



Mark McCormick

**W**ith the stock market unreliable and interest rates low, Boca realtors are finding that buyers are still paying top dollar for impeccable homes, and attracting more investment buyers than ever. Owners are willing to negotiate and buyers are cautious, yet compromising. Thus, now is as good a time as ever to purchase a home. And with December here, so too are the snowbirds. Many of them bring friends, and many of those friends are seeking a second home or a retirement location. Boca has plenty to offer.

**Suzanne Bower** with **Arvida Realty Services** has two deepwater properties on the market, both located in east Boca's **Blue Inlet** and both with unbeatable views. The first property is a double lot, ideal for a builder or a custom dream home. It is listed at **\$1,350,000**. The second lot has direct Intracoastal and Lake Rogers views. It has five bedrooms with more than 3,500 square feet. This one is offered at **\$895,000**.

Also in east Boca is another waterfront home located in the top-notch neighborhood of **Walker's Cay**. **Caron McGinley** with **Coldwell Banker** has this listing. The home, surrounded by multimillion dollar residences, is designed for casually elegant entertaining with a wonderfully open floor plan and designer upgrades, opening out to an extended deck and dockage for a large yacht. Again, this home takes advantage of its prime waterfront location as well as the charm and convenience of east Boca living.

Equally appealing are three homes marketed by **Ira Merritt**, a country club specialist with the **Arvida Realty Services'** office at Boca West. Each in excess of \$1 million, the homes have full golf memberships available and enjoy exceptional views. The properties are located in the upscale communities of **Addison Reserve**, **Boca West** and **Mizner Country Club**, and all are available for immediate occupancy.



Ira Merritt



Jayni DiMisa

There's nothing like a family business. Just ask **J.P. DiMisa**, vice president of **New Century Builders**. His family-owned and operated company has rapidly become one of the area's most recognized and respected builders. New Century currently has two custom homes available in east Boca. "**Casa Mizner**" is a 3,000-square-foot estate inspired by legendary architect Addison Mizner. The other home, "**Casa Lago**," is 4,500 square feet of authentic Old World charm, located in the historic neighborhood, **Por La Mar**. DiMisa remarks, "Both homes reflect the detailed, authentic design styles that New Century Builders is known for." All New Century Builders' homes are represented exclusively by **Jayni DiMisa, Arvida Realty Services**, Sanctuary office.

Also keeping it in the family are **Katy and Chuck Luciano**, Certified Luxury Home specialists with **Arvida Realty Services**. This month they offer a new listing in **Coventry** at **Woodfield Country Club**. Designed by **Stewart Brenner** and built by **Leonard Albanese**, this stunning residence has a front elevation with a decorative tumbled-brick motor court, bringing new meaning to the phrase "curb appeal." The landscape architect has meticulously crafted the rear of the property, which enjoys southwest exposure, into an oasis of color with plantings that enhance the home and the spacious pool area. This home is offered at **\$1,749,000**. The Lucianos feel that the home exemplifies a shift that they are seeing with many of their high-end clients who want homes that offer a complete living experience both inside and out. "These clients have come to expect all the 'bells and whistles' that are typically found in luxury estate homes, and they are now putting the emphasis on how the interior floor plan blends with the great Florida outdoors."



Chuck & Katy Luciano