

WILLIAM RAVEIS

PALM BEACH · WEST PALM BEACH

Palm Beach Season

What buyers should know

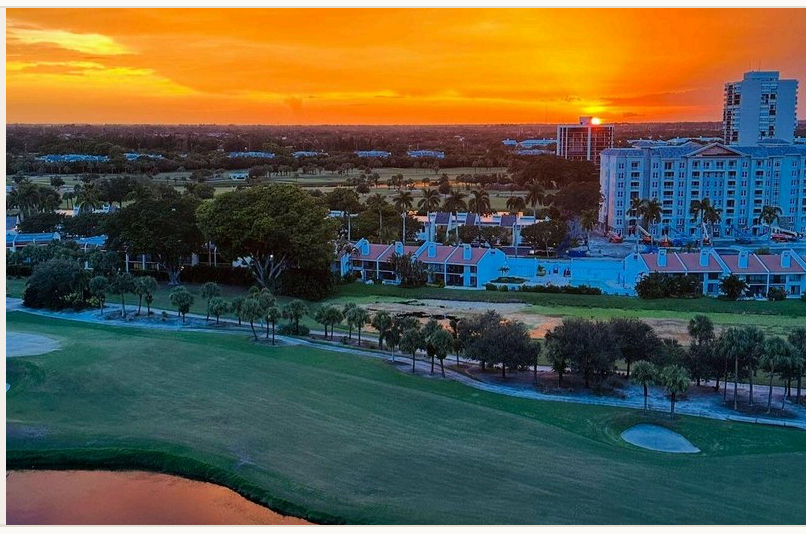


01 Club initiation fee included

2435 Presidential Way, Unit H includes the initiation fee for a **social membership at Dutchman's Pipe Golf & Country Club, valued at $30,000**. Golf course views and lagoon frontage, listed at $988,000.

02 Why December 31 matters

Voters **approved Amendment 3** on November 3. The homestead exemption for non-school property taxes rises to $150,000 in 2027 and $250,000 in 2028, in full for owners with **permanent Florida residence by December 31, 2026**.





03 Homestead basics

Own the home as your permanent residence on **January 1** and apply by **March 1**. Save Our Homes then caps yearly increases in assessed value at 3 percent or inflation, whichever is lower. Florida has no state income tax.

04 Five homes, one gated community

Rachel's current listings are all in the **Lands of the President**, from $499,000 to $988,000: The Consulate, The Envoy and Parliament Golf Villas, with a manned gatehouse and golf next door.





05 In your language

Buy or sell in **English, Spanish, Dutch, French or German**. Rachel works with clients from around the world who are making Palm Beach home.

WILLIAM RAVEIS

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Equal Housing Opportunity. William Raveis Real Estate. Amendment 3 approved by voters November 3, 2026 (unofficial results); this is general information, not tax or legal advice. Listings as of October 17, 2026; information deemed reliable but not guaranteed and subject to change. Florida license BK3258188.