

# Eastside or west, ultra-luxury homes command top dollars



## SOFLA LUXE

Jeff Zbar

Two homes on the market – one in Broward County's Parkland, the other in Miami Beach's posh Indian Creek – reveal the rising price of luxury real estate.

In the northern extremes of Broward County – an area known for golf courses and freshwater lakes and canals – a two-lot Mediterranean estate in Parkland's Heron Bay represents the perfect suburban spread, said Susan Rindley, an agent with One Sotheby's International Realty in Fort Lauderdale.

The home, at 6855 N.W. 122nd Ave., in the Heron Estates community, hit the market late last month for \$5.95 million. With seven bedrooms and 8.5 baths, Rindley calls it a "dream home."

Rindley, who's an eastside specialist, at first declined to take on the property. Then, attorney and owner Todd S. Roth – who was lured by Rindley's marketing materials and international exposure – convinced her to take a tour of the 12,394-square-foot home. Rindley was wowed by the property and convinced of its marketability.

What's lacking in the loss of any near-beach experience is made up for in amenities and other accoutrements. Completed in 2008 under the watchful eye of its owner, the home features 20-foot ceilings, a state-of-the-art theater, gourmet kitchen, two master suites, a summer kitchen with a pool, spa and guesthouse.

For the sports enthusiast, it also has a



The home at 6855 N.W. 122nd Ave., in Parkland's Heron Estates community, has a summer kitchen and pool with a spa, at right, and a foyer with a double staircase, below.

## ON THE WEB

■ For additional photos of this property, see the online version of this article at [www.southfloridabusinessjournal.com](http://www.southfloridabusinessjournal.com).

billiard room and lounge, and an indoor basketball court. In fact, Rindley believes an athlete could be the ultimate buyer of the property, especially given how many professional athletes have moved to north Broward.

"I think an athlete would fall for this home," she said.

If not for the 15 or so miles that separate it



"If this house was east, it would be gone in a day," she said. "It's that well done."

In a community farther to the east and south, a 10-bedroom home on the Indian Creek island community is asking \$60 million. With 30,000 square feet on 2 acres, 10 bedrooms and a 100-foot resort pool, the Rene Gonzalez-designed modernist architectural marvel at 3 Indian Creek is like few others, enthused agent Jill Eber, part of The Jills with Coldwell Banker in Miami Beach. She said it's the highest asking price in the county.

With such amenities as a movie theater, massage room and spa, library, koi pond and staff quarters, the on-again, off-again listing went on the market almost a year ago – originally hitting the listings before it was completed, she said. For the price, a buyer wouldn't be getting only a home, but a masterpiece.

"It's a work of art," she said.

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from the beachfront, the Mediterranean estate could fetch top dollar – and fast. She's already fielded calls from prospects, including a Chinese executive and a local physician.