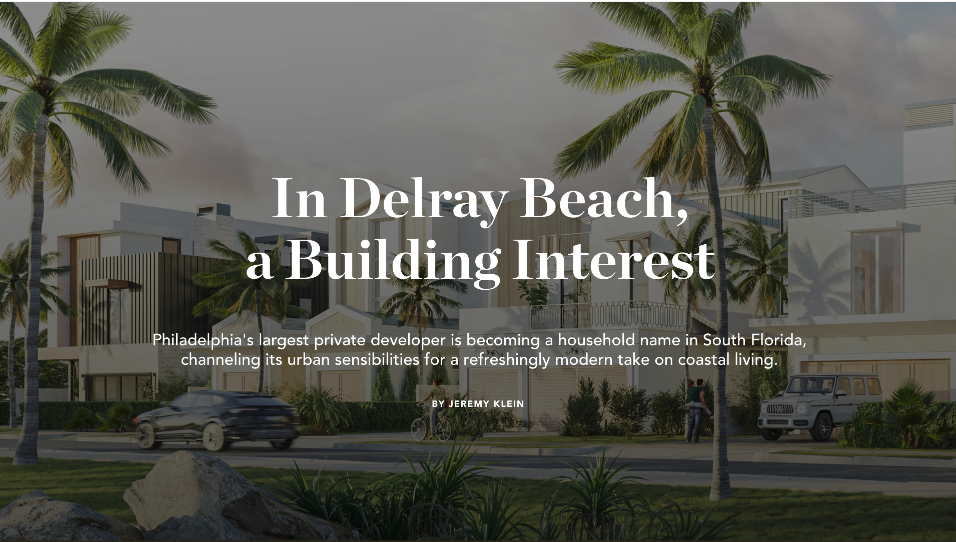
INHABIT
A BLOG FROM corcoran



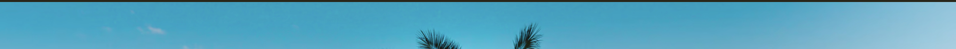
In Delray Beach, a Building Interest

Philadelphia's largest private developer is becoming a household name in South Florida, channeling its urban sensibilities for a refreshingly modern take on coastal living.

BY JEREMY KLEIN

In less than a decade, Stamm Development Group has emerged as Philadelphia's top private developer, completing several dozen projects with more than a thousand new housing units — totaling hundreds of millions in closed transactions. But over the last three years, the company has become a growing force in a very different market: Delray Beach, Florida.

The sunny town of 66,000 was always on the map for Michael Stamm, the firm's founder, president, and CEO. There's leisure, luxury, and liveliness to the Delray lifestyle, a sense that everything you'll ever need is a short walk away – or, at most, a breezy bike or golf cart ride. Downtown centers around vibrant Atlantic Avenue, where Stamm's firm opened its Florida field office. Gourmands feel the draw of a robust food scene that recently added its first Michelin-starred-chef restaurant. A writer's colony grew in the area during the early 20th century, starting a lineage of artistic adoration that thrives today with numerous galleries, theater at the Delray Beach Playhouse, outdoor festivals, and more. Tee off at a nearby golf club, take a boat (or kayak or paddleboard) down the Intracoastal, or enjoy an impeccable stretch of Atlantic Ocean beach.



CACHE11
VARIATIONS
1 of 4

Cache11 features 11 custom residences inspired by — and named for — beloved South Florida communities.

In short order, Stamm and his lifestyle-minded team reinvented their business for the local market, which naturally warranted a different touch than the multifamily and commercial mixed-use projects that compose the bulk of their Philly operations. Nevertheless, their fundamental approach was an ideal fit. "It didn't feel like breaking out of our comfort zone, more like an opportunity to show off our creative palette," Stamm remarks. "When you start playing with sprawling, waterfront lands and large-scale developments, you can get innovative and offer a product that others aren't even thinking of."

Canary House, with its elegant entrance and terraces, sits a block from the beach on Delray's barrier island.

Like most successes, the path wasn't without its challenges. There were pandemic hurdles, supply chain issues, and being an unknown commodity in a new town. To solve the latter, Stamm assembled a network of well-known collaborators, forming relationships with local architects, builders, designers, and real estate agents. For the firm's current slate of projects, they've partnered with some of the most sought-after shops in Palm Beach County, including Randall Stofft Architects, Southshore Builders, and The Decorators Unlimited.

A little help from friends went a long way: Instead of being the cold caller, Stamm now receives calls of interest. "You need the localized expertise, or you don't stand a chance," he avows.

SIRÉNE VILLAS
1 of 4

The six residences at Siréne Villas take design cues from Côte d'Azur minimalism.

10Palms brings a collection of townhomes to Delray's Intracoastal-facing Palm Trail neighborhood.

an absolute experience of luxury to their clients every step of the way with a concierge approach," she remarks.

"We're supporting Stamm with a unified Corcoran front, providing the same level of service they provide the end user and leveraging every sales and marketing tool at our disposal to give our developer full confidence that every detail is promoted locally, nationally, through our incredible network, and beyond."

"Corcoran's name is huge, with a significant stronghold in Delray Beach and, uniquely, two of Palm Beach County's top teams," Stamm explains. "Their investment has made our visions come to fruition, and they've really bought into learning our story and being crucial to our journey." Stamm also greatly credits John Hackett, senior managing director of Corcoran's South Florida division, for helping build and foster the relationship between the two companies.

Three modern townhomes compose Cassia3, each boasting towering ceilings and glass walls.

Sun-drenched Pearl House embraces sleek indoor-outdoor living across more than 5,500 square feet.

Stamm's dynamic portfolio in both submarkets spans a range of floorplans, aesthetic preferences, and lifestyles. Six barrier island residences comprise Siréne Villas, inspired by Côte d'Azur minimalism. To the south, Canary House, a block from the beach, channels a more traditional elegance with a columned entrance and ornate terraces. Across the Intracoastal Waterway on the mainland lies Maison Bond, a coastal-chic townhome a shell's throw from downtown with front and back covered balconies, and Pearl House, a European modern-inspired home embracing seamless indoor-outdoor living. ASEA4 is a collection of four sleek, glassy townhomes within a block and a half of the vibrant downtown scene. And along prestigious Palm Trail, Cache11 is composed of 11 custom single-family residences inspired by beloved South Florida communities. With names like Brickell, Juno Beach, and Gulf Stream, these homes are ready for personal touches and can be had fully-furnished and turnkey, if desired. Each is built with one of three distinguishing styles in mind — modern, coastal, and transitional — and several alternate floorplans are available. For those looking to choose their own adventure from scratch, Stamm also has two barrier island oceanfront lots available, to be sold as-is or with plans for spectacular beachside homes.

Want to learn more?

MAINLAND PROPERTIES

Jennifer Kilpatrick
SALES ASSOCIATE

COASTAL PROPERTIES

Candace Friis
BROKER ASSOCIATE

Phil Friis
SALES ASSOCIATE

corcoran

©2023 Corcoran Group LLC. All rights reserved. Corcoran and the Corcoran logos are trademarks of Corcoran Group LLC. The Corcoran® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Real Estate Inc. and franchised offices which are independently owned and operated. The Corcoran System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Listing information is deemed reliable, but is not guaranteed.

Our site uses cookies. Learn more about our use of cookies: Cookie Policy ACCEPT