



THE REX HAMILTON CORPORATION

88 La Gorce Circle La Gorce Island Miami Beach, FL 33139 - Sold

**Waterfront Double Lots with
Total Square
Footage:
48,027**

**Including 1950's Home with
Square Footage:
6,018**

**Bedrooms:
5**

**Bathrooms:
5**

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In the 1920s when Carl Fisher first developed Miami Beach, he created a small number of private islands to connect with his emerging playground to accommodate the Hollywood stars that he hoped to attract. Two of these were exceptionally private by the fact they set all by themselves in Biscayne Bay and were connected to the Beach only by private bridge. As Fisher knew the value of both excellent views and breezes, he built his own personal residence nearby La Gorce Island on the west side of Miami Beach with a tower where his guests could see the private islands as well as the ocean. Fisher's idea of the level of who would buy on his two most private islands was quickly realized and has been maintained today as these two command the highest values for waterfront properties in southeast Florida. The other original islands of Carl Fisher are linked together in a chain of bridges serving more than one island and some serve as causeways for traffic linking Miami and its beach.

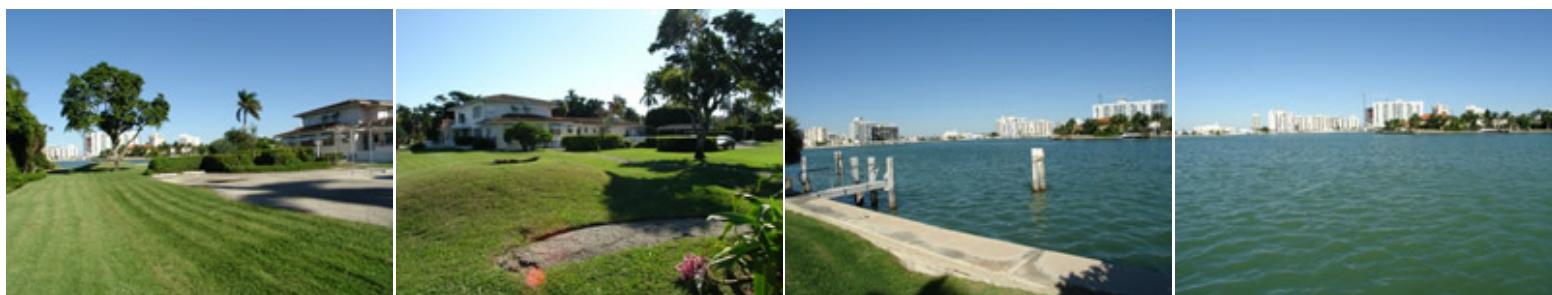


Of the two private islands, La Gorce remains the one with easy access to the action of South Beach while still retaining a neighborhood scale and

character. The new Hollywood stars have moved onto the island along with the corporate ones as well but the easy atmosphere of the island remains. It still is a place where kids rollerblade and people walk their dogs and stop to chat with friends they meet in the lanes of the island. Miami Beach is in the process of spending more than \$1.5 million on improvements to the look of the island with trees and street as a main priority. The guard house continues as a beacon guarding La Gorce island's bridge from people who would like to find someone like Billy Joel out jogging.



88 La Gorce was originally purchased as a winter residence for a developer, his family, and his very large yacht. As people who did not come from a tradition of 24/7/365 air conditioned life, he wanted to be on the side of the island which naturally caught the prevailing ocean breezes. When the air temperature was still in the low 80s in December, it is possible to comfortably host friends around the pool as it was also sited on the ocean ward side of the parcel. Fortunately for the next buyer, he also loved the volume of land and annexed a neighboring lot to capture a full 48,027 square feet of land today. The next lucky buyer will likely remove the existing house or a tax advantaged portion of its walls, which is why the current seller has focused only on selling it for the high value of its waterfront lands. We have seen a lot of property on the water during of decades in Miami Beach and we can tell you, this is a builder's dream waiting to happen.



Have you a burning desire to renovate to achieve a modern 50s look at the same price that you could build a 2007 home? It is possible. On the other hand, should you have an eye for the outstanding opportunity to control the only waterfront double lot on the market within the confines of the prestigious La Gorce Island, then this is for you.

Brokers protected. Please contact Rex Hamilton at 305-776-8686 for full details.

Conditions expressed are consistent with the seller's disclosure statements available and on file. Broker makes no representation as to the accuracy of the representation.

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For more details or to arrange a private tour, please contact Rex Hamilton.

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**For more information on this property,
contact Rex Hamilton at (305) 441-2828 or at info@rexhamilton.com.**

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