

SALES CENTER IS NOW OPEN AT SURFSEDGE AT INDIAN RIVER SHORES, VERO BEACH'S NEWEST BEACHSIDE COMMUNITY

The newest community on Vero Beach's barrier island officially opened its sales office in June and excitement has already begun with the sale of a penthouse condominium. Surfledge at Indian River Shores, luxury oceanfront residences and single-family homes, is being developed by the prestigious Lutgert Companies, a Naples-based company well-known for their extensive array of luxury residential and commercial properties. Located on the northern boundary of Vero Beach, Surfledge at Indian River Shores will have 12 single-family homes and 12 luxury condominiums.

Dale Sorensen Real Estate (DSRE) agent Megan Raasveldt, the exclusive listing agent for the property, has been working with Lutgert for nearly three years. "We're really excited to be at this stage of development," said Raasveldt. "Now that our sales center is open, I expect traffic will be high." Clive Daniel Home designers were selected to provide interior design services for the first models, sales center and common areas for the condominium lobbies, corridors and rooftop amenities as well as to provide interior design assistance to future homeowners.

Construction on-site is currently underway. "We have finished the sitework, grading, drainage and utilities," said Mike Hoyt, Senior Vice President of The Lutgert Companies. "The site wall has been completed, we have installed a beautiful paver street and we have completed the landscaping along A1A. The first two homes are under construction with the exterior shells of the homes with expected completion in the first quarter of 2021."

Artfully designed and exquisitely detailed, Surfledge at Indian River Shores will offer direct beach access, panoramic water views and a range of spectacular amenities. The condominiums will have entry lobbies, parking on the ground floor and a rooftop amenity level overlooking the Atlantic Ocean. The three condo floor plans range in size from 2,800 square feet to 3,100 square feet, with selling prices between \$2.5 to \$3 million. For a limited time, a special incentive of \$100,000 in customizations is now available on the condominiums. The single-family homes will range from 3,018 square feet to 3,513 square feet in size with pricing from \$1.6 to \$1.85 million, depending on model and lot location. Three single-family home floor plans are available for selection.

A haven of luxury, Surfledge showcases awe-inspiring sunrises and peaceful sunsets from the expansive rooftop terrace. Overlooking the ocean, this elevated amenity level is surrounded by tropical foliage and features gathering areas, a covered summer kitchen and gas fire pit with cozy lounge seating and a pet walk area. Additional offerings include a 25-yard lap pool and spa and state-of-the-art fitness center.

About The Lutgert Companies

A prominent member of Southwest Florida's business community since 1964, The Lutgert Companies have set the standard for creative, progressive and environmentally responsible development. The company's projects include a portfolio of residential and commercial properties in Florida and North Carolina, each bearing the original trademark of its commitment to excellence. Holdings include Premier Sotheby's International Realty, Lutgert Construction, Lutgert Development, Lutgert Custom Homes, Premier Commercial and Lutgert Title. For more information, visit lutgert.com.