

A DISCOVERY GUIDE

Your South Florida Buyer *Discovery Guide*

The right property begins with the right lifestyle.

Finding the right home is about more than bedrooms, square footage, or location. It's about understanding how you want to live.

Whether you're relocating, searching for a second home, or exploring a new chapter in South Florida, these questions can help clarify what matters most to you.

You don't need to have every answer. This is simply a place to begin.

01 What does your perfect Saturday morning in South Florida look like?

Would you rather be offshore boating, walking on the beach, enjoying coffee by the pool, or exploring nearby cafés and coastal neighborhoods?

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02 What brings you to South Florida, and how will you use your home?

Will this be a primary residence, seasonal retreat, or second home? Are you relocating for family, work, retirement, or a change of pace?

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03 What kind of coastal setting feels most like home?

A private waterfront estate with dockage, a quiet beach-area street, a walkable community, or a vibrant neighborhood near dining and activities?

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04 If boating is important, what are your needs now and in the future?

Do you own a vessel or plan to buy one? What are its length, beam, draft, and air clearance? How important are bridge-free access, canal depth, and travel time to an inlet?

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05 Which home features matter most to you?

Single-level living, guest suites, a home office, outdoor entertaining, a pool, privacy, garage space, or accommodations for visiting family and friends?

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06 Do you prefer move-in ready or the opportunity to personalize?

Would you consider renovations if the location is right? How important are impact protection, updated systems, newer construction, and ease of maintenance?

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07 What purchase range and ongoing costs fit comfortably?

Beyond the purchase price, have you considered insurance, property taxes, flood exposure, dock and seawall maintenance, HOA or condominium expenses, and future improvements?

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08 What is your timing, and what are your non-negotiables?

When would you like to purchase? Which features are essential, and where might you be flexible for an exceptional location or property?

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A more thoughtful way *to find home.*

Every search begins somewhere.

We begin by listening, helping you explore the possibilities, and providing the knowledge and guidance you need to make a confident, informed decision.

You may know exactly what you're looking for, or you may still be discovering it.

Either way, we'd welcome the conversation.



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Local knowledge. Waterfront expertise. Thoughtful guidance.