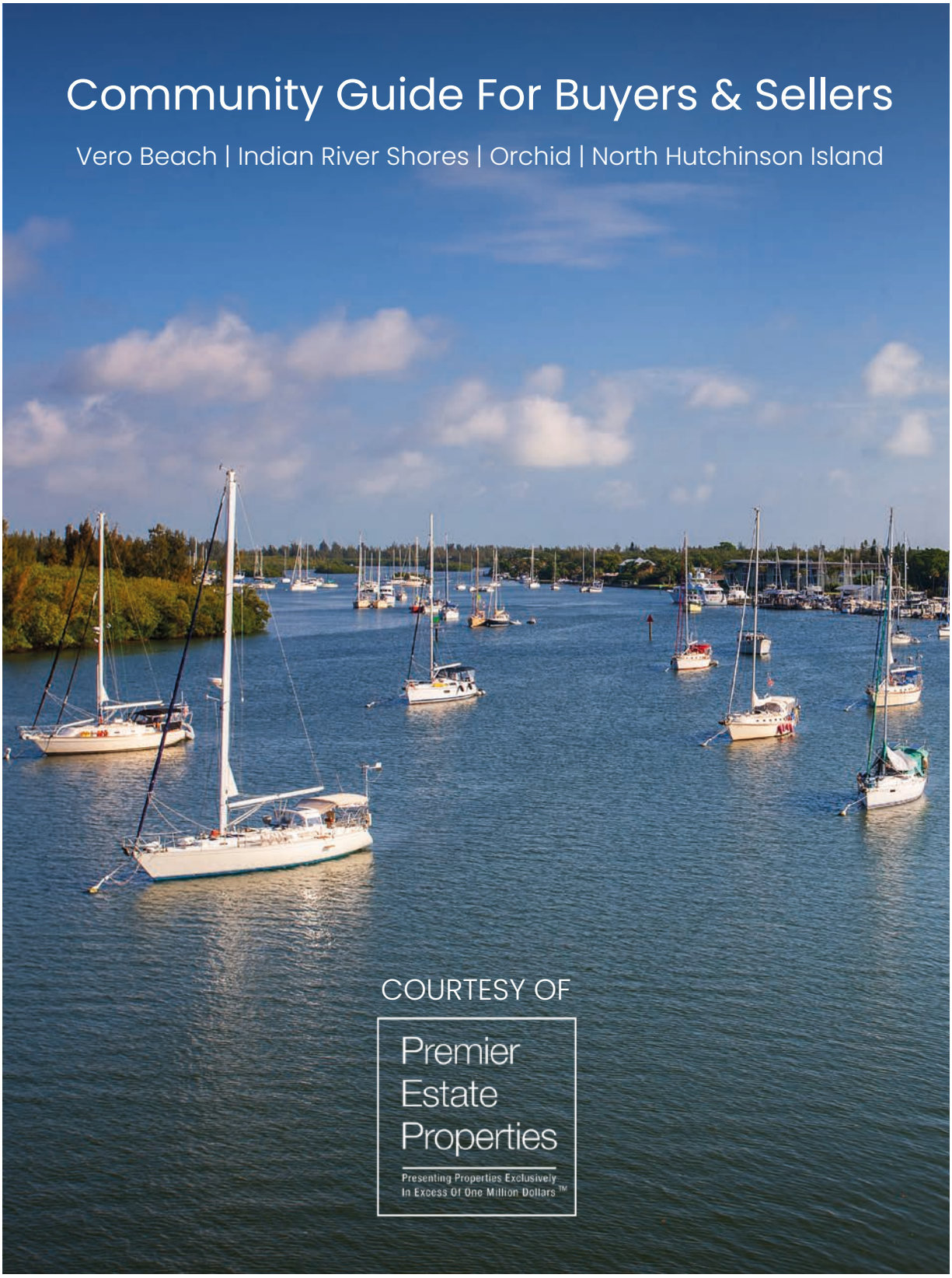
Community Guide For Buyers & Sellers

Vero Beach | Indian River Shores | Orchid | North Hutchinson Island



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Premier Estate Properties

Presenting Properties Exclusively In Excess Of One Million Dollars™

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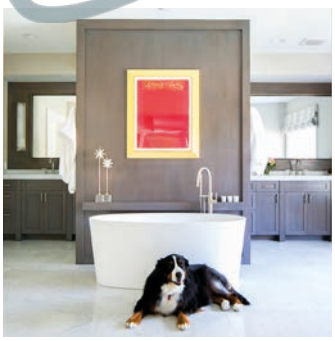
OVER 20 YEARS OF DESIGN EXCELLENCE & DELIGHTED CLIENTS






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DESIGN









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WELCOME

to the world of Premier Estate Properties... the only privately held boutique Florida brokerage specializing in Properties Exclusively In Excess Of One Million Dollars.

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.

INCOMPARABLE GLOBAL NETWORK

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One Of Premier Estate Properties Six Exclusive Offices:

Vero Beach

675 Beachland Boulevard

Vero Beach, FL 32963

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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.

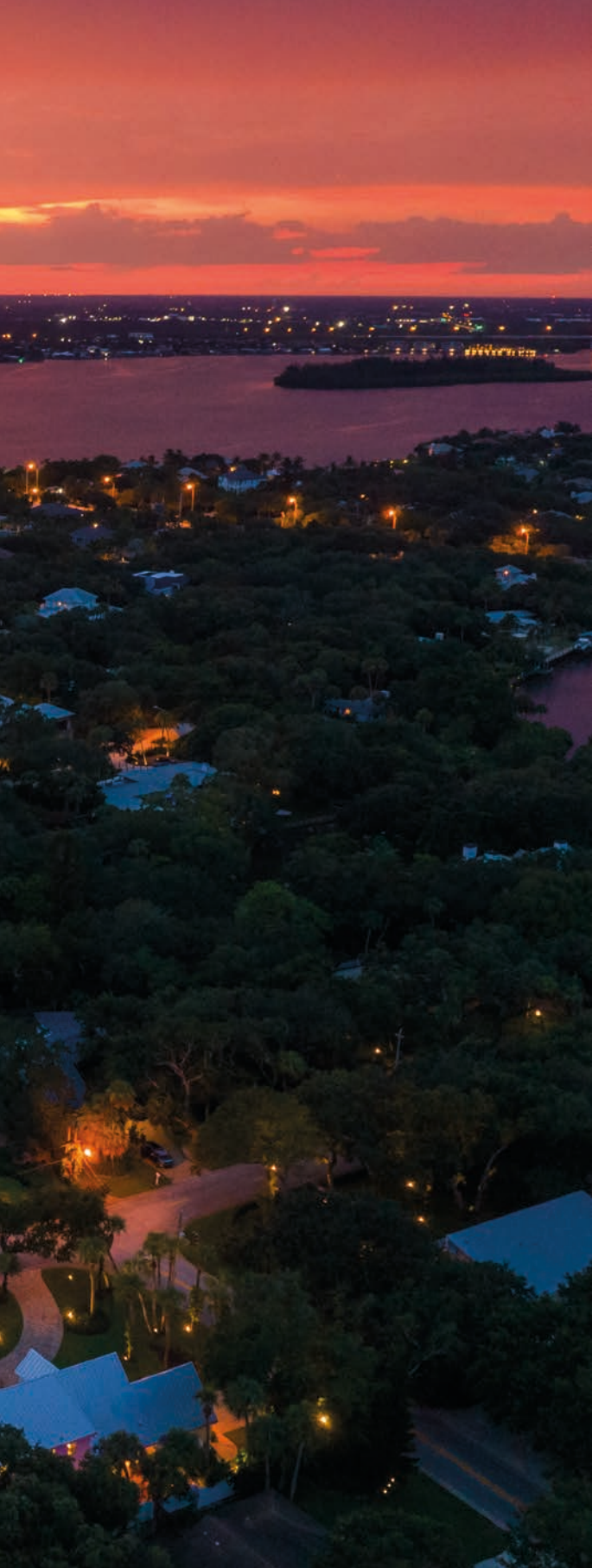
Fast-forward to the present. Premier Estate Properties is now the No. 1 high-end luxury real estate company of its size in Florida... with 60 top-tier Agents in six strategic offices including Vero Beach, Palm Beach, Delray Beach, Boca Raton, Suburban Boca Raton and Fort Lauderdale.

"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 is often associated with its glitzy, bustling cities like Fort Lauderdale and West Palm Beach, but for those seeking a more tranquil, upscale coastal lifestyle, the region has hidden gems that offer luxury living with a slower pace. Among these serene yet luxurious enclaves on Indian River County's barrier island are Vero Beach, Indian River Shores and Orchid. These picturesque cities and towns provide a rare combination of pristine beaches, privacy and elegance, attracting affluent Buyers looking for a more peaceful, refined coastal experience.

Each of these areas offers a unique blend of natural beauty, upscale amenities and high-end real estate, making them ideal for those who desire an escape from the fast pace of city life.



VERO BEACH:
Coastal Elegance Meets Old Florida Charm

Vero Beach is one of Florida's best-kept secrets, a charming and sophisticated city that perfectly blends natural beauty, upscale living and a laid-back, Old Florida vibe. Located on the Atlantic coast, Vero Beach is known for its unspoiled beaches, historic landmarks and a high standard of living that appeals to those looking for a refined yet relaxed lifestyle.

Luxury Real Estate: Vero Beach offers a wide range of luxury homes, including oceanfront estates, Intracoastal Waterway mansions and sprawling country-style properties set amidst lush tropical landscapes.

Properties along the beach or Indian River often have private docks for boating enthusiasts, expansive loggias for outdoor entertainment and lush gardens that enhance the natural beauty of the area. In addition to single-family homes, there are also luxury condominiums and townhouses in the area, many of which offer resort-style amenities such as private pools and fitness centers.

Lifestyle and Amenities: Vero Beach is a hub for cultural sophistication, offering residents access to the Vero Beach Museum of Art, Riverside Theatre and a variety of local events. Ocean Drive, which passes through the city, is lined with boutique shops, fine dining restaurants and quaint cafés, creating a small-town atmosphere with upscale offerings. For those seeking outdoor activities, Vero Beach is ideal for water sports such as boating, kayaking and fishing, as well as golf, tennis and cycling. McKee Botanical Garden and Riverside Park offer a tranquil retreat for nature lovers, while the region's pristine beaches remain uncrowded, perfect for quiet beach walks or sunbathing.

Proximity to Major Cities: Although Vero Beach has the feel of a quiet seaside retreat, it is located near Fort Pierce and Melbourne, allowing for easy access to additional shopping, dining and entertainment. The area's slower pace of life combined with the proximity to major cultural and business centers makes Vero Beach the perfect balance of seclusion and convenience.



INDIAN RIVER SHORES: An Exclusive And Upscale Community

Indian River Shores is one of the most affluent and exclusive towns on the Treasure Coast, offering a highly sought-after lifestyle in an intimate, well-maintained community. Just north of Vero Beach, this upscale residential town offers a rare combination of luxury, security and intrinsic charm.

Luxury Real Estate: Indian River Shores is known for its large estates, many of which have manicured landscaping, tree coverage and breathtaking views of the Atlantic Ocean or the Indian River. Often designed with a focus on elegance, comfort and outdoor living, these properties feature private pools, guesthouses and boat docks.

The town is also home to several luxury condominiums with resort-style amenities as well as exclusive neighborhoods like John's Island which boast multi-million-dollar estates. These residences are highly prized, many offering the ultimate in coastal luxury with direct beach access.

Lifestyle and Amenities: Residents of Indian River Shores enjoy a variety of recreational activities, including private beach clubs, boating and golf. The town's proximity to Vero Beach allows for easy access to cultural events, shopping, dining and the arts, including the Vero Beach Museum of Art and the Riverside Theatre.

With its proximity to the ocean, world-class amenities and peaceful environment, Indian River Shores offers an unparalleled quality of life for those seeking privacy, luxury and a strong sense of community.



ORCHID:
A True Oceanfront Sanctuary

The quaint town of Orchid is an ultra-exclusive community located north of Indian River Shores, providing some of the most private and luxurious homes in South Florida. Orchid combines the beauty of the ocean with the serenity of a small, tight-knit community, making it an ideal destination for those seeking an idyllic retreat.

Luxury Real Estate: For its small size, Orchid is anything but that especially when it comes to the town's wealth and beauty. Known for its majestic estates, many of which line the golf course or Atlantic Ocean, this community's residences are designed to be luxurious and inviting.

The area's gated residential development offer residents a high level of luxury and privacy ensuring that its residents enjoy an unparalleled level of peace and tranquility.

Lifestyle and Amenities: Orchid offers its residents a serene and private lifestyle while still being close to Vero Beach's world-class amenities. The Orchid Island Golf & Beach Club provides an exclusive and private club atmosphere, with a championship golf course, spa, dining options and oceanfront activities. The community features a golf course, tennis as well as pickleball courts and a range of recreational facilities for members to enjoy.

The town's quiet, residential nature makes it ideal for those looking to escape the hustle and bustle, while the proximity to Vero Beach ensures easy access to shopping, dining and cultural experiences. Orchid provides the ultimate sanctuary for those seeking the finest in coastal living.



THE BARRIER ISLAND OF INDIAN RIVER COUNTY: Natural Beauty And Seclusion

Located along Florida's Treasure Coast, Indian River County's barrier island is known for its stunning, uncrowded beaches, rich natural reserves and low-density development. It is truly a haven for those seeking a tranquil retreat without sacrificing luxury.

Luxury Real Estate: The Barrier Island features some of the most desirable real estate on Florida's Treasure Coast. The island showcases expansive oceanfront estates, many of which are nestled amidst lush tropical landscapes with panoramic views of the Atlantic Ocean. Homes in this area are often designed to blend seamlessly with the natural environment, incorporating large windows to take advantage of the stunning water views and open floor plans that allow for easy indoor-outdoor living.

The island also offers luxury condos with resort-style amenities, such as private beach access, pools, fitness centers and tennis courts, perfect for those who desire a low-maintenance, high-end lifestyle. The exclusivity of the area ensures that residents can enjoy peace and privacy, while the island's natural beauty, including its pristine beaches and wildlife areas, creates a serene, calming atmosphere.

Lifestyle and Amenities: Indian River County's barrier island is ideal for those who enjoy an outdoor lifestyle. Residents can explore the island's pristine beaches for swimming, sunbathing, surfing and paddleboarding. Opportunities abound for boating or kayaking in the Indian River, one of North America's most biodiverse estuaries and world-class fishing. The nearby Environmental Learning Center offers short hikes and birdwatching opportunities, while the island's extensive bike paths provide an ideal way to explore the coastline. For those who enjoy golf, several championship courses are nearby, offering a mix of leisure and luxury.

Providing Residents with easy access to amenities, dining and shopping, the barrier Island is an ideal spot for those looking to get away from the crowds and noise of large cities.



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 unrivaled lifestyle defined by tranquility, privacy and natural beauty. For those seeking opulent living, the cities and towns of Vero Beach, North Hutchinson Island, Indian River Shores and Orchid are some of South Florida's most coveted destinations for high-net-worth individuals. With proximity to the ocean, the Indian River as well as cultural and shopping destinations, these communities remain significantly attractive to affluent Buyers and Residents alike.

The allure is undeniable. Whether it's the proximity to the pristine beaches, charming atmosphere 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 beachside cities and towns so appealing:

1. SECLUSION AND PRIVACY: Most of these municipalities are small and residential, offering a sense of peace and exclusivity which can be difficult to find in larger surrounding metropolitan areas. Their lower population densities naturally have less noise, less traffic and quieter streets. Being away from the hustle and bustle allows for a more private, serene living experience.

2. UNSPOILED NATURAL BEAUTY: These cities and towns offer pristine beaches, lush tropical landscapes and abundant wildlife, providing a serene, idyllic backdrop for luxury living. Along with its serene beaches, the region is home to an array of nature preserves which serve as a habitat for Florida's incredible wildlife and plants to flourish.

3. EXCLUSIVE, LOW-DENSITY LIVING: Gated communities, private beachfronts and quiet streets provide a haven for affluent individuals. This area prioritizes privacy, exclusivity and space, ensuring that residents can enjoy a peaceful, secluded lifestyle with minimal crowds.

4. HIGH-END REAL ESTATE: From sprawling oceanfront estates to luxury condominiums and private gated communities, the area offers some of the finest real estate options in South Florida. Captivated by the area's prestigious enclaves, Residents enjoy renowned championship golf courses, private beach clubs and impeccable services within their communities.

5. ACCESS TO OUTDOOR ACTIVITIES: The region is perfect for those who enjoy an active, outdoor lifestyle with opportunities for boating, fishing, golf, tennis and more. Many clubs as well as nature preserves within these cities and towns open the door to a number of opportunities for everyone to get out and be active.







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 neighborhoods, architecture, exclusive addresses, 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 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 oceanfront estate in Indian River Shores or a private residence in Orchid, 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 ultra-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.

If you're ready to begin your journey into Florida's luxury real estate market, Premier Estate Properties is the name to trust.



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 an opulent estate in Indian River Shores or a condominium in Vero Beach, 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 Vero Beach, Palm 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: 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.

ACTIVITIES

DISCOVERING THE EXCITEMENT



Nestled along the pristine Indian River and the Atlantic Ocean, Vero Beach and its charming neighboring communities of Indian River Shores and Orchid offer a perfect blend of natural beauty, outdoor adventures and cultural attractions. This area on Florida's Treasure Coast is known for its laid-back atmosphere, stunning beaches and family-friendly activities. Whether you're visiting for a weekend getaway or planning a longer stay, this region is packed with things to do that cater to every interest - from exploring its vibrant arts scene to enjoying its natural beauty. Here's a guide to the best activities in Vero Beach and its surrounding communities.

1. RELAXING AT THE BEACHES

If you're looking for a peaceful retreat by the ocean, the Treasure Coast is the perfect destination. With its array of picturesque beaches and tranquil parks, it's easy to unwind and enjoy nature's beauty. Here are some of the best spots to relax along the coast. Each of these beaches and parks offers a different way to enjoy the coast, whether you're seeking solitude, family fun or a quiet beach day. Indian River County is home to some of the most serene beach destinations, ensuring you can find the perfect spot to relax and enjoy the peaceful Florida coast.

Treasure Shores Park

Tucked away on the barrier island, Treasure Shores Park is a serene escape from the crowds. With its scenic boardwalks, clean sandy shores and quiet atmosphere, it's an ideal spot for anyone looking to relax and enjoy the beauty of the beach in peace.

Golden Sands Park

Golden Sands Park is another peaceful gem in the area, offering a wide stretch of sand perfect for a day of relaxation. It's a quieter spot with plenty of room for sunbathing, leisurely walks or simply soaking up the coastal scenery. It's the perfect balance of tranquility and natural beauty.

Jaycee Park

Located along the Atlantic Ocean, Jaycee Park offers a relaxed vibe with lovely views of the water. The park features ample shade and convenient access to the beach, making it a great place for a calm stroll, picnicking or enjoying the gentle sea breeze in a serene setting.

Sexton Plaza Beach

Sexton Plaza Beach is a charming, low-key beach just off Ocean Drive. With easy access and beautiful ocean views, it's an excellent spot to unwind, enjoy a leisurely stroll or simply relax under the sun. The lively, in-town atmosphere makes it a favorite.

Humiston Beach Park

Humiston Beach Park is a family-friendly spot known for its well-maintained facilities, including shaded pavilions and playgrounds. Despite its amenities, it retains a calm atmosphere, offering a relaxing beach experience with gentle waves, walking paths and scenic views, perfect for an afternoon of leisure.

Round Island Beach Park

Round Island Beach Park offers a tranquil escape along the Atlantic Ocean. Perfect for those seeking a bit more solitude, this park provides a peaceful atmosphere for fishing, kayaking or just unwinding in nature. It's the ideal spot for anyone looking for a quiet day surrounded by scenic beauty.

2. SHOPPING AND DINING

Indian River County's communities including Vero Beach aren't just known for their stunning beaches; they are also a great place to shop and dine. Whether you're hunting for unique treasures, exploring local boutiques or looking for a great place to eat, the area offers a variety of options that will satisfy every taste. Here are some of the top spots in town to enjoy both shopping and dining.

Village Shops

The Village Shops is a delightful open-air shopping center in Indian River Shores offering a relaxed atmosphere and a mix of boutique stores. You can find everything from stylish clothing and accessories to beautiful home décor and gifts. After browsing the shops, take some time to relax at one of the nearby eateries, making it a perfect spot for a leisurely afternoon of shopping and dining.

Ocean Drive

Ocean Drive is the heart of Vero Beach's shopping and dining area. This lively street features a wonderful selection of boutiques, art galleries and coastal-themed shops. Whether you're looking for unique gifts or just window shopping, there's something for everyone. Dining options are plentiful too, ranging from casual seafood joints to upscale restaurants with breathtaking ocean views. Ocean Drive offers the perfect blend of shopping, dining and seaside charm.

Miracle Mile

For a more traditional shopping experience, head to Miracle Mile. This popular shopping center features a variety of well-known retailers, making it easy to find everything you need in one place. From fashion and beauty products to home goods, it's a convenient stop for those looking to get some shopping done. You can also enjoy a meal at one of the nearby dining options, offering a variety of flavors to satisfy any craving.

3. BOATING

The Treasure Coast is an ideal destination for boating enthusiasts, offering access to some of the most scenic and exciting waterways along the coast. With the Sebastian and Fort Pierce Inlets nearby, there are endless opportunities for both peaceful cruising and thrilling ocean adventures.

Indian River

The Indian River is a calm, beautiful waterway that runs along the east coast, providing an ideal setting for a variety of boating activities. Whether you're cruising, kayaking or paddleboarding, the peaceful river offers breathtaking views of lush landscapes and abundant wildlife. It's perfect for a relaxed day on the water, where you can fish, explore hidden inlets or simply enjoy the natural beauty of the area.

4. GOLFING

This coastal region is a golfer's dream with its selection of world-class courses nestled in scenic locations. Whether you're a seasoned pro or a casual player, the area offers a range of beautiful and challenging courses. Here are some of the top golf clubs in the area where you can enjoy a fantastic round.

Windsor Club

Windsor Club is an exclusive, architecturally distinctive private community renowned for its elegance and world-class amenities. Members enjoy a refined golfing experience on its Robert Trent Jones Jr. course, complemented by the Tennis Center as well as Equestrian Center along with exceptional dining. Beyond its luxurious offerings, Windsor fosters a unique sense of connection through its vibrant Village Center and rich cultural programming.

Orchid Island Golf & Beach Club

Orchid Island Golf & Beach Club, a true gem on the barrier island, offers an exclusive member-owned experience between the Atlantic and Indian River. This Audubon-certified community features spectacular West Indies-inspired homes along a mile of white sand beach and an Arnold Palmer-designed championship course. Members enjoy an unpretentious, easygoing lifestyle with golf carts providing quick access to the course and beach, all amidst breathtaking coastal views.



John's Island Club

Founded in 1969, John's Island Club is a premier private, member-owned club in Indian River Shores offering three championship golf courses amid beautiful natural scenery. It cultivates a vibrant lifestyle for multi-generational families and friends, emphasizing social, recreational, cultural and intellectual activities alongside exceptional amenities and first-class service.

Quail Valley

Quail Valley is a multi-campus club with locations on both the barrier island as well as the mainland. Offering an array of amenities for members to enjoy. In addition to its pristine tennis facility, its 18-hole golf course is known for its beautifully maintained greens and fairways, providing a picturesque setting for a round of golf that both newcomers and seasoned players will enjoy.

Riomar Country Club

With a rich history and scenic views of the Atlantic Ocean, Riomar Country Club, is a beloved local course offering a classic golfing experience. The course's charming design and welcoming vibe make it a popular choice for both residents and visitors looking to enjoy a round in a relaxed environment.

Grand Harbor

Grand Harbor is a private golf and beach club. It is a place where members can build lasting connections and create cherished memories. The club features two championship golf courses and hosts various golf tournaments, providing an exciting golfing experience.

Moorings Yacht And Country Club

Offering two distinct 18-hole golf courses, The Moorings Yacht and Country Club offers an exceptional golf experience. The first is The Moorings Course, which is uniquely situated on the Indian River, whereas the second, The Hawk's Nest, is built on a natural sand ridge. Together these two courses provide members with a diverse blend of strategic play.

Vero Beach Country Club

Vero Beach Country Club, established in 1924, is a distinguished private club located in the heart of Vero Beach, offering a proud history and a distinctive club experience. Its Audubon-certified 18-hole championship golf course, set amongst majestic oaks and lush greens, provides both challenge and beauty for members, complemented by a range of upscale amenities and a vibrant social scene.

5. KAYAKING AND PADDLEBOARDING

Vero Beach is a fantastic destination for kayaking and paddleboarding, offering calm waters and scenic views that make exploring the waterways a joy. Whether you're a beginner or an experienced paddler, Vero Beach has the perfect spots for a peaceful day on the water. Two popular locations to enjoy these activities are MacWilliams Park and Riverside Park.

MacWilliams Park

MacWilliams Park is a quiet, scenic location along the Indian River, making it an ideal spot for kayaking and paddleboarding. The calm waters provide a smooth, relaxing experience for paddlers of all levels. Here, you can glide through the water, explore the lush shoreline and enjoy the peaceful surroundings. Whether you're paddling solo or with a group, MacWilliams Park offers a serene setting to connect with nature.

Riverside Park

Riverside Park is another great location for water sports, offering easy access to the Indian River. The calm sheltered waters are perfect for a relaxed paddle and the park itself is known for its lush greenery and beautiful views. You can launch your kayak or paddleboard from the park and enjoy a leisurely exploration of the river, all while being close to the heart of Vero Beach.

After paddling, you can relax in one of the park's picnic areas or take in the surrounding natural beauty.

6. BIKING

The barrier island offers cyclists some beautiful routes and one of the standout trails in the area is the renowned Jungle Trail. This picturesque path is perfect for those looking to enjoy a leisurely ride while soaking in the natural beauty of the region.

Jungle Trail

Jungle Trail is a must-ride for biking enthusiasts. Spanning over 7 miles, this scenic route takes you through lush vegetation, coastal views and along the serene Indian River. The trail is relatively flat, making it accessible to riders of all skill levels, from beginners to seasoned cyclists. Along the ride, you'll be surrounded by nature, with plenty of spots to stop and admire the views, including opportunities to see local wildlife and enjoy the peaceful waters. Whether you're looking for a relaxing ride or a more active biking experience, the Jungle Trail offers the perfect blend of adventure and natural beauty.



7. ENJOYING MUSIC AND THEATRE

If you're a fan of live performances, Vero Beach offers a fantastic spot to catch a great play at Riverside Theatre. As the cultural hub of the area, this renowned venue hosts a wide variety of productions, from beloved classics to modern plays and musicals, making it a must-visit for theatre enthusiasts.

Riverside Theatre

Riverside Theatre is the cornerstone of Vero Beach's vibrant arts scene. Situated along the Indian River, it's known for its professional productions and intimate atmosphere, which allow the audience to feel connected to the performance. Whether you're enjoying a Broadway-style musical, a dramatic play or a lighthearted comedy, each show offers a unique experience.

Riverside Theatre features both large-scale performances on its main stage and more intimate productions in smaller venues, offering something for everyone.

For those visiting Vero Beach, Riverside Theatre is the perfect place to enjoy high-quality entertainment in a welcoming setting. With its diverse lineup of performances and dedication to the arts, it's an essential destination for anyone looking to experience the thrill of live theatre.

8. TENNIS

Vero Beach is a fantastic destination for tennis and pickleball enthusiasts, offering a variety of well-maintained courts for players of all skill levels. Whether you prefer the fast pace of pickleball or the finesse of tennis, Vero Beach has several great spots to enjoy your favorite sport.



Here are three top locations to check out.

Riverside Park

Riverside Park is one of Vero Beach's most popular outdoor spaces, featuring multiple tennis courts. The park offers well-kept tennis courts for both casual and competitive play. For those interested in tennis, Riverside Park has dedicated courts where you can enjoy the sport with friends or fellow enthusiasts. With its scenic views of the Indian River, it's a great place to play while enjoying the beautiful Florida weather.

Vero Club Tennis

For those seeking a more specialized tennis experience, Vero Club Tennis is the place to go. Known for its top-tier facilities and vibrant tennis community, the club offers a variety of tennis courts for members.

The club also offers a proshop along with a clubhouse for its members. Whether you're practicing your game or enjoying a friendly match, Vero Club Tennis provides an exceptional environment to enjoy a day on the courts.

Sea Oaks Beach & Tennis Club

Sea Oaks Beach and Tennis Club is a private ocean-to-river community designed for individuals who appreciate a healthy lifestyle and a passion for tennis and other outdoor pursuits. The club offers exceptional racquet programs, providing an incomparable racquets lifestyle with opportunities for lively competition and professional exhibitions. This uniquely beautiful setting is specifically crafted for those who embrace an active life and a love for the outdoors.


HISTORIC
JUNGLE TRAIL
"A QUIET DRIVE"



POINTS OF INTEREST

EXPLORING ICONIC SITES

Indian River County's barrier island, located on Florida's stunning Treasure Coast, is a vibrant region where history, culture and natural beauty seamlessly blend. The neighboring communities of Vero Beach, Indian River Shores and Orchid are known for their laid-back charm and beautiful coastline, boasting a wealth of landmarks that tell the story of their rich heritage. From historic estates and cultural centers to unique architectural gems and scenic natural reserves, these landmarks provide visitors with a deeper understanding of the area's history and its vibrant present. Here's a guide to the must-see landmarks in Vero Beach and its surrounding communities.

1. VERO BEACH MUSEUM OF ART

Vero Beach Museum of Art is one of the city's premier cultural attractions, offering visitors a chance to explore the world of art in a serene and inspiring setting. Located along the scenic Indian River, this museum is dedicated to bringing high-quality art exhibitions and educational experiences to the public.

The museum offers a unique chance to immerse yourself in the world of art while enjoying the calm and beauty of its surroundings. Admiring the exhibitions, exploring the gardens and participating in educational activities offers everyone something to enjoy.

Highlights:

Art Exhibitions: The museum hosts a wide range of rotating exhibitions, showcasing both contemporary and classical works of art. With a variety of mediums - from painting and sculpture to photography and ceramics - the Vero Beach Museum of Art provides a dynamic and ever-changing cultural experience.

Beautiful Grounds: Surrounded by lush gardens and natural landscapes, the museum offers a tranquil environment for visitors to enjoy art both inside and outside. The peaceful setting enhances the overall experience, allowing guests to relax and reflect on the art in a serene atmosphere.

Educational Programs: The Vero Beach Museum of Art offers a variety of educational programs for all ages, including art classes, workshops and guided tours. These programs help foster a deeper understanding of art and provide opportunities for creative expression.

2. ST. HELEN CATHOLIC CHURCH

St. Helen Catholic Church is a cherished spiritual landmark in Vero Beach, offering visitors a peaceful sanctuary to reflect, pray and connect with their faith. With its welcoming community and beautiful architecture, St. Helen's provides a serene environment for worship and spiritual growth.

St. Helen Catholic Church gives individuals and families an opportunity for both spiritual reflection and connection with a welcoming faith community, set in a peaceful and inspiring environment. Whether attending Mass or simply enjoying the beauty of the church, it is a meaningful and enriching experience for all who visit.

Highlights:

Classic Architecture: The church is known for its elegant and timeless architecture, featuring intricate stained glass windows and a grand altar. The serene interior creates a tranquil space for quiet reflection and prayer, making it a perfect place for those seeking solace.

Religious Services & Masses: St. Helen Catholic Church offers a variety of religious services, including daily Mass and special liturgical events. The church fosters a strong sense of community, inviting people of all backgrounds to participate in the rich traditions of Catholic worship.

Faith-Based Programs: The church provides a variety of programs to engage its congregation, including religious education for children, Bible study groups and outreach initiatives. These programs are designed to help individuals grow in their faith and become active members of the community.

3. THE HERITAGE CENTER AND THE CITRUS MUSEUM

The Heritage Center and Citrus Museum offer visitors an enriching experience that highlights the area's history and heritage. Set in a charming, historic building, the Heritage Center provides a unique glimpse into the past, offering both educational and cultural experiences.

Opening the door to Vero Beach's past, the Heritage Center offers an educational experience that brings history to life. Whether you're exploring or simply appreciating the historic charm of the building, the Heritage Center is a perfect destination for those interested in local history and culture.

Highlights:

Historical Exhibits: The Citrus Museum showcases and highlights the rich history of Vero Beach and the surrounding area. From early pioneer life to the region's development into a vibrant community, visitors can explore the stories that have shaped this historic location.

Artifacts and Art Displays: The museum is home to artifacts, artwork and memorabilia that depict the cultural and artistic evolution of the area. These displays provide visitors with a deeper understanding of Vero Beach's citrus industry.

Events Venue: The Heritage Center is a perfect space for hosting a series of events. The area's residents utilize the building for weddings, fundraisers, and more. The Citrus Museum is designed to engage visitors of all ages, from school groups to history enthusiasts, in learning more about the local history and heritage of the region.

4. VETERANS MEMORIAL ISLAND SANCTUARY

Veterans Memorial Sanctuary is one of the most meaningful and tranquil locations, offering visitors a reflective space to honor the service and sacrifices of veterans. This peaceful sanctuary is dedicated to preserving the memory of those who have served in the military, providing a serene environment for both remembrance and reflection.

Paying a visit to the Veterans Memorial Sanctuary offers a poignant opportunity to honor veterans while enjoying the tranquility of the peaceful grounds. Reflecting in silence or exploring the site's memorials provides a meaningful and serene experience for all who visit.

Highlights:

Memorial Walls And Monuments: The sanctuary features beautifully crafted memorial walls and monuments, each dedicated to honoring the brave men and women who have served in the armed forces. Visitors can take time to read inscriptions and pay respects, providing a deeply moving experience.

Peaceful Grounds: The lush grounds of the Veterans Memorial Sanctuary offer a peaceful setting for reflection, with shaded areas and walking paths that encourage quiet contemplation. The well-maintained space provides an ideal atmosphere for honoring veterans and enjoying the natural beauty of the surroundings.

5. ENVIRONMENTAL LEARNING CENTER

Environmental Learning Center is a premier destination for environmental education, offering visitors a unique opportunity to explore and learn about the area's diverse ecosystems. Nestled along the Indian River, this educational center provides an immersive experience in nature while promoting the importance of conservation and sustainability.

A visit to the Environmental Learning Center provides an enriching experience where visitors can learn about Florida's unique ecosystems while enjoying a peaceful, nature-filled environment.

Highlights:

Nature Trails & Boardwalks: The Environmental Learning Center features several scenic trails and boardwalks that allow visitors to explore the lush habitats of the Indian River. These pathways wind through wetlands, mangroves and upland forests, providing ample opportunities to observe local wildlife and the natural beauty of the region.

Wildlife & Habitat Exhibits: The center offers informative exhibits showcasing the diverse species and ecosystems found in the area. Visitors can learn about the rich biodiversity of the Indian River and gain a deeper understanding of the importance of preserving these habitats for future generations.

Educational Programs: The Environmental Learning Center offers a variety of educational programs and interactive events for all ages, including nature walks, wildlife viewing and hands-on workshops. These programs help foster environmental awareness and encourage participants to engage with nature in meaningful ways.

6. JONES' PIER CONSERVATION AREA

Jones' Pier Conservation Area is one of Indian River Shore's most treasured natural spaces, offering visitors a serene retreat to explore Florida's coastal ecosystems. This protected area, known for its rich biodiversity and picturesque views, provides a peaceful escape while promoting environmental conservation and wildlife preservation.

This natural refuge provides an enriching experience in Florida's natural beauty, combining stunning views, abundant wildlife and educational opportunities. Whether you're strolling the trails, birdwatching or simply taking in the scenery, this peaceful area offers a perfect way to connect with nature.

Highlights:

Scenic Views: Jones' Pier Conservation Area offers stunning views of the Indian River, with scenic walking paths and observation areas where visitors can enjoy the beauty of the surrounding natural landscape. The views are perfect for photographers, nature lovers and those simply looking to relax by the water.

Wildlife Viewing: This conservation area is home to a variety of local wildlife, including birds, fish and other native species. Birdwatchers will especially enjoy the abundant bird life that frequent the area, making it a great spot for birding and wildlife photography.

Environmental Education: The conservation area provides opportunities to learn about Florida's unique coastal habitats and the importance of protecting these environments.

7. CAPTAIN FORSTER HAMMOCK PRESERVE

Captain Forster Hammock Preserve is a hidden natural gem, offering visitors a peaceful and immersive experience in Florida's native ecosystems. Spanning 111 acres of lush hammock, this preserve provides a serene escape where nature enthusiasts can explore diverse habitats while learning about local wildlife and conservation.

The preserve offers an opportunity to connect with nature while enjoying a peaceful walk through Florida's native landscapes. Whether you're trekking on the trails, birdwatching or participating in educational programs, this preserve provides a relaxing and informative outdoor experience.

Highlights:

Nature Trails: The preserve features several well-maintained trails that wind through scenic woodlands, offering hikers and nature lovers a chance to discover the area's rich flora and fauna. The shaded paths provide a cool and tranquil atmosphere as you explore the diverse plant species and native trees.

Wildlife Viewing: Captain Forster Hammock is home to a wide range of wildlife, including birds, reptiles and small mammals. The preserve provides excellent opportunities for birdwatching, with various species frequenting the area, making it a popular spot for wildlife photographers and nature observers.

Educational Signage: The preserve offers a variety of educational signage designed to inform visitors about the importance of environmental conservation and the unique ecosystems found in Florida's hammocks.

8. MCKEE BOTANICAL GARDEN

McKee Botanical Garden is one of Vero Beach's most stunning natural landmarks, offering visitors a tranquil escape and a chance to immerse themselves in the beauty of Florida's native and exotic plant life. Set on 18 acres of lush, tropical gardens, McKee Botanical Garden provides both a peaceful retreat and an educational experience for garden enthusiasts and nature lovers.

A visit to McKee Botanical Garden holds a peaceful and enriching experience, providing a unique opportunity to enjoy the natural beauty of Florida's flora while learning about sustainable gardening practices. Exploring the stunning landscapes, participating in educational activities and simply relaxing in the gardens are all must-see features for nature lovers.

Highlights:

Tropical Gardens: The gardens are home to a variety of themed areas, including tropical palms, water gardens and lush floral displays. Visitors can stroll through winding paths, surrounded by vibrant flowers, serene ponds and majestic trees, each meticulously cared for to showcase the beauty of diverse plant species.

Historic Landscapes: McKee Botanical Garden also boasts rich history, dating back to the 1930s. The gardens feature charming architectural elements, such as historic bridges and enchanting water features, adding to the overall aesthetic and historical significance of the site.

Educational Programs: The gardens offer a variety of educational programs for all ages, including tours, workshops and special events. These programs are designed to inspire visitors to learn more about gardening, conservation and the importance of preserving native ecosystems.


McKEE
BOTANICAL GARDEN
NATURE POP! LEGO EXHIBIT
JAN 24 MAY 4

9. PELICAN ISLAND NATIONAL WILDLIFE REFUGE

Pelican Island National Wildlife Refuge is one of the most cherished natural landmarks, offering visitors a peaceful retreat and a chance to connect with Florida's rich wildlife. As the first national wildlife refuge in the United States, it spans over 6 miles and provides a vital sanctuary for migratory birds and native species.

Spending a day at Pelican Island National Wildlife Refuge allows you to experience Florida's natural beauty and wildlife up close while enjoying a serene escape in a protected environment. Whether you're birdwatching, exploring or learning about conservation, the refuge offers a unique and enriching outdoor experience.

Highlights:

Wildlife Viewing: Pelican Island is home to a wide variety of wildlife, including migratory birds like the brown pelican, which the refuge is named after. Visitors can enjoy birdwatching along the island's nature trails and observation platforms, with opportunities to spot herons, egrets and other native species.

Nature Trails: The refuge features several easy-to-navigate trails that offer stunning views of the island's diverse habitats, including salt marshes, mangroves and wetlands. These trails provide a peaceful way to immerse yourself in nature while learning about the local ecosystem.

Educational Programs: The refuge offers educational programs and events to teach visitors about wildlife conservation, the history of the refuge and the importance of protecting natural habitats. Guided tours and informative displays at the visitor center make it a great destination for nature enthusiasts of all ages.







ANNUAL EVENTS

UNCOVERING CULTURE AND LIFESTYLE

1. THE MOTOR CAR EXHIBITION

The Motor Car Exhibition is an exciting event that draws automotive enthusiasts from all over to showcase an impressive collection of classic, vintage and luxury vehicles. Held annually, this exhibition offers a rare opportunity to explore the beauty, craftsmanship and history behind some of the most iconic cars ever made.

Whether you're a dedicated car collector or simply appreciate the artistry of fine automobiles, this exhibition promises an unforgettable experience that celebrates the timeless allure of motor vehicles.

Highlights:

Exquisite Car Displays: The exhibition features a stunning array of cars, ranging from meticulously restored classics to rare, high-performance models. Visitors can admire the elegance and engineering of these vehicles, many of which are one-of-a-kind or part of limited-edition collections.

Celebrating Automotive History: Attendees will have the chance to learn about the evolution of car design through displays that highlight key milestones in automotive history. The event presents a blend of vintage masterpieces and modern marvels, providing insight into the development of the automotive industry.

Engaging Experiences: The exhibition also offers opportunities for hands-on interaction, including opportunities to meet car collectors and restorers, participate in live demonstrations and hear from industry experts.

These activities make the event not only a visual feast but also an educational experience for visitors of all ages. For anyone with a love of cars, the Motor Car Exhibition is a must-see event.

2. VERO BEACH FILM FESTIVAL

The Vero Beach Film Festival is a dynamic annual event that celebrates the art of filmmaking, drawing both local and international talent to the vibrant coastal town. This festival offers a unique opportunity for film lovers to experience a diverse array of cinematic works in a welcoming and creative atmosphere.

Attending the Vero Beach Film Festival is an exciting opportunity to experience the magic of storytelling through film while connecting with filmmakers and fellow movie lovers. Those who are passionate about film or simply curious, this festival offers a fun and enriching experience for all.

Highlights:

Varied Film Showcase: The festival presents a rich selection of films, ranging from thought-provoking documentaries and captivating short films to full-length features. With a focus on independent cinema, attendees can explore a wide spectrum of genres and discover fresh perspectives from emerging filmmakers.

Engaging Industry Events: In addition to film screenings, the festival hosts a series of panels, filmmaker Q&A sessions and networking events.

These opportunities allow attendees to engage directly with directors, actors and industry professionals, providing insight into the art and business of filmmaking.

Community Celebration: The Vero Beach Film Festival is a hub for community engagement, inviting residents and visitors alike to immerse themselves in the world of film. It fosters a sense of connection and cultural exchange, making it an enjoyable experience for everyone, from casual moviegoers to die-hard cinema enthusiasts.

3. UNDER THE OAKS

The Under the Oaks Festival is a nationally recognized event held annually in Vero Beach, celebrating decades of artistic excellence. This prestigious juried show brings together over 200 exceptional artists from across the nation and beyond, showcasing fine art and quality crafts under the majestic oak trees of Riverside Park.

This celebration offers a peaceful escape where history, nature and community converge.

Whether you're relaxing under the shade of ancient oaks or taking part in a local event, this park provides a perfect setting to unwind and experience the charm of Vero Beach.

Highlights:

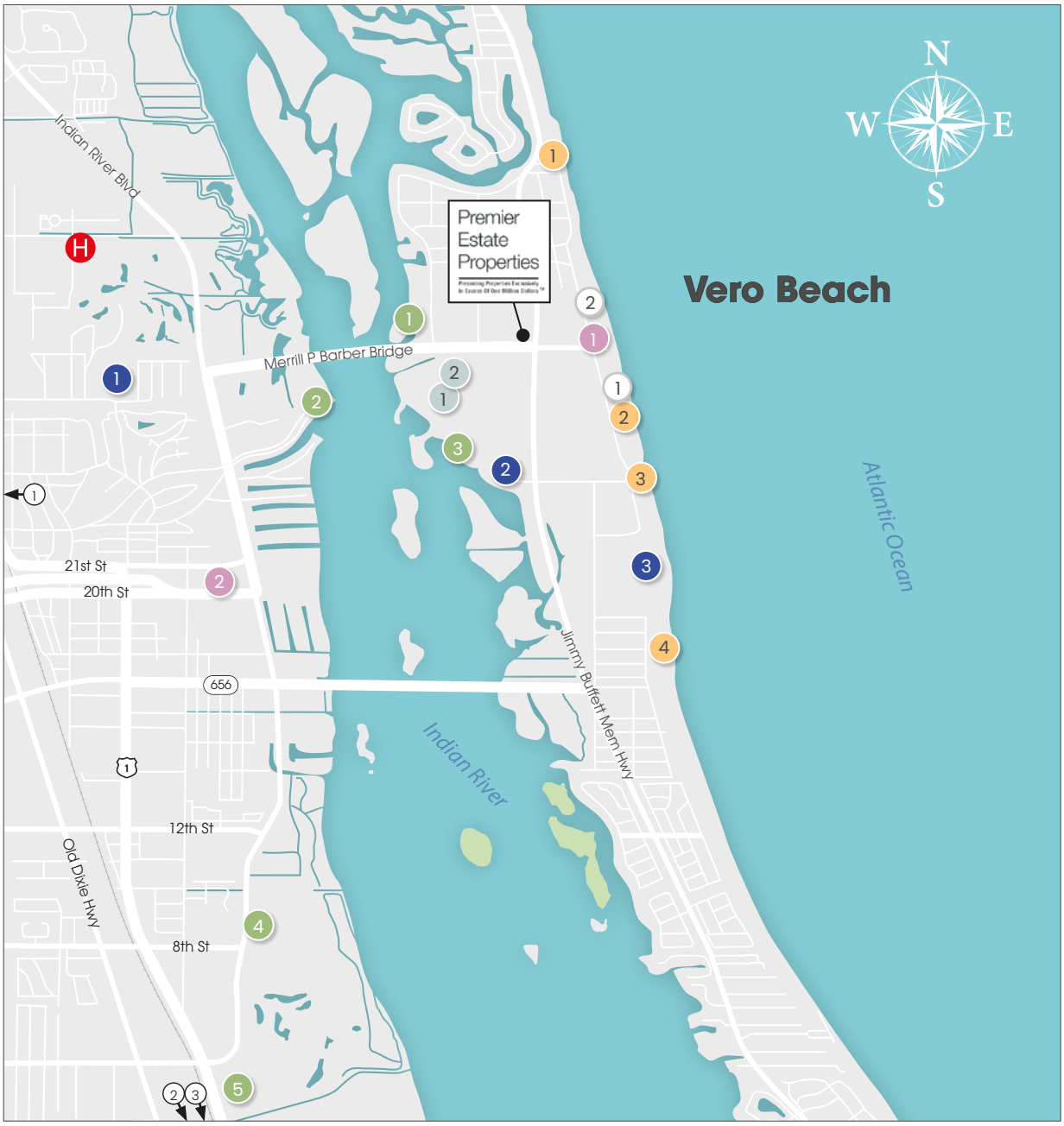
Majestic Oak Trees: Named for the impressive oak trees, which form a canopy of shade over the event, this festival has the perfect setting for attendees to enjoy picnics, leisurely strolls or simply soaking in the natural beauty.

Nationally Recognized: With over 200 creative artists displaying their work and over 50,000 art lovers attending annually, Under the Oaks is quite a sensation. Rightfully so, it is recognized among the top 200 art shows in the nation.

Community Events: The park is a hub for local gatherings, hosting a variety of events throughout the year, from outdoor concerts to festivals and cultural activities. These events foster a sense of community and provide both locals and visitors with opportunities to connect and enjoy the park.







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VERO BEACH

Parks And Recreation
1. Vero Beach Dog Park
2. Royal Palm Pointe Park
3. Riverside Park
4. Lagoon Greenway
5. McKee Botanical Garden

Arts And Museums
1. Vero Beach Museum of Art
2. Riverside Theatre

Shops And Dining
1. Ocean Drive
2. Treasure Coast Plaza

Resorts
1. Costa d'Este Beach Resort & Spa
2. Kimpton Vero Beach Hotel & Spa

Golf And Country Clubs
1. Vero Beach Country Club
2. Quail Valley River Club
3. Riomar Country Club

Beaches
1. Jaycee Park
2. Humiston Beach Park
3. Sunset Beach
4. South Beach Park

Hospitals And Health Centers
1. Cleveland Clinic Indian River Hospital

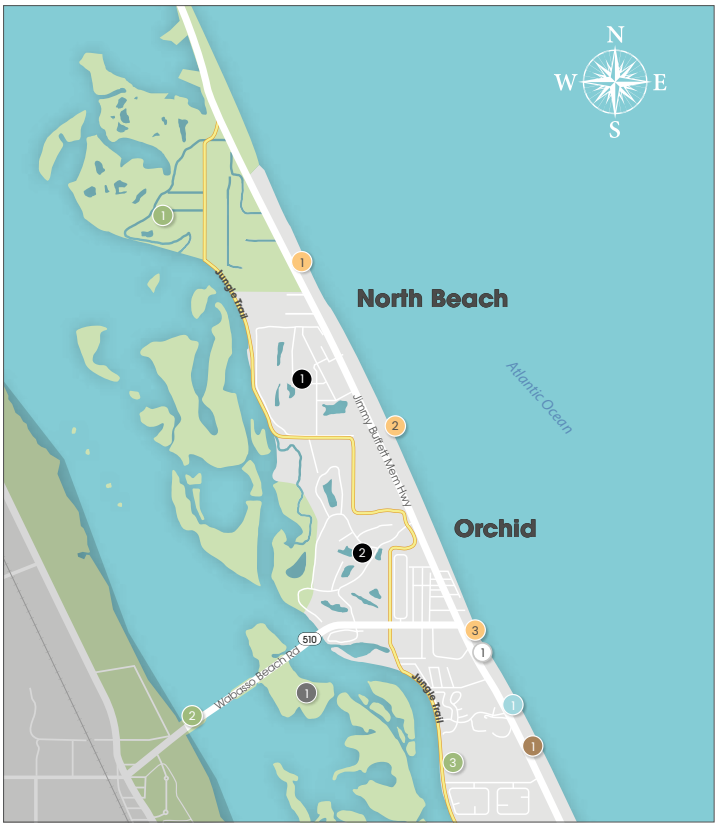


SOUTH BEACH

Parks And Recreation
1. Oyster Bar Marsh Trail
2. Round Island Riverside Park

Golf And Country Club Communities
1. The Moorings Yacht & Country Club

Beaches
1. Round Island Beach Park



NORTH BEACH AND ORCHID

Parks And Recreation
1. Pelican Island National Wildlife Refuge
2. Wabasso Causeway Park
3. Captain Forster Hammock Preserve

Beach Clubs
1. Grand Harbor Beach Club

Tennis And Beach Communities
1. Sea Oaks Beach & Tennis Club

Golf And Country Club Communities
1. Windsor Club
2. Orchid Island Golf & Beach Club

Resorts
1. Disney's Vero Beach Resort

Beaches
1. Treasure Shores Park
2. Golden Sands Park
3. Wabasso Beach Park

Education
1. Environmental Learning Center



INDIAN RIVER SHORES

Parks And Recreation
1. Captain Forster Hammock Preserve
2. Joe Earman Island Park

Golf And Country Clubs
1. Indian Trails Tennis Club

Golf And Country Club Communities
1. John's Island Club

Shops And Dining
1. Village Shops

Beaches
1. Seagrape Trail Beach Access
2. Turtle Trail Beach Access
3. Tracking Station Beachfront Park

2

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Appointments / Notes:

IDENTIFY PROPERTIES OF INTEREST

Appointments / Notes:

HAVE PREMIER ESTATE PROPERTIES BOOK SHOWINGS

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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
Jill Shevlin Design	INTERIOR DESIGN
CIBC Private Wealth	WEALTH MANAGEMENT
Lesley Maxwell Interiors, Inc	INTERIOR DESIGN

NOTES

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