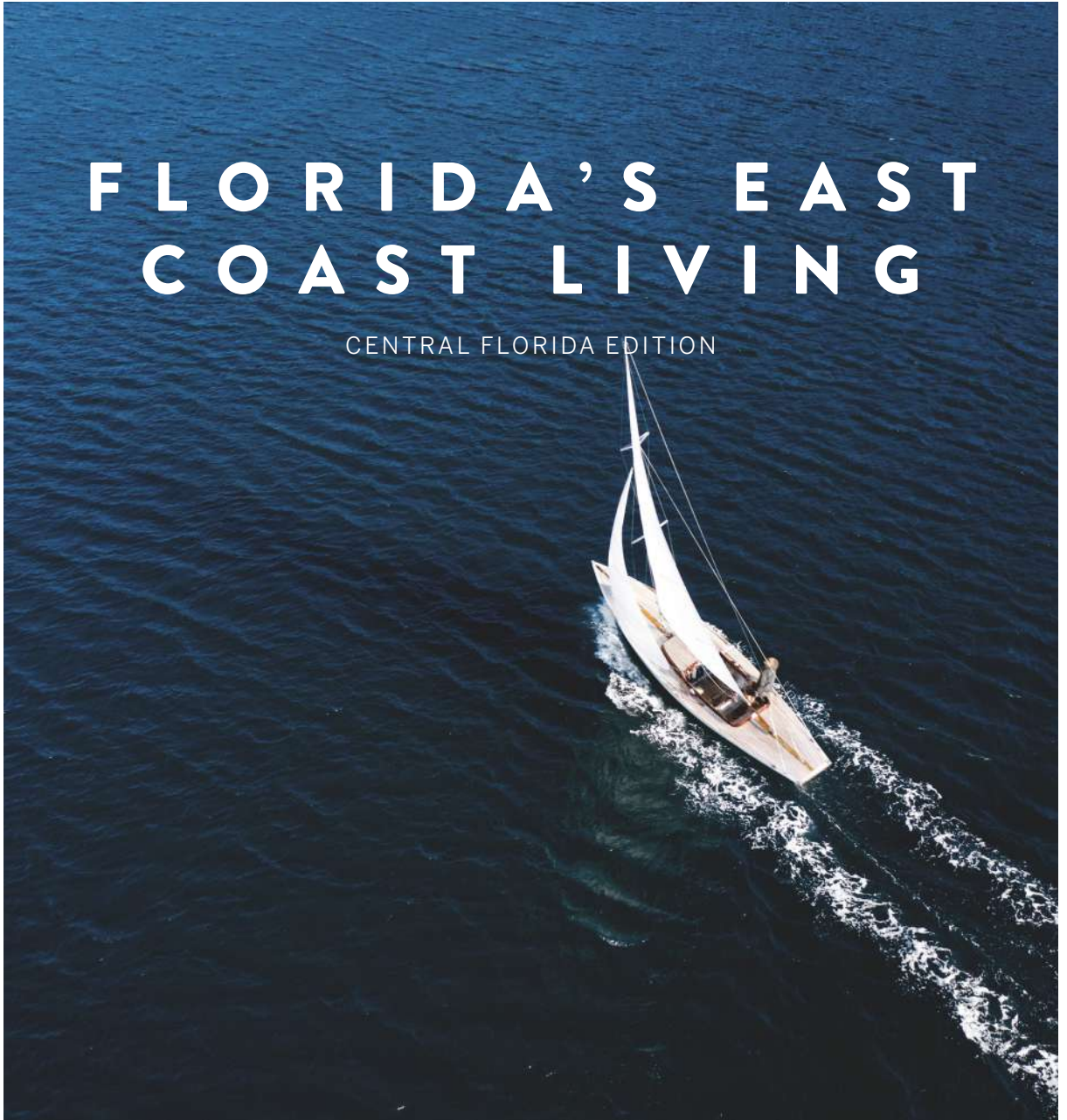


YOUR GUIDE TO OUR SERVICES AND RELOCATING TO THE AREA

# FLORIDA'S EAST COAST LIVING

CENTRAL FLORIDA EDITION



— A B A S E P U B L I C A T I O N —

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INTERNATIONAL REALTY



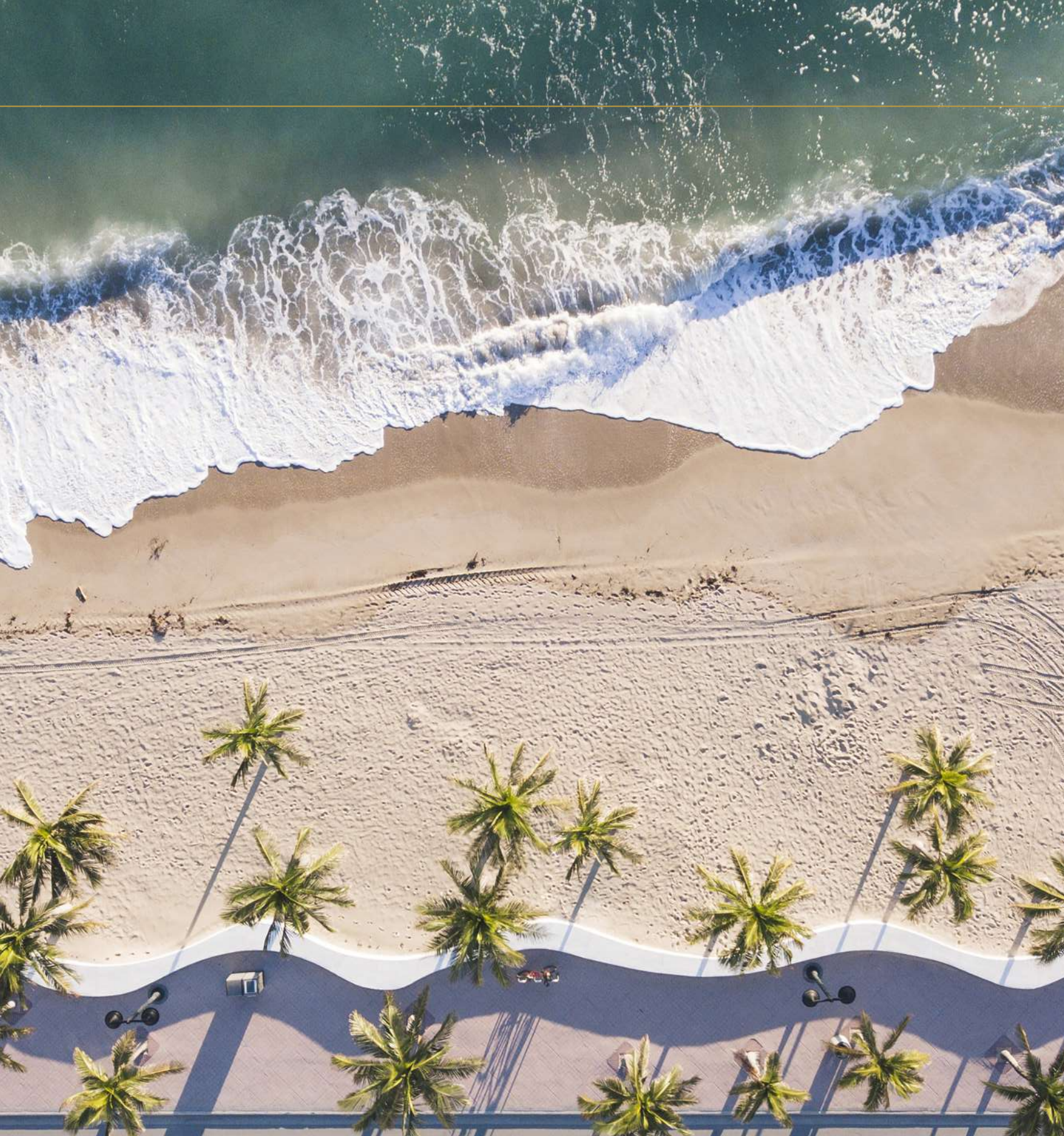
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## Welcome to Florida's East Coast

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

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INTERNATIONAL REALTY

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INTERNATIONAL REALTY

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

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INTERNATIONAL REALTY

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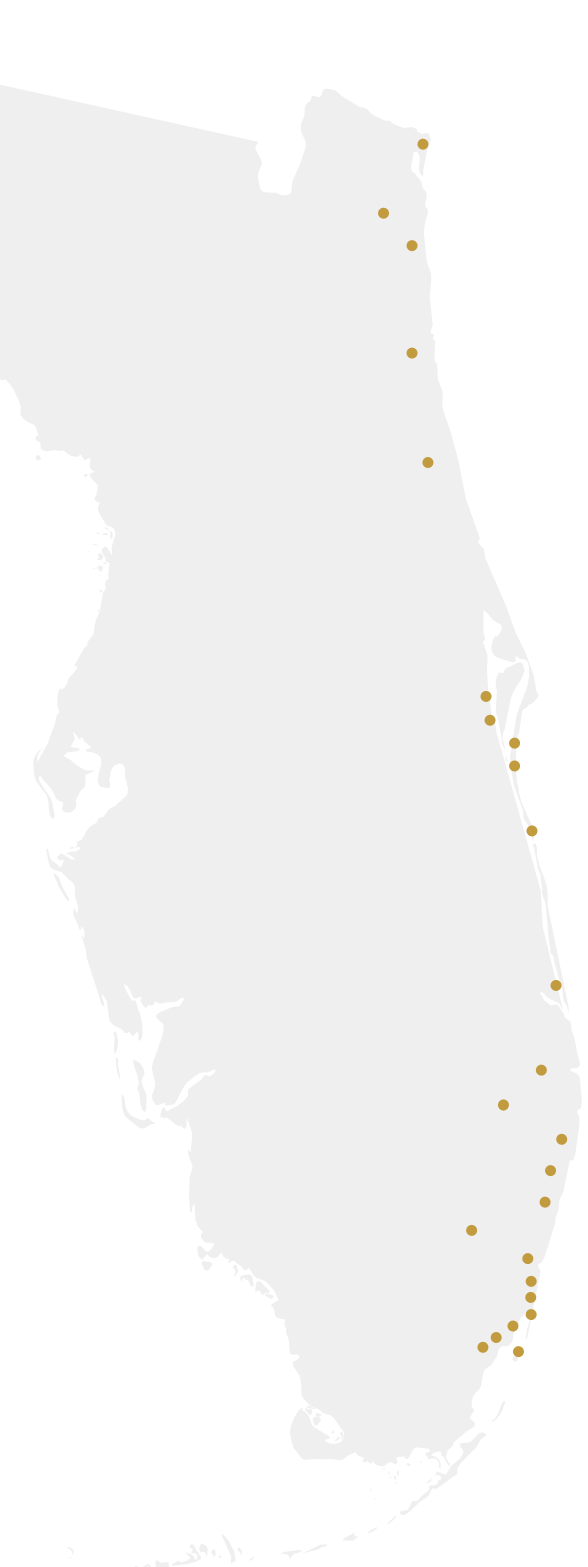


## A legacy of real estate, a mastery of real estate marketing.

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

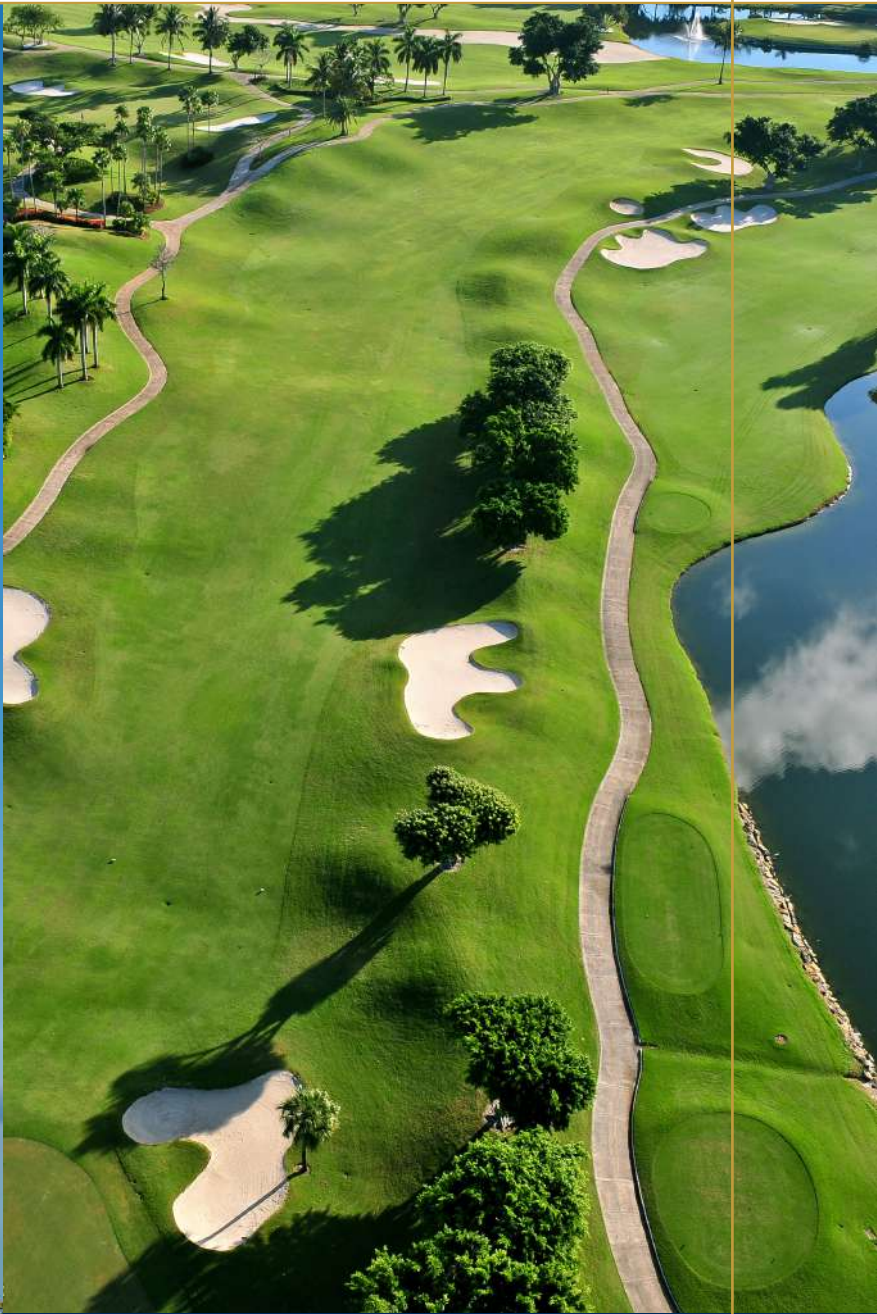
Our ability to market and sell every home with unrivaled expertise ensures that our clients receive nothing but the most exceptional level of service and care at every stage of the transaction. We provide an experience that is seamless, efficient and memorable.

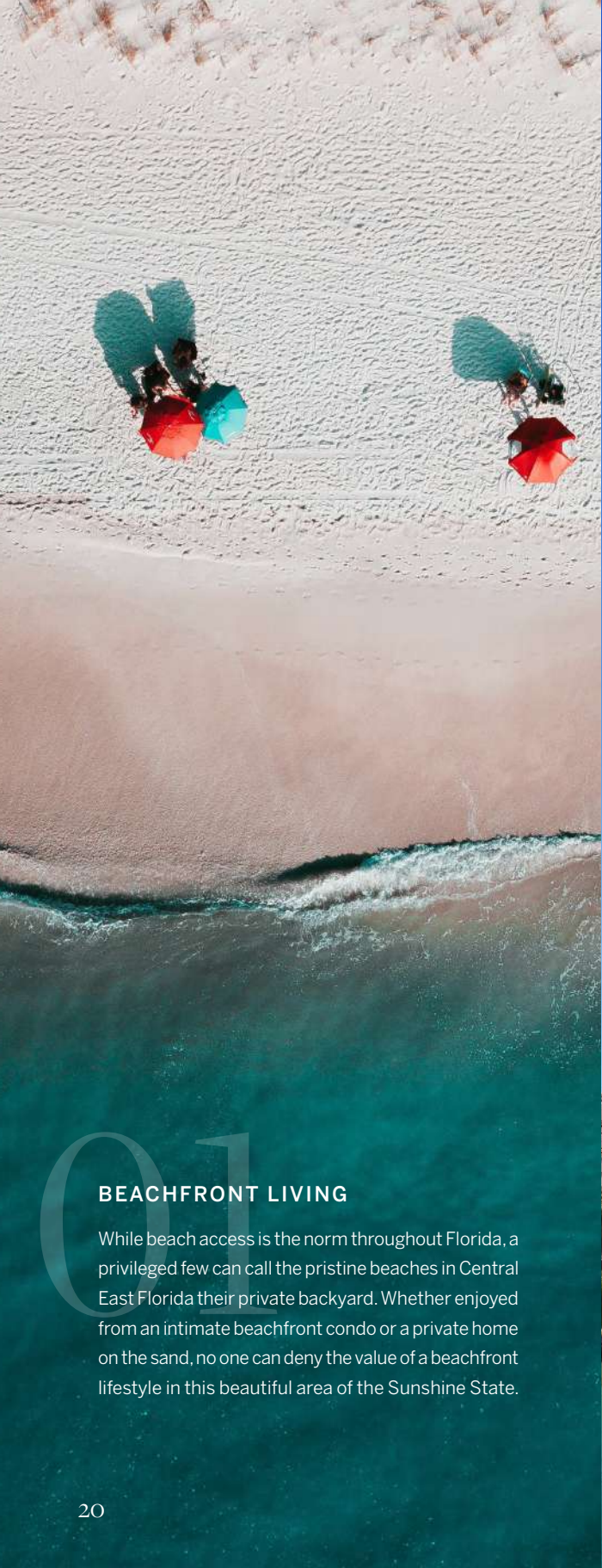
CHOOSE EXPERTISE



# 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 in Central East Florida 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 this beautiful area of the Sunshine State.

## 02 LUXURY CONDO LIVING

An exquisite ocean view is not rare for residents living in Central East Florida, 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 in this region.



## 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 Indian County through to Martin County, gated communities across Central East Florida are as abundant as they are varied.

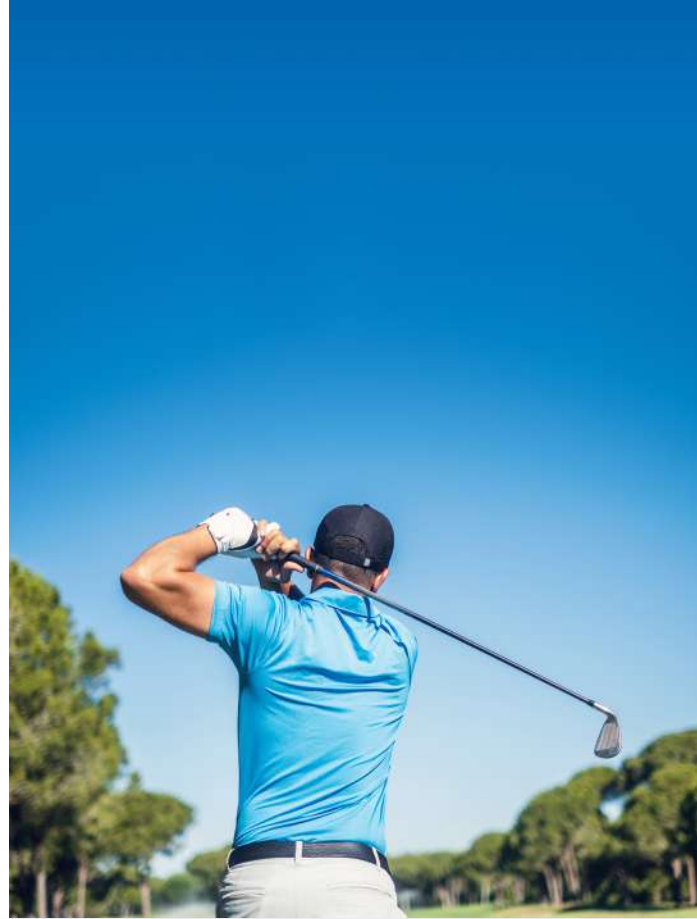
## 04 THE YACHTING LIFESTYLE

Many homes in Central East Florida 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 offers 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 Orchid Island Golf Club to The Cape Club of Palm City, there are exceptional places in Central East Florida to golf with ideal weather year-round. Many communities offer homes with special golf course access and membership perks to their exclusive clubs. Florida's East Coast is a top all-round 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 Central East 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

Racket sports are widely played in Central East Florida and popular among residents of all ages and skill levels. The great weather here allows for practice year-round and has led many professional athletes to call the region home. From tennis to pickleball to padel, there is a huge variety of sports available with many clubs offering lessons and membership.



## 08 THE EQUESTRIAN LIFESTYLE

For those who ride horses, nothing beats a day at the ranch. The equestrian lifestyle is alive and well in Central East Florida, with many communities offering large properties with the necessary facilities to practice the sport. There are also many fantastic horse-riding trails in the region, such as Tropical Trail on Meritt Island.





## Our Communities in Central East Florida

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

# 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
- High Schools**
  - Hidden Oaks** martinschools.org/o/homs
  - Indiantown** martinschools.org/o/ims
  - Murray Middle** martinschools.org/o/mms
  - Stuart Middle** martinschools.org/o/sms
  - 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

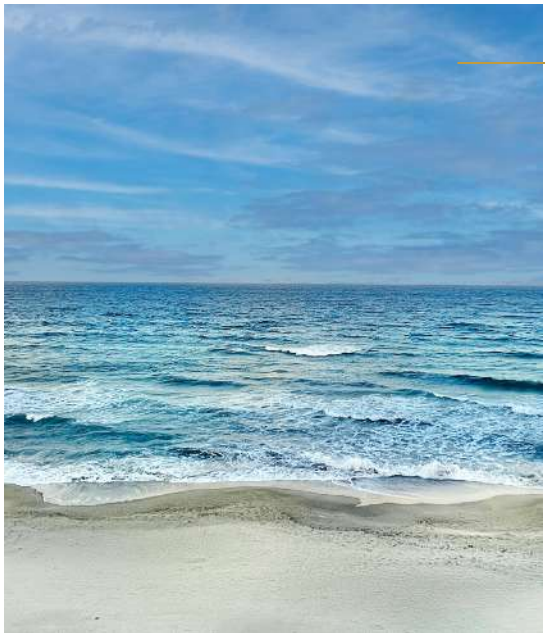




## Stuart

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

## Schools

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

## Medical

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



## 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**

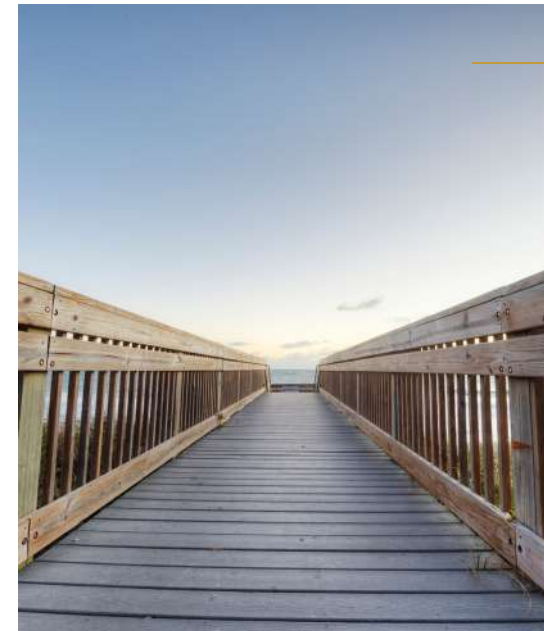


## Orchid Island

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**



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

## Schools

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

## Medical

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

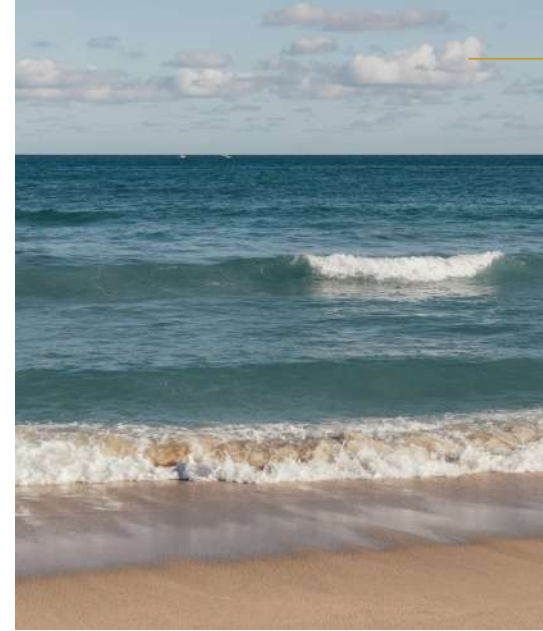
**VIBRANT ART DESTINATION WITH A DIVERSE  
DINING SCENE**



## 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.

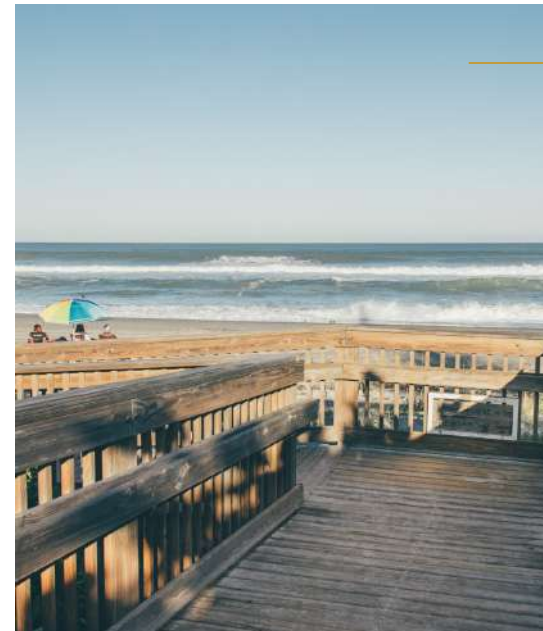
**A BEAUTIFUL SUBURBAN COMMUNITY  
IDEAL FOR RELOCATING**



## 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**



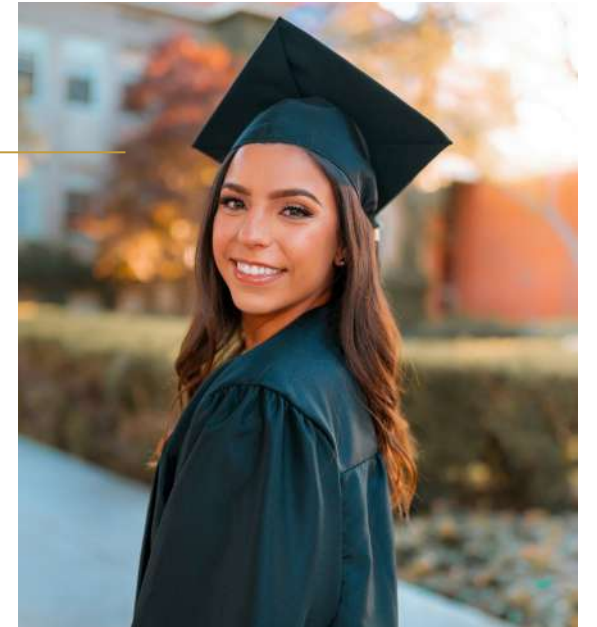
# A Guide to Relocating to Central East Florida

Central East Florida, a picturesque and family-friendly region, encompasses a harmonious mix of lively cities, serene suburbs and vibrant towns. Stretching from Martin to Indian River County, this area boasts an extensive shoreline, offering a multitude of relocation opportunities. With captivating views of the Atlantic Ocean and the parallel Intracoastal Waterway, it stands as an inviting destination for prospective residents.

Consider this comprehensive guide your compass for a smooth transition and exploration of Central East Florida's diverse towns and cities, regardless of where you choose to establish your new home. From education and healthcare to arts and recreation, this guide ensures you make the most of your transition to the Sunshine State.

## EDUCATION AND SCHOOLS

Florida holds the distinction of being the number one state for education in the U.S., offering a blend of both public and private schools with outstanding teacher-to-student ratios. The average annual cost for private education aligns closely with the national average at approximately \$10,000. Florida provides affordable higher education opportunities, with esteemed institutions such as Indian River State College and Eastern Florida State College.



## HEALTHCARE AND MEDICAL AMENITIES

Central East Florida's healthcare landscape has many hospitals and medical centers. Among these are Cleveland Clinic and HCA hospitals.

## ARTS AND THEATER

The East Coast boasts a rich and diverse art scene, encompassing small local theaters, grand venues, and charming galleries. Major music venues like the Brevard Music Center and Riverside Theatre in Vero Beach enable you to experience live performances by your favorite artists. Alongside these cultural offerings, quaint beach drive-ins scattered along the coast provide unique opportunities to enjoy films on big screens. Notable art galleries in Vero Beach and Melbourne Beach, among other locations, offer unique art pieces to adorn your new home.

## SPORTS TEAMS AND VENUES

For sports enthusiasts, Central East Florida offers proximity to games from all four major American sports leagues, including the Miami Heat, Inter Miami FC, Miami Dolphins and Florida Panthers. Additionally, a plethora of minor-league teams up and down the coast, like the Boca Raton FC, allows for diverse sporting experiences.

## RESTAURANTS AND NIGHTLIFE

Florida's Central East Coast is renowned for its sensational seafood, featuring upscale restaurants providing fine dining experiences and casual waterfront eateries. The region also boasts an array of local dining establishments offering cuisine that embodies the distinctive flavors of Florida. As day turns into night, Central East Coast cities come alive with vibrant nightlife scenes, featuring energetic nightclubs, moody lounges and cozy dive bars.



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

**SHOPPING AND RETAIL**

Central East Florida boasts a thriving and diverse shopping scene catering to a wide range of tastes and preferences. In cities like Melbourne, Cocoa Beach and Vero Beach, you'll discover a host of retail options. One of the most captivating aspects of shopping in this region is the prevalence of open-air malls and shopping districts, inviting you to relish the year-round sunshine as you explore a multitude of stores. Destinations like The Avenue Viera in Melbourne or The Avenues in Vero Beach provide the perfect setting for indulgent shopping, dining at outdoor cafes, and leisurely strolls amidst palm trees and lush landscaping.

This combination of exceptional shopping and delightful outdoor experiences truly defines the Central East Florida shopping adventure.

**PRIVATE CLUB MEMBERSHIPS**

Central East Florida's consistent and beautiful weather allows for a variety of sensational private clubs, primarily focusing on outdoor recreational activities. Joining one of the many country clubs in the area grants access to stunning golf courses with caddies, private beaches with full-service bars, restaurants, swimming pools and spas, offering an upscale community experience with luxury amenities.

**PARKS AND OUTDOOR ACTIVITIES**

Florida's lush greenery and vibrant wildlife make it a natural wonder, with Central East Florida offering numerous public parks and open spaces to revel in the state's beauty. Notable destinations include Historic Jungle Trail, Ocala National Forest and Canaveral National Seashore. Among the best state parks are Indian River Lagoon Preserve State Park, Sebastian Inlet State Park and Indian Riverside Park. When it comes to outdoor recreation, Central East Florida truly has it all. Beyond hiking through picturesque landscapes, the region's aquatic offerings are abundant, catering to enthusiasts of surfing, boating, snorkeling, scuba diving and a multitude of other water-based activities.

**MUSEUMS AND EXHIBITS**

The Central East Coast of Florida is home to many impressive and enticing museums and exhibits, ranging from natural history museums to modern art galleries. Noteworthy places include the Vero Beach Museum of Art, the Kennedy Space Center and many more. These venues are family-friendly and engaging, with some featuring interactive exhibits that allow children to experience things firsthand.



**BEACHES, SURF AND SUN**

While Florida boasts enchanting beaches throughout the state, the East Coast's beaches hold a unique allure. Some of the most popular Central East Coast beaches include Cocoa Beach, Sebastian Inlet, Jensen Beach and Vero Beach. Whether just a short walk from a bustling city or secluded and surrounded by swaying palm trees, Central East Coast beaches promise an idyllic natural playground of breathtaking splendor, regardless of where you choose to settle down.



# Our Network

FOR MORE INFORMATION PLEASE CONTACT:  
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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.

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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 1000 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

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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.

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Sotheby's International Realty Canada represents the country's most significant architectural masterpieces and extends top-tier service and marketing to homes across every price range. Whether you are moving to Canada, investing from outside the country or selling property as a non-Canadian resident, we can assist and provide comprehensive brokerage services for residential listing and buying clientele. Our advisors help you navigate the process and provide connections to reputable banking, taxation, legal and other professional counsel so that you can maximize the return from your real estate investment.

## 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.

## TTR SOTHEBY'S INTERNATIONAL REALTY

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TTR Sotheby's International Realty is regarded as one of the highest-performing real estate firms in the United States. With ten offices and over 500 real estate associates, our commitment to professional service, flawless integrity and community leadership allowed us to capture more than \$3 billion in closed sales in 2018 while also serving as one of the Washington Metropolitan Area's foremost leaders in corporate philanthropy.

# 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.

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*“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**



# MAKING YOUR WATERFRONT PROPERTY DREAM COME TRUE

ON FLORIDA'S EAST COAST

Florida's East Coast is a haven for people wanting a truly amazing waterfront property. Follow the guidance below to find and create an exquisite waterfront property that will fulfill all your dreams.

## WELCOMING WATERFRONT LOCATIONS

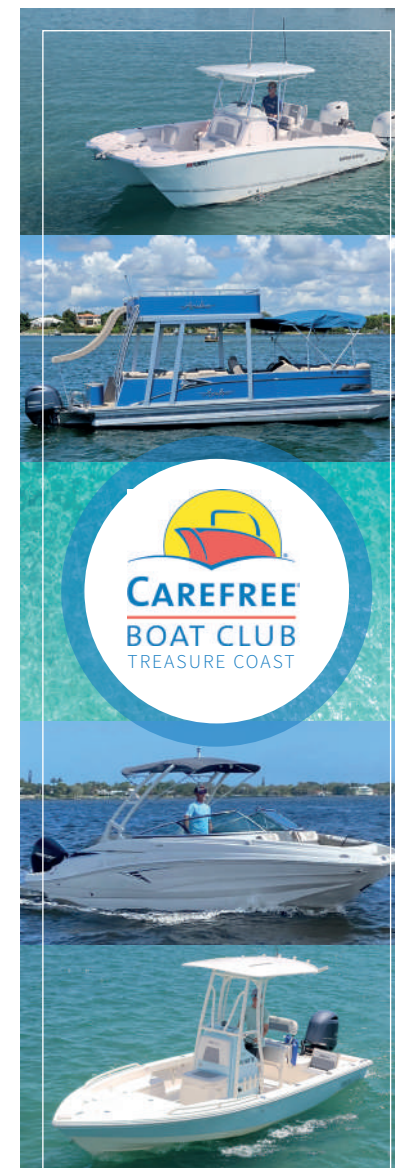
It's difficult to find undesirable locations in the counties of Martin, Brevard and Indian River, where Vero Beach is located, as every inch of the coast in this area is idyllic. However, certain spots offer more than others in terms of scenic surroundings, ocean views and high-end properties. Vero Beach offers a wide range of properties, from historic townhouses to lavish mansions, with plenty of options in between.

For spacious and luxurious homes, explore John's Island, where there are fresh, modern homes with open floor plans and roomy yards. Orchid Island is also home to opulent houses that sit on the beach but also offers a mix of smaller, more understated homes.

Hutchinson Island is one of the most sought-after spots within the Martin, Vero Beach and Brevard areas. This stunning island has some of the most opulent and extravagant homes, with dazzling mansions and expansive estates. Most properties on Hutchinson Island are contemporary but still deliver the sleepy beach charm that makes the area so alluring. However, certain areas on the island are intimate neighborhoods with compact homes that offer unbelievable proximity to the beach. The island also has waterfront high-rises with modern apartments for sale, so people can live on Hutchinson Island in any residence they prefer.

## CREATING A WATERFRONT PARADISE

Curating a delightful waterfront haven is about more than finding the perfect property. Everyone's dream waterfront home will look and feel different, but these tips are a brilliant place to start creating a lovely space.



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**BIOPHILIC INTERIORS**

Building or renovating a property with biophilic aesthetics involves adding features and designs that bring the residents closer to nature. An effective way to do this is to install large windows facing the water, so people can enjoy the dazzling ocean view from inside their home. Another idea is to use stone for your kitchen and bathroom tiling, or bare rock walls for your shower. Furthermore, implementing woven light fixtures throughout the space is a particularly great way to bring a natural and sustainable flair to a waterfront home along Florida's East Coast.

**LIGHT NEUTRAL PALETTES**

While dark colors and heavy patterns can be stunning in certain spaces, waterfront homes look best when decorated with a light, airy aesthetic that utilizes beach colors. Opt for lighter colors like white, light grey, beige and tan. Then, incorporate colors reminiscent of the waterfront, like pale blues and oceanic greens, to bring the majesty of the water into the house.

**WIDE-OPEN SPACES**

To make the most of waterfront living on the East Coast, create an open floor plan that makes the property feel comfortable and free. Closed-in spaces can be cozy, but waterfront properties, whether they're permanent residences or vacation homes, are about feeling unencumbered. High ceilings, a free-flowing floor plan and minimal furniture are excellent strategies for creating an ethereal and fresh atmosphere that complements the vast ocean and salty sea breeze outside.

**HARMONIZING YOUR INTERIOR AND EXTERIOR**

If you decide you'd like to connect the indoors and outdoors of your property with a functional patio or porch space, there are many design choices you can make to ensure the exterior of your property is as functional as the interior. As Florida's East Coast is blessed with year-round sunshine, utilizing an outdoor area to create a space for entertaining and dining is extremely popular. Outdoor tiling can help you create a designated dining space that capitalizes on your waterfront views and perfectly accommodates outdoor furniture. If you live along the Space Coast, home to NASA and the space science hub, a comfortable outdoor seating area will allow you to watch rocket launches from your backyard.

To ensure the appearance of your outdoor space is harmonious with your property, try to include themes of your interior design, outside. For example, if you've used reclaimed materials to create an eclectic aesthetic in your family home in Seawall's Point, aim to use similar materials in your outdoor furniture. Similarly, if you've used neutral and blue tones to create an idyllic surfer's retreat in your home in Melbourne Beach, continue to use the same color palette in your outdoor accessories.

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# RICH IN ADVENTURE

## PERKS OF LIVING NEAR THE INDIAN RIVER

People relocating to or around the Florida counties of Martin, Brevard or Indian River, where the city of Vero Beach is located, have the opportunity to dive into the many adventures available in the area. The range of exciting and exhilarating outdoor activities is one of the top perks of living near the Indian River.

### CLOSENESS TO NATURE

The Indian River area is rich with wildlife, from exquisite blossoming plants to friendly sea mammals and glowing organisms. Some of the most exciting ways to become immersed in Florida's nature is to take a dolphin and manatee boat tour, where a guide will sail through Indian River Lagoon, pointing out amazing wildlife. 70% of the lagoon's surface is along the Space Coast and boat tours in this area offer an immersive experience, giving people a glimpse at alligators,

dolphins, manatees and other majestic creatures in their natural habitat. For something even more unique, people can book bioluminescence boat tours and see the mystical world of glowing creatures. During these tours, enchanting lights fill the water, and graceful schools of fish typically swim up to kayaks to greet visitors.

People can also admire the wildlife on shore by touring the National Wildlife Refuge, the Environmental Learning Center or the Historic McKee Botanical Garden. These attractions take people into the heart of Florida's wildlife while educating them on conservation efforts and the distinctness of Florida's flora and fauna. Lastly, we recommend admiring the majesty of the night sky at the Fort Drum Conservation Area, where there are exquisite spots to look at constellations and bright stars.

## WAVES AND WATER

There are many options for people who want to get out on the water and have fun. Few people realize that the Indian River area offers top-notch waves for surfing, kayaking, paddleboarding and other water sports. The Space Coast is East Florida's top surfing destination, drawing huge crowds every year. There are even several annual surfing competitions held here. For those who prefer a more relaxing paddle sport, Round Island Park's paddleboarding scene is often considered to be the best spot. People can rent a board and take a guided tour of the area.

Kayaking is an immensely popular activity in Martin, Brevard, and Indian River counties, Blue Cypress Lake being one of the most prominent spots for enthusiastic kayakers to take a guided tour. This lake features towering Cypress trees that sit in some of the deepest waters and take on a magical blue tint when the sun rises in the morning.

An exciting excursion ideal for families and thrill seekers is an airboat adventure, where people climb aboard lightweight airboats that zip across the water's surface. These boats speed through swampy marshlands, giving people a peek at mesmerizing and complex Florida ecosystems.

## ENTHUSIASTIC ENDEAVORS

The adventures don't stop with the thrill of a zippy airboat ride. For people who want to experience true adventure and feel like they're on a splendid safari, stroll or peddle along the Famous Jungle Trail near Vero Beach. This eight-mile trail dazzles with picturesque landscapes, lush greenery and pieces of history that showcase Indian River County's rich past. Another wonderful place to hike or bike is the Fort Drum Marsh Conservation Area in neighboring Okeechobee County. This area offers five miles of idyllic but intense trails that travel past arid prairie, towering pine flatwoods, mushy hardwood swamps and serene freshwater marsh habitats. It's a sensational place for birdwatchers to see rare creatures, like sandhill cranes and bald eagles.

For adventurers more interested in marine life, the area offers an abundance of alluring places to snorkel and scuba dive. People can experience an exhilarating adventure by diving into the depths and exploring one of the famous shipwrecks, such as the SS Breconshire, which sank in 1894. With a little luck, scuba divers could even find a trinket of treasure.



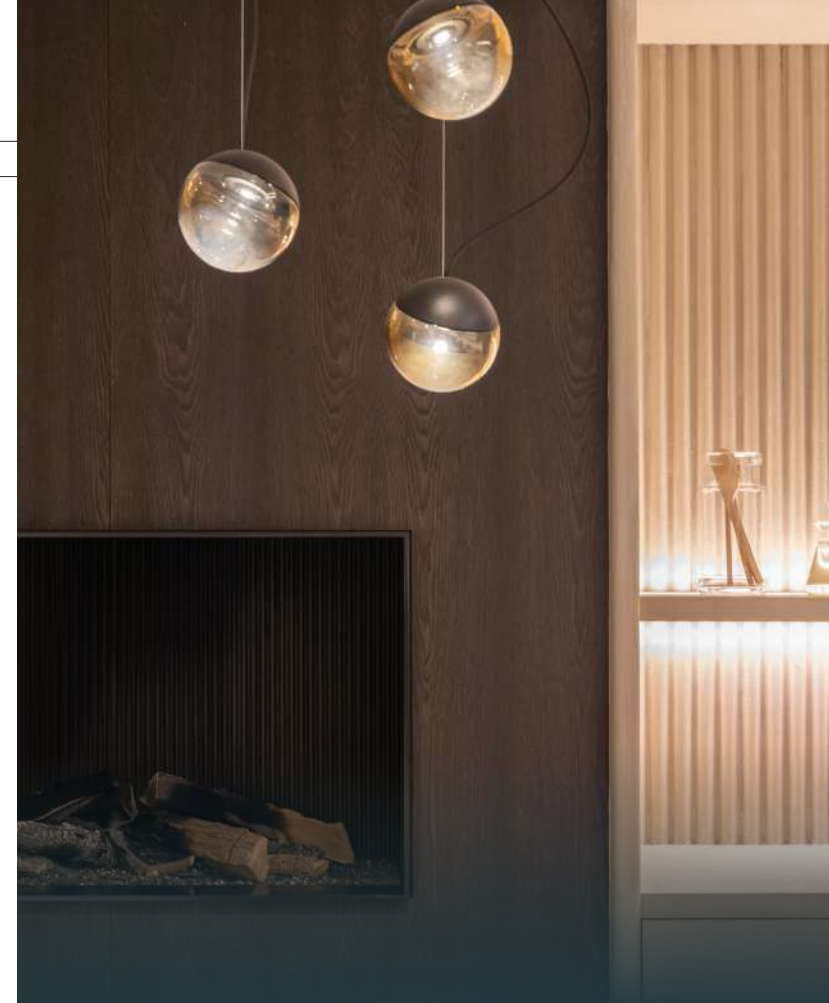
## PEACEFUL ACTIVITIES

For folks who want to take it easy, there is an abundance of peaceful and calm adventures. Martin, Brevard, and Indian River counties offer relaxing outdoor activities, including world-class fishing and golfing. Sebastian Inlet, Indian River Lagoon and St. Sebastian River are idyllic fishing spots where snook, grouper, redfish, Spanish mackerel, sharks, sailfish, tuna, and trout reside.

Another one of our favorite calm and casual activities is strolling through the local citrus groves, where the air is saturated with the sweet and sour scent of oranges, limes and lemons, and colorful trees are all around. It's an ethereal and splendid experience that will become a vivid and lustrous memory.

# 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 in Central East Florida, outlining every feature that would create your ideal abode.

Now, the time has come. You have the opportunity to turn those ideas into reality. Designing your dream home along Florida's East Coast 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.



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PERFECT PARTNERS

When building your own 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 Central East Florida 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. Whether you want to create a riverfront home on Orchid Island or an urban retreat in Vero Beach, 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.

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We advise our prospective clients to closely examine the region in which they plan to build, regardless of their taste in architecture and design. Whether Classical, Traditional, Transitional, or Modern, individual style is best expressed in ways at once unique and appropriate to their area.

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### 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 in Florida, 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.

### ARCHITECTURAL ACCENTS

When building in Central East Florida, 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.



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"Homes in Florida are typically characterized by their open spaces and use of natural materials."

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.



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ON THE MOVE:

# RELOCATING TO YOUR NEW LUXURY HOME

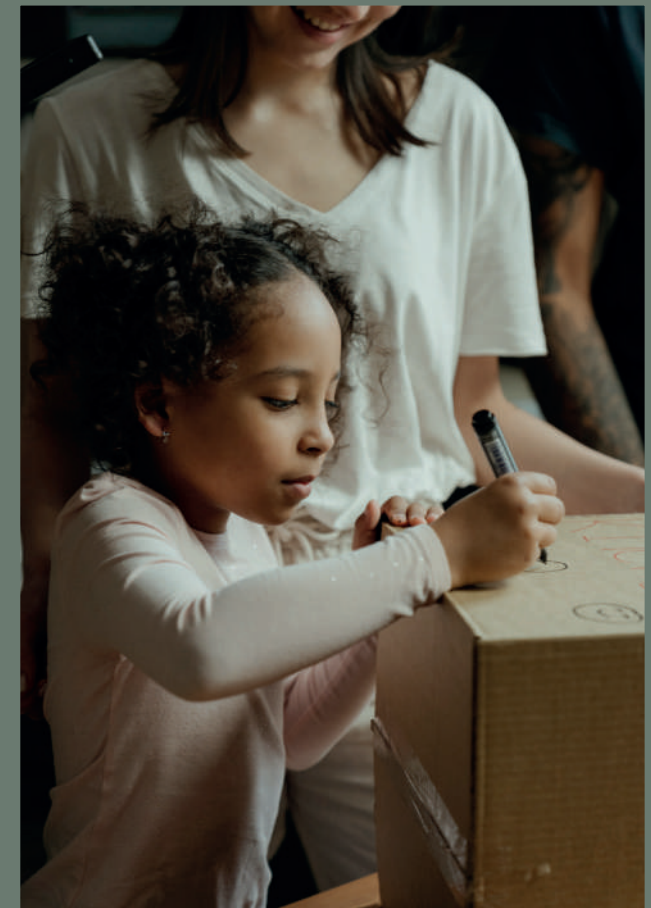
Whether you're relocating to Central East Florida for the first time or simply moving to a new area within the region, there are numerous logistics to consider which can make the concept of moving your life from one place to another overwhelming. Thankfully, it doesn't need to be.

Moving is the first step into a wonderful new world. Discovery awaits as you look forward to engaging with a new place along this special part of the East Coast, making a whole new set of friends and uncovering fresh opportunities for your future. There are few things as exciting as relocating for those ready for adventure. That should make the hoops you need to jump through to get there a little easier to face.

When it comes to high-net-worth families relocating, there may be additional concerns that everybody else doesn't face. Simply considering the intrinsic value of one's belongings means additional care will be required in overseeing their safe transport. And of course, there's the financial aspect. Becoming familiar with new local conditions will require even greater prudence than usual when it comes to your wealth.

None of this is insurmountable, but you don't want to go into the process unprepared. As with all other big moves you've made to get you to this elevated status in life, being strategic in your thinking and executing well-laid plans can ensure a smooth transition to your new luxury home.

As you get started on your relocation journey, keep in mind the following advice and considerations to ensure a smooth and enjoyable process.





### PREPARE THE PACKING

Moving your belongings from one place to another is the core essence of your transition, the most tangible and material aspect of the big change you are about to undertake. And as a luxury homeowner, you likely have a significant number of valuable items that will need protecting properly.

The best advice we can give when thinking about how to pack your stuff is, don't attempt to do it alone. Engaging moving professionals in Florida accustomed to transporting valuable possessions is critical at this stage. We aren't saying don't keep a watchful eye on the process. But delicate items like chandeliers and decorative vases face the challenge of showing up on the other side in one piece. In many cases, custom-built reinforced wooden crates will be needed.

While relying on the help of professionals is a must for transportation, you should still take stock of your possessions. Creating a meticulous inventory of your most precious belongings is key to finding happiness on the other end of your move. This is especially true of your valuables like jewelry and fine art.

Furthermore, be sure that your hired pros have a good track record of moving luxury items and are properly licensed, insured and bonded, especially when they are crossing state lines. Additionally, it is prudent to insure all of your belongings for this transition. Should the worst happen, then ensuring you are financially protected is key.

Finally, keep in mind that critical documents like deeds, financial records and passports should travel with you, preferably in secure fireproof boxes. Sensitive data stored in computers and hard drives may also require personal handling and protection. The same may go for the aforementioned jewelry. If it's small, easy to transport and very important, take it with you!

Physically moving to a new location is only the first aspect of your relocation adventure. Now comes perhaps an even more challenging stage: Getting to know your new surroundings.

Coming into a new neighborhood means engaging with a whole new community. Cultural mores may be somewhat different than what you are accustomed to. For example, neighborhoods such as Merritt Island in Brevard County and Jensen Beach in Martin County have a slower pace of life compared to what you may be used to in larger, urban areas of the state or elsewhere in the country.

Regardless of what that transition reveals, get ready to meet your neighbors, check out the local scene and adjust your lifestyle accordingly. Neighborhood associations can reveal opportunities to mingle with your community and better understand the local way of life.

Drive around and check out everything from shopping to restaurants and local parks. Test out what your work commute may look like so that you know how to budget your time properly. Get out there, get to know the lay of the land and get comfortable with it.



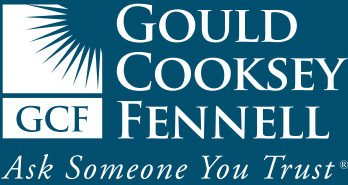
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### IN THE DRIVER'S SEAT

Moving to a new place also means setting up official business so that you can function properly in your new community. Many of the everyday functions you take for granted will require a redo in your new location. While none of it will be surprising or new, it does require some attention, especially when it comes to activities such as driving.

As soon as you arrive in your new Central East Floridian home, be prepared to deal with all things vehicular. Florida has its own unique requirements and legalities for cars, boats and motorcycles. For example, vehicles with out-of-state registrations must be registered within 10 days of the owner establishing residency in Florida.

### BACK TO SCHOOL

For those relocating to Central East Florida with children in tow, making sure the kids are enrolled in the very best schools is one of the most pressing matters there is. While it is likely that your upscale neighborhood is already home to an excellent educational district, many families want to keep their options open.

Private schools and boarding across Martin, Indian River and Brevard counties require a lot of time up front to apply and lots of preparation to pass entrance exams. Often, there are limited slots whether you're looking at facilities run by religious institutions or elite charter options. Since getting your little ones into the best schools takes a lot of time and effort, our advice is to do your research and start reaching out to them as long before the move as possible to get those gears going.

Another important consideration to note is the availability of special schools across Central East Florida, offering enrollment for advanced students. In areas ranging from mathematics to the dramatic arts, if your young ones are already exhibiting aptitude in any particular area, you'll want to look into what the district offers in terms of magnet schools and targeted programs. Again, space can be limited, so get into the process early.

### STAYING HEALTHY

One of the most stressful things you can go through when relocating to a new place is establishing a network of healthcare providers. After all, it's likely taken you years to find all those excellent doctors you've trusted for so long. Whether you're just looking for solid general practitioners or need sharp specialists or pediatricians to keep up with your family's health, you'll want them waiting for you when you arrive in your new home.

Fortunately, the standard of healthcare is excellent in Florida and there are a lot of things you can do to prepare for this change. Begin by talking to the professionals you already trust. With a little luck, your own doctors will have colleagues or an alumni network who can make good recommendations. At the very least, they can identify the best hospitals in your new area, narrowing down your search. Real estate agents and new neighbors and colleagues can also be good resources.

For those who are self-employed or prefer to purchase their healthcare insurance separately from their employer, finding the best coverage is also key. Call around to the top doctors' offices in your new area and see what they recommend. More than likely, you'll be hearing the same answers, helping you make the best choices. Or, engage an insurance broker to make the recommendations you need.





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## MONEY MATTERS

Once you have sorted packing and driving requirements, and have scoped out your new neighborhood, education and medical facilities, it's time to focus on financial matters.

Different states, counties and local municipalities will have entirely different tax regimes. And it can arrive from all different angles. Planning for any kind of change, even positive change, is critical as understanding how much more or less you'll have to play with will influence decisions of all kinds. Fortunately for residents, there are no state income or estate taxes to pay in Florida, and property taxes here are lower than in many other states. Business owners relocating to Central East Florida should be aware that corporations in the Sunshine State pay a corporate income tax of 5.5%. For understanding all of these taxation matters, the solution is simple: Engage a good accountant. Not only that, start talking to them before you move so you can be as ready as possible.

Financial considerations as an aspect of relocation aren't solely about taxation, but about increasing your own wealth, too. Wealth management is one of the most important parts of your financial portfolio. Moving to a new location means engaging with new wealth management firms. Do some research and see who's handling the largest portfolios and who has the best track record. There's no replacing people you can meet with in person regularly, so find them as soon as you can.

## PROTECTING YOUR NEW HOME

Relocating to your new luxury home is all about your future. You're making a change because you see better days ahead for you and your move is going to make that happen. Take stock of where you're moving to. Should regional challenges like extreme weather events, wildfires or earthquakes be part of the mix, make sure your home is properly insured and up to code.

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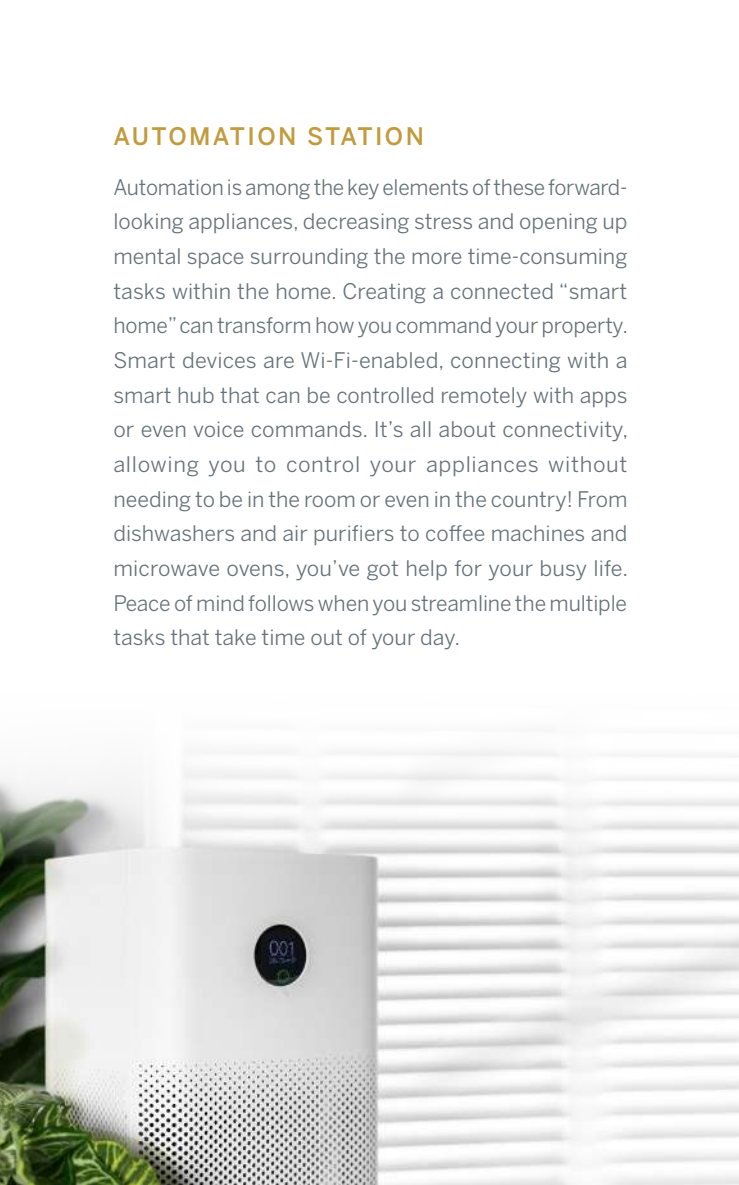
In today's modern world, where technology is evolving at a rapid pace, homeowners in Central East Florida can introduce high-end systems and technology into their homes to help elevate their lifestyle and increase their privacy. Technology and functionality are intricately interwoven with high-end living.

There are plenty of ways to upgrade one's home to fall in line with the latest and greatest options that advanced technology can afford. Whether you're looking at smart appliances that make everyday

activities easier to perform or are considering home security augmentation, immersing oneself in leveled-up home features can afford peace of mind and an enhanced lifestyle.

AUTOMATION STATION

Automation is among the key elements of these forward-looking appliances, decreasing stress and opening up mental space surrounding the more time-consuming tasks within the home. Creating a connected “smart home” can transform how you command your property. Smart devices are Wi-Fi-enabled, connecting with a smart hub that can be controlled remotely with apps or even voice commands. It’s all about connectivity, allowing you to control your appliances without needing to be in the room or even in the country! From dishwashers and air purifiers to coffee machines and microwave ovens, you’ve got help for your busy life. Peace of mind follows when you streamline the multiple tasks that take time out of your day.



SCENT SYSTEMS

Scent systems are an innovation gaining popularity in the luxury home market. Scent systems help to diffuse and distribute delicious fragrances throughout a property, helping homeowners create a specific ambiance and atmosphere. If you’d like to feel like you’ve entered into a spa when using your bathroom or want to fill your home with bursts of fresh, citrus fragrance when the weather outside may be humid and stuffy, scent systems are the way to go. With a vast array of sizes and designs available, these systems can blend seamlessly with your home interior.



SAFETY AND SAVINGS

Another way high-tech luxury home features can improve your life is with how they can help you command your security. Motion-detecting lights can alert you on your smartphone, tapping you into a camera system that will reveal any unwanted intrusions. Light things up to let outsiders know that you’re keeping an eye on things at the push of a button.

Keyless locks are also growing in popularity. If you have a fast-paced lifestyle, you may forget to constantly carry your keys around with you. Keyless locks can be opened by a secure smartphone app, but can also be controlled remotely. For example, if you’re on a work trip away, you can remotely allow your house sitter to enter your home and monitor when they leave.



### ROBOT ASSISTANCE

While robot vacuums may be a common sight now throughout homes in Florida, smart robot cleaners have been rapidly developing. Modern robot cleaners can vacuum, mop, wash, and even self-empty. This technology is not just limited to the interior of your home, robot lawn mowers can ensure your lawn remains pristine without having to organize a regular gardener or lawn care specialist.



### SOUND AND VISION

There's nothing quite as satisfying as having a high-level media center situated in your luxury home. A modern visual display system can ensure you can watch everything from the latest releases from Hollywood to your favorite sports team in the best quality possible.

Professionally installed audio systems can also be placed throughout your home. Whereas traditional systems would mean large bulky components taking up valuable space, modern audio tech can be just as effective when blended into each room. Audio specialists will make sure speakers are strategically placed for optimal acoustics.

Whether you're looking to increase your energy efficiency, enhance security, curate an entertainment space, or something else, there's advanced technology and top-of-the-range appliances out there perfectly suited to your new home in Central East Florida. Speak to your real estate agent about the systems and brands best suited to the lifestyle you want to lead here from your place on the coast.



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