

The Lutgert Companies' Oceanfront Condominiums at Surfsedge at Indian River Shores Now 50% Sold Out

The Lutgert Companies is pleased to announce that the Oceanfront Condominiums at Surfsedge are now 50% sold out. Inventory in the local real estate market is extremely low, especially in the coveted 32963 zip code, and this new development by The Lutgert Companies has seen a substantial increase in traffic.

"Inventory levels are dropping daily in the local real estate market, so activity is at an all-time high," says Dale Sorensen Real Estate sales agent Megan Raasveldt. "We saw something similar to this last year when we sold out of the single-family homes at Surfsedge in just 3 months. Buyers are coming down in droves from the Northeast, cash in hand, to buy second or retirement homes. However, inventory being this low, there is a lot of competition for each home or condo. Multiple offers are standard it seems. With only 6 luxury condominiums left for sale at Surfsedge, we anticipate traffic and sales to shatter records in the next 2 months." Dale Sorensen Real Estate has the exclusive listing for Sursfedge.

Sales have been heating up since the company began construction on the condominium in September and now with vertical construction, the first lift of columns and walls visible, excitement in the community is growing. After completing the slab on grade, the contractors have turned their attention towards the first elevated deck which will comprise the first living level. Community amenities such as the beach access dune crossover and neighborhood entry have already been completed.

Surfsedge at Indian River Shores, built by Lutgert Construction, will boast Vero Beach's only barrier island rooftop amenity. Uniquely situated in close proximity to the beach, residents of both the condominiums and the single-family homes at Surfsedge will have front row seating to glorious sunrises over the Atlantic and world-famous Mid-Florida sunsets while spending time in the rooftop spa, lounging around the fire pit, listening to the soft sounds of a waterfall and sitting under a shady pergola at the summer kitchen. Homeowners have already confirmed that the rooftop amenity will prove to be a very popular place for friends and family to gather.

"The rooftop balcony will certainly be the talk of the town and a coveted place to join family and friends for sunsets and cocktails," said Raasveldt. "There is no other place like it on the island and our residents will all have the exclusive use of this unique terrace and its amenities. The outdoor spaces at Surfsedge have certainly been a driving force of sales here at Surfsedge."

The Surfsedge community will feature an extraordinary collection of artfully designed, and luxuriously detailed single-family homes and oceanfront luxury condominiums. Condominium floor plans are 2,800 to 3300+ square feet and begin at \$2.6 million. Interior design by award winning Clive Daniel Home includes the opportunity for homeowners to personalize their new luxury living experience. Interior appointments include 10'-8" ceilings, luxurious finishes, open spaces for entertaining, gourmet kitchens with Sub-Zero and Wolf appliances and lavish master baths with freestanding tubs. Each condominium will come complete with large east facing covered balconies with built-in outdoor kitchens overlooking the Atlantic Ocean.

The condominiums will include resort style entry lobbies and living level conditioned hallways. The enclosed garage is access controlled for resident use only. Private garages are included within the main garage and there are only 2 of the private enclosed parking garages remaining for sale. The garages feature approximately 20' high ceilings, which would accommodate a car lift if desired.

An exceptional lifestyle at Surfsedge includes a 25-yard lap pool, spa and a state-of-the-art fitness center. There's even a roof top dog walking area to help keep your fur babies happy. The private enclave of homes at Surfsedge is minutes from 5-star gourmet restaurants, exclusive shops and boutiques and cultural activities on Vero Beach's famous Ocean Drive.

The Lutgert Companies have received two Grand awards from the Treasure Coast Builder's Association 28th Annual Parade of Homes for their Sandbar and Sea Shell single family home models at Surfsedge. 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. Known in the industry for their exceptional quality and design, attention to detail and use of the highest grade of finishes, the organization takes pride in delivering the highest-quality product.

"The team of professionals here at The Lutgert Companies is very proud of our reputation as a high quality, high value developer and builder of homes, condominiums and commercial buildings," said Mike Hoyt, Senior Vice-President of the Lutgert Companies. "We set extremely high standards for ourselves in everything we do and build. The residences and amenities at Surfsedge exemplify those standards."

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, Lutgert Title and Premier Concierge Insurance. For more information, visit Lutgert.com.

Surfsedge at Indian River Shores is located approximately 1.5 miles north of Beachland Blvd., on the East side of A1A in Indian River Shores. The Surfsedge sales center is open Monday through Friday from 10 a.m. to 4 p.m., Saturday from 11 a.m. until 4 p.m. and Sunday from 12 p.m. until 4 p.m. Call Megan Raasveldt at 772.200.4779 or visit surfsedgeindianrivershores.com to learn more.