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## Great Places to Live in Florida

**B**oth coasts of Florida offer some compelling high-end properties. Marketed as possibly the finest boating estate on Florida's West Coast, 3410 Flamingo Avenue in Sarasota is situated on nearly two acres of gated waterfront, and nearly 500 linear feet of frontage, at the extreme north end of Siesta Key. Once on the market for \$20 million, the 6,500-square-foot, seven-bedroom home — built in 2000 with a 700-square-foot guest facility, an enormous boathouse for two deep-water yachts and two additional guest docks — is now on the market for \$12.5 million.

"They fashioned this house after an old Florida Inn; it even has a fully covered shuffleboard court," said Marcia Salkin, associate broker with Michael Saunders & Company. "It is like having your own resort with great views of the Sarasota skyline."

One of the East Coast's finest condominium developments, One Thousand Ocean, is a contemporary, nautilus-shaped structure with water on three sides, and the Boca Raton Resort's renowned Boca Beach Club on the other. Of the 52 units, there are only six left, ranging from \$3 million up to a \$15 million penthouse, and each has access to either a two- or three-car garage. Most units also have a personal plunge pool on their terrace.

"This building is 180 degrees from the Old Florida, Addison Mizner-style popular in Boca Raton," said Jamie Telchin, president of development for LXR Luxury Resorts & Hotels, One Thousand Ocean's developer. "When we designed the building years ago, we felt the market was dictating more of a sleek, contemporary look — and it turns out, we were right. The location is unmatched: It is not a condo sandwiched between two other buildings, which can happen to waterfront properties in south Florida. Our unique design, and our proximity to the Boca Resort and their top-notch services, available to our owners without having to get in their cars, is the key to our success."

At \$23.4 million, the 12,000-square-foot Mediterranean-style waterfront home at 100 Palm Island Avenue may be the most



The ocean terrace of Penthouse One, at the One Thousand Ocean condominium development, overlooks the Boca Raton Inlet and Atlantic shoreline.

prestigious address on Miami Beach's Palm Island. Built in 2007, the home, which sits across the street from Al Capone's former Miami redoubt, has a "Miami Vice" feel, said Mark Zilbert, president and C.E.O. of Zilbert International Realty. "It is very California/Mediterranean — very comfortable, and will never fall out of fashion."

Another Zilbert home on the market is 300 West Rivo Alto Drive, a 6,418-square-foot waterfront home in the Venetian Islands off Miami Beach. Listing for \$10.5 million, the five-bedroom home features 90 feet of water frontage. "The luxury market is absolutely on fire here," said Zilbert, "especially with very high-end homes like this, which are hard to find these days."

With its own private island, Bal Harbour Village, at the northern end of Miami Beach, is one of the area's most exclusive enclaves. For \$25 million, 252 Bal Bay Drive is scheduled to be finished next year in one of the choicest lots in the area. The tropical modern beach house, not far from the village's private marina, also has one of the most pristine beaches in all of Miami. The master suite alone will be 2,500 square feet — and completely contemporary, with sunset views aligned from the roof deck and the infinity pool.

"This is one of the most exclusive communities in the world," said Oren Alexander, an associate broker with Douglas Elliman Florida. "And this will be one of the most sought-after properties in it." ■