

# Rabideau Klein Brief

TOWN OF PALM BEACH

NOVEMBER 2020



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The Rabideau Klein Monthly Brief, *Town of Palm Beach*, Provides Insight into the Real Estate Transactions and Land Use Trends Affecting the Town's Housing Industry



## REFERENCES

Town of Palm Beach Building Division, [www.townofpalmbeach.com/453/Building-Division](http://www.townofpalmbeach.com/453/Building-Division)

Town of Palm Beach Town Council, [www.townofpalmbeach.com/469/Town-Council](http://www.townofpalmbeach.com/469/Town-Council)

Town of Palm Beach Architectural Commission, [www.townofpalmbeach.com/95/ArchitecturalCommission-ARCOM](http://www.townofpalmbeach.com/95/ArchitecturalCommission-ARCOM)

Town of Palm Beach Landmarks Preservation Commission, [www.townofpalmbeach.com/100/Landmarks-PreservationCommission](http://www.townofpalmbeach.com/100/Landmarks-PreservationCommission)

Palm Beach County Clerk of Court & Comptroller, [www.mypalmbeachclerk.com](http://www.mypalmbeachclerk.com)

Palm Beach County Appraisers Office, [pbcgov.com/papa](http://pbcgov.com/papa)

Palm Beach Board of Realtors Multiple Listing Service, [pbb.flexmls.com](http://pbb.flexmls.com)

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## REAL ESTATE HIGHLIGHT: RESIDENTIAL ESTATES / LOTS

### Stotesbury Park Manse Enters Market at \$58M

Median Luxury Home Sale Price of Last 3-Month Period Increased 36%

Laurence Moens of Lawrence A. Moens Associates' stand-out October listing of 300 N. Lake Way for \$58 million was topped this year only by his July listing of 1341 S. Ocean Boulevard for \$110 million, and Linda Gary of Linda A. Gary Real Estate's listing of 1330 S. Ocean Boulevard for \$59,500,000, also in July. Comparatively new, built in 2002, the waterfront estate in Stotesbury Park boasts a 21,000 square-foot residence with an inventory of interior accouterments including a temperature-controlled wine room, wood-burning fireplace, and garage apartment. Mr. Moens also presented the second highest listing of the month, an original Maurice Fatio-designed residence located at 930 S. Ocean Boulevard, restored and landmarked, and priced at \$25.5 million.

Dana and Paulette Koch of The Corcoran Group closed the largest sale of the month, the \$36.08 million purchase of the former John Lennon house at 720 S. Ocean Boulevard, a Mizner-designed compound located less than a mile from Mar-a-Lago. Christian Angle of Christian Angle Real Estate held the listing. The sale made the Top 10 of the last twelve months and contributed to a 36% increase in the median selling price of single family homes in the \$1 million-plus category during the last three months, as compared to the same period of last year.

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# LUXURY SINGLE FAMILY HOMES

### LARGEST SINGLE FAMILY HOME SALE—LAST MONTH

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM**	SQ FT †
720 S Ocean Blvd	\$36,076,540	Oct-20	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>DANA KOCH / PAULETTE KOCH</b> <i>The Corcoran Group</i>	182	10,559

### TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS

ADDRESS	SALE PRICE	MONTH	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM**	SQ FT †
1415 S. Ocean Blvd.	\$105,000,000	Dec-19	UNKNOWN	UNKNOWN	PRIVATE SALE	34,775
8 S. Lake Trail	\$71,850,000	Jun-20	UNKNOWN	UNKNOWN	PRIVATE SALE	9,918
1095 N. Ocean Blvd.	\$70,000,000	Jun-20	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	9,747
1744 S. Ocean Blvd.	\$51,420,000	Jul-20	<b>ASHLEY MCINTOSH / CHRISTOPHER LEAVITT / GARY POHRER</b> <i>Douglas Elliman</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	18,432
1820 S. Ocean Blvd.	\$46,750,000	May-20	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>ALAN QUARTUCCI</b> <i>Brown Harris Stevens</i>	133	12,979
1075 N. Ocean Blvd.	\$43,000,000	Jul-20	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	42	10,232
530 S. Ocean Blvd.	\$37,250,000	Mar-20	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>JAMES KENNY</b> <i>K2 Realty, Inc.</i>	1296	12,248
720 S. Ocean Blvd.	\$36,076,540	Oct-20	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>DANA KOCH</b> <i>The Corcoran Group</i>	182	10,559
446 N. Lake Way	\$32,200,000	Apr-20	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	80	13,451
225 Indian Road	\$28,980,116	Dec-19	<b>SUZANNE FRISBIE</b> <i>Frisbie Group</i>	<b>MADISON COLLUM</b> <i>ONE Sotheby's International Realty</i>	PRIVATE SALE	5,364

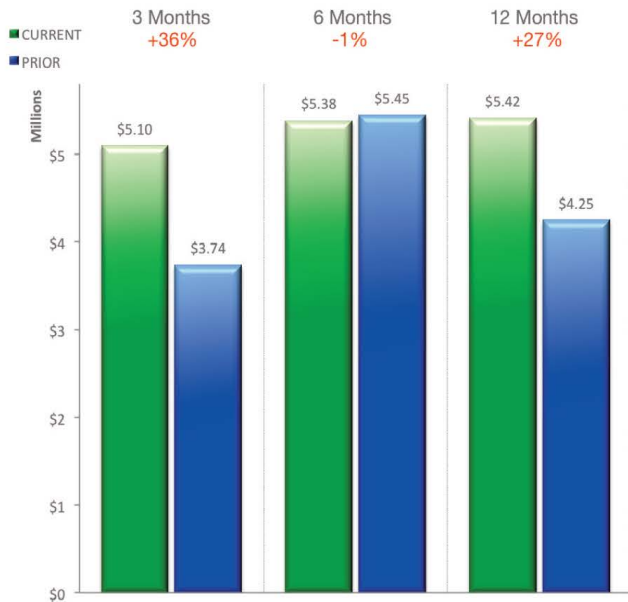
\*\*Days on market from MLS number start date to sold date

†Living area

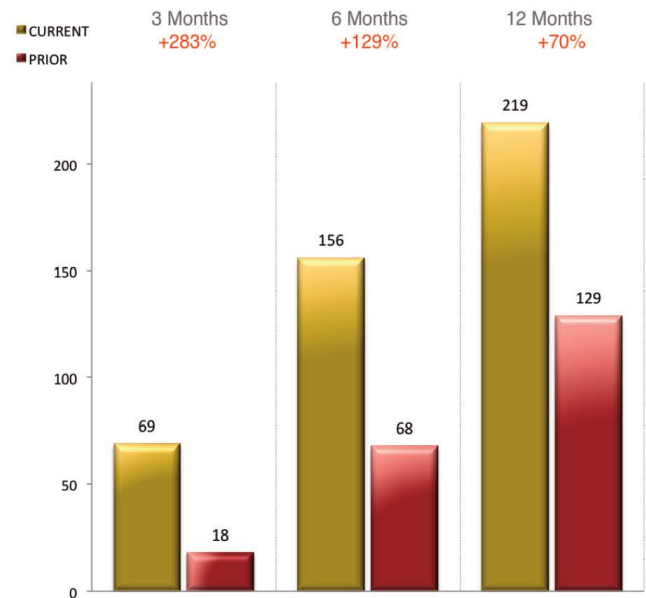
**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

## \$1 MILLION-PLUS SINGLE FAMILY HOMES

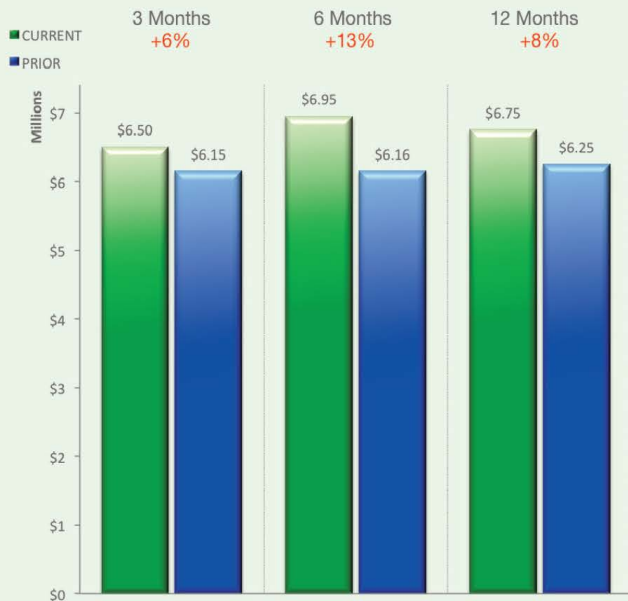
**MEDIAN SELLING PRICE\***  
 Current Year Versus Prior Year



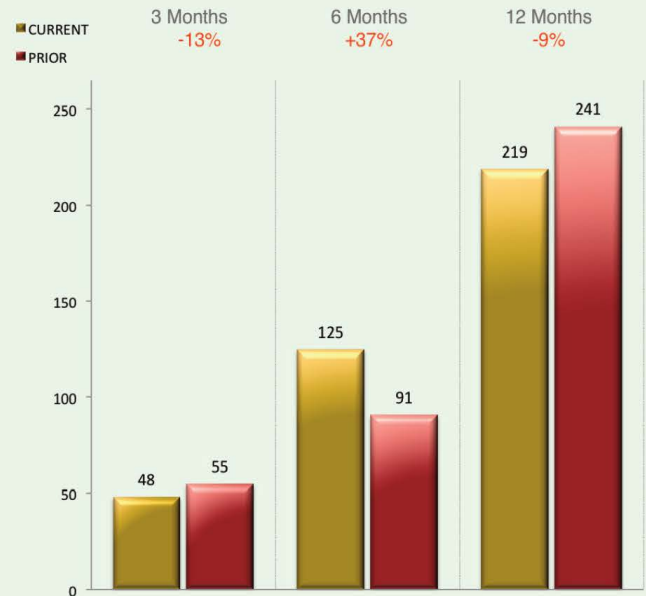
**HOMES SOLD\***  
 Current Year Versus Prior Year



**MEDIAN LISTING PRICE\***  
 Current Year Versus Prior Year



**HOMES LISTED\***  
 Current Year Versus Prior Year



\*Includes single family homes, residential estates and lots priced at \$1 million or more

**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

**SINGLE FAMILY HOME SALES\* – OCTOBER 2020**

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM**	SQ FT †
720 S Ocean Blvd	\$36,076,540	30-Oct	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	DANA KOCH / PAULETTE KOCH <i>The Corcoran Group</i>	182	10,559
1021 N. Ocean Blvd.	\$28,000,000	7-Oct	UNKNOWN	UNKNOWN	PRIVATE SALE	10,214
201 El Vedado Road	\$20,750,000	23-Oct	CHRISTOPHER DEITZ <i>William Raveis</i>	DAVID FITE <i>William Raveis</i>	PRIVATE SALE	11,497
111 El Brillo Way	\$11,345,000	19-Oct	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	DANA KOCH / PAULETTE KOCH <i>The Corcoran Group</i>	317	7,743
205 Via Tortuga	\$9,403,675	22-Oct	JIM MCCANN <i>Premier Estate Properties</i>	JIM MCCANN <i>Premier Estate Properties</i>	357	843
86 Middle Road	\$8,964,100	15-Oct	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	1,169	LOT
140 Kings Rd	\$8,420,000	15-Oct	HEATHER & CRAIG BRETZLAFF <i>Premier Estate Properties</i>	STEPHANIE LEFES <i>Sotheby's International Realty</i>	588	5,870
207 Pendleton Ave.	\$7,318,000	5-Oct	UNKNOWN	UNKNOWN	PRIVATE SALE	4,385
220 Brazilian Ave.	\$6,600,000	16-Oct	CHRISTOPHER DEITZ <i>William Raveis</i>	THOMAS SHAW <i>Sotheby's International Realty</i>	1	2,878
260 N. Woods Road	\$6,282,224	7-Oct	UNKNOWN	UNKNOWN	PRIVATE SALE	4,185
135 Seminole Ave.	\$5,200,000	19-Oct	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	502	4,196
250 Algoma Road	\$5,100,000	6-Oct	MICHAEL KORMAN <i>Korman Realty</i>	JAMES CLARKE <i>Illustrated Properties</i>	285	3,772
273 Bahama Lane	\$4,675,000	30-Oct	CRISTA RYAN <i>Tina Farjul Associates</i>	STEPHEN HALL <i>Compass Florida</i>	415	3,093
232 Cherry Lane	\$4,300,000	19-Oct	UNKNOWN	UNKNOWN	PRIVATE SALE	3,093
224 Sandpiper Drive	\$4,100,000	7-Oct	DANA LANDRY <i>Dana Edward Landry</i>	ROSALIND CLARKE <i>Premier Estate Properties</i>	581	3,226
150 Chilean Ave.	\$3,782,000	24-Oct	UNKNOWN	UNKNOWN	PRIVATE SALE	2,313
272 Tradewind Drive	\$3,775,000	29-Oct	UNKNOWN	UNKNOWN		3,198
120 Chilean Ave.	\$3,720,000	21-Oct	WAHKUNA VEGA-FARRELL <i>Earl A. Hollis, Inc.</i>	JAMES EDWARDS <i>Sotheby's International Realty</i>	157	2,573
257 Atlantic Ave	\$3,662,500	30-Oct	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	GARY POHRER <i>Douglas Elliman</i>	645	2,889
124 Australian Ave.	\$3,400,000	1-Oct	CARA MCCLURE / LISA WILKINSON <i>Douglas Elliman</i>	GARY POHRER <i>Douglas Elliman</i>	155	3,273
162 Peruvian Ave.	\$2,985,000	22-Oct	BLAIR KIRWAN <i>Brown Harris Stevens</i>	ASHLEY COPELAND <i>Brown Harris Stevens</i>	178	2,300
215 Colonial Lane	\$2,495,000	21-Oct	UNKNOWN	UNKNOWN	PRIVATE SALE	2,300
128 Seabreeze Ave.	\$2,400,000	21-Oct	UNKNOWN	UNKNOWN	PRIVATE SALE	3,071
149 Root Trail	\$1,511,800	1-Oct	ELIZABETH DEWOODY / PETER CONN <i>Compass Florida</i>	FRANCES FRISBIE <i>Premier Estate Properties</i>	123	936
Seminole Ave.	\$1,500,000	13-Oct	UNKNOWN	UNKNOWN	PRIVATE SALE	LOT
2291 Ibis Isle Road E	\$1,450,000	9-Oct	PAMELA SEALS <i>Illustrated Properties</i>	ASHLEY COPELAND <i>Brown Harris Stevens</i>	547	2,107

\*Includes single family homes and vacant residential lots priced at \$1 million or more

\*\*Days on market from MLS number start date to sold date

†Living area



**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

**NEW-TO-THE-MARKET SINGLE FAMILY HOMES\* — OCTOBER 2020**

ADDRESS	LIST PRICE	LIST DATE	LISTING AGENT/AGENCY	LOCATION	MLS NUMBER	BUILT	SQ. FT. †
300 N. Lake Way	\$58,000,000	6-Oct	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	Stotesbury Park	20-1695	2002	21,078
930 S. Ocean Blvd.	\$25,500,000	21-Oct	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	South Ocean	RX-10665410	1927	6,528
1280 N. Lake Way	\$20,750,000	28-Oct	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	Bello Lido	20-74	SPEC HOME	7,486
107 Dolphin	\$18,000,000	12-Oct	<b>STEPHEN PLOOF</b> <i>Linda A. Gary Real Estate</i>	Tropic Isle	20-1761	1957	3,579
171 Via Bellaria	\$16,950,000	21-Oct	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	Palm Beach	RX-10665427	2021	7,865
214 Dunbar Road	\$8,995,000	4-Oct	<b>MAUREEN WOODWARD</b> <i>Brown Harris Stevens</i>	Adams Addition	RX-10660927	1992	5,893
258 Wells Road	\$8,950,000	19-Oct	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	Adams Addition	20-1805	1,930	6,251
147 Dunbar Road	\$8,495,000	12-Oct	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	Adams Addition	RX-10663998	1957	5,697
201 Ocean Terrace	\$8,475,000	5-Oct	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	Ocean Terrace	RX-10661376	2019	4,350
150 El Vedado Road	\$7,950,000	1-Oct	<b>CHRISTOPHER LEAVITT / ASHLEY MCINTOSH</b> <i>Douglas Elliman</i>	Palm Beach	RX-10660123	1986	5,100
211 Ocean Terrace	\$7,950,000	12-Oct	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	Ocean Terrace	RX-10662555	2020	4,048
215 Via Tortuga	\$7,800,000	13-Oct	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	Phipps Estates	20-1763	1997	5,144
309 Garden Road	\$7,645,000	8-Oct	<b>DENISE HANLEY</b> <i>Denise A. Hanley, Inc.</i>	Eden Properties	20-1728	2003	4,039
220 Brazilian Ave.	\$6,600,000	15-Oct	<b>CHRIS DEITZ</b> <i>William Raveis</i>	Royal Park	RX-10663635	1925	2,878
257 West Indies Drive	\$6,175,000	1-Oct	<b>LISA WILKINSON / CARA MCCLURE</b> <i>Douglas Elliman</i>	Brams Addition	RX-10659681	1961	3,557
350 Seaspray	\$5,495,000	29-Oct	<b>DANA KOCH</b> <i>The Corcoran Group</i>	Tropic Isle	0560956 RX-1066	1925	3,251
143 Seminole Ave.	\$4,995,000	21-Oct	<b>LINDA OLSSON</b> <i>Linda R. Olsson, Inc.</i>	Ocean Park	RX-10665183	1921	2,713
325 Seaspray Ave.	\$4,990,000	19-Oct	<b>CAROL RAFTER</b> <i>Illustrated Properties</i>	Poinciana Park 2nd Addit	RX-10664545	1925	3,470
270 El Dorado Lane	\$4,950,000	8-Oct	<b>SUZANNE FRISBIE</b> <i>Premier Estate Properties</i>	EL Dorado Park	RX-10661995	1,957	2,756
315 Coconut Row	\$4,800,000	27-Oct	<b>BARRY RATNER / SHAWN WOODS</b> <i>Douglas Elliman / Keller Williams</i>	Royal Park	RX-10666494	1953	4,503
264 Sandpiper Drive	\$4,750,000	6-Oct	<b>DANA KOCH</b> <i>The Corcoran Group</i>	Dodge Estates	RX-10661021	1969	3,433
169 Seaview Ave.	\$4,150,000	12-Oct	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	Poinciana Park	20-1747	1934	3,080
210 Onondaga Ave.	\$4,125,000	20-Oct	<b>CHRISTINE GIBBONS</b> <i>Sotheby's International Realty</i>	Esplanade Estates	RX-10664714	1955	2,424
254 Atlantic Ave.	\$3,995,000	28-Oct	<b>LINDA OLSSON</b> <i>Linda R. Olsson, Inc.</i>	Orange Grove Park	20-628	1996	4,853
594 N. County Road	\$3,775,000	28-Oct	<b>MICHAEL MISISCO</b> <i>Sotheby's International Realty</i>	North End	20-312	1945	2,512

## REAL ESTATE HIGHLIGHT: APARTMENTS / VILLAS / TOWNHOUSES

### 2 Cortile Villas Bring \$20.5M and 1 Makes Top 10 of the Year Kirkland House Condo Enters Market at \$7.9M

Located within the newly constructed Cortile Villa in the heart of Palm Beach, two properties listed by Suzanne Trapini Frisbie of Premier Estate Properties were in the top 3 condominium sales of October, totaling \$20.5 million. A sprawling two-story, double-residence advertised as a family compound, which is actually two villas combined and is now addressed as 237 Brazilian Avenue East, closed at \$13.67 million and also made the Top 10 condominium sales of the last twelve months. The adjacent two-story townhouse at 237 Brazilian Avenue West closed at \$6.83 million. Paulette Koch and Dana Koch of The Corcoran Group represented the buyer of the Brazilian East property, and the Brazilian West property was a private sale. The second highest sale of the month was the private purchase of Cabana 13 of the Palm Beach Biltmore at 150 Bradley Place, which closed at \$9.64 million

Tara Pearl of Palm Beach Real Estate presented the top condominium listing of the month by offering Unit 2A of 101 Worth Avenue for \$7.9 million. Ideally situated at the corner of Worth Avenue and S. Ocean Boulevard, the apartment is located in the prestigious Kirkland House and offers an upscale lifestyle with apartments boasting spacious four-thousand-plus square-foot layouts and full ocean views.

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## LUXURY CONDOMINIUMS

### LARGEST CONDO / CO-OP SALE—LAST MONTH

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM**	SQ FT †
237 Brazilian Ave.	\$13,666,500	28-Oct	SUZANNE FRISBIE <i>Premier Estate Properties</i>	UNKNOWN	155	12,248

### TOP 10 CONDO / CO-OP SALES—LAST 12 MONTHS

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM**	SQ FT †
237 Brazilian Ave.	\$13,666,500	28-Oct	SUZANNE FRISBIE <i>Premier Estate Properties</i>	UNKNOWN	155	12,248
110 Sunset Ave., E2B	\$9,140,000	Mar-20	SUZANNE FRISBIE <i>Premier Estate Properties</i>	CRIS CONDON <i>Sotheby's International Realty</i>	121	5,670
310 Atlantic Ave., 1	\$7,697,000	Jan-20	UNKNOWN	UNKNOWN	PRIVATE SALE	3,917
2 N. Breakers Row, S41	\$7,675,000	May-20	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PAULETTE KOCH / DANA KOCH <i>The Corcoran Group</i>	489	3,394
101 Worth Ave., 2-B	\$7,400,000	Nov-19	TARA PEARL <i>Palm Beach Real Estate</i>	ROSALIND CLARKE <i>Premier Estate Properties</i>	60	3,850
215 Brazilian Ave	\$7,400,000	Sep-20	CHRISTOPHER LEAVITT / ASHLEY MCINTOSH <i>Douglas Elliman</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	22	5,242
221 Brazilian Ave.	\$7,000,000	Feb-20	CHRISTOPHER LEAVITT / ASHLEY MCINTOSH <i>Douglas Elliman</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	165	5,390
5 Via Flagler	\$7,000,000	May-20	SUZANNE FRISBIE <i>Frisbie Group</i>	UNKNOWN	PRIVATE SALE	6,810
217 Brazilian Ave.	\$7,000,000	Jun-20	CHRISTOPHER LEAVITT / ASHLEY MCINTOSH <i>Douglas Elliman</i>	ASHLEY COPELAND <i>Brown Harris Stevens</i>	139	5,098
2 Via Flagler	\$7,000,000	Jun-20	SUZANNE FRISBIE <i>Frisbie Group</i>	SUZANNE FRISBIE <i>Frisbie Group</i>	PRIVATE SALE	7,523

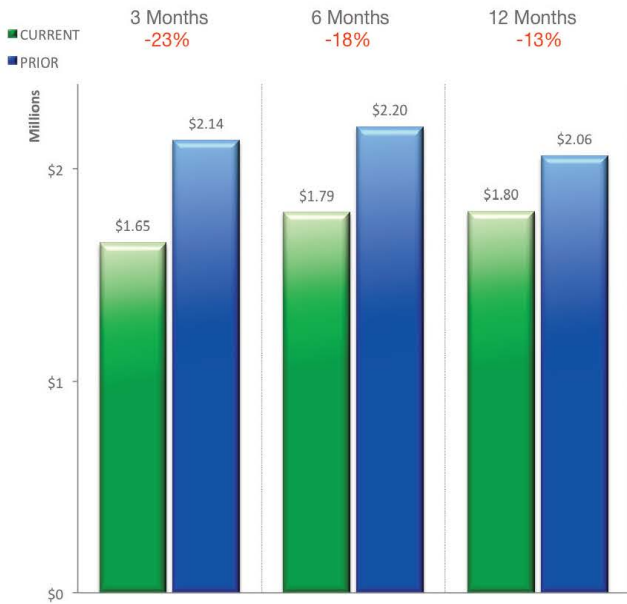
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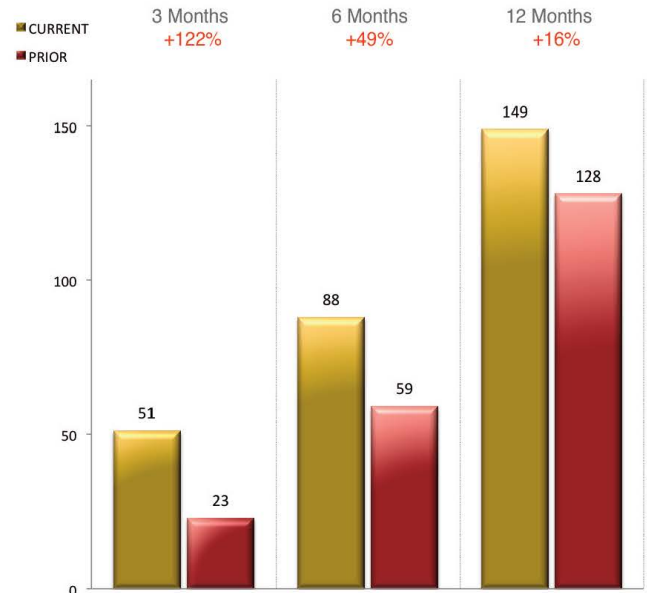
**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

## \$1 MILLION-PLUS CONDOMINIUMS

**MEDIAN SELLING PRICE\***  
 Current Year Versus Prior Year



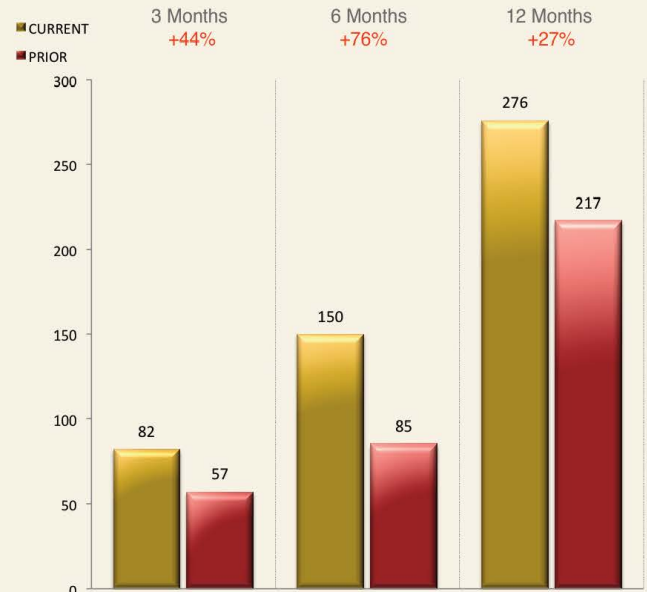
**CONDOS SOLD\***  
 Current Year Versus Prior Year



**MEDIAN LISTING PRICE\***  
 Current Year Versus Prior Year



**CONDOS LISTED\***  
 Current Year Versus Prior Year



\*Includes condominiums, cooperatives and townhouses priced at \$1 million or more



**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

**LUXURY CONDO / CO-OP SALES\* – OCTOBER 2020**

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM**	SQ FT †
237 Brazilian Ave., East	\$13,666,500	28-Oct	SUZANNE FRISBIE <i>Premier Estate Properties</i>	PAULETTE KOCH / DANA KOCH <i>The Corcoran Group</i>	155	12,248
150 Bradley Place, C13	\$9,640,000	30-Oct	UNKNOWN	UNKNOWN	PRIVATE SALE	190
237 Brazilian Ave Unit West	\$6,833,250	28-Oct	SUZANNE FRISBIE <i>Premier Estate Properties</i>	UNKNOWN	155	6,124
300 S. Ocean Blvd., 3C	\$4,075,000	15-Oct	ROSALIND CLARKE <i>Premier Estate Properties</i>	FERN FODIMAN <i>Sotheby's International Realty</i>	336	2,149
300 S. Ocean Blvd., 1A	\$2,900,000	15-Oct	MICHELLE-SHELLY NEWMAN <i>William Raveis</i>	ASHLEY MCINTOSH <i>Douglas Elliman</i>	715	2,346
150 Bradley Place, 112	\$2,492,500	23-Oct	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	338	1,926
2500 S. Ocean Blvd., 0030/1B1	\$1,830,000	1-Oct	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LISA CREGAN <i>The Corcoran Group</i>	297	3,937
2150 Ibis Isle Road, Ph 6	\$1,759,000	19-Oct	JOAN WENZEL-MESSING / PAMELA GOTTFRIED <i>Douglas Elliman</i>	JOAN WENZEL-MESSING <i>Douglas Elliman</i>	613	2,742
2000 S. Ocean Blvd., 406N	\$1,652,350	29-Sep	JEFFREY RAY <i>Compass Florida</i>	KAREN DONNELLY <i>William Raveis</i>	92	3,280
130 Sunrise Ave., 509	\$1,600,000	16-Oct	ASHLEY COPELAND / ASHLEY ONEIL <i>Brown Harris Stevens</i>	ASHLEY COPELAND <i>Brown Harris Stevens</i>	118	1,633
3140 S. Ocean Blvd., 505S	\$1,549,000	19-Oct	MINDY & SCOTT GORDON <i>Douglas Elliman</i>	SCOTT GORDON <i>Douglas Elliman</i>	4	2,695
170 N. Ocean Blvd., 703	\$1,450,000	Oct-20	PATRICE MCINERNEY / SYLVIA JAMES <i>Brown Harris Stevens</i>	GARY GOODWIN <i>Brown Harris Stevens</i>	224	2,530
2100 S. Ocean Blvd., 103S	\$1,425,000	Oct-20	NINO FERNANDEZ <i>Douglas Elliman</i>	SAMANTHA CURRY <i>Douglas Elliman</i>	401	2,494
369 S. Lake Drive, 4H	\$1,350,000	Oct-20	MARY WULSIN / LUCY BAUER <i>Brown Harris Stevens</i>	CHRISTINE GIBBONS <i>Brown Harris Stevens</i>	364	1,926
2660 S. Ocean Blvd., 102W	\$1,300,000	Oct-20	RYAN GAINES / MICHAEL HARRIS <i>Douglas Elliman</i>	SIMON ISAACS <i>Simon Isaacs Real Estate</i>	51	1,930
2784 S. Ocean Blvd., 402S	\$1,285,000	Oct-20	MARYANN CHOPP <i>Sotheby's International Realty</i>	UNKNOWN	1163	2,040
2275 S Ocean Blvd., 205N	\$1,235,000	Oct-20	FRANCES FRISBIE <i>Premier Estate Properties</i>	UNKNOWN	63	1,868
350 S. Ocean Blvd., 201	\$1,100,000	Oct-20	TONI HOLLIS <i>Waterfront Properties &amp; Club Communities</i>	MICHELLE LEIBOWITZ <i>Leibowitz Realty Group</i>	816	1,226
100 Sunrise Ave., 218	\$1,048,750	Oct-20	BURT MINKOFF <i>Douglas Elliman</i>	PAUL BERGMAN <i>Douglas Elliman</i>	294	1,365
2660 S. Ocean Blvd., 102S	\$1,025,000	Oct-20	SCOTT & MINDY GORDON <i>Douglas Elliman</i>	UNKNOWN	732	1,900

\*Includes condominiums and co-operatives priced at \$1 million or more

\*\*Days on market from MLS number start date to sold date

†Living area

## NEW-TO-THE-MARKET CONDOS / CO-OPS\* — OCTOBER 2020

ADDRESS	LIST PRICE	LIST DATE	LISTING AGENT/AGENCY	LOCATION	MLS NUMBER	BUILT	SQ. FT. †
101 Worth Ave., 2-A	\$7,900,000	21-Oct	<b>TARA PEARL</b> <i>Palm Beach Real Estate</i>	Kirkland House	RX-10665707	1974	4,130
44 Coconut Row., B311	\$6,250,000	26-Oct	<b>CAPPY ABRAHAM</b> <i>Palm Beach Residential Properties</i>	Palm Beach Towers	RX-10666356	1956	3,515
150 Bradley Place, 308/309	\$5,950,000	26-Oct	<b>TARA PEARL</b> <i>Palm Beach Real Estate</i>	Palm Beach Biltmore	RX-10666320	1926	2,300
100 Sunrise Ave., 401	\$4,295,000	1-Oct	<b>FERN FODIMAN</b> <i>Sotheby's International Realty</i>	of One Hundred And Th	RX-10659931	1977	1,908
3550 S. Ocean Blvd., 5B	\$4,100,000	15-Oct	<b>MIA MORRISON</b> <i>The Corcoran Group</i>	D SOUTH OCEAN COM	RX-10663467	2019	2,982
2100 S. Ocean Blvd., 601S	\$3,850,000	26-Oct	<b>LISA CREGAN</b> <i>Sotheby's International Realty</i>	Twenty One Hundred	RX-10666205	1980	3,107
150 Bradley Place, 712	\$3,500,000	9-Oct	<b>TARA PEARL</b> <i>Palm Beach Real Estate</i>	PALM BEACH BILTMORE	RX-10662026	1926	2,005
340 S. Ocean Blvd., 4B	\$3,300,000	7-Oct	<b>JONATHAN MOSS</b> <i>Sotheby's International Realty</i>	Condo Lts 53 And 54 Bll	RX-10661242	1967	2,076
328 Chilean Ave.	\$3,200,000	1-Oct	<b>JOSHUA MCPHERSON / PAUL BERGMAN</b> <i>Douglas Elliman</i>	Chilean Condominium OF Palm Beach	RX-10660618	1924	2,568
100 Sunrise Ave., 307	\$2,895,000	22-Oct	<b>ELIZABETH HARTIGAN</b> <i>The Corcoran Group</i>	Surf One Hundred Ar	RX-10665309	1977	1,612
100 Worth Ave., 318	\$2,800,000	12-Oct	<b>CHRISTINE FRANKS</b> <i>Sotheby's International Realty</i>	Winthrop House Condo	RX-10662567	1970	1,757
70 N. Ocean Blvd., 505 & 50	\$2,695,000	20-Oct	<b>KAREN PRAYLAS</b> <i>Sotheby's International Realty</i>	Ocean Towers North	RX-10664721	1968	2,500
44 Coconut Row, 417A	\$2,500,000	30-Oct	<b>CAPPY ABRAHAM</b> <i>Palm Beach Residential Properties</i>	Palm Beach Towers	RX-10667542	1956	1,919
100 Royal Palm Way, C3	\$2,495,000	7-Oct	<b>MICHAEL MISISCO</b> <i>Sotheby's International Realty</i>	he Royal Palm Way Condo	RX-10661234	1969	2,071
2100 S Ocean Blvd., 204N	\$2,450,000	21-Oct	<b>CAROLE KOEPEL</b> <i>Sotheby's International Realty</i>	Twenty One Hundred	RX-10665216	1980	3,136
127 Peruvian Ave., 205	\$2,399,000	27-Oct	<b>CRISTINA CONDON</b> <i>Sotheby's International Realty</i>	Chalet BY The Ocean	RX-10666515	1973	1,633
3100 S. Ocean Blvd., 505N	\$2,350,000	22-Oct	<b>GREGORY GIULIANO / TRAVIS LORING</b> <i>William Raveis</i>	Palm Beach Hampton	RX-10665725	1985	2,913
2000 S. Ocean Blvd., 104S	\$2,295,000	20-Oct	<b>DANA KOCH</b> <i>Sotheby's International Realty</i>	Two Thousand Condo	RX-10664716	1981	3,280
3100 S. Ocean Blvd., 305N	\$2,150,000	22-Oct	<b>GREGORY GIULIANO / TRAVIS LORING</b> <i>William Raveis</i>	Palm Beach Hampton	RX-10665734	1985	2,913
200 Everglade Ave Unit B	\$1,850,000	7-Oct	<b>HEATHER WOOLEMS</b> <i>Sotheby's International Realty</i>	rench Normandy Condo	RX-10661288	1978	1,879
2580 S. Ocean Blvd., 2A6	\$1,795,000	15-Oct	<b>JOAN WENZEL-MESSING / PAULA GOTTFRIED</b> <i>Douglas Elliman</i>	Palm Beach Stratford	RX-10663570	1979	2,464
350 S. Ocean Blvd., 205	\$1,795,000	16-Oct	<b>THOR BROWN</b> <i>The Corcoran Group</i>	Three Fifty Condo	RX-10663989	1975	1,210
3300 S. Ocean Blvd., 303N	\$1,700,000	23-Oct	<b>GRACE BROWN</b> <i>Brown Harris Stevens</i>	Meridian OF Palm Beach	RX-10666259	1981	2,230
354 Chilean Ave., 3B	\$1,700,000	28-Oct	<b>GRACE BROWN</b> <i>Brown Harris Stevens</i>	Island House	RX-10666788	1983	782
3170 S. Ocean Blvd., N705	\$1,695,000	30-Oct	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	ENCLAVE OF PALM BI	RX-10668436	1985	2,950
130 Sunrise Ave., 510	\$1,650,000	12-Oct	<b>DANA KOCH</b> <i>Sotheby's International Realty</i>	SURF ONE HUNDRED T	RX-10662721	1977	1,673
2100 S. Ocean Blvd., 207N	\$1,599,000	10-Oct	<b>DEVIN KALVAITIS</b> <i>Florida Trend Realty</i>	Palm Beach	FX-10253312	1980	2,385
3140 S. Ocean Blvd., 301S	\$1,349,000	12-Oct	<b>JOAN WENZEL-MESSING / PAMELA GOTTFRIED</b> <i>Douglas Elliman</i>	Carlton Place	RX-10662870	1982	3,080
170 N. Ocean Blvd., 304	\$1,295,000	27-Oct	<b>KAREN PRAYIAS</b> <i>Sotheby's International Realty</i>	Ocean Towers North	RX-10666496	1968	1,395
4000 S. Ocean Blvd., 401	\$1,200,000	8-Oct	<b>HORST HOHL</b> <i>Douglas Elliman</i>	LA Pensee	RX-10662076	1984	2,115
150 Bradley Place, 306	\$1,195,000	26-Oct	<b>DANA KOCH</b> <i>Sotheby's International Realty</i>	Palm Beach Biltmore	RX-10666224	1926	1,438
100 Sunrise Ave., 225	\$1,099,000	5-Oct	<b>FARRAH TURNER</b> <i>Keller Williams</i>	urf One Hundred And Th	RX-10660873	1977	1,154
2275 S. Ocean Blvd., 108A	\$1,099,000	7-Oct	<b>JASON HAVERKAMP</b> <i>William Raveis</i>	The Reef	RX-10661634	1974	1,614



## LAND USE HIGHLIGHT: PERMITS / BUILDING & DEVELOPMENT REQUESTS

### \$5.4M and \$4.8M Mid-town Estate Renos Make Top 10

#### Plans Commence to Transform Tudor Home to Blend with Palm Beach Regency Style

The lake-facing Robert Gottfried-designed property at 920 N. Lake Way is about to undergo an extensive \$5.4 million renovation including a new covered entryway, regency-style parapet roof, and pool, and an expanded lake loggia and second-story terraced addition. The design plans provided by MP Design Architecture and approved by the Architectural Review Commission will be constructed by Davis General Contracting.

Rogers General Contracting was issued a \$4.8 million permit for the alteration of the two-story residence, pool cottage and landscape at 130 Banyan Road. The project design by Smith and Moore Architects will transform an English Tudor style home by adding regency-style elements including eliminating the dormered entryway and adding rows of widowed sections including a larger centralized entryway with stone surround, a parapet roof, and cast-stone frieze.

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## LAND USE PROJECTS

### LARGEST BUILDING PERMIT ISSUED\* – LAST MONTH

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM**	SQ FT †
920 N. Lake Way	\$5,400,000	20-Oct	Davis General Contracting	MP Design & Architecture		Commercial Alteration

### TOP 10 LARGEST BUILDING PERMITS ISSUED\* – LAST 12 MONTHS

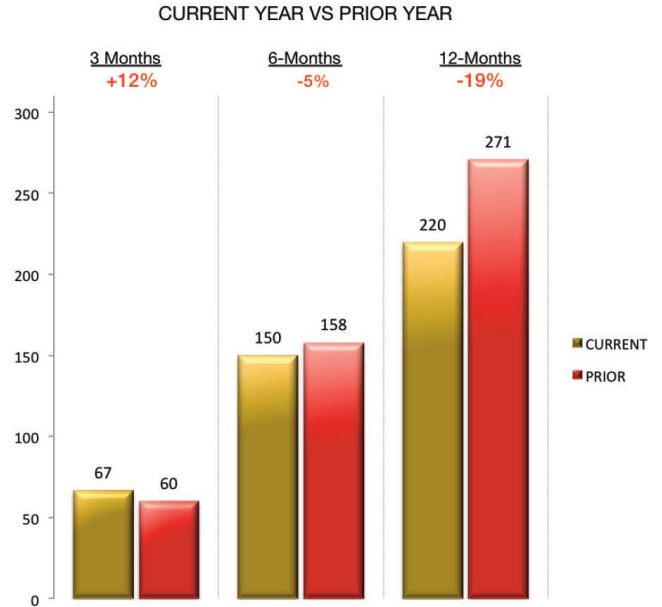
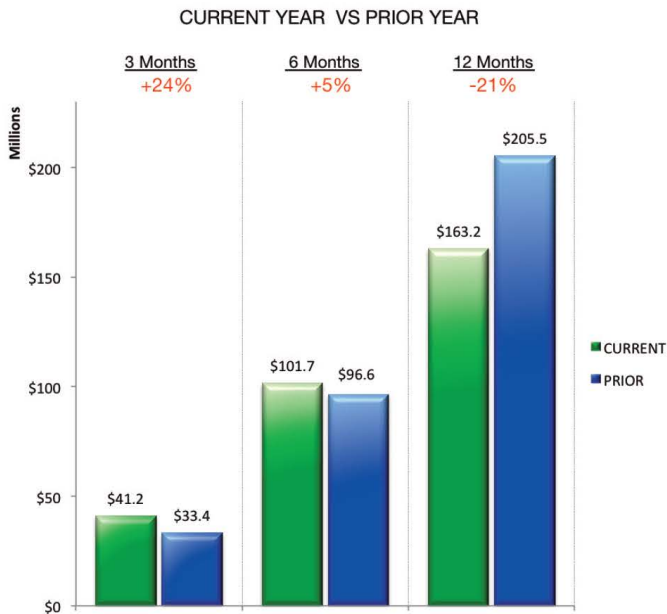
ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM**	SQ FT †
525 N. County Road	\$11,500,000	Jun-20	Davis General Contracting	Smith Architectural Group		Residential New Construction
1616 S. Ocean Blvd.	\$10,955,450	Nov-19	Turtle Beach Construction	Bridges Marsh & Associates		Residential New Construction
242 Dunbar Road	\$6,586,916	Jan-20	Whittmann Building Corporation	MP Design & Architecture		Residential New Construction
1 S. County Road	\$6,200,000	May-20	The Weitz Company	UNKNOWN		Commercial Alteration
920 N. Lake Way	\$5,400,000	Oct-20	Davis General Contracting	MP Design & Architecture		Residential New Alteration
130 Banyan Road	\$4,800,000	Oct-20	Rogers General Contracting	Smith and Moore Architects		Residential New Alteration
220 Brazilian Ave.	\$4,242,500	Jan-20	Strand Construction	Patrick Ryan O'Connell Architect		Residential New Construction
216 Angler Ave.	\$3,250,000	Jan-20	AMC Custom Builders	MP Design & Architecture		Residential New Construction
208 El Pueblo Way	\$3,250,000	Mar-20	Tim Givens Building & Remodeling	MP Design & Architecture		Residential New Construction
415 Hibiscus Ave.	\$3,250,000	Jun-20	Shawmut Design And Construction	UNKNOWN		Residential New Construction

\*Includes Residential New Construction, Residential Alteration, Commercial New Construction and Commercial Alteration

## Large-Scale Building Permits

**TOTAL VALUE OF PROJECTS\***  
Current Year Versus Prior Year

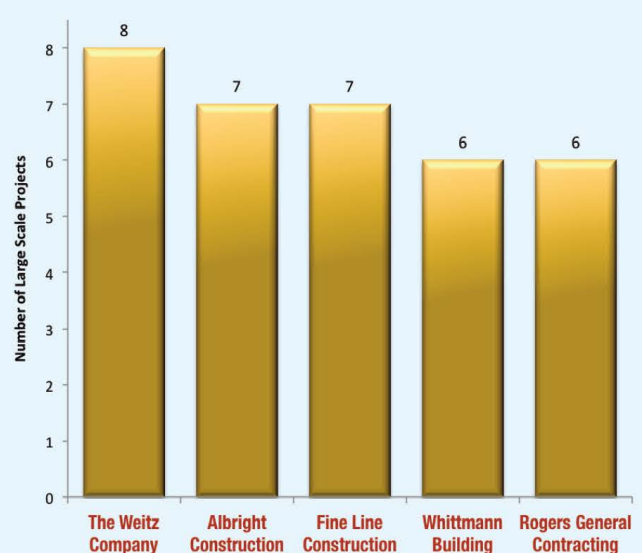
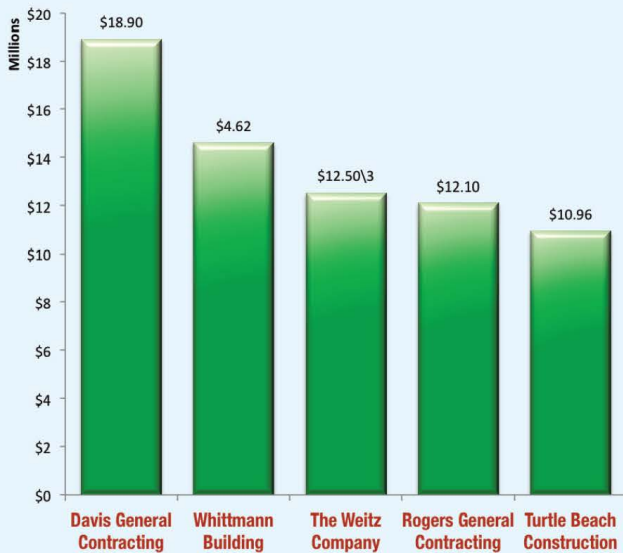
**TOTAL NUMBER OF PROJECTS\***  
Current Year Versus Prior Year



## Top Contractors of Large-Scale Projects

**TOP 5 BY VALUE OF PROJECTS**  
for Last 12 Months

**TOP 5 BY NUMBER OF PROJECTS**  
for Last 12 Months

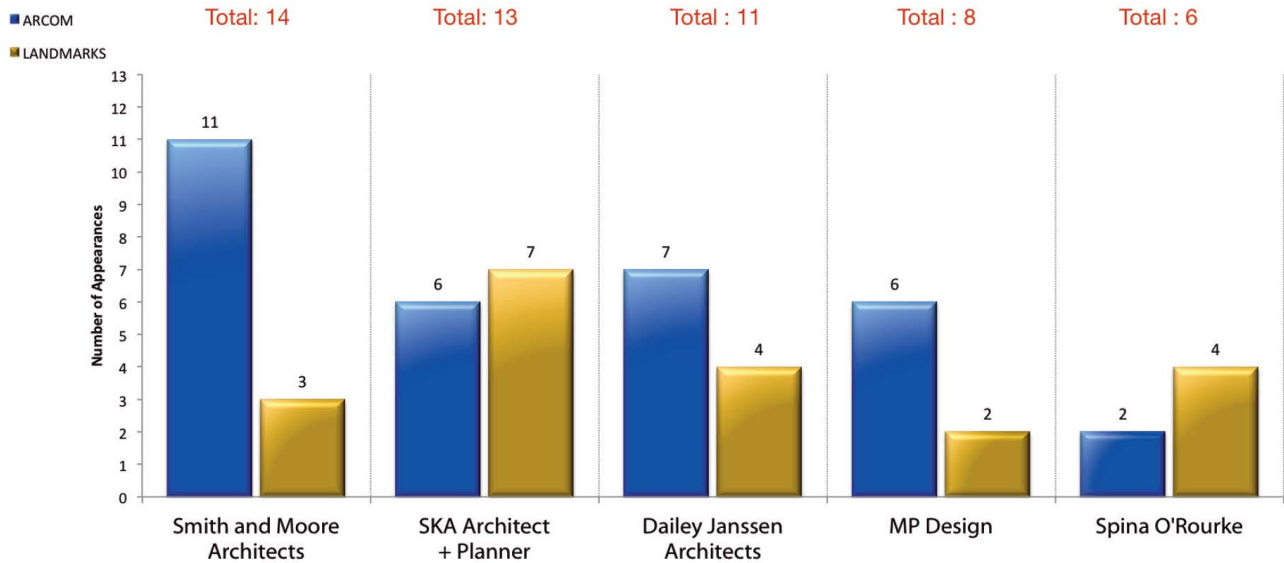


\*Includes Residential and Commercial New Construction, and Residential and Commercial Alteration permits issued with \$100,000 or more valuations



## Building & Development Applications

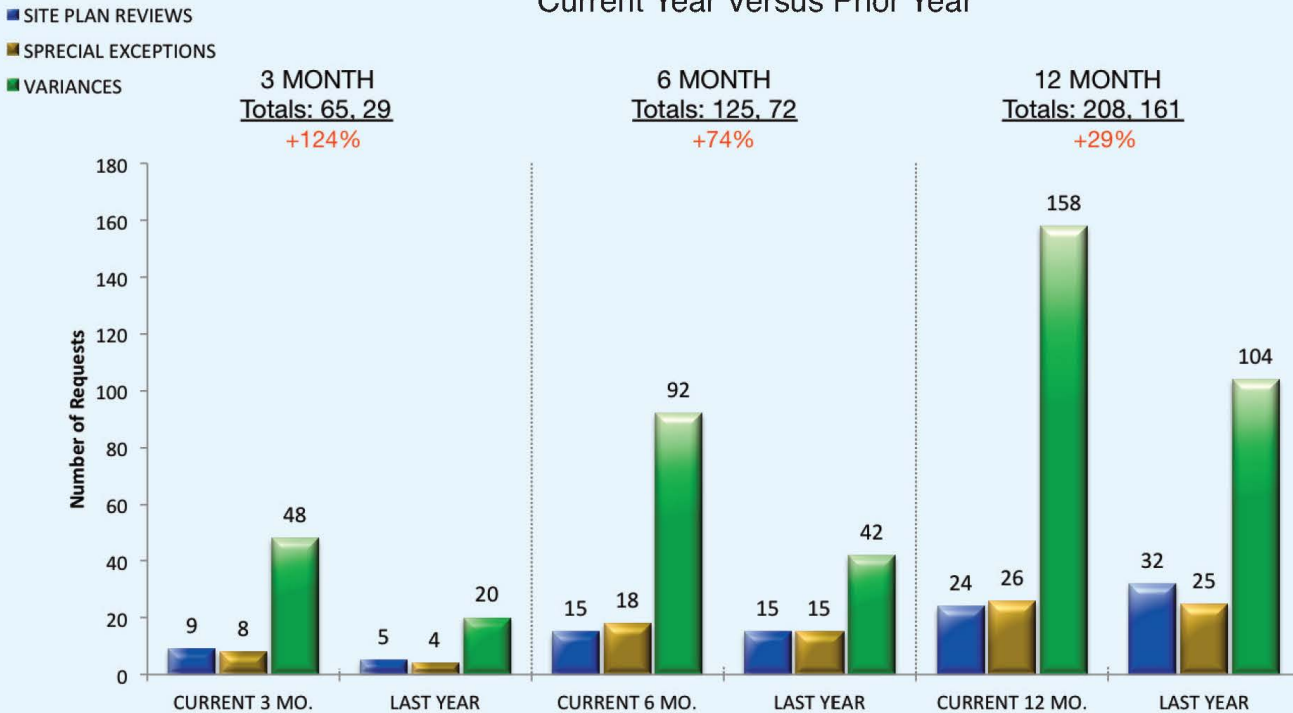
**TOP 5 ARCHITECTS**  
For Architectural & Landmarks Appearances\* — Last 12 Months



\*Where each unique agenda item number is recorded as a single appearance

## Town Council Development Reviews

Current Year Versus Prior Year





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#### ONLINE RESOURCES

Title Insurance Calculator: [www.rabideauklein.com/title-insurance-calculator](http://www.rabideauklein.com/title-insurance-calculator)

Beach Access Finder, Town of Palm Beach: [www.rabideauklein.com/beach-access](http://www.rabideauklein.com/beach-access)

Rabideau Klein Million Dollar Mortgages Brief, Palm Beach County: [www.rabideauklein.com/million-dollar-mortgage-brief](http://www.rabideauklein.com/million-dollar-mortgage-brief)

Rabideau Klein Town of Palm Beach Brief: [www.rabideauklein.com/town-of-palm-beach](http://www.rabideauklein.com/town-of-palm-beach)

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