

Broker Jeffrey Ray, of Jeffrey Ray LLC, closes \$45 Million in Real Estate Sales by Summer's End

(Hypoluxo Island, FL, September 2019) Sunshine might bring the snowbirds in season, but it's during the heat of summer when people buy real estate, notes Broker Jeffrey Ray, of Jeffrey Ray LLC. He found the market especially hot this year, closing luxury properties for just under \$45 million by end of August that were put under contract over the summer.

An amazing ocean-to-Intracoastal two-acre compound at 1340 S. Ocean, Manalapan, listed for \$29.9 million, was the sizzling summer, which went pending in August. Closing September 20, Jeffrey Ray represented David and Margaret Lumia, who founded Excelsior Medical Corporation, a pharmaceutical company that was the largest producer of pre-filled flush syringes in the world. This was the highest sale in Manalapan in the last two years.



Featuring two custom-built homes by Stuart Lepera of Leperadise, the five-bedroom Mediterranean-style main estate comprises 24,054 total square feet, and the four-bedroom tennis pavilion has 5,306 total square feet. Sparing no expense, workmanship is state-of-the-art, and materials are super luxurious with marble and mahogany trim work, wrought-iron embellishments and a variety of elaborate

ceiling details. In addition to luxurious living areas and bedrooms, a number of specialty rooms include exercise studios and art studios.

Other resort-like amenities include a large dock for personal watercraft, clay and grass tennis courts, a heated 30-by-50-foot infinity-edge seaside pool, a rock waterfall, and a loggia with a fire pit, all adding up to plenty of room and lots to do for family and friends.

Closed on Sept. 21, with Jeffrey Ray representing the buyer, this incredible British West Indies-style residence at **501 S. Atlantic Drive on Hypoluxo Island**, listed for \$5.75 million, offers the utmost for an enviable South Florida waterfront lifestyle with its very own private sandy beach and 101 feet of Intracoastal Waterway frontage with dockage for an 80-foot yacht.



This four-bedroom house, with 9,291 total square feet, offers fabulous water views, a guest cottage, a saltwater lap pool and lovely landscaped walled-gardens. Some notable interior details include a sweeping staircase, elevator, a grand living room with soaring two-story ceiling, a second family room loft, exquisite custom finishes and millwork, and a master suite with a morning bar and balcony. An exceptional amenity, this home has a solar-panel array that generates almost all of its electrical needs. Jack Elkins, an agent with William Raveis South Florida, represented the seller.

Closed on Sept 15, with Jeffrey Ray representing the buyer, this striking Mediterranean-style estate at **1003 Rhodes Villa Avenue, Delray Beach**, listed for

\$6.295 million, is sited on a point lot with 240 feet on the Intracoastal Waterway and dockage for two superyachts, truly a serious yachtsman's paradise.



The six-bedroom home, with 11,370 square feet, is sited on a quiet cul-de-sac one block from the beach. Features include spacious well-appointed living room with a bar, formal dining room, wine room, Turkish marble floors, soaring detailed ceilings, fireplace, and a home theater with recliner seating, stunning water views from most of the rooms. Perfect for enjoyment of the outdoors, the home has spacious patios, covered loggia with a summer kitchen, overflow heated pool and separate spa. Randy Ely and Nicholas Malinosky, agents with Douglas Elliman, represented the seller.

An outstanding three-bedroom, 3,376-square-foot condominium in **Villa Nova, 3505 S. Ocean Blvd., 10-N, Highland Beach**, closed **June 28** for \$1.6 million, a record-breaking sale for the boutique 15-floor, 24-unit oceanfront complex.



The custom-designed residence was completely renovated recently, and features include a private elevator foyer, split bedroom/open floor plan, white-glass floors, new oceanfront kitchen, new bathrooms, a wraparound balcony to the east, north and west, new hurricane-impact-resistant windows and doors, and unbelievable ocean and Intracoastal views from every room. Jeffrey Ray represented the buyer, and Scott Karp, an agent with Premier Estate Properties, represented the seller.

Jeffrey Ray, a broker with more than 15 years of experience in luxury home sales, has an in-depth knowledge of luxury real estate from Palm Beach to Boca Raton. With each of his clients, he strives to understand their needs, enabling him to guide them in the right direction toward purchasing their dream home or condominium. For properties he lists, his outstanding marketing skills and professional resources make the difference toward delivering a successful sale.