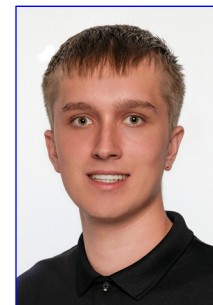




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SERVING Boca Raton's OCEANFRONT Condominiums

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Legal Easements On Your Property

During a storm, a crew from the electric company may come on to your property to make repairs on their lines. Usually, they notify you in advance, but in emergency situations sometimes that is not possible. What rights do they have to access your property?

When the utility companies that serve your home with gas, electricity, water, TV & Telephone cables cross your yard, they have a legal right of way or easement to cross your property. This legal right was given to them in a recorded document that was signed by you or by a previous owner of the property.

An easement has been defined as a right to use and enjoy someone else's land for a particular purpose. This right has tremendous importance and certain dangers for

owners of real estate. Since an easement can restrict the free and complete use of land, it could have a negative effect on the true value of that land. Whenever a property is purchased, the buyer should identify any easement and carefully consider its significance in the light of his/her plans for the property. The buyer could find that the price was too high for land that cannot be freely and fully used.

A lot's gross size typically includes any easements attached to it. In California, for example, cities such as Malibu include easements for private roads in lot size calculations. The town of Woodside, California, however, excludes access and utility company easements from net lot sizes. Before you buy a home or land, it's wise to determine if any

easements exist on the property. A title search can help you determine any easements on your lot as well as its size.

Most easements are in one of three categories:

- (1) Surface easements,**
- (2) Subsurface easements,**
- (3) Overhead easements.**

Within any of these categories, a particular easement might be temporary or permanent.

- **The Surface Easement:**

This is the right to use only the surface of the land. It includes right-of-way easements for highways and railroads as well as footpaths, driveways, bicycle routes, golf cart paths, etc. What if a neighbor has the right to cross your land with a driveway to his property? This could change the value drastically!

- **The Subsurface Easement:**

This easement is the right to



(continued)

use the land at a designated distance below the surface of the land. Common examples of this easement would be for utilities. Underground water and sewer pipelines, telephone cables and storage facilities.

Typically, a utility company would have the right to run its gas and electric lines on an owner's property (often in a five-foot deep, six-foot wide strip along the entire rear, front or side property line). The owner is restricted from either building on top of the easement or from denying ready access to the company for work on those lines. Anyone purchasing a property for a home and planning an in-ground swimming pool had

better learn the exact details of any utility easements that could deny the free use of the area where the pool will be located.

- **Overhead Easement:** This easement is the right to use space at a designated distance above the surface of the land. It usually will include power lines but could also include aviation routes. When the land borders an airport, an easement may be granted so that aircraft are permitted to cross the land at a lower elevation during take-offs and landings.

- **A Light-and-Air Easement** (a refinement of the overhead) provides for open space in a specified area, prohibiting

owners of adjacent properties from erecting any structure on those properties in such a way as to block out the light and air.

Usually an easement passes along with the land when the land is sold. The easement itself is a separate legal interest and it can be sold or transferred or leased.

Before investing in any property, be sure to check any easements on it. Insist that the documents of sale identify and describe the exact nature of any easements. Don't be caught unaware of a restriction that can drastically change the use of the land that you will own. ♦

Reduce Risk Of Water And Fire Damage

Fires can kill people and do damage to property. But, speaking of damage, did you know that your home is six times more likely to suffer damage from water than fire? That is what a major insurance company's claim results show.

Homes are in more danger from fire during winter months than in other seasons. With heaters of various kinds plus fireplaces, there are more flames to touch off the disasters. Everyone has been told over and over about fire safety.

Here are a few tips to use to reduce fire risk and water damage in your home.

Water Safety

- Find out where your main water shutoff valves are located. If a special tool is needed, get one.
- Inspect plumbing and waste lines for leaks or damage.

- Replace washing machine hoses every 2–3 years. (A friend that owns a coin laundry replaces all hoses every 12 months.)
- Replace the water heater after 7–10 years.
- Clean gutters regularly and inspect roof annually.
- Consider installing a water flow/leak detection device.
- With more people buying second homes, owners should consider turning off water at the main shutoff valve when leaving either home unoccupied.
- If you have a sump pump, test and maintain it regularly.
- Encourage builders to install easily accessible shutoff valves in all retrofitted and newly built homes.

Fire Safety

- Don't run electrical cords under rugs. Replace any frayed or damaged cords. Make sure that extension cords are safety

tested and can take an adequate amount of current. Don't use any electric heaters until you have checked if the home's wiring is adequate.

- Put safety covers over wall outlets if children are in the home.
- Keep drapes and furniture at least three feet from woodstoves, heaters and fireplaces. Have a screen over fireplace opening.
- Never leave cooking food on a stovetop unattended.
- Have the home checked by an electrician if there is any sign of bad wiring such as blown fuses.
- Have the chimney inspected and cleaned regularly. Like water safety, clean roof and gutters of leaves and debris. Trim lower branches and dead branches from trees and bushes. Keep woodpile and flammable plants away from the house. ♦

Small Fixes Today – Saves \$\$\$ In The Future

A dollar spent today on your home investment can save \$100's on future work. It is far better to fix it now when the fix is small than to wait until it really needs to be taken care of. Maintenance on your home—much like caring for your car—provides benefits well beyond the obvious one of appearance, comfort and convenience. Small fixes now mean increased value later. Homes are more than just places to live. With property prices always going up, they are major investments.

Sometimes people get used to seeing something like peeling paint or a deck that needs repair and they no longer “see” any problems. We once went into a friend's home and there was a little frog on the floor. The owner had not looked under the house for many years and the frog had moved in because of a few inches of water under the house that no one was aware of except the frog. Here is why it makes good sense to inspect often and invest in the upkeep of your property.

Most houses are built to last a generation or more. If you plan on passing your home down to your heirs, you'll need to prolong its life. If you plan on selling your home to enhance your retirement, you will want it in the best condition. Here are some thoughts on extending your home investment.

Start at the top

What condition is the roof? Among the costliest of projects is the roof with a large expense with serious implications if put off or improperly repaired. Calling the local handyman to go up on the roof and pound a few nails, may be a quick fix but this could be doing more harm than good. Does he have any insurance if he slips and falls to the ground? Is he doing more damage by walking on loose shingles? This is the time to call a professional roofing company with knowledge and experience, to make any repairs and correct any problems. If the company you call says you need to replace the whole roof, that is the time to get a second opinion.

Exterior Walls

The next project to look closely is the condition of the exterior walls. Check around the outside of the house for any dry rot or infestation of pests. How does the paint look? How long has it been since the house was painted? Does the house need repainting or maybe retouching. Is there any peeling paint or mold forming? These things if found early can be repaired quickly and inexpensively. If they are left for later, they could become a major problem and big expense.

The Interior

Start with the kitchen. Check for mold around the sink area and counter tops. Inspect under the sink for any leaks or damp places. Do the same inspection in the bathrooms. Go from room to room with a critical eye. You may be surprised at what you find or better yet, don't find.

This inspection can give you peace of mind and maybe save you thousands of dollars in long term repair. ♦

A Living Trust

A Trust allows you to control your assets and their distribution in ways that a Last Will and Testament does not. A Living Trust is the most efficient way to pass your assets to your heirs after your death.

Also a Trust bypasses Probate, saving the time, which can be lengthy, complex, and sometimes a costly process.

A Will includes your final wishes for your possessions but because of the way in which the Probate Court operates, a

Probate Judge could decide to make changes in how your will is executed. That means that some beneficiaries may not inherit what they were owed, promised or were counting on.

Because assets in a Living Trust avoid probate, your house, any properties that you own, bank accounts, stocks, bonds, and other possessions can pass smoothly from you to those individuals that are named in the Trust. You have complete control over your assets to buy or sell

at anytime now or in the future. At anytime you can amend your Trust to reflect any changes that you wish.

A Living Trust protects your best interests if you cannot speak for yourself by allowing you to choose a person as your Power of Attorney to make informed decisions on your behalf to manage your Estate.

(Please consult your Attorney or financial planner for more information on Living Trusts and how you can protect your assets) ♦

Oceanfront In BOCA

The following is a summary of the available and pending residences located on the East (BEACH) side of OCEAN Blvd. (A1A) in Boca Raton.
0.1% to 3.9% is Low Inventory * 4.0% to 6.9% is Balanced Inventory * 7.0% to 9.9% is High Inventory * 10.0% + is Excessive Inventory

North Beach

(North of Palmetto Park Road on North OCEAN Blvd. - Listed from North to South)

Address	Condo Name	TA	AA	%A	ADOM	Price Range	Average	PC
2150	Aegean	8	0	0.0%	0	SOLD OUT	0.00M	0
2070	Athena	4	0	0.0%	0	SOLD OUT	0.00M	0
2066	Ocean Reef Towers	55	4	7.3%	158	795K to 1.85M	1.449M	1
2000	Brighton	39	0	0.0%	0	SOLD OUT	0.00M	0
S/T	North Beach	106	4	3.8%	158		1.449M	1

Boca Beach

(South of Palmetto Park Road to the Boca Inlet on South OCEAN Blvd. - Listed from North to South.)

Address	Condo Name	TA	AA	%A	ADOM	Price Range	Average	PC
250	Marbella	155	4	2.6%	74	569K to 2.295M	1.703M	0
310	Boca Mar	38	0	0.0%	0	SOLD OUT	0.00M	0
350	Beresford	53	1	1.9%	187	1.795M	1.795M	0
400	Excelsior, The	27	1	3.7%	453	7.95M	7.950M	0
500&550	Chalfonte, The	378	6	1.6%	84	1.275M to 3.15M	1.657M	4
600	Sabal Shores	125	4	3.2%	129	1.15 to 1.295M	1.155M	1
700	Sabal Point	67	2	3.0%	47	899K to 2.895M	1.897M	1
750	750 Ocean	31	0	0.0%	0	SOLD OUT	0.00M	0
800	Presidential Place	42	1	2.4%	27	8.595M	8.595M	0
1000	One Thousand Ocean	52	4	7.7%	165	3.795M 8.595M	5.440M	0
S/T	Boca Beach	968	23	2.4%	119		2.838M	6

South Beach

(South of the Boca Inlet on South OCEAN Blvd. - Listed from North to South)

Address	Condo Name	TA	AA	%A	ADOM	Price Range	Average	PC
1180	Cloister del Mar	96	5	5.2%	59	619K to 1.195M	792K	0
1200	Cloister Beach	128	7	5.5%	112	449K to 639K	568K	2
400&1500	Addison, The	169	2	1.2%	88	2.85M to 3.25M	3.050M	1
1800	Placide, The	54	4	7.4%	124	1.495M to 2.395M	1.785M	0
2000	Whitehall	164	5	3.0%	84	1.099M to 1.595M	1.617M	1
2494	Aragon, The	41	2	4.9%	286	2.695M to 5.699M	4.197M	0
2500	Luxuria, The	24	2	8.3%	29	8.5M to 12.95M	10.725M	0
2600	Oceans Edge	120	2	1.7%	24	2.299M to 3.495M	2.897M	0
2800	Ocean Towers	256	16	6.3%	102	1.195M to 3.199M	1.972M	1
3000	3000 South	80	2	2.5%	61	2.2M to 3.399M	2.800M	1
S/T	South Beach	1132	47	4.2%	97		1.934M	6

Totals	June 2025	2206	74	3.4%	107		2.339M	13
Totals	June 2024	2206	65	2.9%	103		2.644M	14
Totals	June 2023	2206	27	1.2%	106		2.811M	16

Key:

TA = Total Number of Apartments in Development * **AA** = Number of Apartments Available For Sale

%A = Percent of Apartments in Development For Sale * **ADOM** = Average Number of Days on Market per Listing

PC = Number of Apartments SOLD and Pending Closing

This information is compiled from FlexMLS on May 19 2025. This representation is based in whole or in part on data supplied by FlexMLS. FlexMLS does not guarantee or is not in any way responsible for its accuracy. Data maintained by FlexMLS may not reflect all real estate activity in the market.