

Seaside Village – It's More than Luxurious Residences, It's a Lifestyle

BY BEVERLY PERKINS

Seaside Village is a boutique development located on the Intracoastal along AIA on Hollywood's beautiful north beach. It features luxury condominium units and single family homes. Residents will also enjoy a waterfront pool and lounge and a private marina. Seaside Village will offer a unique beach lifestyle with easy access to all of the fun and excitement that South Florida has to offer. Construction of this unique community is now underway.

Roger Lohse, with Keller Williams Realty Professionals, is the listing agent for the development and took the time to answer some questions about the new property.

What kind of residences are available? We will have a total of 23 residences...15 luxury condominium units and 8 single family homes.

Who are the developers? One of the partners, Malcolm Resnick, has been building homes in South Florida for 25 years. He helped launch Heron Bay in Parkland and more recently he built the White Sands, a cluster of luxury homes just a few blocks down the street from Seaside Village. Resnick lives in Hollywood and points out, "This is the last waterfront community to be built on north Hollywood Beach. Not only does it feature a marina, but it's literally 600 feet away from the ocean." The other partner, John Passalacqua, is the president of the North Beach Civic Association and has lived on the barrier island for 31 years. He says, "This is a unique development in that the builders live in the community and are delivering a product that will enhance the quaint setting that makes north Hollywood Beach so special."

What makes Seaside Village unique? At a time when condo developers keep outdoing each other with the size and opulence of their buildings, the developers here decided that

bigger isn't necessarily better. They thought the project would be more successful if it contributed to the 'village-feel' that north beach residents enjoy.

How can the density be so low when this is prime South Florida Real estate?

The property was purchased out of foreclosure for roughly \$3 million about 3 years ago. It took a lot of work but it turned out to be a great deal. That inexpensive land cost afforded the developers the ability to keep the density low.

What are the prices of the luxury residences at Seaside Village? Our three

bedroom, three bath condo units range from \$1.1m-\$1.4m. We have three penthouses priced at \$2.2m. The single family homes, which feature 4000 square feet under air, a rooftop terrace, spa, elevators, and a two car garage, start at \$1.875m. Price per square foot, you'll be hard pressed to find a better deal for waterfront new construction in South Florida.

Tell us about the marina. Our marina has a total of 11 slips available as an additional purchase. Two of them can accommodate a



55 foot vessel, the other nine are designed to hold a 45 foot boat.

What is the long term vision of the area?

It's pretty impressive! Brick streets, buried power lines, pedestrian walkways and dune overpasses for beach access are all in the long term plans. There are still a lot of hoops to jump through but Seaside Village will be a major component of the future of this area.

Doesn't this property have some historical significance in south Broward County? Yes, it's worth noting that this development is being built on the



same property where Martha's Restaurant used to be. Long time South Florida residents certainly remember that place. The property also has an infamous link to some pretty high profile stories in Broward. This is the spot where Miami Subs founder Gus Boulis parked his gambling boats for all those years.

When is construction due to be completed? The condominiums are scheduled to be finished during the first quarter of 2017 and the single family homes in the summer of 2017.

When is the sales center open? The sales center, located at 6024 N. Ocean Drive, Hollywood, FL. 33019, is open every day from 10am-5pm.

What is your contact information? We can be reached at 954-261-2727.

What is your website? Our website is www.SeasideVillageNorthBeach.com.

**Seaside Village – 6024 N. Ocean Drive,
Hollywood, FL. 33019 – 954-261 2727
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