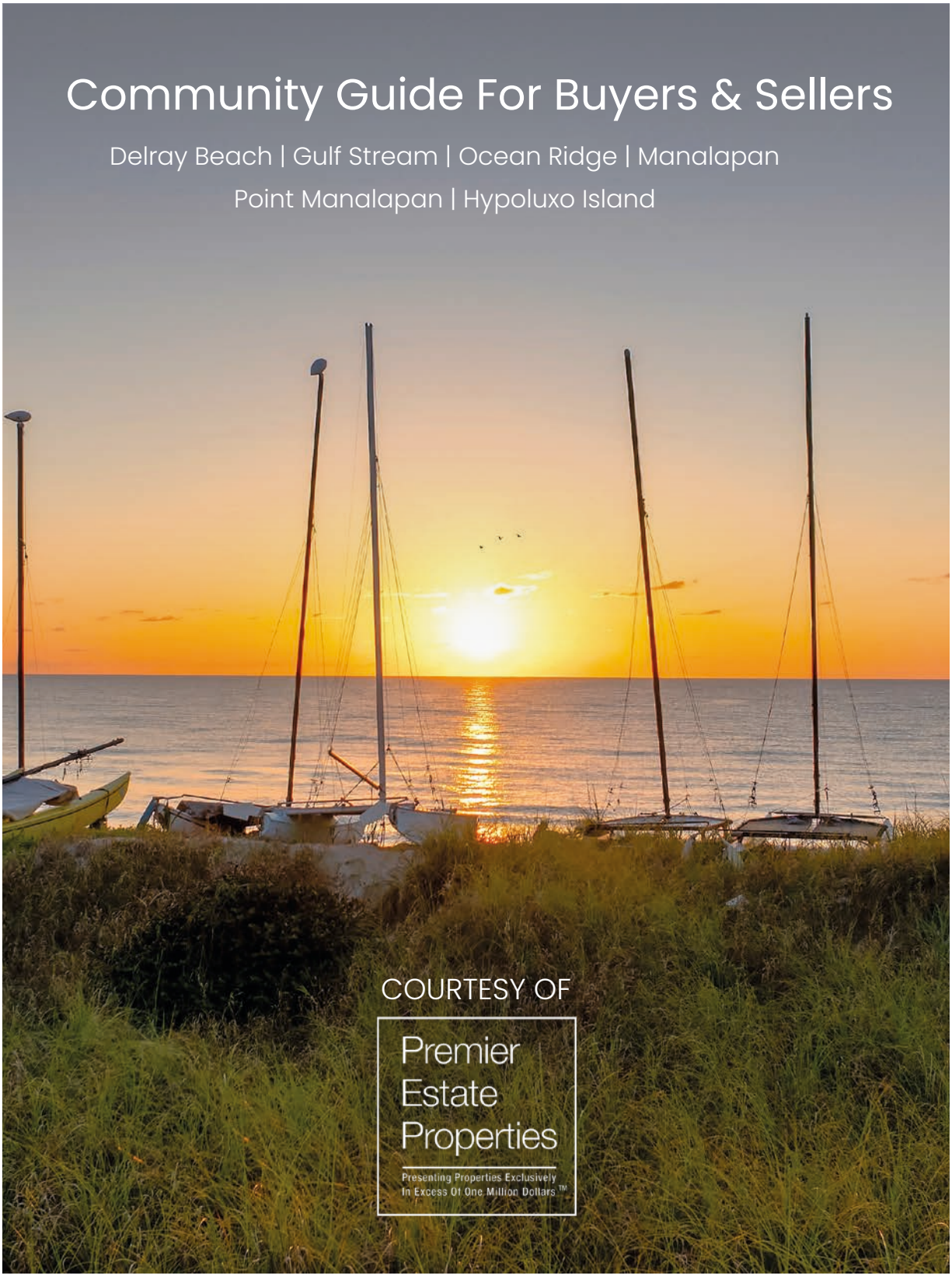
Community Guide For Buyers & Sellers

Delray Beach | Gulf Stream | Ocean Ridge | Manalapan
Point Manalapan | Hypoluxo Island



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This high-end real estate Firm is proud to represent a Billion Dollar-plus portfolio that encompasses the classic estates of Vero Beach on the north shore; world-famous estates on the island of Palm Beach; the mega-mansions of Manalapan and Delray Beach; exceptional properties throughout posh Boca Raton; the chicest of addresses in Fort Lauderdale, The Venice of America; and the ultra-luxury estates and condominiums in the charming towns throughout.

For more than 32 years Premier Estate Properties has successfully matched discerning Buyers with Sellers' important properties. Their top-tier transactional service encompasses in-depth market analytics, global multimedia marketing, informative showings, expert contract negotiations and review, seamless closings and expert guidance well beyond.

We invite you to peruse the information featured in this regional issue and to contact them with any questions you may have regarding available properties.

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PREMIER ESTATE PROPERTIES

THE HERMÈS OF HIGH-END REAL ESTATE

The year is 1993. Businesses are booming and high-profile individuals from the Northeast and Midwest are flocking to South Florida, seeking a tropical haven with beautiful weather and pristine beaches. All of which causes three young real estate Brokers to recognize an opportunity in an unfilled niche... the high-end luxury real estate market. Together they form a Brokerage Firm catering to the marketing and sale of properties priced exclusively over $1 million.

At that point in time, no real estate company in the United States or anywhere in the world was devoted solely to the million dollar-plus marketplace. They pioneered that niche. Yet skeptics suggested these three visionaries were limiting themselves by concentrating on such a narrow market segment.

Fast-forward to the present. Premier Estate Properties is now the No. 1 high-end luxury real estate company of its size in Florida... with 60 top-tier Agents in six strategic offices including Vero Beach, Palm Beach, Delray Beach, Boca Raton, Suburban Boca Raton, and Fort Lauderdale.

"We found our niche and ensured our Clients the finest concierge service and complete discretion while striving to always exceed their expectations," says Joseph G. Liguori, a founding Partner and Co-owner of Premier Estate Properties. Co-founders, Carmen N. D'Angelo, Jr. and Gerard P. Liguori second those sentiments.

This modest explanation of their climb to success mirrors their pleasant demeanor and virtuous work ethic. Yet each of the three has been consistently ranked for 15 years among The Wall Street Journal's prestigious list of top residential real estate sales professionals. Together they are the driving force behind Premier Estate Properties, nationally ranked #225 in sales among the Mega 1000 Companies by the T360 Real Estate Almanac.

These three Brokers/Owners are not only the best at what they do, they are the only ones who do what they do. Yet they are surprisingly modest about their achievements. Instead, they let 32 years of innovation, over $20 Billion in historic luxury real estate sales, a Billion Dollar-Plus Estate Portfolio and a global roster of celebrated Clients speak for them.

LUXURY COASTAL

CITIES AND TOWNS OF SOUTH FLORIDA

South Florida has long been a haven for opulent living, with its combination of beautiful beaches, stunning real estate and vibrant cultural scene. The coastal towns and cities along the Atlantic Ocean have become synonymous with prestige, attracting high-net-worth individuals who are drawn to the region's upscale lifestyle, year-round sunshine and scenic beauty. Among the most desirable places to live in South Florida are Delray Beach, Gulf Stream, Ocean Ridge, Manalapan, Point Manalapan and Hypoluxo Island. These coastal gems offer a rare mix of tranquility, exclusivity and luxury.





DELRAY BEACH:
A Blend Of Urban Energy And Coastal Tranquility

Delray Beach is a dynamic city known for its lively downtown, rich cultural offerings and stunning coastal properties. The city's luxury real estate spans from oceanfront residences to gated communities that are just minutes from the beach.

In East Delray Beach you'll find some of the area's most prestigious properties, with homes that offer panoramic ocean views, private beach access and close downtown proximity. Many exclusive homes are also situated along the Intracoastal Waterway, boasting boat docks and yacht access. Downtown, Atlantic Avenue is famous for its upscale shopping, world-class dining and an eclectic arts scene which includes galleries, music venues and theaters. Living here is truly being at the heart of the action.

On the other hand, Suburban Delray Beach offers a more laid-back atmosphere. The lush neighborhoods like Addison Reserve, The Bridges and Seagate Country Club provide resort-style amenities like tennis courts, pools and fitness centers. These communities are perfect for families or those looking for more space and activities. The suburban areas of Delray Beach combine the best of both worlds - serene surroundings with proximity to one of South Florida's most popular cities.



GULF STREAM:
A Private And Prestigious Enclave

Directly to the north of Delray Beach lies Gulf Stream, one of the most exclusive and peaceful towns in South Florida. With a population of just under 1,000 residents, this small but affluent town offers unparalleled luxury and seclusion. The area is known for its lush, tree-lined streets, large oceanfront estates and impeccable landscaping.

Gulf Stream's residences, many of which are designed in Mediterranean Revival and Bermuda styles, are some of the most sought-after properties in Palm Beach County. With private beach access, expansive outdoor living areas and boat docks, Gulf Stream offers a lifestyle that combines the opulent lifestyle with stunning natural beauty. This charming town has easy accessibility to upscale restaurants, retail and cultural offerings in nearby cities, making it a prime location for those who value both tranquility and convenience.



OCEAN RIDGE:
Tranquility And Prestige Along The Coast

Nestled between the Atlantic Ocean and the Intracoastal Waterway, Ocean Ridge, a compact, yet prestigious town is known for its serene atmosphere and high-end real estate. Ocean Ridge offers residents the rare combination of pristine, uncrowded beaches with luxurious estates. Many of the homes in this quiet beachfront town offer spectacular views of the ocean.

With approximately 2,000 residents, Ocean Ridge is an ideal location for those seeking privacy and exclusivity. The town's coastal properties typically feature expansive outdoor living spaces and pools, along with easy access to the Intracoastal Waterway for boating and watersports. Residents enjoy a peaceful lifestyle, with many properties offering direct beach access and views that stretch across the ocean.

Ocean Ridge's proximity to Delray Beach, Boca Raton and Palm Beach makes it an ideal location for those who want to escape the hustle and bustle while still being close to cultural attractions, fine dining and shopping.



MANALAPAN:
A Secluded Oceanfront Oasis

Manalapan is one of South Florida's most coveted communities for those seeking secluded opulent living. Known for its sophisticated atmosphere, Manalapan offers some of the most luxurious estates along South Florida's coastline. With only a few hundred residents, this town is a true oasis, where mansions sit on sprawling lots surrounded by lush gardens and serene landscapes.

Manalapan's waterfront homes are among the most expensive in the region, with many properties offering both oceanfront and Intracoastal access. The town is known for its lavish estates with private docks and extensive outdoor areas designed to take full advantage of the tropical environment. The Eau Palm Beach Resort & Spa, located in Manalapan, offers residents and visitors alike access to world-class resort amenities, including a state-of-the-art spa and fitness center along with fine dining.

For those seeking the ultimate in solitude and luxury, Manalapan is one of the best-kept secrets in South Florida. The town offers an unparalleled level of peace and quiet, yet it is still within easy reach of cultural and shopping destinations.



POINT MANALAPAN:
Ultra-Exclusive Waterfront Living

Point Manalapan is a small, affluent enclave that is part of the larger Manalapan area. It offers some of the most exclusive waterfront properties in the region. Often large, these residences are typically expansive estates with stunning views of the Intracoastal Waterway.

Living on Point Manalapan means having the best of both worlds - a secluded, quiet location that is also just a short drive away from the high-end boutiques, gourmet cuisine and premier cultural attractions in Palm Beach. The community is known for its ultra-luxurious homes with top-tier amenities, including private docks, infinity pools and spacious loggias designed for entertaining.

Point Manalapan offers the ideal environment for those who desire the pinnacle of luxury living while enjoying a serene, close-knit community. It's perfect for those seeking privacy, exclusivity and a direct connection to South Florida's natural beauty.



HYPOLUXO ISLAND:
A Hidden Waterfront Gem

Tucked along the Intracoastal Waterway, Hypoluxo Island is a quaint community located just north of Point Manalapan. The residences on this island are some of the region's most prestigious homes, with a mix of beautifully crafted architecture and well-maintained landscaping. While the area is relatively small, it offers sought-after waterfront real estate on one of South Florida's barrier islands. Similar to Point Manalapan, this town's properties offer panoramic views of and direct access to the Intracoastal for boating and watersports, making it a prized location for individuals who enjoy spending their days out on the water.

Hypoluxo Island is highly regarded for its sense of security and upscale living. It's a favorite among those seeking solitude without being far from the cultural hubs of Palm Beach, Delray Beach and Boca Raton. The area's lush tropical landscaping, private docks and spacious estates create an idyllic environment for those who appreciate the finer things in life.



WHY THESE

SOUTH FLORIDA COASTAL COMMUNITIES STAND OUT

The luxury coastal cities and towns of South Florida offer much more than just stunning homes - they provide an unparalleled lifestyle defined by exclusivity, privacy and natural beauty. With direct access to the ocean, the Intracoastal Waterway and proximity to some of the most prestigious cultural and shopping destinations, Delray Beach, Gulf Stream, Ocean Ridge, Manalapan, Point Manalapan and Hypoluxo Island are perfect for affluent individuals seeking the best of South Florida living.



The allure is undeniable. Whether it's the proximity to the pristine beaches, the stunning architectural designs or the sophisticated lifestyle, luxury Buyers are drawn to these communities for a range of reasons. Here are a few key elements that make these coastal cities and towns so appealing:

1. SECLUSION AND PRIVACY: Many of these towns are small, residential communities offering a sense of peace and exclusivity which can be difficult to find in larger, surrounding metropolitan areas.

2. SPECTACULAR REAL ESTATE: From oceanfront estates to distinguished gated residences, these towns boast some of the finest homes in South Florida. Grand entryways, elegant driveways and prime coastal location all add to the value and enticement of these impressive estates.

3. NATURAL BEAUTY: The region's stunning beaches, lush landscapes and calm waters provide an idyllic backdrop for luxury living. Tree-lined streets throughout the area are home to an array of Florida's beautiful wildlife.

4. PROXIMITY TO MAJOR CITIES: While these towns offer a tranquil escape for residents, they are also within easy reach of Palm Beach, Boca Raton and Fort Lauderdale, offering access to high-end dining, shopping and fine art events.

5. OUTDOOR LIFESTYLE: Whether it's boating, golfing or simply enjoying the beach, these communities are designed to embrace an outdoor, relaxed lifestyle.







YOU HAVE EXPERIENCED

LUXE LIVING BUT NEVER LIKE THIS

Plan exactly the lifestyle you want to live, complete with all the amenities that you require. We will introduce you to the neighborhoods, the architecture, the chicest addresses, the important lifestyle properties currently available or coming soon to market. Premier Estate Properties will seamlessly facilitate luxe Florida living as you have never experienced it before.

Escape to the world of the exceptional, where the only waves you will encounter are lapping at the shoreline of a pristine beach. Where luxury designs in Oceanfront, Intracoastal, Deepwater, Estate Enclave and Country Club Estates vie for consideration... and mega-mansions beckon while lock-and-leave ultraluxe condominiums assure.



Simplify your search with our Billion Dollar-Plus Estate Portfolio of superlative new construction, reimagined estates, classic Florida mansions, world-famous compounds, condominiums of the highest caliber... as well as stunning view properties where you can build on a dream.



Play by the beach in your own resort-style oasis, followed by alfresco dining against a tangerine sunset. Park your mega-yacht at the private dock on the quiet canal that rims your glass-encased modern point lot estate. Leave your clubs in your golf cart as you head to your enclave clubhouse for a 9th hole respite on the lanai. Have the concierge send those theater tickets up to your penthouse, while you lounge by the pool after your mid-morning swim.





PURCHASING WITH PREMIER ESTATE PROPERTIES

A PREMIER GUIDE TO LUXURY REAL ESTATE

When it comes to purchasing luxury real estate in Florida, few names carry as much prestige and credibility as Premier Estate Properties. Specializing in high-end properties across some of the state's most sought-after locales, this boutique real estate Company provides a premier experience for those looking to buy exceptional estates, whether as primary residences, vacation homes or investment properties.

In this article, we'll explore why buying with Premier Estate Properties is a step toward securing an elite lifestyle in one of Florida's most desirable regions.

1. THE PREMIER DIFFERENCE

Premier Estate Properties is synonymous with top-tier service, unparalleled expertise and an extensive portfolio of prestigious homes. What sets this Brokerage Firm apart from others is its deep knowledge of the high-end real estate market, as well as its commitment to providing an individualized, white-glove experience for its clients.

Whether you're looking for an expansive oceanfront estate in Manalapan, a sophisticated penthouse in Ocean Ridge or a private compound in Delray Beach, Premier Estate Properties offers access to a broad spectrum of exclusive listings - many of which are not available through other real estate firms. The Brokerage is well-established in the South Florida luxury market, with Agents who are highly experienced and knowledgeable about the region's unique neighborhoods and market trends.

2. A HANDPICKED SELECTION OF EXCLUSIVE PROPERTIES

One of the most appealing aspects of working with Premier Estate Properties is their curated property selection. Beyond mere listings, they offer access to residences that embody architectural brilliance, historical significance and bespoke amenities. From waterfront mansions to equestrian estates, modern condominiums to historic homes, the Firm offers residences tailored to the most refined tastes.

With unrivaled expertise and specialization in the opulent real estate market, Premier Estate Properties offers an exceptional collection of waterfront properties, distinguished golf course communities, refined luxury condominiums and discreet gated estates, far surpassing all competitive standards.



Key Property Types:

Waterfront Properties: Leveraging Florida's coveted coastline, these estates provide Homeowners with direct ocean or Intracoastal access. Many of their unique features include private deepwater docks, panoramic water views and architectural designs that seamlessly integrate indoor and outdoor living, offering privacy as well as grand entertaining spaces.

Golf Course Communities: Exclusive golf-centered communities cater to affluent Buyers seeking a lifestyle centered around world-class amenities and a tight-knit community. Residents enjoy access to championship courses, private clubhouses and meticulously maintained landscapes.

Ultra-Luxury Condominiums: For those who prefer a more maintenance-free lifestyle, high-end condominiums offer breathtaking views and state-of-the-art amenities in both tranquil towns and vibrant cities.

Private Gated Estates: Presenting privacy and security, gated properties are perfect for Buyers looking for seclusion and personalized living experience. Sitting on larger lots, these estates are encapsulated by lush greenery and filled with intricate architecture.

3. EXPERT GUIDANCE EVERY STEP OF THE WAY

Acquiring a distinguished property can be an intimidating process, especially for those new to the South Florida real estate market. Fortunately, Premier Estate Properties has a team of well-seasoned Agents who offer their expert guidance throughout the entire buying process. Their services include:

Personalized Property Search: Through meticulous consultation, Premier Estate Properties' Agents discern your unique preferences, lifestyle aspirations and investment objectives, crafting a bespoke acquisition strategy that identifies properties perfectly aligned with your vision.

Market Insights: The dynamic landscape of luxury real estate demands insightful analysis. Their Agents provide valuable insights into local market conditions, off-market opportunities, future developments and trend projections, empowering clients to make informed and strategic decisions.

Negotiation Expertise: Whether you're purchasing a multi-million-dollar estate or an ultra-luxury condominium, the negotiation process can be intricate. As your Trusted Advisor, Premier Estate Properties negotiates on your behalf, ensuring your interests and terms are met while achieving the best deal possible.

Legal and Financial Support: Purchasing luxury real estate often involves specialized legal and financial considerations. Premier Estate Properties has cultivated relationships with top-tier lawyers, mortgage brokers and financial advisors to ensure a smooth transaction from start to finish.

4. FLORIDA'S PREMIER LOCATIONS FOR LUXURY LIVING

Florida is home to a wealth of luxury communities, and Premier Estate Properties is highly active in several of the state's most prominent locations, including:

Boca Raton

Offering an upscale, family-friendly atmosphere, Boca Raton showcases some of the state's most prestigious golf course communities, as well as a variety of opulent waterfront properties. The city's top-rated schools, fine dining and shopping make it an ideal choice for families seeking a luxurious lifestyle.

Delray Beach

Home to some of the region's most desired estates, Delray Beach offers the historic charm, pristine coastline and natural beauty that enchants both residents and visitors alike. With its gorgeous, seashell-flecked stretch of beach, vibrant downtown and elite array of luxury estates, savvy Homebuyers insist on Delray Beach.

Fort Lauderdale

Celebrated for its prominent yachting community and dynamic cultural scene, Fort Lauderdale offers exclusive properties along its canals, beaches and in prestigious neighborhoods like Las Olas Isles. The city has become a hotspot for those seeking an active, cosmopolitan lifestyle paired with luxurious homes.

Palm Beach

Renowned for its historical landmarks, elegant estates and world-class shopping, Palm Beach is a prime destination for affluent Buyers. The island offers stunning waterfront estates, private gated residences and upscale condominiums - all within easy reach of cultural venues, gourmet dining and immaculate beaches.

Vero Beach

For those seeking a quieter, more laid-back lifestyle, the Treasure Coast provides an attractive alternative. Vero Beach is known for its untouched beaches, charming atmosphere and luxury properties with expansive water views.

5. INVESTMENT POTENTIAL

Guided by Premier Estate Properties, investing in Florida's luxury real estate offers Buyers both immediate enjoyment and substantial long-term appreciation. Capitalizing on Florida's robust economy, tax advantages for out-of-state Buyers and the constant demand for high-end properties, Premier Estate Properties paves the way for your next successful investment.

6. MAKING THE DREAM A REALITY

Purchasing a high-end home is an investment not just in property, but in lifestyle. With personalized service, expert guidance and knowledge as well as a portfolio of stunning properties, Premier Estate Properties ensures that every Client can find their perfect luxury residence and enjoy the life that comes with it.

IN CONCLUSION

Whether you're relocating, investing, or simply seeking a second home in the Sunshine State, buying with this Brokerage Firm offers exclusive access to the finest homes in South Florida's most coveted locations. From initial consultation to final closing, Premier Estate Properties is dedicated to making your dream a reality.



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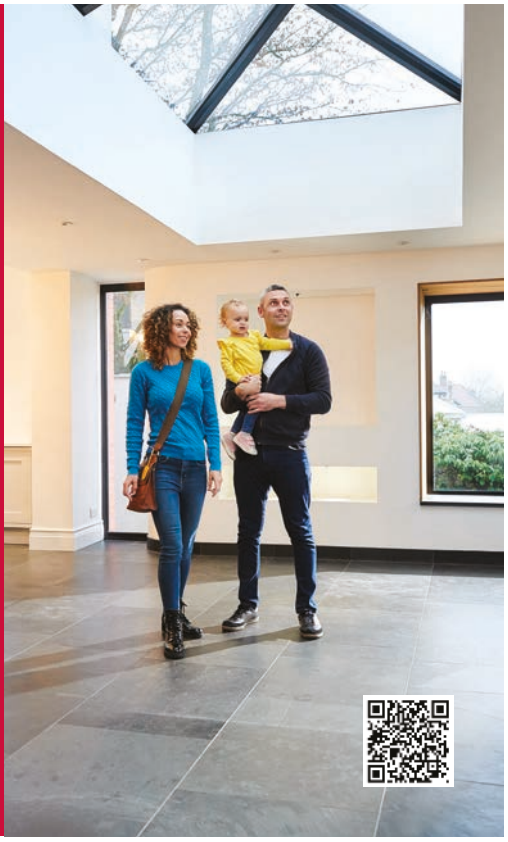
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- Renovations of residential properties
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SELLING WITH PREMIER ESTATE PROPERTIES

A PREMIER APPROACH TO LUXURY REAL ESTATE

Selling million-dollar real estate in Florida requires more than just listing a property on the market. It demands expertise, precision and an understanding of the unique dynamics that drive high-end transactions. Premier Estate Properties, one of the nation's most esteemed luxury real estate agencies, offers Sellers a comprehensive, high touch approach to selling their property.

From customized marketing strategies to expert negotiation and an extensive network of affluent Buyers, selling with Premier Estate Properties ensures a seamless and successful transaction.

In this segment, we'll dive into why choosing Premier Estate Properties to sell your unique residence is a step toward achieving your best possible outcome in South Florida's competitive real estate market.

1. THE PREMIER ADVANTAGE

With decades of experience in the South Florida luxury real estate market, Premier Estate Properties has developed an exceptional reputation for handling some of the most exclusive residences in the region. Selling a sprawling estate in Manalapan, a waterfront villa in Delray Beach or a contemporary condo in Ocean Ridge, is no obstacle for this boutique Brokerage, where tailored, concierge-style service meets the needs of high-net-worth Sellers.

What sets Premier Estate Properties apart is their commitment to maximizing the value of your property while minimizing the stress and complexity of the selling process. They offer a bespoke, full-service approach that includes everything from market analysis to closing - ensuring your home is well-positioned to attract the right Buyers and sell at the highest possible price, maximizing your Return On Investment (ROI).



2. COMPREHENSIVE MARKETING STRATEGY

The success of any luxury property sale begins with effective marketing. Premier Estate Properties understands the importance of showcasing your home to the right audience in the most compelling way. The firm crafts personalized marketing plans that highlight the unique features of your property and attract qualified Buyers from around the world.

Key Marketing Services:

High-End Photography And Videography: Premier Estate Properties maintains exclusive contractual agreements with professional photographers and videographers to capture your residence in the most flattering light. From stunning aerial drone shots to detailed interior photography, the visual presentation of your property is designed to make a lasting impression.

Virtual Tours And 3D Renderings: In today's digital age, many Buyers begin their property search online. Premier Estate Properties offers immersive virtual tours for Zillow Showcase properties and displays 3D renderings for new construction estates, allowing potential Buyers to explore your home remotely before arranging a showing.

Targeted Digital Advertising: The Company uses sophisticated digital marketing techniques to ensure your property is seen by the right Buyers. This includes targeted online ads, social media promotion and email campaigns aimed at affluent Buyers worldwide.

Exclusive Print And Direct Mail Campaigns: For a more traditional approach, Premier Estate Properties leverages print advertising in top-tier luxury publications both nationally and locally. To effectively engage key audiences, the Brokerage mails high-quality brochures directly to potential Buyers and Investors.

Property Placement On High-Profile Real Estate Platforms: Your residence will be showcased on the most prestigious real estate websites to broaden your property's exposure to a global audience. The Brokerage Firm does this by utilizing its syndication portals to highlight your important residence on a global scale, presenting it on renowned websites internationally.



3. EXPERT PRICING AND MARKET ANALYSIS

Establishing the appropriate valuation for a high-end residence is one of the most critical aspects of a successful sale. Premier Estate Properties' Agents are experts at conducting comprehensive market analyses, using their knowledge of the local market and current trends to set the proper price for your home.

Prior to placing your property on the market, the Agents conduct an in-depth Comparative Market Analysis (CMA) that evaluates recent sales of similar homes in the area, the current inventory and overall market conditions. This fact-based approach ensures your property is competitively priced, balancing the desire for a quick sale with the goal of achieving the highest possible return.

With their extensive market knowledge, Premier Estate Properties is adept at pricing homes in emerging or niche markets, where conventional information from similar transactions might be limited. This expertise can help Sellers make data-backed pricing decisions that appeal to suitable Buyers.

4. A NETWORK OF AFFLUENT BUYERS

A paramount advantage of entrusting the sale of your property to Premier Estate Properties lies in their cultivated sphere of high-value Clientele, encompassing Buyers, Investors and international Clients. Opulent properties require a special marketing touch, and the Company's extensive network of high-net-worth individuals ensures your home is seen by the right audience.

Premier Estate Properties is well-connected within the luxury real estate community, both locally and globally.

The Brokerage Firm's Agents have relationships with top-tier Brokers and Agents, ensuring that your property is presented to potential Buyers, even those who may not be actively looking on the public market.

Moreover, Premier Estate Properties has access to and leverages exclusive off-market opportunities. Through its private network, this Brokerage connects affluent Buyers to properties not yet listed on traditional platforms.

5. EXPERT NEGOTIATION SKILLS

The art of negotiation is a critical component of luxury real estate transactions. With years of experience navigating the intricacies of high-value sales, Premier Estate Properties' Agents are skilled negotiators who work tirelessly to secure the best terms for their Clients.

Whether you're faced with a single Buyer or multiple interested parties, this company knows how to handle offers, counter offers and contingencies with finesse. Their goal is to ensure that you receive the highest possible price for your property, while also protecting your interests throughout the negotiation process.

With a well-established reputation in the market, Premier Estate Properties utilizes their connections with Buyers and other Brokers to smooth the negotiation process and maintain the highest level of confidentiality and discretion.

6. SEAMLESS TRANSACTION MANAGEMENT

Selling a luxury property in Florida involves a multitude of legal and financial considerations. Encompassing tax implications and closing procedures, the process demands meticulous oversight. Premier Estate Properties takes care of every detail, ensuring an efficient, stress-free transaction for Sellers.

The Brokerage works closely with a consortium of trusted legal, financial and title professionals to manage every aspect of the sale. From preparing your home for inspections to overseeing the closing documents, Premier Estate Properties ensures every step of the process is handled with precision and professionalism.

Their bespoke service enables Sellers to focus on their next chapter while Premier Estate Properties takes care of the complexities of the sale. They pride themselves on being a one stop shop for all your selling needs, making your transaction experience as seamless as possible.

7. MAXIMIZING SALE PRICE THROUGH HOME PREPARATION

Before listing a luxury property, it's important to ensure that the home is in its best possible condition. Premier Estate Properties offers guidance on home staging, repairs and improvements that can increase your home's appeal and maximize its sale price.

From landscaping to interior design, their relationships with trusted staging professionals and contractors provide Sellers with valuable connections to make any necessary updates.

Whether it's enhancing curb appeal or highlighting the home's most luxurious features, Premier Estate Properties knows how to make your property stand out in even the most challenging markets.

8. GLOBAL REACH WITH LOCAL EXPERTISE

With South Florida's magnetic pull drawing Buyers locally as well as internationally, expertise in navigating the global luxury real estate market is necessary. Premier Estate Properties combines its worldwide reach with its deep local knowledge to tap into core Buyer pools. Strategically stationed offices in key markets like Palm Beach, Delray Beach and Fort Lauderdale, position the Agency to attract both out-of-state Buyers and international Investors.

Premier Estate Properties extends its influence through powerful affiliations with prestigious networks: Mayfair International, Luxury Portfolio International, Leading Real Estate Companies of the World, FIABCI, Board of Regents and Who's Who In Luxury Real Estate. These connections amplify their reach, positioning your residence before a world-class audience.

IN CONCLUSION

With a blend of cutting-edge marketing, expert pricing, negotiation skills and a personalized service approach, Premier Estate Properties ensures that every property sale is handled with the utmost care and attention to detail. Whether you're downsizing, relocating or simply moving on to your next chapter, selling with Premier Estate Properties is the key to a successful and stress-free real estate experience.

If you're ready to sell your luxury home in Florida, trust the Specialists at Premier Estate Properties to make your selling experience as exceptional as your property.





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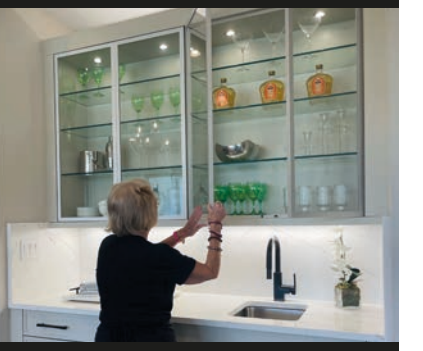
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ACTIVITIES: DISCOVERING THE EXCITEMENT

The southeastern coast of Florida, encompassing Delray Beach, Gulf Stream, Ocean Ridge, Manalapan, Point Manalapan and Hypoluxo Island, offers an irresistible blend of natural beauty, cultural richness and recreational opportunities. Known for their stunning beaches and vibrant arts scene, these cities and towns are a perfect destination for visitors seeking a mix of relaxation, adventure and entertainment. Whether you're a beach lover, outdoor enthusiast, art aficionado or foodie, there is something for everyone.

Here's a guide to some of the best activities you can enjoy in this lively coastal paradise.

1. RELAXING AT THE BEACHES

The beautiful coastline of Florida offers an idyllic setting for relaxation. With a variety of parks and beaches to choose from, visitors can enjoy the peaceful ambiance of the Atlantic Ocean and its surrounding natural landscapes.

Ocean Front Beach Park

Located just a short distance from Ocean Ridge Hammock Park, Ocean Front Beach Park offers an ideal space for a relaxed day by the water. The clean, sandy beach is perfect for sunbathing and the park has picnic areas where visitors can enjoy a meal with a view. Though this beach tends to be more crowded than its neighboring park, it is a perfect spot for those who want a livelier atmosphere.

Gulfstream Park

In the town of Gulf Stream on the north end lies Gulfstream Park. Offering a calm and peaceful beach experience, this less crowded park is perfect for enjoying a leisurely day by the water. For those with children, a playground provides easy access to fun for the youngsters, while shaded picnic benches create a space for enjoying snacks or meals.

Those looking for a more tranquil experience can simply relax on the beach or take a walk along the shoreline.

Delray Beach Municipal Beach

Delray Beach Municipal Beach is one of the area's most popular spots, known for its energetic and vibrant atmosphere. With easy access to local restaurants, restrooms and volleyball courts, this beach has something for everyone. The palm lined sidewalk along A1A is perfect for a scenic stroll and the wide sandy beach offers plenty of room to relax or enjoy a swim in the ocean.

Anchor Park

Located just a stone's throw away from Delray Municipal Beach, Anchor Park offers picnic tables for those seeking to enjoy a meal al fresco as well as a playground for parents with children. For those looking to take a break from the sun, this quaint park provides plenty of greenery and shade. If you want to cool off in the ocean or take a walk along the seashore, all you need to do is cross the street.

Atlantic Dunes Park

A hidden gem in Delray Beach, Atlantic Dunes Park, combines the beauty of coastal dunes with a more secluded environment. This beach park is perfect for unwinding, lounging in a beach chair on the sand or taking in the surrounding natural beauty. The lush foliage and pavilion make it an ideal spot to relax and recharge.

2. SHOPPING AND DINING

South Florida offers more than just beautiful beaches - it's a top spot for shopping and dining. With a variety of charming districts and lively shopping centers, there's always something new to explore, whether you're hunting for unique finds or looking for a great meal.



Plaza del Mar

Located just a short distance from the beach, Plaza del Mar is an upscale shopping center that combines boutique shopping with a relaxed, coastal vibe. Here, you'll find a curated selection of fashion and jewelry perfect for finding that one-of-a-kind item. After shopping, enjoy dining at one of the delightful restaurants offering a variety of flavors in a cozy, inviting atmosphere.

Atlantic Avenue

Atlantic Avenue is the vibrant heart of downtown Delray Beach, packed with eclectic boutiques, art galleries and shops offering everything from stylish clothing to unique home accents. This energetic street is perfect for an afternoon of shopping followed by a meal at one of the many restaurants lining the Avenue. Whether you're craving fresh seafood, local eats or craft cocktails, Atlantic Avenue has something to satisfy every appetite.

Delray Place

Featuring a mix of stores and restaurants, Delray Place caters to those seeking a one stop shop for all their retail needs. Whether you're in the mood for a shopping spree or a bite to eat, you'll find it here. The plaza has a selection of stores offering clothing, accessories and gifts. From quick bites to more refined meals, there's no shortage of culinary choices, making it a perfect stop for both retail and dining.

Delray Marketplace

For a more dynamic shopping and dining experience, head to Delray Marketplace. This lively, open-air center offers a mix of big-name stores, local boutiques and specialty shops. When it's time to eat, the marketplace has a wide variety of restaurants catering to different tastes, whether you're looking for casual dining or something a bit more upscale.





With live entertainment and events as well as a bowling alley and arcade adding to the lively atmosphere, Delray Marketplace is a great spot for both shopping and enjoying a fun night out.

3. GOLFING

Delray Beach and Gulf Stream are fantastic destinations for golfers, offering a diverse selection of courses that cater to all skill levels. Whether you're looking for a relaxing round or a challenging course, the region's golf clubs combine beautiful landscapes with the perfect Florida climate.

The Little Club

The Little Club, one of Gulf Stream's treasures, delivers an exclusive, members-only experience. This private club features a charming, traditional design offering a fun yet challenging round for golfers. With narrow fairways and immaculate greens, Little Club provides a peaceful environment where players can enjoy a classic golfing experience amidst a tranquil setting.

Gulf Stream Golf Club

One of the oldest and most prestigious golf clubs in the area, Gulf Stream Golf Club is a private invitation only club. The course, designed by Donald Ross, blends tree-lined fairways and water features, offering a challenging round for all players. Golfers can enjoy the beauty and history of this classic course while experiencing the top-tier service the club is known for.

Mizner Country Club

Mizner Country Club offers an exceptional golfing experience with its stunning, championship level course designed by Kipp Schulties. This course features wide fairways, water hazards and picturesque views that challenge golfers while offering a rewarding experience. In addition to the course, the club's luxurious amenities make it a memorable place to spend the day.



The Seagate Golf Club

Located just down the road from Delray Beach's vibrant downtown, The Seagate Golf Club offers a semi-private course that's both challenging and enjoyable. With its beautiful fairways, water features and relaxed atmosphere, it's the perfect place for golfers of all levels. The club also offers modern facilities, making it a popular choice for both locals and visitors seeking a welcoming and scenic golfing experience.

Delray Beach Golf Club

A local favorite, Delray Beach Golf Club is a public course that offers a challenging layout. The 18-hole course, surrounded by lush trees and water hazards, is well-maintained and affordable, making it a great option for a casual round. Its central location and inviting atmosphere make Delray Beach Golf Club a popular spot for both residents and tourists.

Lakeview Golf Course

For those looking for a more laid-back golfing experience, Lakeview Golf Course is the perfect choice. This 9-hole, public course is ideal for beginners or golfers wanting a shorter, easier round. The scenic views of nearby lakes and the relaxed atmosphere make it an enjoyable spot for a fun and easy-going game of golf.

4. BOATING

The waterways of Delray Beach, Gulf Stream, Ocean Ridge, Manalapan, Point Manalapan and Hypoluxo Island are a boater's dream, offering everything from peaceful cruises along the Intracoastal to thrilling excursions to the Atlantic Ocean through the Boynton Inlet. Whether you're a seasoned captain or a casual adventurer, the local waters provide the perfect setting for a day on the boat.

Boynton Inlet

Just north of Delray Beach, Boynton Inlet offers a direct passage to the Atlantic Ocean. It's a favorite spot for boaters looking to head out to sea for fishing, sailing or simply enjoying the open waters. The inlet also provides a passage for those who desire to enjoy water sports like jet skiing and wakeboarding in the ocean. With its beautiful views and park just adjacent, the Boynton Inlet is a prime destination for both relaxation and adventure on the water.

Intracoastal Waterway

Look no further than the Intracoastal Waterway to enjoy a more relaxed day on the water. Accessible from various parks and marinas, this waterway is perfect for those who prefer a leisurely, peaceful cruise. As you navigate the Intracoastal, you'll pass by picturesque estates, lush landscapes and local wildlife, making it a beautiful and serene route. Whether you're enjoying a quiet boat ride or exploring the charming waterfront views, the Intracoastal provides a stunning backdrop.

5. KAYAKING AND PADDLEBOARDING

Southeast Florida is a fantastic destination for those who love to explore the water on kayaks and paddleboards. Offering the perfect way to enjoy the area's beautiful waterways, paddling through some of Florida's most awe-inspiring landscapes. For those cruising along peaceful lakes or paddling through coastal inlets, there is anything but disappointment.

Ocean Inlet Park

Ocean Inlet Park is a favorite spot for kayaking and paddleboarding, where the Intracoastal Waterway meets the Atlantic Ocean. The calm waters near the inlet make it perfect for beginners, but more experienced paddlers can venture out into the ocean for a bit of excitement. The park provides easy access to both the water and the beach, making it a convenient location to launch your board or kayak and take in beautiful ocean views.

Lake Ida Park

Lake Ida Park offers a tranquil setting for kayaking and paddleboarding, with its expansive freshwater lake. Ideal for those of all skill levels, the calm waters provide a peaceful atmosphere, making it easy to relax while paddling. You can explore the extensive shoreline or simply enjoy leisurely traveling on the water, while soaking in the serene beauty of the park.

Knowles Park

Located along the Intracoastal Waterway, Knowles Park is another incredible spot for kayaking and paddleboarding. Though the waters here are not protected from the bustling of the boats, it's a great spot to launch and enjoy an exciting trip on the water.

6. SNORKELING

Delray Beach, Gulf Stream, Ocean Ridge and Manalapan are hidden gems when it comes to snorkeling. With their crystal-clear waters and vibrant underwater world, there are amazing spots to explore sea life. Whether you're new to snorkeling or an experienced enthusiast, the area's diverse locations offer easy access to beautiful marine life and landscapes.

Ocean Inlet Park

Situated along the crystal blue waters where the Intracoastal Waterway meets the Atlantic Ocean, Ocean Inlet Park is a great place to go snorkeling. With easily accessible rock jetties nearby, the waters here provide an ideal opportunity to encounter a variety of ocean life.



You can spot colorful fish, small reef creatures and other wildlife while enjoying the serene underwater surroundings. The park's direct access to the water makes it a popular choice for a snorkeling experience.

Gulfstream Park

Located just south of Ocean Ridge, Gulfstream Park is another fantastic snorkeling destination. The shallow reefs and rocky outcroppings just off the coast are home to a variety of marine species, making it a prime spot for snorkelers. When the waters are calm, schools of tropical fish and vibrant coral can be spotted easily and with great visibility. For those who want a relaxing snorkeling experience in a serene, less crowded setting Gulfstream Park is perfect.

Delray Beach Municipal Beach

Delray Beach Municipal Beach is a favorite snorkeling spot for both locals and visitors alike. With the Delray Wreck not far offshore, many people come to enjoy the vast marine life that has made this sunken ship their home. Though it can be a busier spot, the beach still offers plenty of opportunities for snorkelers to explore the shallow reefs offshore. The clear waters provide good visibility for swimmers to enjoy the underwater beauty of the area.

7. SEEING PLAYS

Delray Beach is a vibrant cultural hub and for theater lovers, it offers two exceptional venues to enjoy a diverse range of live performances. Whether you're a fan of classic dramas, modern plays or community theater productions, Delray's local theaters provide a unique and enriching experience for all.

Delray Playhouse

Cherished in the community since 1947, the Delray Playhouse shines as an outstanding gem for performances of all kinds. From well-known classics to fresh, contemporary plays, the Playhouse offers an intimate theater experience that brings the audience closer to the action. This welcoming venue showcases a mix of comedy, drama and musicals that are both entertaining and affordable, making it a perfect choice for a night out with family or friends.

Crest Theatre

Located in the historic Old School Square, the Crest Theatre is a beautifully restored venue that hosts a diverse lineup of performances. Featuring a variety of series throughout the years, which include dancing and comedy, the Crest Theatre offers a sophisticated setting for spectators. The theater's elegant architecture and excellent acoustics make it an ideal place to enjoy both classic and contemporary performances, offering a memorable cultural experience right in the heart of Delray Beach.

8. TENNIS AND PICKLEBALL

Delray Beach is a top destination for racquet sports lovers, offering excellent facilities for both tennis and pickleball enthusiasts. A testament to this is its annually held professional tennis tournament. Whether you're looking to compete in a tournament, enjoy a fun game with friends or attend the Delray Beach Open, the city's premier tennis and pickleball centers provide everything you need to stay active and enjoy the outdoors.

Delray Beach Tennis Center

The Delray Beach Tennis Center is a premier venue for tennis lovers, featuring a wide range of courts and excellent facilities for both tennis and pickleball. From beginners to advanced players, the complex caters to all skill levels, with well-maintained clay and hard courts available. Being a hub for local tennis as well as international events and tournaments, makes it a vibrant community spot for the sport. Whether you're looking to play for fun or get serious about your game, Delray Beach Tennis Center is the place to be.

Delray Swim & Tennis Center

Another fantastic option for tennis enthusiasts is the Delray Swim & Tennis Center. This welcoming facility offers multiple tennis courts on its grounds. The center's relaxed atmosphere makes it easy for players of all levels to enjoy the game. Additionally, the complex features a swimming pool, providing an ideal setting for a full day of recreation. With its modern amenities and beautiful grounds, the Delray Swim & Tennis Center is a great choice for those seeking an active, fun day outdoors.





POINTS OF INTEREST:

EXPLORING ICONIC SITES

The captivating coastal cities and towns in Southeastern Florida, namely Delray Beach, Gulf Stream, Ocean Ridge, Manalapan, Point Manalapan and Hypoluxo Island are known for their charming blend of historical landmarks, stunning natural beauty and vibrant cultural scene. With its rich heritage dating back to the late 19th century, this region offers visitors a variety of iconic landmarks that reflect the city's past and present. Whether you're drawn to its traditional architecture, lush parks or cultural institutions, South Florida has a wealth of landmarks that make it a unique and unforgettable destination.

Here's a guide to some of the area's most notable landmarks.

1. MORIKAMI MUSEUM AND JAPANESE GARDENS

Located on 16 beautifully landscaped acres, the Morikami Museum and Japanese Gardens is one of Delray Beach's premier landmarks. This historical oasis provides a peaceful escape from the hustle and bustle of everyday life, where visitors can explore traditional Japanese culture. The gardens unleash an opportunity to experience serenity and tranquility, while the museum stands as a center for education and cultural immersion.

Key Features:

Japanese Gardens: The museum is home to six distinct gardens, each designed to reflect different elements of Japanese landscaping throughout various centuries. These stunning grounds include the Shinden, Paradise and Hiraniwa Flat Gardens.

Cultural Exhibitions: The museum hosts rotating exhibitions that showcase Japanese art, including calligraphy, ceramics and paintings. The museum also holds cultural events, such as tea ceremonies and Japanese cooking demonstrations.

Educational Programs: For those interested in Japanese culture, the Morikami Museum offers a range of classes, workshops and other programs for both children and adults. These activities provide a unique glimpse into Japanese art and heritage through hands-on learning.

2. OCEAN RIDGE NATURAL AREA

The Ocean Ridge Natural Area is one of Florida's hidden gems, offering visitors a serene retreat and an opportunity to experience the beauty of coastal ecosystems. Spanning 27 acres, the park provides a peaceful and enriching outdoor experience.

Key Features:

Coastal Habitat: The park features an expansive mangrove ecosystem, which is home to a variety of species that are native to the area. Situated along the Intracoastal Waterway, this natural Florida habitat shelters an array of wildlife living in the surrounding canals as well as the branches of the mangroves.

Wildlife Viewing: Known for its rich biodiversity, the Ocean Ridge Natural Area is a prime spot for birdwatching, with species such as ospreys, herons and migratory birds often spotted in the area. Additionally, manatees can sometimes be seen swimming through the park's canals.

Scenic Trails: Visitors can enjoy peaceful walks along a boardwalk that winds through the park with a small observation tower that provides stunning views and an immersive nature experience. A visit to the Ocean Ridge Natural Area offers a refreshing way to connect with Florida's coastal beauty.

3. CORNELL ART MUSEUM

Offering visitors an opportunity to explore contemporary art in a historic setting, the Cornell Art Museum is one of Delray Beach's premier cultural destinations. Housed in a beautifully restored former school building, the museum provides a unique blend of art exhibitions and community engagement.

Key Features:

Art Exhibitions: The museum features rotating exhibitions showcasing a wide range of art, from vintage photographs to contemporary pieces, highlighting both emerging and established artists.

Historical Architecture: The museum's building originally constructed in 1913 as an Elementary School, has been thoughtfully renovated, maintaining its historic charm while providing a modern space for art displays and events.

Educational Programs: The museum offers a variety of educational programs, including art classes, workshops and community outreach initiatives, designed for all ages and skill levels. A visit to the Cornell Art Museum provides a captivating experience of modern art in a welcoming environment, making it a must-see cultural hub in Delray Beach.

4. THE SANDOWAY DISCOVERY CENTER

For those interested in Delray Beach's history as well as the area's underwater ecosystems, the Sandoway Discovery Center offers an educational experience for individuals of all ages. Housed in a 1936 Colonial Revival Resort-style building, the center informs visitors about local wildlife, marine life and environmental conservation.

Key Features:

Marine Life Exhibits: The Discovery Center features fascinating tanks and exhibits on local sea creatures, including sharks and stingrays. While on-site, patrons can attend aquarium feedings and experience animal encounters.

Interactive Learning: Children and adults alike can learn about the local ecosystems through hands-on exhibits and educational programs that promote environmental awareness. Other features include the observation deck, butterfly garden and shell collection.

Historical Building: The building itself is a landmark, having been originally constructed as a beachfront retirement home for J.B. Evans, who served as Lieutenant-Colonel and Personal Aide to Florida Governor Fred P. Cone.

Though it is not certain, it is believed that local architect, Samuel Ogren was commissioned to construct this property.

5. THE COLONY HOTEL & CABANA CLUB

The Colony Hotel is one of Delray Beach's most prominent historic landmarks. At first the hotel was known as the Alterep Hotel; however, after being acquired by new owners in the mid-1930s, its name was changed to what it is called today. Known for its charming Spanish Colonial Revival-style and vibrant yellow facade, the Colony Hotel is one of the city's most iconic buildings.

Key Features:

Historic Significance: The hotel has played an important role in the development of Delray Beach as a vacation destination, attracting notable guests over the years. Being completed before the Great Depression, this renowned building remains as a time capsule of the booming 1920s.

Architecture: The Spanish Colonial Revival-style design, with its distinctive domed towers, red tile roof and stucco walls, recall the days of the Roaring Twenties. It is a timeless building and showcases Florida's early architecture.

Dining And Events: Today, the Colony Hotel serves as a boutique hotel with a popular restaurant and bar, making it a lively spot for both visitors and locals. The hotel also provides options for hosting events such as meetings and weddings throughout the year, keeping it lively and spirited.

6. DELRAY BEACH HISTORICAL SOCIETY AND HERITAGE GARDENS

Just across from Old School Square, the Delray Beach Historic Society and Heritage Gardens open the door for those desiring to learn more about the city's rich history. The museum, with its collection of architects and records, provides visitors with a glimpse into Delray Beach's past.



Key Features:

Historical Exhibits: The museum showcases exhibits that tell the story of the city's growth, from its early days as a farming community to its rise as a popular tourist destination. Within the city archive, over 65,000 valuable artifacts, letters and other historical pieces can be found and admired.

Tours: The society offers both guided and self-guided tours for those seeking to learn more about Delray Beach's roots. From school children expeditions to business professional excursions, each tour caters to its audience, providing an interactive, educational and exciting experience.

Special Events: The Historical Society frequently hosts events including lectures, exhibits and workshops that focus on local history and culture. Throughout the year, these events provide opportunities for fun community gatherings where patrons can learn more about the area's heritage while enjoying music, culinary venues or speakers.

IN CONCLUSION

Delray Beach, Gulf Stream, Ocean Ridge, Manalapan, Point Manalapan and Hypoluxo Island blend history, luxury, nature and culture seamlessly. Their landmarks, from historic sites like Cornell Art Museum to natural treasures like Ocean Ridge Natural Area, provide a fascinating glimpse into the cities' and towns' diverse offerings.

Whether you're exploring the beauty of its beaches, enjoying cultural experiences or delving into its rich history, the region's points of interest provide something for everyone. For visitors and residents alike, these iconic sites define the charm and appeal of these beautiful South Florida destinations.



ANNUAL EVENTS:

UNCOVERING CULTURE AND LIFESTYLE

1. DELRAY AFFAIR

The Delray Affair is one of the most eagerly awaited events in South Florida, attracting thousands of visitors each spring to the heart of Delray Beach. This lively three-day celebration is a vibrant fusion of creative expression, entertainment and local culture, offering a memorable experience for all who attend.

As one of the region's largest outdoor art festivals, the Delray Affair features hundreds of artists showcasing their work in various forms - from fine paintings and photography to jewelry and unique crafts. It's a perfect place to explore new creations, meet the creators and find one-of-a-kind pieces to take home. Beyond the art, the event boasts a variety of live music, delicious food vendors and entertainment for all ages, creating a dynamic atmosphere throughout the weekend.

The Delray Affair also highlights the local community, with the area's businesses and organizations participating in the festival. It's a great opportunity to explore the city's charm, support local vendors and enjoy the company of both locals and visitors alike.

Whether you're an art enthusiast, a foodie or simply looking for a fun way to spend the day, the Delray Affair offers something for everyone, all while celebrating the creativity and spirit of Delray Beach.

2. DELRAY BEACH OPEN

An exciting international tennis tournament that premieres annually in Delray Beach is the Delray Beach Open. This ATP 250 series tournament, typically held in the early months of the year, has carved a niche for itself by offering a unique blend of competitive professional tennis and a relaxed, fan-friendly atmosphere. Hosted at the Delray Beach Tennis Center, the event draws a consistent stream of international talent, eager to compete in the Florida sunshine.

Over its three-decade history, the tournament has welcomed numerous top-ranked players, providing local enthusiasts and visiting fans alike with the opportunity to witness world-class tennis action up close. This popular component allows fans to relive memorable moments and witness the enduring skill of former greats.

Beyond the thrilling matches on the court, the Delray Beach Open has also become known for its social scene and various off-court activities. In recent years, the tournament has incorporated a Food & Wine Series, featuring local culinary delights and beverage offerings, adding another dimension to the overall experience. These events provide opportunities for socializing and enjoying the vibrant local culture alongside the tennis action.

The focus on creating a multifaceted event, appealing to both avid tennis fans and those seeking a lively social outing, has undoubtedly contributed to the tournament's enduring success and its significant contribution to tourism in the Delray Beach and Palm Beach County areas.

3. ARTS & JAZZ ON THE AVENUE

Arts & Jazz on the Avenue is a beloved event in Delray Beach that brings together the best of visual arts and live jazz music in a lively, outdoor setting. Hosted by the Delray Beach Downtown Development Authority four times a year each in a different location, this event offers a chance to explore the town's artistic flair while enjoying the smooth sounds of jazz in the heart of downtown.

With multiple stages set up along Atlantic Avenue, attendees can wander and discover various jazz ensembles, solo artists and potentially other genres that complement the lively ambiance. This multi-stage setup creates a continuous flow of entertainment, encouraging exploration of the area and its businesses.

The inclusion of artist and vendor booths transforms the sidewalks into an open-air art gallery, showcasing a wide spectrum of artistic mediums and styles. It's a fantastic opportunity to chat with the artists, learn about their work and pick up a unique piece to take home.

Adding another layer of visual engagement are elements like performance art and live art murals, where artists create pieces in real-time, offering a fascinating glimpse into the creative process. Focused on being a family-friendly event, Arts & Jazz on the Avenue includes a children's area with fun activities for youngsters.

With its relaxed, inviting atmosphere, Arts & Jazz on the Avenue is the perfect way to spend an evening in Delray Beach. Whether you're a fan of art, music or both, this event offers something for everyone.

Combining live music performances, a diverse array of artistic vendors, engaging art installations and opportunities to support local businesses and restaurants, this annual celebration has become a significant highlight on Delray Beach's cultural calendar, drawing attention and vitality to a vital and evolving part of the city.

4. SAVOR THE AVE

Savor the Ave is a signature event in Delray Beach that celebrates the city's rich culinary scene, offering food lovers a one-of-a-kind dining experience along the bustling Atlantic Avenue. This annual event transforms the street into a vibrant outdoor dining space, where guests can enjoy gourmet meals from some of Delray's top restaurants.

The core of Savor the Ave lies in the exquisite multi-course menus crafted by the participating restaurants. Each showcasing its culinary prowess, often highlighting signature dishes and seasonal ingredients, providing diners with a diverse and sophisticated tasting experience.

Prior to the event, guests make reservations directly with their chosen restaurant, securing a spot at their designated section of the "Nation's Longest Dining Table" that stretches down Atlantic Avenue. While enjoying their chosen cuisine, attendees are treated with the best wine pairings and signature cocktails, all while soaking in excitement.

Live entertainment floods the area, adding to the vibrant atmosphere. It's more than just a meal — it's a celebration of food, community and culture.

Whether you're a local or visiting, this event provides a memorable way to experience Delray Beach's culinary offerings and enjoy an evening with friends and family.



5. WINTER GREEN MARKET

The Winter Green Market in Delray Beach is a delightful seasonal event that brings the community together to enjoy fresh, locally sourced produce, artisanal products and handmade treasures. Running from late October through mid-May, this has become a beloved social gathering point and a vital source for fresh, locally sourced goods, attracting a diverse crowd of residents and visitors eager to embrace the farm-to-table ethos.

The Winter Green Market features an array of vendors selling everything from organic fruits and vegetables to fresh flowers, locally made honey, homemade jams and handcrafted goods. It's the perfect spot to stock up on fresh, high-quality produce or to find a unique item created by talented local artisans.

Additionally, the market offers opportunities for local non-profit organizations to raise awareness for their missions, further embedding it within the fabric of Delray Beach. Beyond the colorful displays of fruits, vegetables, artisan cheeses and fragrant baked goods, live music envelopes the market cultivating a fun, family-friendly outing. It is the one-stop destination for those seeking vibrant community engagement and the best culinary goods.

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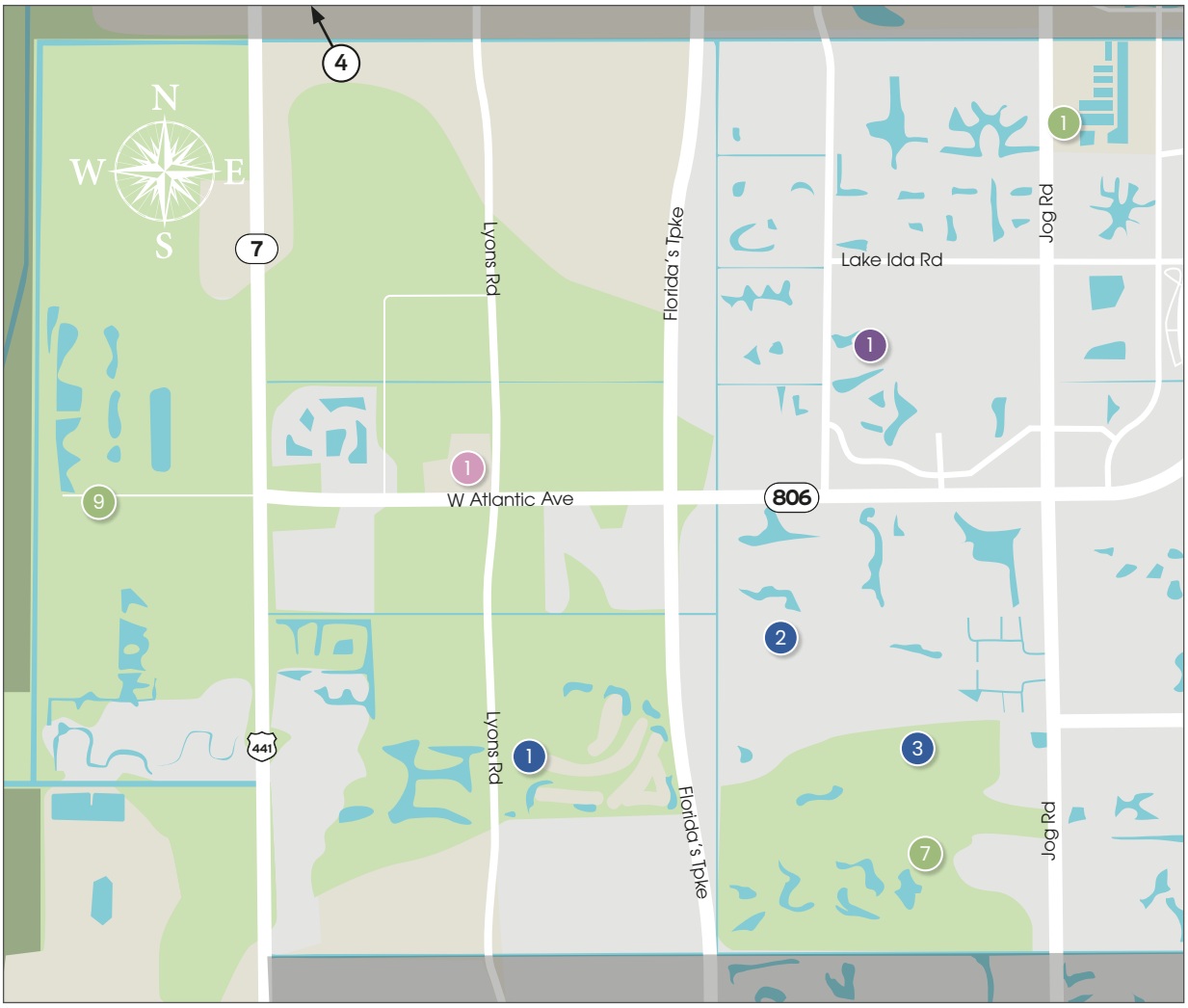
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DELRAY BEACH

Parks And Recreation
1. Wakodahatchee Wetlands
2. Barwick Park
3. Lake Ida Park
4. Delray Beach Golf Club
5. Lakeview Golf Course
6. Orchard View Park
7. Morikami Museum and Japanese Gardens
8. Delray Oaks Natural Area
9. West Delray Regional Park
10. Delray Beach Tennis Center
11. Delray Swim & Tennis Center

Arts And Museums
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2. Cornell Art Museum

Shops And Dining
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2. Atlantic Avenue
3. Delray Place

Libraries
1. Hagen Ranch Road Library
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1. Mizner Country Club
2. Gleneagles Country Club
3. Addison Reserve Country Club
4. The Seagate Golf Club
5. Boca Delray Golf & Country Club
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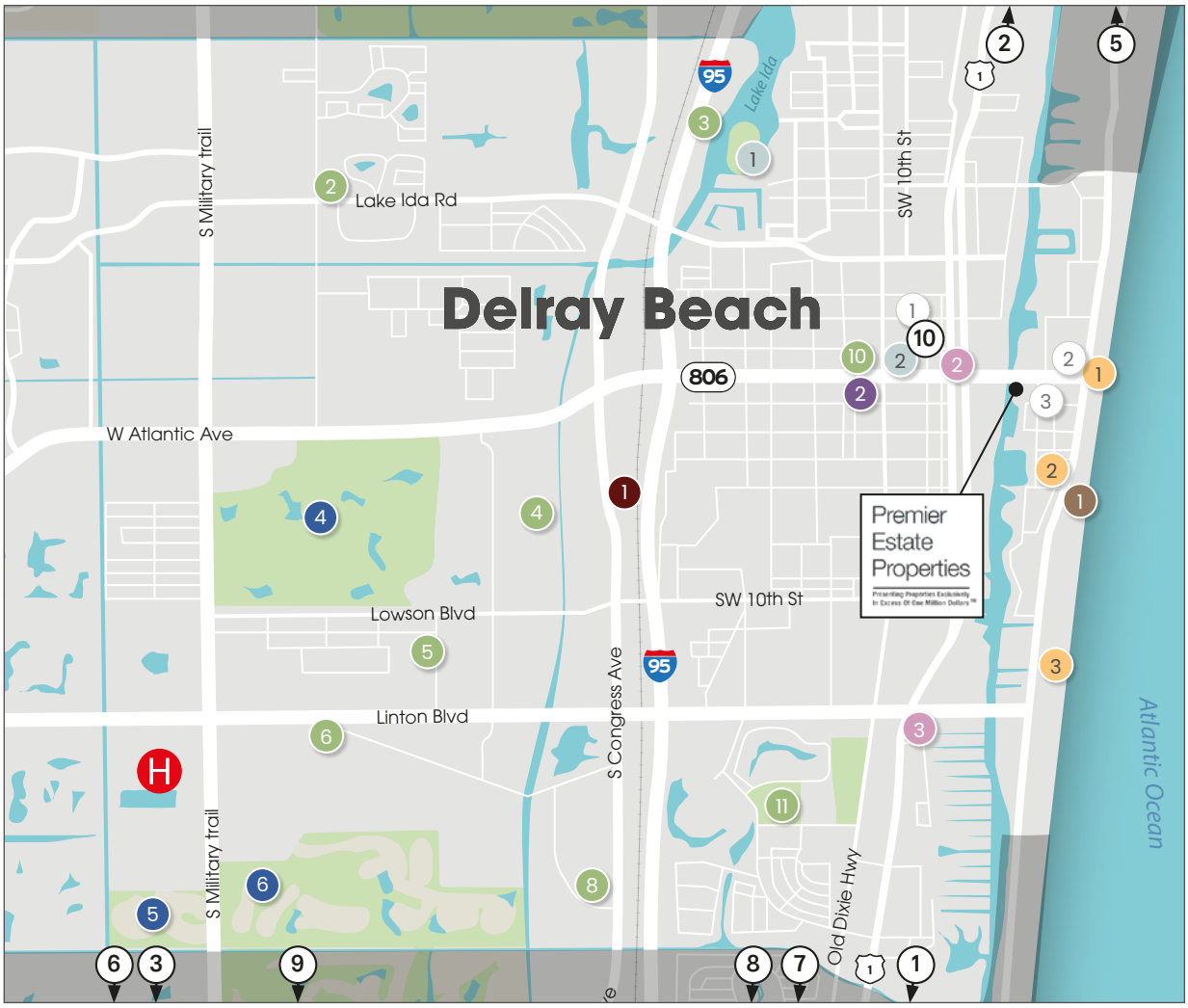
Beach Clubs
1. The Seagate Beach Club

Resorts
1. The Ray
2. Opal Grand Resort & Spa
3. The Seagate Hotel & Spa

Beaches
1. Delray Public Beach
2. Anchor Park
3. Atlantic Dunes Park

Hospitals And Health Centers
1. Delray Medical Center

Transportation
1. Tri Rail



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GULF STREAM

Golf And Country Clubs
1. The Little Club
2. Gulf Stream Golf Club

Beaches
1. Gulfstream Park

Beach Clubs
1. Gulf Stream Bath And Tennis Club





MANALAPAN, POINT MANALAPAN AND HYPOLUXO ISLAND

Parks And Recreation
1. McKinley Park

Shops And Dining
1. Plaza Del Mar

Libraries
1. J. Turner Moore Memorial Library

Resorts
1. Eau Palm Beach Resort & Spa

OCEAN RIDGE

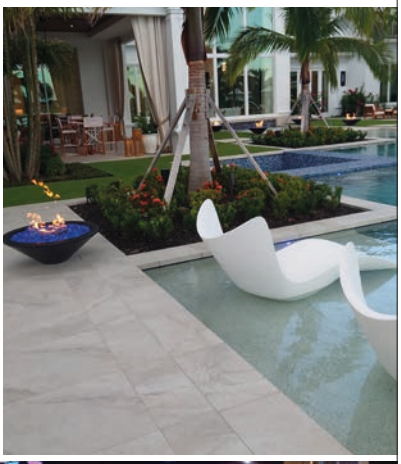
Parks And Recreation
1. Ocean Ridge Natural Area

Beaches
1. Ocean Inlet Park
2. Ocean Ridge Hammock Park
3. Ocean Front Beach Park

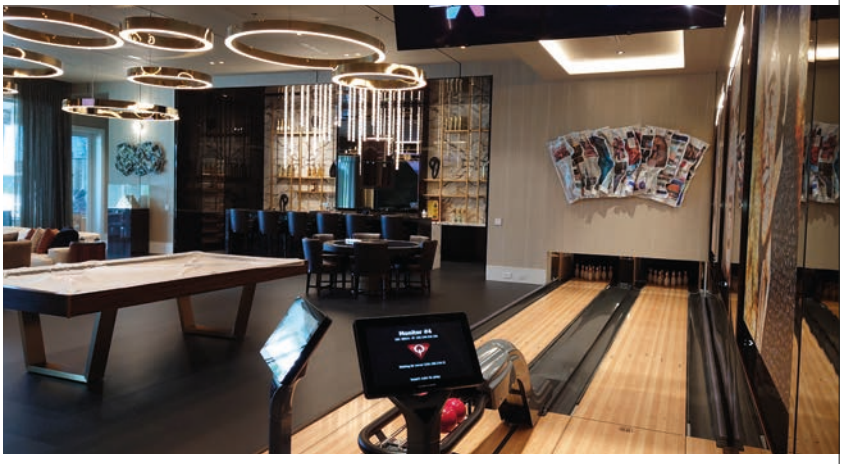
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EVALUATE POSSIBLE LOCATIONS / COMMUNITIES

Appointments / Notes:

IDENTIFY PROPERTIES OF INTEREST

Appointments / Notes:

HAVE PREMIER ESTATE PROPERTIES BOOK SHOWINGS

Appointments / Notes:

DISCUSS OPTIONS WITH AGENT AND SELECT TOP PICK

Appointments / Notes:

SIGN AND SUBMIT OFFER

Appointments / Notes:

CLOSE

Appointments / Notes:

Further Notes:

LOCAL CONTACTS
AND RESOURCES

BUSINESS NAME	BUSINESS TYPE
Jeffrey Strasser Interior Design	INTERIOR DESIGN
Affiniti Architects	ARCHITECTS
Padula Bennardo Levine, LLP	LAWYERS
Lesley Maxwell Interiors Inc	INTERIOR DESIGN
Kaufmann de Suisse Jewelers	JEWELRY
Scott A. Elk P.A	LAWYERS
Audio Tec Designs, Inc.	AUTOMATION SYSTEMS & EQUIPMENT
White Lion Moving & Storage	MOVING & STORAGE
Seaboard Lawn & Landscape	LANDSCAPE ARCHITECTS & DESIGNERS
STG Concierge Moving & Organizing	CONCIERGE SERVICES
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Cristofer A. Bennardo is a Florida Bar Board-Certified Specialist in Real Estate and is licensed to practice law in the states of Florida, since 1998, and Pennsylvania, since 2006.

Mr. Bennardo heads the firm's Florida and Pennsylvania Real Estate Group and serves as the firm's title agent for Old Republic National Title insurance company.

The real estate practice includes related business, lending and investment structuring as well as succession planning, leasing, contract negotiation, dispute resolution, and numerous other related commercial transactions.

Mr. Bennardo is admitted to practice before all Florida state courts, as well as the United States District Court, Southern and Middle District of Florida, and appears before local administrative agencies and government bodies on all matters relating to zoning and land use.

He lives in Boca Raton, Florida with his wife, Janine, and two children, Alessa and Cristofer.



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