

# Rabideau Klein Brief

FLORIDA MULTIMILLION DOLLAR MARKET

RESIDENTIAL REAL ESTATE

OCTOBER 2025



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## Residential Property Highlight: Single-Family Ultraluxury Homes

# Coastal Prestige: Florida's Luxury Home Trends & a Signature North End Closing

Florida's ultra-luxury single-family market continues to draw buyers seeking privacy, waterfront living, and elevated amenities. Demand remains strong across premier enclaves such as Palm Beach, Miami Beach, Naples, Boca Raton, and Fort Lauderdale, with buyers prioritizing ocean or deepwater frontage, generous lot sizes, and refined indoor-outdoor design. Architectural quality, modern systems, and turnkey readiness remain essential at the \$5M+ level, while select submarkets show opportunities through strategic price adjustments.

The oceanfront estate at 1214 N. Ocean Boulevard in Palm Beach recently closed for \$37,000,000, showcasing the continued strength of the island's trophy property market. This exceptional beachfront parcel—renowned for its scale, privacy, and premier North End location—was expertly represented by Christian Angle as the listing agent. James Kenny brought in the buyer, completing a high-profile transaction that underscores the sustained demand for rare, legacy-level oceanfront holdings in Palm Beach.

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                                  | BUYERS AGENT/AGENCY                   | ADDRESS             | CITY       | SALE DATE |
|--------------|-------------------------------------------------------|---------------------------------------|---------------------|------------|-----------|
| \$37,000,000 | <b>Christian Angle</b><br>Christian Angle Real Estate | <b>James Kenny</b><br>K2 Realty, Inc. | 1214 N. Ocean Blvd. | Palm Beach | 2-Sept    |

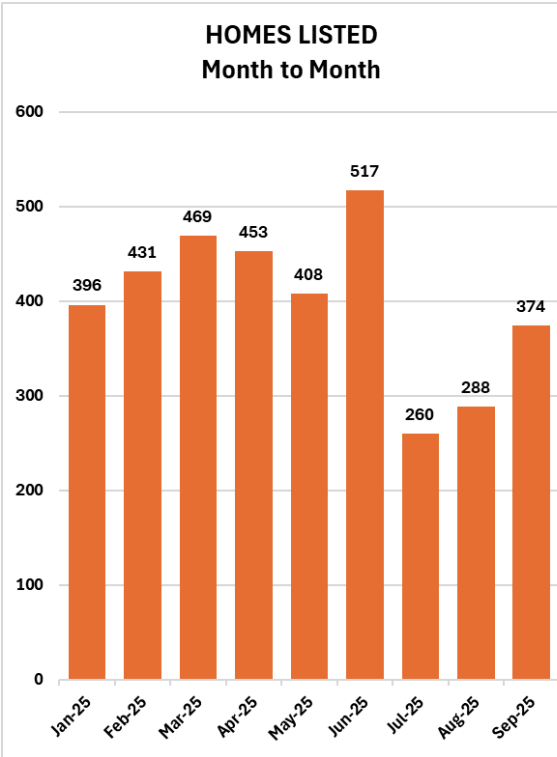
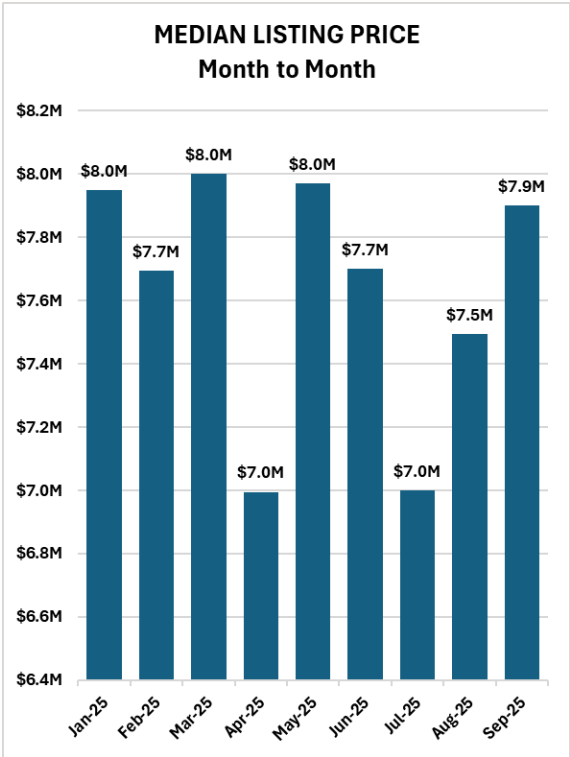
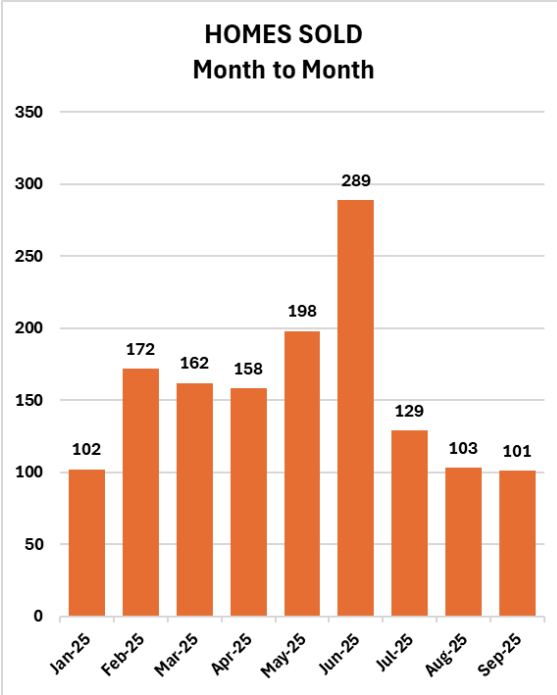
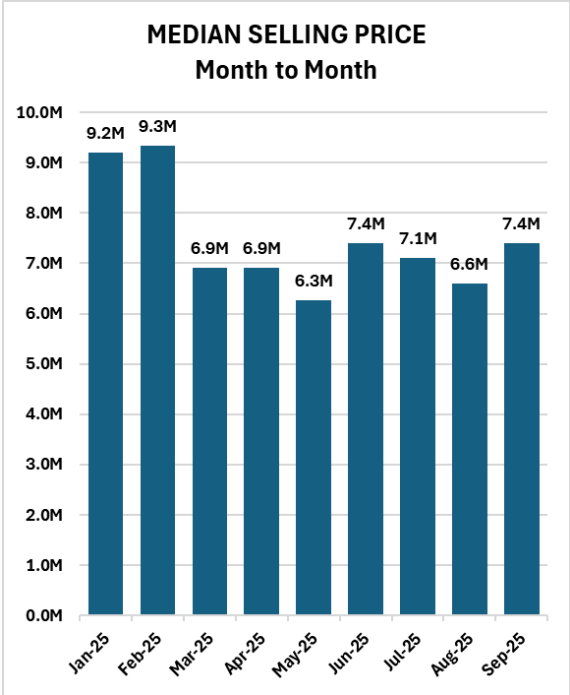
### TOP 10 MLS ADVERTISED HOUSE SALES - LAST 12 MONTHS

| SALE PRICE    | LISTING AGENT/AGENCY                                           | BUYERS AGENT/AGENCY                                | ADDRESS             | CITY             | SALE DATE |
|---------------|----------------------------------------------------------------|----------------------------------------------------|---------------------|------------------|-----------|
| \$133,177,500 | <b>Michael McCumber</b><br>Gulf Coast International Properties | _____                                              | 2200 Gordon Drive   | Naples           | 25-Apr    |
| \$122,125,121 | <b>Daniel Hertzberg</b><br>Coldwell Banker Realty              | <b>Zachary Vichinsky</b><br>Bespoke Realty Florida | 18 La Gorce Circle  | Miami Beach      | 24-Oct    |
| \$86,515,100  | _____                                                          | _____                                              | 203 S. Lake Trail   | Palm Beach       | 15-Jul    |
| \$74,250,000  | <b>Nelson Gonzalez</b><br>BHHS EWM Realty                      | <b>Ryan Mendell</b><br>Maxwell Realty              | 88 La Gorce Circle  | Miami Beach      | 25-Apr    |
| \$72,250,000  | <b>Dora Puig</b><br>Luxe Living Realty                         | <b>Dora Puig</b><br>Luxe Living Realty             | 4736 N. Bay Road    | Miami Beach      | 24-Oct    |
| \$60,000,000  | <b>Jordan Karp</b><br>Jordan Karp, LLC                         | <b>Jordan Karp</b><br>Jordan Karp, LLC             | 66 La Gorce Circle  | Miami Beach      | 25-Mar    |
| \$58,000,000  | _____                                                          | _____                                              | 450 S. Beach Road   | Hobe Sound       | 25-Aug    |
| \$55,000,000  | <b>James Kenny</b><br>K2 Realty                                | <b>James Kenny</b><br>K2 Realty                    | 12032 E. End        | North Palm Beach | 25-May    |
| \$55,500,000  | <b>Margit Brandt</b><br>Premier Estate Properties              | <b>Margit Brandt</b><br>Premier Estate Properties  | 1140 S. Ocean Blvd. | Manalapan        | 25-May    |
| \$51,124,175  | <b>Jonathan Postma</b><br>Coldwell Banker Realty               | <b>Jonathan Postma</b><br>Coldwell Banker Realty   | 2325 S. Ocean Blvd. | Palm Beach       | 25-Jul    |

STATE OF FLORIDA

MUTIMILLION DOLLAR REAL ESTATE MARKET

\$5 MILLION-PLUS SINGLE-FAMILY HOMES



Top 15 of 101 in Florida's \$5M-plus ultraluxury category

| MLS-ADVERTISED SEPTEMBER HOUSE SALES |                                                                                             |                                                                   |                                  |                     |           |
|--------------------------------------|---------------------------------------------------------------------------------------------|-------------------------------------------------------------------|----------------------------------|---------------------|-----------|
| SALE PRICE                           | LISTING AGENT/AGENCY                                                                        | BUYERS AGENT/AGENCY                                               | ADDRESS                          | CITY                | SALE DATE |
| \$37,000,000                         | <b>Christian Angle</b><br>Christian Angle Real Estate                                       | <b>James Kenny</b><br>K2 Realty, Inc.                             | 1214 N. Ocean Blvd.              | Palm Beach          | 2-Sept    |
| \$29,500,000                         | _____                                                                                       | _____                                                             | 158 Dunbar Road                  | Palm Beach          | 15-Sept   |
| \$24,950,000                         | <b>Marybeth Brooks</b><br>William Raveis                                                    | <b>Maggie Ives</b><br>Premier Sotheby's<br>International Realty   | 3240 Gin Lane                    | Naples              | 17-Sept   |
| \$22,000,000                         | <b>Candace Friis</b><br>The Corcoran Group                                                  | <b>Sheldon Jaffee</b><br>Lang Realty                              | 3435 N. Ocean Blvd.              | Gulf Stream         | 11-Sept   |
| \$20,000,000                         | _____                                                                                       | _____                                                             | 1234 13 <sup>th</sup> Street     | Miami Beach         | 8-Sept    |
| \$19,500,000                         | <b>Julian Johnston</b><br>The Corcoran Group                                                | <b>Lorena Rodriguez</b><br>Serhant                                | 6555 SW 102 <sup>nd</sup> Street | Pinecrest           | 9-Sept    |
| \$18,250,000                         | <b>Blankenship Watkins Advisory<br/>Group</b><br><b>Christies International Real Estate</b> | <b>Scott G. Cobine</b><br>Berkshire Hathaway<br>HomeServices      | 96 Camp Creek Point Drive        | Inlet Beach         | 26-Sept   |
| \$18,200,000                         | <b>Blankenship Watkins Advisory<br/>Group</b><br><b>Christies International Real Estate</b> | <b>Spears Group</b><br><b>Compass</b>                             | 4603 W. CO Highway 30A           | Santa Rosa<br>Beach | 2-Sept    |
| \$18,000,000                         | <b>Christopher Abbott</b><br>Scenic Sotheby's International<br>Realty                       | <b>Stroop Group</b><br><b>Compass</b>                             | 2520 E. County Highway 30A       | Santa Rosa<br>Beach | 9-Sept    |
| \$17,500,000                         | <b>Rob Thomson</b><br>Waterfront Properties & Club<br>Communities                           | <b>Rob Thomson</b><br>Waterfront Properties & Club<br>Communities | 121 Spinnake Lane                | Jupiter             | 23-Sept   |
| \$16,500,000                         | <b>David W. Roberts</b><br>Royal Palm Properties                                            | <b>David W. Roberts</b><br>Royal Palm Properties                  | 311 E. Key Palm Road             | Boca Raton          | 8-Sept    |
| \$16,000,000                         | <b>Jill Eber</b><br>Coldwell Banker Realty                                                  | _____                                                             | 5725 N. Bayshore Drive           | Miami               | 8-Sept    |
| \$16,000,000                         | <b>Sabrina Wampler &amp; Sarah Ewald</b><br>Ocean Sotheby's International<br>Realty         | _____                                                             | 141 Cortez Drive                 | Islamorada          | 22-Sept   |
| \$15,250,000                         | <b>Joseph Caveney</b><br>William Raveis Real Estate                                         | <b>Michael Dorobanti</b><br>Compass Florida                       | 2020 7 <sup>th</sup> Street S    | Naples              | 22-Sept   |
| \$14,700,000                         | <b>Michael Ivancevic</b><br>Illustrated Properties                                          | <b>Michael Gazlay</b><br>K2 Realty, Inc.                          | 15 Bay Harbor Road               | Jupiter             | 22-Sept   |
| \$14,300,000                         | <b>Charles Ruck</b><br>Porter Trinity                                                       | _____                                                             | 26532 Hickory Blvd.              | Bonita Springs      | 19-Sept   |

Top 15 of 368 in Florida's \$5M-plus ultraluxury category

| MLS-ADVERTISED SEPTEMBER HOUSE LISTINGS |                                                   |                                 |                 |            |           |
|-----------------------------------------|---------------------------------------------------|---------------------------------|-----------------|------------|-----------|
| LISTING PRICE                           | LISTING AGENT/AGENCY                              | ADDRESS                         | CITY            | COUNTY     | LIST DATE |
| \$134,000,000                           | <b>Margit Brandt</b><br>Premier Estate Properties | 820 S. Ocean Blvd.              | Manalapan       | Palm Beach | 17-Sept   |
| \$65,000,000                            | <b>Margit Brandt</b><br>Premier Estate Properties | 1610 N. Ocean Blvd.             | Palm Beach      | Palm Beach | 10-Sept   |
| \$53,000,000                            | <b>Chad Carroll</b><br>Compass Florida            | 145 Palm Avenue                 | Miami Beach     | Miami-Dade | 1-Sept    |
| \$39,999,999                            | <b>Joanne Wheeler</b><br>Compass Florida          | 1845 SE 7 <sup>th</sup> Street  | Fort Lauderdale | Broward    | 13-Sept   |
| \$39,500,000                            | <b>Gary Pohrer</b><br>Serhant                     | 1160 N. Ocean Blvd.             | Palm Beach      | Palm Beach | 25-Sept   |
| \$39,490,000                            | <b>Judy Zeder</b><br>Coldwell Banker Realty       | 540 Leucadendra Drive           | Coral Gables    | Miami-Dade | 4-Sept    |
| \$38,000,000                            | <b>Dora Puig</b><br>Luxe Living Realty            | 1006 Fisher Island Drive        | Fisher Island   | Miami-Dade | 19-Sept   |
| \$37,500,000                            | <b>John Sandberg</b><br>Compass Florida           | 1821 W. 27 <sup>th</sup> Street | Miami Beach     | Miami-Dade | 29-Sept   |
| \$36,495,000                            | <b>Richard True</b><br>The Corcoran Group         | 311 Polmer Park Road            | Palm Beach      | Palm Beach | 15-Sept   |
| \$35,550,000                            | <b>Adrian Reed</b><br>William Raveis Real Estate  | 183 S. Beach Road               | Jupiter Island  | Martin     | 19-Sept   |
| \$35,000,000                            | <b>Chad Carroll</b><br>Compass Florida            | 961 Hillsboro Mile              | Hillsboro Beach | Broward    | 26-Sept   |
| \$34,995,000                            | <b>Senada Adzem</b><br>Douglas Elliman            | 2633 Spanish River Road         | Boca Raton      | Palm Beach | 22-Sept   |
| \$32,000,000                            | <b>Margit Brandt</b><br>Premier Estate Properties | 134 Casa Bendita                | Palm Beach      | Palm Beach | 5-Sept    |
| \$31,500,000                            | <b>Toni Schragar</b><br>Brown Harris Stevens      | 9440 Old Cutler Lane            | Coral Gables    | Miami-Dade | 15-Sept   |
| \$31,000,000                            | <b>Judy Zeder</b><br>Coldwell Banker Realty       | 3305 S. Moorings Way            | Miami           | Miami-Dade | 3-Sept    |

# Residential Property Highlight: Condominium Ultraluxury Homes

## Florida’s Ultra-Luxury Condo Landscape & Premier Gulfstream Sale

September brought notable activity in Florida’s ultra-luxury condo market, with buyers focused on full-floor and villa-style units offering sweeping ocean or intracoastal views. Buildings with robust amenity offerings—private spas, concierge service, fitness centers, and secure parking—continued to attract attention. Limited inventory kept competition high for turn-key residences, while off-market and well-positioned listings saw particularly strong buyer interest throughout the month.

The oceanfront condominium at 102 Gulfstream Road, Palm Beach, closed for approximately \$17,200,000, marking one of the island’s most expensive condo transactions. The listing was handled by Dana Koch and Paulette Koch, with Janina Radtke bringing the buyer. This sale underscores the continuing premium placed on rare, full-floor or villa-style condo offerings in Palm Beach and highlights the value placed on reputation, representation, and off-market readiness.

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                            | BUYERS AGENT/AGENCY                             | ADDRESS             | CITY       | SALE DATE  |
|--------------|-------------------------------------------------|-------------------------------------------------|---------------------|------------|------------|
| \$17,200,000 | Dana Koch & Paulette Koch<br>The Corcoran Group | Janina Radtke<br>Sotheby’s International Realty | 102 Gulfstream Road | Palm Beach | Palm Beach |

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

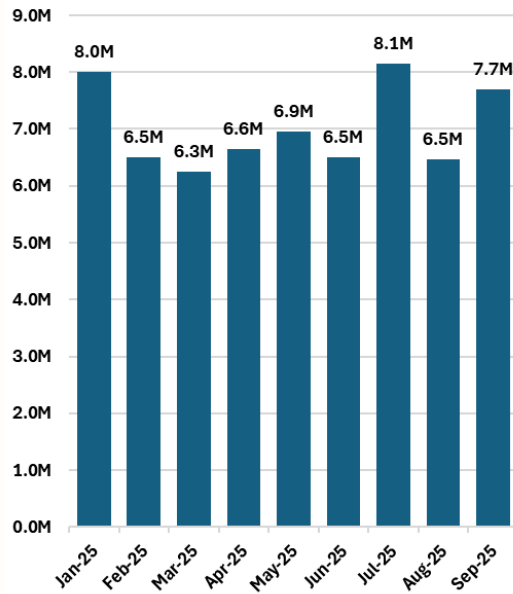
| SALE PRICE   | LISTING AGENT/AGENCY                                            | BUYERS AGENT/AGENCY                                                  | ADDRESS                                 | CITY              | SALE DATE |
|--------------|-----------------------------------------------------------------|----------------------------------------------------------------------|-----------------------------------------|-------------------|-----------|
| \$17,200,000 | Dana Koch & Paulette Koch<br>The Corcoran Group                 | Janina Radtke<br>Sotheby’s International Realty                      | 102 Gulfstream Road                     | Palm Beach        | 5-Sept    |
| \$16,000,000 | Christopher Leavitt<br>Douglas Elliman                          | Gary Pohrer<br>Serhant                                               | 220 Brazilian Avenue,<br>Unit West      | Palm Beach        | 29-Sept   |
| \$13,400,000 | Roland Ortiz<br>One Sotheby’s International Realty              | Hernan Gleizer<br>EXP Realty, LLC                                    | 19575 Collins Avenue,<br>Unit 38        | Sunny Isles Beach | 2-Sept    |
| \$12,000,000 | Helena Morton<br>Ocean Reef Club Sotheby’s International Realty | William Henneberry<br>Ocean Reef Club Sotheby’s International Realty | 111 Beach Road,<br>Unit 108             | Key Largo         | 15-Sept   |
| \$9,300,000  | Lydia Matamoros<br>The Corcoran Group                           | Matias Alem<br>BRG International, LLC                                | 9349 Collins Avenue,<br>Apt 1103        | Surfside          | 15-Sept   |
| \$8,000,000  | _____                                                           | _____                                                                | 445 Grand Bay Drive,<br>Apt 1011        | Key Biscayne      | 8-Sept    |
| \$7,909,136  | _____                                                           | _____                                                                | 1343 4 <sup>th</sup> Street,<br>Ste 202 | Sarasota          | 5-Sept    |
| \$7,700,000  | Ida Schwartz<br>Compass Florida                                 | Natalie Turetsky<br>Citadel Realty                                   | 4701 N. Median Avenue,<br>Unit 502      | Miami Beach       | 26-Sept   |
| \$6,862,500  | Daniel Hertzberg<br>Coldwell Banker Realty                      | Sepehr Niakan<br>Blackbook Properties                                | 500 Alton Road,<br>Unit 3901            | Miami Beach       | 18-Sept   |
| \$5,625,000  | Agnes Gray<br>RE/MAX Allstars                                   | Agnes Gray<br>RE/MAX Allstars                                        | 9999 Collins Avenue,<br>PH 3D           | Bal Harbour       | 18-Sept   |

# STATE OF FLORIDA

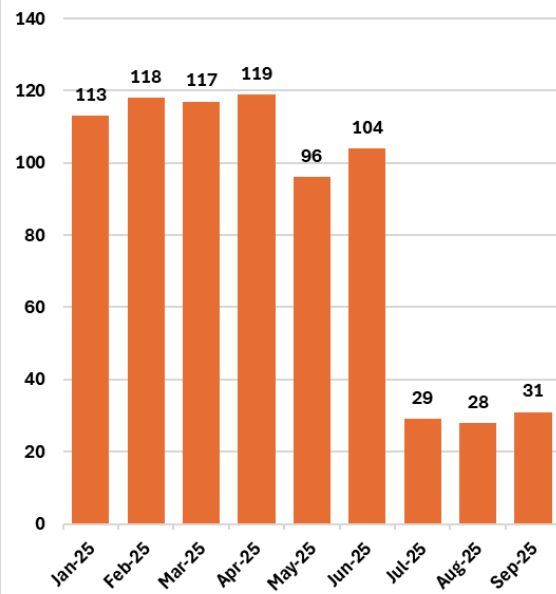
## MUTIMILLION DOLLAR REAL ESTATE MARKET

### \$5 MILLION-PLUS CONDOMINIUMS

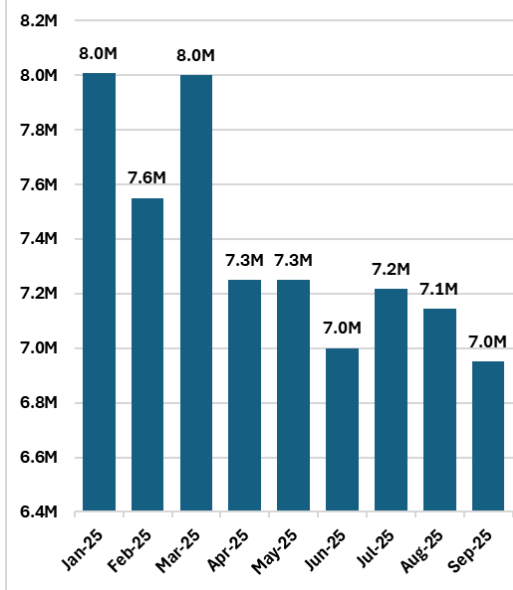
**MEDIAN SELLING PRICE**  
Month to Month



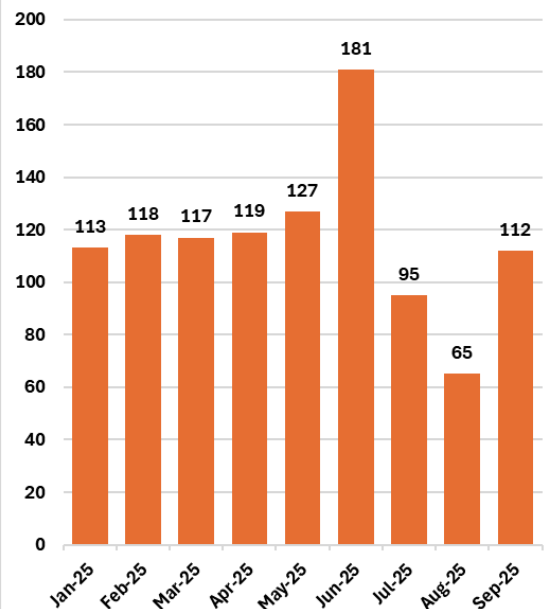
**NUMBER OF CONDOS SOLD**  
Month to Month



**MEDIAN LISTING PRICE**  
Month to Month



**CONDOS LISTED**  
Month to Month



## MLS-ADVERTISED SEPTEMBER CONDO SALES

| SALE PRICE   | LISTING AGENT/AGENCY                                                   | BUYERS AGENT/AGENCY                                                         | ADDRESS                                 | CITY              | SALE DATE |
|--------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------|-------------------|-----------|
| \$17,200,000 | <b>Dana Koch &amp; Paulette Koch</b><br>The Corcoran Group             | <b>Janina Radtke</b><br>Sotheby's International Realty                      | 102 Gulfstream Road                     | Palm Beach        | 5-Sept    |
| \$16,000,000 | <b>Christopher Leavitt</b><br>Douglas Elliman                          | <b>Gary Pohrer</b><br>Serhant                                               | 220 Brazilian Avenue,<br>Unit West      | Palm Beach        | 29-Sept   |
| \$13,400,000 | <b>Roland Ortiz</b><br>One Sotheby's International Realty              | <b>Hernan Gleizer</b><br>EXP Realty, LLC                                    | 19575 Collins Avenue,<br>Unit 38        | Sunny Isles Beach | 2-Sept    |
| \$13,000,000 | <b>Marlui Rivas</b><br>Dezer Platinum Realty LLC                       | <b>Calli Henley</b><br>Luxe Properties                                      | 18555 Collins Avenue,<br>Apt 4005       | Sunny Isles Beach | 10-Sept   |
| \$12,000,000 | <b>Helena Morton</b><br>Ocean Reef Club Sotheby's International Realty | <b>William Henneberry</b><br>Ocean Reef Club Sotheby's International Realty | 111 Beach Road,<br>Unit 108             | Key Largo         | 15-Sept   |
| \$9,300,000  | <b>Lydia Matamoros</b><br>The Corcoran Group                           | <b>Matias Alem</b><br>BRG International, LLC                                | 9349 Collins Avenue,<br>Apt 1103        | Surfside          | 15-Sept   |
| \$8,000,000  | _____                                                                  | _____                                                                       | 445 Grand Bay Drive,<br>Apt 1011        | Key Biscayne      | 8-Sept    |
| \$7,909,136  | _____                                                                  | _____                                                                       | 1343 4 <sup>th</sup> Street,<br>Ste 202 | Sarasota          | 5-Sept    |
| \$7,700,000  | <b>Ida Schwartz</b><br>Compass Florida                                 | <b>Natalie Turetsky</b><br>Citadel Realty                                   | 4701 N. Median Avenue,<br>Unit 502      | Miami Beach       | 26-Sept   |
| \$6,862,500  | <b>Daniel Hertzberg</b><br>Coldwell Banker Realty                      | <b>Sepehr Niakan</b><br>Blackbook Properties                                | 500 Alton Road,<br>Unit 3901            | Miami Beach       | 18-Sept   |
| \$5,625,000  | <b>Agnes Gray</b><br>RE/MAX Allstars                                   | <b>Agnes Gray</b><br>RE/MAX Allstars                                        | 9999 Collins Avenue,<br>PH 3D           | Bal Harbour       | 18-Sept   |
| \$5,500,000  | <b>Rene Brillembourg</b><br>Miami New Realty                           | <b>Marilyn Cromer</b><br>Douglas Elliman                                    | 2669 S. Bayshore Drive,<br>Unit 801N    | Miami             | 15-Sept   |
| \$5,100,000  | <b>Corrado Colini</b><br>Douglas Elliman                               | _____                                                                       | 5959 Collins Avenue,<br>Apt 1105        | Miami Beach       | 3-Sept    |
| \$5,030,000  | _____                                                                  | _____                                                                       | 29 Harbour Green Drive                  | Key Largo         | 22-Sept   |
| \$5,000,000  | <b>Gino Bartolino</b><br>Miami Pro Brokers, LLC                        | <b>Wesley Ulloa</b><br>Luxe Properties                                      | 300 Biscayne Blvd.,<br>Apt 2304         | Miami             | 2-Sept    |

## MLS-ADVERTISED SEPTEMBER CONDO LISTINGS

| SALE PRICE   | LISTING AGENT/AGENCY                                        | ADDRESS                                   | CITY              | COUNTY     | LIST DATE |
|--------------|-------------------------------------------------------------|-------------------------------------------|-------------------|------------|-----------|
| \$28,600,000 | <b>Maria Kuzina</b><br>Miami Luxury RE LLC                  | 300 Biscayne Blvd. Way,<br>PH 6001        | Miami             | Miami-Dade | 6-Sept    |
| \$27,500,000 | <b>Chad Carroll</b><br>Compass Florida                      | 300 S. Pointe Drive,<br>PH 5              | Miami Beach       | Miami-Dade | 24-Sept   |
| \$24,900,000 | <b>Ximena Penuela</b><br>Fort Realty, LLC                   | 9001 Collins Avenue,<br>Unit S201         | Surfside          | Miami-Dade | 18-Sept   |
| \$23,995,000 | <b>Joshua Cozenza</b><br>Serhant                            | 8011 Fisher Island Drive,<br>Unit 8011    | Miami Beach       | Miami-Dade | 13-Sept   |
| \$21,000,000 | <b>Mendel Fellig</b><br>Compass Florida                     | 9349 Collins Avenue,<br>Apt. 406          | Surfside          | Miami-Dade | 17-Sept   |
| \$19,950,000 | <b>Melissa Barragan</b><br>Dezer Platinum Realty LLC        | 18555 Collins Avenue,<br>Apt 4405         | Sunny Isles Beach | Miami-Dade | 26-Sept   |
| \$19,500,000 | <b>Jeffrey Miller</b><br>One Sotheby's International Realty | 5959 Collins Avenue,<br>Units 1804 & 1805 | Miami Beach       | Miami-Dade | 18-Sept   |
| \$19,390,000 | <b>Bill Hernandez</b><br>Douglas Elliman                    | 100 S. Pointe Drive,<br>Units 2608 & 2609 | Miami Beach       | Miami-Dade | 23-Sept   |
| \$17,850,000 | <b>Judy Zeder</b><br>Coldwell Banker Realty                 | 2811 S. Bayshore Drive,<br>Unit 18AB      | Coconut Grove     | Miami-Dade | 3-Sept    |
| \$16,900,000 | <b>Dina Goldentayer</b><br>Douglas Elliman                  | 3315 Collins Avenue,<br>Apt. 10B          | Miami Beach       | Miami-Dade | 2-Sept    |
| \$15,999,000 | <b>David Siddons</b><br>Douglas Elliman                     | 101 20 <sup>th</sup> Street               | Miami Beach       | Miami-Dade | 3-Sept    |
| \$14,900,000 | <b>Daniel Tzinker</b><br>The Agency Florida LLC             | 16901 Collins Avenue,<br>Apt. 5105        | Sunny Isles Beach | Miami-Dade | 22-Sept   |
| \$13,500,000 | <b>Erena Stus</b><br>Miami Beach Prestige Realty            | 6800 Fisher Island Drive,<br>Unit 6871    | Miami Beach       | Miami-Dade | 9-Sept    |
| \$12,900,000 | <b>Ximena Penuela</b><br>Fort Realty, LLC                   | 9111 Collins Avenue,<br>Unit N317         | Surfside          | Miami-Dade | 16-Sept   |
| \$11,900,000 | <b>Ethan Assouline</b><br>Douglas Elliman                   | 9705 Collins Avenue,<br>Unit 2604N        | Bal Harbour       | Miami-Dade | 15-Sept   |



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[dklein@rabideauklein.com](mailto:dklein@rabideauklein.com)

[grabideau@rabideauklein.com](mailto:grabideau@rabideauklein.com)

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