

WELLINGTON, FL

Where Horses Meet Family Excellence



SASHA VALDES

AIROS HOMES AT REAL BROKER, LLC

AT A GLANCE: WELLINGTON BY NUMBERS



Population

Home to around **65,000 residents**, offering a close-knit community feel.

Median Home Price

Homes typically range between **\$550,000 and \$1.5M+**, 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.

Notable

Winter Equestrian Capital of the World.

Family-Friendly Score

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

WHY EVERYONE LOVES WELLINGTON

► The Perfect Blend of Luxury and Land

Wellington stands out as one of South Florida's most exceptional communities, offering spacious estates, world-class equestrian amenities, and nationally recognized schools. It's a destination where families enjoy elegance, comfort, and a truly elevated lifestyle.

01

World-Class Equestrian Capital

Home to the Winter Equestrian Festival - the largest horse show in the world - Wellington attracts riders, trainers, and families from across the globe.

03

Spacious Lots & Estate-Style Living

Families love Wellington for its larger properties, offering privacy, room to breathe, and beautifully designed estate homes.

02

Top-Rated, Nationally Ranked Schools

The area is known for its exceptional public and private schools, consistently recognized among the best in the country.

04

A Global, Family- Oriented Community

Wellington draws an international mix of successful families, creating a vibrant yet close-knit community with a warm, small-town feel.

SCHOOLS: SOLID EDUCATION WITH GROWING EXCELLENCE



Elbridge Gale Elementary

- Rating: A+
- Grades: K-5
- Special Programs: Gifted program, STEM academy, Dual language
- Highlights: Consistently top-performing, excellent teachers

Wellington Elementary

- Rating: A+
- Grades: K-5
- Special Programs: Environmental science, Technology integration
- Highlights: Beautiful campus, strong parent community

Emerald Cove Middle School

- Rating: A+
- Grades: 6-8
- Special Programs: Advanced academics, Robotics, Band program
- Notable: Consistently ranked in top 1% of Florida schools

Wellington High School

- Rating: A+
- Grades: 9-12
- Students: ~2,900
- Special Programs: Full IB Programme, 35+ AP courses, Medical Academy
- Athletics: State championship teams in multiple sports



WHY WELLINGTON SCHOOLS EXCEL

Among the
highest-
performing
schools in
Florida

International
Baccalaureate
World School
status

State-of-the-
art facilities
and
technology

Exceptional
college
counseling
and
preparation

Strong
community
support and
involvement



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NEIGHBORHOODS: OPTIONS FOR EVERY BUDGET

01



Aero Club - Aviation Community

- Price Range: \$800K - \$2M+
- Home Style: Estate homes with airplane hangars
- Features: Private airstrip, aviation community
- Best For: Pilot families, aviation enthusiasts

02



Equestrian Club Estates - Horse Property

- Price Range: \$750K - \$3M+
- Home Style: Estates with stables and riding facilities
- Features: Horse stables, riding rings, bridle trails
- Best For: Equestrian families, horse lovers, large properties

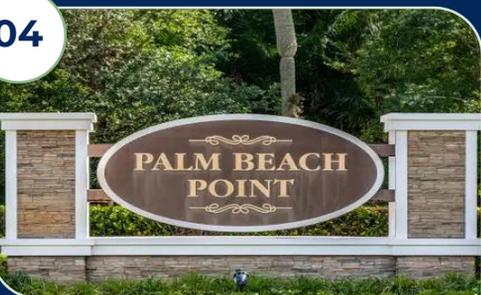
03



Homeland - Established Luxury

- Price Range: \$550K - \$1.2M
- Home Style: Estate homes on large lots and long stays
- Features: Mature landscaping, spacious properties
- Best For: Families wanting established luxury, large lots

04



Palm Beach Point - Family-Focused Luxury

- Price Range: \$650K - \$1.3M
- Home Style: Family estates, varied architectural styles
- Amenities: Community center, tennis, family activities
- Best For: Luxury family living, community atmosphere

FAMILY ACTIVITIES & RECREATION



Parks & Recreation

Wellington Community Center

- State-of-the-art fitness facilities
- Swimming pools and aquatic programs
- Youth programs and summer camps
- Senior and adult activities

Village Park

- Large community park with multiple amenities
- Playgrounds for different age groups
- Sports fields, tennis courts, and walking trails

K-Park

- Skateboard and BMX park
- Basketball courts
- Playground equipment
- Popular with older children and teens



Youth Sports Programs

Wellington Soccer Club

- Competitive and recreational programs
- Ages 4-19
- Excellent facilities and coaching
- Strong parent volunteer community

Wellington Baseball/Softball

- Little League and travel teams
- Beautiful facilities with multiple fields
- Strong community support and involvement

Wellington Tennis

- Youth development programs
- Multiple public and private facilities
- Lessons and competitive leagues

FAMILY ACTIVITIES & RECREATION

Community Events



Kravis Center for the Performing Art

- Broadway shows and cultural performances
- Educational programs for children
- World-class entertainment

Norton Museum of Art (nearby West Palm)

- Family-friendly exhibitions
- Children's art programs and camps
- Cultural education opportunities



SHOPPING & DINING NEARBY



Wellington Green Mall

- Macy's, Dillard's, 140+ specialty stores
- Family dining options and entertainment
- Movie theater and arcade
- Convenient and comprehensive shopping

The Mall at Wellington Green

- Additional shopping with Target, Best Buy
- Family restaurants and services
- Easy access and parking

Equestrian Dining

- White Horse (elegant dining during horse season)
- International Polo Club (fine dining, special occasions)

Upscale Family Dining:

- Elisabetta's Italian Restaurant (family-owned, excellent)
- Village Taverna (Greek, family-friendly atmosphere)
- Coolinary Cafe (contemporary American, kids welcome)
- Farmer's Table (farm-to-table, healthy options)

Casual Family Favorites:

- Bonefish Grill (seafood, kids menu)
- Chick-fil-A (always popular with families)
- First Watch (breakfast and brunch favorite)
- Local pizza places and ethnic restaurants

TRANSPORTATION & ACCESSIBILITY

Commuting from Wellington

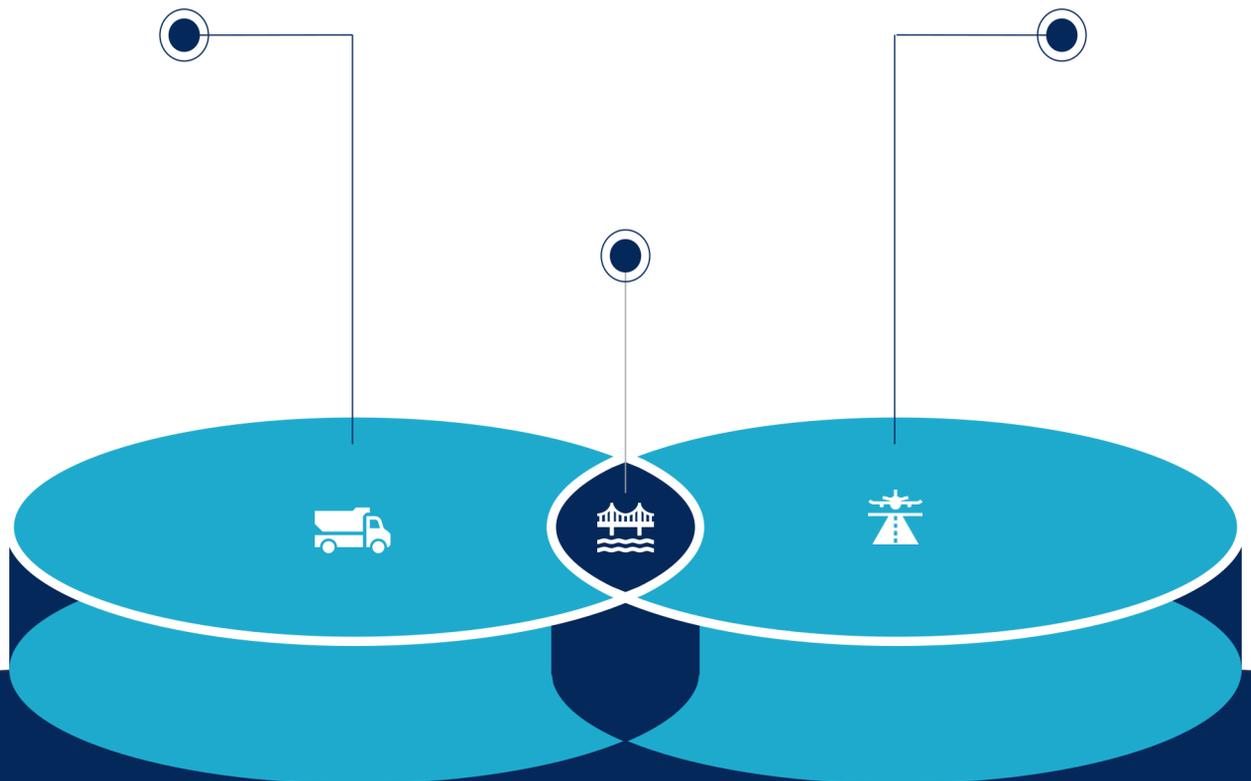
- To West Palm Beach: 20-30 minutes
- To Boca Raton: 25-35 minutes
- To Delray Beach: 30-40 minutes
- To Fort Lauderdale: 50-65 minutes
- To Miami Airport: 75-90 minutes

Transportation Infrastructure

- State Road 7 (US-441): Major north/south corridor
- Southern Boulevard: East/west access to coast
- Forest Hill Boulevard: Additional east/west route
- Florida's Turnpike: Quick access to entire state

Airport Access

- Palm Beach International: 25-35 minutes
- Fort Lauderdale International: 55-70 minutes
- Private Aviation: Multiple private airfields nearby



REAL ESTATE MARKET INSIGHTS



- Median Home Price: \$875,000
- Luxury Market (\$1M+): Very active and competitive
- Price Appreciation: 6-9% annually
- Days on Market: 15-25 days for desirable properties

Ultra-Luxury (\$1.5M+):

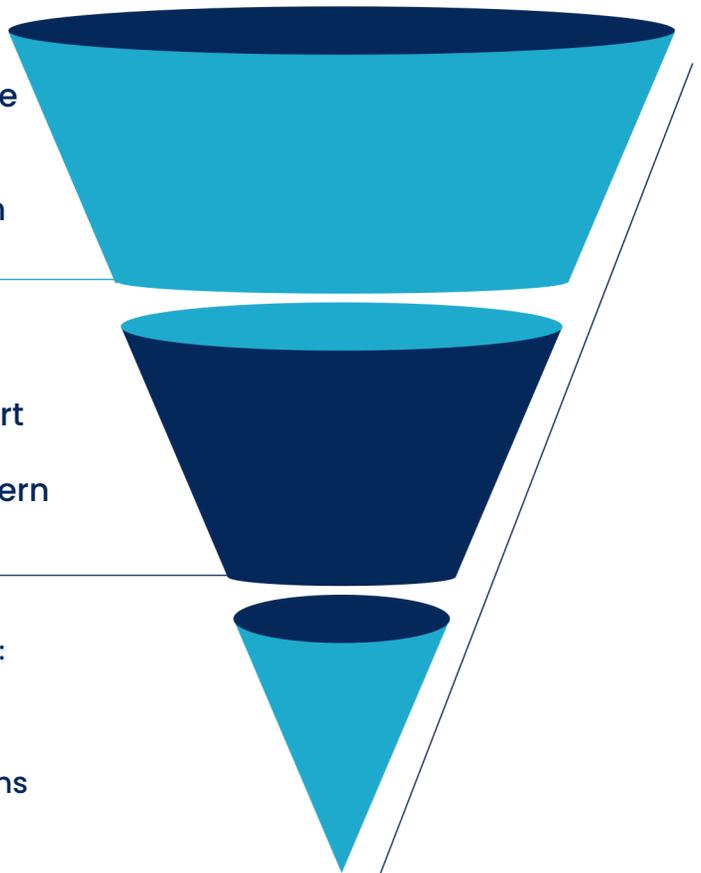
- Estate properties with acreage
- Waterfront and equestrian properties
- Custom homes with premium amenities

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

- Gated communities with resort amenities
- Newer construction with modern features

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

- Established neighborhoods with larger lots
- Updated homes in prime locations
- Family-friendly communities



COST OF LIVING ANALYSIS

Housing Costs

Category	Details	Estimated Cost
Housing Costs (Example \$875K home)	Monthly Mortgage (20% down, 7%)	\$5,535
–	Property Taxes	\$1,090
–	Homeowners Insurance	\$290
–	HOA / Country Club Fees (varies widely)	\$300–\$2,000+
–	Total Housing	\$7,215 – \$8,915+

Family Living Expenses

Category	Details	Estimated Cost
Family Living Expenses	Private Schools (popular choice)	\$25K–\$50K per child annually
–	Country Club Memberships	\$25K–\$100K+ initiation, \$1K–\$3K monthly
–	Youth Sports (premium programs)	\$1K–\$8K+ per season per child
–	Summer Camps	\$300–\$800 per week
–	Fine Dining (family of 4)	\$120–\$250+ per meal

HEALTHCARE & SERVICES



Equestrian Sports Medicine:

- Sports medicine specialists familiar with riding injuries
- Physical therapy for riders
- Specialized orthopedic care



Wellington Regional Medical Center

- Full-service hospital with emergency care
- Comprehensive medical services
- Maternity and pediatric care
- Specialized treatment centers



Pediatric Excellence:

- Multiple pediatric practices throughout Wellington
- Specialized children's services at area hospitals
- Mental health services for children and families

INTERNATIONAL COMMUNITY & CULTURE

Global Connections

International Residents:

- Families from Europe, South America, and around the world
- Diplomatic and business community
- Cultural diversity and global perspective

Cultural Benefits:

- International events and festivals
- Diverse dining and cultural experiences
- Global business and networking opportunities

Off-Season Benefits:

- More local community feel
- Easier access to facilities and amenities
- Lower costs for some services
- Quieter, more relaxed atmosphere



Seasonal Community



Winter Season (January-March):

- Peak equestrian season brings international visitors
- Increased cultural activities and events
- Higher energy and social opportunities

MOVING TO WELLINGTON: YOUR COMPLETE GUIDE

60 Days
Plan

Equestrian Considerations

- Research boarding facilities and riding programs
- Connect with local equestrian community
- Plan for horse transportation and setup
- Research riding instructors and programs for children

30
Days

Pre-Move Preparation

- Viewings in preferred communities
- Research luxury service providers (landscaping, pool, etc.)
- Plan move timing around school and social calendars
- Find premium healthcare providers and specialist

Moving
Month

Moving Month Essentials

- Complete comprehensive inspections including well/septic
- Set up premium utility services and landscaping
- Apply for club memberships and community amenities

First
Month

First Month Integration

- Attend school orientations and parent meetings
- Join country clubs and begin community involvement
- Connect with equestrian community if applicable
- Explore cultural attractions and family activities

PARENT RESOURCES & COMMUNITY

Digital Resources

- Village services and community information
- Recreation program registration
- Community event calendar
- Emergency preparedness resources

Social Media Groups:

- "Wellington Moms" Facebook Group (very active)
- "Wellington Families" Facebook Group

Apps to Download:

- MyWellington (village services)
- NextDoor (neighborhood networking)



Community Organizations

For Parents:

- Junior League of the Palm Beaches
- Wellington Community Foundation
- Country club family committees
- Equestrian organization volunteering

For Families:

- Equestrian event volunteering (Winter Equestrian Festival)
- Environmental conservation groups (Wellington Environmental Preserve)
- Cultural arts participation

FREQUENTLY ASKED QUESTIONS ANSWERS



04

03

02

01

01

Do you need to be involved with horses to live in Wellington?

Not at all! While Wellington is famous for horses, many residents have no equestrian involvement. You benefit from the lifestyle, larger lots, and excellent amenities regardless.

02

What about the seasonal nature of the community?

While busier during horse season, Wellington maintains a strong year-round community. Families prefer the quieter off-season months.

03

How's the commute to other areas?

Wellington is centrally located in Palm Beach County. While not coastal, you're 30-40 minutes from beaches and close to major employment centers

04

Is it too isolated or rural?

Wellington offers rural feel with suburban conveniences. Shopping, dining, and entertainment are readily available, plus you're close to West Palm Beach.

THE VERDICT: IS WELLINGTON RIGHT FOR YOUR FAMILY?

Choose Wellington if you value:

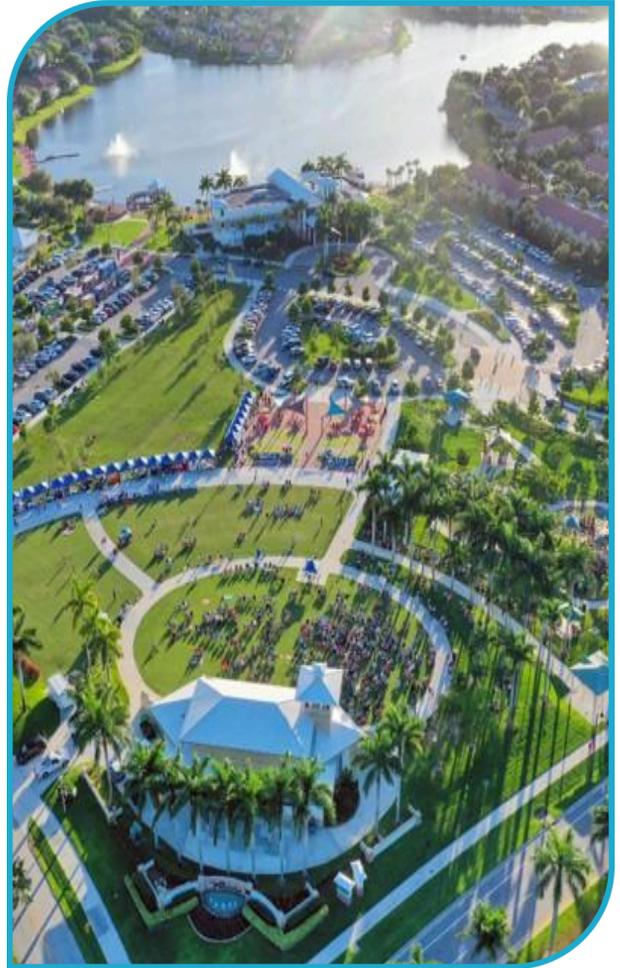
- The absolute best in public school education
- Large properties and estate-style living
- Safe, family-focused community environment
- International, cultured community
- Unique lifestyle opportunities (equestrian, aviation)

Consider other options if you:

- Must be walking distance to beaches
- Prefer urban, high-density living
- Want extensive nightlife and entertainment
- Have a strict budget under \$550K

Wellington is perfect for families who:

- Prioritize children's education and safety above all
- Want space, privacy, and room to breathe
- Appreciate international community and culture
- Value unique lifestyle opportunities



REAL



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THANK YOU!



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