

Ultra modern beachfront home sells for \$7.3M

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Tiffani Sherman

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A luxe beachfront home had seven showings in a week and sold in just a month.

“I thought it was an amazing home and that it would sell fast and would attract a lot of buyers,” said listing agent Chad Going with [Premier Sotheby's International Realty](#), adding the location on Van Kleeck Drive is also very desirable. “Being the design that it was, it just felt very luxurious, but at the same time, very cozy.”

The 5,700-square-foot house, right on the Atlantic Ocean in New Smyrna Beach, sold for \$7.290 million.

Selling that quickly at that price point was a bit surprising to Going, but it's a simple case of supply and demand.

“There are quite a few being remodeled and there are a few that are under construction, but this was the only luxury high-end home available,” he said. “New Smyrna is very sought after and Van Kleek is very sought after, so with it being the only home there, it did bring a lot of interest.”

It is the highest priced residential sale this year in Volusia County, the most expensive sale since 2022, and just \$210,000 below the highest priced sale ever.

“We did not list it as furnished, but the buyers loved everything about the home, so we did sell it furnished.”

[Architect Geoffrey Mouen](#) designed the home that [luxury homebuilder Charles Clayton](#) built in 2018. The listing described it as “a masterclass in modern minimalism.” It has strong angles and clean lines and stands out from the homes surrounding it.

“[The sellers] just liked the modern style, more of the Miami type. From their travels, they just kind of designed it from different things that they liked, and they wanted something different,” Going explained.

The home has four bedrooms and five bathrooms and a large pool overlooking the ocean. The primary bedroom has beach views and a huge shower and a large closet.

But the fan favorite during every showing seemed to be the bunkroom with its five beds, one queen, two doubles, and two twins.

“That was a favorite of the current owners, even the adults. When they came, they would hang out in there and sleep in the bunk room. They designed it for the kids, but everyone loved it,” Going said. “It is just very cozy and would kind of bring the child out in you, I guess. People would just hang out I there all night and just end up sleeping in there.”

And while luxurious, the home is also safe and low maintenance.

“It’s just very well constructed, completely concrete with 39-foot pilings securing it to the to the bedrock, and a sea wall. [The home is] built to really withstand anything,” Going told GrowthSpotter. “It didn’t have any issues in the hurricanes and that’s a key item on the beach.”

The sellers, a trust with Suzanne Margaret Dodds listed as trustee, built the home to use as a vacation place, so nobody has lived in the house full-time.

Going said the buyers, listed as an LLC, plan to do the same and liked everything about it.

“They just wanted to have it exactly the way it was and change out a few pictures on the walls and that kind of thing. They just wanted to be able to come in with their suitcases and start vacation.”

Kelly Michalewski with [Orlando Fine Properties](#) represented the buyers.