

# Rabideau Klein Brief

FLORIDA MULTIMILLION DOLLAR MARKET

RESIDENTIAL REAL ESTATE

NOVEMBER 2024



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## RESIDENTIAL PROPERTY HIGHLIGHT: SINGLE-FAMILY ULTRALUXURY HOMES

# 297 Homes Exited the Market as 959 Entered

Florida stands ready for its busiest season with a healthy influx of new ultraluxury listings that were presented during the last three months. In the MLS-advertised ultraluxury category of \$5 million-plus single-family homes, 297 homes closed, while 959 properties entered the market.

The largest advertised sale during October was also the 2nd largest of the last 12 months. The \$122 million purchase of 18 Lagorce Circle in Miami Beach, located on the exclusive guard-gated La Gorce Island, was advertised as “the largest assemblage of land available for purchase on Miami Beach.” Daniel Hertzberg and Jill Hertzberg of Coldwell Banker Realty represented the selling party and Zachary Vichinsky of Bespoke Real Estate Florida brought in the buyer. The priciest October listing was the Palm Beach Island property at 1460 N. Lake Way. Advertised as an “immaculately renovated direct waterfront compound, just recently completed in 2024,” Margit Brandt of Premier Estate Properties priced the estate at \$95 million.

### CONTACTS

David E. Klein, Esq. | [dklein@rabideauklein.com](mailto:dklein@rabideauklein.com) | 561.655.6221

Guy Rabideau, Esq. | [grabideau@rabideauklein.com](mailto:grabideau@rabideauklein.com) | 561.655.6221

## MULTIMILLION DOLLAR HOUSES

### LARGEST MLS-ADVERTISED HOUSE SALE – LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$122,125,121	<b>DANIEL HERTZBERG</b> <i>Coldwell Banker Realty</i>	<b>ZACHARY VICHINSKY</b> <i>Bespoke Real Estate</i>	18 Lagorce Circle	Miami Beach	25-Oct	A11529138

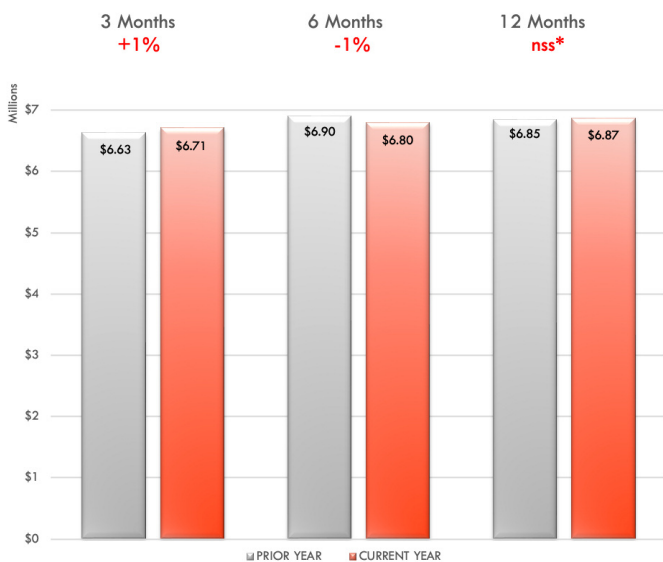
### TOP 10 MLS-ADVERTISED HOUSE SALES – LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$152,000,000	<b>SUZANNE FRISBIE</b> <i>The Corcoran Group</i> <b>CHRISTOPHER LEAVITT</b> <i>Douglas Elliman Palm Beach</i>	<b>MARGIT BRANDT</b> <i>Premier Estate Properties</i>	10 Tarpon Isle	Palm Beach	May-24	RX-10939073
\$122,125,121	<b>DANIEL HERTZBERG</b> <i>Coldwell Banker Realty</i>	<b>ZACHARY VICHINSKY</b> <i>Bespoke Real Estate</i>	18 Lagorce Circle	Miami Beach	Oct-24	A11529138
\$72,250,000	<b>DORA PUIG</b> <i>Luxe Living Realty</i>	<b>DORA PUIG</b> <i>Luxe Living Realty</i>	4736 N. Bay Road	Miami Beach	Oct-24	A11307492
\$62,500,000	<b>MIRCE CURKOSKI</b> <i>One Sotheby's International Realty</i>	<b>JILL EBER</b> <i>Coldwell Banker Realty</i>	98 Lagorce Circle	Miami Beach	Jun-24	A11310107
\$51,631,500	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>SUZANNE FRISBIE</b> <i>The Corcoran Group</i>	200 Via Palma	Palm Beach	Jul-24	23-1752
\$51,250,000	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	<b>PHATAVANH OLSEN</b> <i>Douglas Elliman Palm Beach</i>	200 S. Ocean Blvd.	Palm Beach	May-24	RX-10956908
\$49,600,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	315 Chapel Hill Road	Palm Beach	May-24	RX-10924786
\$43,770,000	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	<b>JEREMY STEWART</b> <i>Park View Realty</i>	205 Via Tortuga	Palm Beach	Apr-24	RX-10977536
\$42,600,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	1110 S. Ocean Blvd.	Manalapan	Oct-24	24-109
\$42,500,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>MARGIT BRANDT</b> <i>Premier Estate Properties</i>	101 Jungle Road	Palm Beach	Sep-24	RX-10830880

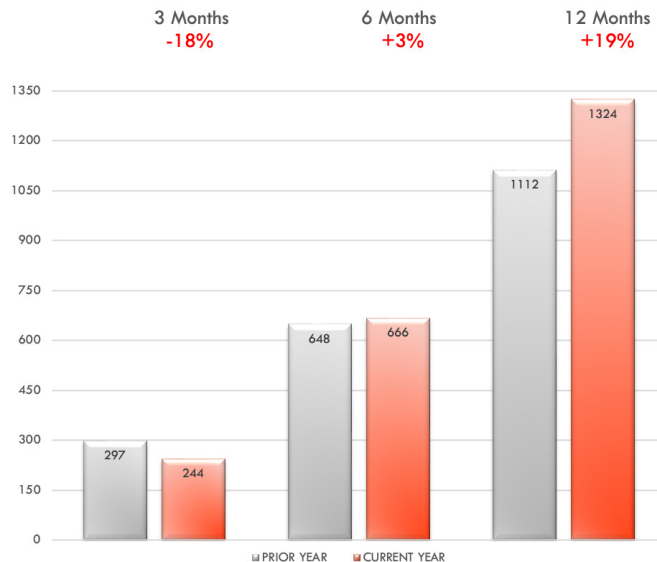
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**MULTIMILLION DOLLAR REAL ESTATE MARKET**

## \$5 Million-Plus Single-Family Homes

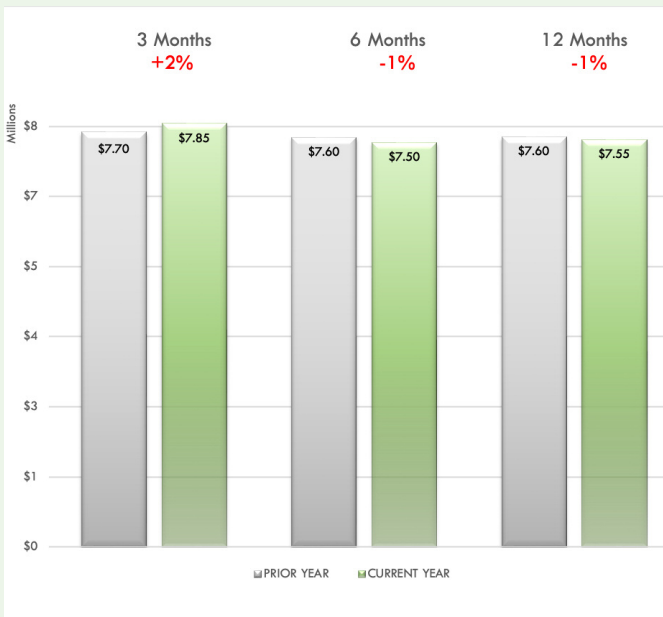
**MEDIAN SELLING PRICE**  
Year-over-year



**NUMBER OF HOMES SOLD**  
Year-over-year



**MEDIAN LISTING PRICE**  
Year-over-year



**NUMBER OF HOMES LISTED**  
Year-over-year



\*nss: no statistical significance

15 of 83 in Florida's \$5M-plus ultraluxury category

MLS-ADVERTISED OCTOBER HOUSE SALES						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$122,125,121	DANIEL HERTZBERG <i>Coldwell Banker Realty</i>	ZACHARY VICHINSKY <i>Bespoke Real Estate</i>	18 Lagorce Circle	Miami Beach	25-Oct	A11529138
\$72,250,000	DORA PUIG <i>Luxe Living Realty</i>	DORA PUIG <i>Luxe Living Realty</i>	4736 N. Bay Road	Miami Beach	11-Oct	A11307492
\$42,600,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	1110 S. Ocean Blvd.	Manalapan	15-Oct	RX-10951127
\$30,180,000	VINCE MAROTTA <i>Illustrated Properties Corporate</i>	THE TEAL TEAM <i>Welcome Home Realty International</i>	103 Lighthouse Drive	Jupiter Inlet Colony	31-Oct	RX-11008405
\$30,000,000	NELSON GONZALEZ <i>BHHS EWM Realty</i>	MAURICE BOSCHETTI <i>Boschetti Realty Goup</i>	5718 / 5725 N. Bay Road	Miami Beach	18-Oct	A11543996
\$22,954,000	GABRIELLA CHARIFF <i>Compass Florida</i>	DINA GOLDENTAYER <i>Douglas Elliman</i>	1470 Daytonia Road	Miami Beach	18-Oct	A11504008
\$21,000,000	NANCY BATCHELOR <i>Compass</i>	MATTHEW CRANE <i>Compass</i>	1601 N. View Drive	Miami Beach	30-Oct	A11685870
\$19,750,000	DAVID ROBERTS <i>Royal Palm Properties</i>	DAVID ROBERTS <i>Royal Palm Properties</i>	1654 Sabal Palm Drive	Boca Raton	8-Oct	RX-11001150
\$16,608,194	DANIEL HERTZBERG <i>Coldwell Banker Realty</i>	ALAN CHOCRON <i>Compass</i>	1401 W. 22nd Street	Miami Beach	1-Oct	A11602902
\$15,750,000	MICHAEL CROFT <i>Coldwell Banker Realty</i>	JENNY DUNN <i>Stockworth Realty Group</i>	10242 Summer Meadow Way	Orlando	4-Oct	O6101583
\$15,589,685	SANDRA TAGLIAMONTE <i>One Sotheby's International Realty</i>	MADISON COLLUM <i>One Sotheby's International Realty</i>	3090 S. Ocean Blvd.	Manalapan	4-Oct	F10376216
\$13,400,000	DORY FAXON <i>Compass Florida</i>	MICHAEL COSTELLO <i>Compass Florida</i>	12215 Tillinghast Circle	Palm Beach Gardens	17-Oct	RX-10945221
\$12,500,000	LAURA GRAVES <i>BrokerNation Real Estate</i>	RANDY ROSE <i>Rose and Rose Realty</i>	640 Sabal Palm Road	Miami	17-Oct	A11598803
\$12,425,000	DANIEL HERTZBERG <i>Coldwell Banker Realty</i>	BRETT HARRIS <i>Douglas Elliman</i>	1800 Daytonia Road	Miami Beach	30-Oct	A11687348
\$11,550,000	GLENN THORNHILL <i>Waterfront Realty Group</i>	RICHARD PREBISH <i>William Raveis Real Estate</i>	644 Coral Drive	Naples	21-Oct	224024249

15 of 358 in Florida's \$5M-plus ultraluxury category

MLS-ADVERTISED OCTOBER HOUSE LISTINGS						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$95,000,000	MARGIT BRANDT <i>Premier Estate Properties</i>	1460 N. Lake Way	Palm Beach	Palm Beach	4-Oct	RX-11026526
\$88,000,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	1540 S. Ocean Blvd.	Palm Beach	Palm Beach	17-Oct	RX-11029429
\$79,000,000	MARGIT BRANDT <i>Premier Estate Properties</i>	1040 S. Ocean Blvd.	Manalapan	Palm Beach	10-Oct	RX-11027871
\$78,500,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	241 Jungle Road	Palm Beach	Palm Beach	28-Oct	RX-11032777
\$59,500,000	CHRISTOPHER LEAVITT <i>Douglas Elliman Palm Beach</i>	12088 Banyan Road	North Palm Beach	Palm Beach	16-Oct	RX-11028950
\$58,000,000	JAMES MCCANN <i>Premier Estate Properties</i>	152 Bears Club Drive	Jupiter	Palm Beach	28-Oct	RX-11032320
\$47,000,000	Maria Marin-Sanchez <i>One Sotheby's International Realty</i>	33 Arvida Parkway	Coral Gables	Miami-Dade	14-Oct	A11674997
\$42,500,000	SHERYL HODOR <i>Compass Florida</i>	1 Isla Bahia Drive	Fort Lauderdale	Broward	25-Oct	F10467537
\$39,900,000	JULIAN JOHNSTON <i>The Corcoran Group</i>	3373 Poinciana Ave.	Miami	Miami-Dade	31-Oct	A11684644
\$39,499,000	THOMAS CRIVELLO <i>Tommy Crivello Real Estate Group</i>	16745 Stratford Court	Southwest Ranches	Broward	20-Oct	F10463870
\$38,900,000	HUMBERTO RAMIREZ <i>Avanti Way Realty</i>	9175 Arvida Drive	Coral Gables	Miami-Dade	21-Oct	A11680139
\$35,000,000	CHAD CARROLL <i>Compass Florida</i>	961 Hillsboro Mile	Hillsboro Beach	Broward	24-Oct	A11668677
\$33,950,000	NICHOLAS MALINOSKY <i>Douglas Elliman</i>	2363 S. Ocean Blvd.	Highland Beach	Palm Beach	21-Oct	RX-11030290
\$32,500,000	JONATHAN MANN <i>Coldwell Banker Realty</i>	2401 Spanish River Road	Boca Raton	Palm Beach	24-Oct	A11679536
\$32,000,000	CASSANDRA EVERHART <i>Sotheby's International Realty</i>	26 Angelfish Cay Drive	Key Largo	Monroe	4-Oct	2736



## RESIDENTIAL PROPERTY HIGHLIGHT: CONDOMINIUM ULTRALUXURY HOMES

### Florida’s Ultraluxury Condo Sales Climb 62%

While there was a dip in the median price point of advertised ultraluxury condo sales during the last three months as compared to last year, at \$7.10 million versus \$5.9 million, the number of the attached homes sold during August through October increased by a robust 62%, at 63 last year and 102 this year for the three-month period. Coincidentally, there were 63 ultraluxury closings in October alone this year. The largest brought \$33 million. Chad Carroll of Compass Florida held the listing for the penthouse at Echo Brickell, a skyscraper in the Brickell district of Downtown Miami, and Stephan Hermida of Engel Volkers Miami represented the buyer in the transaction, which was also the third largest sale in its category during the last 12 months.

The Residences at The St. Regis Longboat Key located on the secluded barrier island of Longboat Key, and advertised as “the first branded residential community and ultra-luxe 5-star resort hotel on the Gulf of Mexico,” was responsible for the lion’s share of the highest-end Florida condo sales in October. Ten of 15 of the category’s largest sales closed in the community’s buildings at 1561, 1591, and 1581 Gulf of Mexico Drive.

#### CONTACTS

David E. Klein, Esq. | [dklein@rabideauklein.com](mailto:dklein@rabideauklein.com) | 561.655.6221  
 Guy Rabideau, Esq. | [grabideau@rabideauklein.com](mailto:grabideau@rabideauklein.com) | 561.655.6221

## MULTIMILLION DOLLAR CONDOS

### LARGEST MLS-ADVERTISED CONDO SALE — LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$33,000,000	CHAD CARROLL <i>Compass Florida</i>	STEPHAN HERMIDA <i>Engel &amp; Volkers Miami</i>	1451 Brickell Ave., Ph 56	Miami	21-Oct	A11515752

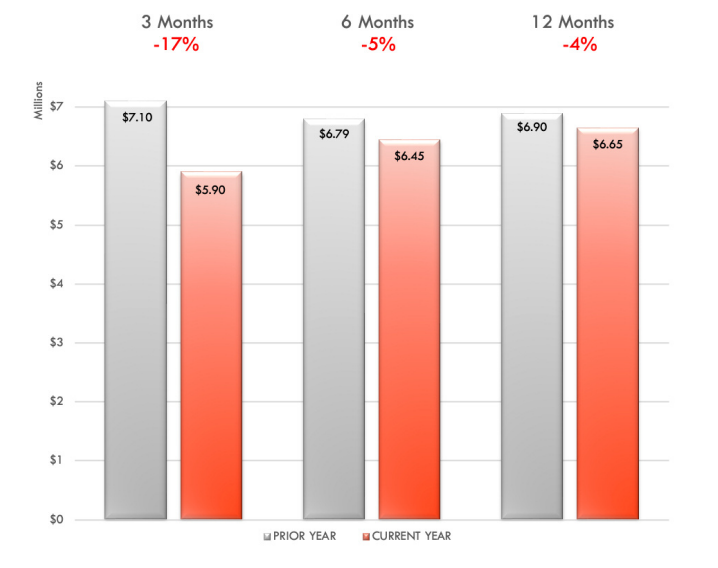
### TOP 10 MLS-ADVERTISED CONDO SALES — LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$48,000,000	MICHAEL DUCHON <i>The Corcoran Group</i>	XIMENA PENUELA <i>Fort Realty</i>	9111 Collins Ave. N, Ph 4	Surfside	Mar-24	A11482394
\$37,000,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	DON PINGARO <i>Official Real Estate</i>	7001 Fisher Island Drive, Ph 1	Miami Beach	Jun-24	A11507600
\$33,000,000	CHAD CARROLL <i>Compass Florida</i>	STEPHAN HERMIDA <i>Engel &amp; Volkers Miami</i>	1451 Brickell Ave., Ph 56	Miami	Oct-24	A11515752
\$27,988,425	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	1100 S. Flagler Drive, 2302	West Palm Beach	Apr-24	RX-10892877
\$25,000,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	CHRISTOPHER JUDE <i>PGutman</i>	5775 Collins Ave., Ph 2	Miami Beach	Apr-24	A11478573
\$24,000,000	JACQUELINE FELDMAN <i>One Sotheby's International Realty</i>	MILTADIS KASTANIS <i>Douglas Elliman</i>	9001 Collins Ave., S901	Surfside	Feb-24	A11374489
\$21,244,000	GEORGIA KOPELOUSOS <i>Michael Saunders &amp; Company</i>	MICHAEL MOULTON <i>Michael Saunders &amp; Company</i>	1561 Gulf Of Mexico Drive, 201 & 202	Longboat Key	Sep-24	A4624339
\$20,000,000	MICHAEL LAWLER <i>Douglas Elliman Florida</i>	RYAN SCHWARTZ <i>Naples Homes</i>	4100 Gulf Shore Blvd. N	Naples	Jan-24	222025412
\$19,500,000	CHAD CARROLL <i>Compass Florida</i>	MALGOZATA FULLER <i>One Sotheby's International Realty</i>	2669 S. Bayshore Drive, Lph N	Miami	Aug-24	A11433836
\$19,300,000	JULIAN JOHNSTON <i>The Corcoran Group</i>	JILL EBER <i>Coldwell Banker Realty</i>	7954 Fisher Island Drive	Miami Beach	Apr-24	A11516491

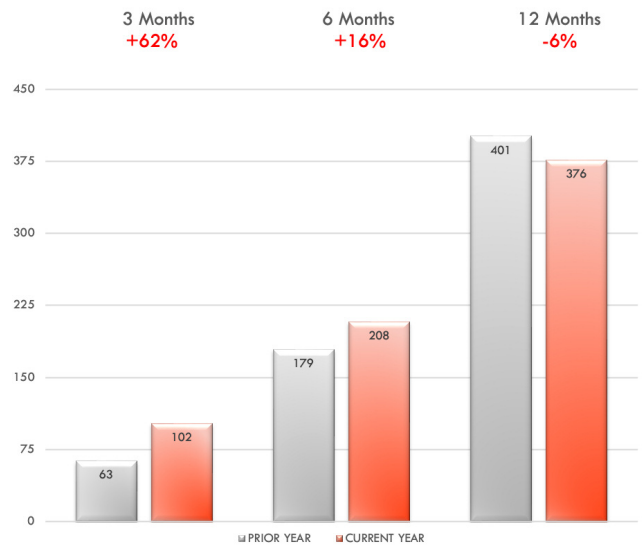
**STATE OF FLORIDA**  
**MULTIMILLION DOLLAR REAL ESTATE MARKET**

## \$5 Million-Plus Condominiums

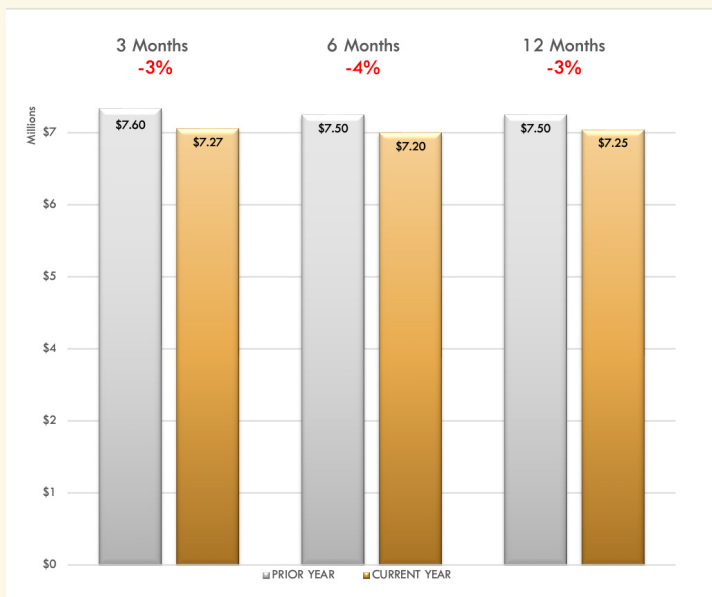
**MEDIAN SELLING PRICE**  
Year-over-year



**NUMBER OF CONDOS SOLD**  
Year-over-year



**MEDIAN LISTING PRICE**  
Year-over-year



**NUMBER OF CONDOS LISTED**  
Year-over-year





15 of 62 in Florida's \$5M-plus ultraluxury category

TOP MLS-ADVERTISED OCTOBER CONDO SALES						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$33,000,000	CHAD CARROLL <i>Compass Florida</i>	STEPHAN HERMIDA <i>Engel &amp; Volkers Miami</i>	1451 Brickell Ave., Ph 56	Miami	21-Oct	A11515752
\$16,000,000	DIANE COHEN <i>Skyline International Realty</i>	DIANE COHEN <i>Skyline International Realty</i>	18501 Collins Ave., 4803	Sunny Isles Beach	18-Oct	A11605392
\$12,450,000	DUSTIN NERO <i>Douglas Elliman</i>	INNA PONOMAREVA <i>Zello Of Florida</i>	100 S. Pointe Drive Apt., 1006	Miami Beach	17-Oct	A11642578
\$10,870,000	LYNN MORRIS <i>Michael Saunders &amp; Company</i>	LYNN MORRIS <i>Michael Saunders &amp; Company</i>	1591 Gulf of Mexico Drive, 209	Longboat Key	2-Oct	A4624157
\$10,484,539	GEORGIA KOPELOUSOS <i>Michael Saunders &amp; Company</i>	GEORGIA KOPELOUSOS <i>Michael Saunders &amp; Company</i>	1561 Gulf of Mexico Drive, 404	Longboat Key	22-Oct	A4624422
\$9,495,000	LYNN MORRIS <i>Michael Saunders &amp; Company</i>	Unknown	1561 Gulf of Mexico Drive, 203	Longboat Key	2-Oct	A4625234
\$8,842,250	GEORGIA KOPELOUSOS <i>Michael Saunders &amp; Company</i>	GEORGIA KOPELOUSOS <i>Michael Saunders &amp; Company</i>	1561 Gulf of Mexico Drive, 504	Longboat Key	31-Oct	A4624161
\$8,750,000	MICHAEL SAUNDERS <i>Michael Saunders &amp; Company</i>	ANDREW REESE <i>Coldwell Banker Realty</i>	1581 Gulf of Mexico Drive, 205	Longboat Key	1-Oct	A4624995
\$8,588,000	LYNN MORRIS <i>Michael Saunders &amp; Company</i>	LYNN MORRIS <i>Michael Saunders &amp; Company</i>	1591 Gulf of Mexico Drive, 618	Longboat Key	14-Oct	A4624401
\$8,525,000	MARCELLO AGOSTINI <i>Ag Real Estate Advisors</i>	DAVID CABARROCAS <i>Coldwell Banker Realty</i>	2669 S. Bayshore Drive, 1703n	Miami	10-Oct	A11573491
\$8,495,000	GEORGIA KOPELOUSOS <i>Michael Saunders &amp; Company</i>	BILL MCCUE <i>Bright Realty</i>	1561 Gulf of Mexico Drive, 303	Longboat Key	16-Oct	A4625986
\$8,295,000	LYNN MORRIS <i>Michael Saunders &amp; Company</i>	LYNN MORRIS <i>Michael Saunders &amp; Company</i>	1581 Gulf of Mexico Drive, 508	Longboat Key	14-Oct	A4624391
\$8,250,000	BILL HERNANDEZ <i>Douglas Elliman</i>	DANIEL HERTZBERG <i>Coldwell Banker Realty</i>	2900 NE 7th Ave., Ph 5101	Miami	15-Oct	A11563393
\$8,200,000	LYNN MORRIS <i>Michael Saunders &amp; Company</i>	LYNN MORRIS <i>Michael Saunders &amp; Company</i>	1561 Gulf of Mexico Drive, 304	Longboat Key	14-Oct	A4625757
\$8,167,640	LYNN MORRIS <i>Michael Saunders &amp; Company</i>	SHAYLA TWIT <i>Coldwell Banker Realty</i>	1561 Gulf of Mexico Drive, 503	Longboat Key	3-Oct	A4625298

15 of 35 in Florida's \$5M-plus ultraluxury category

TOP MLS-ADVERTISED OCTOBER CONDO LISTINGS						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$40,000,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	8701 Collins Ave., Ph 1702	Miami Beach	Miami-Dade	16-Oct	A11676573
\$38,900,000	MARIANA NIRO <i>Serhant</i>	450 Alton Road., Ph 2	Miami Beach	Miami-Dade	1-Oct	A11668212
\$35,000,000	DORA PUIG <i>Luxe Living Realty</i>	9349 Collins Ave., 1101	Surfside	Miami-Dade	1-Oct	A11664196
\$32,750,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	100 S. Pointe Drive, 3803	Miami Beach	Miami-Dade	29-Oct	A11682526
\$31,760,000	ADRIANA BRITO <i>Fortune International Real Estate</i>	99 SE 5th Street, Uph 7201	Miami	Miami-Dade	8-Oct	A11673121
\$28,000,000	CARLOS FERNANDEZ <i>Douglas Elliman</i>	8955 Collins Ave., 402	Surfside	Miami-Dade	25-Oct	A11679734
\$28,000,000	FRANK HERZ <i>Keller Williams Realty Wellington</i>	200 N. Ocean Blvd., 10	Palm Beach	Palm Beach	23-Oct	24-1399
\$28,000,000	CARLOS FERNANDEZ <i>Douglas Elliman</i>	8955 Collins Ave., 402	Surfside	Miami-Dade	25-Oct	A11679734
\$26,000,000	XIMENA PENUELA <i>Fort Realty</i>	9001 Collins Ave., S903	Surfside	Miami-Dade	7-Oct	A11663038
\$26,000,000	DEVIN KAY <i>Douglas Elliman</i>	9111 Collins Ave., N421	Surfside	Miami-Dade	15-Oct	A11676085
\$23,500,000	MATIAS ALEM <i>BRG International</i>	9705 Collins Ave., 2102n	Bal Harbour	Miami-Dade	13-Oct	A11675410
\$22,990,000	RYAN MENDELL <i>Maxwell E Realty</i>	17901 Collins Ave., Ts4205	Sunny Isles Beach	Miami-Dade	21-Oct	A11676098
\$22,400,000	DORA PUIG <i>Luxe Living Realty</i>	5242 Fisher Island Drive, 5242	Miami Beach	Miami-Dade	1-Oct	A11659114
\$19,995,000	TIM ELMES <i>Compass Florida</i>	525 N. Ft Lauderdale Beach Blvd., 2201	Fort Lauderdale	Broward	4-Oct	F10464361
\$19,500,000	JAMES MCCANN <i>Premier Estate Properties</i>	102 Gulfstream Road	Palm Beach	Palm Beach	28-Oct	RX-11032189
\$18,950,000	JUDITH ZEDER <i>Coldwell Banker Realty</i>	2811 S. Bayshore Drive, 8 a/b	Coconut Grove	Miami-Dade	17-Oct	A11673896



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Our real estate law firm has provided trusted representation for buyers and sellers of Florida properties for over fifteen years. The Board Certified Real Estate attorneys at Rabideau Klein and their dedicated team of paralegals have extensive experience in high-end real estate, business formation, finance, cross-border, and related matters. We provide thoughtful, personalized guidance through the legal process of each of our clients' property transactions including the purchase and disposition of single-family homes, condominiums, co-ops, vacant land, investment and commercial properties, and related legal matters.

#### REFERENCES

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

MARS: Miami Association of REALTORS®

NAPLESMLS: Naples Area Board of REALTORS®

PBBR: Palm Beach Board of REALTORS®

Stellar MLS: Includes 16 REALTOR® Associations

NEFAR MLS: Northeast Florida Assoc. of REALTORS®

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