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Great Places to Live: Florida

Sales for high-end properties near the Atlantic coast – from Miami and Coconut Grove up to Ocean Ridge and Weston – continue to skyrocket in South Florida.

The lower penthouse at the 22-story Grove at Grand Bay, at 2675 South Bayshore Drive in Coconut Grove, is a 9,513-square-foot trophy apartment designed by Steven G, one of South Florida's most in-demand designers. With six bedrooms, eight bathrooms, a bar, a private plunge pool and a four-car private garage, the custom-designed apartment has full use of the comprehensive suite of amenities in

the complex, including a gym, pool, clubhouse, pet spa, tennis court, on-site restaurant and easy access to the dock and marina.

The asking price for the 21st floor home, comprising a total indoor-outdoor footprint of 10,180 square feet with the wraparound 360-degree-view verandah, is \$24 million. "The vision of the developer was to make these units as comfortable as a large stand-alone home as



Photo: Daniel Petron

OPPOSITE: 2675 South Bayshore Drive, Coconut Grove

ABOVE: 625 East Dilido Drive, Miami Beach

possible, but with all the advantages of living in a boutique-scale, maintenance-free condominium with only 37 residences in an ideal waterfront location above a beautiful marina," said Angel Nicolas, head of the Nicolas Group and associate broker with Compass. "The current owner spent around \$6 million finishing this property, from the flooring to the bathrooms to all of the interior design, and is also selling all the furniture, lighting, couches, tables, chairs — all selected and designed by Steven G for this residence. There is also a large wine cellar, and two offices, which is so important these days."

"Coconut Grove had been one of the hottest markets in all of South Florida even before Covid, and it continues to be hot," he continued. "The Grove at Grand Bay is an ideal location, with easy access to the village and its beautiful mall, shops, restaurants and bars — you don't have to go to downtown or Miami Beach for entertainment. And Coconut Grove is a vibrant walking neighborhood — New Yorkers love that — and you can walk to your yacht right in front of your building, stay and eat at the full-service restaurant, or just order room service. It is all right here."

The mid-century modern home at 625 East Dilido Drive in Miami Beach is located on one of the premier islands along the Venetian Causeway

in Biscayne Bay. Built in 1940, the six-bedroom/six-bathroom home was renovated by real estate developer Todd Michael Glaser last year, taking advantage of the oversized lot with 90 feet of water frontage and the property's private dock, which is large enough to accommodate an 80-foot yachts. Special features include a guest room in the front of the property with its own access door, a reflecting pool in the courtyard in addition to the swimming pool, and walls of glass offering water views from the kitchen, dining room, living room, bedrooms and media room.

Listing for \$15,900,000, the property is well situated toward the north of the island, facing east with quiet, open bay views toward Miami Beach, and a comfortable distance away from the hustle and bustle of the Venetian Causeway bridge. "The Venetian Causeway linking Miami Beach and Miami will always be a popular location because it is right in the middle it all, from Miami Beach to downtown Miami, Sunset Harbor, the Design District and Brickell," said Brett Harris, director of luxury sales for Douglas Elliman Real Estate in Miami. "It is a place where you can have houses on the water with a substantial dock — any house on the water is special here, and people love a classic home with good bones and then redoing them. The renovation here was completed six months ago, adding a chef's kitchen, with Wolf and Sub-Zero appliances, Italian marble and white oak flooring that starts in the kitchen and continues upstairs to the bedrooms. It is better now than ever."

The five-bedroom white stucco transitional modern home built in 2019 at 12520 Southwest 63rd Avenue in Pinecrest, on the market for \$6,690,000, is convenient to Coconut Grove, Coral Gables, Key Biscayne and Miami Beach, with



Photo: Brown Harris Stevens



Photo: Living Proof Photography

TOP: 12520 Southwest 63rd Avenue, Pinecrest

ABOVE: 6275 North Ocean Boulevard, Ocean Ridge

OPPOSITE: 3030 Meadow Lane, Weston

open vistas from every room. The 10,431-square-foot smart home (8,226 square feet under air-conditioning), offers 14-foot-high ceilings on the first floor, and comes with a lavish primary suite, gourmet kitchen, two family rooms, media room and an office, summer outdoor kitchen, pool and cabana, and a service entrance designed for catered parties.

"The stone patio with a sound system is a great space for entertaining, and the cabana, with marble walls and high-end finishes, has a full bathroom, which is ideal for pool parties," said Josie Wang, senior vice president with Brown Harris Stevens. "Everything is prewired for sound, and the air-conditioning and security system are all controllable from a smart device. It also has a large garage that is tall enough for car lifts — so you could store six cars indoors if you wanted to. And the location, less than five minutes to south Coral Gables, with all the shopping and restaurants, is ideal. Miami airport is less than 30 minutes away."

The oceanfront estate at 6275 North Ocean Boulevard in Ocean Ridge, on the market for \$29,900,000, is a multigenerational compound with an Alice-in-Wonderland-like play area, tiki hut, loggia, pool with a waterslide, two full laundry rooms, screening room and a holiday gift-wrapping room. With eight bedrooms and nine bathrooms, the home is designed for indoor/outdoor living with Nana glass doors that open to the outdoors for entertaining, with a media room, 15-foot kitchen island, three full refrigerators and three dishwashers, and two offices for working at home. The motor court serves the four-car garage, with two full laundry rooms and two out-



door showers on the property, with a separate second-floor guest house with a morning kitchen and sitting area.

Built in 2005 and completely renovated in 2016, the home has a total square footage of 17,183 square feet, which includes the overhangs, loggias and garages. "The appeal of Ocean Ridge is that it is a very private and protected community of less than a dozen oceanfront properties between Manalapan, Gulf Stream and Delray Beach, with a population of only about 1,700 people, no commercial activity and its own private police force," said Candace Friis, associate broker with The Corcoran Group. "This house has a very welcoming vibe — it is not austere at all — and masterfully styled for coastal living. The entire back of the house opens to the ocean, with water views from about every room in the house — it kind of feels like you are at a Jimmy Buffett concert. The views and the sunrises from the back of the house, facing east, are breathtaking."

Built in 2017 by contemporary architect Randall Stofft in the gated west Broward County community of Windmill Ranch Estates in Weston, 3030 Meadow Lane is 12,323-square-foot resort-style seven-bedroom, 11-bathroom home designed around a butterfly sanctuary. With a media room with seating for 18, the home, on the market for \$14 million, is designed for entertaining on the grand scale.

"One of the appeals of West Broward and Weston in particular is that it is often voted as one of the safest cities in the country, and the entire town is perfectly maintained and manicured," said Senada Adžem, director of luxury sales at Douglas Elliman in Florida. "Windmill

Ranch Estates is a gated community with large lots, with private security 24/7, and with equestrian areas where you can board, train and ride your horses — show-jumping and riding is very popular here. The advantage with this home is that the horses are just a few minutes away, and not on your property."

"The current owners bought the lot and built their dream home here, and never intended to sell — but their plans changed," she continued. "The home is on a level lot, and built to a standard equal to some of the best homes you find on Palm Beach, which can sell for \$40 to 50 million. It is a resort-style staycation home on an acre and a half lot with a grand sense of arrival, and with immaculate landscaping that included the best species of plants to attract butterflies for their beautiful butterfly garden. There is plenty of privacy here as a true transitional estate, with clean lines and neutral palette, so that when you are in the backyard, you have a tranquil feel connecting the outdoor and indoor entertainment areas with a fabulous pool and several well-designed outdoor seating arrangements. The sale of this truly grand property, not far from the Seminole Hard Rock Hotel and Casino, is an unexpected opportunity for the lucky buyer." ■