

Davie + Plantation

FREE INSIDER'S GUIDE —

The Insider's Guide to Davie & *Plantation*

A local guide for buyers and move-up homeowners searching for the right place to call home in Central Broward.

PRESENTED BY

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GETTING ORIENTED —

Welcome to *Central Broward*

Ask most people why they chose Davie or Plantation, and the answer usually isn't the house itself. It's the feeling it gives them.

It's being able to leave work in Fort Lauderdale and come home to tree-lined streets, quieter neighborhoods, and a little more room to breathe. It's having restaurants, airports, beaches, shopping, and major highways close enough to make life easy — without feeling like you're living in the middle of the traffic and noise.

Davie and Plantation represent something many South Florida buyers are searching for:
a balance between connection and space.

Here, you can have the convenience of Central Broward while still finding neighborhoods that feel established, personal, and lived-in. Mature trees, larger lots, parks, local restaurants, and community traditions create the kind of everyday lifestyle that makes people stay for decades.

Part of what makes this area special is geography. Both towns sit along the I-595 corridor, giving residents direct access to Fort Lauderdale-Hollywood International Airport, Sawgrass Mills, I-95, Florida's Turnpike, and I-75 — making trips across South Florida surprisingly manageable.

Central Broward isn't about being in the middle of everything. It's about being close to everything — without sacrificing the feeling of home.



THE COMPARISON —

Davie vs. Plantation — Which Fits *Your Lifestyle?*

These two communities sit minutes apart, but they offer very different versions of South Florida living, day to day.

Davie

- More space, larger lots, and a slower pace
- A true equestrian culture woven into daily life
- Rural charm mixed with modern amenities
- Trails, parks, farms, and outdoor living
- More privacy and room to create your lifestyle

Plantation

- Established neighborhoods with mature landscaping
- Walkable shopping, dining, and everyday convenience
- Classic suburban neighborhoods with a wide variety of homes
- Central location with easy access to major roads
- A polished, connected, and established community

THE QUESTION ISN'T WHICH TOWN IS BETTER

Which version of South Florida feels more like the life you want to live?

A QUESTION WORTH ASKING —

Is It Time to *Move Up*?

Your next home usually isn't about wanting "more house." It's about wanting a home that better fits the person you've become. Maybe that means:

- A kitchen where everyone naturally gathers
- A dedicated office instead of constantly adapting your space
- A backyard designed for weekends, not just maintenance
- A neighborhood where you actually want to take walks
- A location that better matches the next chapter of life

"What do we want our everyday life to feel like?"

More space?

More convenience?

More community?

More connection to nature?



BUYING SMART —

Understanding *the Market*

Buying in Davie and Plantation isn't just about finding the nicest house within your budget. It's about understanding what you're really paying for.

Lot Size vs. Finishes

A newer home may offer modern layouts and updated features, while an older neighborhood may provide larger lots, mature landscaping, and a stronger sense of place.

New Construction vs. Established

New developments often provide low-maintenance living. Established communities often provide character, trees, and locations that have already proven desirable for generations.

The HOA Reality

An HOA is not automatically good or bad. The important questions are: how well is it managed, what restrictions exist, and are reserves healthy?

The True Cost of Ownership

Insurance, taxes, and maintenance should be part of the decision from day one. The "perfect" home on paper needs to make sense financially after closing.

The best value is rarely just the lowest price. It's finding the neighborhood where the lifestyle, location, and long-term value all align.

HIDDEN GEMS ONLY LOCALS KNOW —

Local Life, *Up Close*

EQUESTRIAN LIFE

Davie's horse culture isn't a marketing phrase — it's part of the town's identity. Throughout western Davie, horses, farms, riding arenas, and trails are woven into everyday life. It's not unusual to see riders passing through neighborhoods or families spending weekends at local equestrian facilities.

The **Bergeron Rodeo Grounds** reflects this heritage, bringing together residents through rodeos, agricultural events, and traditions that have shaped Davie for generations.

COFFEE, FOOD & SHOPPING

Plantation provides a more polished suburban experience with destinations like **Plantation Walk**, where restaurants, cafés, shops, and outdoor gathering spaces create a natural place to meet friends or enjoy dinner close to home.

Davie's charm comes from a different rhythm. Along Davie Road, Griffin Road, and Flamingo Road, you'll find local restaurants, farms, fresh juice spots, and places that embrace the area's unique character — like **Flamingo Gardens** and **Flamingo Road Nursery**.



HIDDEN GEMS ONLY LOCALS KNOW —

Parks & Trails

People don't just buy houses — they buy Saturday mornings. One of the biggest differences between Davie and Plantation is the way each town connects residents with the outdoors.

DAVIE

Tree Tops Park provides winding boardwalks, peaceful lakes, and shaded trails, while **Vista View Park** offers sweeping views and open green space. Add in miles of equestrian trails and preserved land, and Davie has a feeling that's hard to replicate.

PLANTATION

Plantation offers a more traditional suburban outdoor lifestyle with places like **Volunteer Park** and **Plantation Preserve Trailway**, where residents can walk, bike, and enjoy green spaces close to home.

Events & Community

Community looks different in every town, and this is where Davie and Plantation really reveal their distinct personalities.

PLANTATION

Plantation's events reflect its established suburban roots — seasonal celebrations, neighborhood gatherings, and community traditions that bring families together year after year.

DAVIE

Davie leans into its western heritage with rodeos, agricultural events, farmers markets, and gatherings that celebrate the town's unique history.



YOUR NEXT STEP

Let's find the place where *your next chapter begins.*

The right home isn't just about finding the right property. It's about finding the community that fits the life you're building.

Whether you're looking for Davie's space and character or

Plantation's convenience and connection, we'll help you understand the neighborhoods, homes, and hidden details that matter most.

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We'll reach out to you shortly.