

Rabideau Klein Brief

FLORIDA MULTIMILLION-DOLLAR MARKET

RESIDENTIAL REAL ESTATE

FEBRUARY 2022



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RESIDENTIAL PROPERTY HIGHLIGHT: \$5M-PLUS SINGLE FAMILY HOMES

3 Ultra-luxury Home Sales Hit or Surpassed \$30M Each

A triangulation of the neighborhoods hosting January's top three Florida home sales would begin at North Beach, travel west to the Port Royal neighborhood in Naples and back to Miami Beach's Star Island. The top sale closed at \$38.5 million; a 11.7 thousand square-foot modern waterfront home located at 6396 N. Bay Road that capitalizes on its waterfront location with ceiling-high glass throughout and a double-height great room. Mirce Curkoski of ONE Sotheby's International Realty held the listing and Dina Goldentayer of Douglas Elliman represented the buyer. In second and third place for top sales, a new Port Royal legacy estate at 3131 Fort Charles Drive in Naples brought \$34.96 million with Rex Miller of William Raveis Real Estate representing the seller and Don Winkler of William Raveis Real Estate representing the buyer; and on guard-gated Star Island, a rebuilt Miami Modern home brought \$30 million with Judith Werner of Bold Miami, LLD representing both the buyer and seller, along with Arielle Werner as co-lister.

CONTACTS

David E. Klein, Esq. | dklein@rabideauklein.com | 561.655.6221

Guy Rabideau, Esq. | grabideau@rabideauklein.com | 561.655.6221

MULTIMILLION-DOLLAR HOMES

LARGEST SINGLE FAMILY HOME SALE—LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$38,500,000	MIRCE CURKOSKI <i>ONE Sotheby's International Realty</i>	DINA GOLDENTAYER <i>Douglas Elliman</i>	6395 N. Bay Road	Miami Beach	18-Jan	AX-11106794

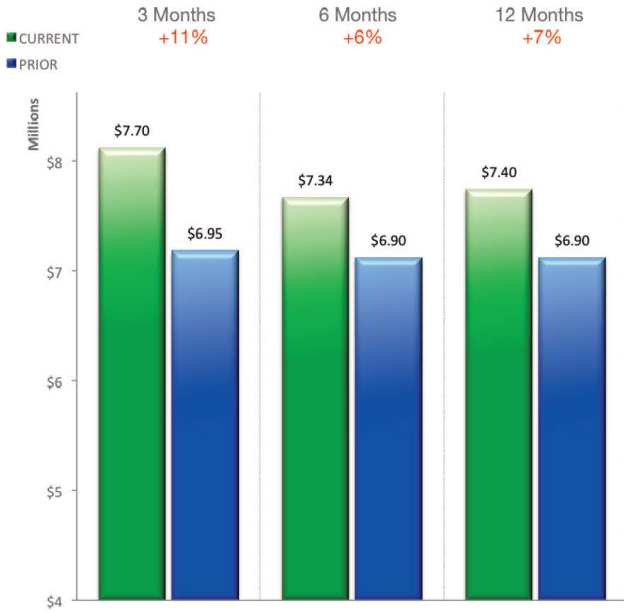
TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$122,695,954	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman Real Estate</i>	535 N. County Road	Palm Beach	Apr-21	21-51
\$109,625,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1840 S. Ocean Blvd.	Palm Beach	Jun-21	21-378
\$94,173,300	CRISTINA CONDON <i>Sotheby's International Realty</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	2000 S. Ocean Blvd.	Manalapan	Mar-21	RX-10335802
\$80,000,000	CHRISTOPHER LEAVITT <i>Douglas Elliman Real Estate</i>	TONJA GARAMELIA <i>Douglas Elliman Real Estate</i>	12525 Seminole Beach Road	North Palm Beach	Apr-21	RX-10632970
\$75,000,000	ELIZABETH LIMA <i>Berkshire Hathaway HomeServices</i>	JILL EBER <i>Coldwell Banker Realty</i>	8 Star Island Drive	Miami Beach	Dec-21	FX-11081499
\$64,000,000	CHRIS DEITZ <i>William Raveis South Florida</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	901 N. Ocean Blvd.	Palm Beach	Aug-21	RX-10693472
\$57,000,000	CHRISTIAN ANGLE <i>Christian Angle Realty</i>	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties</i>	174 Via Del Lago	Palm Beach	Mar-21	RX-10678830
\$57,000,000	CAROL SOLLAK <i>Engel & Volkers Wellington</i>	CHRISTIAN ANGLE <i>Christian Angle Realty</i>	916 S. Ocean Blvd.	Palm Beach	Dec-21	RX-10643096
\$55,095,000	JILL HERTZBERG <i>Coldwell Banker Realty</i>	JILL HERTZBERG <i>Coldwell Banker Realty</i>	382 S. Beach Road	Hobe Sound	Apr-21	FX-10268366
\$49,500,000	RICHARD PREBISH <i>William Raveis Real Estate</i>	BRENDA RUTH <i>Premier Sotheby's International Realty</i>	4540 Gordon Drive	Naples	Dec-21	221016688

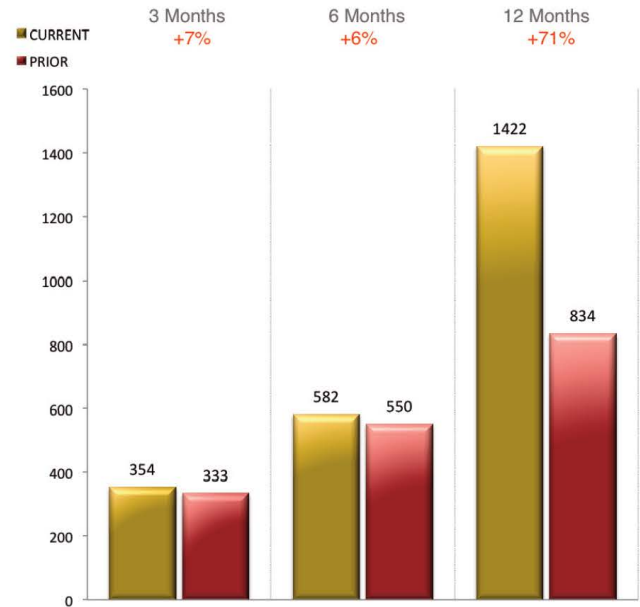
STATE OF FLORIDA
MULTIMILLION-DOLLAR REAL ESTATE MARKET

\$5 MILLION-PLUS SINGLE FAMILY HOMES

MEDIAN SELLING PRICE
Current Year Vs. Prior Year



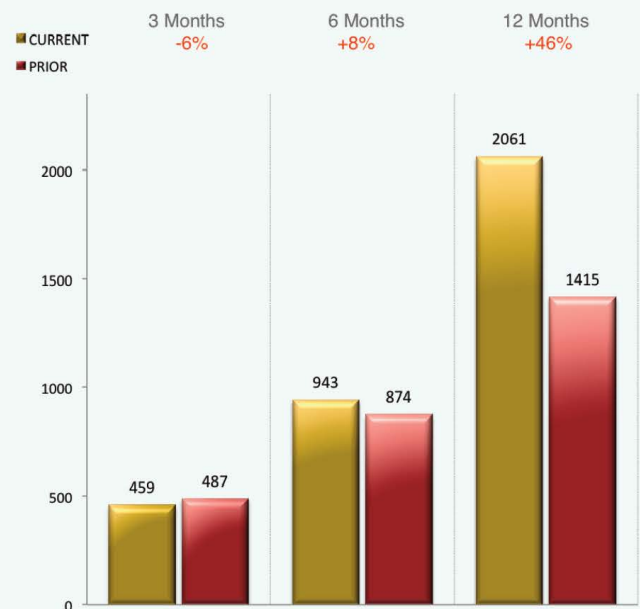
NUMBER OF HOMES SOLD
Current Year Vs. Prior Year



MEDIAN LISTING PRICE
Current Year Vs. Prior Year



NUMBER OF HOMES LISTED
Current Year Vs. Prior Year



TOP 15 OF 87 FLORIDA DETACHED HOMES SOLD IN THE \$5 MILLION-PLUS CATEGORY

MULTIMILLION-DOLLAR SINGLE FAMILY HOMES — SALES — JANUARY						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$38,500,000	MIRCE CURKOSKI <i>ONE Sotheby's International Realty</i>	DINA GOLDENTAYER <i>Douglas Elliman</i>	6395 N. Bay Road	Miami Beach	18-Jan	AX-11106794
\$34,995,000	REX MILLER <i>William Raveis Real Estate</i>	DON WINKLER <i>William Raveis Real Estate</i>	3131 Fort Charles Drive	Naples	26-Jan	222007626
\$30,000,000	JUDITH WERNER <i>Bold Miami</i>	JUDITH WERNER <i>Bold Miami</i>	34 Star Island Drive	Miami Beach	7-Jan	AX-11039509
\$29,990,000	BILL EARLS <i>John R. Wood Properties</i>	BARRY DENICOLA <i>Barry DeNicola Realty</i>	2050 Gordon Drive	Naples	31-Jan	219004319
\$24,500,000	TIMOTHY MURPHY <i>Florida Luxurious Properties</i>	TIM ELMES <i>Compass Florida</i>	1818 SE 10th Street	Fort Lauderdale	6-Jan	FX-10186782
\$22,500,000	MARGIT BRANDT <i>Compass Florida</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	365 N. County Road	Palm Beach	13-Jan	RX-10760948
\$21,500,000	ADRIAN REED <i>Fenton & Lang</i>	MARLEY OVERMAN <i>Illustrated Properties</i>	423 S Beach Road	Hobe Sound	24-Jan	AX-11133919
\$19,400,000	RICHARD PREBISH <i>William Raveis Real Estate</i>	RICHARD PREBISH <i>William Raveis Real Estate</i>	1070 Nelsons Walk	Naples	14-Jan	221059765
\$16,500,000	CYRIL MATZ <i>Douglas Elliman</i>	CYRIL MATZ <i>Douglas Elliman</i>	6470 Allison Road	Miami Beach	10-Jan	AX-11121957
\$15,300,000	HILLARY HERTZBERG <i>Coldwell Banker Realty</i>	ELYSE ROSENBERG <i>Coldwell Banker Realty</i>	554 Lakeview Drive	Miami Beach	10-Jan	AX-11143962
\$13,915,000	JILL EBER <i>Coldwell Banker Realty</i>	ALEJANDRO BAZAN <i>Coldwell Banker Realty</i>	1415 N. View Drive	Miami Beach	13-Jan	FX-10950366
\$13,212,575	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SPENCER SCHLAGER <i>Douglas Elliman</i>	215 Via Tortuga	Palm Beach	4-Jan	RX-10762006
\$13,200,000	BLAKE MORAR <i>Scenic Sotheby's International Realty</i>	BLAKE MORAR <i>Scenic Sotheby's International Realty</i>	243 W. Bermuda Drive	Santa Rosa Beach	25-Jan	886336
\$13,000,000	SUSAN TURNER <i>The Corcoran Group</i>	VINCENT MAROTTA <i>Illustrated Properties</i>	486 S. Beach Road	Hobe Sound	26-Jan	RX-10743953
\$12,820,000	RONALD MANCUSO <i>Florian Properties</i>	ANDREW RUSSO <i>Illustrated Properties</i>	22 Ocean Drive	Jupiter Inlet Col.	28-Jan	RX-10763627

TOP 15 OF 156 FLORIDA DETACHED HOMES LISTED IN THE \$5 MILLION-PLUS CATEGORY

MULTIMILLION-DOLLAR SINGLE FAMILY HOMES — NEW LISTINGS — JANUARY						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$150,000,000	ASHLEY CUSACK <i>BHHS EWM Realty</i>	3031 Brickell Ave.	Miami	Miami-Dade	28-Jan	AX-11152827
\$74,990,000	PHILIP SMITH <i>Luxury Resort Portfolio</i>	1400 S. Ocean Blvd.	Manalapan	Palm Beach	8-Jan	RX-10768758
\$52,500,000	CHRIS DEITZ <i>Compass Florida</i>	1030 S. Ocean Blvd.	Palm Beach	Palm Beach	4-Jan	RX-10767787
\$45,000,000	BEVERLY KNIGHT <i>Ocean Estate Properties</i>	2455 S. Ocean Blvd.	Boca Raton	Palm Beach	27-Jan	RX-10773557
\$37,900,000	HOWARD PARKER <i>Howard A. Parker Realty</i>	1275 Lands End Road	Manalapan	Palm Beach	25-Jan	RX-10772269
\$34,995,000	TIM ELMES <i>Compass Florida</i>	1122 SE 4th Street	Fort Lauderdale	Fort Lauderdale	13-Jan	FX-10314411
\$31,000,000	OREN ALEXANDER <i>Douglas Elliman</i>	4701 Pine Tree Drive	Miami Beach	Miami-Dade	24-Jan	AX-11148837
\$27,750,000	CHRISTINE GIBBONS <i>Sotheby's International Realty</i>	211 Jungle Road	Palm Beach	Palm Beach	19-Jan	RX-10770976
\$25,000,000	CHRISTINE SHEEHAN <i>The Sheehan Agency</i>	510/512 S. Beach Road	Hobe Sound	Martin	9-Jan	RX-10768726
\$21,900,000	MATHIEU ROCHETTE <i>Compass Florida</i>	1369 N. Venetian Way	Miami	Miami-Dade	18-Jan	AX-11148280
\$19,500,000	JACK ELKINS <i>William Raveis South Florida</i>	299 Tradewind Drive	Palm Beach	Palm Beach	19-Jan	RX-10771350
\$17,995,000	KENNY HAYSLETT <i>RE/MAX Action First of Florida</i>	802 Druid Road South	Clearwater	Pinellas	28-Jan	U8150319
\$16,995,000	KEVIN KREUTZFELD <i>Premier Estate Properties</i>	2756 NE 24th Street	Lighthouse Point	Palm Beach	7-Jan	44568
\$16,495,000	NIKI AUGER <i>Xcellence Realty</i>	1261 Spanish River Road	Boca Raton	Palm Beach	24-Jan	Ax-11151160
\$15,950,000	DAMON VETERE <i>Coldwell Banker Realty</i>	1240 Coconut Drive	Fort Meyers	Lee	13-Jan	221086056

RESIDENTIAL PROPERTY HIGHLIGHT: \$5M-PLUS CONDOMINIUMS

Two \$16M Condo Sales Define Affluent Beachfront Living

January's top two Florida condominium sales had a lot in common. Located in luxury high-rises, the units' full glass surround-style views face ocean vistas and feature expansive living spaces with marble floors. Elena Bluntzer of ONE Sotheby's International Realty held the listing for the top January sale, Penthouse 1 (combined units Ph 1a, Ph 1e and Ph 1f) at 1425 Brickell Avenue in the heart of Miami at the top of world renowned Four Seasons flagship building. The \$15.9 million price tag set a new record for the Brickell financial district. Special accoutrements included a 700-bottle wine room, four terraces, an office, staff quarters, and about \$2 million worth of artwork. Jonathan Mann of Coldwell Banker Realty represented the buyer. Meanwhile, on the southwest coast, James Bate of Premier Sotheby's International Realty represented the buyer of Penthouse 4 of 4101 Gulf Shore Boulevard North. The sale in the prestigious Regent at Park Shore condos, which overlooks the beach in Naples, brought \$15.5 million. Michael Lawler of Douglas Elliman acted on behalf of the selling party.

CONTACTS

David E. Klein, Esq. | dklein@rabideauklein.com | 561.655.6221

Guy Rabideau, Esq. | grabideau@rabideauklein.com | 561.655.6221

MULTIMILLION-DOLLAR CONDOS

LARGEST CONDOMINIUM SALE — LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$15,900,000	ELENA BLUNTZER <i>ONE Sotheby's International Realty</i>	JONATHAN MANN <i>Coldwell Banker Realty</i>	1425 Brickell Ave., Ph 1	Miami	31-Jan	AX-11114091

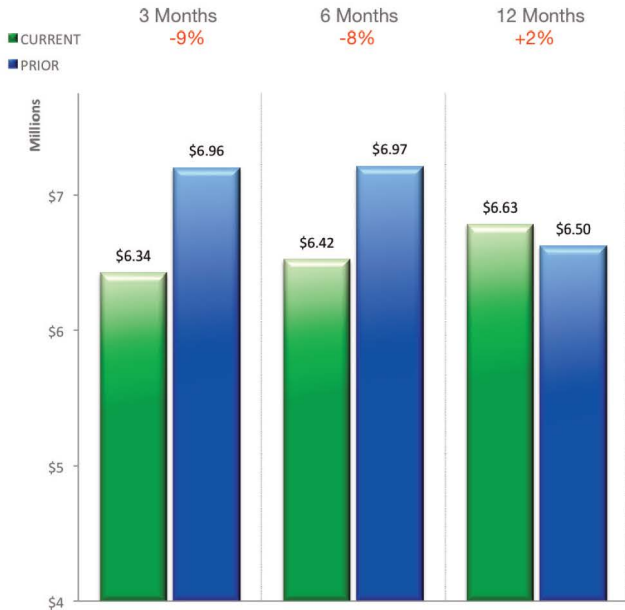
TOP 10 CONDOMINIUM SALES — LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$36,000,000	ELOY CARMENATE <i>The Corcoran Group</i>	OREN ALEXANDER <i>Douglas Elliman</i>	6901 Collins Ave., Ph	Miami Beach	Dec-21	AX-11007586
\$35,000,000	ELOY CARMENATE <i>Douglas Elliman</i>	STEPHEN SIMPSON <i>William Raveis South Florida</i>	100 S. Pointe Drive, Ph 2	Miami Beach	Apr-21	AX-10547885
\$30,000,000	SHEILA ROJAS <i>Brown Harris Stevens</i>	TALITA PINHEIRO <i>Compass Florida</i>	100 S. Pointe Drive, 3602-04	Miami Beach	Jun-21	AX-11012408
\$27,000,000	MICHAEL GOLDSTEIN <i>Acqualina Realty</i>	VIVIANE WOLAK <i>Sotheby's International Realty</i>	17749 Collins Ave., Ph 47	Sunny Isles Beach	Jun-21	AX-10977978
\$23,750,000	DORA PUIG <i>Fisher Island Real Estate</i>	TATYANA LONIN <i>Coldwell Banker Realty</i>	6800 Fisher Island Drive, 6893	Fisher Island	Oct-21	AX-10768400
\$23,000,000	JILL HERTZBERG <i>Coldwell Banker Realty</i>	OREN ALEXANDER <i>Douglas Elliman</i>	6885 Fisher Island Drive, 6885	Miami Beach	May-21	AX-11023969
\$22,500,000	TARA WEST <i>Douglas Elliman</i>	RYAN FARBSTAIN <i>Douglas Elliman</i>	8955 Collins Ave., PH L	Surfside	May-21	AX-10980972
\$20,000,000	DORA PUIG <i>Fisher Island Real Estate</i>	DORA PUIG <i>Fisher Island Real Estate</i>	7000 Fisher Island Drive, 7093	Miami Beach	Feb-21	AX-10998632
\$19,500,000	ANNA SHERRILL <i>One Sotheby's International Realty</i>	UNKNOWN	1000 Biscayne Blvd., Ph 5201	Miami	Dec-21	AX-11137330
\$19,137,660	SANDRA DEBUIRE <i>Coldwell Banker Realty</i>	DINA GOLDENTAYER <i>Douglas Elliman</i>	10201 Collins Ave., 2802 Ph E	Bal Harbour	Jun-21	AX-11004912

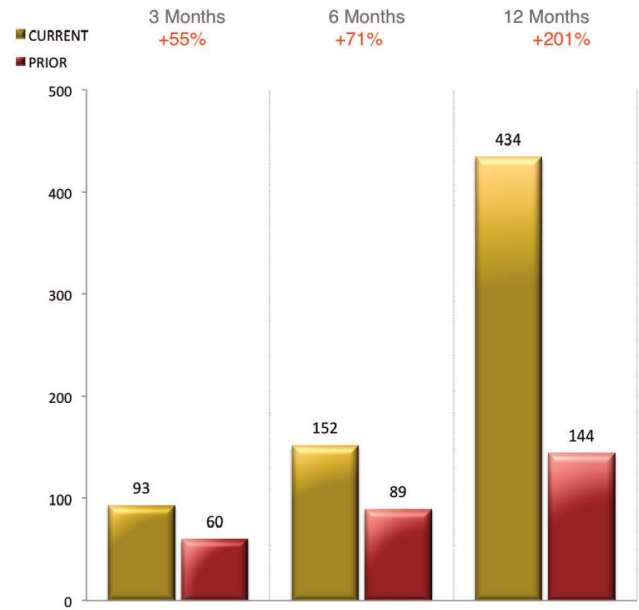
STATE OF FLORIDA
MULTIMILLION-DOLLAR REAL ESTATE MARKET

\$5 MILLION-PLUS CONDOMINIUMS

MEDIAN SELLING PRICE
Current Year Vs. Prior Year



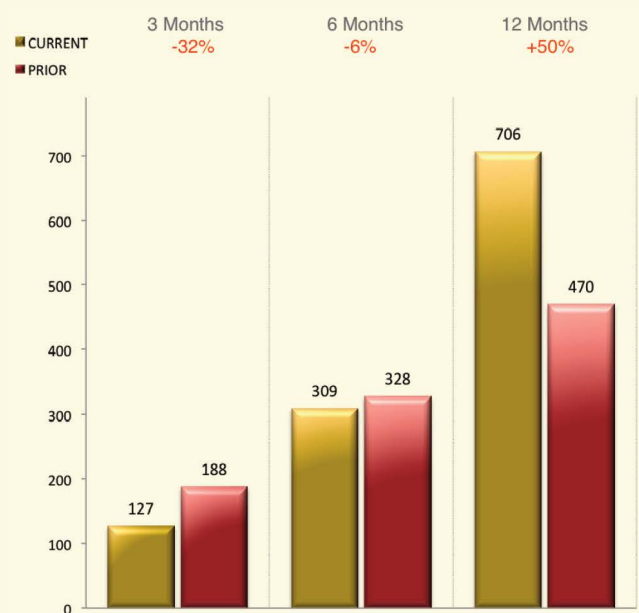
NUMBER OF CONDOS SOLD
Current Year Vs. Prior Year



MEDIAN LISTING PRICE
Current Year Vs. Prior Year



NUMBER OF CONDOS LISTED
Current Year Vs. Prior Year



TOP 15 OF 26 FLORIDA CONDOS SOLD IN THE \$5 MILLION-PLUS CATEGORY

MULTIMILLION-DOLLAR CONDOMINIUMS — SALES — JANUARY						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$15,900,000	ELENA BLUNTZER <i>ONE Sotheby's International Realty</i>	JONATHAN MANN <i>Coldwell Banker Realty</i>	1425 Brickell Ave., Ph 1	Miami	31-Jan	AX-11114091
\$15,500,000	MICHAEL LAWLER <i>Douglas Elliman Florida</i>	JAMES BATES <i>Premier Sotheby's International Realty</i>	4101 Gulf Shore Blvd., Ph 4	Naples	14-Jan	221065478
\$11,000,000	ANGLE SPEROS <i>Coldwell Banker Realty</i>	UNKNOWN	13105 Vanderbilt Drive, 303-04	Naples	31-Jan	FX-10312602
\$10,500,000	IVY CARNEIRO <i>BHHS EWM Realty</i>	JENNIFER BRILLIANT <i>ONE Sotheby's International Realty</i>	10201 Collins Ave., 2301	Bal Harbour	20-Jan	AX-10784891
\$10,500,000	MARK MCFADDEN <i>Compass Palm Beach</i>	MATTHEW DUGOW <i>Compass Florida</i>	622 N. Flagler Dr, Apt., 1202	West Palm Beach	18-Jan	21-1774
\$9,700,000	DIANNE ANDERSON <i>RE/MAX Platinum Realty</i>	ADAM CUFFARO <i>Michael Sauders & Company</i>	605 S. Gulfstream Ave., 12	Sarasota	21-Jan	FX-4518718
\$9,550,000	DORA PUIG <i>Luxe Living Realty</i>	JUDITH WERNER <i>Bold Miami</i>	125 Ocean Drive, 503	Miami Beach	12-Jan	FX-11108560
\$8,000,000	COMP SALE	JORGE MARTINEZ <i>ONE Sotheby's International Realty</i>	100 S. Pointe Drive, 3901	Miami Beach	21-Jan	FX-11149968
\$7,850,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	BRYAN SERENY <i>Douglas Elliman</i>	1800 Sunset Harbour Drive, TS2	Miami Beach	31-Jan	AX-10853572
\$7,500,000	PATRICE HALLOT <i>London Foster Realty</i>	ANNA KARAN <i>BHHS EWM Realty</i>	1000 Biscayne Blvd., 3001	Miami	20-Jan	AX-11102100
\$7,495,000	CHRISTOPHER BRAUN <i>William Raveis Real Estate</i>	WILLIAM BEDARD <i>Premier Sotheby's International Realty</i>	4501 Gula Shore Blvd., Ph 202	Naples	11-Jan	221063184
\$7,350,000	IRINA ALVAREZ <i>ONE Sotheby's International Realty</i>	STEPHEN SNIDER <i>ONE Sotheby's International Realty</i>	10203 Collins Ave., 1903n	Bal Harbour	25-Jan	AX-11105624
\$7,150,000	SCOTT PRESSMAN <i>The Keyes Company</i>	ALEXANDRA SHEA <i>Realty Standard</i>	4215 S. Ocean Blvd., 4	Highland Beach	14-Jan	RX-10751560
\$6,750,000	STACY ROBINS <i>Stacy Robins Companies</i>	STACY ROBINS <i>Stacy Robins Companies</i>	1 Collins Ave., 401	Miami Beach	27-Jan	AX-11094018
\$6,100,000	PETER LAUGHLIN <i>Premier Sotheby's International Realty</i>	LISA MORRIS <i>Premier Sotheby's International Realty</i>	605 S Gulfstream Ave., 10n	Sarasota	12-Jan	FX-507687

TOP 15 OF 70 FLORIDA CONDOS LISTED IN THE \$5 MILLION-PLUS CATEGORY

MULTIMILLION-DOLLAR CONDOMINIUMS — NEW LISTINGS — JANUARY						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$25,500,000	STEVEN MENEZES <i>Douglas Elliman</i>	1309 S Flagler Drive, 2401	West Palm Beach	Palm Beach	27-Jan	RX-10773037
\$19,900,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	3651 Collins Ave., Ph	Miami Beach	Miami-Dade	18-Jan	AX-11147586
\$15,000,000	HILLARY HERTZBERG <i>Coldwell Banker Realty</i>	10 Venetian Way, Ph's 2 & 3	Miami Beach	Miami-Dade	21-Jan	AX-11147099
\$13,900,000	WILLIAM KIRK <i>Linda A. Gary Real Estate</i>	401 Chilean Ave.	Palm Beach	Palm Beach	21-Jan	RX-10772341
\$11,000,000	CAROLYN ELLERT <i>Penn Florida Realty</i>	105 E. Camino Real, Ph 12	Boca Raton	Palm Beach	19-Jan	RX-10770886
\$10,500,000	TRACY GALYA <i>Douglas Elliman</i>	50 S. Pointe Drive, 1001 & 08	Miami Beach	Miami-Dade	24-Jan	AX-11140788
\$9,995,000	CRISTINE GIBBONS <i>Sotheby's International Realty</i>	525 S. Flagler Drive, Ph G4	West Palm Beach	Palm Beach	19-Jan	RX-10771040
\$9,950,000	NATHALIE AZOUBEL <i>Miami Condo Advisors</i>	10201 Collins Ave., 701s	Bal Harbour	Miami-Dade	14-Jan	AX-11147108
\$9,875,000	JORGE URIBE <i>ONE Sotheby's International Realty</i>	6899 Collins Ave., 3304 & 3301	Miami Beach	Miami-Dade	22-Jan	AX-11148341
\$8,495,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	3100 S. Ocean Blvd., Ph 705n	Palm Beach	Palm Beach	13-Jan	RX-10770458
\$7,850,000	SAMANTHA CURRY <i>Douglas Elliman</i>	529 S. Flagler Drive, 28e	West Palm Beach	Palm Beach	21-Jan	RX-10771576
\$7,495,000	DANA KOCH <i>The Corcoran Group</i>	130 Sunrise Ave., Ph 4	Palm Beach	Palm Beach	27-Jan	RX-10772851
\$7,395,000	HENRI VEZIE <i>ONE Sotheby's International Realty</i>	100 S. Pointe Drive, 2001-02	Miami Beach	Miami-Dade	22-Jan	A11150275
\$7,350,000	IRINA ALVAREZ <i>ONE Sotheby's International Realty</i>	10203 Collins Avenue, 1903n	Bal Harbour	Miami-Dade	25-Jan	AX-11105624
\$6,950,000	STEPHEN SMITH <i>Elite Realty Brokerage</i>	1243 2nd Street, Ph	Sarasota	Sarasota	12-Jan	FX-4522030

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Rabideau Klein has provided trusted representation for buyers and sellers of Florida properties for over twenty years. Our team of dedicated attorneys and paralegals has extensive experience in high-end real estate, business formation, finance, cross-border, and related matters. We provide thoughtful guidance through the legal process of our clients' property transactions such as the purchase and disposition of single-family homes, condominiums, co-ops, vacant land, and investment and commercial properties.

David E. Klein, Esq. | dklein@rabideauklein.com | 561.655.6221

Florida Bar Board Certified in Real Estate Law

Guy Rabideau, Esq. | grabideau@rabideauklein.com | 561.655.6221

Florida Bar Board Certified in Real Estate Law

REFERENCES

MARS: Miami Association of REALTORS®

NAPLESMLS: Naples Area Board of REALTORS®

PBBR: Palm Beach Board of REALTORS®

Stellar MLS: Includes 16 REALTOR® Associations throughout Central and Southwest Florida

NEFAR MLS: Northeast Florida Association of REALTORS®

BEACHES MLS: Broward, Palm Beaches & St. Lucie REALTORS®

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