



BORN & RAISED · GLOBALLY CONNECTED

The Complete Key West *Buyer's Guide*

Everything you need to know before buying in
America's southernmost island city.

Damian Vantriglia

REALTOR® · BHHS KEYS REAL ESTATE

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Born and raised on the island

Buying here is different, and that's the whole point.

Key West is not a suburb with better weather.

It is a two-mile-by-four-mile island city with its own rules, rhythms, and paperwork — flood elevations that change from block to block, insurance markets that shift by the season, and a historic district that has opinions about your shutters. None of it is complicated once someone walks you through it. Most of it is simply unfamiliar.

I was born on this island. I grew up riding my bike down streets I now sell houses on, and I've watched enough transactions go sideways from avoidable surprises to believe strongly in one thing: an informed buyer makes a better decision, and a calmer one.

This guide won't try to sell you Key West. If you're reading it, some part of you has already decided the island is worth a serious look. What it will do is answer the questions you haven't thought to ask yet .

Read it cover to cover, or keep it beside you and return to the chapters you need as your search moves forward. Either way, I'd be glad to walk through any of it with you directly — there is no substitute for a conversation and a good cup of coffee on someone's porch.



Welcome to the island.

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An island that lives at a different pace.

Walkability & scale

Old Town measures roughly a mile across. Bicycles and golf carts outnumber cars in the historic core, and most daily errands — coffee, the market, dinner, the harbor — happen within a ten-minute walk. It is one of the only places in Florida where you can genuinely leave the car at home.

Boating & the water

Key West sits at the meeting point of the Atlantic and the Gulf, with deep-water access, protected harbors, and some of the best flats and reef fishing in the country minutes from the dock. For many buyers, dockage — not square footage — is the real deciding factor.

Architecture

Shotgun cottages, Conch houses, and Bahamian-influenced frame vernacular — much of it built by 19th-century ship's carpenters and wreckers — give the island a visual language unlike anywhere else in Florida. Standing-seam roofs, deep porches, and louvered shutters are original engineering, not decoration; they were built to breathe in the heat and shed a storm.



Restaurants & culture

A working harbor, a naval history, a literary one (Hemingway, Williams, Wilbur), and a food scene that runs from stone crab shacks to serious tasting menus — Key West's culture was built by sailors, writers, and Cuban cigar makers, and it still feels lived-in rather than curated.

History

Once Florida's largest and wealthiest city, built on wrecking, sponging, and cigars. That history is now protected: much of Old Town sits inside a National Register historic district, which is part of why the architecture has survived so intact.

People don't buy in Key West to invest in real estate. They buy to invest in a way of living. The return just happens to be real, too.

Investment appeal

Land is finite by law as much as by geography — Monroe County's building-permit allocation system (ROGO) sharply limits new construction, which has kept supply structurally tight for decades. Combined with year-round tourism demand and no state income tax, it's a market long favored by buyers thinking in decades, not quarters.



One island, many characters.

Key West is small enough to learn in an afternoon, but its dozen distinct pockets — from the historic lanes of Old Town to the private causeway of Sunset Key — vary enormously in architecture, price, and pace. The map below orients you; the profiles that follow go deep on each.



- | | | |
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The historic core & the shore.

Old Town

Personality — The island's beating heart; dense, storied, alive at every hour.

Architecture — Conch cottages, shotgun houses, 19th-c. wreckers' mansions.

Lifestyle — Walk or bike everywhere; restaurants, galleries, the harbor at your door.

Typical buyer — Second-home buyers, design-minded restorers, walkability seekers.

Walkability — Exceptional.

Water access — Harbor-adjacent; limited private dockage.

Investment — Strongest long-term appreciation; historic-district scarcity.

Price range — [to be confirmed]

BEST FOR: PURISTS & WALKERS

Casa Marina

Personality — Grand, quiet, established; the island's original resort neighborhood.

Architecture — Large early-20th-c. homes and beachfront estates near the historic Flagler hotel.

Lifestyle — Beach clubs, wide streets, a residential calm minutes from Duval.

Typical buyer — Established families, primary-residence relocators.

Walkability — Good; less dense than Old Town.

Water access — Beachfront and near-beach.

Investment — Stable, blue-chip; limited inventory.

Price range — [to be confirmed]

BEST FOR: BEACH & SPACE

Beachside

Personality — Laid-back and residential, oriented toward the Atlantic side.

Architecture — Mid-century cottages and low-rise condominiums.

Lifestyle — Sand, sunrise walks, a slower cadence than downtown.

Typical buyer — Retirees, beach-first lifestyle buyers.

Walkability — Moderate; a short bike to Old Town.

Water access — Direct beach access.

Investment — Steady rental demand from beachgoers.

Price range — [to be confirmed]

BEST FOR: RELAXED COASTAL LIVING

The everyday island.

Midtown

Personality — Residential and unpretentious; where locals actually live.

Architecture — Mid-century block homes, some frame cottages.

Lifestyle — Quiet streets, yards, a short drive to everything.

Typical buyer — Full-time residents, value-seeking buyers.

Walkability — Car-friendly; less pedestrian than Old Town.

Water access — Minimal; a short drive to marinas.

Investment — Best long-term-rental yields on the island.

Price range — [to be confirmed]

BEST FOR: FULL-TIME LIVING,
VALUE

Historic Seaport

Personality — A working waterfront reinvented — boats, bars, and boutique buildings.

Architecture — Restored warehouses, new-construction condos in a maritime idiom.

Lifestyle — Dockside dining, live music, charter boats at the door.

Typical buyer — Boaters, lock-and-leave second-home buyers.

Walkability — Excellent within the district.

Water access — Direct; slips often deeded with units.

Investment — Strong short-term rental performance.

Price range — [to be confirmed]

BEST FOR: BOATERS, LOCK-AND-
LEAVE

New Town

Personality — Practical and residential, closest to the airport and hospital.

Architecture — Post-war single-family homes and low-rise condominiums.

Lifestyle — Suburban-feeling by island standards; grocery, marina, schools nearby.

Typical buyer — Families, buyers prioritizing convenience over historic charm.

Walkability — Car-oriented.

Water access — Canal-front options available.

Investment — Reliable long-term rental base.

Price range — [to be confirmed]

BEST FOR: FAMILIES,
CONVENIENCE

Private, gated & exclusive.

The Meadows

Personality — A quiet residential enclave tucked behind Old Town's edge.

Architecture — Restored cottages on generous, tree-lined lots.

Lifestyle — Residential calm with Old Town a short walk away.

Typical buyer — Buyers wanting Old Town proximity without the density.

Walkability — Very good.

Water access — Limited; near-harbor.

Investment — Tight inventory supports steady appreciation.

Price range — [to be confirmed]

BEST FOR: QUIET, CENTRAL LIVING

Truman Annex

Personality — A gated, manicured district on the site of the old naval station.

Architecture — Classic Conch-style new construction, meticulously maintained.

Lifestyle — Private, secure, steps from Mallory Square and the harbor.

Typical buyer — Privacy-focused second-home and luxury buyers.

Walkability — Excellent; gated but central.

Water access — Harbor-adjacent; marina nearby.

Investment — Premium, resilient pricing; gate limits supply.

Price range — [to be confirmed]

BEST FOR: PRIVACY & SECURITY

Sunset Key

Personality — A private island reached only by launch — the island's most exclusive address.

Architecture — Elevated Key West-style estates, custom-built.

Lifestyle — Total privacy, white-sand beach, resort services nearby.

Typical buyer — Ultra-high-net-worth buyers seeking privacy and exclusivity.

Walkability — Contained to the island itself.

Water access — Private deep-water dockage.

Investment — The island's ceiling; extremely limited supply.

Price range — [to be confirmed]

BEST FOR: PRIVACY AT ANY COST

Beyond the causeway.

Key Haven

Personality — A boater's suburb just over the bridge on Raccoon Key.

Architecture — Single-family homes on wide canal lots, mostly 1970s–2000s.

Lifestyle — Backyard docks, quiet streets, a short drive to Old Town.

Typical buyer — Boating families wanting space and a private dock.

Walkability — Low; a driving neighborhood.

Water access — Excellent; most homes have private docks.

Investment — Popular with boat owners; steady demand.

Price range — \$1.2 million +

BEST FOR: BOAT OWNERS,
SPACE

Key West Golf Club

Personality — The island's only golf community, on Stock Island's edge.

Architecture — Contemporary single-family homes and villas around the course.

Lifestyle — Fairway views, gated calm, a golf-cart drive to the clubhouse.

Typical buyer — Golfers and buyers wanting newer construction.

Walkability — Low; internal roads only.

Water access — Limited; marina access nearby.

Investment — Newer housing stock, lower maintenance overhead.

Price range — \$600k - \$2.5 million

BEST FOR: NEWER
CONSTRUCTION

Stock Island

Personality — A working island in transition — marinas, artist studios, and new development.

Architecture — A mix of older cottages, live-aboard marinas, and new mid-rise condos.

Lifestyle — Industrial-meets-creative; commercial fishing fleet alongside new marinas.

Typical buyer — Value-conscious buyers and investors betting on growth.

Walkability — Limited; improving with new development.

Water access — Extensive marina and deep-water access.

Investment — The island's emerging growth story.

Price range — \$400k - \$2 million +

BEST FOR: VALUE, UPSIDE

What buyers can expect to invest.

Key West pricing varies by neighborhood, elevation, and proximity to water more than almost any market in Florida. The ranges below are a starting orientation, not a quote — current figures to be confirmed against active MLS data.

PROPERTY TYPE	WHAT TO EXPECT	APPROXIMATE RANGE
Condominiums	Studio to two-bedroom units, Old Town to Historic Seaport; often turnkey with rental history.	\$500k and up
Townhomes	Attached two- and three-story homes, often new construction with small private outdoor space.	\$500k and up
Historic cottages	Contributing structures in Old Town's historic district; renovation scope varies widely.	\$1 million - \$2 million
Luxury homes	Fully restored or newly built single-family homes in premier locations.	\$2 million +
Waterfront homes	Canal or open-water frontage with private dockage; Key Haven, Stock Island, Old Town harbor.	\$1 million and up
Investment properties	Licensed transient or monthly rentals with established income history.	\$400k - \$40 million +
Estate compounds	Multi-structure or gated properties — Truman Annex, Sunset Key, and private waterfront parcels.	\$5 million - \$27 million

From offer to possession.

The mechanics resemble a mainland purchase, with a few island-specific steps layered in — most notably the flood review and insurance binder, which move on their own schedule.



COMMON DELAYS UNIQUE TO THE KEYS

Elevation certificates and wind mitigation reports can take longer to schedule than on the mainland; the insurance market moves in cycles that affect binder turnaround; and historic-district approvals add time to any renovation-contingent purchase. Building in an extra one to two weeks of buffer is rarely wasted.

The most important chapter in this guide.

Every parcel in Key West sits in a FEMA-designated flood zone, and that designation drives insurance cost, financing requirements, and renovation rules more than almost anything else. It is not a reason to avoid the island — it is simply one of the first thing to understand clearly.

Zone X

MINIMAL RISK

Outside the mapped 1%-annual-chance floodplain. Flood insurance isn't federally required, though many owners carry it regardless — premiums here are typically the most affordable.

Zone AE

HIGH-RISK, BASE FLOOD ELEVATION SET

A defined base flood elevation (BFE) applies. Flood insurance is required by most lenders. Much of Key West's low-lying interior falls here.

Zone VE

HIGH-RISK, COASTAL WAVE ACTION

Coastal high-hazard area subject to storm-driven wave action. Construction standards are stricter, and insurance is typically the most expensive.

RELATIVE ELEVATION, ILLUSTRATED

Zone X — above BFE

Zone AE — at/near BFE

Zone VE — wave action

Elevation certificates, in plain language.

What an Elevation Certificate is

A surveyor's measurement of a structure's lowest floor relative to the Base Flood Elevation (BFE) — the height floodwater is expected to reach in a 1%-annual-chance event. It's the single document insurers use to price flood coverage, so an existing, favorable certificate can meaningfully lower a buyer's premium.

How to evaluate risk as a buyer

Ask for the current elevation certificate before writing an offer. If one doesn't exist, budget for a new survey (typically arranged during the inspection period). The relationship between the home's lowest floor and the BFE — not the flood zone label alone — is what actually drives your premium.

ELEVATED HOMES VS. HISTORIC HOMES

Newer, elevated construction — built above BFE on pilings; typically the lowest flood premiums, but less historic character.

Ground-level historic Conch homes — often below BFE, since they predate modern codes. Preservation rules can also limit how much a home may be raised. Premiums are usually higher, but many buyers accept the trade-off for authenticity and Old Town location.

A middle path — some historic homes have been elevated during renovation while preserving their street-level appearance — worth asking about directly.



Four policies, plainly explained.

Wind

Covers hurricane and windstorm damage — often the largest line item on a Keys policy, priced heavily by roof age and construction.

Flood

A separate policy from homeowner's insurance, priced from the elevation certificate and flood zone; required by most lenders.

Citizens

Florida's state-backed insurer of last resort. Widely used in the Keys when private wind coverage isn't available or affordable.

Private carriers

A growing number of surplus-lines carriers now write coastal risk in the Keys; rates and appetite shift with the broader Florida market.

What lowers a premium

- A newer roof (most carriers price sharply by roof age)
- A four-point inspection confirming updated electrical, plumbing, HVAC, and roof
- A wind mitigation report documenting hurricane straps, impact windows, and roof-to-wall connections
- Elevation above Base Flood Elevation
- Bundling wind and flood where a single carrier allows it

TWO INSPECTIONS WORTH KNOWING

Four-point inspection — a condensed review of roof, electrical, plumbing, and HVAC, required by most insurers on homes over a certain age.

Wind mitigation inspection — documents storm-resistant features and can unlock meaningful mitigation credits on the wind premium.

The insurance market shifts season to season — current carrier availability and rate expectations to be confirmed at time of purchase.

Homestead, portability & what changes at closing.

Homestead exemption

Available to Florida residents on their primary residence, reducing taxable value and capping annual assessment increases. Second homes and investment properties don't qualify.

Non-homestead & second homes

Taxed on full assessed value, with increases capped at 10% annually rather than the lower homestead cap. Most second-home and rental buyers in Key West fall into this category.

Reassessment after purchase

Florida reassesses to market value in the year following a sale, so the tax bill a buyer inherits from the seller often understates what they'll actually pay going forward. Ask your agent to estimate post-sale taxes before writing an offer.

Portability

Florida residents moving from one homesteaded property to another can transfer some of their accumulated tax savings — worth discussing with a tax professional if you're relocating within the state.

Escrow

Most lenders collect property tax and insurance in monthly escrow, adjusted annually as premiums and assessments change — a Keys-specific detail given how much insurance costs can move year to year.

ILLUSTRATIVE EXAMPLE

Purchase price	\$2,000,000
Est. millage rate	0.08
Est. annual tax	\$16,000

*Non-homestead; homesteading may reduce tax liability.

A Conch house, kept honest.

Contributing structures & districts

Much of Old Town sits within the Key West Historic District, listed on the National Register. A "contributing structure" is one recognized as historically or architecturally significant to that district — most pre-1912 buildings qualify.

HARC & renovation rules

Exterior changes to contributing structures require review by the Historic Architectural Review Commission (HARC) — covering paint colors, roofing materials, window styles, and additions. Interior renovations are generally unrestricted.

WHY BUYERS LOVE IT

Irreplaceable character, walkable Old Town locations, and a streetscape protected from teardown-and-rebuild by design. Well-restored historic homes tend to hold value exceptionally well.

THE TRADE-OFFS

Renovation timelines run longer with HARC approval built in; materials must often match historic specifications; and many homes sit below Base Flood Elevation, affecting insurance cost.



What to check before you fall in love with the dock.

Dockage

Confirm whether a dock is deeded to the property, permitted, and sized for the vessel you intend to keep — not all "waterfront" homes include usable dockage.

Canal depth

Depth varies block to block and with the tide. A boat draft that clears one canal may run aground in another — verify at mean low water, not high tide.

Bridge clearance

Fixed bridges limit mast height and air draft for sailboats and flybridge yachts — confirm clearance on the route from dock to open water before assuming access.

Seawalls

Aging seawalls are a common — and expensive — surprise. Ask when it was last inspected or replaced and who is responsible for adjoining sections.

Permits

Docks, lifts, and seawalls typically require permits from the county and sometimes the state or Army Corps of Engineers — verify existing structures are permitted, not just built.

Boat lifts

A lift protects a hull from marine growth and storm surge, but adds mechanical maintenance — ask for service history and rated capacity.

Insurance

Docks and lifts are often scheduled separately from the home's policy and may need their own coverage — factor this into total ownership cost.

Maintenance

Saltwater is unforgiving on hardware, wood, and metal alike. Budget for ongoing upkeep of docks and seawalls the same way you would a roof.



Buying with rental income in mind.

Transient licensing

Rentals under 30 days require a transient rental license, and the city caps the total number issued — many licenses are tied to the property itself and transfer with sale, which meaningfully affects value. Confirm license status before assuming short-term rental is possible.

Monthly rentals

Rentals of 30 days or more generally don't require a transient license, making them a common strategy for owners who want rental income without navigating the licensing cap.

ROGO

The Rate of Growth Ordinance limits new residential building permits county-wide to manage hurricane evacuation capacity. It constrains new supply — a long-term tailwind for existing property values.

Income expectations

Highly dependent on location, license type, and management quality — figures to be confirmed against current comparable performance.

Occupancy & management

Seasonal demand peaks in winter months. Most out-of-area owners use a local management company for turnover, maintenance, and guest communication — factor that fee into any return projection.

Investment strategies

Buyers generally choose between licensed short-term rentals (higher income, higher management intensity), long-term/monthly rentals (steadier, lower touch), or a hybrid approach that shifts seasonally.

THE KEY WEST

1031 EXCHANGE GUIDE

FOR PROPERTY INVESTORS

DEFER TAXES. BUILD WEALTH.
Your guide to smarter real estate investing in Key West.

Things nobody mentions until you live here.

None of these are dealbreakers — they're just part of the island's honest texture, and better to hear from us than discover on your own.

Roosters

Protected Key West gypsy chickens roam freely and crow on their own schedule, not the sun's.

Maintenance

Salt air accelerates wear on everything metal — expect more frequent upkeep than a mainland home.

Hurricanes

Evacuation is a seasonal reality, not a hypothetical — most full-time owners have a storm plan and a mainland base.

Parking

Old Town lots are small and streets are narrow; many historic homes have no off-street parking at all.

Coral rock

Much of the island sits on coral bedrock — great for foundations, tough for anyone planning a pool or new landscaping.

Walkability

Wonderful in Old Town, nonexistent in most other neighborhoods — a car (or golf cart) is still essential island-wide.

Humidity

Year-round moisture means HVAC, dehumidification, and mold prevention are ongoing, not occasional, tasks.

Termites

Subterranean and drywood termites are common island-wide; annual inspection and bond coverage are standard practice, not a red flag.

Island logistics

Everything arrives over one two-lane highway. Deliveries, contractors, and materials all move on island time.

Questions I hear most, answered plainly.

Do I need to be a U.S. citizen to buy?

No. Foreign nationals buy in Key West regularly; financing is available, though typically with a larger down payment and different documentation.

How long does closing usually take?

Roughly 30–45 days for a financed purchase, longer if an elevation certificate, historic approval, or insurance binder is on the critical path.

Do I need a survey?

Almost always, yes — lenders require one, and on an island where lot lines, seawalls, and setbacks matter, it's worth having regardless.

What is an elevation certificate, and do I need one?

A surveyed measurement of a structure's lowest floor relative to base flood elevation, used to price flood insurance. You'll want the current one, or a new one ordered, before closing.

Is Key West a good investment?

Structurally limited new supply (via ROGO), consistent tourism demand, and no state income tax have made it a durable long-term market — though, as anywhere, entry price and holding costs matter.

Can I do short-term rentals?

Only with a transient rental license, which the city caps and which is tied to specific properties. Confirm a license exists — or is transferable — before assuming short-term rental income.

What's ROGO, and why does it matter?

The Rate of Growth Ordinance limits new residential building permits county-wide, tied to hurricane evacuation capacity. It keeps new supply scarce, which supports existing home values.

How much should I budget for insurance?

It varies widely by flood zone, elevation, roof age, and construction — a current quote from a local agent is the only reliable number. Budget for it as a real line item, not an afterthought.

Continued.

How walkable is Key West, really?

Exceptionally walkable within Old Town; a bicycle or golf cart covers most of the rest of the island. Beyond that, a car remains necessary.

What about hurricanes — is it safe to buy here?

The island has weathered storms for over a century; modern construction and wind-mitigation standards have made homes measurably more resilient. It's a real consideration, not a reason to avoid the market.

Are there HOA fees in most neighborhoods?

Condominiums and gated communities (Truman Annex, Key West Golf Club) typically carry HOA or association fees; most single-family neighborhoods do not.

Can I get a mortgage on a historic home?

Yes — conventional financing is common, though condition, four-point inspection results, and insurability can all affect terms. A lender with Keys experience makes this smoother.

What's the deal with roosters and chickens?

Key West's gypsy chickens are a protected, beloved local fixture — expect to hear them, especially near Old Town, at all hours.

Should I buy sight-unseen, or visit first?

Always visit if you can — flood zone, noise, light, and neighborhood texture are hard to assess remotely. When that's not possible, a trusted local agent and a thorough video walkthrough are the next best thing.

What's the biggest mistake first-time Keys buyers make?

Underestimating total cost of ownership — insurance, flood premiums, and maintenance — by focusing on purchase price alone. Model the full annual carrying cost before you fall in love with a house.

Six months out, to closing day.

Print this page and check items off as you go.

6 MONTHS OUT

- ☐ Define budget and secure financing pre-approval
- ☐ Identify target neighborhoods
- ☐ Connect with a local agent and begin touring

UNDER CONTRACT

- ☐ Order inspections — general, four-point, wind mitigation
- ☐ Order or verify survey and elevation certificate
- ☐ Finalize financing and appraisal
- ☐ Secure insurance binder and review title commitment

3 MONTHS OUT

- ☐ Narrow neighborhood and property type
- ☐ Review flood zone and elevation certificate for finalists
- ☐ Get a preliminary insurance quote

CLOSING WEEK & DAY

- ☐ Complete final walkthrough
- ☐ Confirm wire instructions directly with the title company
- ☐ Transfer utilities and sign closing documents
- ☐ Receive keys and change locks — welcome home

Island-specific terms, defined.

ROGO — Rate of Growth Ordinance; Monroe County's cap on new residential building permits.

Elevation Certificate — A surveyed document comparing a structure's lowest floor to the BFE, used to price flood insurance.

Conch House — The vernacular wood-frame home style built by early Bahamian and New England settlers.

HARC — Historic Architectural Review Commission; reviews exterior changes to historic properties.

Citizens Property Insurance — Florida's state-backed insurer of last resort for wind and property coverage.

Four-Point Inspection — A condensed review of roof, electrical, plumbing, and HVAC required by many insurers.

Portability — The ability to transfer homestead tax savings from one Florida property to another.

Riparian Rights — A waterfront owner's legal rights to reasonable use of the adjacent water.

BFE — Base Flood Elevation; the height floodwater is expected to reach in a 1%-annual-chance flood.

Zone AE / VE / X — FEMA flood zone designations, from moderate-risk (X) to high-risk with wave action (VE).

Contributing Structure — A building recognized as historically significant within a historic district.

Transient Rental License — Required city license to rent a property for fewer than 30 days.

Wind Mitigation Report — Documents storm-resistant features that can lower a wind insurance premium.

Homestead Exemption — A property tax reduction for Florida residents on their primary residence.

Seawall — A retaining structure separating waterfront land from a canal or the sea.

Coral Rock — The porous limestone bedrock underlying much of the island.

Who to call, and when.

UTILITIES

Keys Energy Services
305-295-1000

--

Florida Keys Aqueduct Authority
305-296-2454

CITY & COUNTY

City of Key West
305-809-3700

--

Monroe County Tax Collector
305-295-5010

INSURANCE

Contact Damian for a referral

SURVEY & ELEVATION

J Lynn O' Flynn
305-296-7422

Additional resources available
on request.

TITLE

Oropeza Stones & Cardenas
305-294-0252

--

RMK
305-292-4101

LENDERS

Contact Damian for a referral

INSPECTORS

Contact Damian for a referral

MOVING & RELOCATION

Key West Movers
305-731-3960

--

DRN
305-295-6683

YOUR ADVISOR

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Born on the island. Working for it ever since.

Damian Vantriglia was born and raised in Key West — a rare vantage point in a market so often represented by people who arrived last season. He grew up on these streets, learned the harbor before he learned to drive, and has spent his career translating that native fluency into representation buyers and sellers can actually trust.

A Luxury Collection Specialist with Berkshire Hathaway HomeServices Keys Real Estate, Damian brings a marketing background to every listing — editorial photography, considered storytelling, and a global referral network — paired with the street-level knowledge of flood zones, historic districts, and neighborhood nuance that only comes from a lifetime here.

He remains active in the local community he grew up in, and lives on the island today with his family which is, in the end, the best explanation for why he does this work the way he does.

BORN & RAISED IN KEY WEST

LUXURY COLLECTION SPECIALIST

MARKETING & EDITORIAL BACKGROUND

ACTIVE COMMUNITY LEADERSHIP



WITH GRATITUDE

Wheels up! Let's find your home in Key West.

Whether you're just beginning your search or ready to make an offer, I'd be honored to help you navigate one of the most unique real estate markets in the country.

Damian Vantriglia

Luxury Collection Specialist

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