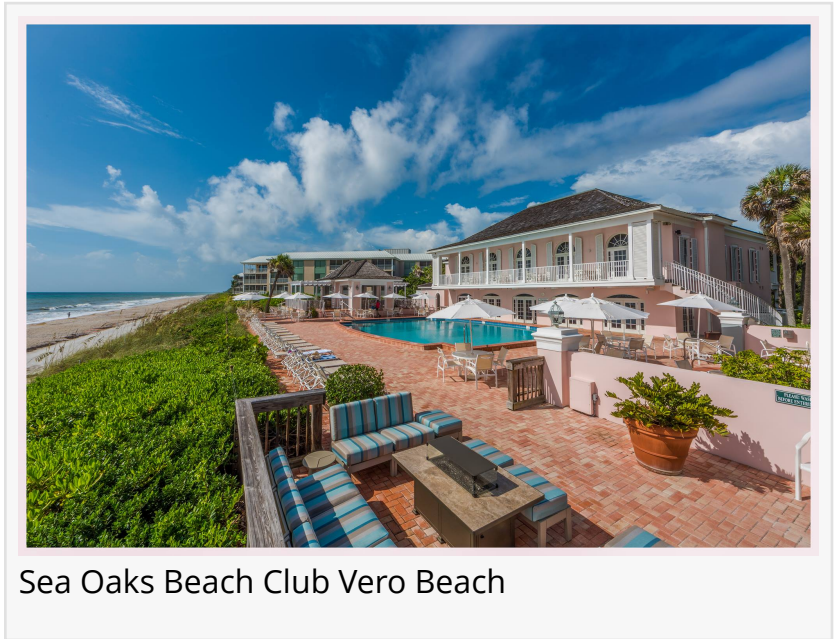


Sea Oaks: The Vero Beach Enclave Where the Affluent Relocate Before the December Clock Runs

Sea Oaks: The Vero Beach Oceanfront Enclave Where 62.7% Pay Cash, Prices Run 66% Below Naples, and a December Tax Deadline Is Driving Affluent Buyers South

VERO BEACH, FL, UNITED STATES, June 24, 2026 /EINPresswire.com/ -- FOR IMMEDIATE RELEASE

Vero Premier Properties Launches Dedicated Sea Oaks Beach & Tennis Club Website as Year-End Florida Domicile Deadline Approaches



Sea Oaks Beach Club Vero Beach

New Luxury Presence-powered microsite, paired with the firm's proprietary app, gives Northeast and Midwest relocation buyers a single destination ahead of the December 31 residency deadline.

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"This is the resource I wish every relocating buyer had three years ago: the entire Sea Oaks story, the live data, and the lifestyle, in one place — before they ever book a flight."

Ben Bryk

VERO BEACH, Fla. — Vero Premier Properties, the Signature Division of Coldwell Banker Global Luxury, today announced the launch of a dedicated website for Sea Oaks Beach & Tennis Club, one of the premier private oceanfront communities on Florida's barrier island. The new resource arrives as high-net-worth buyers from the Northeast and Midwest evaluate Florida relocation ahead of the December 31 deadline to establish legal domicile for the current tax year.

The microsite, available at seaoakshomesverobeach.com, is built on the Luxury Presence platform and features rolling lifestyle video, live listing inventory, full amenity detail, current market data, and barrier island lifestyle context. It is designed for the way affluent relocation

buyers actually conduct research — across multiple sessions, often in the evening, and frequently before scheduling an in-person visit.

"The decision to relocate to Florida is rarely made on a first visit," said Ben Bryk, Co-Founding Principal of Vero Premier Properties. "It is made over months, in conversations between spouses and in financial planning meetings. We built this site for that buyer — the one who has already done the work and wants the complete Sea Oaks picture in one place."

A COMMUNITY THE DATA DESCRIBES

Sea Oaks Beach & Tennis Club sits on a twelve-mile barrier island between the Atlantic Ocean and the Indian River Lagoon. The community offers direct Beach Club access, heated oceanfront pools, a full tennis and pickleball complex, a fitness center, a private marina with Intracoastal access, and dining.

The community draws a distinctly financially sophisticated buyer. In the Vero Beach luxury market, 62.7 percent of transactions close in cash — a figure that reflects a debt-averse, asset-rich buyer population. Comparable oceanfront property in Sea Oaks trades at approximately 66 percent below the equivalent in Naples, a pricing gap that has become a primary driver of interest from Connecticut, New York, New Jersey, Massachusetts, and the Chicago corridor.

THE DECEMBER 31 DEADLINE AND THE FLORIDA FINANCIAL TRIFECTA

For relocating buyers, the underlying motivation is what the firm calls the Florida Financial Trifecta: no state income tax, no state estate tax, and a homestead framework that rewards long-term residency. To capture these advantages for the current tax year, a buyer must establish legal Florida domicile by December 31.

Establishing domicile correctly is a documented process involving a CPA, a domicile attorney, and



Vero Premier Properties

careful record-keeping — and it is not something to begin in the final week of December. The approaching deadline is why the fourth quarter is consistently the firm's most active season with Northeastern and Midwestern buyers.

"This is not a lifestyle benefit. It is a financial event," said J. Vance Brinkerhoff, Co-Founding Principal. "The window for the current tax year closes December 31. The buyers who act deliberately begin the process now, not at year-end."

THE FINANCIAL CONCIERGE DESK

To address the most common friction point in interstate relocation — not the real estate itself, but the professional infrastructure required to execute it correctly — Vero Premier Properties operates a Financial Concierge Desk. The service coordinates introductions to CPAs, domicile attorneys, estate counsel, and wealth advisors, turning a complex multi-state relocation into a managed process.

A PROPRIETARY APP BUILT FOR OUT-OF-STATE BUYERS

Complementing the microsite is the firm's proprietary application, available on the Apple App Store. The app enables real-time agent-client collaboration, instant property search, and a transaction process that runs approximately 40 percent faster to contract. For a buyer coordinating a relocation from several states away against a year-end deadline, that velocity can be the difference between closing in the current tax year and waiting until the next.

AMONG THE MOST TRUSTED AND HIGHEST-RANKED IN FLORIDA

Vero Premier Properties has completed more than 2,000 transactions representing over \$1.2 billion in career sales volume. The firm was recognized by Apple News as a Top 10 Most Trusted Realtor in Florida for 2025 and holds the RealTrends Top 1.5% national ranking.

The firm is the only brokerage in Indian River County to hold the Cleveland Clinic Preferred Physician Realtors designation, and the only firm in the county with membership in the International Luxury Alliance, a network spanning 60 global markets that provides feeder-market referral infrastructure across the Northeast and Chicago corridor communities from which Sea Oaks draws much of its buyer pool.

"Sea Oaks has never needed aggressive marketing to attract the right buyer," Bryk added. "What it needed was a single, authoritative resource — and now it has one."

ABOUT VERO PREMIER PROPERTIES

Vero Premier Properties is the Signature Division of Coldwell Banker Global Luxury, based on the barrier island at 4265 A1A, Suite 3, Vero Beach, FL 32963. Co-founded by Ben Bryk and J. Vance

Brinkerhoff, the firm specializes in luxury and oceanfront real estate throughout Indian River County and serves relocation buyers from the Northeast and Midwest.

The new Sea Oaks website is live at seaoakshomesverobeach.com. Additional market analysis and firm information are available at floridaeastcoastluxuryhomes.com.

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This release is informational and does not constitute tax or legal advice. Buyers should consult a licensed CPA and attorney regarding Florida domicile.

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