Boca Raton: The Polished Power Player

NEIGHBORHOOD GUIDE - BY REED KELLOUGH, DOUGLAS ELLIMAN | EKLUND|GOMES TEAM - 954-242-0441 | @REEDTHEREALTOR

THE VIBE

Boca Raton is South Florida's country-club capital - manicured, master-planned, and comfortable with being both. This is where executives, finance families relocating from the Northeast, and second-home buyers land when they want the full amenity stack without Miami's pace. It feels orderly and green: palm-lined boulevards, gated entries, Mediterranean-revival architecture that traces back to Addison Mizner, and a downtown that genuinely works as a downtown.

HOUSING STOCK

East Boca and West Boca are almost two different markets. East of I-95 - especially east of Federal Highway - holds the luxury inventory: Royal Palm Yacht & Country Club, the guard-gated estate enclave on the Intracoastal south of Camino Real, founded in 1959 and still the city's defining trophy address; The Sanctuary, a gated waterfront community with its own deep-water marina; Old Floresta, Mizner's 1920s historic district of original Spanish-style homes; and the Intracoastal and canal neighborhoods in between, where 1970s-90s estates are steadily giving way to new construction. Downtown, Mizner Park and the surrounding blocks add a condo and townhome layer - including branded residences - for buyers who want to walk to dinner. West Boca is the suburban counterpart: larger planned communities and the Boca West club landscape, with more house and more lot for the money. The gated-club model dominates overall - membership structure is part of the purchase decision here, not an afterthought.

PRICE RANGES

Boca spans the widest range in this guide series. Entry points are the older condo buildings and West Boca single-family; the middle of the market is substantial family homes in the club and planned communities; and the ceiling - Royal Palm and prime Intracoastal estates - is among the highest in Florida, full stop. East Boca waterfront and new construction carry a clear premium over West Boca. The spread itself is the story: a genuinely broad ladder, from accessible entry stock in the older condos and West Boca to trophy estates at the top, with location east of I-95 - and water - doing most of the pricing work.

WATERFRONT & BOATING

Boca's waterfront comes in three kinds: direct oceanfront along A1A (almost entirely condominium living), Intracoastal and Lake Boca Raton frontage (the big-water estate tier), and the deep-water canal systems that hold much of the single-family waterfront stock. Boating is a genuine strength, with one nuance: there are **no fixed bridges** on the Intracoastal in Boca Raton, but the four spans you'll run are drawbridges that open on schedule - Spanish River Boulevard (21 ft closed clearance), Palmetto Park Road (19 ft), Camino Real (9 ft), and the A1A bridge at the inlet (23 ft), per the NOAA Coast Pilot. A tall yacht waits for an opening rather than being barred outright - a very different situation from a fixed span. The Boca Raton Inlet itself is narrow with a shifting bar and deserves local knowledge, especially on an ebb tide. As anywhere on this coast: verify the exact bridge route from a specific property, and inspect seawall and dock condition before you fall in love.

LIFESTYLE

Mizner Park anchors downtown - amphitheater concerts, the Boca Raton Museum of Art, and a deep restaurant bench - with Royal Palm Place and Town Center at Boca Raton covering the rest of the shopping spectrum. The Boca Raton resort and its beach club are the social center of gravity for much of East Boca. Golf is everywhere, from the resort courses to Boca West, widely billed as the largest private club community in the country. The beach parks are excellent

and distinct: Red Reef Park for snorkeling and families, Spanish River Park for shade and space, South Beach Park at the inlet end. Florida Atlantic University sits right in town, which matters to families thinking in decades.

SCHOOLS

Public options include Boca Raton Community High and Spanish River Community High among the city's zoned schools; private choices include St. Andrew's School (PreK-12) and Boca Raton Christian School. School assignment follows the address - verify the specific zoning for any property you're serious about.

WHO IT'S FOR

The buyer who wants luxury with infrastructure - dining, culture, healthcare, strong school options, and club life at full volume - and is glad to trade a little spontaneity for polish. Honest tradeoffs: the top tier is priced like it; club memberships add real carrying costs on top of the purchase; drawbridge openings and inlet conditions are part of boating life; and West Boca value comes with a longer drive to the beach. For relocating executives, Northeastern second-home buyers, and families who want the country-club life done properly, nothing else in the area assembles it all in one city.

COMMUTE

Fort Lauderdale: ~30-40 minutes via I-95. Miami: ~60-75 minutes. Palm Beach: ~25 minutes. FLL airport: ~30 minutes. Brightline's Boca Raton station makes Miami - and Orlando - car-free trips realistic, a real quality-of-life point for commuters.

Thinking about a move to Boca Raton? The difference between the right street and the almost-right one is local knowledge - let's talk about what fits your life. I'm Florida-licensed, and I maintain a national network of vetted relocation specialists, so wherever you're moving from, I can connect you with the right agent on that end too.

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