

Your Guide To

BOCA RATON

LIV
South Florida
WITH JONATHAN ALEXANDER

**New Videos
Every Week!**

Click below to
watch on YouTube



WATCH NOW



THE COMPLETE NEIGHBORHOOD GUIDE

An aerial view of Boca Raton, Florida, showing a mix of residential neighborhoods, palm trees, and a body of water. A man with a beard and a purple shirt is overlaid on the right side of the image, pointing his finger towards the text.

BOCA RATON

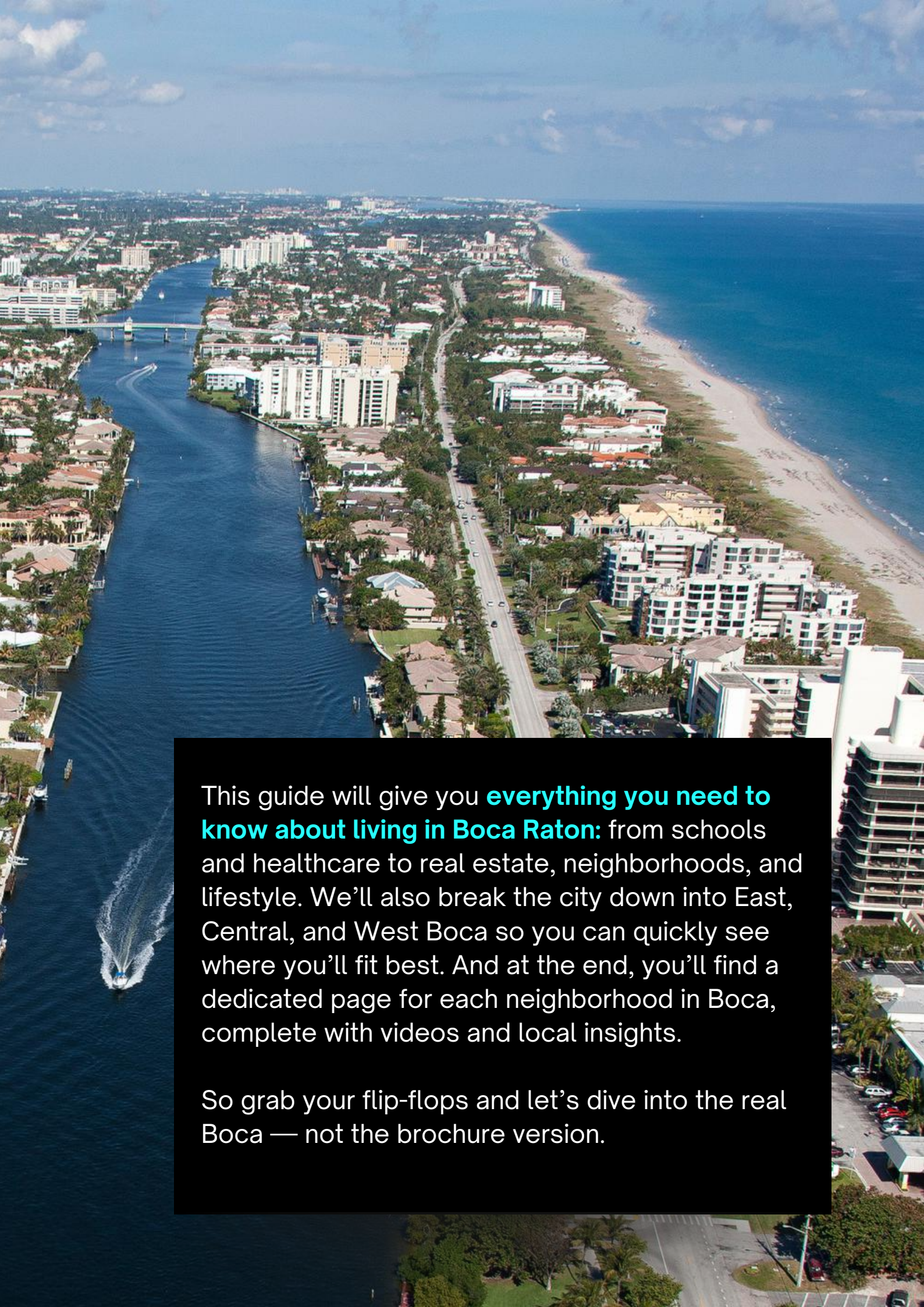
THE ULTIMATE CITY GUIDE

NO FLUFF. JUST FACTS!

WELCOME TO BOCA RATON

Thinking about moving to Boca Raton? You're not alone. Boca is one of the most sought-after destinations in South Florida — blending year-round sunshine, pristine beaches, A-rated schools, and a lifestyle that ranges from laid-back suburban to ultra-luxury coastal.

Whether you're relocating for work, looking for a family-friendly community, retiring to the beach, or simply craving more space and better weather, Boca offers something for everyone.



This guide will give you **everything you need to know about living in Boca Raton**: from schools and healthcare to real estate, neighborhoods, and lifestyle. We'll also break the city down into East, Central, and West Boca so you can quickly see where you'll fit best. And at the end, you'll find a dedicated page for each neighborhood in Boca, complete with videos and local insights.

So grab your flip-flops and let's dive into the real Boca — not the brochure version.

BOCA RATON AT A GLANCE

QUICK FACTS



LOCATION

Southern Palm Beach County — 45 min to Miami, 25 min to Fort Lauderdale, 30 min to West Palm Beach



VIBE

Luxury coastal meets suburban convenience — strong Northeastern influence ("6th borough of NY")



101,000
Residents



SCHOOLS

Consistently ranked #1 in South Florida (public & private options)



CLIMATE

Tropical — hot, humid summers; warm, dry winters



LIFESTYLE

No state income tax; property taxes vary (city vs. unincorporated)



ECONOMY

Major employers: Office Depot HQ, ADT, Modernizing Medicine; strong finance, healthcare, and tech presence



MEDIAN HOME PRICE

Single-family: ~\$1.2M–\$1.4M (East higher, West lower); Condos from \$400K–multi-millions



TAXES

No state income tax; property taxes vary (city vs. unincorporated)



TRANSPORTATION

I-95 & Turnpike access, Brightline train to Miami/Ft Lauderdale/WPB, Palm Beach Int'l Airport nearby



PROS

Beaches, schools, luxury lifestyle, safe neighborhoods, no income tax



CONS

High cost of living, heavy HOAs, seasonal traffic, limited no-HOA options



BOCA RATON AT A GLANCE



Located in southern Palm Beach County, just 45 minutes from Miami, 25 minutes from Fort Lauderdale, and 30 minutes from West Palm Beach, this community is home to approximately 101,000 residents.

Often called the “**6th borough of New York**” due to its strong Northeastern influence, the area blends luxury coastal living with suburban convenience. Residents enjoy a tropical climate with hot, humid summers and warm, dry winters.

Education is a standout, with schools consistently ranked #1 in South Florida and offering both public and private options.

The lifestyle here is centered around beaches, boating, golf, tennis, upscale shopping, fine dining, and an active, fitness-focused culture.

The local economy is diverse and robust, supported by major employers such as Office Depot’s headquarters, ADT, and Modernizing Medicine, as well as

strong finance, healthcare, and technology sectors.

Housing is highly sought after, with single-family homes **averaging \$1.2M–\$1.4M** (typically higher on the east side and lower on the west) and condominiums ranging from \$400,000 to several million.

Florida's tax-friendly environment adds appeal, with no state income tax and varying property tax rates depending on whether a home is within city limits or in an unincorporated area.



Transportation options are convenient, with quick access to I-95 and the Turnpike, Brightline train service to Miami, Fort Lauderdale, and West Palm Beach, and Palm Beach International Airport just a short drive away.

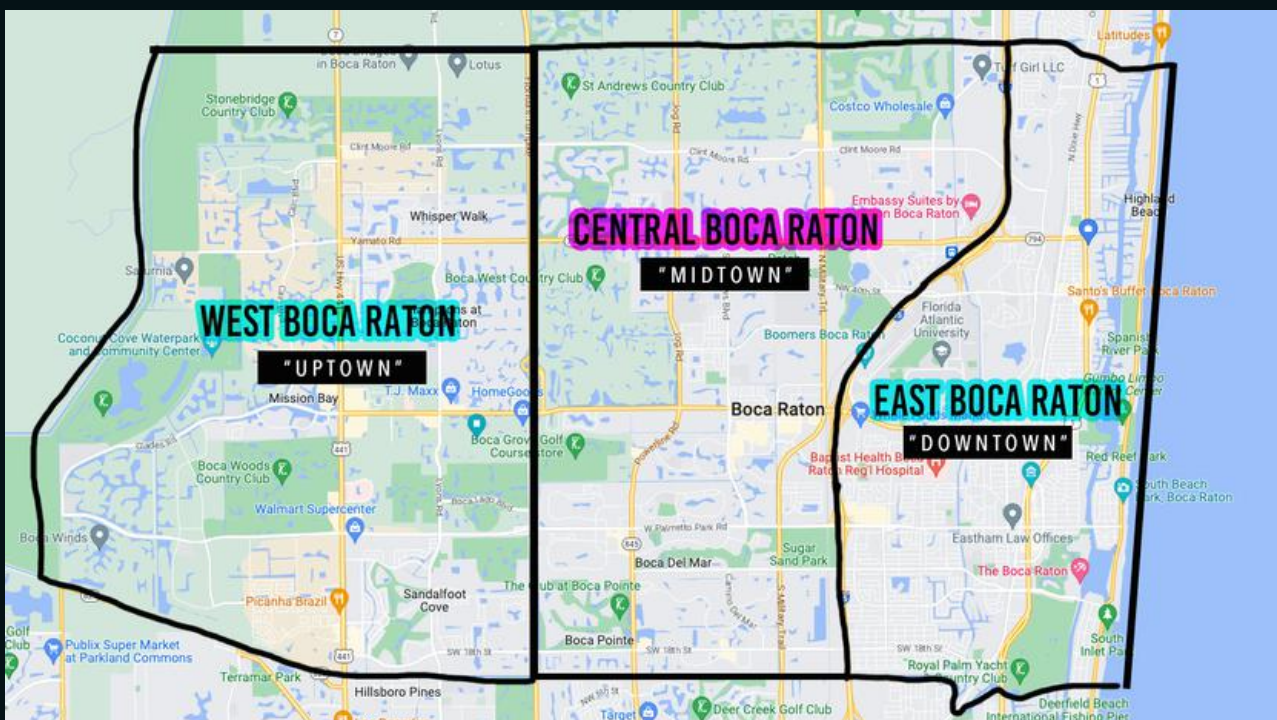
While the area offers pristine beaches, top-rated schools, a luxury lifestyle, safe neighborhoods, and attractive tax benefits, it also comes with challenges such as a high cost of living, substantial HOA fees, seasonal traffic, and limited non-HOA housing options.



EAST CENTRAL WEST



Boca Raton is big — and demand is off the charts. That's why we break it down into three sections: **East Boca**, **Central Boca**, and **West Boca**.



BREAKING DOWN BOCA BY REGION

Now, home searches don't usually work this way — buyers shop by budget, lifestyle, or specific communities. But dividing the city into east, central, and west gives you a clear reference point: **closer to the coast, in the middle, or farther inland.**



Here's why this matters:

- **East Boca** (east of I-95) falls fully inside the City of Boca Raton. That means different police, different taxes, and access to city perks like discounted beach passes and resident-only programs.
- **Central Boca** (between I-95 and the Turnpike) is still mostly within city limits, with strong schools and easy access to shopping and dining.
- **West Boca** (west of the Turnpike) is technically unincorporated Palm Beach County. You'll still have a Boca address, but services, taxes, and rules shift to county-level.

And here's another fun fact: **Boca was built from the beach inward.** That's why East Boca has the oldest homes, the most walkable neighborhoods, and the historic character. As the city grew, Central Boca became the balance point, and West Boca became the modern suburban expansion.

So while you may not search by "East / Central / West" when you buy, this breakdown helps you understand Boca's geography — and the trade-offs between coastal, central, and suburban living.

COASTAL, WALKABLE, PREMIUM EAST BOCA RATON

“East Boca is where the palm trees are taller, the homes are pricier, and the vibes? Just different. It’s coastal Boca — walkable, historic, and full of character. Ask anyone who lives here and they’ll tell you.. they don’t go west of 95 unless they absolutely have to.”



Lifestyle: Walkable to shops, dining, and the beach. Casual luxury — think morning coffee runs, boating on Lake Boca, concerts at Mizner Park, and dinners at Trattoria Romana or Louie Bossi.

Vibe: Coastal, historic, and charming. Older homes (many renovated), condos on A1A, and waterfront estates on the Intracoastal.



Schools: Top-rated — Addison Mizner is a huge draw, plus FAU adds energy and amenities.

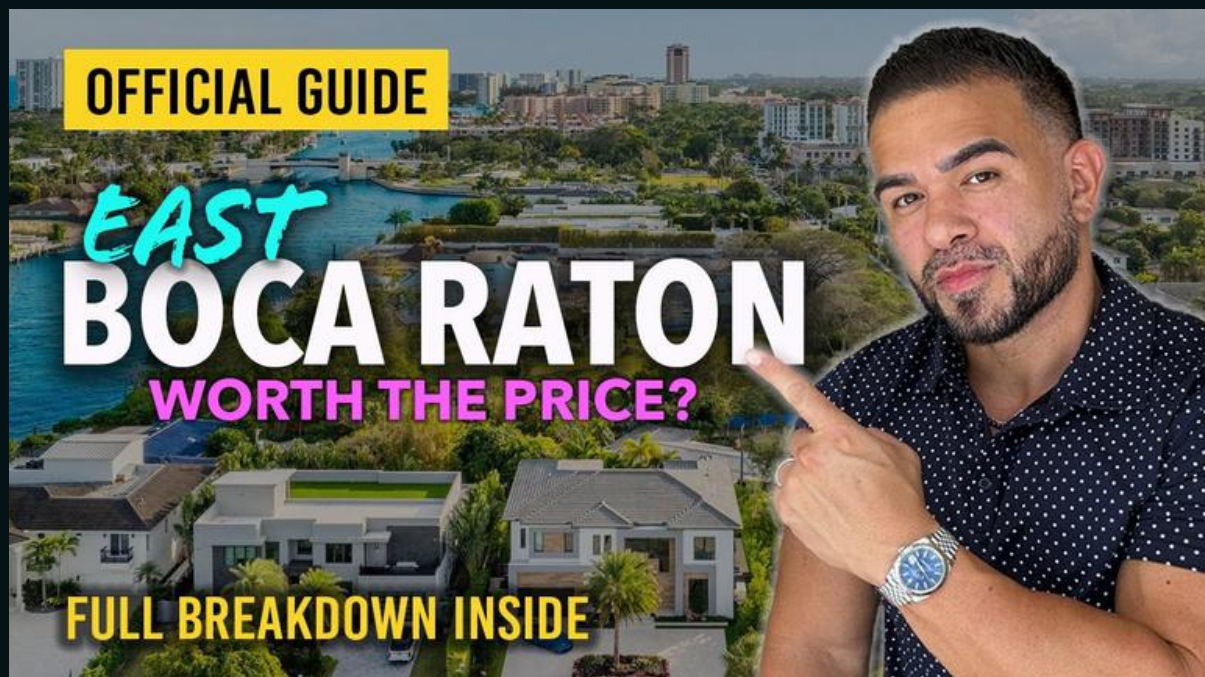
Transportation: Easy access to Brightline, connecting you to Miami, Fort Lauderdale, and West Palm without touching I-95.

Real Estate:

- Single-family homes average \$1.2M–\$1.4M. Renovated luxury starts at \$1.5M+.
- Waterfront estates: \$3M–\$15M+.
- Condos: From boutique walk-ups near Mizner to iconic towers like One Thousand Ocean (\$2M–\$10M+).
- Non-HOA communities like Old Floresta, Boca Villas, Palm Beach Farms, and Spanish River Land are in high demand.



EAST BOCA RATON: WORTH THE \$\$\$ OR OVERPRICED HYPE?





BALANCED, FAMILY-FRIENDLY, CONVENIENT CENTRAL BOCA RATON

“Central Boca is what I like to call the Goldilocks zone. Not as expensive as East Boca, not as far out as West Boca — it’s right in the middle. You’re close to the mall, top-rated schools, great restaurants, and parks. For a lot of people, it’s the sweet spot.”

Lifestyle: Suburban feel with quick access to shopping, restaurants, and schools. You’re close to Town Center Mall, Boca Center, and Restaurant Row. Parks like Sugar Sand and Patch Reef make it kid-friendly.

Vibe: Well-maintained gated communities, non-HOA neighborhoods, and Boca’s famous country clubs. Less “vacation town,” more “put down roots.”

Schools: A-rated across the board — Verde, Blue Lake, Calusa, Don Estridge, and Spanish River High. Saint Andrew’s and Pine Crest lead the private options.

Real Estate:

- Country Clubs: Boca West, Broken Sound, St. Andrews, Woodfield, Polo Club. Expect six-figure buy-ins and homes from \$500K condos to \$5M+ estates.
- Non-Country Club Luxury: Royal Palm Polo (\$2.5M–\$5M), Les Jardins (\$3M+), New Floresta, Millpond, Seasons, Woodfield Hunt Club.
- Under \$1M Options: Amberwoods, Boca Del Mar, Boca Madera, Paradise Palms, University Park.



LIVING IN CENTRAL BOCA RATON FLORIDA: BEST AREA TO LIVE?

OFFICIAL GUIDE

CENTRAL BOCA

EVERYTHING YOU NEED TO KNOW

SPACIOUS, SUBURBAN, VALUE WEST BOCA RATON

“West Boca is where you trade ocean views for open space. It’s suburban South Florida at its best — bigger homes, bigger yards, and some of the best schools in the county. It’s family-focused, it’s convenient, and it’s one of the best values in all of Boca.”



Lifestyle: Classic suburban South Florida. Wide sidewalks, cul-de-sacs, Publix on every corner, youth sports leagues, and South County Regional Park (with a waterpark, amphitheater, golf, and trails).

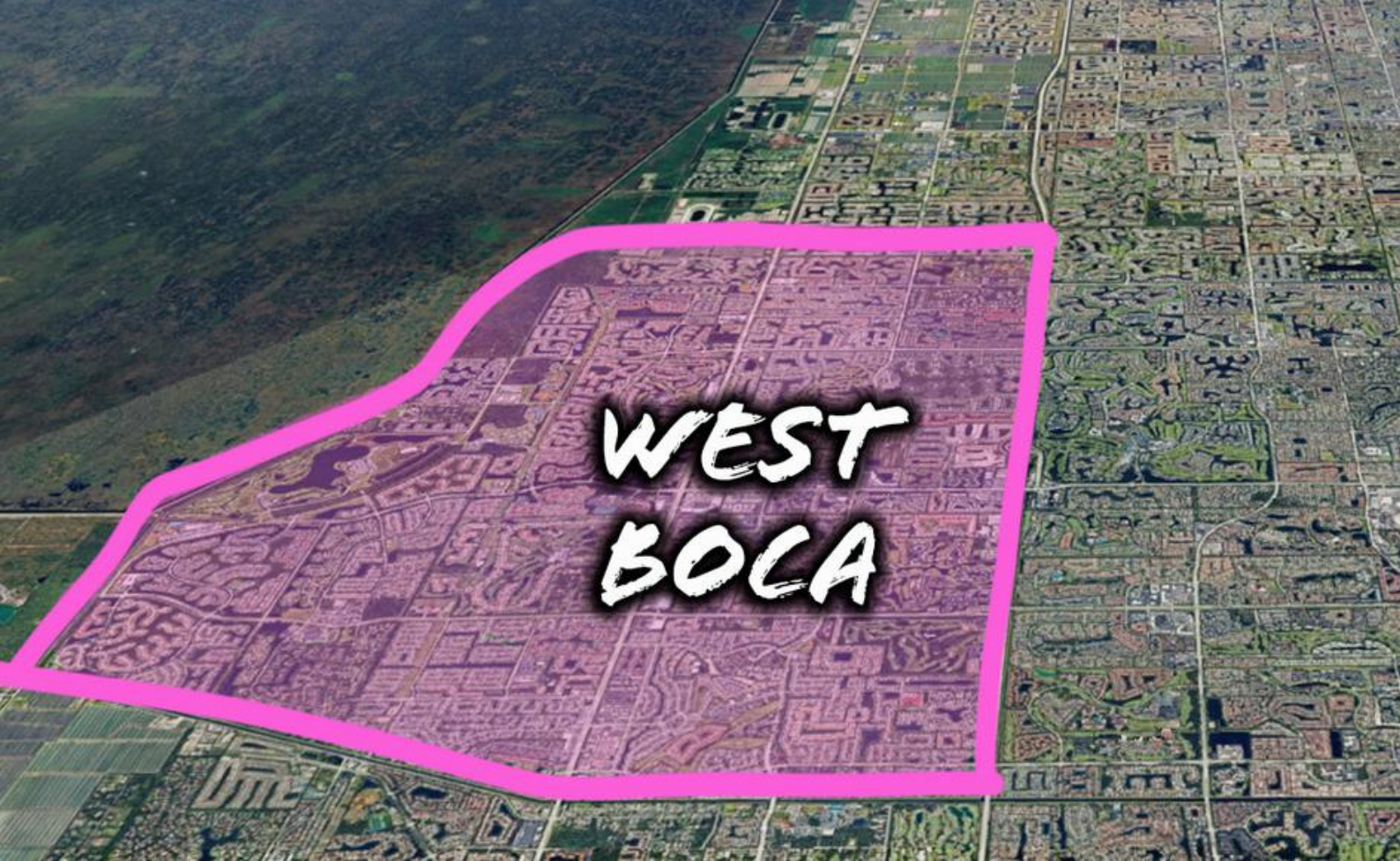
Vibe: Family-focused, slower pace, but packed with amenities. Less walkability, more driving — but everything you need is within 10 minutes.



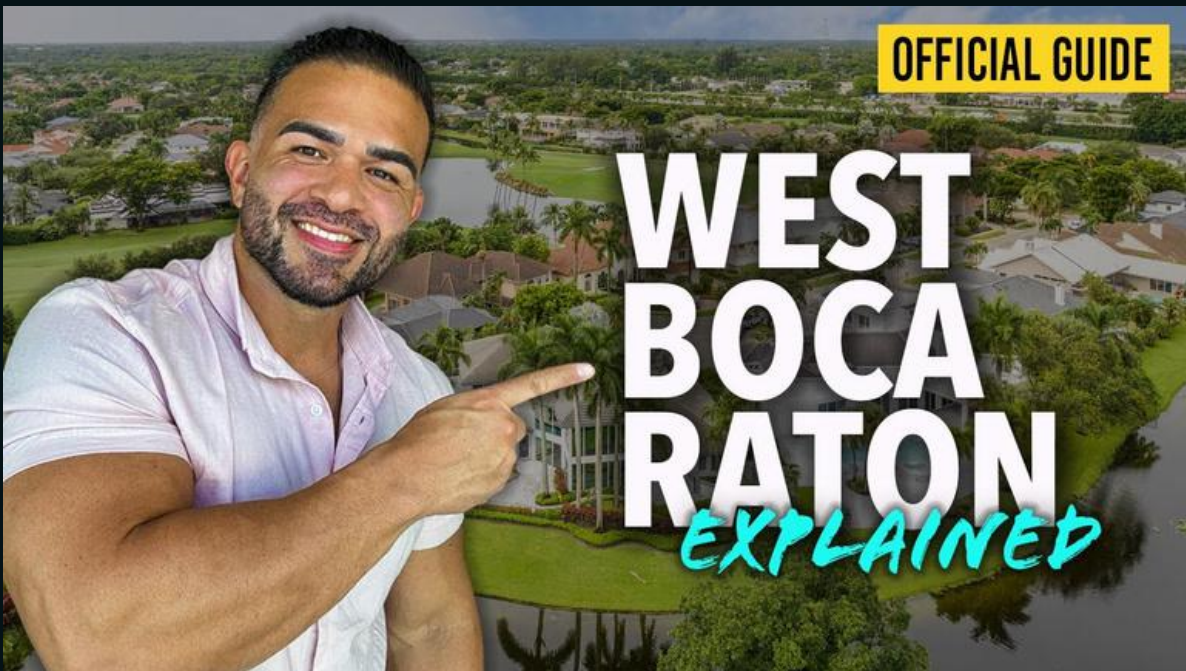
Schools: Some of the county’s best — Waters Edge, Sunrise Park, Coral Sunset, Eagles Landing, and West Boca High. A major draw for families.

Real Estate:

- **Luxury Gated Communities:** Boca Bridges, Lotus, Lotus Palm, The Oaks, Long Lake Estates (\$1.5M–\$7M+). Resort-style clubhouses, tennis, pools, and modern homes.
- **Tier 2 Family Communities:** Boca Falls, Saturnia, Boca Isles (\$850K–\$1.7M). Guard-gated, family amenities, A-rated schools.
- **Value Plays:** Boca Winds, Mission Bay, Boca Chase, Loggers’ Run, Symphony Bay (\$500K–\$1M). Strong schools and family-friendly layouts.
- **Non-HOA Pockets:** Sandalfoot Cove, Holiday City, Boca Trails. Limited options compared to East Boca.



**YOUR GUIDE TO WEST BOCA RATON
FLORIDA | IS THIS BOCA'S BEST VALUE?**





LIFESTYLE



“Alright, let’s talk about what life in Boca actually feels like — because yes, there are amazing homes and top-rated schools, but the lifestyle? That’s what hooks people.”

Boca Raton is all about casual luxury. Whether you’re into the beach, golf, food, shopping, or just everyday convenience, living here feels like blending a resort town with a family-friendly suburb.

An aerial photograph of Boca Raton, Florida, showing a mix of modern high-rise apartment buildings and lower-density residential areas. The city is situated along a body of water, with a clear view of the coastline and some greenery. The sky is overcast with grey clouds.

LIFESTYLE BEACHES & OUTDOOR LIVING

“Alright, let’s talk about what life in Boca actually feels like — because yes, there are amazing homes and top-rated schools, but the lifestyle? That’s what hooks people.”

Boca Raton is all about casual luxury. Whether you’re into the beach, golf, food, shopping, or just everyday convenience, living here feels like blending a resort town with a family-friendly suburb.

Boca is designed for people who want an outdoor, healthy lifestyle year-round.

- **Beaches:** South Beach Park, Red Reef Park, Spanish River Park, and even the Bark Park Dog Beach are local favorites. Think swimming, sunbathing, snorkeling, sea turtle watching, and paddleboarding.
- **Parks & Nature:** Sugar Sand Park (carousel, science playground, trails, theater), Patch Reef Park (sports, splash pad, tennis), and South County Regional Park (amphitheater, waterpark, golf).
- **Gumbo Limbo Nature Center:** A Boca icon with sea turtles, boardwalks, and educational programs.
- **Active Lifestyle:** Cycling on A1A, running trails, boating on Lake Boca, golfing at one of 34 courses, or just evening walks in tree-lined neighborhoods.

LIFESTYLE DINING & NIGHT LIFE

Dining & Nightlife
Boca's food scene is
surprisingly stacked for a
suburban coastal city.

East Boca Favorites:

- Upscale: Chops Lobster Bar, Trattoria Romana, Il Mulino.
- Trendy: Kapow!, Louie Bossi's, Sunset Sushi Omakase.
- Local Gems: Flakowitz Bagel Inn, Hen and the Hog, Arun's Indian Kitchen, Medi Terra, Mississippi Sweets.

Central Boca Hotspots:

- Restaurant Row: Stage Kitchen & Bar, Motek, Pubbelly Sushi, Fiolina Pasta House, El Camino.
- Steakhouses: New York Prime, Abe & Louie's, Gallagher's, Capital Grille, Meat Market.
- Trendy & Chill: True Food Kitchen, Sixty Vines, CVI.CHE 105, Garden Butcher (plant-based).
- Local Legends: Laspada's subs, Vinny's Café wraps, Narbona market.



West Boca Standouts:


- Uptown Boca: Lynora's, Lazy Dog, Bolay, Carrot Express, Pura Vida.
- Casual Favorites: Doris Italian Market, Boon's Sushi, Ramen Lab, Thick & Thin Pizza, Mister O1 Extraordinary Pizza.
- Latin Flavor: Vicky Bakery (Cuban), Balcón de las Américas (Colombian), Los Bocados (tacos).

From white-tablecloth fine dining to hidden hole-in-the-wall gems, Boca's food scene covers every mood.

LIFESTYLE SHOPPING

“Alright, let’s talk about what everyday life here really feels like — because sure, the homes are gorgeous and the location is unbeatable, but it’s the shopping and lifestyle that keep people hooked.”

Living here means access to a mix of high-end boutiques, trendy shops, and everyday conveniences. From strolling luxury malls and designer stores to browsing unique local boutiques and enjoying vibrant dining spots, the area blends big-city options with a laid-back, resort-style vibe. Shopping isn’t just about errands here — it’s part of the lifestyle.



Town Center Mall: The crown jewel — Louis Vuitton, Chanel, Gucci, Apple, Nordstrom. It’s the most upscale mall in Palm Beach County.

Mizner Park: Dining, shops, iPic theater, amphitheater concerts. The go-to East Boca spot for lifestyle and entertainment.

Uptown Boca: West Boca’s retail hub with a mix of dining, fitness, and family-friendly shopping.

Specialty: Joseph’s Classic Italian Market, boutique shops along Royal Palm Place, and local farmers’ markets.

LIFESTYLE FITNESS & WELLNESS

Boca makes staying active easy — think fitness studios, fresh dining, and year-round outdoor living.

Boca embraces the healthy lifestyle. You'll find everything from big-box gyms to boutique studios:

Gyms & Studios: Life Time Fitness, LA Fitness, Busy Body, Redcon1, Orangetheory, CrossFit — no shortage of options whether you're lifting, training, or hitting a high-energy class.

Yoga & Pilates: Dozens of studios sprinkled throughout Boca, offering everything from hot yoga to reformer Pilates to mindful meditation sessions.



Wellness Cafés: Raw Juce, Pura Vida, Carrot Express, and more serve up fresh juices, acai bowls, and nutrient-packed bites perfect for a healthy refuel.

Outdoors: And of course, A1A is basically an oceanfront gym — with cyclists, joggers, and walkers making the most of the sunshine and sea breeze. Add in local parks, golf courses, and miles of sandy beach, and you've got endless ways to stay moving in the fresh air.

LIFESTYLE ARTS & CULTURE



Arts, Culture & Community



Mizner Park Amphitheater:
Concerts, festivals, and live events.



Boca Festival of the Arts: Annual highlight with music, food, and culture.



Local Events:
Farmers' markets, art walks, seasonal festivals (like Boca Fall Festival with pumpkin patch).



Children's Museum of Boca Raton:
Hands-on family fun.



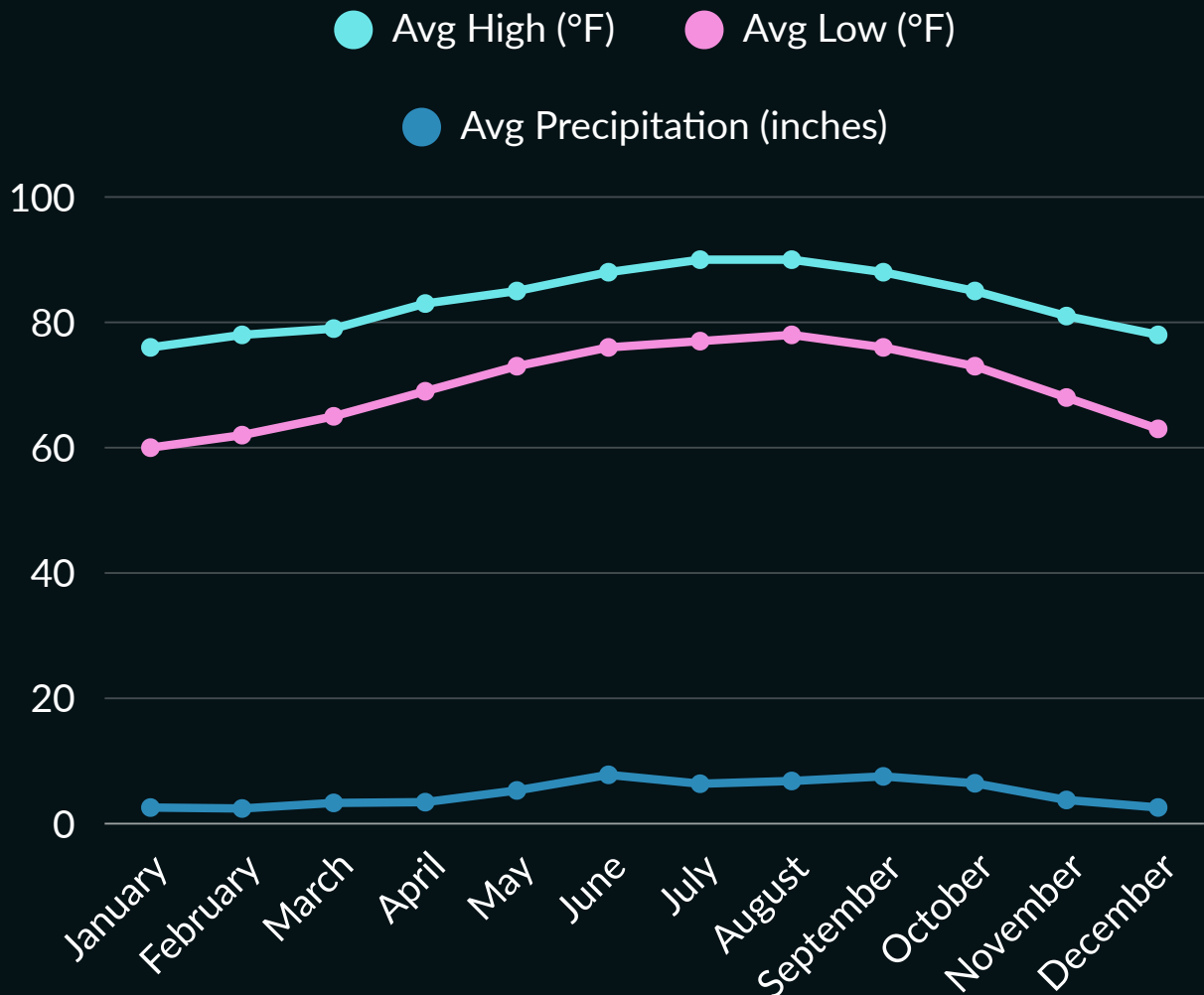
LIFESTYLE HEALTHCARE

- Boca has some of the best hospitals in Florida.
- **Boca Raton Regional Hospital:** Ranked #1 in Palm Beach County for 6 consecutive years.
- **West Boca Medical Center:** Convenient for suburban residents, with strong pediatric and maternity programs.
- **Specialty Centers & Rehab Facilities:** Highly rated options for senior care and specialized treatment.

Healthcare is one of Boca's underrated perks — high-quality, modern, and reliable.



MONTHLY AVERAGE WEATHER



Climate Highlights

- Warmest Months: July and August, with average highs of 90°F.
- Coolest Month: January, with average lows around 60°F.
- Wettest Month: June, averaging 7.79 inches of rainfall.
- Driest Month: February, with approximately 2.42 inches of precipitation.

Boca Raton's climate offers warm temperatures year-round, with a pronounced wet season during the summer months. This consistent warmth and sunshine make it an attractive destination for those seeking a tropical lifestyle.

REAL ESTATE



“Alright, let’s talk about real estate — because let’s be honest, that’s usually the moment when dreams either come true... or get politely redirected west of I-95.”

Boca Raton is one of the most competitive housing markets in South Florida. Demand is strong year-round, fueled by Northeastern relocations, international buyers, and local families upgrading within the city. Inventory moves quickly — especially in walkable East Boca and gated Central/West Boca communities.

REAL ESTATE PRICE RANGES BY REGION

East Boca:

- Single-family homes average \$1.2M–\$1.4M.
- Renovated luxury: \$1.5M+.
- Waterfront estates: \$3M–\$15M+.
- Condos: Boutique walk-ups downtown (\$600K–\$1M) up to ultra-luxury high-rises like One Thousand Ocean (\$5M–\$10M+).

Central Boca:

- Non-country club homes: \$950K–\$3M depending on community.
- Country club condos/villas: \$300K–\$600K.
- Country club single-family homes: \$1M–\$5M+.
- Trophy properties (St. Andrews, Les Jardins, Le Lac): \$5M–\$15M+.

West Boca:

- Luxury gated (Boca Bridges, Lotus, The Oaks): \$1.5M–\$6M+.
- Family communities (Boca Falls, Saturnia, Boca Isles): \$850K–\$1.7M.
- Value plays (Boca Winds, Mission Bay, Boca Chase): \$500K–\$1M.
- Limited non-HOA: Sandalfoot Cove, Holiday City, Boca Trails (\$450K–\$700K).



REAL ESTATE HOME TYPES

Single-Family Homes: Make up the majority of Boca. Expect everything from mid-century ranches east of I-95 to Mediterranean estates in Central Boca to ultra-modern builds in new West Boca communities.

Condos & Townhomes: Popular with seasonal buyers and downsizers. Downtown and waterfront condos often include full-service amenities. Townhomes and villas provide a balance of affordability and lifestyle.

55+ Communities: Boca has numerous options for retirees, offering golf, tennis, pools, and social clubs. Prices vary from the \$200Ks for condos to \$800K+ for villas.

Luxury Estates: Royal Palm Yacht & Country Club, The Sanctuary, Long Lake Estates, and newer GL Homes developments are among South Florida's most exclusive addresses.

(Video)



REAL ESTATE CONDO & WATERFRONT LIVING

Downtown Condos: Alina Residences, Tower 155, Mizner Tower, 200 East, Glass House — ranging \$800K to \$8M+.

Beachfront Condos (A1A): Addison, Aragon, Excelsior, Luxuria — full-service, direct ocean access, \$2M–\$10M+.

Intracoastal & Marina Living: Sun & Surf, Boca Harbour, Bel Marra, Golden Harbour — deepwater lots with direct boat access.

For buyers who want turnkey, low-maintenance luxury with walkability or water views, Boca's condo scene is unmatched in Palm Beach County.



REAL ESTATE COUNTRY CLUB LIFESTYLE

Boca is synonymous with country club living — and it's a huge part of the real estate market.

Membership: Most require six-figure buy-ins (\$90K–\$250K) plus annual dues.

Top Clubs: Boca West (largest in U.S.), Broken Sound, Woodfield, St. Andrews, Polo Club.

Why Buyers Choose It: Golf, tennis, dining, social events, spa facilities, and a built-in community.

Buyers relocating from the Northeast and Midwest often choose these clubs because it mirrors the resort-style lifestyle they're already familiar with.



REAL ESTATE PROS & CONS

Boca Raton is one of the most sought-after cities in South Florida—but like any location, it comes with unique advantages and a few things to consider. Here's a quick breakdown:

PROS

- Coastal Living at Its Finest
- Diverse Neighborhoods
- Top-Rated Schools
- No State Income Tax
- World-Class Shopping & Dining
- Arts & Culture Scene
- Convenient Location

CONS

- Higher Cost of Living
- Traffic & Seasonal Congestion
- Limited Affordable Housing
- Less Nightlife for Younger Crowd
- Hot & Humid Summers

Boca Raton offers an exceptional quality of life—with sunshine, sophistication, and strong community values.

The pros far outweigh the cons for most, especially those seeking a beautiful, well-rounded coastal city to call home.



REAL ESTATE WHEN TO BUY

- Demand: Year-round, with peaks during winter (snowbird season).
- Competition: Cash buyers and multiple-offer situations are common, especially east of I-95.
- Rental Restrictions: City of Boca Raton bans short-term daily rentals (Airbnb/VRBO). Seasonal rentals may be allowed depending on HOA.
- Appreciation: Boca has historically outpaced many South Florida markets thanks to its schools, location, and prestige.

Boca Raton real estate is luxury-driven, HOA-heavy, and always in demand. Whether you're after beachfront condos, suburban estates, or gated family communities, you'll find it here — but expect to pay a premium for the lifestyle.



Boca's market moves fast — and between HOA rules, club memberships, and East vs. West differences, it can get complicated. That's where we come in.

I'm Jonathan, and my team helps people buy and sell in Boca every day. Whether you're moving next week or next year, we'll help you find the right neighborhood and make the process smooth.

➡ Call, text, email, or DM — we've got your back.

READY TO MAKE BOCA RATON HOME?

Thank you for taking the time to explore our
Boca Raton Relocation Guide!

Whether you're dreaming of a beachfront lifestyle, top-rated schools, vibrant neighborhoods, or peaceful gated communities—Boca Raton has something for everyone.

Relocating is a big decision, and we're here to make it simple, seamless, and exciting. From finding the right neighborhood to connecting you with trusted local experts, we're with you every step of the way.



561-962-2865

jonathan@jalexandergroup.com

LICENSE # SL3122005

4800 N Federal Hwy, Boca Raton, FL 33431



LIV

South Florida

WITH JONATHAN ALEXANDER

