



1498 SEVILLA AVE. CORAL GABLES, FL 33134

RESOURCE GUIDE



Jeanette Pressman, P.A.
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1498 SEVILLA AVE. CORAL GABLES, FL 33134

WELCOME!

Many people have asked me,
who polished those floors?
How did you get the pool so clean?
How did you find all the historic information on this house?
Who put the plant inventory list together?

Good question!

Now available, my *Official Resource Guide* to answer all
of these questions and more!

I feel so grateful to everyone that is featured
in this guide because they make me shine!
Feel free to download, peruse and or share.

Thank you,
Jeanette Pressman P.A.
Real Estate Broker Associate



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SCAN FOR MORE INFO

The grand entrance of the historic house features a porte-cochère, providing arriving and departing occupants protection from the elements. A stunning double door entryway leads you to an elegant and spacious foyer with a central staircase.

Original Spanish style wrought iron light fixtures add classic charm throughout the house. Original Cuban tile, recently polished to perfection, runs throughout the downstairs and hardwood floors upstairs. The high ceilings give you a bright and airy feel and the large windows provide splendid views of the property. Wood built-ins offer plenty of storage space. Some of the bedrooms have terraces and balconies which offer amazing views.

A beautiful patio area features a large screened in pool and stunning outdoor spaces with coral rock features. Stepping outside, the massive yard showcases a large variety of tropical fruit trees and palms. A jewel of Coral Gables, 1498 Sevilla Ave. is a masterpiece.



\$2,500,000 | 6 Beds | 6 Full Baths | 2 Half Baths | Approx. 5300 SQ. FT. | 1/2 acre LOT | 1924 3 Car garage | Original 1924 handmade Cuban tiles, all recently polished | Exotic tropical trees and palms offer privacy | Fireplace | On Biltmore Golf Course's 3rd hole | Corner lot | Balcony | Oversize pool 40'X16' | High ceilings | Wine cellar | Porte-cochere | Library | Barrel roof tiles | No comparison on the market today! 2 of the bedrooms have independent entrances



The design of **1498 Sevilla Avenue**, the Peacock-Tyson house is considered the embodiment of the Mediterranean Revival style. It was declared a historic landmark by the City of Coral Gables in September 1984, taking its place on a shortlist of historically designated homes.

A home like this only comes along but once in a lifetime! This is the first time on the market in 63 years.

All information provided is deemed reliable but is not guaranteed and should be independently verified. Dezer Platinum Realty and Jeanette Pressman, P.A. assume no responsibility for typographical errors, misprints or misinformation.



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Coral Gables

Coral Gables, this will be your neighborhood: <https://www.coralgables.com/>

EXCELLENT SCHOOLS:

Coral Gables Elementary
Coral Gables Preparatory School
Coral Gables Senior High School
George Washington Carver Elementary
Ponce De Leon Middle School
University of Miami (2 miles away)

NEARBY HOSPITALS:

Nicklaus Children's Hospital
(less than a mile away),
Coral Gables Hospital (2.2 miles away)

AIRPORT:

Miami International Airport (6 miles away)

NEARBY PLACES:

Steps from the Biltmore Hotel
Gables Stage
The Venetian Pool
Biltmore and Salvador Tennis parks
Coral Gables Country Club and Gym

NEARBY SHOPPING AND RESTAURANTS:

Miracle Mile (2 miles away),
Shops at Merrick Park (2.5 miles away),

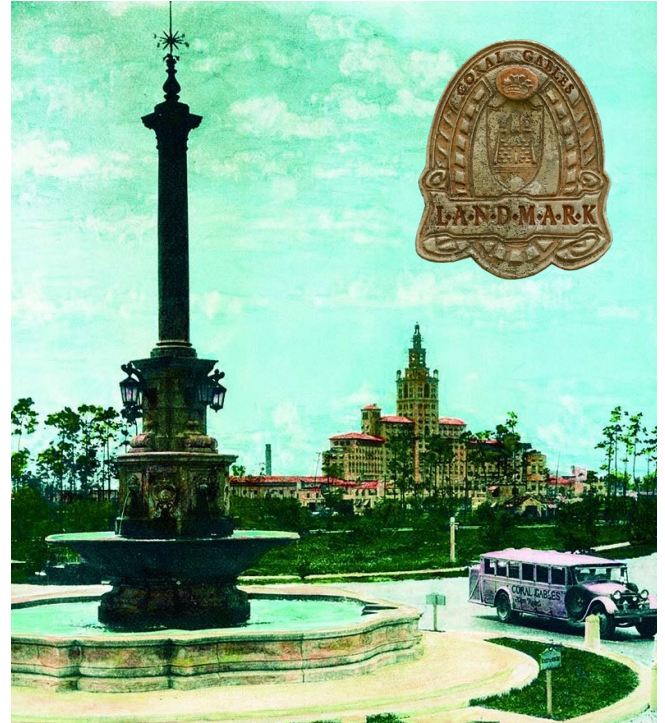


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SCAN FOR MORE INFO

HPA of Coral Gables



HISTORIC PRESERVATION
ASSOCIATION OF CORAL GABLES

Follow them at:

www.historiccoralgables.org

Facebook: Historic Preservation
Association of Coral Gables

karelia.m.carbonell@gmail.com

HISTORIC PRESERVATION ASSO. OF CORAL GABLES

A big "Thank you very much!" to Karelia Carbonell and the members of the Historic Preservation Association of Coral Gables for having come by to see the property and spread the word. We are all hoping the new homeowners appreciate the historical value of this property and preserve it. — Jeanette

The Historic Preservation Association of Coral Gables is a 501(c)(3) non-profit organization founded in 1991. Their mission is to promote the understanding and importance of historic resources and their preservation. Promoting, protecting, and preserving historic landmarks is HPACG's purpose. The organization works to focus attention and support of local historic treasures such as the De Soto Fountain, the Granada Boulevard entrances, the Coral Way-Granada fountains, the Country Club Prado entrance and other City landmarks. Membership helps support our work and creates a community that values our history.



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Botanical Gem



Avocado x3 - LULA, *Persea Americana*
'Lula' Estimated age (90-95 yrs.)



Jorge Zaldivar holds an avocado from the 'Lula' avocado tree estimated to be (90-95 yrs.)



Jorge Zaldivar peers through the 'Kampong Yellow' a rare Royal poinciana tree

JORGE ZALDIVAR:

Jorge J. Zaldivar was hired to identify the trees in the property. He is a rare fruit collector & farmer in Homestead's bucolic Redland. Jorge serves as Goodwill Ambassador for Edible South Florida magazine. He's a brazen local historian, President of the South Florida Palm Society (SFPS), and a member of various local horticultural societies & organizations, such as The Rare Fruit Council International like Mrs. Tyson, the estate's former owner.

He has called the property's yard a "Botanical Gem!"

Plant inventory list of 1498 Sevilla Ave. on next page

Follow him at:
www.rarefruitcouncil.org



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Plant Inventory List (as of September 2020)

Ackee, *Blighia sapida* x 2, Estimated age (65-70 yrs.)
Allspice, *Pimenta dioica*
Avocado x3 - LULA, *Persea Americana* 'Lula'
Estimated age (90-95 yrs.)
Balsa tree, *Ochroma pyramidale*
Bay rum (Lemon), *Pimenta racemosa* var. citrifolia
Bilimbi, *Averrhoa bilimbi*
Bombacaceae, perhaps *Pseudobombax ellipticum*,
Bombacaceae ? x 1
Carambola, *Averrhoa carambola* 'Golden Star'
Cacao, *Theobroma cacao*
Canistel, *Pouteria campechiana*
Cashew, *Anacardium occidentale*
Citrus x6 various
Combretum, Combretum sp.?
Croton
Cycads - Ceratozamia sp., *Dioon mejiae*, *D.*
spinulosum x 2, Encephalartos sp., *Zamia* spp.
2+, *Zamia furfuracea* x 2
Grumichama, *Eugenia brasilienses*
Guava, *Psidium guajava*
Jackfruit, *Artocarpus heterophyllus* R1-T15
(USDA Chapman Field)
Longan, *Dimocarpus longan* 'Kohala' Estimated
age (65+ yrs.)
Loquat, *Eriobotrya japonica*, seedling
Macadamia integrifolia 'Keauhou'
Malay apple, *Syzygium malaccense*
Mamey, *Pouteria sapota*
Mango x 5, *Mangifera indica* 'Haden', 'Fascell', 'Ruby',
'Kent' x 2, 'Brooks'
Norfolk Island pine x 3, *Araucaria heterophylla*
Palms - Coccothrinax sp. x 2, *Hyophorbe*
verschaffeltii, spindle palm, *Ptychosperma*
elegans, Solitaire palm, *Ptychosperma* spp. x 4,
Ptychosperma sp. (clumping), Sabal sp. x 3 +
acaulescent x 14 (front), *Pritchardia* sp., *Wodyetia*
bifurcate, foxtail
Plumeria sp.

Rain tree, *Koelreuteria paniculate*
Rose apple, *Syzygium jambos*
Royal poinciana, *Delonix regia* 'Kampong Yellow' via
Larry Schokman from Guyana
Sandbox tree, jabillo, *Hura crepitans*
Sapodilla, Manilkara zapota 'Brown Sugar'
Satin leaf, *Chrysophyllum oliviforme*
Seagrape, *Coccoloba uvifera*
Silk tree, *Albizia niopoides* Large front
Surinam cherry, *Eugenia uniflora*
Tamarind, *Tamarindus indica*
Ylang-ylang, *Cananga odorata*
Syzygium x 2+

Prepared by: **Jorge J. Zaldivar**,
Rare Fruit Council International (RFCI) Member & South
Florida Palm Society (SFPS) President,
Assisted by: Leonard Goldstein, Treasurer, (SFPS) & BOD
various other horticultural societies.

JZald001@FIU.edu, 786-299-1934
Source: #RFCIArchives & Tyson Inventory



Jorge Zaldivar in the Avocado x3 - LULA, *Persea Americana* 'Lula' Estimated age (90-95 yrs.)



Historic Preservation



1498 Sevilla Ave., CIRCA 1925

A HOME WITH A PEDIGREE WORTHY OF ITS NOBLE HISTORY
Castles in Spain Made Real



1498 Sevilla Avenue, Coral Gables, Florida
Photograph c.1940

[Coral Gables is] Not a thing of the moment, of the year or even of the passing period, but a wonderful monument to the achievement of worthwhile perseverance in the creation of beauty and the bringing true of dreams that will solidly endure and as beautifully and bountifully age as does the everlasting coral upon which this master development is founded.
—George E. Merrick, Founder
City of Coral Gables

A ROYAL BEGINNING

The City of St. Augustine in the northeastern part of the State of Florida, was settled by the Spanish in the 16th century and is the earliest continually occupied city in the United States. Spain would continue to be a pervasive influence in Florida centuries later.

The story of South Florida begins in the early 19th century when His Catholic Majesty, Ferdinand VII of the House of Bourbon ceded to the United States "all of the territories which belong to him, situated to the eastward of the Mississippi, known by the name of East and West Florida". John Quincy Adams, then Secretary of State, negotiated the treaty with Spain (the Adams-Onís treaty) in 1819. The United States formally accepted the land as a territory in July, 1821¹.

¹ Acts of Congress, Volume 7, Federal Statutes, p.810

ELLEN J UGUCCIONI:

Ellen J. Uguccioni, is an Architectural Historian, former Director, Coral Gables Historic Preservation Department, Author and History Consultant.

Ellen wrote a wonderful piece on the history of 1498 Sevilla as well as a how Coral Gables became the City Beautiful.

Her report can be found at www.1498Sevilla.com where you can read and or download.

Follow her at:

www.linkedin.com/in/ellen-j-uguccioni-62812315/



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Cuban Tile Specialist

CARLOS CANIZARES:

from "Cuban Tile Specialist" who holds over 20 years experience in tile work was hired to fully polish the entire tile flooring.

Follow him at:

<https://www.facebook.com/CubanTileSpecialists>



1498 Sevilla Ave., Coral Gables



1498 Sevilla Ave., Coral Gables



Carlos Canizares from
"Cuban Tile Specialist"

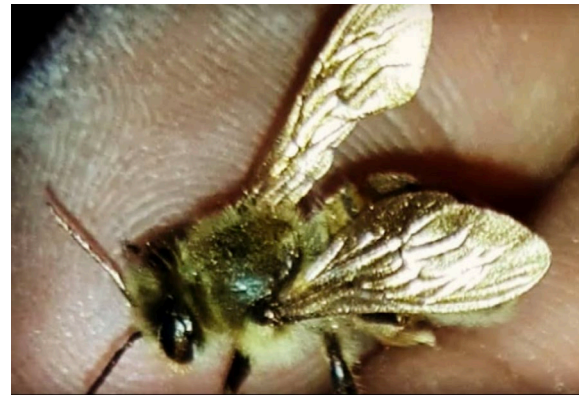


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Bee Removal and Relocation



JD BEEZMAN:

Bee Removal and Relocation: JD was hired to remove bees from the property. He successfully removed the entire colony including the queen. They are now residing safe and sound in Homestead, Florida.

Follow him at:

www.JDBeezman.com

<https://www.facebook.com/JDBeezmanRemoval>



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Fine Art Photography AT 1498 SEVILLA AVE



THE GOGGLE SERIES

The Goggle Series is a black and white photographic series using one pair of swim goggles. The suite of photographs forms a central theme, which express a playful and often serious approach to the human image.

Started in 1984, the goggles series idea came from an impulse buy at a local Miami store. The summer display of swim paraphernalia, including "goggles", was just too much for photographer, Cindy Seip. "The photographic gods were with me that day and MADE me purchase the \$3.99 pair of swim goggles!"

Those swim goggles grew feet and jumped on all kinds of very interesting people from many lands like; Iceland, Czechoslovakia, Greece, France, Hawaii and more. Seip explains, that the goggles bring out the true personality of each participant by minimizing their sight thus allowing them to relax and let a captivating image to be photographed.

For decades, The Goggle Series has been shown as gelatin silver prints ranging from 5 x 7's to as large as 7 feet x 9 feet murals.

These signed, stamped and numbered prints have been shown in galleries and museums such as the Ringling Museum of Art. They are also in many private and public collections.

Five pieces hang at 1498 Sevilla Ave., some from The Goggle Series and some black and white hand colored infrared.

Follow her at:

CINDY SEIP: 305.298.5569 www.seip-design.com



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SCAN FOR MORE INFO

Art by Mari Carmen

AT 1498 SEVILLA AVE



"As an artist, I love the power of all things "nature", a tree, a flower, the sky, the sea, the stones, thus I convey such passion through color and form since I started painting when I was a child. I was born in Cuba, and left many years ago, living in Miami ever since. I have shown my art in galleries across the U.S. and in Europe. A Curriculum is available upon request." www.marisartsutdio.com

CRYSTAL (on master bedroom), from the Quartz Collection 3'h x 4'w.
\$2,800.00. Acrylic and ink on panel with smoked quartz piece and epoxy resin.

NARCISO 5'h x20"w acrylic and ink on panel, depicting an underwater fantasy, with an agate and epoxy resin. \$900.00.

Follow her at:
www.marisartsutdio.com



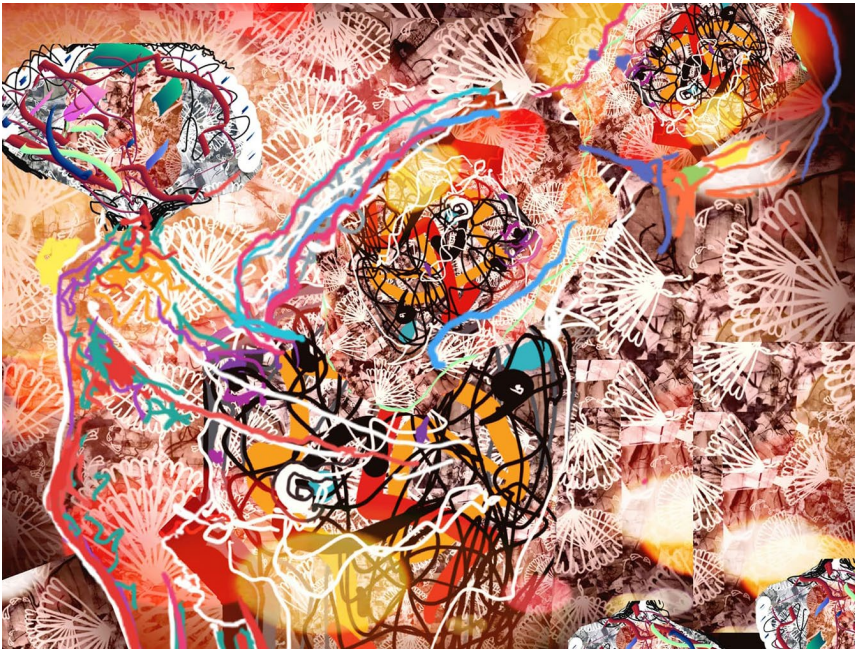
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SCAN FOR MORE INFO

Art Exhibition by Pastor Perez

AT 1498 SEVILLA AVE



PASTOR PÉREZ RODRÍGUEZ was born in Havana in 1947. Self-taught, independent and critical artist, he gets an inexhaustible source of inspiration from the daily observation of his native city. Pastor Pérez exhibited his works for the first time alone in Luanda (Angola) in 1976. Since then, sporadically, he has made important exhibitions both in Cuba and abroad (Dominican Republic, Germany, United States, Spain). Paintings range from \$250- \$350 (turn them about as you view them and you'll be surprised!!)

Follow him at:

www.facebook.com/artista.pastor



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SCAN FOR MORE INFO

Roshana Nofret



ROSHANA NOFRET:

If you were able to join us for our first open house for 1498 Sevilla Ave., you would have been greeted at the front door by what you may have thought to be a time traveler. Our "time traveling 1920's movie star, was none other than Roshana Nofret!

Nofret, is the Co-Producer at Middle Eastern Mosaic, Owner/Founder/Director at MECA Dance Ensemble and Dance Instructor/Performer at Roshana Nofret.

Follow her at:
www.roshanadance.com

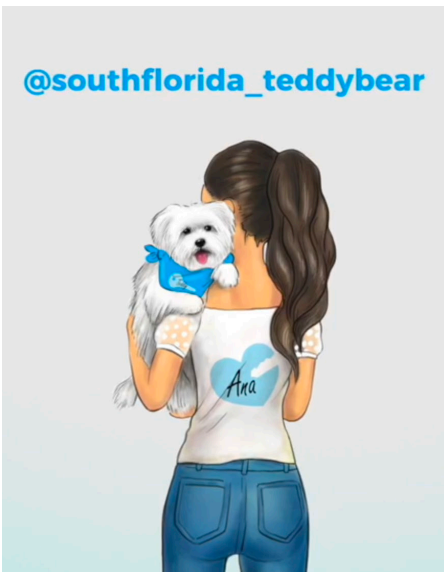


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SCAN FOR MORE INFO

South Florida Teddybear



TEDDY & ANA | DAILY CUTENESS

Instagram super star, Teddy & Ana joined us at our first open house for 1498 Sevilla Ave. They also made the most adorable video tour of the house. To watch just go to www.1498Sevilla.com.

Teddy & Ana can be your South Florida Tour Guides! They can help you discover pet-friendly places, amazing cuisine, hotels, shops & art along the way.

Follow them at:

https://www.instagram.com/southflorida_teddybear

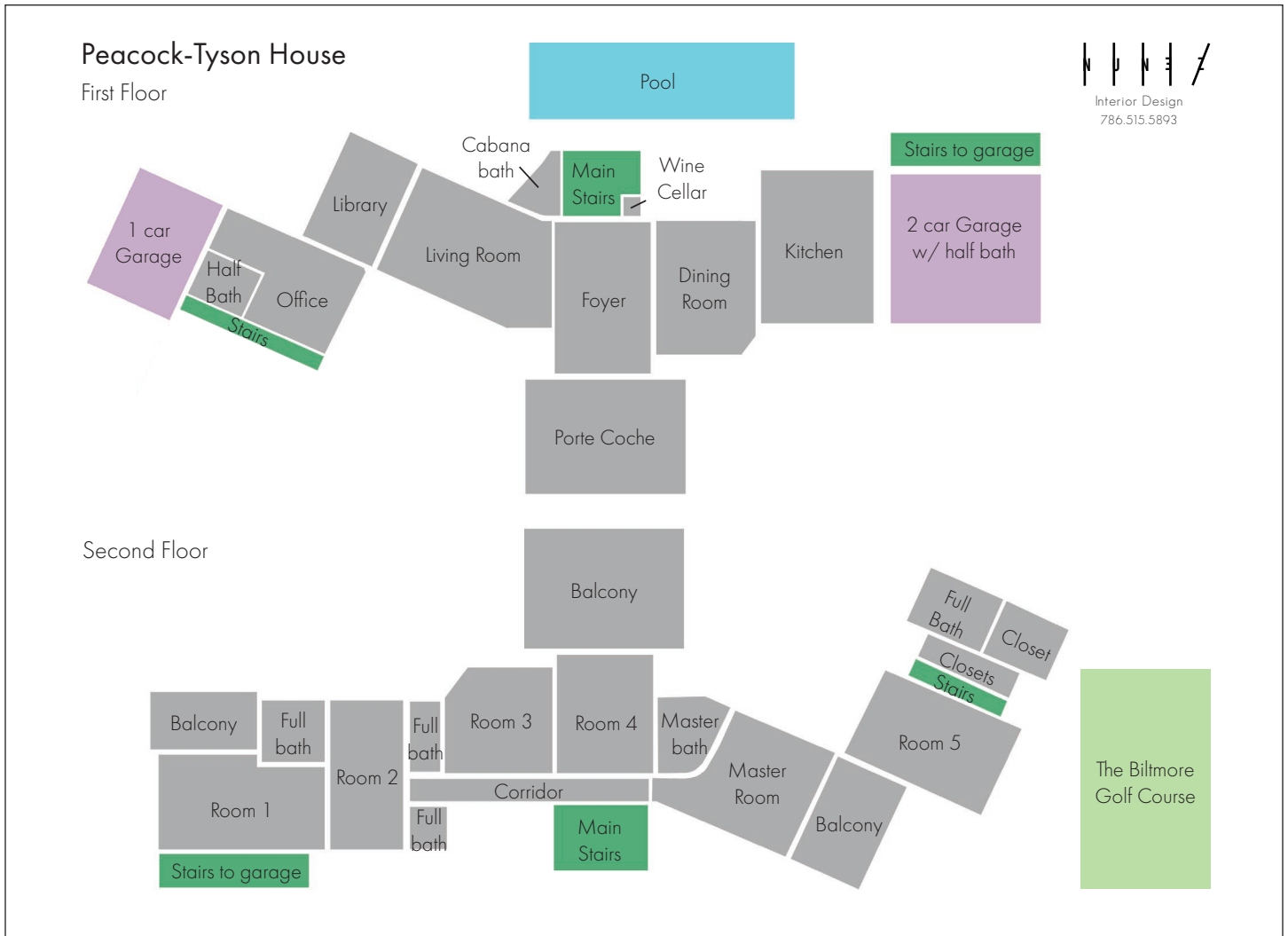


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SCAN FOR MORE INFO

Sevilla Blooming



Interior Design
786.515.5893



CAMILA MILAGROS INTERIOR ARCHITECT

Thank you to Camila Milagros for floor plan blocking of Sevilla Ave.



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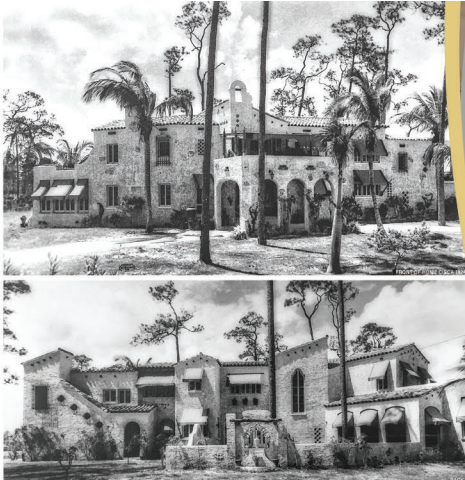


Marketing Presentation



The design of 1498 Sevilla Avenue, the Peacock-Tyson house is considered the embodiment of the Mediterranean Revival style. It was declared a historic landmark by the City of Coral Gables in September 1994, taking its place on a shortlist of historically designated homes.

A home like this only comes along but once in a lifetime! This is the first time on the market in 63 years.



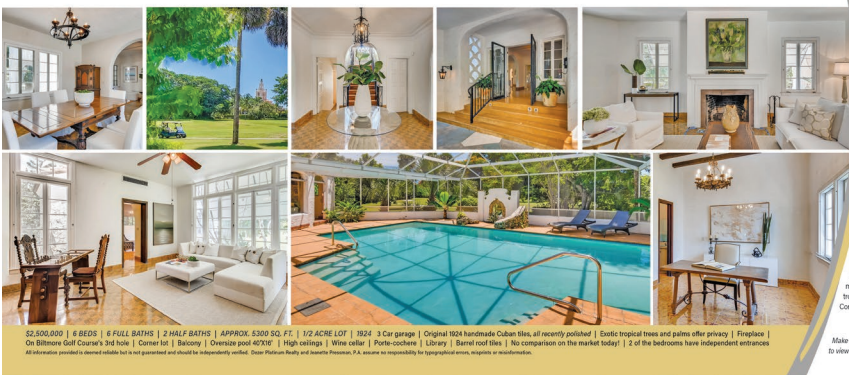
Welcome to 1498 Sevilla Avenue



Located at the intersection of the iconic Alhambra Circle and Sevilla Avenue, the house was completed in 1924, by one of the most accomplished of developer George Merrick's architects, Harold D. Steward, AIA. Steward's firm designed many of the celebrated buildings in Coral Gables including the Coral Gables City Hall and the "Old" Police and Fire Station.



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\$2,500,000 | 6 BEDS | 6 FULL BATHS | 2 HALF BATHS | APPROX. 6300 SQ. FT. | 1/2 ACRE LOT | 1024 3 Car garage | Original 1924 handmade Cuban tiles, all recently polished | Exotic tropical trees and palms offer privacy | Fireplace | On Billares Golf Course's 3rd hole | Corner lot | Backyard | Oversize pool 40'x76' | High ceilings | Wine cellar | Porthole-closets | Library | Barrel roof tiles | No comparison on the market today! | 2 of the bedrooms have independent entrances
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Original Spanish style wrought iron light fixtures add classic charm throughout the house. Original Cuban tile, recently polished to perfection, runs throughout the downstairs and hardwood floors upstairs. The high ceilings give you a bright and airy feel and the large windows provide splendid views of the property. Wood built-ins offer plenty of storage space. Some of the bedrooms have terraces and balconies which offer amazing views.

A beautiful patio area features a large screened in pool and stunning outdoor spaces with coral rock features. Stepping outside, the massive yard showcases a large variety of tropical fruit trees and palms. A jewel of Coral Gables, 1498 Sevilla Ave. is a masterpiece.

Make an appointment today to view this extraordinary property.

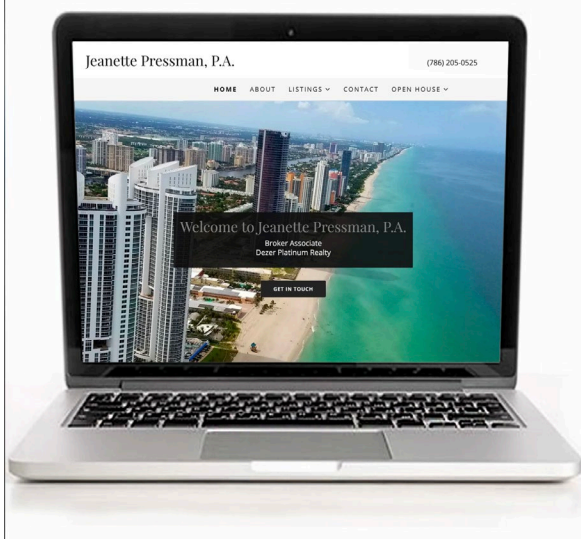


GRAPHIC DESIGN

Cindy Seip of Seip-Design.com updated all of my collateral pieces with a fresh look and my new color - gold.

Seip has a boutique design studio based in Coral Gables, Florida and specializes in all things graphic design, such as print, book & magazine design, web, branding, publishing, advertising, t-shirt design and special event design.

Contact her at:
www.Seip-Design.com



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The Wine Lady



ADYANA BOSCH AKA. *The Wine Lady*

Adyana was the perfect hostess/bartender at our first open house. She is the sales manager at PG Fine Wines which is a boutique artisan wine, beer and liquor importer & distributor.

Her portfolio is comprised of quality fine wines, beers and liquors from small artisan producers from all over the world: she has more than 500 references!

Contact her at:

786.975.7896 or 754.701.0074

ady@pgfinewines.com

sales@pgfinewines

www.PGFineWines.com



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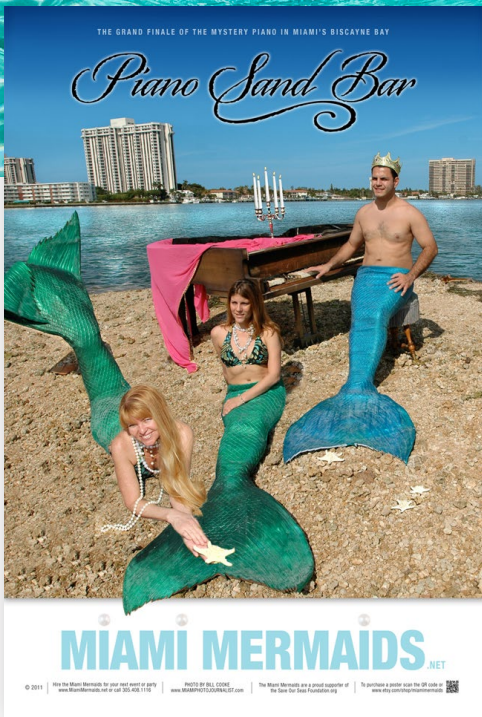
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www.jeanettepressman.com



SCAN FOR MORE INFO

The Miami Mermaids



Mermaid Medina MiamiMermaids.com swims at the open house at 1498 Sevilla Ave.

THE MIAMI MERMAID.COM

The Miami Mermaids are a unique trio of Miami based mermaids for hire - oops, and a merman too!

In 2007, Mermaid Medina came up with the idea after realizing that Miami was full of pools, but not utilizing them to their maximum potential. Voilá! The Miami Mermaids were born. They put the splash at your event.

The Miami Mermaids have been your premier mermaids for hire for over a decade specializing in putting the splash in your party and events.

Contact them at:
www.MiamiMermaids.com



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SCAN FOR MORE INFO



Swimming Pool Maintenance



AQUA SPORT ASSEMBLE INC.

Pupo, of Aqua Sport Assemble Inc. made the pool at 1498 sparkle beyond our expectations. He also updated the filters and made it mermaid ready for our mermaid to swim in for our open house.

Aqua Sport Assemble Inc. not only cleans and maintains swimming pools, but they also: service | install above ground pool liners | pool chemical delivery | and much more!

Contact him at:

FaceBook at Aqua Sport Assemble Inc

Instagram: Aqua Sport Inc



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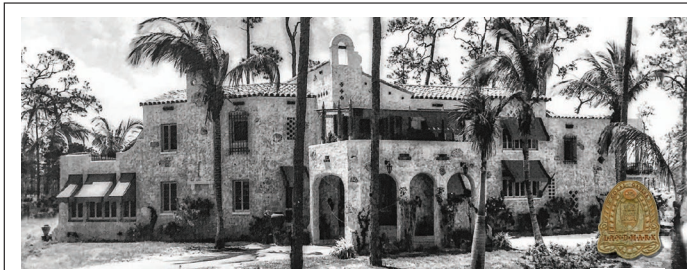
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NEWS SOUTH MIAMI

September 8 - 21, 2020

Connecting Communities



CIRCA 1924, The Peacock-Tyson house is a jewel of Coral Gables sits on 1/2 acre corner lot, patio with an oversized pool, 6 bedrooms, 6 full baths & 2 half baths | \$2.5M

Botanical Gem on the Biltmore Golf Course Historic House on the Market for the First Time in 63 Years

The PEACOCK-TYSON house at 1498 Sevilla Avenue, Coral Gables, is a picture-postcard of Mediterranean design that sits on half an acre with beautiful vistas overlooking the Biltmore Golf Course (hole 3) and the Biltmore Hotel.

"1498 SEVILLA HASN'T BEEN ON THE MARKET IN 63 YEARS - THAT'S OVER SIX DECADES OF LOVE!"

Jeanette Pressman, P.A. Real Estate Broker Associate of Dezer Platinum Realty

Located at the intersection of the iconic Alhambra Circle and Sevilla Avenue, the home was completed in 1924, by one of George Merrick's architects, Harold D. Steward. Steward's firm designed the iconic Coral Gables City Hall and the "Old" Police and Fire Station.



1498 Sevilla Ave. features a grand entrance, original Cuban tile, stunning high ceilings, fireplace, balcony and porte-cochere

The design of the home was considered so important as the embodiment of the Mediterranean Revival style, that it takes its place on a shortlist of historically designated homes. The property holds many of its original features, including handmade original Cuban tiles.

The house is surrounded

by a collection of important trees one avocado tree even being over 95 years old! Jorge J. Zaldivar, President, South Florida Palm Society & Historian and Rare Fruit Council Intl. said "1498 Sevilla is one of Miami's treasured curated gardens with plants & delicious fruits collected from around the world."

CONTACT:
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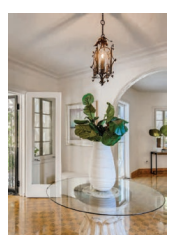
CONTRIBUTORS:
Ellen J. Ugoccioni, Architectural Historian, Former Director, Coral Gables Historic Preservation Department
Jorge J. Zaldivar, President, South Florida Palm Society & Historian, Rare Fruit Council Intl.

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SUNNY ISLES BEACH Community Newspapers

September 7 - 20, 2020

Connecting Communities



LEFT: The Peacock-Tyson house is a jewel of Coral Gables sits on 1/2 acre corner lot, patio with an oversized pool, 6 bedrooms, 6 full baths & 2 half baths | \$2.5M
ABOVE: Grand entrance featuring original Cuban tile and wrought iron fixtures

Botanical Gem on the Biltmore Golf Course Historic House on the Market for the First Time in 63 Years

The PEACOCK-TYSON house at 1498 Sevilla Avenue, Coral Gables, is a picture-postcard of Mediterranean design that sits on half an acre with beautiful vistas overlooking the Biltmore Golf Course (hole 3) and the Biltmore Hotel.

"1498 SEVILLA HASN'T BEEN ON THE MARKET IN 63 YEARS - THAT'S OVER SIX DECADES OF LOVE!"

Jeanette Pressman, P.A. Real Estate Broker Associate of Dezer Platinum Realty

Located at the intersection of the iconic Alhambra Circle and Sevilla Avenue, the home

was completed in 1924, by one of George Merrick's architects, Harold D. Steward. Steward's firm designed the iconic Coral Gables City Hall and the "Old" Police and Fire Station.

The design of the home was considered so important as the embodiment of the Mediterranean Revival style, that it takes its place on a shortlist of historically designated homes.

Jeanette Pressman, from Dezer Platinum Realty, a local Sunny Isles Beach brokerage firm who has the listing said "1498 Sevilla hasn't been on the market in 63 years - that's over six decades of love!"

The house is surrounded by a collection of important



CIRCA 1924, The Peacock-Tyson house

trees one avocado tree even being over 95 years old! Jorge J. Zaldivar, President, South Florida Palm Society & Historian and Rare Fruit Council Intl. said "1498 Sevilla is one of Miami's treasured curated gardens with plants & delicious fruits collected from around the world."

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Gift To My Buyer



I am offering to the buyer of this beautiful home (should I be their agent representing them as the buyer's agent) a private 4 hour golf lesson with renowned golf teacher Mr. Jim McLean. Mr. McLean's golf school is right on the property's backyard on the Biltmore's Golf Course.

<https://www.jimmclean.com/>



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SCAN FOR MORE INFO



1498 SEVILLA AVE. CORAL GABLES, FL 33134

THANK YOU!

I hope this resource guide provides you helpful information for your home projects.

Please watch for my upcoming open house dates on my website at www.jeanettepressman.com

Sincerely,
Jeanette Pressman P.A.
Real Estate Broker Associate



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