

WESTON, FL

The Ultimate Family Community Guide



SASHA VALDES

AIROS HOMES AT REAL BROKER, LLC

AT A GLANCE:

WESTON BY NUMBERS



Population

Home to around 68,000 residents, offering a close-knit community feel.

Median Home Price

Homes typically range between \$650,000 and \$8,50,000+, making it relatively affordable.

School Rating

A+ rated districts that are steadily improving year over year.

Crime Rate

Crime levels are **lower than 75%** the national average, ensuring a safer environment.

Average Commute to Miami:

45-60 minutes

Family-Friendly Score

Rated 10/10 for its family-oriented atmosphere and amenities.

WHY EVERYONE LOVES WESTON?

► The Master-Planned Advantage for Families:

Weston is a thoughtfully designed, master-planned city built around family life. With top-tier safety, connected neighborhoods, and everyday convenience, it consistently ranks among Florida's most desirable places to live.

01

Master-Planned Communities

Every neighborhood in Weston was intentionally designed for safety, walkability, and family comfort, creating a seamless living experience.

03

Exceptional Safety & Security

With gated communities and 24/7 security, Weston is regularly ranked as one of the safest cities in Florida.

02

Top-Rated Schools & Education

Weston is known for its consistently high-performing public and private schools, making it a top choice for families prioritizing education.

04

Connected, Family-Friendly Lifestyle

Miles of walking and biking trails, multiple town centers, and parks connect neighborhoods and support an active, close-knit community.

SCHOOLS: SOLID EDUCATION WITH GROWING EXCELLENCE



Cypress Bay Elementary

- Grades: K-5
- Student-Teacher Ratio: 18:1
- Special Programs: Gifted, ESE, Dual Language Spanish
- Highlights: Beautiful campus, strong parent community

Indian Trace Elementary

- Grades: K-5
- Student-Teacher Ratio: 17:1
- Special Programs: Technology integration, Music program
- Notable: Consistently ranked in top 1% of Florida schools

FalconCove Middle School

- Grades: 6-8
- Rating: A
- Special Programs: Advanced academics, Band, Orchestra
- Notable: New facility with state-of-the-art technology

Cypress Bay High School

- Grades: 9-12
- Rating: A+
- Students: ~4,000
- Special Programs: IB Program, Dual Enrollment, 25+ AP courses
- Athletics: Championship football, swimming



WHY PARENTS LOVE WESTON SCHOOLS?

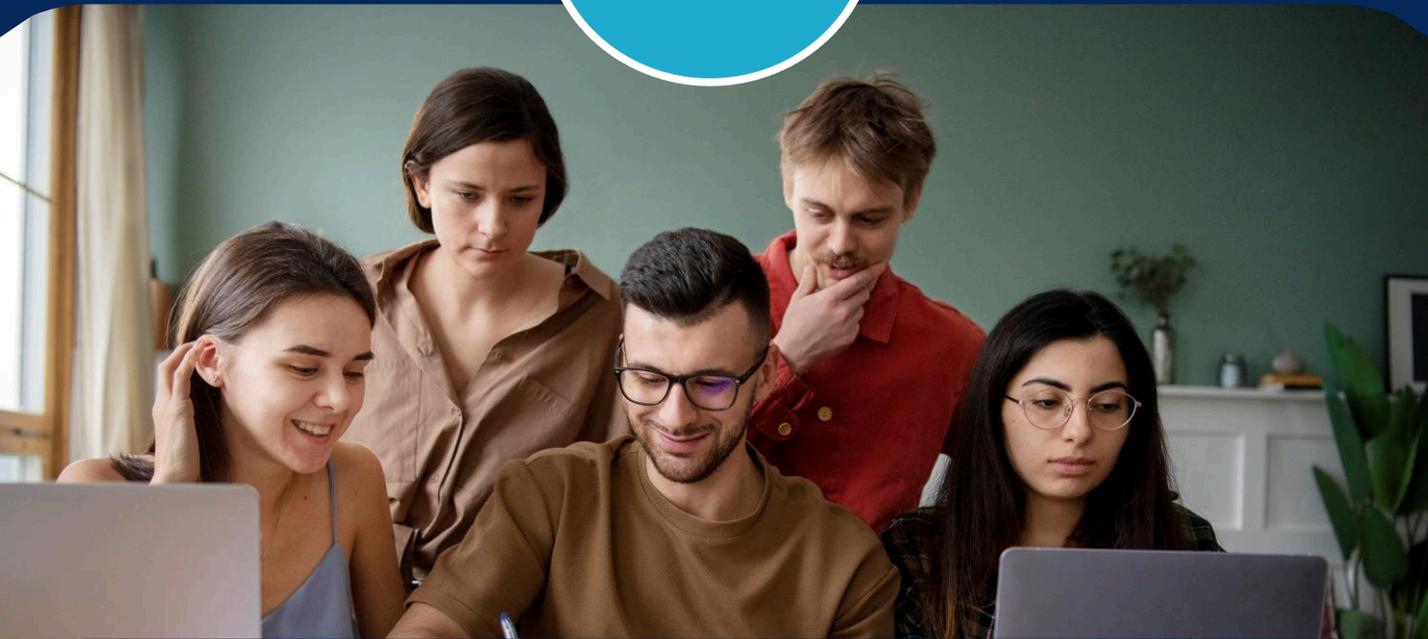
Consistently high test scores

Extensive extracurricular activities

Strong parent involvement/PTA programs

Safe, modern facilities

Excellent college preparation



NEIGHBORHOODS: OPTIONS FOR EVERY BUDGET

01



Bonaventure - The Luxury Choice

- Price Range: \$800K - \$1.5M+
- Home Style: Custom estates, Mediterranean architecture
- Amenities: Private golf course, spa, multiple pools
- Best For: Families wanting luxury amenities

02



The Islands - Waterfront Living

- Price Range: \$550K - \$950K
- Home Style: Waterfront homes, Mediterranean/Contemporary
- Amenities: Marina access, private beaches, tennis
- Best For: Families who love boating and water activities

03



Windmill Reserve - Active Lifestyle

- Price Range: \$600K - \$900K
- Home Style: Contemporary, open floor plans
- Amenities: Tennis courts, fitness center, golf course access
- Best For: Active families, golf enthusiasts

04



Weston Hills Country Club - Golf Course

- Price Range: \$500K - \$1.2M
- Home Style: Golf course estates, varied architectural styles
- Amenities: Championship golf, clubhouse, dining
- Best For: Golf-loving families, entertaining

FAMILY ACTIVITIES & RECREATION



Parks & Recreation

Weston Regional Park

- 60 acres of family fun
- Playground areas for different age groups
- Pavilions for birthday parties
- Walking trails and fitness equipment

Peace Mound Park

- Historic Native American site
- Educational walking trail
- Perfect for family nature walks

Weston Tennis Center

- 8 lighted tennis courts
- Youth tennis programs
- Adult leagues and lessons



Youth Sports Programs

Weston FC Soccer Club

- Competitive and recreational soccer
- Ages 4-18
- Multiple fields throughout Weston

Weston Little League

- Baseball and softball programs
- Ages 4-16
- Strong community involvement

Swimming Programs

- Multiple community pools
- Swim teams and lessons
- Year-round aquatic programs

SAFETY & SECURITY

Safety & Security Features



Crime Statistics:

- Violent Crime Rate: 95% below national average
- Property Crime Rate: 85% below national average
- Police Response Time: Average 3-4 minutes

Safety Features

- Gated community entrances
- Private security patrols
- Well-lit streets and sidewalks
- Active neighborhood watch programs



TRANSPORTATION & ACCESSIBILITY

Major Employment Centers

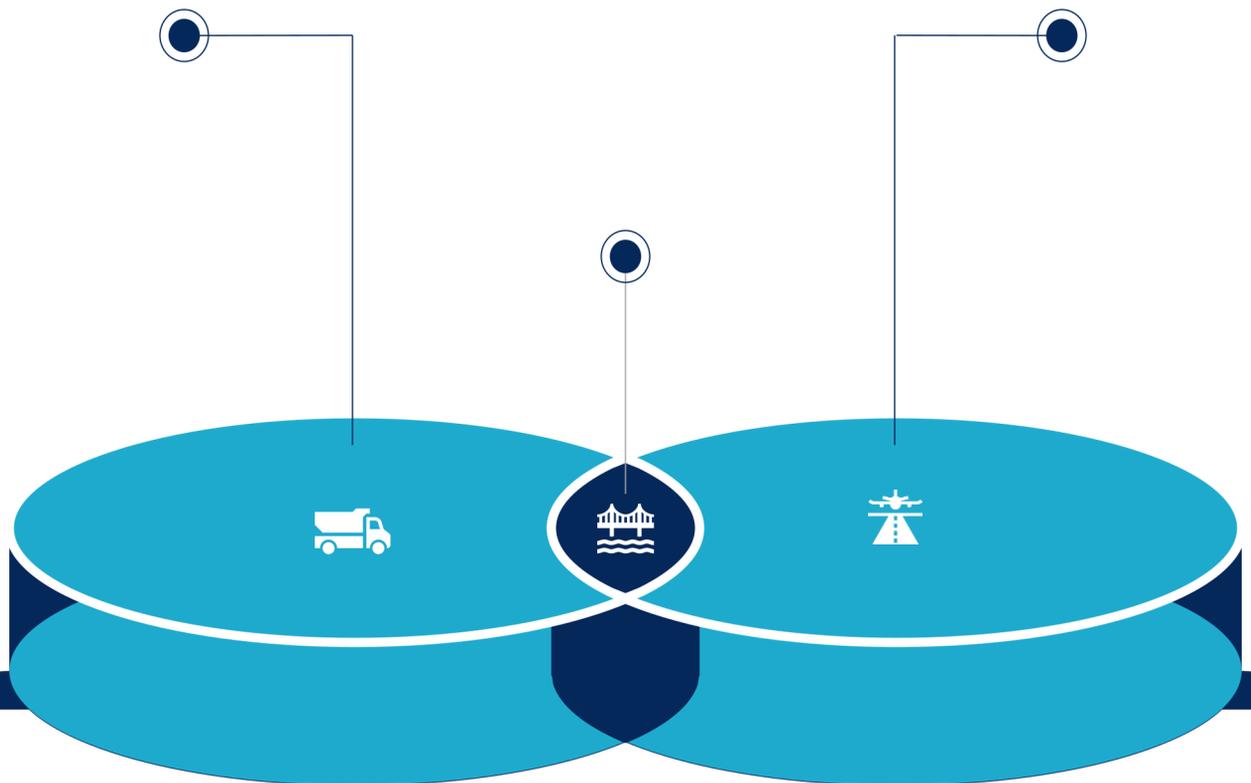
- To Fort Lauderdale: 25-35 minutes
- To Miami Airport: 45-60 minutes
- To Boca Raton: 20-30 minutes
- To Downtown Miami: 50-70 minutes

Transportation Options:

- Sawgrass Expressway: Direct access to major highways
- I-75/I-595: Easy connections throughout South Florida
- Tri-Rail: Accessible from nearby Cypress Creek station
- Fort Lauderdale Airport: 30-40 minutes

Airport Access

- Fort Lauderdale International Airport: 30-40 minutes
- Miami International Airport: 45-60 minutes
- Private aviation options available nearby



REAL ESTATE MARKET INSIGHTS



- Median Home Price: ~\$720,000
- Annual Appreciation: 4–6%
- Days on Market: 25–35 days
- Inventory Level: Moderate, balanced market

Ultra-Luxury (\$1.5M+):

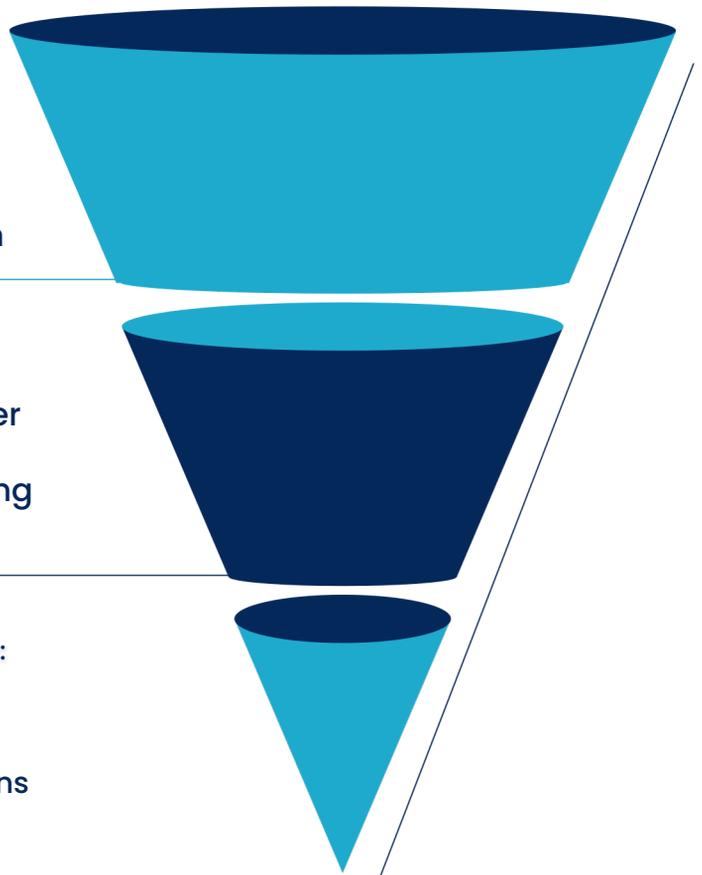
- Estate-style residences and premium properties
- Strong demand with limited supply
- Long-term value preservation

Mid-Market (\$800K-\$1.5M):

- Gated communities and newer construction
- Ideal for families and relocating professionals

Entry Level (\$550 - \$800K):

- Established neighborhoods with larger lots
- Updated homes in prime locations
- Strong demand from move-up buyers



COST OF LIVING ANALYSIS

Housing Costs

| Category | Details | Estimated |
|-------------------------------------|---------------------------------|-----------------|
| Housing Costs (Example \$750K home) | Monthly Mortgage (20% down, 7%) | \$3,990 |
| — | Property Taxes | \$810 |
| — | Homeowners Insurance | \$200 |
| — | HOA Fees (if applicable) | \$150–\$400 |
| — | Total Monthly Housing | \$5,150–\$5,400 |

Family Living Expenses

| Category | Details | Estimated Cost |
|------------------------|---------------------------|---------------------------------|
| Family Living Expenses | Private School (optional) | \$15K–\$25K per child / year |
| — | Youth Sports | \$500–\$2,000 per sport / child |
| — | Summer Camps | \$200–\$400 per week |
| — | Dining Out (family of 4) | \$80–\$120 per meal |

MOVING TO WESTON: YOUR COMPLETE GUIDE

60 Days
Plan

Equestrian Considerations

- Research neighborhoods that fit your budget and lifestyle
- Contact schools about enrollment, zoning, and school choice
- Visit Weston at different times to understand traffic flow.

30
Days

Pre-Move Preparation

- Schedule home tours in preferred communities
- Arrange inspections and finalize financing
- Research local service providers (pediatricians, dentists, childcare)
- Plan move timing around school and activity calendars

Moving
Month

Moving Month Essentials

- Complete final walkthroughs and inspections
- Set up utilities, internet, and waste services
- Apply for community and amenity access
- Update address and local registrations

First
Month

First Month Integration

- Register children for school and attend orientations
- Join neighborhood and HOA social groups
- Enroll kids in sports, clubs, or activities
- Explore parks, town centers, and family-friendly attractions

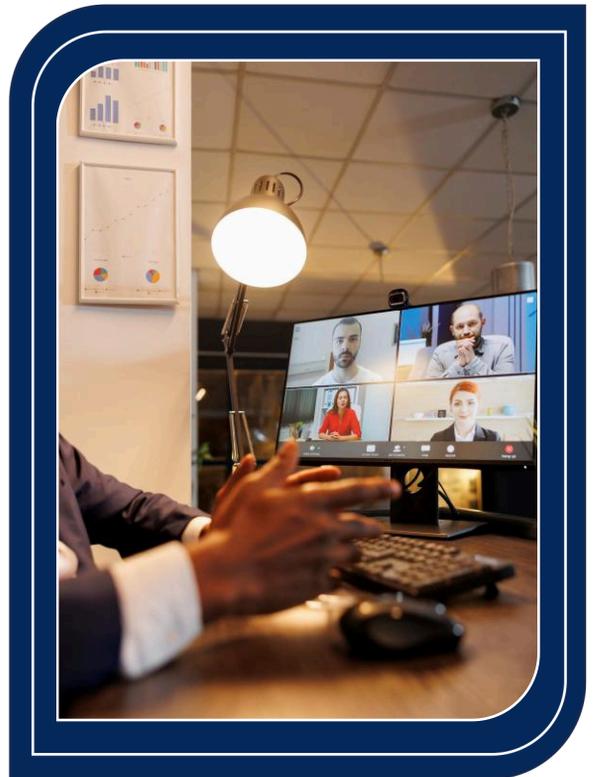
PARENT RESOURCES & COMMUNITY

Digital Resources

- City services and community information
- Recreation program registration
- Community events and activities calendar
- Local alerts and emergency updates

Social Media Groups:

- "Weston Moms and Dads" (very active)
- "Weston Families" Facebook Group
- "Weston Florida Community" Facebook Group



Community Organizations

For Parents:

- PTA / School parent associations
- Local youth sports leagues & clubs
- Community volunteer groups

For Families:

- City-sponsored family events & festivals
- Parks & recreation programs
- Cultural and educational activities

FREQUENTLY ASKED QUESTIONS ANSWERS



01 Is Weston worth the higher price tag?

For families prioritizing top schools, safety, and amenities, most residents say absolutely. The quality of life and property value retention justify the investment.

02 Are there homes under \$600K in Weston?

Limited options, typically older townhomes or condos. Most single-family homes start around \$650K.

03 How's the hurricane risk?

Weston is inland with good drainage, lower hurricane risk than coastal areas. Most communities have excellent storm preparedness.

04 Can kids walk/bike safely?

Yes! Weston has extensive sidewalks, bike paths, and low traffic speeds. Many kids bike to school safely.

THE VERDICT: IS WESTON RIGHT FOR YOUR FAMILY?

Choose Weston if you value:

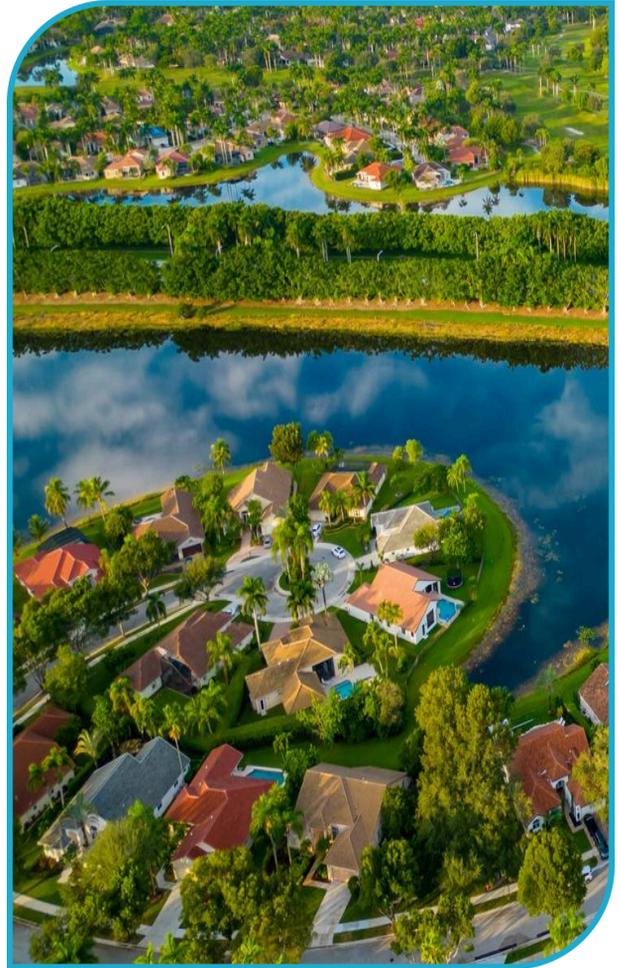
- Top-rated schools and education
- Safety and security
- Well-planned community amenities
- Strong property values
- Active family lifestyle

Consider other options if you:

- Budget is under \$600K
- You prefer urban/downtown living
- You want a shorter commute to Miami
- You prioritize nightlife/entertainment over family amenities

Weston is perfect for families who:

- Put education and safety first
- Want a calm, organized community
- Enjoy outdoor activities, parks, and trails
- Value long-term stability and quality of life



REAL



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THANK YOU!



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