions.

I know what makes each community special, from schools and recreational spots to property values and zoning specifics. With me by your side, you can be sure your transaction is handled with insight and care, maximizing your investment whether you're buying your dream home or securing the best price when selling.

The importance of Pre-Approval

Getting pre-approved for a mortgage is a crucial first step in the home-buying process. It not only helps you determine how much you can afford but also strengthens your position as a buyer. With a pre-approval in hand, sellers are more likely to take your offer seriously, as it shows you're financially prepared and have the backing of a lender. Additionally, it can prevent disappointment by ensuring you're looking at homes within your budget, and it helps avoid the risk of falling in love with a home you can't afford to finance

At a Glance

• **Boca Raton:** The median home price in September 2024 was $632,716, with a 7% increase from last year. The median price per square foot is $341[• 5].

• **Miami-Fort Lauderdale-West Palm Beach:** The average home value in 2024 is $489,015, reflecting a 4.8% rise over the past year[• 3].

• **Palm Beach:** Known for upscale living, luxury real estate, and its gorgeous beaches. Home prices remain high, with a market trending upward as more people relocate for the lifestyle.

• **Fort Lauderdale:** Famous for its boating canals and beaches, it offers a blend of luxury and affordable housing.

• **Wellington:** Known for its equestrian lifestyle, making it a unique spot for horse lovers. Properties here cater to high-end buyers seeking large estates.

• **Weston:** Family-friendly with excellent schools and parks. Real estate prices reflect its desirability as a suburban oasis.

• **Port Saint Lucie:** A growing market with affordable housing options compared to nearby coastal cities, making it appealing for both families and retirees.

WEATHER

Southeast Florida has a tropical climate, characterized by hot, humid summers and mild, dry winters. During the summer, temperatures average in the high 80s to low 90s (°F), with frequent afternoon thunderstorms and high humidity. The winter season is much more comfortable, with temperatures ranging from the mid-60s to low 80s (°F), and significantly lower humidity levels. Rainfall is heaviest in the summer months, while winter is relatively dry. Southeast Florida's proximity to the ocean moderates its temperatures, providing a warm, coastal environment year-round



CLIENT TESTIMONIALS

"Working with Gino was and easy going experience! He was patient and helped us negotiate a fair price to solidify our deal. I couldn't be happier with my new home!"

Ted and Emily Johnson

"I was blown away by the level of service I received. Gino went above and beyond to find the perfect property for my family. Highly recommended!"

Mark and Debbie Thompson

"From start to finish, Gino was there every step of the way. His expertise made all the difference, and I'm so grateful for their help!"

Fred and Sarah Lee

"Working with Gino was and easy going experience! He was patient and helped us negotiate a fair price to solidify our deal. I couldn't be happier with my new home!"

James and Sarita Patel

"I can't thank Gino enough for his dedication and professionalism. Even though we went to see about 15 homes he was there helping us along the way patiently until we got the right one!" Gracias!

Alejandro and Linda Martinez

THANK YOU FOR JOINING US!

Thank you for taking the time to explore our magazine and discover the incredible opportunities waiting for you in Southeast Florida! We hope you found valuable insights, useful information, and inspiration to help you in your journey toward finding your dream home.

As you consider your next steps, remember that I'm here to assist you every step of the way. Whether you have questions about the real estate market, need help finding the perfect neighborhood, or are ready to start your home-buying journey, I'm just a call or message away!

Don't hesitate to reach out. Let's make your dream of living in beautiful Southeast Florida a reality!



CONTACT ME TODAY TO GET STARTED ON YOUR EXCITING NEW CHAPTER!

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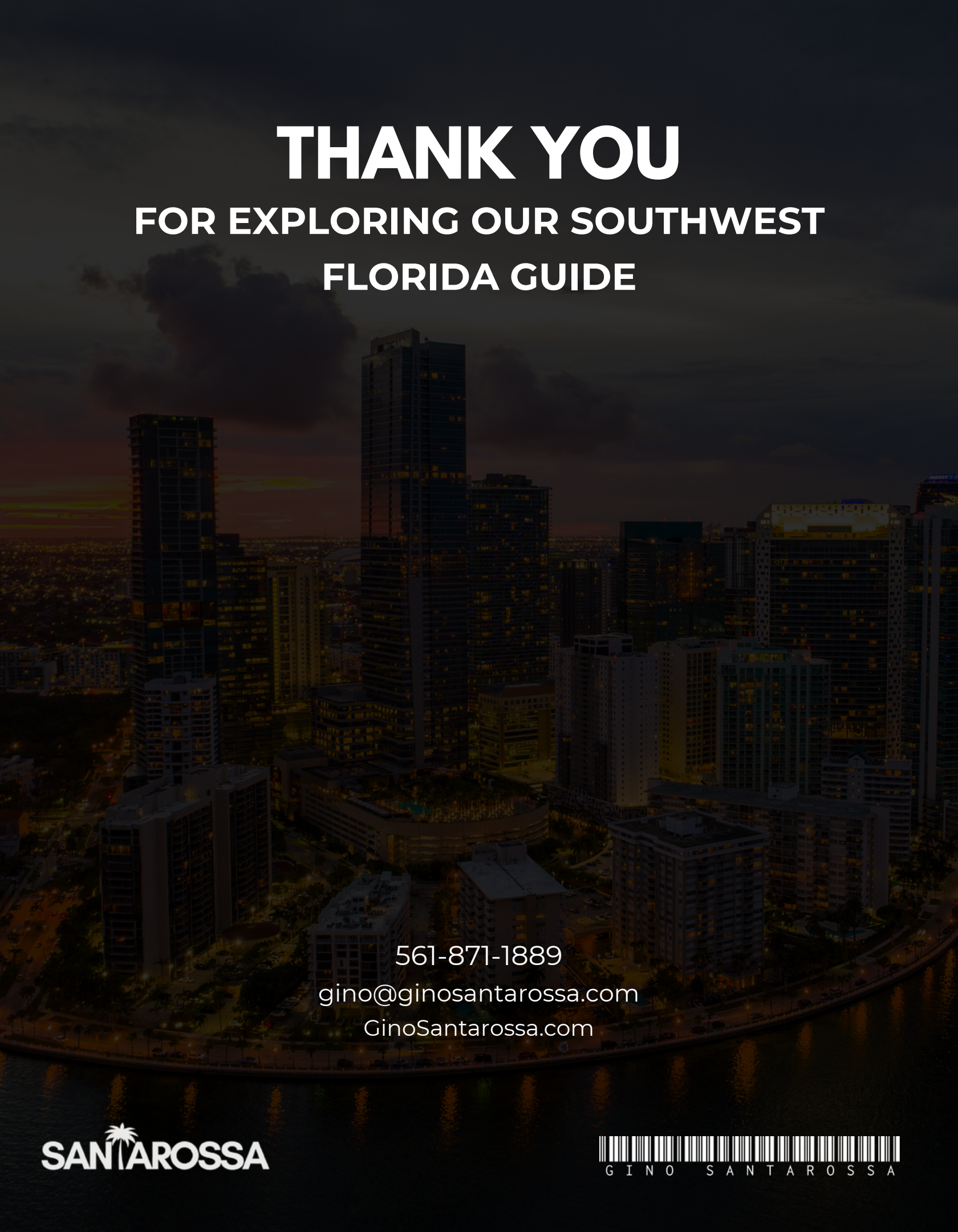
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THANK YOU

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