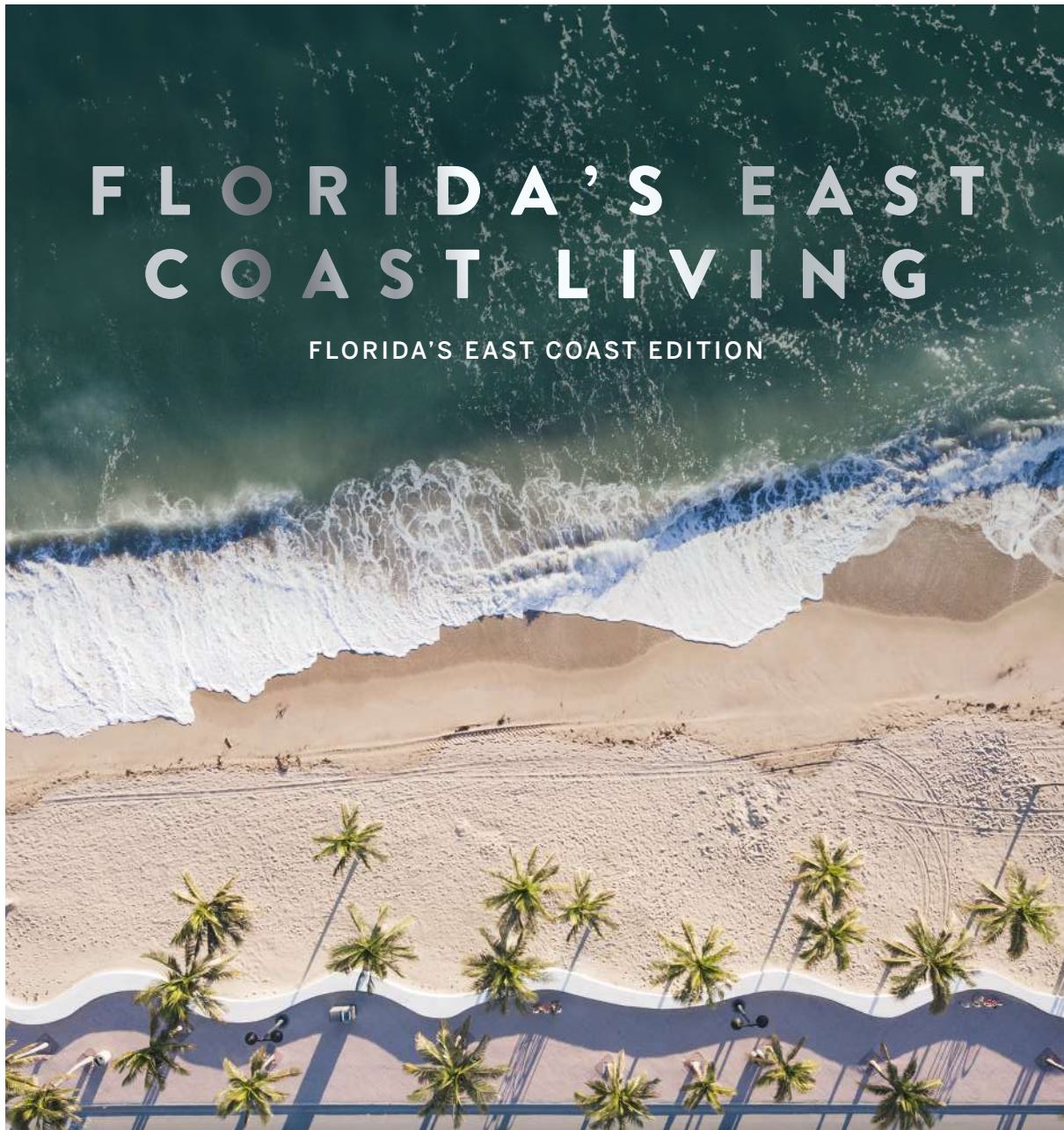


YOUR GUIDE TO OUR SERVICES AND RELOCATING TO THE AREA

FLORIDA'S EAST COAST LIVING

FLORIDA'S EAST COAST EDITION



— A B A S E P U B L I C A T I O N —

ONE | Sotheby's
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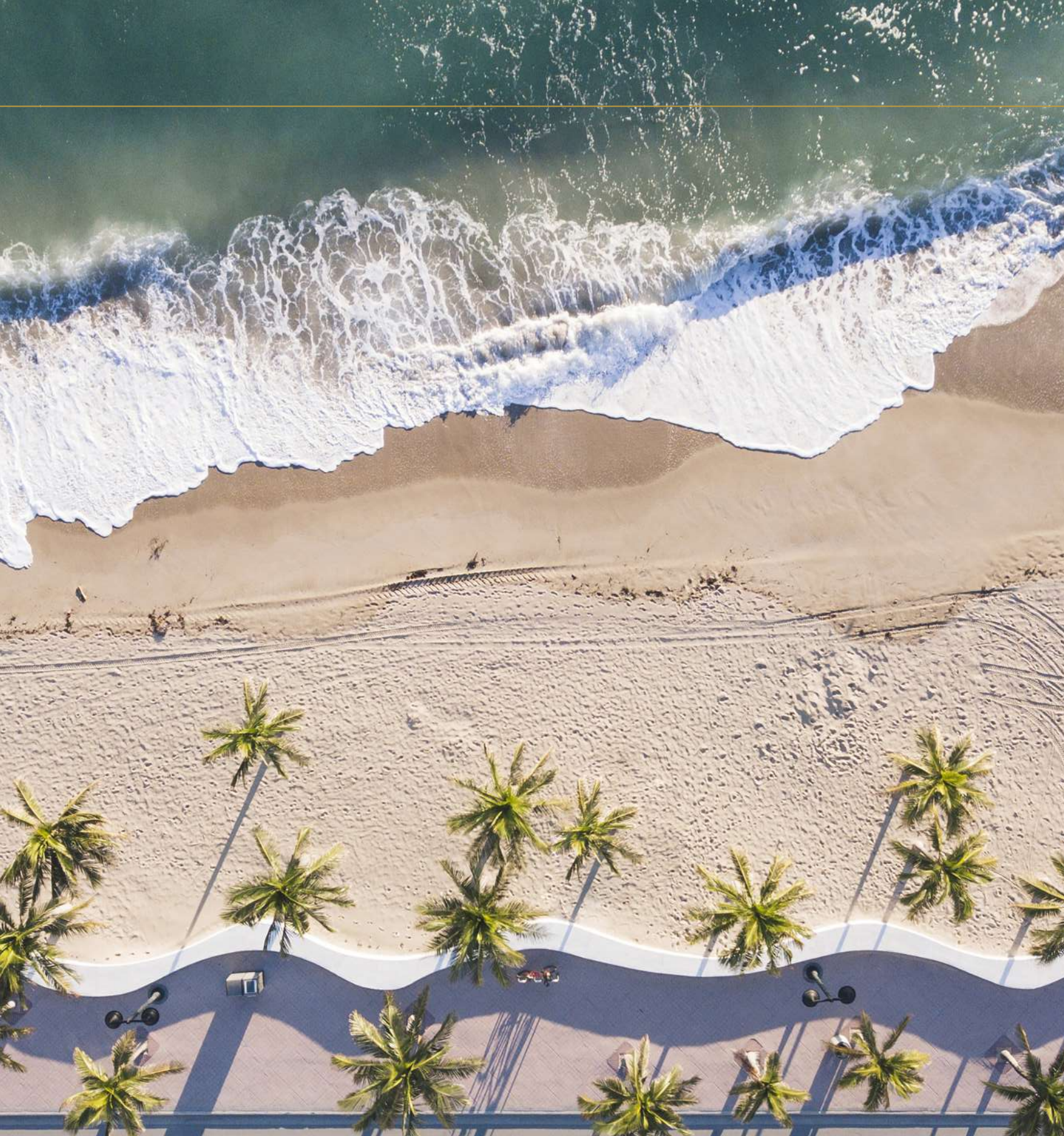
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ONE Experience
ONE Network
ONE Life

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Welcome to Florida's East Coast

As you embark on the pursuit of your dream life on Florida's East Coast, you need partners on the journey who take the time to understand you and your goals. Our relocation guide is meticulously crafted to be your supportive resource in this endeavor.

Florida's East Coast offers unique opportunities and experiences. Whether you seek the vibrant energy of a bustling city, the tranquility of beachfront living or the serenity of a picturesque suburban community, we are dedicated to helping you discover the perfect place to call home. As you explore the pages of this guide, envision the possibilities that await you. Allow us to be your guiding light to a life of fulfillment on Florida's East Coast – a life where you are not just a resident but an integral part of a vibrant and diverse community.

At ONE Sotheby's International Realty, we understand the importance of real estate decisions, whether it's your first home or forever home. Our team of professionals is committed to understanding your preferences, aspirations and priorities. With unrivaled expertise in our local markets and access to a true global network, we take pride in giving extraordinary lives a home to thrive.

Sincerely,
Mayi de la Vega

Founder and CEO
ONE Sotheby's International Realty

ONE | **Sotheby's**
INTERNATIONAL REALTY

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READ DIGITAL

Scan the QR code to see the **digital version** of the magazine.

92

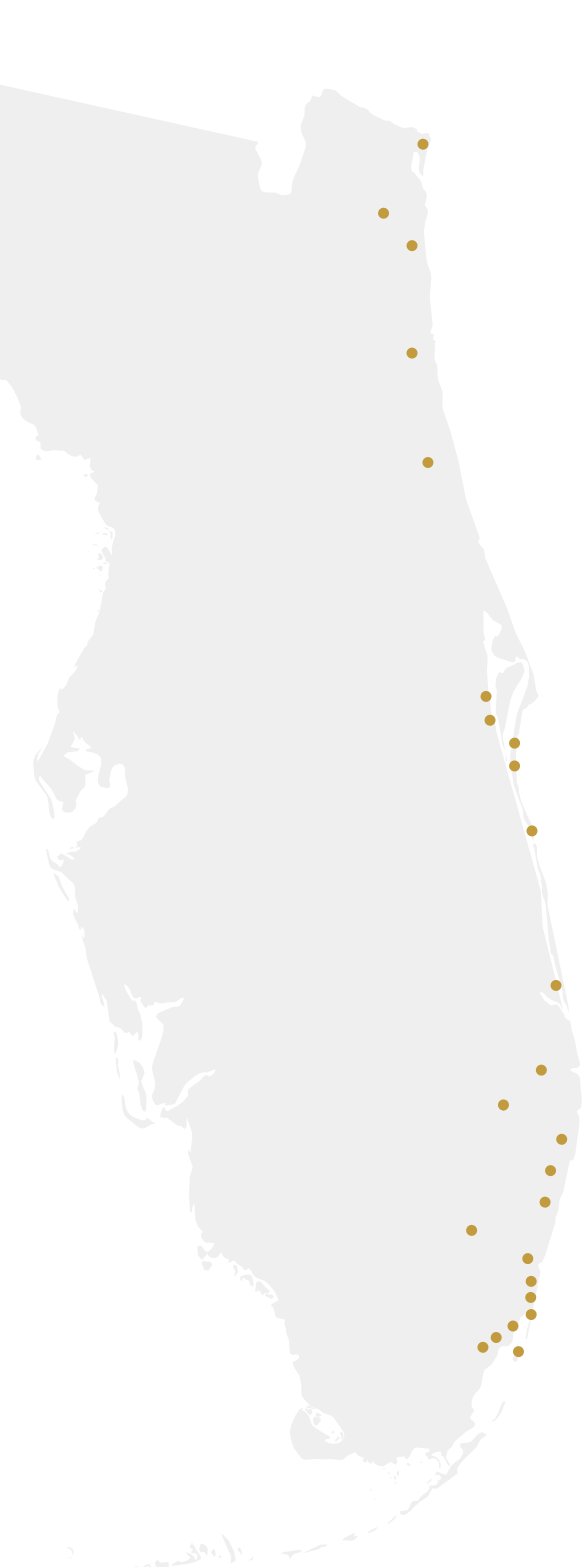


A legacy of real estate, a mastery of real estate marketing.

ONE Sotheby's International Realty is the premier source for luxury real estate and development opportunities along Florida's East Coast, with 30 offices spanning from Miami to Amelia Island. Since its inception in 2008, ONE Sotheby's International Realty has recruited over 1,300 of the world's most passionate and committed associates and has been voted the Best Luxury Real Estate Brokerage in Florida, USA by *Luxury Lifestyle Awards*.

For more than 250 years, the Sotheby's name has exemplified the promise of a life well lived, and ONE Sotheby's International Realty's direct affiliation with Sotheby's and Sotheby's International Realty® has offered the company unparalleled global reach. This unique connection provides immense advantages to buyers and sellers as they receive prime exposure to a network of more than 26,500 associates in more than 84 countries and territories.

Our local real estate inventory includes a range of single-family homes, condominiums, townhomes, villas and more. In addition to its luxury brokerage division, the firm boasts a development division representing some of Florida's most sought-after and prestigious new developments with a total inventory of over \$3 billion. With a network of dedicated professionals supported by a global brand renowned for its legacy of unsurpassed quality, value and trust, ONE Sotheby's International Realty is dedicated to giving extraordinary lives a home to thrive.



We are the leaders in luxury real estate along Florida’s East Coast.

Since our inception in 2008, ONE Sotheby’s International Realty has built a notable presence along Florida’s East Coast with 30 offices spanning from Miami to Amelia Island. Our dedicated real estate professionals are experts in their local markets, backed by a global reach that transcends countries and cities like no other brokerage. With a reputation for passion, trust and unsurpassed service, ONE Sotheby’s International Realty is dedicated to giving extraordinary lives a home to thrive.

11

COUNTIES

30

OFFICES

1,300+

SALES ASSOCIATES



Our offices

- | | |
|--------------------|-----------------------|
| CORAL GABLES | JUPITER |
| COCONUT GROVE | STUART |
| KEY BISCAYNE | VERO BEACH |
| BRICKELL | MELBOURNE BEACH |
| MIAMI BEACH | INDIALANTIC |
| SURFSIDE | MELBOURNE HARBOR CITY |
| SUNNY ISLES | SUNTREE |
| AVENTURA | COCOA VILLAGE |
| WESTON | PALM COAST |
| FORT LAUDERDALE | ST. AUGUSTINE |
| BOCA RATON | PONTE VEDRA BEACH |
| DELRAY BEACH | JACKSONVILLE |
| PALM BEACH GARDENS | AMELIA ISLAND |

Contact us

786.453.3170

info@onesothebysrealty.com



Connected to the world of Sotheby's



HISTORICALLY REMARKABLE

For three centuries, the Sotheby's name has been synonymous with the exceptional. A name that not only represents the most prized possessions in the world but decides them. As real estate's most trusted brand, the Sotheby's name alone opens the most prestigious doors, creating opportunities and connecting affluent sellers and buyers worldwide.

At ONE Sotheby's International Realty, our deep-rooted connection with this history distinguishes us within the industry. This outstanding alliance of marketing efforts presents our properties to the esteemed clientele of our parent brand. Building on the centuries-long reputation of the Sotheby's Auction House, established in 1744, the Sotheby's International Realty brand is recognized globally and our legacy of quality service and expertise is unmatched.

Notables & Quotables

#1

VOTED BEST LUXURY BROKERAGE
IN FLORIDA IN 2022 & 2023

By *Luxury Lifestyle Magazine*

#1

GROWTH LEADER NATIONWIDE

The largest sales volume increase
among franchised brokerages by *T360*

#1

VOTED BEST BROKERAGE
WEBSITE IN 2022

By *South Florida Agent Magazine*

8x

AWARD-WINNING
MARKETING POWERHOUSE



RECOGNIZED AS ONE OF THE
FASTEST-GROWING PRIVATE
COMPANIES IN THE
UNITED STATES

By *Inc 5000*, 2023

SOUTH FLORIDA
BUSINESS JOURNAL

RECOGNIZED AS ONE OF
THE FASTEST-GROWING
PRIVATE COMPANIES IN
SOUTH FLORIDA

By *South Florida Business Journal*, 2023



Sell Your Property

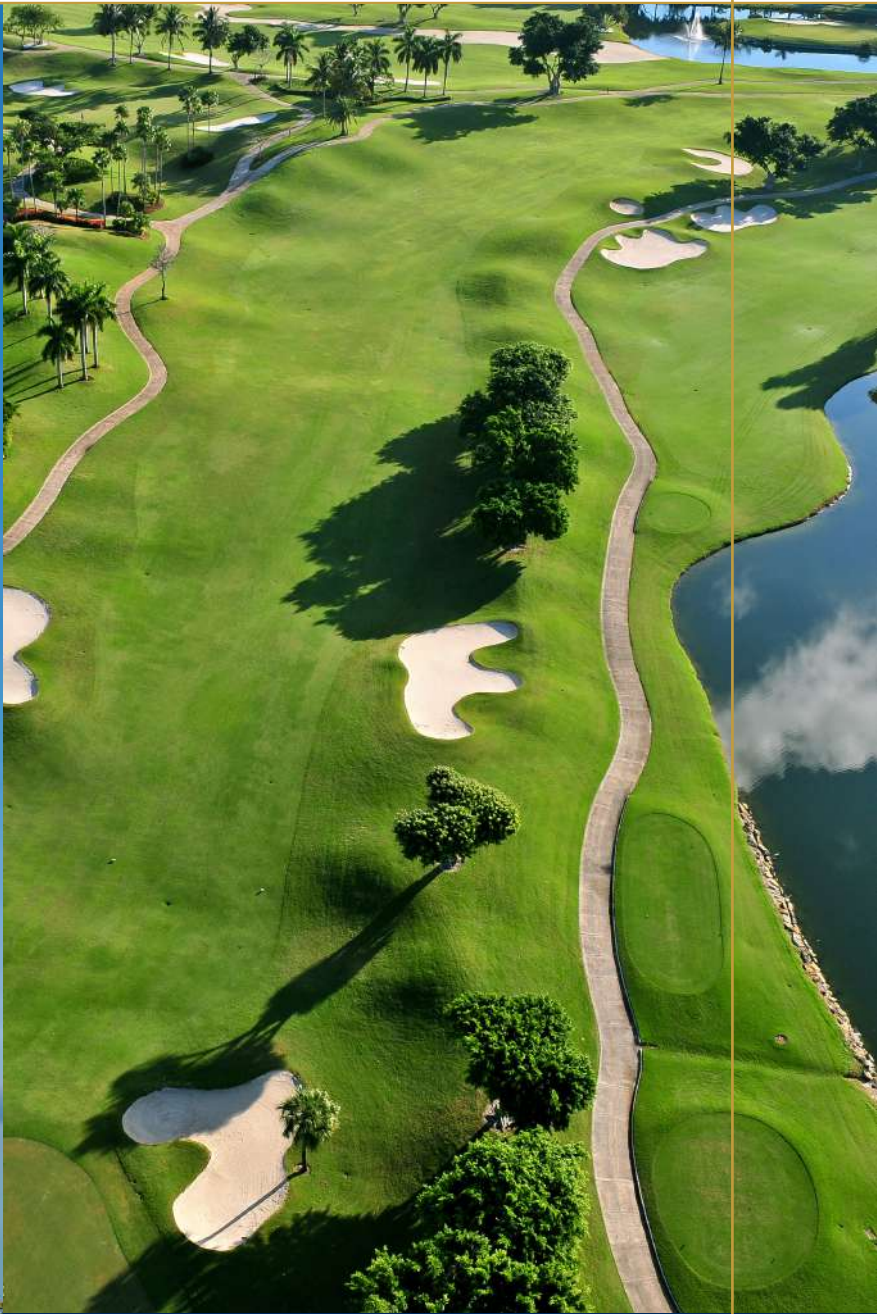
Our ability to market and sell every home with unrivaled expertise ensures that our clients receive nothing but the most exceptional level of service and care at every stage of the transaction. We provide an experience that is seamless, efficient and memorable.

CHOOSE EXPERTISE



Discover Your *Ideal Lifestyle*

Our vision is to artfully unite extraordinary properties with extraordinary lives with a keen understanding that a home is more than a structure. A home should appeal to your every need and also be conducive to a lifestyle that is uniquely yours. Begin your home search by identifying the lifestyle that truly drives you and we will take care of the rest.





01 BEACHFRONT LIVING

While beach access is the norm throughout Florida, a privileged few can call the pristine beaches along Florida's East Coast their private backyard. Whether enjoyed from an intimate beachfront condo or a private home on the sand, no one can deny the value of a beachfront lifestyle in Florida.

02 LUXURY CONDO LIVING

An exquisite ocean view is not rare along Florida's East Coast, and there's no better way to enjoy it than from the comfort of your own luxury condo. Homes in the sky with all the amenities and privacy in the world can only be offered by the most extraordinary condominiums. Experience luxury at its highest level from a selection of exclusive condos.



03 GATED COMMUNITIES

Gated communities provide privacy and peace of mind. Whether you are seeking security or your ideal home, these gated communities will offer it all. From the south end of Miami to the northern suburbs of Jacksonville, gated communities along Florida's East Coast are as abundant as they are varied.



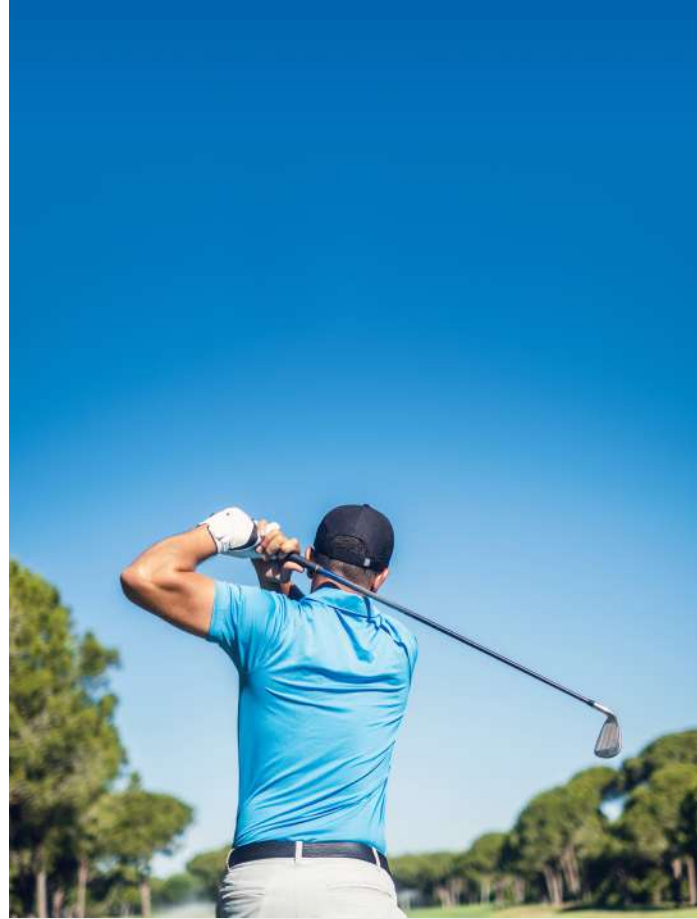
04 THE YACHTING LIFESTYLE

Many homes along Florida's East Coast offer expansive water views and allow you to fully experience the lifestyle with convenient docking right in your backyard. Considered one of the best states to own a boat, Florida homes offer endless entertainment options on the water. Whether you are enjoying the sea, bay or canals, our local waterfront lifestyle is second to none.



05 THE GOLF LIFESTYLE

There is nothing like an afternoon on the green to unwind and build relationships. From the Blue Monster in Doral to Turnberry Isle in Aventura, Florida's East Coast is an exceptional place to golf with ideal weather year-round. Many communities offer homes with special golf course access and membership perks to their exclusive clubs. Eastern Florida is a top destination for the golf enthusiast, featuring luxurious resorts with inventive courses and extraordinary views.



07 SENIOR LIVING

Maintain an active lifestyle with low-maintenance living in one of Florida's various adult living communities reserved exclusively for those above the age of 55. Whether you are looking to downsize or simply looking to build a life with other like-minded individuals, enjoy the benefits of these various homes.



06 THE RACKET SPORT LIFESTYLE

Widely played across Florida's East Coast, racket sports are widely popular with residents of all ages. Many professionals are based in the area due to its great weather, which allows for outdoor practice year-round. Sports such as tennis, pickleball and padel tennis have developed a substantial following and draw large crowds.



08 THE EQUESTRIAN LIFESTYLE

For those who ride horses, nothing beats a day at the ranch. The equestrian lifestyle is alive and well in Florida, with neighborhoods such as Southwest Ranches, Wellington, Weston and Homestead offering large properties with the necessary facilities to practice the sport.

Whether you are in search of a home that suits your professional equestrian endeavors or one that allows you to simply enjoy the lifestyle, we offer an array of properties in the quiet, tucked-away ranches of Florida's East Coast.





Our Communities on Florida's East Coast

[ONESOTHEBYSREALTY.COM](https://www.onesothebysrealty.com)

Miami - Dade County

POPULATION 2,701,767+

Florida's third largest county, Miami-Dade, is situated in the southeastern part of the state. There are heavily urbanized areas in the northern, eastern and central parts of the county with one of the nation's tallest skylines being found in Miami. Residents can, however, enjoy nature in the areas of the Everglades National Park and Biscayne National Park that the county extends into.

From most residential areas in the county, locals enjoy easy access to Miami and everything the Magic City has to offer. This includes a renowned nightlife, great shopping, live music venues, vibrant art scene, incredible food and so much more. The city is a bustling place full of locals and tourists alike; both Miami International Airport and the Port of Miami on Biscayne Bay see thousands of people come and go every day.

The county is a great place for anybody looking to relocate; young professionals have access to a varied job market, retirees enjoy year-round sunshine and young families enjoy good schools and welcoming communities.



Restaurants

- Hillstone** hillstonerestaurant.com
- Mandolin Aegean Bistro** mandolinrestaurant.com
- Morton's The Steakhouse** mortons.com
- Fiola** fiolamiami.com
- The Surf Club Restaurant** surfclubrestaurant.com
- Greenstreet Cafe** greenstreetcafe.net
- La Mar by Gaston Acurio** mandarinoriental.com/en/miami/brickell-key/dine/la-mar-by-gaston-acurio
- Glass and Vine** glassandvine.com
- Macchialina** macchialina.com
- Cote Miami** cotemiami.com
- Costa Med Bistro+Wine** costamedrestaurant.com
- La Boulangerie Boul'Mich** laboulangerieusa.com
- Makoto Bal Harbour** makoto-restaurant.com
- El Gran Inka** graninka.com
- Joe's Stone Crab** joesstonecrab.com
- The River Oyster Bar** therivermiami.com
- Marion Miami** marionmiami.com
- Zak the Baker** zakthebaker.com

Schools

- Ransom Everglades School** ransomeverglades.org
- Miami Country Day School** miamicountryday.org
- Miami Dade County Public School** dadeschools.net
- Morningside K-8 Academy** morningsidek8.com/
- Carrollton School of The Sacred Heart** carrollton.org
- Gulliver Prep School** gulliverprep.org
- Scheck Hillel Community School** ehillel.org
- International Studies Charter School** ischs.net
- Henry Es Reeves Elementary** henryesreeveselementary.com
- Palmer Trinity School** palmertrinity.org
- Riviera Schools** rivieraschools.com
- St. Patrick Catholic School** stpatrickmiamibeach.com
- Miami Beach Senior High** miamibeachseniorhigh.net
- G.W. Carver Middle School** gwcmiddleschool.net
- MAST Academy** gomakos.org
- Key Biscayne K-8** keybiscaynek8center.net
- New World School of the Arts** nwsa.mdc.edu

Medical

- HCA Florida Mercy Hospital** mercymiami.com
- Baptist Hospital** baptisthealth.net/locations/hospitals/baptist-hospital-of-miami
- Mount Sinai Medical Center** msmc.com
- South Miami Hospital** baptisthealth.net/locations/hospitals/south-miami-hospital
- HCA Florida Aventura Hospital** hcafloridahealthcare.com/locations/aventura-hospital/
- MD Now Urgent Care** mymdnow.com
- University of Miami Health** umiamihealth.org/en

Parks

- 1. VILLAGE GREEN PARK
- 2. OLETA RIVER STATE PARK
- 3. DAVID T. KENNEDY PARK
- 4. SOUTH POINTE PARK
- 5. BARNACLE HISTORIC STATE PARK
- 6. BILL BAGGS CAPE FLORIDA STATE PARK

Beaches

- 1. MIAMI BEACH
- 2. CAPE FLORIDA BEACH
- 3. KEY BISCAYNE BEACH
- 4. CRANDON BEACH
- 5. SOUTH POINTE BEACH
- 6. SUNNY ISLES BEACH
- 7. MIAMI BEACH - NORTH BEACH





Coral Gables

Known as “The City Beautiful” to locals and visitors alike, this illustrious South Florida neighborhood is a 1920s architectural vision reimagined with modern accoutrements and romantic design details. Initially founded in 1925 as a small suburb, Coral Gables has since transformed into a vast community of stately homes, world-class gastronomy and luxury shopping with hints of historic old-world charm and quaint vibes.

One of the top addresses in the country due to its proximity to over 100 multinational companies, consulates and trade offices, in addition to its rich spectrum of arts and culture, this balmy tropical neighborhood continues to grow with new condominiums steadily arising.

COMMUNITY OF STATELY HOMES, WORLD-CLASS GASTRONOMY AND LUXURY SHOPPING



Key Biscayne

Experience a paradise of warm winds, blue waters and sunbaked beaches. Key Biscayne is the ultimate oasis for young professionals, business executives and families looking to venture out from the mainland and invest in a tranquil property on Florida’s southernmost barrier island. Situated beyond the Rickenbacker Causeway, Key Biscayne is an enclave of privacy and blissful vibes where residents can discover the relaxing island lifestyle in combination with magnificent mansions, an award-winning tennis center and ultra-extraordinary beaches, with Crandon Beach Park situated to the north and Bill Baggs Cape Florida State Park Beach to the south.

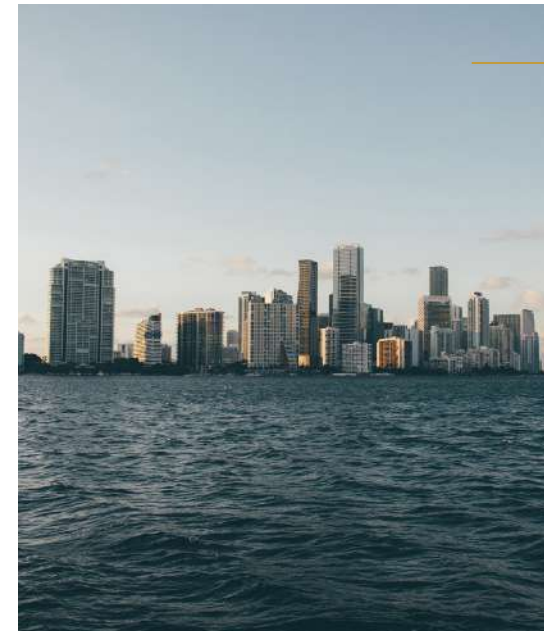
A PARADISE OF WARM WINDS, BLUE WATERS AND SUNBAKED BEACHES



Coconut Grove

Find sanctuary inside the balmy tropical neighborhood of Coconut Grove. Boasting laid-back-luxe Mediterranean Revival-style mansions, natural oak-lined sidewalks and exotic peacocks roaming the palm-shaded streets, there is nowhere dreamier to reside in South Florida than this charming city. Yielding a warm and inviting environment sprawling with magnificent real estate, Coconut Grove is constantly sought after by young professionals, business executives and families due to its rich architectural character in synthesis with a quiet and quaint lifestyle. Coconut Grove is known to locals as a primarily historic neighborhood that’s filled with early Bohemian influences and new construction modern aesthetics.

A LUSCIOUSLY LANDSCAPED NEIGHBORHOOD STEEPED IN HISTORY | LAID-BACK WATERFRONT LIFESTYLE



Brickell

The neighborhood of Brickell, located just south of Miami’s Central Business District, is lapped by towering new developments, world-class hotels and architecturally sophisticated shopping centers that each tell a story of innovation and ambition. Known as one of the top districts in the country for trade and investment, Brickell is a centerpiece for wealth managers and banks, with local neighboring offices of Morgan Stanley, JPMorgan Chase & Co. and H.I.G. Capital. Presenting the landscape for an urban lifestyle, the friendly streets make this sprawling financial hub feel like a proper city, with the SLS Brickell Hotel, Four Seasons Hotel Miami and W Miami bringing a touch of sparkle to its live, work and play canvas.

AN ANCHORAGE OF NEW MODERN CONDOMINIUMS OFFERING LUXURY LIVING AND ICONIC DESIGN FEATURES



Miami Beach

Step inside this art deco cultural eden and welcome a ribbon of luxury homes on the water's edge. Miami Beach, a seaside city known for its lifestyle-driven culture, nightlife, restaurants and hotels, is one of the most unique neighborhoods in the country, founded over 100 years ago by Carl Fisher. Originally a sea-stroked beach and peninsula overfilled with crocodiles, this coastal beach town has since transformed into a 'destination' worthy of glamour. Today, more than an island playground, Miami Beach dawns an exceptional portfolio of condominiums, estates and bungalows that continue to multiply. Showing no signs of slowing down, Miami Beach is the perfect place to visit and live.

KNOWN FOR ITS LIFESTYLE-DRIVEN CULTURE, NIGHTLIFE, RESTAURANTS AND HOTELS



Sunny Isles

Escape into the wanderlust of Sunny Isles Beach. Incorporated in 1997 as "The City of Sun and Sea," this balmy tropical neighborhood covered with white cotton candy beaches is South Florida's Riviera. Lined by the Atlantic Ocean on the east and the Intracoastal Waterway on the west, Sunny Isles Beach offers residents and international tourists two miles of sparkling beaches and new modern condominiums. Several residential barrier islands are tucked away throughout the community, lending a space for magnificent single-family homes.

FAMILY-FRIENDLY RESTAURANTS, ACTIVITIES AND ENTERTAINMENT



Surfside

Nestled on the Atlantic coast of South Florida, Surfside is a charming seaside community that offers a little something for everyone. With a population of just over 5,800 residents, it's the perfect place for those seeking a small-town feel with big city amenities.

The town boasts pristine white-sand beaches, crystal-clear turquoise waters, and stunning sunsets that are second to none. Visitors and residents alike enjoy surfing, swimming and paddleboarding in the ocean, as well as strolling along the boardwalk to take in the stunning views.

PICTURESQUE SCENERY AND HIGH-END AMENITIES



Aventura

Live, shop and play in one of South Florida's newest communities, the City of Aventura. Spanning 3.2 square miles and located on the Intracoastal Waterway in northeast Miami-Dade County, this evergreen community is the postcard-perfect destination for those looking to raise a family or invest in a waterfront vacation home. Conveniently situated between two major South Florida airports (Miami International Airport and Fort Lauderdale International Airport) and two of the largest seaports in the world (Port of Miami and Port Everglades), Aventura has been ranked one of the top destinations in the country for international visitors.

THE POSTCARD-PERFECT DESTINATION FOR THOSE LOOKING TO RAISE A FAMILY OR INVEST IN A WATERFRONT HOME

Broward County

POPULATION 1,944,375+

Broward County, Florida’s second-most populous county following Miami-Dade, is located within the Miami Metropolitan Area. Its county seat is Fort Lauderdale, which is nicknamed the ‘Venice of America’ owing to its many scenic canals and waterways. The communities within Broward County are known for everything from sprawling estates to urban areas to suburban neighborhoods.

Broward County residents enjoy great leisure opportunities and outdoor lifestyles. Las Olas Boulevard is one of the county’s top shopping destinations, providing residents with access to clothing, jewelry, art and more. There is also a thriving arts and entertainment district in Fort Lauderdale which boasts museums, performing arts centers and restaurants. For beach lovers, there are miles upon miles of sandy beaches along the coast where locals can enjoy the year-round Florida sunshine.

Once known for its tourism-based economy, Broward County now has a very diverse job market that covers industries such as healthcare, finance, manufacturing, real estate and more. Located within easy access to the Gold Coast’s major cities, Broward County is also great location from which to commute to work in a neighboring county.

Restaurants

- Rustic Inn Crabhouse** rusticinn.com
- Burlock Coast** ritzcarlton.com/en/hotels/fllrz-the-ritz-carlton-fort-lauderdale/dining
- Olivia Restaurant & Rooftop** oliviarestauranthollywood.com
- Boathouse at the Riverside** boathouseriverside.com
- Acquolina** acquolinaweston.com
- Kaluz Restaurant Plantation** kaluzrestaurant.com/kaluz-plantation
- Cooper’s Hawk Winery & Restaurant** chwinery.com
- Graziano’s Mercado Weston** grazianosgroup.com
- Louie Bossi’s Ristorante Bar Pizzeria** louiebossi.com/ft-lauderdale
- The Cook & The Cork** thecookandthecork.com
- Lona Cocina Tequileria** lonarestaurant.com
- Foxy Brown** foxybrownftl.com

Schools

- Manatee Bay Elementary School** browardschools.com/manateebay
- Everglades Elementary School** browardschools.com/evergladeselem
- Sunset Lakes Elementary School** browardschools.com/sunsetlakes
- Griffin Elementary School** browardschools.com/griffin
- Park Trails Elementary School** browardschools.com/parktrails
- Riverglades Elementary School** browardschools.com/riverglades
- Pine Crest School - Fort Lauderdale Campus** pinecrest.edu
- Sagemont** sagemont.com
- Imagine Charter School** imagineschoolatbroward.org
- St. Thomas Aquinas** aquinas-sta.org
- Eagle Point Elementary** browardschools.com/eaglepoint
- Falcon Cove Middle School** browardschools.com/falconcove
- Marjorie Stoneman Douglas** browardschools.com/stonemandouglas
- Cypress Bay High School** browardschools.com/cypressbay
- Montessori Academy** montessori-academy.org
- Cardinal Gibbons** cghsfl.org
- St. Bonaventure** sbcs.weconnect.com
- Nova High School** browardschools.com/novahigh

Medical

- Broward Health Medical Center** browardhealth.org
- Fort Lauderdale Medical Center** fortlauderdalemedi.wixsite.com/ft-lauderdale-medica
- Holy Cross Health** holy-cross.com
- Broward Medical & Urgent Care** browardmedicalurgentcare.com
- HCA Florida University Hospital** hcafloridahealthcare.com
- Baptist Health Urgent Care** baptisthealth.net
- Cleveland Clinic** my.clevelandclinic.org/florida
- Memorial Health Care System** mhs.net



Parks

1. HUGH TAYLOR BIRCH STATE PARK
2. FORT LAUDERDALE BEACH PARK
3. VISTA VIEW PARK
4. EMERALD ESTATES PARK
5. PEACE MOUND PARK
6. MARKHAM PARK
7. REGIONAL PARK AT WESTON
8. VOLUNTEER PARK | EQUESTRIAN PARK

Beaches

1. HILLSBORO BEACH
2. POMPANO BEACH
3. DANIA BEACH
4. HALLANDALE BEACH
5. HOLLYWOOD BEACH
6. SEBASTIAN STREET BEACH
7. LAS OLAS BEACH
8. WASHINGTONIA BEACH





Fort Lauderdale

Welcome to the sandy getaway of Fort Lauderdale. A congenial atmosphere of luxury resorts, world-class restaurants, craft breweries, open-air shopping centers and over-the-top casinos, this remarkable city is one of Florida's most vibrant addresses. Offering residents and tourists 23 miles of promenade-lined beaches, Fort Lauderdale is the ultimate destination to indulge in exhilarating watersports, sun-kissed picnics and afternoon walks with toes in the sand. Summing Fort Lauderdale up in one phrase, this family-friendly city is the quintessential "sunny state of mind." Located 28 miles north of Miami and situated in Broward County, Fort Lauderdale is centrally positioned near Fort Lauderdale International Airport and Port Everglades.

**LAID-BACK LUXURIOUS BEACHES AND
WATER WONDERLANDS**



Davie

Fifteen miles from the vibrant city and white beaches of Fort Lauderdale and 24 miles from the Miami Metropolis lies the Florida town of Davie. Founded on Everglades land, this eye-catching neighborhood promises more than the traditional South Florida experience. Located in Broward County on the edge of the Florida Everglades, the town of 100,000 residents speaks to a unique "Wild West" design.

Different from other modern South Florida neighborhoods, Davie dawns the reputation of a "western" town that is committed to preserving its historic roots and rural-like heritage, specifically in its older areas.

**AN EYE-CATCHING NEIGHBORHOOD PROMISING MORE
THAN THE TRADITIONAL SOUTH FLORIDA EXPERIENCE**



Southwest Ranches

Southwest Ranches is the perfect balance of modern day living and the pure pleasure of nature, positioned on the eastern edge of the Florida Everglades and 15 miles southwest of Fort Lauderdale. Located in Broward County, Southwest Ranches was recently incorporated in the year of 2000, making it one of the newest established towns in the county. Preserving its natural rural lifestyle and its country way of life, this peaceful backdrop is home to an expansive equestrian population with an abundance of small to medium farms and large equestrian ranches and equitation schools punctuated throughout the area.

**INDULGE IN PRIVACY | ESCAPE THE HUSTLE-BUSTLE OF
METROPOLITAN CITY LIFE**



Weston

One of the most successful master-planned communities in the country, Weston is picture-perfect in every way. Developed by Arvida/JMB Realty, known for developing Disney World, Weston's culturally diverse residents live in a vibrant community where the lifestyle and appearance are second to none. Weston is in Southwestern Broward County and borders the immense River of Grass in the Florida Everglades. Conveniently located, Weston is only 30 minutes away from Fort Lauderdale's world-renowned beaches and the glamorous metropolis of Miami. Adjacent neighborhoods include Boca Raton, Hollywood, Hallandale and Aventura.

ONE OF THE TOP TEN BEST PLACES TO LIVE IN AMERICA

Palm Beach County

POPULATION 1,498,000+

North of Broward and south of Martin lies Palm Beach County, a beautiful part of eastern Florida. While the beachfront real estate here is well-known for attracting billionaires, there are plenty of affordable communities throughout the county that are perfect for families, couples, retirees and young professionals.

There are villages boasting small-town charm, towns with great schools and bustling cities providing fantastic jobs and businesses. The employment opportunities in Palm Beach County are varied and some of the top industries here include tourism, construction, finance, banking and agriculture.

Palm Beach County encourages an active, outdoor lifestyle. It is known for being the ‘Golf Capital of Florida’ with over 150 courses, and there is ample opportunity across the county for fishing, tennis, boating and hiking. In addition, history buffs can enjoy important sights and attractions and those seeking rich cultural experiences can find these at the county’s theaters, festivals, galleries and more.



Restaurants

Casa D'Angelo casa-d-angelo.com

M.E.A.T. Eatery and Taproom meateatery.com

Kapow Noodle Bar kapownoodlebar.com

Chops Lobster Bar chopslobsterbar.com

50 Ocean 50ocean.com

Deck 84 deck84.com

Cut 432 cut432.com

Jumby Bay Island Grill jumbybayislandgrill.com

Dive Bar Restaurant divebarrestaurant.com

Little Moir's Food Shack
littlemoirsjupiter.com/food-shack

Shipwrecks Bar & Grill <https://www.facebook.com/people/Shipwrecks-Bar-Grill/100063453136497/>

1000 North 1000north.com

The Woods thewoods.tigerwoods.com

Limoncello limoncellopbg.com

Schools

The Benjamin School
thebenjaminschool.org

Cardinal Newman
cardinalnewman.com

Kings Academy
tka.net

Jupiter Christian
jupiterchristian.org

Bak Middle School
palmbeachschools.org/msoa

Palm Beach Gardens High
palmbeachschools.org/
PalmBeachGardensHS

American Heritage School
ahschool.com/broward-campus

St. Andrews School
saintandrews.net

Suncoast Community High School
palmbeachschools.org/
SuncoastHighSchool

A.D. Henderson University School
labschools.fau.edu

FAU High School
fauhigh.fau.edu

A.W. Dreyfoos School of the Arts
awdsoa.org

Boca Raton Community High School
brhs.palmbeachschools.org

Spanish River Community High School
srhs.palmbeachschools.org

West Boca Raton High School
wbrh.palmbeachschools.org

Score Academy - Boca Raton
score-academy.com

Medical

Boca Center For Health
brrh.com

Sanitas Medical Center
mysanitas.com/en/fl/sanitas-boca-raton

Baptist Health Boca Raton Regional Hospital
brrh.com

Jupiter Medical Center
jupitermedurgentcare.com

Delray Medical Center
delraymedicalctr.com

Palm Beach Gardens Medical Center
pbgmc.com

Wellington Region Medical Center
wellingtonregional.com

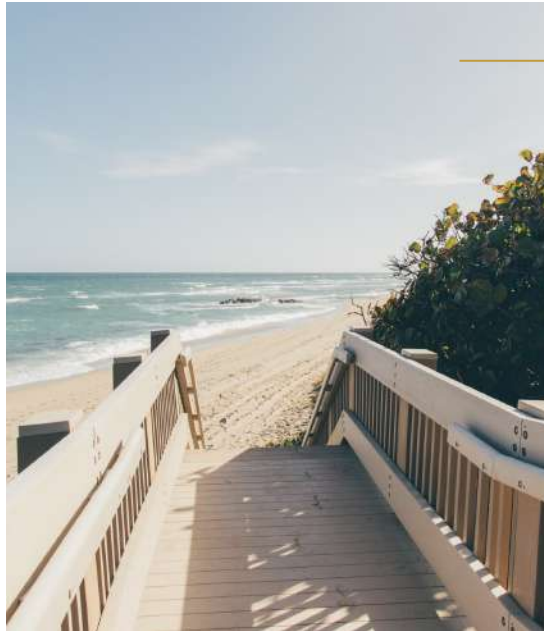
St. Mary's Medical Center
stmarysmc.com

Palms West Hospital
hcafloridahealthcare.com

Good Samaritan Medical Center
goodsamaritanmc.com

West Boca
westbocamedctr.com





Boca Raton

Embodying the epitome of South Florida living, Boca is one of the top-ranked cities in America with a real estate market that reflects a combination of luxury mansions and contemporary skyscrapers. Formally known as Boca Raton, this airy and vibrant coastal beach town offers potential property owners the option of resort-style living with a plethora of exclusive gated communities in addition to new modern high-rises designed by world-renowned architects. However, its rapidly developing real estate market isn't the only reason why buyers have flocked to this balmy tropical neighborhood. Its central location makes Boca one of the most sought-after addresses in Florida among professionals, business executives, young families and northeastern residents who are looking to invest in a serene oceanfront getaway.

PRIME LOCATION FOR SAND, SURF AND FUN



Palm Beach Gardens

Palm Beach Gardens, known as the "Garden City" to locals, speaks the language of prestigious golf clubs, luxurious shopping malls and a palatial real estate market that continues to grow. Coining itself as the crown jewel of private members clubs in The Palm Beaches, this sprawling neighborhood is the avid golf player's dream, home to the Professional Golfers Association of America. However, amid its expansive golf courses fit with elite clubhouses, potential property owners can also find an equally high-end retail scene including The Gardens Mall, Downtown at the Gardens, Legacy Place, PGA Commons and Mainstreet at Midtown.

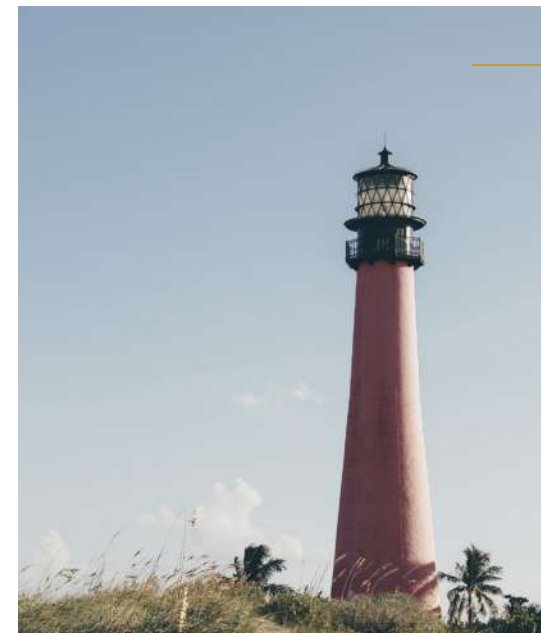
**CHARMING FAMILY-FRIENDLY LIFESTYLE
THE AVID GOLF PLAYER'S DREAM**



Delray Beach

A pendant of luxury in Palm Beach County, Delray Beach is one of the most pristine destinations in Florida, boasting a three-mile beachfront coastline that's undeniably exceptional. A small-town community with elegant flair, this unpretentious sanctuary offers residents and visitors a kaleidoscope of attractions including everything from art, culture, shopping, nightlife, parks and farmers markets, while resting on the backdrop of luxurious Miami vibes in synthesis with the island narrative of Key West. Delray Beach attracts tourists from around the world, offering world-class resort facilities including The Seagate Hotel & Spa.

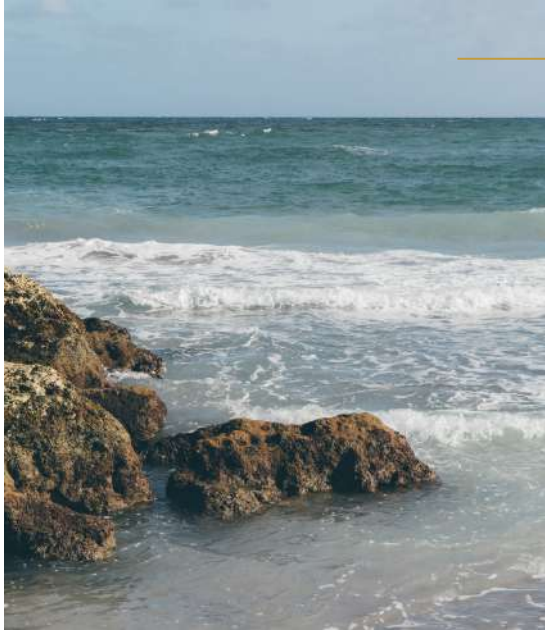
A PICTURE-PERFECT POSTCARD DESTINATION



Jupiter

Imagine a carpet of grand estates surrounded by a peaceful backdrop of natural beauty, sugary sand beaches, crystal-clear inlets and lush coastal rivers. Jupiter, the northernmost town in Palm Beach County, is one of the most sought-after family-friendly addresses in South Florida, previously named one of the 10 Happiest Seaside Towns in the USA by *Coastal Living* magazine. Offering residents an easygoing lifestyle in combination with white-glove, world-class amenities, this tranquil community attracts buyers from across the world, alluring professionals, business executives and Hollywood starlets with its serene seaside background, picturesque views and breathtaking golf clubs.

**SPRAWLING ESTATES AND WATERFRONT MANSIONS
LAID-BACK AND UNWAVERING**



Juno Beach

Nestled between North Palm Beach and Jupiter, bordered by the Intracoastal Waterway and Atlantic Ocean, is the hidden gem of Juno Beach. Providing the ultimate oceanfront living experience, this beautiful city offers pristine beaches, running and biking paths along the coastline and Loggerhead Marine Life Center. However, the main hub of activity inside this blissful beach town is located by the Juno Beach Pier. Offering 990 feet of saltwater fishing and scenic views, this tranquil spot is a dream come true for avid anglers and visiting sightseers. The full-service Pier House also features a variety of fishing tackle, including rental poles and bait. And for those looking for the sand and surf, Juno Beach Park is the postcard-perfect destination to ride the waves, popular amongst surfers, kiteboarders and swimmers.

HIGH-RISE RESIDENCES AND CHARMING TOWNHOMES



Tequesta

The charming town of Tequesta is the northernmost city of Palm Beach County, located just north of the Jupiter Inlet and adjacent to the Intracoastal Waterway. Tequesta is situated largely on the mainland, around the peaceful waterways of the Loxahatchee River, with a small section sitting on the prestigious Jupiter Island. Named after the Tequesta Indians who lived in this region, the planned community revolves around the historic Tequesta Country Club. Incorporated in 1957, this quaint neighborhood has since blossomed into one of the most blissful destinations in all The Palm Beaches.

A SMALL-TOWN AND A FAMILY-FRIENDLY ATMOSPHERE

Singer Island

Experience an effortlessly chic neighborhood tucked away underneath the sun-kissed sky on the northeastern tip of Palm Beach County. Singer Island, nestled between Jupiter Island and Palm Beach, epitomizes South Florida living with seven miles of snow-white, unspoiled beaches and new modern condominiums overlooking the sweeping views of the Intracoastal Waterway and the Atlantic Ocean. Capturing the sweet life and the thrill of residing next to undulating waves, Singer Island has become one of the most attractive addresses to invest in real estate due to the luxury of its seclusion, blissful island vibes and proximity to energetic restaurants, lounges and shops punctuated throughout The Palm Beaches.

Idyllic for those who enjoy the excitement of the great outdoors and aquatic adventures, Singer Island is the postcard-perfect destination for boating, surfing, scuba diving and basking in the sun on the water's edge.

The peninsula off the Atlantic Ocean is situated between Riviera Beach on its eastern tip and Palm Beach Shores on its southern tip. The town is a pendant of pure paradise with colorful activities close by spanning from Riviera Beach Marina Village to Manatee Lagoon, where locals can visit Florida's state marine mammal up close. The Manatee Lagoon's discovery center is a quintessential child-friendly attraction offering a plethora of hands-on exhibits and classes at no charge. At the observation deck, guests can witness wild migrating manatees.

IDYLLIC FOR THOSE WHO ENJOY THE EXCITEMENT OF THE GREAT OUTDOORS AND AQUATIC ADVENTURES



Martin County

POPULATION 159,942+

Nestled on Florida's Treasure Coast, Martin County is a hidden gem that offers a serene escape for those in search of tranquility, stunning landscapes and limitless outdoor exploration.

Residents can relish coastal walks, participate in swimming and water sports and observe marine life along the county's expansive coastline. With over 70 parks and hiking trails, including the Lake Okeechobee Scenic Trail and Florida National Scenic Trail, adventurers can partake in inspiring hiking and biking journeys. For avid golfers, there is a selection of around 30 exceptional golf courses catering to individuals of all skill levels.

The arts and culture are a further draw for newcomers looking to relocate to Martin County. Residents enjoy artistic works and live performances at the many regional centers and celebrate arts and culture through annual festivals and celebrations. Towns across the county also offer great shopping, dining and business opportunities.

While Martin County provides a peaceful environment and natural splendor, its residents remain in proximity to the excitement of city life. The county lies within convenient reach of the vibrant nightlife and entertainment in West Palm Beach and four international airports.

Restaurants

- Black Marlin** theblackmarlin.net
- Duffy's** duffysmvp.com
- The Gafford** thegafford.com
- Luna Downtown Stuart** lunadowntownstuart.com
- Mulligan's Beach House Bar & Grill**
mulligansbeachhouse.com
- New England Fish Market** newenglandfish.net
- The Magic Oyster Bar** themagicoyster.com
- Kyle G's Prime Seafood & Steaks** kylegseafood.com
- Conchy Joe's Seafood Restaurant** conchyjoes.com
- Crawdaddy's** crawdaddysjensenbeach.com
- Dolphin Bar & Shrimp House** dolphinbar.com
- Drift Kitchen & Bar** opalcollection.com
- Pietro's on the River** pietrosontheriver.com
- Brock's Surfside Grill & Pizza** surfsidejensenbeach.com
- Stringers** stringerstavern.com
- Sailors Return** thesailorsreturn.com
- Riverwalk Cafe and Oyster Bar** riverwalkoysterbar.com

Schools

- Elementary School**
- Bessey Creek**
martinschools.org/o/bces
- Citrus Grove** citrusgrove.vcsedu.org
- Crystal Lake** cles.scps.k12.fl.us
- Felix A. Williams**
martinschools.org/o/fawes
- Hobe Sound**
martinschools.org/o/hses
- J.D. Parker**
martinschools.org/o/jdpes
- Palm City**
martinschools.org/o/pces
- Pinewood**
browardschools.com/pinewood
- Port Salerno**
martinschools.org/o/pses
- SeaWind** martinschools.org/o/swes
- Middle Schools**
- Dr. David Anderson**
martinschools.org/o/ddlam
- Hidden Oaks**
martinschools.org/o/homs
- Indiantown**
martinschools.org/o/ims
- Murray Middle**
martinschools.org/o/mms
- Stuart Middle**
martinschools.org/o/sms
- High Schools**
- Martin County**
martinschools.org/o/mchs
- South Fork**
martinschools.org/o/sfhs
- Jensen Beach**
martinschools.org/o/jbe
- Private Schools**
- The Pine School K-12**
thepineschool.org
- Redeemer Lutheran K-8**
redeemerschoolpensacola.org

Medical

- Cleveland Clinic Martin South Hospital**
martinhealth.org/cleveland-clinic-martin-south-hospital
- Cleveland Clinic Martin North Hospital**
my.clevelandclinic.org/florida/locations/martin-north-hospital
- Florida Community Health Centers Inc**
fchcinc.org
- Helix Urgent Care**
helixvm.com
- Conviva Care Center**
convivacarecenters.com
- PCC of East Stuart - Physician Care Centers**
pcc-med.com/locations/pcc-of-east-stuart
- Joseph C. & Ann S. Day Medical Center**
daymedicalcenter.org
- Martin Health Physician Group Urgent Care**
my.clevelandclinic.org/florida/locations/stuart-fhc



Parks

- + HANEY CREEK PARK
- + OLEANDER AVENUE MINI PARK
- + MEMORIAL PARK
- + FLAGLER PARK
- + SHEPARD PARK
- + SANDSPRIT PARK
- + INDIAN RIVERSIDE PARK
- + HALPATIOKEE REGIONAL PARK
- + SEWALL'S POINT

Beaches

- + TIGER SHORES BEACH
- + SANTA LUCEA BEACH
- + STUART BEACH
- + CHASTAIN BEACH
- + FLETCHER BEACH
- + SEA TURTLE BEACH
- + VIRGINIA FORREST BEACH
- + JENSEN BEACH PARK
- + BATHTUB BEACH
- + WAVELAND

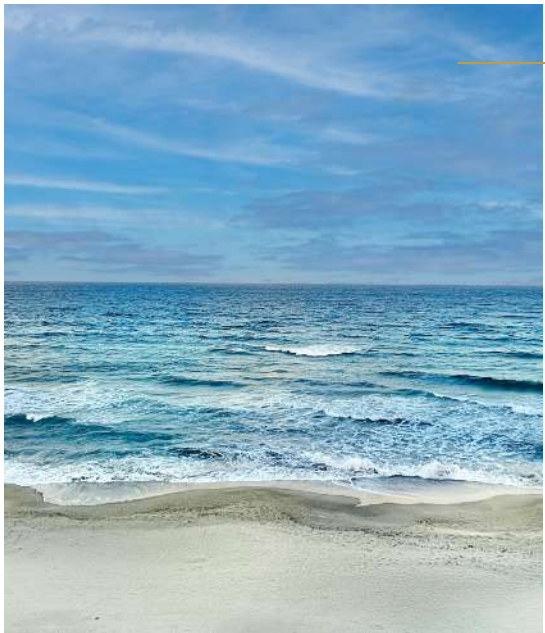




Stuart

Perched on the Atlantic Ocean, you'll discover the beach town known as the "Sailfish Capital of the World." Stuart is an ideal home for water enthusiasts, catering to everyone from avid anglers to seasoned yachters worldwide. With its crystal-clear waters, soft sandy beaches and elegant seaside mansions, Stuart offers a perfect destination. Situated on Florida's picturesque Treasure Coast, this town is the largest municipality in Martin County, with a population of approximately 16,543 residents. Moreover, its convenient proximity to neighboring towns like Palm Beach and Vero Beach ensures that residents can effortlessly explore refined waterfront dining and engage in vibrant arts and culture within a short drive.

ICONIC WATER PLAY PALACE | SMALL-TOWN
CHARM | VIBRANT AND PEDESTRIAN FRIENDLY



Jensen Beach

Jensen Beach, nestled between Fort Pierce and West Palm Beach, is a captivating oceanfront destination that beckons buyers with its delightful small-town allure. Once acclaimed as the "Pineapple Capital of the World," this Florida coastal town, which used to ship over a million boxes of pineapples annually in the nineteenth century, continues to embrace its founding hospitality values. Jensen Beach offers a coastal paradise with pristine beaches, vibrant local culture and many outdoor activities. Embrace the relaxed lifestyle and welcoming community that make Jensen Beach a unique and inviting place to call home.

A FAMILY-FRIENDLY NEIGHBORHOOD



Hutchinson Island

This oceanside sanctuary boasts breathtaking beaches stretching over 23 miles, embraced by deep blue waters. It features luxurious residential condominiums and exclusive private communities. Hutchinson Island is situated just off the coast of Martin and St. Lucie counties, consisting of two barrier islands bordered by the Atlantic Ocean to the east and the Indian River to the west. Locals can enjoy two expansive public beaches on South Hutchinson Island for a fantastic sunny day: Jensen Sea Turtle Beach and Stuart Beach. These beaches offer a variety of amenities, including lifeguard stations, volleyball courts, picnic pavilions and concessions.

THE EPITOME OF PURE, UNSPOILED BEACHES
LAPPED WITH DEEP BLUE WATERS



Sewall's Point

Sewall's Point is situated on a picturesque peninsula and appeals to individuals searching for a coastal small-town lifestyle. This delightful neighborhood boasts captivating natural landscapes characterized by numerous tree-lined streets adorned with ancient oaks. Families choose to make their homes in Sewall's Point due to the excellent Martin County schools. At the same time, outdoor enthusiasts are drawn by the exciting water-based adventures in the surrounding area.

A HOME FOR OUTDOOR ENTHUSIASTS

Indian River County

POPULATION 163,662+

Nestled between Brevard County and Saint Lucie County, Indian River County provides the opportunity to reside in one of Florida's most picturesque regions. The area boasts excellent dining, a thriving tourism industry, sports and outdoor activities, all defining the essence of life in Indian River County.

The region is committed to preserving its natural beauty and environment. Without extensive urban sprawl or towering skyscrapers, the breathtaking ocean and river views from luxurious coastal homes remain undisturbed. The Indian River itself serves as a protected sanctuary for numerous species, including otters, herons and manatees. Residents can immerse themselves in the unique local wildlife through kayaking adventures and boat tours.

Regardless of your chosen location within Indian River County, you're assured of ideal year-round temperatures, captivating landscapes, and opportunities for limitless exploration along the Indian River and Atlantic Ocean.

Restaurants

- Taco Dive** tacodive.com
- Baci Trattoria** bacivero.com
- American Icon Brewery** americaniconbrewery.com
- Southern Social** eatsouthernsocial.com
- Rio Coco Café** riococobeans.com
- Maison Martinique Fine Dining** thecaribbeancourt.com
- Trattoria Dario** trattoriadario.com
- Scampi Grill** scampigrill.com
- Ocean Grill** ocean-grill.com
- The Wave Kitchen and Bar** costadeste.com
- The Tides** tidesofvero.com
- Cobalt** cobaltrestaurant.com
- Southern Social** eatsouthernsocial.com
- Vero Prime** veroprime.com
- The Oar** theoarrestaurant.com
- Citrus Grill** citrusgrillhouse.com
- Citron Bistro** citronvero.com
- Blue Agave** blueagavevb.com

Schools

- Beachland Elementary School** indianriverschools.org
- Osceola Magnet School** omes.indianriverschools.org
- Liberty Magnet School** lmes.indianriverschools.org
- Rosewood Magnet School** rmes.indianriverschools.org
- Sebastian Charter Junior High School** scjh.org
- Vero Beach High School** vbhs.indianriverschools.org
- Indian River Charter High School** irchs.org
- Saint Edward's School** steds.org
- Vero Beach Elementary School** vbe.indianriverschools.org
- Indian River Academy** ira.indianriverschools.org
- Sebastian River Middle School** srms.indianriverschools.org
- Treasure Coast Elementary School** tce.indianriverschools.org
- St. Helen Catholic School** sthelenschoolvero.com
- Masters Academy** mastersvb.org

Medical

- Cleveland Clinic Indian River Hospital** my.clevelandclinic.org/florida/locations/indian-river-hospital
- Treasure Coast Community Health** tcchinc.org
- Whole Family Health Center** wfhcfl.org
- HCA Florida Vero Beach Emergency** hcafloridahealthcare.com
- Cleveland Clinic Pointe West Primary Care and Urgent Care** my.clevelandclinic.org/locations/directions/554-pointe-west-primary-care-and-urgent-care
- Total Care Medical Centers** totalcaremedicalcenters.com
- Vero Beach Surgery Center** verobeachsurgerycenter.com
- Sebastian River Medical Center** sebastianrivermedical.org



Parks

- + INDIAN RIVER LAGOON PRESERVE STATE PARK
- + NORTH COUNTY REGIONAL PARK
- + SOUTH COUNTY PARK
- + ROUND ISLAND
- + RIVERSIDE PARK
- + POCAHONTAS PARK
- + HISTORIC JUNGLE TRAIL

Beaches

- + AMBERSAND BEACH
- + WABASSO BEACH
- + JAYCEE BEACH
- + TRACKING STATION BEACH
- + SEBASTIAN INLET STATE PARK
- + GOLDEN SANDS
- + HUMISTON BEACH





Vero Beach

Vero Beach, the county seat of Indian River County, draws in thousands of new residents annually due to its artistic culture, excellent dining, tropical landscape and recent downtown redevelopment. Tourism significantly boosts the local economy and job market. With its pristine beaches, lively arts scene and natural beauty, Vero Beach provides a serene coastal lifestyle.

**PEACEFUL PARKS, BEAUTIFUL BEACHES AND
WILDLIFE WONDERLANDS**



Orchid Island

The Indian River Lagoon divides mainland East Florida from a coastal barrier island called Orchid Island in Indian River County. While a significant portion of the town of Orchid is occupied by the Orchid Island Golf and Beach Club gated community, the real estate market also offers different housing options, including beachfront and riverfront homes.

Orchid Island residents relish exceptional beaches, distinctive wildlife and convenient proximity to Vero Beach's excellent shopping, dining and cultural offerings.

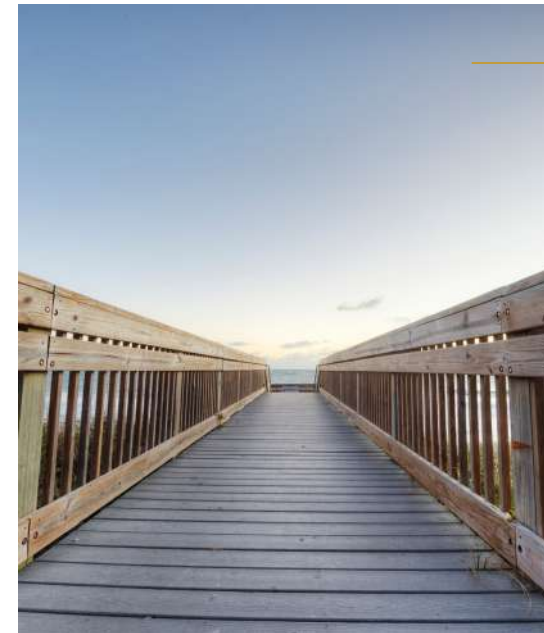
**A SMALL MUNICIPALITY, BOASTING BOTH GOLF COURSE
AND OCEAN VIEWS**



Indian River Shores

Located in the center of Orchid Island in Indian River County, Indian River Shores is a sailor's paradise with warm winds, blissful beaches and deep blue seas tucked between the Atlantic Ocean and Indian River Lagoon. Allowing for everlasting summer with the perfect climate year-round, this quaint community (spanning 7 miles) holds an alluring charm. Quiet and peaceful, potential buyers will find an absence of high-rises and traffic, making it the idyllic beach town encased in a lush natural environment. And with its excellent community, Indian River Shores has become one of the most sought-after beach towns to invest in, home to more Fortune 500 CEOs than anywhere else in the nation.

**FAMILY-FRIENDLY NEIGHBORHOOD WITH
LOCAL ATTRACTIONS**



Sebastian/Fellsmere

The City of Sebastian lies in Indian River County, between Melbourne and Vero. It's renowned as the birthplace of Pelican Island, the inaugural wildlife refuge in the United States. With a tranquil setting, Sebastian provides uninterrupted vistas of the Intracoastal Waterway within the Indian River Lagoon, tracing along its grand historic riverfront district. Covering 13.6 square miles, the town has numerous public and private schools within and beyond its city boundaries, making it a prime destination for families.

**PREMIER SPORTS FACILITIES, DOG PARKS AND
EXCEPTIONAL PLAYGROUNDS**

Brevard County

POPULATION 616,628+

Known as the Space Coast due to the presence of NASA's Kennedy Space Center, Brevard County boasts a rich history, a unique culture and a welcoming community. Its exceptional infrastructure, amenities and natural beauty make it an ideal choice for those considering a move to Florida's East Coast.

For families with young children, the region offers an excellent standard of education, featuring one of the state's highest concentrations of top-tier public schools. Leading industries like aerospace, manufacturing and technology anchor the county's robust job market.

Brevard County presents residents with an array of outdoor adventures, cultural pursuits and entertainment options. Situated close to world-renowned attractions like Walt Disney World® and Universal Orlando, the county is an ideal setting for young families to settle. Art galleries and museums abound for culture enthusiasts, while outdoor lovers can partake in watersports, wildlife-watching and more.

One of Brevard County's primary attractions is its breathtaking 72-mile expanse of Atlantic coastline. Home to some of Florida's finest beaches, it offers opportunities for surfing, fishing, swimming or simply unwinding by the ocean.

Restaurants

- Crush XL** crusheleven.com
- Meg O'Malley's** megomalleys.getbento.com
- Hell n Blazes Brewing Company** hellnblazesbrewing.com
- Chart House Restaurant** chart-house.com
- Frigates Waterfront Bar & Grill** frigatesnpb.com
- Florida's Fresh Grill** floridasfreshgrill.com
- Pompano Grill** pompanogrill.com
- The Fat Snook** thefatsnook.com
- Yellow Dog Cafe** yellowdogcafe.com
- Ember & Oak** emberandoak.com
- Islands Fish Grill** islandsfishgrill.net
- Ocean 302 Bar** ocean302.com
- Florida's Seafood Bar & Grill** floridas-seafood.com
- Mister 01 Extraordinary Pizza** mistero1.com

Schools

- Gemini Elementary School**
brevardschools.org/GeminiES
- Herbert C. Hoover Middle School**
brevardschools.org/HooverMS
- Melbourne Senior High School**
brevardschools.org/MelbourneHS
- Cocoa Beach Junior/Senior High School**
brevardschools.org/CocoaBeachJRSR
- Merritt Island Christian School**
micscougars.com
- Cambridge Elementary School**
brevardschools.org/CambridgeES
- Brevard Private Academy**
brevardprivateacademy.com
- Merritt Island High School**
brevardschools.org/MerrittIslandHS
- Saturn Elementary School**
brevardschools.org/SaturnES
- Freedom 7 Elementary**
brevardschools.org/freedom7es
- First Steps Education Preschool (Merritt Island)**
firststepseducation.com
- Imagine Schools at West Melbourne**
imaginewm.org
- Harbor City Elementary School**
brevardschools.org/HarborCityES
- Palm Bay High School**
brevardschools.org/PalmbayHS
- Suntree Elementary School**
brevardschools.org/SuntreeES
- Suntree Montessori**
suntreemontessori.com
- Quest Elementary School**
brevardschools.org/QuestES

Medical

- Brevard Medical City**
suntreeinternalmedicine.com
- Suntree MedFast Urgent Care**
medfastcare.com
- Brevard Health Alliance - Heritage Park**
brevardhealth.org/locations/heritage-park-clinic/
- Melbourne Medical Center**
melbourne-medical-center.com
- Health First's Holmes Regional Medical Center**
hf.org/healthcare-home/location-directory/holmes-regional-medical-center
- The Heart Center at Holmes Regional Medical Center**
hf.org/healthcare-home/departments-services/cardiology-vascular
- Kindred Hospital Melbourne**
kindredhealthcare.com
- Rockledge Regional Medical - Rockledge**
rockledgeregional.org
- Parrish Medical Center - Titusville**
parrishhealthcare.com



Parks

- + RYCKMAN PARK
- + SPESSARD HOLLAND SOUTH BEACH PARK
- + JUAN PONCE DELEON PARK
- + CRANE CREEK SANCTUARY
- + LAKE WASHINGTON PARK
- + HOLMES PARK
- + RIVERVIEW PARK
- + WICKHAM PARK

Beaches

- + MELBOURNE BEACH
- + VERO BEACH
- + INDIAN HARBOUR BEACH
- + BREVARD BEACH
- + SPESSARD HOLLAND SOUTH BEACH PARK
- + COCOA BEACH





Melbourne

Referred to by locals as the "Harbor City," this 132-year-old town embodies the cherished traditions of the Florida lifestyle, offering outdoor activities suitable for all ages. These include fishing, golf, snorkeling, parks, historical landmarks and distinctive open-air shopping malls. Melbourne facilitates numerous adventures within the regional wilderness, serving as a natural sanctuary that provides guided tours on foot, mountain bikes, canoes, airboats, or kayaks throughout the year.

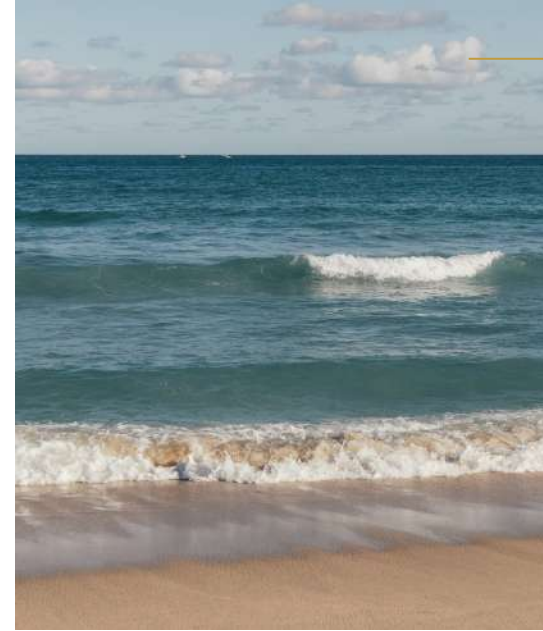
**VIBRANT ART DESTINATION WITH A DIVERSE
DINING SCENE**



Viera/Suntree

Situated near vibrant Melbourne and beautiful beaches, the neighborhoods of Viera and Suntree invite newcomers to embrace life on the Space Coast. Viera, a meticulously planned community, boasts modern properties that provide convenient access to shopping and leisure activities. Residents enjoy outdoor activities in green spaces and dining experiences at The Avenue Viera. Located just south of Viera, Suntree presents residents with an outdoor-centric lifestyle facilitated by expansive parks, abundant walking trails and a golf course. The real estate here offers something for everyone: gated communities, fairway views, waterfront living and more.

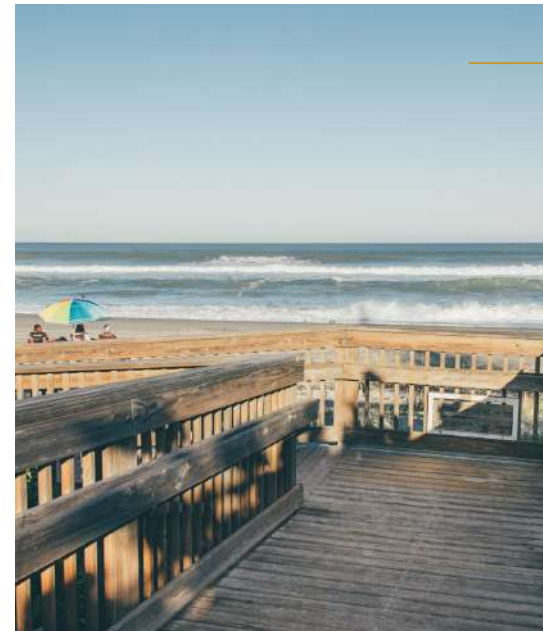
**A BEAUTIFUL SUBURBAN COMMUNITY
IDEAL FOR RELOCATING**



Merritt Island

Unleash the power of serenity inside the town of Merritt Island. Located in Brevard County along the eastern seaboard of the Atlantic Ocean, Merritt Island is one of the most sought-after areas in Central East Florida due to its proximity to NASA's Kennedy Space Center. As a major destination for thousands of visitors across the country, Merritt Island lends the perfect balance of culture and coastal beauty, underscored by its deep-rooted historical significance. Conveniently located at the heart of it all, Merritt Island connects to the mainland, where State Road 3 intersects US 1 in Volusia County.

**A FAMILY-FRIENDLY NEIGHBORHOOD WITH
GLISTENING HISTORY**



Melbourne Beach

Engrained with family-friendly charm, cool surfer vibes and the natural wonders of the ocean, Melbourne Beach is the community located on the southernmost tip of Florida's Space Coast. Known to locals as the "South Beaches," this barrier island town is an idyllic neighborhood to raise children. It offers numerous activities like boating, surfing, fishing, golfing, snorkeling and other outdoor attractions. Melbourne Beach is home to the largest sea turtle nesting area in the United States. What adds to this tranquil community's allure is its extensive beachfront adorned with palm-shaded trees and gentle rolling waves.

**A PERFECT FIT FOR THOSE LOOKING TO ESCAPE THE
BUSTLING CHAOS OF METROPOLITAN CITY LIFE**

Nassau County

POPULATION 97,899+

Along the Atlantic Ocean and Interstate 95 lies Florida’s northeasternmost county, Nassau County. While part of the Jacksonville metropolitan area, the county doesn’t have a significant metropolitan presence. Instead, residents enjoy more rural surroundings than those offered in other areas near Jacksonville.

Nassau County is a nature lover’s paradise. It is home to the famous Amelia Island, a barrier island complete with rich history, outdoor adventure, fascinating wildlife and gorgeous beaches. Elsewhere in the county, locals and visitors alike enjoy access to a championship golf course, scenic rivers, watersport excursions and so much more.

The county seat is the charming city of Fernandina Beach. While small, it offers plenty to do and see. The historic downtown boasts historical sights, excellent dining and great shopping. Once a Victorian seaport village, the architecture here reflects a fascinating history waiting to be discovered.

Restaurants

- Salt** saltonthewater.com
- España Restaurant & Tapas** www.espanaamelia.com
- Le Clos** leclos.com
- Burlingame Restaurant** burlingamerestaurant.com
- 29 South** akarisushifl.com
- David’s Restaurant & Lounge** ameliaislanddavids.com

Medical

- Baptist Medical Center** baptistjax.com

Beaches

- + FERNANDINA BEACH
- + AMERICAN BEACH
- + PETERS POINT BEACHFRONT PARK
- + NEPTUNE BEACH
- + DRIFTWOOD BEACH

Schools

- Bryceville** nassau.k12.fl.us/Domain/16
- Callahan Intermediate** nassau.k12.fl.us/Domain/18
- Emma Love Hardee** nassau.k12.fl.us/Domain/9
- Hilliard** nassau.k12.fl.us/Domain/22
- Yulee** nassau.k12.fl.us/Domain/15
- Fernandina Beach** nassau.k12.fl.us/Domain/10

Amelia Island

It is often said that Amelia Island is one of Florida’s “best-kept secrets.” After a visit to this 13-mile-long, two-mile-wide stretch of barrier island, you may understand why. Unlike the typical beach town, Amelia Island boasts a cooler, more seasonal climate, deep harbor waters and an enviable history rendering it one of the state’s most distinctive and enthralling destinations. This coastal city at the northernmost tip of the state is a contender among its neighboring cities for setting down roots. The local economy comprises strong professional services, manufacturing, government, retail and hospitality industries, as well as thriving year-round tourism.

HISTORIC PORT CITY | ABUNDANT WILDLIFE

Surrounded by the Atlantic to the east, Intracoastal waters to the west, Cumberland Sound at the northernmost tip of the island, and the powerful currents of Nassau Sound embracing its southern border, this seaport island boasts breathtaking coastal beach scenery. There are a multitude of watersport activities such as boating, fishing, surfing, swimming and kayaking. In addition to biking and walking on the sandy shores, horseback riding is also allowed on most beaches. Easily accessible, Appalachian quartz beaches and sand dunes cover the perimeter, and 10% of the island consists of nature preserves.



Duval County

POPULATION 995,567+

This 875-square-mile county is one of the most populous in all of Florida. Residents here enjoy a predominantly urban lifestyle, with major cities such as Neptune Beach, Atlantic Beach and Jacksonville calling Duval County home. It offers easy access to other major US cities from Jacksonville International Airport, and is a great spot for families and young professionals looking to relocate.

Duval is best known for its county seat, the vibrant city of Jacksonville. Here, locals and visitors are welcomed by a diverse cultural scene. Besides great nightlife, dining and shopping, the city is well known for its art, from live performances and film history to fantastic museums and galleries. Jacksonville also boasts America's largest urban park system, offering residents access to outdoor recreation without leaving the metropolitan area. Another huge appeal to real estate investors, the city has one of the lowest costs of living of any of the nation's major cities. Whether clients are purchasing a first property here or investing in a second home, the real estate market in Duval County offers a wide variety of opportunities. It is truly the perfect place on Florida's northeast coast for anybody seeking a blend of metropolitan excitement and coastal beauty.

Restaurants

The Capital Grille thecapitalgrille.com

13 Gypsies 13gypsies.com

River & Post riverandpostjax.com

Gilbert's Underground Kitchen
undergroundkitchen.co

Hawkers Asian Street Fare
eathawkers.com

The Bearded Pig
thebeardedpigbbq.com

Schools

Bishop Kenny bishopkenny.org

Bishop John J. Snyder bishopsnyder.org

The Bolles School Episcopal bolles.org

Harvest Community hcsjax.org

Providence prov.org

Seacoast Christian University Christian scajax.org

Atlantic Beach dcps.duvalschools.org/abe

Bartram Springs dcps.duvalschools.org/bartramsprings

Chet's Creek dcps.duvalschools.org/CCE

Hendricks Avenue dcps.duvalschools.org/hendricks

J. Allen Axson dcps.duvalschools.org/JAA

Jacksonville Beach dcps.duvalschools.org/jbe

John Stockton dcps.duvalschools.org/stockton

Kernan Trail dcps.duvalschools.org/kernantrail

Neptune Beach Elementary dcps.duvalschools.org/nbe

New Berlin dcps.duvalschools.org/newberlin

Darnell-Cookman School duvalschools.org/darnellcookman

James Weldon Johnson
dcps.duvalschools.org/jwjohanson

Medical

Baptist Medical Center – Beaches
baptistjax.com

Baptist Medical Center – Jacksonville
baptistjax.com

Baptist Medical Center – South
baptistjax.com

Brooks Rehabilitation Hospital
brooksrehab.org

Curahealth Jacksonville
curahealth.com

Mayo Clinic
mayoclinic.org

Memorial Hospital Jacksonville
memorialhospitaljax.com

Naval Hospital Jacksonville
jacksonville.tricare.mil

Nemours Children's Specialty Care
nemours.org

River Point Behavioral Health
riverpointbehavioral.com

St. Vincent's Medical Center – Riverside
jaxhealth.com

St. Vincent's Medical Center – Southside
jaxhealth.com

UF Health Jacksonville
ufhealthjax.org

Beaches

+ ATLANTIC BEACH

+ JACKSONVILLE BEACH

+ NEPTUNE BEACH



Jacksonville

Featuring beaches, cultural attractions and a variety of parks and trails for passionate outdoor enthusiasts, Jacksonville, also known as "JAX" to the locals, appeals to both inquisitive travelers and those looking for a new place to call home. Located in Northeast Florida, a one-hour drive from the state of Georgia's southern border, the city covers extensive ground. With slightly cooler temperatures, Jacksonville represents the "largest city by area in the contiguous United States." Also known as the "River City" due to the mighty St. Johns River flowing through the region, JAX is regarded as the "Bold New City of the South" as a result of consolidation on October 1, 1968.

The area's lifestyle revolves around three bodies of water: the Atlantic, Intracoastal and St. Johns River. From these waterways spring various outdoor adventures and activities, catering to diverse interests and socioeconomic statuses. The city provides a plethora of other outdoor opportunities too, including boat excursions along the St. Johns River that traverse downtown, and a 3-mile-long river walk adorned with local landmarks. Along this route, you can also find attractions like the Riverside Arts Market.

PARKS, NATURE PRESERVES AND BEACHES

Clay County

POPULATION 226,589+

Southwest of Jacksonville and west of St. Augustine lies Clay County, a natural outdoor paradise offering a mix of rural and suburban living. St. Johns River runs along the county’s eastern border, and the region is dotted with scenic undeveloped woodland.

Green Cove Springs, named after local natural springs, is the county seat. This small city is home to several parks, restaurants and museums. Residents seeking a taste of big city life can easily access nearby St. Augustine and Jacksonville from here.

With its small, quiet communities and outdoor offerings, Clay County is the perfect destination for families. Not only that, but there are many healthcare facilities and great schools in the county. When it comes to employment opportunities, the largest industries here include manufacturing, IT, aviation and defense, logistics, and others.

Restaurants

The Loop Pizza Grill thelooprestaurant.com

Mellow Mushroom mellowmushroom.com

Corky Bells Seafood corkybellsseafood.com

Mojo Smokehouse BBQ & Blues
mojobbq.com/mojo-smokehouse

Pan Asian Cuisine
panasiangcs.com

Medical

Kindred Hospital North Florida
khnorthflorida.com

Orange Park Medical Center
orangeparkmedical.com

St. Vincent’s Medical Center - Clay County
jaxhealth.com

Beaches

+ VILANO BEACH

+ CRESCENT BEACH

+ DRAYTON ISLAND

Parks

+ CAMP CHOWENWAW PARK

+ EAGLE HARBOR PARK



Schools

Christian Home christianhomeacademy.com

St. Johns Country Day School sjcds.net

Green Cove Springs School
greencovesprings.com

Lake Asbury School lae.myoneclay.net

Oakleaf School ove.myoneclay.net

Fleming Island fih.myoneclay.net

Argyle School aes.myoneclay.net

Keystone Heights School khh.myoneclay.net

Lakeside Elementary School les.myoneclay.net

Oakleaf Village School ove.myoneclay.net

Orange Park School oph.myoneclay.net

Plantation Oaks Elementary poe.myoneclay.net

Ridgeview School rve.myoneclay.net

Robert M. Paterson School pes.myoneclay.net

Thunderbolt School tbe.myoneclay.net

St. Johns County

POPULATION 292,466+

Part of the Jacksonville Metropolitan Area, St. Johns County is a stunning region nestled between the vast Atlantic Ocean to its east and St. Johns River to its west. Ideal for those who seek an outdoor lifestyle within close proximity to urban centers, the county is popular with real estate clients relocating to Florida’s Northeast.

With its historic downtown, St. Augustine, the county seat, attracts culture and history lovers. It boasts fascinating architecture, historical sights and brilliant attractions to explore. Beyond this, the city offers great music and dining scenes, recreation opportunities and a friendly small-town atmosphere.

St. Johns County provides the opportunity for rural and suburban living, too. With miles of beaches, two state parks, and renowned golf and tennis resorts, there are several neighborhoods that offer residents easy access to serene nature and outdoor lifestyles. Families find great schools here in St. Johns County, and young professionals enjoy easy commutes to big cities such as Jacksonville.

Beaches

- + FERNANDINA BEACH
- + ST. AUGUSTINE BEACH
- + MICKLER’S BEACHFRONT PARK
- + PONTE VEDRA BEACH
- + VILANO BEACH
- + USINA BEACH

Restaurants

- Collage Restaurant** collageaug.com
- Cap's on the Water** capsonthewater.com
- The Floridian** thefloridianstaug.com
- Michael's Tasting Room** michaelssa.com
- Blackfly** blackflytherestaurant.com
- Valley Smoke** valleysmoke.com
- Aqua Grill** aquagrill.net
- Ruth's Christ Steak House** ruthschris.com/ponte-vedra
- Medure** restaurantmedure.com

Schools

- St. Gerard Campus** stgerardcampus.org
- St. Joseph Academy** sjaweb.org
- St. John's Academy** stjohsacademy.com
- Cunningham Creek School** ccs.stjohns.k12.fl.us
- Durbin Creek School** dce.stjohns.k12.fl.us
- Hickory Creek School** hce.stjohns.k12.fl.us
- Julington Creek Elementary** jce.stjohns.k12.fl.us
- Ocean Palms School** ope.stjohns.k12.fl.us
- Patriot Oaks Academy** poa.stjohns.k12.fl.us
- Palm - Valley Rawlings School** pvmkr.stjohns.k12.fl.us
- Valley Ridge Academy** vra.stjohns.k12.fl.us
- Alice B. Landrum Middle School** lms.stjohns.k12.fl.us
- Fruit Cove Middle School** fcs.stjohns.k12.fl.us
- Gamble Rogers Middle School** grms.stjohns.k12.fl.us
- Liberty Pines Academy** lpa.stjohns.k12.fl.us
- Mill Creek Academy** mca.stjohns.k12.fl.us
- Pacetti Bay Middle School** pbm.stjohns.k12.fl.us
- Patriot Oaks Academy** poa.stjohns.k12.fl.us
- Switzerland Point Middle School** raider.stjohns.k12.fl.us
- Allen D. Nease High School** nhs.stjohns.k12.fl.us



Ponte Vedra Beach

Ponte Vedra Beach stands as a seaside resort community within the Jacksonville area, gracing Florida's Atlantic shoreline. Established in 1928, Ponte Vedra experienced humble beginnings as a mining town after valuable minerals were discovered in 1910. Today, you will find some of the most luxurious resorts here, like the Ponte Vedra Inn and Club and The Lodge & Club Ponte Vedra Beach. Home to world-renowned golf courses and the PGA Tour, as well as the host of The Players Championship at Sawgrass, Ponte Vedra Beach is a place where you can rub elbows with professional golfers or play a few rounds with aspiring amateurs.

NATURE PRESERVES | HABITAT PRESERVATION
FORESTS, LAGOONS AND COASTAL DUNES



St. Augustine

St. Augustine is located between Jacksonville and Ponte Vedra Beach to the north and Daytona Beach to the south. With over 42 miles of barrier coastline, and a captivating city brimming with historical remnants, both residents and tourists are drawn to this region. Founded in 1565 by a Spanish admiral, it holds the distinction of being the oldest continually inhabited city in the U.S. The city's buildings, streets, monuments, art and architecture all reflect its deep Spanish roots. Referred to as the, "Ancient City" or "Old City", the core of St. Augustine includes one of its earliest structures, the Cathedral Basilica of Saint Augustine.

AN ENTHRALLING CITY FILLED TO THE BRIM WITH
REMNANTS OF HISTORY

Flagler County

POPULATION 120,932+

Known for maintaining a feel of ‘Old Florida’, Flagler County lies just south of St. Augustine Beach and north of Daytona Beach. The 18 miles of shoreline and natural wonders attract relocators from all over the world, and the diverse neighbourhoods here offer a vast range of real estate opportunities.

Once a quiet fishing village, Flagler Beach is a seaside haven attracting a community of outdoor enthusiasts interested in great fishing and uncrowded beaches. Palm City is the largest city in the county and is known for showing off the best of Florida’s native landscape, with its locals living among historic oak trees and indigenous vegetation. Similarly, Bunnell – the county seat – is known for its parks and natural attractions.

Residents of Flagler County find employment in industries such as tourism, healthcare, administration, retail, education and others. Agriculture also plays a significant role in the county’s economy, a practice that dates back to the nineteenth century. A stop off Interstate 96, Flagler County provides residents with good transport links to other counties and cities along Florida’s Atlantic Coast.

Restaurants

La Piazza Cafe lapiazzacafe.com

Portugal Wine Bar & Grill
portugalwinebarandgrill.net

Atlantic Grille at Hammock Beach
hammockbeach.com/dine/atlantic-grille

Next Door Beach Bistro
nextdoorbeachbistro.com

Oceanside Beach Bar and Grill
oceansideflagler.com

Medical

AdventHealth – Palm Coast
adventhealth.com

Beaches

+ BEVERLY BEACH

+ FLAGLER BEACH

Schools

Indian Trails indiantrails.scps.k12.fl.us

Palm Coast

Halfway between St. Augustine and Daytona Beach, the waterfront enclave of Palm Coast emerges as a haven of tranquility, embraced by an easygoing and amiable community. Once a landscape with tree-covered swampland, the 22,000 acres would eventually become Florida’s first and largest master-planned community designed and built by the prestigious developers and builders, Levitt & Sons. Palm Coast has developed golf courses, country clubs, oceanfront hotels and a marina spanning thousands of acres. Enriched with unbelievable sunrises and magnificent vistas, Palm Coast is a sanctuary for those who call it home.

Most of the architecture of the Palm Coast region is Mediterranean Revival and Mission Revival with European and international influences from architects like Addison Mizner. Mizner is credited with creating the Florida style we most often see today, which incorporates tiled roofs, interior courtyards, and gothic, arched windows. Long gone are the traditional white-washed, shuttered New England colonials, saltboxes and the rows of townhouses of New York and Philadelphia. Mizner simply denied the status quo and went on to build some 40-plus unique mansions in his time. Alas, most of his mansions have been destroyed or altered and remodeled so much as to not be recognized in the original design.

COMMUNE WITH NATURE | PRISTINE WHITE-SAND BEACHES





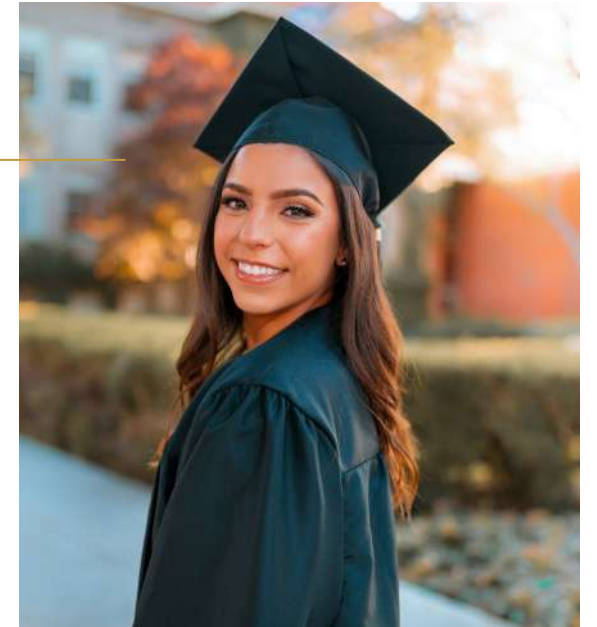
A Guide to Relocating to Florida's East Coast

The East Coast of Florida is a stunning region with quiet suburbs, bustling towns, and energetic cities. With the shoreline approximately 540 miles long, stretching from Amelia Island to the Florida Keys, there is plenty of space for people to relocate to the area! The East Coast offers stunning views of the open Atlantic Ocean and the Straits of Florida that run along the coast.

Consider this your complete guide to moving to Florida's East Coast and exploring its many towns and cities from wherever you find your new home. Providing information on everything from education to art to healthcare and more, this guide will ensure you get the most out of calling the Sunshine State your new home.

EDUCATION AND SCHOOLS

Florida is ranked as the number one state for education in the U.S., offering a mix of public and private schools and excellent teacher-to-student ratios. Public schools dominate the region, as there are just over half as many private schools compared to public. The private schools cost roughly \$10,000 a year, which is close to the national average. Florida is one of the best states for affordable higher education, home to quality colleges and universities, including the University of Florida, Florida State University and the University of Miami.



HEALTHCARE AND MEDICAL AMENITIES

The healthcare landscape of Florida's East Coast is made up of many hospitals and medical centers. Among these are Flagler Hospital, University of Miami Hospital and Cleveland Clinic.

ARTS AND THEATER

Many people don't realize what a rich art scene the East Coast of Florida has, from small, local theaters to huge venues to charming galleries. Larger music venues, such as the St. Augustine Amphitheater and Kaseya Center in Miami, mean you can see your favorite performers live when they come to town. There are also quaint beach drive-ins up and down the coast, where you can pull your car up on the sand and enjoy a film on a big screen. You can also find fantastic art galleries in Vero Beach, St. Augustine, Hollywood, Pompano Beach, and Fort Lauderdale, amongst other places, where you can find unique pieces of art to hang in your new home.

SPORTS TEAMS AND VENUES

If you love sports, you can root for the Miami Heat, Inter Miami FC, Miami Dolphins, or Florida Panthers in the four American major sports leagues. There are also plenty of smaller, minor-league teams that you can support up and down the coast, such as the Jacksonville Giants and Boca Raton FC.

RESTAURANTS AND NIGHTLIFE

Florida is known for its sensational seafood, and The East Coast is no exception. You can find upscale restaurants offering a fine dining experience, or you can enjoy the casual vibe of one of the many restaurants along the shores. While Florida's East Coast has plenty of familiar chain restaurants, it also has many local dining options where you can experience fresh ingredients and cuisine that embodies the beauty of Florida's shores. When the sun sets, places along the East Coast, like Miami and Hollywood, have superb nightlife scenes, with lots of energetic nightclubs, moody lounges and cozy dive bars.



"Experience fresh ingredients and cuisine that embodies the beauty of Florida's shores."

SHOPPING AND RETAIL

The retail options along the East Coast are diverse and robust, so you can find elegant jewelry stores, designer furniture boutiques and luxury shops in most major towns and cities. One of the best aspects of shopping in Florida is that you can thoroughly enjoy outdoor malls where you can soak up the sun between stores! As mentioned, the East Coast also features some stellar and awe-inspiring art galleries where you can find unique pieces to complete your new home.

PRIVATE CLUB MEMBERSHIPS

The beautiful and consistent weather in Florida allows for a variety of sensational private clubs that mostly focus on recreational outdoor activities. If you want to enjoy an upscale community and luxury amenities, you can join one of the many country clubs in the area, which typically offer stunning golf courses with caddies, private beaches with full-service bars, restaurants, swimming pools and spas.

PARKS AND OUTDOOR ACTIVITIES

Florida has flourishing greenery and wildlife, and the East Coast has many public parks and open spaces where you can enjoy the natural beauty of the Sunshine State. Some of the most majestic locations along the East Coast include Amelia Island, Biscayne National Park, Ocala National Forest and Canaveral National Seashore. The best state parks are the Indian River Lagoon Preserve State Park, Anastasia State Park, Sebastian Inlet State Park and Blue Spring State Park.

As far as outdoor recreation, you can do practically everything on Florida's East Coast. Beyond hiking through the natural landscapes, the water activities are plentiful, including surfing, boating, snorkeling, scuba diving and much more.

MUSEUMS AND EXHIBITS

The East Coast of Florida has many impressive and enticing museums and exhibits, from natural history museums to modern art galleries. Some of the most interesting places include the Vizcaya Museum and Gardens, the St. Augustine Lighthouse and Maritime Museum, the Vero Beach Museum of Art, the Bass Museum of Art, The Kennedy Space Center and many more. These places are family-friendly and engaging, and some have interactive exhibits where children can experience things like science firsthand.



BEACHES, SURF AND SUN

Most beaches in Florida are magical, but the East Coast beaches are even more stunning. Some of the most popular East Coast beaches are Cocoa Beach, Clearwater Beach, St. Augustine Beach, New Smyrna Beach and Miami Beach. Some are just a short walk from a bustling city, while others are secluded and surrounded by swaying palm trees. If you love to surf, Daytona Beach and Playalinda Beach have some of the best waves. No matter where you choose to settle down, you're guaranteed to be close to an incredible, idyllic beach.



Our Network

FOR MORE INFORMATION PLEASE CONTACT:
786.453.3170 OR INFO@ONESOTHEBYSREALTY.COM

DANIEL GALE SOTHEBY'S INTERNATIONAL REALTY

New York | Long Island & Queens

Whether you're planning to sell or looking to buy, Daniel Gale Sotheby's International Realty is the real estate agency of choice on Long Island and in Queens. Enjoy expert, luxury-level, concierge service at all price points from 25 sales offices that span the Island from New York City to the Hamptons. View properties in person or virtually with 3D tours and floor plans while working with a local expert who will help you accomplish your goals.

ITALY SOTHEBY'S INTERNATIONAL REALTY

Italy

Italy Sotheby's International Realty has a leading position in the promotion of the most prestigious properties in Italy, among the 5 most visited countries in the world. With 10 offices in Milan, Rome, Como, Florence, Lucca, Turin, Lake Maggiore, Lake Garda, Porto Cervo and Noto, and 2 showrooms in Milan and Rome, Italy Sotheby's International Realty forms part of a network of 26,500 brokers in over 1,115 offices in 84 countries around the world offering Residential, High-Street Retail, IAS (Investments and Advisory Services) and Retreats (Luxury Vacation Rentals) services.

GIBSON SOTHEBY'S INTERNATIONAL REALTY

Massachusetts

Gibson Sotheby's International Realty is the preeminent real estate brokerage firm in Eastern Massachusetts, with 25 offices and more than 450 sales associates throughout Boston, Greater Boston, the North Shore, the South Shore and Cape Cod. Gibson Sotheby's International Realty's associates are recognized as industry leaders and experts in their respective markets. Whether you are seeking an urban oasis, suburban retreat or home by the sea, Gibson Sotheby's International Realty leads the way in delivering exceptional service and superior results.

MADRID SOTHEBY'S INTERNATIONAL REALTY

Madrid

Madrid Sotheby's International Realty opened in 2018 offering luxury apartments for both sale and rental, villas and even equestrian farms in the most sought-after areas of the capital city. Thanks to its excellent, multilingual team, this local office received the internationally recognised Luxury Lifestyle Award of 2023. The Spanish capital city is known as a cosmopolitan and welcoming place with open-minded residents. Its magical, social vibrance can be felt at any time of the day, with a lively nightlife and an infinite offering of daytime allures.

SOTHEBY'S INTERNATIONAL REALTY

New York | Greenwich

The gateway to New England, Greenwich links the natural beauty of its region with the bustling activity of New York's metropolitan area. With 32 miles of beaches and shoreline on the Long Island Sound, beautiful parks, revered private and public schools, golf courses, equestrian facilities, hospital and well-endowed library, Greenwich attracts leaders of the corporate, financial, entertainment and sporting worlds. We are confident that our deep local knowledge and extensive experience in the Greenwich market make us the ideal partner for your real estate journey.

ATLANTA FINE HOMES SOTHEBY'S INTERNATIONAL REALTY

Georgia

We are Metro Atlanta's No. 1 real estate brokerage. Founded in 2007, Atlanta Fine Homes Sotheby's International Realty is a locally owned, family-operated company defined by our servant-first commitment to our clients and the communities we serve. We've witnessed firsthand the city's dynamic evolution and global economic impact in the areas of innovation, commerce and technology. Metro Atlanta's unique attributes – its history, culture, quality of life and neighborhoods – attract new residents every day. Our professional network of 500 sales associates achieve sought-after results time and time again for our buyers and sellers.

CONNECTIONS YOU CAN TRUST

CONNECTING WITH LEADING LOCAL BUSINESSES CAN
TURN YOUR VISION INTO REALITY

Buying, selling or relocating is a complex process. While it can be difficult, and even overwhelming at times, we believe it is one of life's most exciting adventures. When handled well and by those with great local knowledge and expertise, this process becomes an enjoyable experience that sets you up for your next chapter.

We all need a base... an anchor... somewhere to call our own. These days, the home might not solely be a place of refuge, but also of work. With more time spent in the home than ever before, our home should provide for our everyday needs, and be a reflection of the home we desire. Achieving this is no small feat.

The good news is you are halfway there! If you are reading this, then you have already chosen to work with a leader in the luxury real estate market who can guide you with unparalleled expertise through the many stages of the home buying and selling process.

However, buying a home doesn't end with picking up your keys, just as selling a home doesn't end with packing up your possessions. These are just the first steps in a lengthy process. But don't worry, whether you are buying, selling or relocating, you don't have to do all the work yourself – there are people on hand to support you throughout this experience. As a client of a great real estate company, we firmly believe that you shouldn't have to depend on an internet search to connect with industry professionals who are best placed to provide you with the products or services you need right now. We think you deserve something more refined than that.

THAT'S WHERE THE BASE MAGAZINE COMES IN.

Through a desire to support and connect people, Greydoor Publishing and the ONE Sotheby's International Realty team have designed this publication to share details on local companies that are well placed to serve your needs and requirements when buying, selling or relocating. These companies are known to the real estate team you have been dealing with and have also become known to us at Greydoor Publishing, through the many conversations we have had with them, discussing exactly how they can help you to make your dreams for your new home become a reality.

Every experience is unique, so every real estate client requires a specific set of services throughout their journey. For some, it's an architect or interior designer to transform their new property. A great architect or interior designer can be an integral part of the decision-making process when looking to buy a new property.

Others seek legal services or those of a lender to aid the financial and legal side of the process. And for those who are relocating to an unfamiliar location, it's often guidance on the great local schools and health and medical centers that are an important factor in choosing an area to call home.

Whatever it is you require, you want to feel confident that the individuals supporting you are trustworthy professionals, able to offer you invaluable expertise. This is the beginning of a new adventure, and you don't want to feel any disappointment or frustration at the hands of an unreliable contractor or service provider. We understand that your time and money are of utmost value, and where possible, you need to get it right first time.

Working with the carefully selected businesses and services listed within this magazine should mean avoiding the pitfalls of choosing the wrong people for the job. Conversations have been had at many levels with every business featured in this publication, and they feature here because it is considered that these companies will provide premium products and invaluable services.

We hope this magazine helps you find your perfect partners to ensure the smooth and enjoyable journey that you so thoroughly deserve and which we want to be stress-free. We wish you the very best as you embark on this exciting next step!



Magazine Partners

We thank all our advertising partners for taking this opportunity to showcase their products and services within this magazine. We are thrilled that your feature is reaching a wonderful audience of real estate clients who are likely to need your services and who are ready to make serious spending decisions that will support and strengthen their experience of buying, selling or relocating within your local area.

Don CeSar Hotel

Hotel
727.360.1881
doncesar.com

**Little Palm Beach
Resort & Spa**

Resort & Spa
866.228.4424
littlepalmisland.com

The Atlantic Contemporary

Art Gallery
904.780.0665
theatlanticcontemporary.com

Florida Secured Title LLC

Title
866.454.4FST
floridasecuredtitle.com



“We want our Base Magazine to hold the hand of a real estate client when that client is either buying, selling, or relocating, and not let go until every client is comfortably and happily settled into their new home and community.”

- STEVEN COLLINGE, CEO AT GREYDOOR PUBLISHING

From Dream to Dream House:

BUILDING YOUR OWN HOME



If you're like most people, you've lived in more than a few places. Each home you lived in taught you a little more about what you'd want in your dream home. Perhaps over the years, you started a wish list for your dream home along Florida's East Coast.

Now, the time has come. You have the opportunity to turn those ideas into reality. Designing your dream home is both exciting and overwhelming. From logistical decisions to budgets and questions of style, you are now suddenly looking at many important aspects that are key to making your house a home.

The key to managing this project is having a little knowledge, a little organization and a little prep. Here are a few ideas to get you started.

PERFECT PARTNERS

When building your home, don't go it alone. While no one is here to dissuade you from chasing that dream home in your mind, partnering with reputable professionals is one of the very first things you should do. Present your vision to local professionals across Florida's East Coast and heed their advice, for they may both help your dream come true and help you avoid many mistakes.

Team up with an architect who understands your vision and can draft it for you. Be open to their advice when they suggest modifications to your idea, as they can often improve your design and avoid plans that won't really serve you. From there, seek out contractors with outstanding track records who are fully licensed and bonded. Whether they are pouring concrete or installing plumbing, these are the people creating your dream home. They need to be the best! Take your time finding your partners. Seek out recommendations from neighbors and friends and even your real estate team. Meticulously review portfolios, absorb testimonials and thoroughly interview candidates. Front-load this process so that everything that follows will flow in the right direction.

LAY OF THE LAND

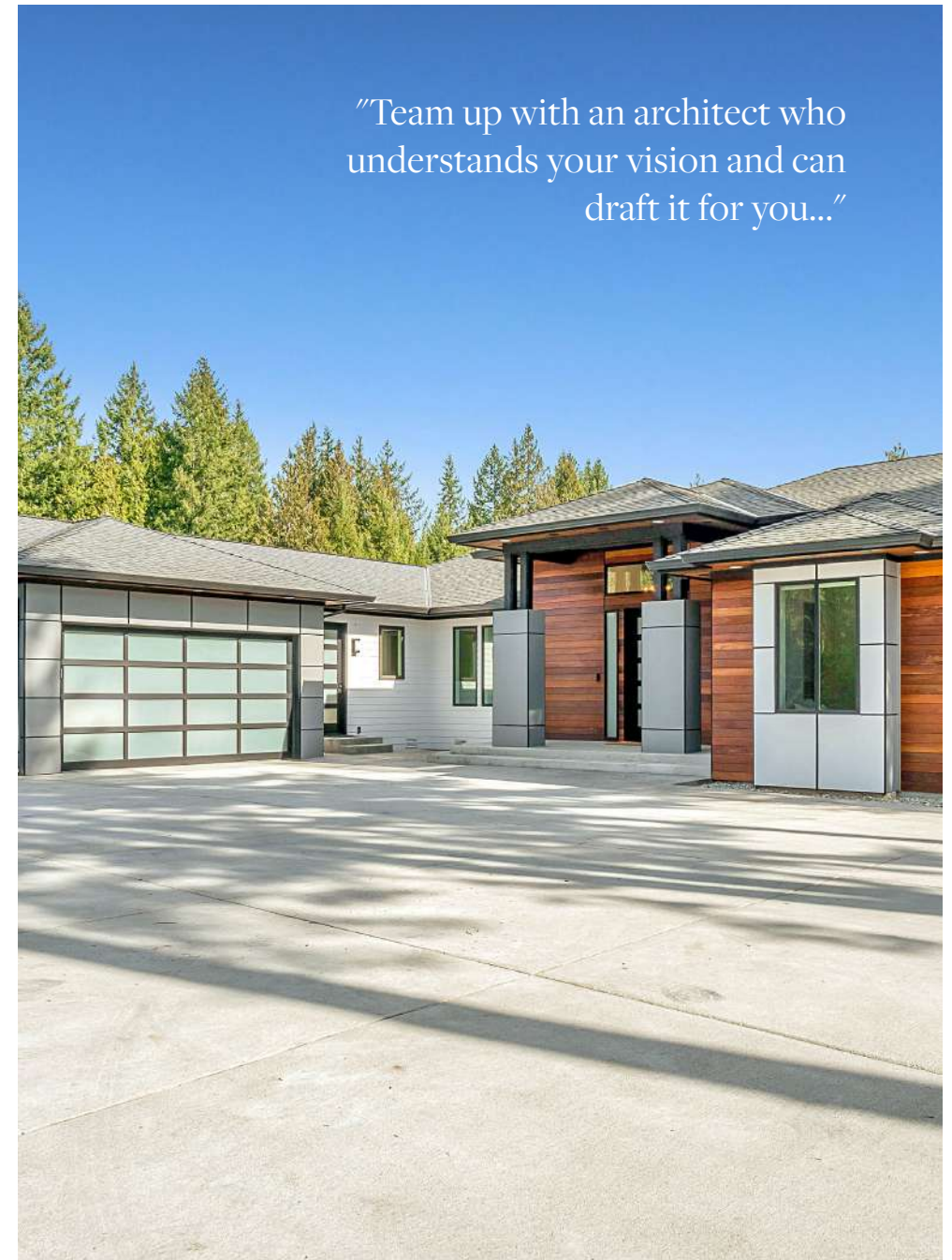
Whatever you want to build, always remember: You're building on top of an already-existing environment. The land you are choosing to set your dream abode upon must play an important role in informing you of how to execute your project.

For example, if you're building a waterfront property, you'll naturally want to ensure the structure of your property capitalizes on your view. If you're looking for a beachfront property along the East Coast, you'll also want to ensure access rights to the beach are clearly outlined in the contract for the land.

Other considerations relate to how the land works with privacy and aesthetics. If it's a corner lot, you will need to plan for incorporating privacy in the home's design. By contrast, a cul-de-sac lot may require more thought about the appearance of the entrance. Work with the land, not against it.



"Team up with an architect who understands your vision and can draft it for you..."





ARCHITECTURAL ACCENTS

When building along Florida's East Coast, a number of architectural styles are at the forefront of the design ethos. Many of these traditions go back hundreds of years, while others have a more decidedly modern bent.

Homes in Florida are typically characterized by their open spaces and use of natural materials. Mediterranean and modern contemporary designs are particularly popular and offer a sense of grandeur that immediately impresses guests and family members alike.

Mediterranean homes have a unique charm but can also be quite extravagant, often with a seaside or resort feel. Common features of Mediterranean homes include textured stucco walls, terra cotta roofs, and a blend of indoor and outdoor living spaces. Raw metal ironwork and detailed stone carvings add to the elegance of this organic style.

Contemporary homes in Florida are typically designed by individuals who are forward-thinking and innovative, and the outline and features of these homes can vary

greatly. Many contemporary homes, however, utilize modern building techniques and introduce sustainable features, such as solar panels.

For those with a more minimalist taste, a mid-century modern architectural approach can combine sleek elegance with practical accents like sweeping window views. This architectural style is focused on simplicity and open spaces. Large areas for entertainment are often a focal point of this design. The use of natural, organic materials, such as wood and stone, is common, and the décor of these homes focuses on geometric shapes and minimalistic style.

Properties in Florida that aren't necessarily along the waterfront often lean into a traditional style to complement their warm environmental conditions while employing a time-honored aesthetic. Usually one or two stories, these homes employ earth tones and flat rooftops. High ceilings, large porches, and open floor plans are features that define this style.

LIVING THE

Coastal LIFE



Without even considering the benefits, the allure of coastal living draws most in pretty easily. Many of us dream of waking up to crashing waves and stunning views every morning. We toy with the idea of picking up and starting over on the coast or purchasing a second home to enjoy all the perks of living out summers (or winters) on the water.

Living on the coast comes with multiple benefits we may overlook at first. Little things, like having more garden space, eating fresh local seafood and soaking up the sun on private beaches, only scratch the surface of all that coastal living has to offer.

Life on the beach is a life with low stress and endless opportunities for fun in the sun. In this article, we'll discuss why living on the coast may be the best way to live.

PRIVATE BEACHES

One of the most enticing benefits of coastal living is the possibility of private beaches. Waking up to warm sand and glistening water doesn't get any better than when that little piece of paradise is all yours. When the beach is just a few steps from home, you never have to travel too far for relaxation. Private beaches offer a tranquil, quiet place to unwind after a long day, and a place to enjoy unforgettable moments with friends and family.

Since accessibility is often limited to residents, private beaches are also a lot cleaner and less crowded. They are often cleaned daily, so there'll be no worries about trash contaminating the coast.



MORE GARDEN SPACE

A garden by the coast is likely a dream come true if you're into gardening. Coastal garden design provides the opportunity to grow unique plants and vegetation you won't find in suburban backyards. Living by the coast often means more space to embrace a relaxed style of planting.

You can use the conditions of living by the sea as inspiration for designing a rugged masterpiece that complements the beauty of the ocean. Using local materials like rocks, shells and pebbles, or building a gravel garden to create the feel of plants growing naturally from the sand are just a few of the many ways to make the most of your beach garden.

Of course, an ocean-view garden will come with challenging conditions like salt, strong winds and exposed situations. By learning how to embrace them instead of trying to fight them, you'll create something spectacular.

FRESH, LOCALLY SOURCED SEAFOOD

For seafood lovers, living by the coast is a must. Having access to fresh, locally sourced seafood isn't just beneficial, but also helps the environment. Often much of our grocery store seafood is farm-raised and sourced from places hundreds or thousands of miles away.

When we eat locally, our purchases are transparent and traceable, with a much shorter supply chain. Local seafood has a lower carbon footprint and uses fewer fossil fuels and energy to source. It also relieves pressure on overfished populations, allowing them to replenish.

Eating locally supports the fishermen and families in our communities, providing funds for further developing the community. And, of course, we can't forget the difference in freshness and taste. Our average supermarket seafood will likely be filled with preservatives and won't boast the same flavor. By eating local seafood, we're enjoying it at its peak in the season it's meant to be consumed.

MENTAL HEALTH BENEFITS

The countless mental health benefits of life by the beach are often the sole reason many decide to live there. Waking up to sea breezes, soothing ocean tides and warm sand helps drastically decrease stress levels. We've all come back from a beach vacation feeling relaxed and restful, but this feeling usually doesn't last long when we return to the chaos of our daily routines.

Several studies support the mental health benefits of living near the sea. Along with lowering stress levels, the clean air and sunlight at the beach raise serotonin and dopamine levels, the neurotransmitters that make us happy. Coastal living means less stress, improved mood and better mental health every day.





PHYSICAL HEALTH BENEFITS

Along with mental health benefits, our physical health can greatly improve by living on the coast. People who live near the ocean spend more time outside, increasing vitamin D production. Vitamin D is vital to proper body functioning and is responsible for calcium absorption, immune health and bone strength. Living by the water also increases our likelihood of exercising and engaging in physical activity, reducing the onset of health ailments like obesity and heart disease.

Oceanside climates have their own set of health benefits. Warm water temperatures can relieve the symptoms of muscle strains, arthritis and other ailments. The clean ocean breeze can even offer relief for people who suffer from allergies and asthma.

A BEACH HOUSE AS A SECOND HOME

If you're not ready to pick up and move to the beach, purchasing a second home for summer (or winter) getaways is another way to appreciate its benefits. A vacation home can serve as a pleasure, an investment or both.

With 100% control over the property, you can pick up and go at any time or rent it out to vacationers. Buying a second home on the beach is exciting, but taking the steps to make the best long-term choices is a vital part of a successful purchase. Whether purchasing strictly for enjoyment or as an investment, always think about costs, location and size.

Also, don't forget about insurance. Many insurance policies are specifically designed for homes near water to protect your home in case of water damage or windstorm.

The benefits of life on the beach make it hard to resist. Whether planning a lifelong getaway or searching for a second home, it's clear why coastal living continues to be an enticing choice for many.

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NOBLE HOUSE
HOTELS & RESORTS

An aerial photograph of a person lying on their back on a sandy beach. The person is wearing a blue and white striped swimsuit. The ocean waves are crashing onto the shore, creating white foam. The sand is a light tan color, and the water is a deep blue-green. The overall scene is serene and relaxing.

LIFE'S A BEACH:

HOW TO ENJOY THE EAST COAST'S BEST BEACHES



Once you relocate to Florida, you'll understand exactly how this staggeringly beautiful state got its nickname, 'The Sunshine State'. With over 1,300 miles of coastline, this location offers year-round sunshine for its residents. While the state is filled with some of the world's most breathtaking cities, world-class entertainment and extraordinary attractions, it's Florida's beaches that make it truly memorable.

Florida's East Coast is decorated with jaw-dropping beaches stretching as far as the eye can see. Pristine sandy shorelines, tantalizing turquoise waters and charming coastal communities await relocators here.

From family-friendly beaches to idyllic romantic shorelines perfect for an evening with a special someone, the East Coast has a little something for everyone, ensuring everyone has the opportunity to make memories that will last a lifetime.

SOUTHEASTERN COASTLINE

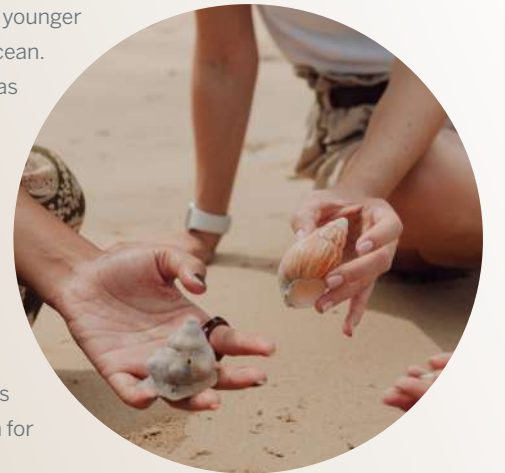
Breathtaking ocean views, incredible nightlife, and year-round sunshine all come to mind when you think of Florida's southeastern coastline. With some of the most renowned beaches in the world calling this region home, it's easy to see why this is such a treasured global destination.

South Beach

The South Beach area of Miami Beach shines like no other. Trendy, chic and charming, this one-of-a-kind neighborhood is an ideal stop for a younger crowd looking to enjoy a captivating and carefree day by the ocean. The long stretch of white sand beach here is world-famous and has made its way into many movies and TV shows. Lummus Park is the most scenic and popular part of the beach; here, visitors and locals alike enjoy sunbathing, volleyball, and beachfront dining.

Fort Lauderdale Beach

Fort Lauderdale Beach has a little something for everyone. Private boat charters regularly leave to bring groups and couples on exciting ocean adventures and beachfront yoga sessions can often be found along the shoreline. Combined with the first-class waterfront restaurants lining the streets, this is an ideal location for families, couples and individuals to explore.





CENTRAL EASTERN COASTLINE

While Central Eastern Florida is known far and wide for its incredible surf spots, outstanding parks and Cape Canaveral, this beautiful region is quickly becoming one of Florida's most beloved beach destinations.

Jaycee Beach

One of the quieter areas of Vero Beach, Jaycee Beach is a secret gem situated along the Central Eastern Coastline. The often-uncrowded beach here is a fantastic place to settle down, relax and escape the hustle and bustle of the day-to-day grind. Jaycee Park has an impressive boardwalk with a series of steps that lead directly to the beach. If you're lucky, as you walk along the powder-soft sandy beach you'll catch a glimpse of dolphins which have been known to swim and play in the nearby waters.

Flagler Beach

Located directly between Daytona Beach and St. Augustine, this often-overlooked destination is a paradise for beachgoers looking for a bit of privacy. This beautiful, scenic beach spot is still considered a local secret, but with some of the best fishing, beachfront restaurants and picturesque ocean views, it likely won't stay that way for long.



NORTHEASTERN COASTLINE

Best known for its incredible cities and some of the state's most historic towns, Northeastern Florida offers a diverse blend of old-world charm and exciting urbanization without sacrificing any of the beautiful, natural landscapes surrounding them. As a result, beaches in this region are some of the best-kept secrets in all of Florida.

Mickler's Landing Beach

Mickler's Landing Beach is a popular beach located in the charming seaside community of Ponte Vedra Beach. At Mickler's Landing Beach, you'll find some of the highest sand dunes in Florida. The dunes, which often reach 40 ft., are made from soft quartz and ancient coquina sand. The area is referred to by locals as 'shell paradise' as the white sand is decorated with shells in a variety of sizes and shapes.

Kathryn Abbey Hanna Park And Beach

Nestled in Jacksonville, Kathryn Abbey Hanna Park is a wonderful public beach and park that stretches 1.5 miles. The dog-friendly beachfront is much quieter than many beaches along the Northeastern Coastline. Throughout the beach, there are many walking routes and picnic tables, so individuals and groups can pause and take in the surrounding picturesque views as they stretch their legs and become familiar with the area.

St. Augustine Beach

One of the top beaches in the region, St. Augustine Beach can be as relaxing or fun-filled as individuals like. There is opportunity for fishing at the St. Johns County Ocean Fishing Pier, a sand volleyball court, a splash park, and so much more going on. Make sure you grab a bite at one of the wonderful waterfront eateries only a short walk from the beach.

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FINANCIAL CONSIDERATIONS

FOR YOUR NEW PROPERTY ON FLORIDA'S EAST COAST

The Sunshine State attracts thousands of new residents each year due to several factors, including the beautiful climate, lower taxes and the opportunities for work and recreation. If you're planning to buy a luxury property on Florida's East Coast, it's best to plan and be prepared.

Florida law can be quite different from other states, and you should take into consideration the financial aspects of the move. These include taxes, the process of purchasing property in Florida, and regional banking facilities.



INCOME TAXES

Florida does not have any state personal income taxes, which is a major factor influencing people's choice to move here. There is no state estate tax, and property taxes are lower than in many other states. Due to these considerations, Florida is becoming a financial hub, attracting individuals during their high-earning years as well as retirees. It's beneficial to remember when moving to Florida that you will have to take formal steps to end your tax residency in the state you are leaving.



PROPERTY TAX

In Florida, property tax rates are applied to the assessed value of the property, rather than the appraised value. To reduce your taxes, you may be able to claim a homestead tax exemption that could decrease the home's taxable value by as much as \$50,000. You may also be able to benefit from tax breaks the state of Florida offers to veterans, disabled people, and others.



PURCHASING PROPERTY IN FLORIDA

When looking for a luxury property along Florida's East Coast, you'll want to get all the information possible on neighborhoods, school districts and property values, to ensure you make the correct choice for you and your family. The home buying process consists of the usual steps such as scheduling inspections, making an offer, reviewing and signing contracts and closing. There are a few key things to know about costs when it comes to Florida real estate. Firstly, be prepared for high closing costs - closing costs in Florida are among the highest in the country. Secondly, in some counties, the buyer pays for title insurance, but in others, the seller pays these costs. Your real estate agent will be able to advise you on what costs you can expect, depending on where you decide to purchase your property.

REGIONAL BANKING

Several national banks have branches across Florida, including Wells Fargo, Truist, Bank of America and Chase. You'll find these national bank branches in cities and towns along Florida's East Coast. You'll also find several regional banks and local credit unions here, too.

PLAN AHEAD BEFORE MOVING TO THE SUNSHINE STATE

Moving to Florida is an exciting and significant turning point in your life. Learning as much as you can about the financial considerations involved ahead of time can help you plan and carry out the move smoothly.



LEARNING THE ROPES:

YOUR ULTIMATE GUIDE TO BOAT OWNERSHIP

Famed American sailor Robin Lee Graham once said, “At sea, I learned how little a person needs, not how much.” That perfectly captures the sense of liberating freedom you can get when you own a boat. It’s the process of leaving everything behind for a while. Untethered to any worries, save your hand on the wheel and your eyes on the waves, the expanse of water before you affords a sense of serenity without limit.

Many of us dream of owning our own vessel. Having the ability to choose on a whim to leave port for a day of adventure is a tempting proposition. As your own captain, you can point the bow in any direction and discover what awaits. For those who are looking at their first experience at the helm, there are a few things you should know as you enter the world of boat ownership.

“As your own captain, you can point the bow in any direction and discover what awaits.”

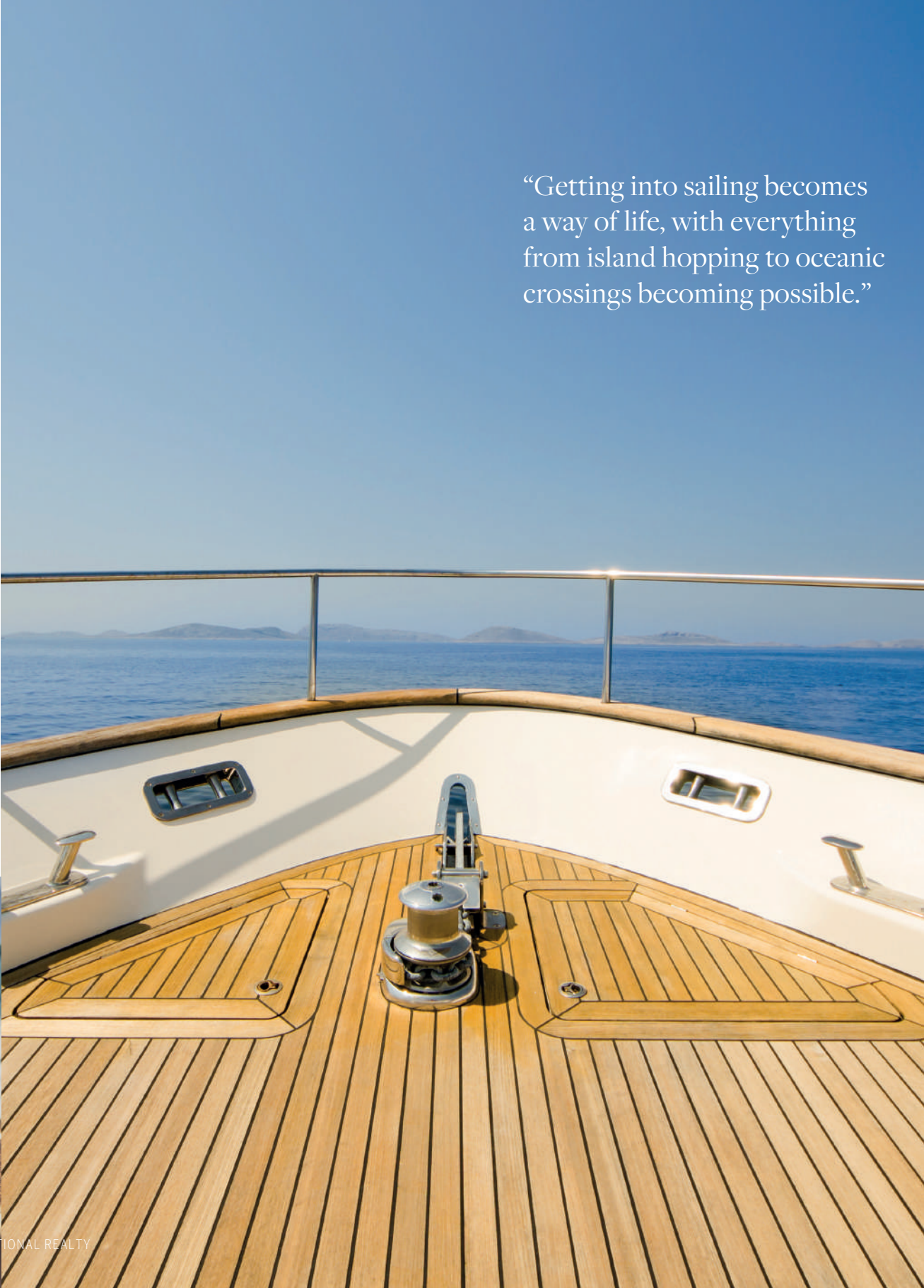
From the eminently practical to the personal preferences of the buyer, many aspects of boat ownership require careful consideration. Some are akin to buying a car: which one is right for me? Others are the sort of thing you might take for granted with a more common land-bound vehicle, like basic maintenance and where to park.

What follows is a quick primer to help you get started on your journey.

CHOOSING THE VESSEL

The first step is finding the right boat for you – something that takes careful consideration. To start with, what’s your main reason for boating? Serious anglers will steer towards some kind of fishing vessel. All-purpose fishing boats are a good way to cover all your bases. Center console models are a favorite of saltwater fishermen. If you’re into landing some bass, bass boats are engineered specifically for the task. But if you have the means and want to chase large game, sportfishing yachts are the way to go.

If you’re more interested in simply getting out there to explore and have fun with friends, then you can start with a cuddy cabin, which will let you enjoy both sunshine and shelter, depending on conditions. Go a little bigger with a walkaround, which can be just as perfect for relaxing on the water as they are for fishing. Then there are the cabin cruisers, where you have ample space inside and out to entertain in style.



“Getting into sailing becomes a way of life, with everything from island hopping to oceanic crossings becoming possible.”



If you want to take the boating lifestyle to the limit, there are vessels out there that will demand ample command skills from you. Sailboats require learning a lot more than what a two-day boat safety course will afford you. Getting into sailing becomes a way of life, with everything from island hopping to oceanic crossings becoming possible. Or, if you feel the need for speed, a high-performance boat may be better suited to you.

ACCESSORIZING

Once you’ve chosen the boat that best suits your needs and lifestyle, you need to be aware of some essential accessories to have on board with you. First off, you should have enough personal flotation devices — or life jackets — to cover everyone on the boat. Then, you need a first aid kit and important signaling implements like airhorns, signal lights and distress flags.

On a more practical level, always have your registration and insurance card with you. Be sure to insure your boat, even if it’s not required by law. You’ll also need basics like rope to dock your vessel or perhaps to tow or be towed. Fenders will keep your docked boat from getting scraped up, and an anchor will keep you in place when you feel like settling in.



“Taking care of your boat will lead to fewer problems and greater longevity for your vessel.”



DOCKS AND GARAGE INSTALLATIONS

Just like your car, you need to park your boat. To do this, you need to secure a boat slip at a dock or a boat garage. In most cases, boat owners will rent a slip at a marina. This is very convenient, as annual maintenance and dry docking are usually part of the deal. You simply pay your fee, keep your slip and depart and arrive as you will. Check to see if your marina has 24-hour access so you can come and go as you please.

If you want to build your own boat garage on your property, there are a few things to keep in mind. This includes the construction of a seawall to protect your vessel and a lift in case you need to elevate your boat to keep it out of freezing or turbulent waters. Such construction can be complex, incorporating cables, steel I-beams and cradle beams. Be sure to engage a well-seasoned contractor if you choose to go down this route.

MAINTENANCE BASICS

Taking care of your boat will lead to fewer problems and greater longevity for your vessel. Proper storage and transportation (if you're taking it out of the water) are crucial. Things like changing the oil, checking the battery, and lubricating filters are all reminiscent of automobile maintenance. If you have experience with that kind of work, it easily translates.

Saltwater boats should be regularly scrubbed on all surfaces to counter corrosion. On a larger scale, annual painting of hulls should also be done for the same reason. This is a dry dock operation best left to professionals. But it's worth the expense as it ensures you can enjoy your boat for years to come.

THE GREEN MOVE: RELOCATING SUSTAINABLY

Packing up and moving across the country — or even potentially across the globe — comes with numerous considerations. From hiring the right moving team to lining up your move with important schedules, it's no easy feat to transition from one home to another.

For many, there is also an increasing concern about making a relocation an eco-friendly experience. Packing requires the use of numerous packaging materials, many of which have historically been

single-use and discarded at the end of a move. Packing often also includes downsizing or purchasing new pieces that better match your new abode. All of this can generate waste and leave behind a carbon footprint long after your move is over.

The good news is that a new way of moving is emerging. Discover how you can make your next move a green one by relocating with sustainable practices.



PACK UP YOUR HOUSE SUSTAINABLY

Single-use cardboard boxes, plastic wrap, styrofoam, packing peanuts and other packaging materials have contributed to the negative impact of many moves. However, today there are countless options that allow you to pack up your house sustainably.

You can choose from the following ideas as you work with your movers to ensure that packing up your home doesn't result in waste:

Purchase reusable containers. If you know you'll need to store items at your new home, why not invest in containers for your move that will double as storage containers? This is a great way to reduce your waste while simultaneously preparing to settle into your new place.

Rent green bins. Numerous companies will deliver packing bins to your door that are designed to be reused again and again. At your new home, simply schedule a pickup after you're done unpacking. It's as easy as that.

Use recycled cardboard and paper. The great thing about paper is that it can be repurposed. When you need to use a cardboard box or wrap items in paper, look for companies that use recycled materials in the production of their packing materials.

AUCTION OFF FURNITURE

Often, during a relocation, the furniture that matched one house will not fit or match another. For this reason, many homeowners decide to ditch old furniture ahead of time rather than paying to relocate pieces they will no longer need.

Instead of having your furniture hauled off to the dump, consider working with an auction house to resell your items. An appraiser can visit your home and give you an estimate on the selling potential of your items.

Another option is to auction off your furniture for charity. You can donate your existing collection to a local auction event, allowing the pieces to be enjoyed by someone else rather than taking up space in the landfill.

UPCYCLE OLD ITEMS FOR YOUR NEW HOME

Another option is upcycling your old furniture with a fresh new style. Consider reupholstering vintage chairs, refinishing antique shelves and upcycling different pieces of your existing items to create something new.

If you're not sure where to begin, look for someone in your area who specializes in upcycling furniture. It's incredible to see how a talented artist and craftsman can transform an outdated piece into something new. You can even work with a local artisan to incorporate the look and feel of your new home into your old pieces.

CHOOSE A GREEN PARTNER FOR JUNK REMOVAL

During a move, there are some items that must be removed and hauled away. From old appliances to random items from around your property, when the time comes to hire a junk removal business, look for a company that specializes in eco-friendly disposal. Many junk removal companies will carefully separate materials, pulling out what can be recycled or reused from the items that must be thrown away. This is a great way to contribute to a greener cleanup process.

INVEST IN SUSTAINABLE UPGRADES

Finally, before you relocate to your new home, consider investing in a few sustainable upgrades. Adding solar panels can help you transition toward renewable energy for your home. Updating old appliances with more energy-efficient models can reduce your energy and water consumption. Installing a smart thermostat can cut down on heating and cooling waste.

Relocating to a new property is an exciting experience. As you transition from one home to the next, think about how you can turn your relocation into a green move.

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