

# Welcome to Vero Beach

## Florida's Best Kept Secret



Courtesy Of:  
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# Vero Beach Featured in National Media

## **“#2 Best Place to Buy In The Nation”**

Balmy weather, low property taxes and a cost of living 3% lower than nearby West Palm Beach make this coastal town an affordable place to live with sandy shores and the best surfing on the East Coast.

-Business 2.0 Magazine in 2006

## **“An Unsung Florida Getaway”**

Vero Beach is a quiet getaway for the wealthy away from the flashy glitz of Miami and Palm Beach County. Vero's dual communities make for an interesting mix-there are kitschy seafood joints & biker bars alongside designer boutiques & fine dining.

-Wall Street Journal 2009

## **“Undervalued Cities”**

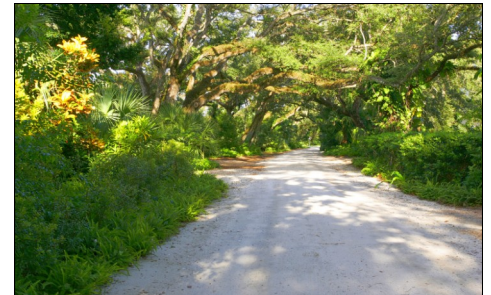
The second most undervalued city in the country is Vero Beach with homes selling 39.8% below fair market value.

-CNNMoney.com 2010

## **“Instead of Investing Money in the Turbulent Stock Market, Vero Beach Real Estate is a Far Safer Bet”**

Investors are buying real estate for 10 to 17 cents on the dollar and expect to sell it at 35 cents on the dollar in the future. This is because of Vero Beach's attractive demographics, affordability, inventory levels and favorable incomes.

-CNBC Street Signs Show 2009



## Fast Facts On Vero Beach

- The May 2006 issue of Kiplinger's Personal Finance magazine ranked Vero Beach fourth in the nation among cities with the highest concentration of the wealthiest households, with 14% being millionaires.
- In March 2007, CNBC and MSNBC.com ran a segment specifically on Vero Beach, labeling the area as “Miami's version of the Hamptons.”
- In February, Indian River County resident Gerhard Andlinger ranked No.17 on “The Chronicle of Philanthropy's 50 Americans Who Gave the Most in 2008.” New York-based Peter Peterson, who owns property in Indian River County, ranked No. 3.
- Famous Vero Beach celebrities include writer Carl Hiaasen, singer actress Bernadette Peters, singer Gloria Estefan and folk music legend Arlo Guthrie.

-TC Palm 2009



# Vero Beach: Best of the Florida Lifestyle

Vero Beach offers the best of both worlds: a small town atmosphere with the amenities of a large city. Weekly outdoor festivals & concerts, seaside boutiques, kitschy seafood restaurants casually combine with malls, movie theaters, and chain restaurants.



Easy access to our plentiful sandy beaches.



Year-round fishing, boating, golfing, tennis, biking, kayaking, sunning and outdoor living!



## Communities to meet every lifestyle.

**Boating communities** w/docks, slips, marinas.

**Golf course communities** with estate homes tucked along rolling green golf courses designed by famous pros in the golf world.

**Tennis communities** with Har-Tru courts and tennis pros to help you perfect your game.

**Beachy communities** tucked along the ocean so you can walk to your private beach.

**Resort-style communities** with all amenities outside your doorstep from golf to tennis to boating to pool and clubhouse to fine dining.



# The Great Outdoors

Swimming, fishing, boating, surfing, and scuba diving are only a few of the recreational opportunities available to you in Vero Beach. There are numerous golf courses and tennis courts throughout the city. Try our hiking & biking trails, riverside camping & seaside picnic facilities available to you year-round.

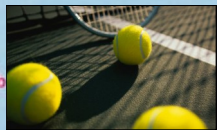
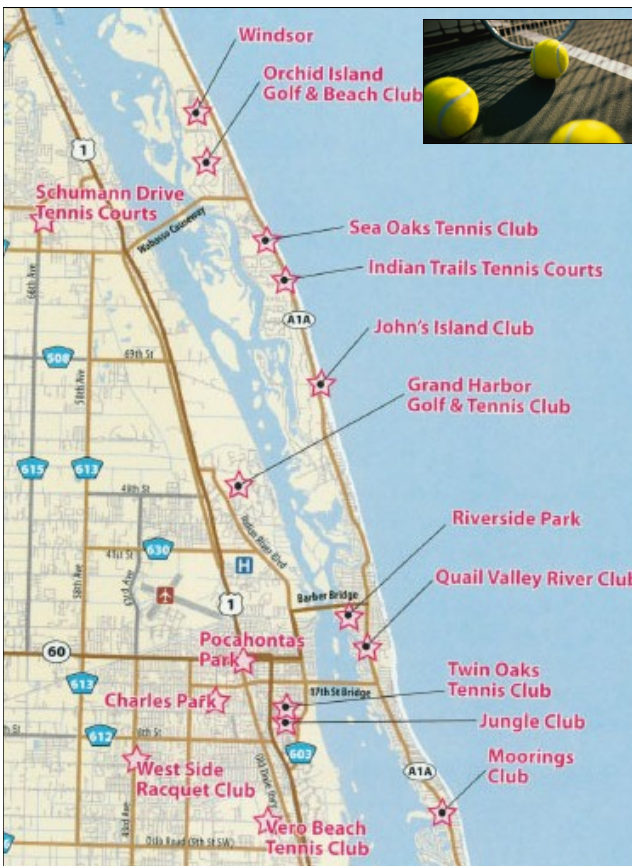


**Kayaking**-numerous kayak rental shops offer guided & self-guided tours.

**Surfing**-the hottest spot in Florida for surfing is the Sebastian Inlet, which holds numerous competitions throughout the year. There are plenty of surf shops get your gear.

**Scuba Diving**-great dive sites extend from the Sebastian Inlet to Round Island including coral and artificial reefs and the site of the 1715 wreck of the Spanish galleon.

**Beaches**-there are plenty of public beaches where you can find sun bathers, shell collectors & treasure hunters with metal detectors.



**Tennis**-See the map on the left for a tennis court near you!

**Boating**-water is the main attraction and there are plenty public boat ramps and marinas with boat rentals available.

**Golf**-there are 19 public and private courses throughout the area.

**Biking**-enjoy the warm weather and bike one of our picturesque trails.

**Fishing**-there are various fishing piers throughout the area. Deep sea charters are great for the sport fisherman looking to catch wahoo, marlin, dolphin, tuna and kingfish. Numerous sportfishing tournaments are held throughout the year.

**Jungle Trail**-winds along the north end of the barrier island for 7.5 scenic miles and is great for biking.

**Airboat Tours**-see animals in their natural habitat in the marshlands. Come face to face with an alligator!





# Parks & Recreation

Vero Beach is a community that is embraced by nature. Our Atlantic beaches, islands and inland parks offer peaceful settings for viewing wildlife and enjoying family picnics. Since 1990 approximately 7,500 additional acres of conservation have been acquired by our county, most of which are open to the public. In total, the county maintains 41 parks; the City of Vero Beach maintains 15 parks; and the State of Florida maintains 3 parks within Indian River County.



## Public Pools

**Gifford Aquatics Center**  
large zero entry pool and sprayground for children.

**Leisure Square Pool**  
outdoor pool on 16th Street.

**North County Aquatic Center**  
state-of-the art aquatic center with slides, diving, lap pool.

**Royal Palm Pointe Park**  
fun area for children to play in the spray fountains.



## A Sample of Our Parks



**Riverside Park**-has tennis racquetball & basketball courts, walking trails, boat ramp, and is the site to numerous outdoor festivals.

**Pelican Island National Wildlife Refuge**-America's 1st National Wildlife Refuge. Protects the surrounding wetlands & species calling them home. A great place for birding.

**Kiwanis Hobart Park**-site of numerous sports fields in north county.



# Fore the Avid Golfer



## Fore!

For many in Vero Beach, life is scheduled around tee times. Vero offers the most magnificent array of golf courses for the beginner to the expert golfer. Enjoy picturesque terrain surrounded by tropical palms & pine trees, dotted with lakes, and with breathtaking views of the Intracoastal.

### Island Courses

- Orchid Island Golf Club**-18 holes, 7,131 yards, par 72 (Private Equity)
- The Moorings Golf Club**-18 holes, 4,338 yards, par 64 (Private Equity)
- Riomar Country Club**-18 holes, 5,830 yards, par 70 (Private Equity)
- Windsor Country Club**-18 holes, 7,060 yards, par 72 (Private Equity)
- John's Island Club**-18 holes, 6,828 yards, par 72, *West Course*; 18 holes, 6,782 yards, par 71. *North Course*; 18 holes, 6,567 yards, par 72. (Private Equity)
- Quail Valley Golf Club**-18 holes, 7,350 yards, par 72 (Private Non-Equity)

### Mainland Courses

- Bent Pine**-18 holes, 6,735 yards, par 72 (Private Non-Equity)
- Sandridge Golf Club**-18 holes, 6,817 yards, par 72. *Dunes Course*; 18 holes, 6,152 yards, par 72 (Municipal)
- Indian River Club**-18 holes, 6,824 yards, par 72 (Private-Non-Equity)
- Grand Harbor Country Club**-18 holes, 6,787 yards, par 72. *River Course*; 18 holes, 6,468 yards, par 71 (Private Eqty)
- Vero Beach Country Club**-18 holes, 6,303 yards, par 72 (Private Non-Equity)
- The Club at Pointe West**-18 holes, 6,951 yards, par 72 (Public)
- Vista Plantation Golf Club**-18 holes, 3,657 yards, par 62 (Public)
- Hawks Nest Golf Club**-18 holes, 6,661 yards, par 72 (Private Equity)





## Arts & Culture



Since the early part of the century, this area has attracted artists, writers and poets. Vero Beach offers an abundance of Arts and Cultural Venues from museums to galleries to festivals, to theaters and more. Most of the established cultural institutions were built by private donations and have become the fabric of this seaside community.

### Places to Visit

**Vero Beach Museum of Art**-arts facility that features 5 art galleries, sculpture garden and education wing that includes studio classrooms, art library, seminar rooms, outdoor studio & foundry, auditorium, museum store, and exceptional public spaces for art installations and public programs.

**McKee Botanical Gardens**-listed on the National Register of Historic Places, this 18 acre subtropical garden supports a diverse botanical collection as well as several restored architectural treasures.

**Riverside Theater & Riverside Children's Theater**-performing arts theater presenting professional troupes & companies, family theater, acting classes, plays & musicals, arts & entertainment..

**Mel Fisher Treasure Museum**-shipwrecked artifacts & treasure from both the Atocha which sank off Key West in 1622 and the 1715 Fleet which sank off the Treasure Coast between the Sebastian Inlet and Fort Pierce.

**McLarty Museum**-offers displays of items taken from the shipwrecked Spanish Fleet of 1715.

**Indian River Citrus Museum**-traces the history of the local citrus industry from its beginnings, from Spanish explorers through today's high tech processing & marketing techniques.

**Navy SEAL Museum**-original training site of the 1st US Navy Frogmen showcasing history & geography in the context of the wars & conflicts in which these men were involved.



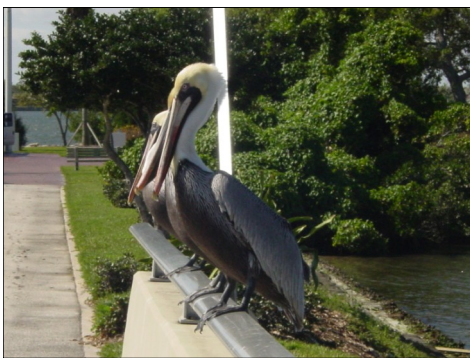
# Abundant Wildlife

Our area is abundant with unique and natural gifts and the foresight of residents and federal and local governments to preserve them. Discover, learn, support and preserve our natural heritage.



## Best Places to View Wildlife

**Environmental Learning Center (ELC)**-provides children & adults with ways to get back in touch with the natural wonders of their environment through its hands on learning programs.



**Pelican Island Wildlife Refuge**-the country's first refuge is home to about a dozen different federally listed species including the endangered wood stork, West Indian manatee, green sea turtle, loggerhead turtle and the indigo snake. The island can be viewed from a tower off the Jungle Trail.

**Orca Walk**-298 acre park with rustic trails, observation towers and canoe dock offers nature guides that share their knowledge of the area's history and flora & fauna.

**Harbor Branch Oceanographic Institute**-dedicated to exploring the earth's oceans, estuaries and coastal regions. Tours and lectures are offered to the public.

**Archie Carr National Wildlife Refuge**-stretching 20.5 miles between Melbourne Beach & Wabasso Beach this refuge was designated to protect habitat for sea turtle nesting.



**Airboat Tours**-offer a unique way to see wildlife in their natural habitat.

**Manatee Viewing**-the best place for viewing manatees is at the City of Vero Beach electric company on the corner of Indian River Blvd and 17th Street.

**Sea Turtle Nesting**-May through August Sea Turtles nest on our beaches then from August through October the babies hatch and make their way back to sea!



# Dining & Entertainment

The Vero Beach dining experience offers something for everyone. From fine dining on the ocean to kitschy seafood joints, to every flavor in between, Vero Beach has no shortage of restaurants.

## Here is a small sample of the local flavor

**Unique Rustic Old Florida Charm built by local legend Waldo Sexton:**

Ocean Grill, The Patio, The Driftwood

**Tropical, Elegant Ambiance on the Ocean:**

Vero Beach Hotel, Costa d'Este

**Beachy, Casual, and Fun:**

Captain Hiram's, Mulligans

**Local Favorites:**

The Tides, Maison Martinique, Stax, French Quarter, Tangos II, Bobby's, Dockside



## Evening Entertainment

Every restaurant features either a local band or guitar player during dining to create the right ambiance.

**The Riverside, and Joeys** are local favorites for late night DJs and Bands.

**Comedy Zone** is offered by the Riverside Theater and features new comedians every month.

**Sunset Saturday Night**-Ocean Drive is closed the 1st Saturday of the month for food, drinks, live music to enjoy the sunset.

**Downtown Friday Night**-14th Street is closed downtown the last Friday of the month for food, drinks, and a band.

**Vero Disney Resort** has the Green Cabin Room with a fun piano player and overlooks the ocean. It also has 2 restaurants and is a great place to check out even if you are not staying in one of their rooms.



## Day Activities

**Polo Matches** at Pointe West and Windsor seasonally.

**Farmers Market** across from Humiston Park every Saturday morning.

All throughout the year are various festivals, art shows, garden shows, farmers markets, parades, boat shows, fairs.



# Gateway To the Tropics



You can find everything from swaying palms and tropical foliage to oak canopies and pine forests in Vero Beach.

The best citrus in the world grows in Indian River County. Stop by a roadside grove stand for some fresh squeezed orange juice during the winter months. It's a little piece of heaven!



## 1 Tank Trips

### Under 1 Hour

- Andretti Thrill Park
- Brevard Zoo
- Viera Outdoor Shopping
- Florida Ranch Tours
- Blowing Rocks Preserve
- Fort Pierce Jai Alai
- Jupiter Inlet Lighthouse
- Kennedy Space Center
- New York Mets/St. Lucie Mets
- City Place Outdoor Shopping, West Palm Beach

### Under 2 Hours

- Sea World
- Busch Gardens
- Walt Disney World
- Universal Studios
- Central Florida Zoological Park
- Church Street Station, Orlando
- Lake Wales
- Ft. Lauderdale

### 2 Hours+

- Miami
- Fantasy Flight Air Museum
- Solomon's Castle
- The Florida Keys



# Ready to Own a Little Piece of Paradise? Let me help you!!!

Megan Raasveldt, Realtor® CDPE, CSP, I.R.E.S., SRES



After exploring all four corners of the country, I decided 13 years ago to settle down and grow some roots. Little did I know how lucky I was to find this little slice of paradise, and to call Vero home. For over a decade I have been helping hundreds of clients grow their own roots in this great community. I specialize in listening to my customers' needs, and taking the time to make their dreams a reality. Through the ups and downs of the real estate economy, my business has thrived through dedication, hard work, and a client first mentality. Being a part of the number one company in Indian River County, Dale Sorensen Real Estate has also been an important part of my success. With our national and international affiliations through Leading RE, Mayfair, and Luxury Portfolio I am not only a local REALTOR, but a global one as well. Being involved in the community, and watching my children grow up in such a unique town has been one of the greatest joys of my life. It does not take one long to feel how special Vero Beach really is. Introducing people to our secret hideaway is such a great pleasure, and a very rewarding career. I hope to be able to assist you in your real estate needs very soon!

*Dale Sorensen Real Estate "Exclusively marketing Vero Beach since 1978"*

**Dale Sorensen Real Estate, Inc., a luxury boutique brokerage firm in seaside Vero Beach, FL, has been a symbol of community partnership since its establishment in 1978. Our four decades of experience working in Vero Beach real estate set us apart from our competition and make Dale Sorensen Real Estate, Inc. your best choice when looking for your next real estate opportunity in Vero Beach.**

**Specializing in Vero Beach oceanfront, intracoastal, condo, golf course, and private community properties, our website offers the finest real estate Vero Beach has to offer. We can help you find the perfect Vero Beach Florida condo for sale or any other type of property in the area that you might be looking for. Our Exclusive Listings section is the first place you should search for Vero Beach real estate, including single-family Vero Beach homes for sale, rentals, and undeveloped lots and land.**

