

Rabideau Klein Brief

TOWN OF PALM BEACH

JANUARY 2021



Advertisement

 rabideau klein
Florida - Ontario

Real estate. Real guidance. Real results.™

REAL ESTATE | LAND USE | FINANCE | CROSS BORDER | BUSINESS FORMATION

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

Town of Palm Beach Town Council, www.townofpalmbeach.com/469/Town-Council

Town of Palm Beach Architectural Commission, www.townofpalmbeach.com/95/ArchitecturalCommission-ARCOM

Town of Palm Beach Landmarks Preservation Commission, www.townofpalmbeach.com/100/Landmarks-PreservationCommission

Palm Beach County Clerk of Court & Comptroller, www.mypalmbeachclerk.com

Palm Beach County Appraisers Office, pbcgov.com/papa

Palm Beach Board of Realtors Multiple Listing Service, pbb.flexmls.com

All information contained herein is deemed reliable but not guaranteed. Neither Rabideau Klein, nor any of its employees makes any representations or warranties as to the accuracy of its contents.

© 2021 Rabideau Klein. All rights reserved.

REAL ESTATE HIGHLIGHT: RESIDENTIAL ESTATES / LOTS

Year 2020 and Q4 Show Groundbreaking Gains

Ford Estate Brings \$55M and Sylvester Stallone Trust Buys Compound For \$35M

By the end of 2020, luxury real estate in the Town of Palm Beach realized a 24% increase in the average cost of a \$1 million-plus single-family-home, and a 112% increase in the number of homes sold in the category for the year. Bolstering the big numbers, the fourth quarter averages show increases of 39% and 313%, respectively. Last month, the palatial former home of the late head of the Ford Motor Company, Henry Ford II, was purchased for \$55.15 million. Lawrence Moens of Lawrence A. Moens Associates represented the seller and Christian Angle of Christian Angle Real Estate represented the buyer of that transaction, as well as, the parties of December's second largest sale, a two-parcel lakefront compound assembled by agent Moens in 2012. The 1480 N. Lake Way property was purchased for \$35.375 million by a trust associated with Sylvester Stallone, Southpaw Trust. Both sales made the Top 10 of the year and agent Angle also represented the buyer for the fourth largest single-family-home sale in December. Just south of The Breakers, the 1920's French Creole Mansion at 124 Via Bethesda brought \$20.2 million. Christopher Leavitt and Ashley McIntosh shared the listing.

CONTACT | David E. Klein, Esq. | dklein@rabideauklein.com | 561.655.6221

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 †
300 N. Lake Way	\$55,150,000	29-Dec	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	PRIVATE SALE	26,696

TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS

ADDRESS	SALE PRICE	MONTH	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM**	SQ FT †
8 S. Lake Trail	\$71,850,000	Jun-20	UNKNOWN	UNKNOWN	PRIVATE SALE	9,918
1095 N. Ocean Blvd.	\$70,000,000	Jun-20	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	9,747
300 N. Lake Way	\$55,150,000	Dec-20	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	PRIVATE SALE	26,696
1744 S. Ocean Blvd.	\$51,420,000	Jul-20	ASHLEY MCINTOSH / CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	18,432
1820 S. Ocean Blvd.	\$46,750,000	May-20	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	ALAN QUARTUCCI <i>Brown Harris Stevens</i>	133	12,979
100 El Bravo Way	\$43,250,000	Feb-20	UNKNOWN	UNKNOWN	PRIVATE SALE	14,318
1075 N. Ocean Blvd.	\$43,000,000	Jul-20	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	42	10,232
530 S. Ocean Blvd.	\$37,250,000	Mar-20	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	JAMES KENNY <i>K2 Realty, Inc.</i>	1296	12,248
720 S. Ocean Blvd.	\$36,076,540	Oct-20	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	DANA KOCH <i>The Corcoran Group</i>	182	10,559
1480 N. Lake Way	\$35,375,000	Dec-20	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	169	10,539

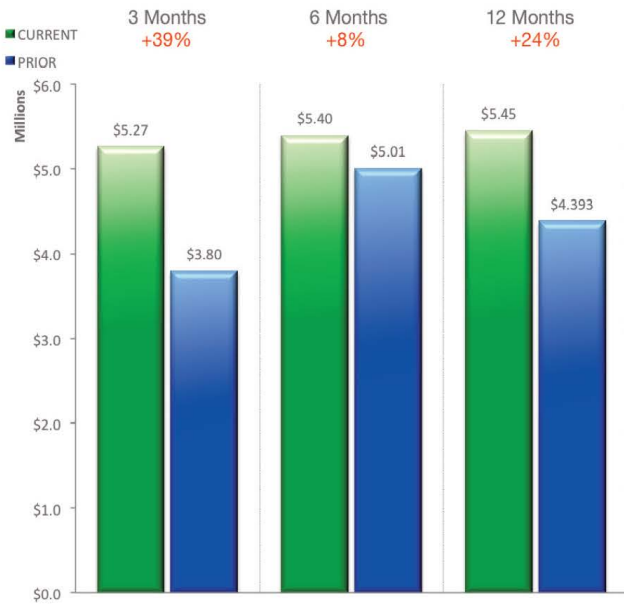
**Days on market from MLS number origination to sold date

†Living area

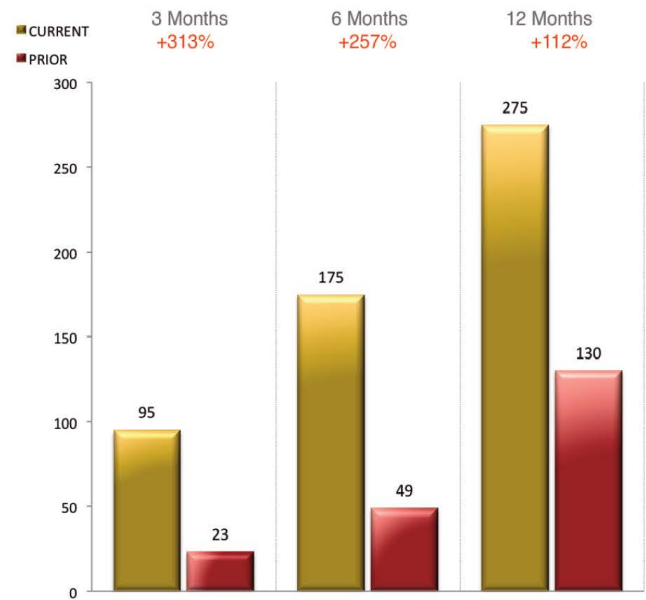
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$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

SINGLE FAMILY HOME SALES* — DECEMBER 2020

ADDRESS	LIST PRICE	LIST DATE	LISTING AGENT / AGENCY	BUYER'S AGENT / AGENCY
300 N. Lake Way	\$55,150,000	29-Dec	LAWRENCE MOENS <i>Lawrence S. Moens</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>
1480 N. Lake Way	\$35,375,000	16-Dec	LAWRENCE MOENS <i>Lawrence S. Moens</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>
936 N. Lake Way	\$22,750,000	29-Dec	GARY POHRER <i>Douglas Elliman</i>	UNKNOWN
124 Via Bethesda	\$20,200,000	15-Dec	CHRISTOPHER LEAVITT / ASHLEY MCINTOSH <i>Douglas Elliman</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>
7 Ocean Lane	\$20,200,000	22-Dec	JANINA RADTKE <i>Sotheby's International Realty</i>	JANINA RADTKE <i>Sotheby's International Realty</i>
235 Via Vizcaya	\$18,400,000	23-Dec	JAMES MCCANN <i>Premier Estate Properties</i>	JAMES MCCANN <i>Premier Estate Properties</i>
1285 N. Ocean Blvd.	\$13,000,000	31-Dec	CAROLE KOEPEL <i>Sotheby's International Realty</i>	LILLY FERREIRA <i>Brown Harris Stevens</i>
201 Dunbar Road	\$11,000,000	21-Dec	BETSY FRY <i>Sotheby's International Realty</i>	SPENCER SCHLAGER <i>Douglas Elliman</i>
236 Via Las Brisas	\$10,100,000	22-Dec	CRISTINA CONDON <i>Sotheby's International Realty</i>	MICHAEL COSTELLO <i>Douglas Elliman</i>
130 Coconut Row	\$9,385,000	11-Dec	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	ELIZABETH DEWOODY <i>Compass Florida</i>
214 Dunbar Road	\$7,675,000	30-Dec	MAUREEN WOODWARD <i>Brown Harris Stevens</i>	CHRISTINE GIBBONS <i>Sotheby's International Realty</i>
220 Jungle Road	\$6,950,000	3-Dec	UNKNOWN	UNKNOWN
127 El Bravo Way	\$6,898,000	30-Dec	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	UNKNOWN
212 Seaspray Ave.	\$6,700,000	11-Dec	ROBERT GOODNOUGH / RAJ SHRESTHA <i>Sotheby's International Realty</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>
267 Dunbar Road	\$6,048,000	16-Dec	JAMES MCCANN <i>Premier Estate Properties</i>	DANA KOCH <i>The Corcoran Group</i>
240 Sanford Ave.	\$5,500,000	3-Dec	CAROLE KOEPEL <i>Sotheby's International Realty</i>	SUZANNE AINSLIE <i>Sotheby's International Realty</i>
261 El Dorado Lane	\$5,500,000	24-Dec	LIZA PULITZER / AUSTIN MCGURK <i>Brown Harris Stevens</i>	LIZA PULITZER <i>Brown Harris Stevens</i>
12 Sloans Curve Drive	\$5,450,000	23-Dec	ALLISON WREN / FRANCES FRISBIE <i>Brown Harris Stevens</i>	LARRY FERGUSON <i>Sutter & Nugent</i>
240 Sandpiper Drive	\$5,400,000	18-Dec	CHRISTOPHER LEAVITT / ASHLEY MCINTOSH <i>Douglas Elliman</i>	ASHLEY MCINTOSH <i>Douglas Elliman</i>
350 Seaspray Ave.	\$5,400,000	29-Dec	DANA KOCH <i>The Corcoran Group</i>	MARY BUCK <i>Sotheby's International Realty</i>
310 Plantation Road	\$5,250,000	29-Dec	GARY POHRER / MARY NEWTON <i>Douglas Elliman</i>	SUZANNE FRISBIE <i>Premier Estate Properties</i>
221 Queens Lane	\$4,640,000	21-Dec	PAUL POLLACK <i>Douglas Elliman</i>	KRISTEN VILA <i>The Corcoran Group</i>
1080 S. Ocean Blvd.	\$4,600,000	30-Dec	ELIZABETH JONES <i>Mary Overall Real Estate</i>	SUZANNE FRISBIE <i>Premier Estate Properties</i>
1435 N. Ocean Way	\$4,525,000	31-Dec	JONATHAN MOSS <i>Sotheby's International Realty</i>	JONATHAN MOSS <i>Sotheby's International Realty</i>
264 Sandpiper Drive	\$4,208,000	9-Dec	DANA KOCH <i>The Corcoran Group</i>	CRISTA RYAN <i>Tina Fanjul Associates</i>
210 Onondaga Ave.	\$4,150,000	28-Dec	CHRISTINE GIBBONS <i>Sotheby's International Realty</i>	BLAIR KIRWAN <i>Brown Harris Stevens</i>
215 Seabreeze Ave.	\$4,100,000	9-Dec	DANA KOCH <i>The Corcoran Group</i>	GARY POHRER <i>Douglas Elliman</i>
143 Seminole Ave.	\$4,000,000	1-Dec	LINDA OLSSON <i>Linda R. Olsson</i>	ELIZABETH DEWOODY <i>Compass Florida</i>
207 Bahama Lane	\$3,878,900	7-Dec	TODD PETER <i>Sotheby's International Realty</i>	LAWRENCE MOENS <i>Lawrence S. Moens</i>
211 Seabreeze Ave.	\$3,825,000	2-Dec	LISA CREGAN <i>Sotheby's International Realty</i>	BLAIR KIRWAN <i>Brown Harris Stevens</i>
594 N. County Road	\$3,700,000	30-Dec	MICHAEL MISISCO <i>Sotheby's International Realty</i>	JAMES MCCANN <i>Premier Estate Properties</i>
256 Everglade Ave.	\$3,509,000	2-Dec	SHIRLEY WYNER / PAULA WITTMANN <i>William Raveis</i>	LAWRENCE MOENS <i>Lawrence S. Moens</i>
241 Bahama Lane	\$3,500,000	31-Dec	TIERNEY O'HARA <i>Sotheby's International Realty</i>	BLAIR KIRWAN <i>Brown Harris Stevens</i>
240 Mockingbird Trail	\$3,450,000	16-Dec	JOHN CAMPBELL <i>The Corcoran Group</i>	JOHN CAMPBELL <i>The Corcoran Group</i>
360 Seaspray Ave.	\$3,000,000	15-Dec	LORE SMITH <i>Sotheby's International Realty</i>	KEITH VANDERLAAN <i>Sotheby's International Realty</i>
218 Everglade Ave.	\$2,500,000	18-Dec	TIERNEY O'HARA <i>Sotheby's International Realty</i>	LINDA OLSSON <i>Linda R. Olsson</i>
262 Park Ave.	\$2,275,000	15-Dec	LINDA OLSSON <i>Linda R. Olsson</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>
423 Seaview Ave.	\$2,225,000	17-Dec	ALEXANDER WALLACE / JAMES PAINE <i>The Corcoran Group</i>	SUZANNE FRISBIE <i>Premier Estate Properties</i>

*Includes single family homes and residential lots priced at \$1 million or more *Days on market from MLS number origination to sold date †Living area

PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

NEW-TO-THE-MARKET SINGLE FAMILY HOMES* — DECEMBER 2020

ADDRESS	LIST PRICE	LIST DATE	LISTING AGENT/AGENCY	LOCATION	MLS NUMBER	BUILT	SQ. FT.†
174 Via Del Lago	\$64,900,000	15-Dec	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	Estate Section	RX-10678830	1934	15,241
1700 S Ocean Blvd.	\$41,900,000	15-Dec	SHELLY NEWMAN <i>William Raveis</i>	Parc Monceau	RX-10678503	2021	9,626
600 Tarpon Way	\$24,900,000	18-Dec	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	Island Road	RX-10678826	1998	8,263
305 Indian Road	\$22,000,000	28-Dec	CRISTA RYAN <i>Tina Fanjul Associates</i>	Sea Isle Estates	RX-10680606	1995	5,403
313 Dunbar Road	\$21,500,000	11-Dec	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	Adams Circle	20-2166	2006	6,175
134 Casa Bendita	\$17,850,000	30-Dec	CHRISTOPHER LEAVITT / ASHLEY MCINTOSH <i>Douglas Elliman</i>	Casa Bendita	RX-10681267	1970	6,233
1540 S Ocean Blvd	\$11,750,000	3-Dec	MARGO FULLER <i>Nest Seekers Palm Beach</i>		\$1,676,961	LOT	LOT
100 Regents Park Road	\$10,500,000	15-Dec	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	Regents Park	20-2181	1959	6,584
234 Eden Road	\$10,350,000	3-Dec	DANA KOCH <i>Sotheby's International Realty</i>	Eden Properties	RX-10675629	1990	4,256
214 Plantation Road	\$8,500,000	4-Dec	HEATHER & CRAIG BRETZLAFF <i>Douglas Elliman</i>	East Shore	RX-10672326	2020	4,305
258 Country Club Road	\$8,495,000	15-Dec	TODD PETER <i>Sotheby's International Realty</i>	Rafalsky Mark	RX-10678701	2021	5,027
145 Kings Road	\$8,450,000	31-Dec	DANA KOCH <i>Sotheby's International Realty</i>	Boulevard Estates	RX-10681309	1924	5,210
245 Ridgeview Drive	\$8,200,000	9-Dec	MARLEY OVERMAN <i>Illustrated Properties</i>	Rafalsky Mark	RX-10677666	2009	4,250
217 Sandpiper Drive	\$7,650,000	9-Dec	CHRIS DEITZ / JONATHAN DUERR <i>William Raveis</i>	Dodge Estates	RX-10677166	2020	4,033
0 Antigua Lane	\$6,950,000	14-Dec	DANA KOCH <i>Sotheby's International Realty</i>	Polan Subdivision	RX-10678231	LOT	LOT
261 Sanford Ave.	\$6,250,000	16-Dec	GARY LITTLE / LYNN WARREN <i>Sotheby's International Realty</i>	Walton Addition	RX-10680921	1945	4,419
443 Seaview Ave.	\$6,250,000	29-Dec	TODD PETER <i>Sotheby's International Realty</i>	Poinciana Park	RX-10679064	1920	4,076
2243 Ibis Isle Road E	\$5,250,000	8-Dec	PAULA GOTTFRIED / JOAN WENZEL-MESSING <i>Douglas Elliman</i>	Ibis Isle	RX-10676757	1984	3,552
212 Australian Ave.	\$4,395,000	8-Dec	MARY BUCK <i>Sotheby's International Realty</i>	Royal Park	RX-10676804	1925	2,964
210 Osceola Way	\$4,250,000	21-Dec	CARA MCCLURE / LINDA WILKINSON <i>Douglas Elliman</i>	Osceola Way	RX-10679774	1953	3,790
269 Park Ave.	\$3,690,000	18-Dec	SUZANNE FRISBIE <i>Premier Estate Properties</i>	Bungalow Park	RX-10679213	1900	3,005
245 Seminole Avenue	\$3,250,000	4-Dec	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	Ocean Park	RX-10676010	1996	2,932
251 Park Ave.	\$3,198,000	21-Dec	JEROME DE SAINT HIPPOLYTE <i>The Corcoran Group</i>	Bungalow Park	RX-10679776	1924	2,737

*Includes single family homes and residential lots priced at \$1 million or more *Days on market from MLS number origination to sold date †Living area

REAL ESTATE HIGHLIGHT: APARTMENTS / VILLAS / TOWNHOUSES

\$10.5M Venetian Villa Sale Fuels Heated Condominium Market

At \$9.6M, the Penthouse Offering at The Villas was One of the Priciest of 2020

December's sale of a \$10.495 million penthouse, located in a newer oceanfront luxury building designed in the style of a Venetian palazzo, made the Top 10 of the year and contributed to the continuing expansion of Palm Beach's luxury condominium market which realized a 164% increase in number of condominiums sold in the \$1 million-plus category for the fourth quarter, and an increase of 43% for the year. Christian Angle of Christian Angle Real Estate listed the property at 104 Gulfstream Road in Las Ventanas and Suzanne Trapani Frisbie represented the buyer.

William Yahn of the Corcoran Group presented the most expensive condominium last month, a \$9.599 million updated penthouse at The Villas, the prestigious cooperative building at 425 Worth Avenue. Only three other listings out priced the offering this year, the \$18.75 listing of Penthouse 2E at 100 Sunrise Avenue by Lawrence Moens of Lawrence A. Moens Associates in May, the \$17.5 million listing of 215 Worth Avenue by Gary Pohrer and John Reynolds of Douglas Elliman in January, and the \$12.95 listing of 3 Via Flagler by Suzanne Trapani Frisbie of Premier Estate Properties in July.

CONTACT | David E. Klein, Esq. | dklein@rabideauklein.com | 561.655.6221

LUXURY CONDOMINIUMS

LARGEST CONDO / CO-OP SALE—LAST MONTH

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM**	SQ FT †
104 Gulfstream Road	\$10,495,000	16-Dec	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SUZANNE FRISBIE <i>Premier Estate Properties</i>	837	5,260

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

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM**	SQ FT †
100 Sunrise Ave., Ph 2 & C46	\$14,000,000	Nov-20	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	HAROLD MATHESON <i>Monique Matheson Properties</i>	182	8,841
237 Brazilian Ave.	\$13,666,500	Oct-20	SUZANNE FRISBIE <i>Premier Estate Properties</i>	UNKNOWN	155	12,248
3 Via Flagler	\$10,770,000	Dec-20	SUZANNE FRISBIE <i>Premier Estate Properties</i>	TODD PETER <i>Sotheby's International Realty</i>	114	5,475
104 Gulfstream Road	\$10,495,000	Nov-20	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SUZANNE FRISBIE <i>Premier Estate Properties</i>	837	5,260
150 Bradley Place, C13	\$9,640,000	Oct-20	UNKNOWN	UNKNOWN	PRIVATE SALE	190
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
167 Seabreeze Ave.	\$8,405,000	Nov-20	JAMES MCCANN <i>Premier Estate Properties</i>	NICHOLAS GRODZICKI <i>Sotheby's International Realty</i>	126	7,021
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
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

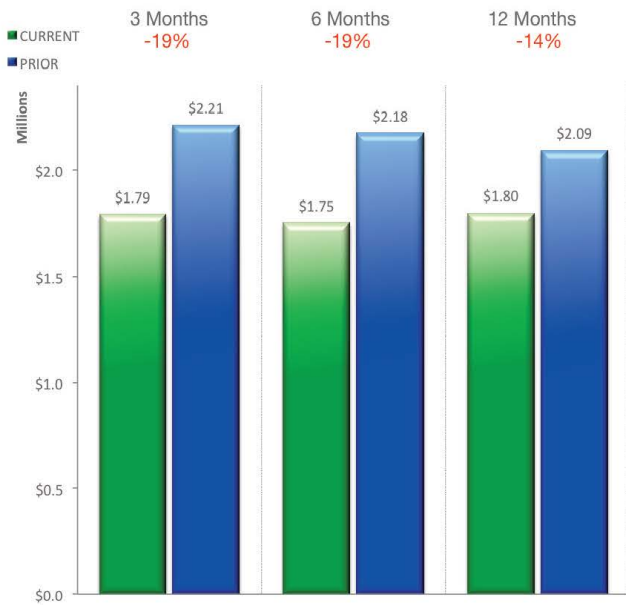
**Days on market from MLS number origination to sold date

†Living area

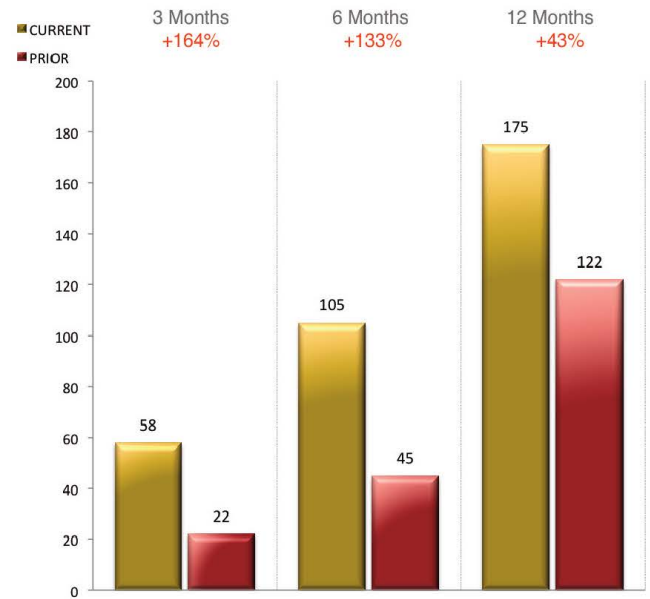
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$1 MILLION-PLUS CONDOMINIUMS

MEDIAN SELLING PRICE*
 Current Year Versus Prior Year



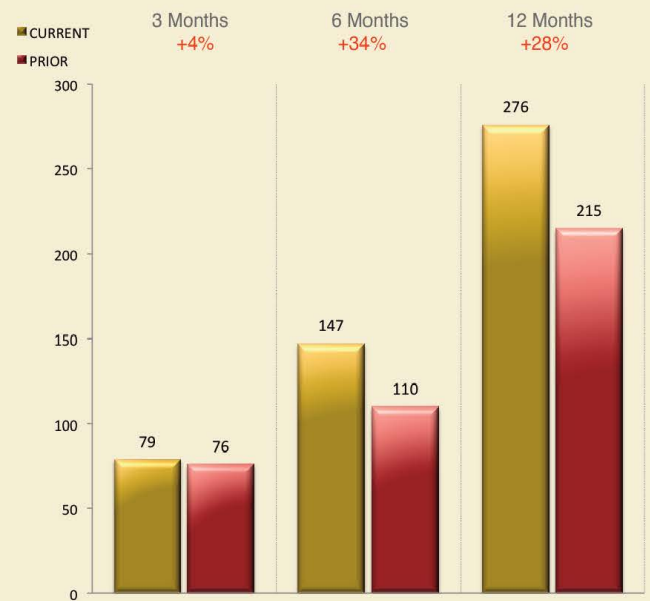
CONDOS SOLD*
 Current Year Versus Prior Year



MEDIAN LISTING PRICE*
 Current Year Versus Prior Year



CONDOS LISTED*
 Current Year Versus Prior Year



PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

LUXURY CONDO / CO-OP SALES* – DECEMBER 2020

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM**	SQ FT †
104 Gulfstream Road	\$10,495,000	16-Dec	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SUZANNE FRISBIE <i>Premier Estate Properties</i>	820	5,260
100 Sunrise Ave., 502	\$4,850,000	15-Dec	FERN FODIMAN <i>Sotheby's International Realty</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	88	2,224
421 Brazilian Ave.	\$4,363,000	21-Dec	ANN SUMMERS / LUCY BAUER <i>Brown Harris Stevens</i>	ASHLEY COPELAND <i>Brown Harris Stevens</i>	163	2,788
44 Cocomanut Row, 315B	\$3,950,000	30-Dec	CAPPY ABRAHAM <i>Palm Beach Residential Properties</i>	RICHARD STEINBERG <i>Douglas Elliman</i>	110	2,026
256 Everglade Ave.	\$3,509,000	2-Dec	SHIRLEY WYNER / PAULA WITTMANN <i>William Raveis</i>	LAWRENCE MOENS <i>Lawrence A. Moens</i>	561	3,683
340 S. Ocean Blvd., Ph-D	\$3,300,000	4-Dec	STEPHEN HALL <i>Compass Florida</i>	ASHLEY ONEIL <i>Brown Harris Stevens</i>	198	1,809
151 Grace Trail, 4	\$3,300,000	28-Dec	BURT MINKOFF <i>Douglas Elliman</i>	BURT MINKOFF <i>Douglas Elliman</i>	346	2,701
3170 S. Ocean Blvd., 403N	\$2,950,000	14-Dec	GARY POHRER <i>Douglas Elliman</i>	UNKNOWN	193	2,996
3170 S. Ocean Blvd., S503	\$2,900,000	8-Dec	UNKNOWN	UNKNOWN	PRIVATE SALE	2,950
2500 S. Ocean Blvd., Ph-C5	\$2,400,000	31-Dec	JOAN WENZEL-MESSING / PAMELA GOTTFRIED <i>Douglas Elliman</i>	PAMELA GOTTFRIED <i>Douglas Elliman</i>	570	2,912
150 Bradley Place, 702	\$1,950,000	29-Dec	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	BETH COLE <i>The Corcoran Group</i>	57	1,495
401 Worth Ave., 303	\$1,850,000	11-Dec	KEVIN CONDON <i>Sotheby's International Realty</i>	KIM WATERS <i>Brown Harris Stevens</i>	177	2,436
2660 S. Ocean Blvd., 106S	\$1,849,655	14-Dec	SABRA KIRKPATRICK <i>Brown Harris Stevens</i>	SABRA KIRKPATRICK <i>Brown Harris Stevens</i>	34	2,137
400 S. Ocean Blvd., 424S	\$1,750,000	29-Dec	JAMES COSEL <i>Sotheby's International Realty</i>	MARY WULSIN <i>Brown Harris Stevens</i>	623	1,716
2000 S. Ocean Blvd., 306S	\$1,500,000	31-Dec	SCOTT GORDON / MINDY GORDON <i>Douglas Elliman</i>	HORST HOHL <i>Douglas Elliman</i>	549	3,280
2100 S. Ocean Blvd., 105N	\$1,495,500	15-Dec	KAREN DONNELLY <i>William Raveis</i>	JENNIFER HYLAND <i>Illustrated Properties</i>	214	3,136
129 Hammon Ave., 4	\$1,259,000	9-Dec	UNKNOWN	UNKNOWN	PRIVATE SALE	1,094
250 Bradley Place, 505	\$1,137,500	16-Dec	BLAIR KIRWAN <i>Brown Harris Stevens</i>	MIA MORRISON <i>The Corcoran Group</i>	407	1,220
2335 S. Ocean Blvd., A3	\$1,050,000	Dec-20	CARA MCCLURE / LISA WILKINSON <i>Douglas Elliman</i>	CARA MCCLURE <i>Douglas Elliman</i>	128	2,810

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

**Days on market from MLS number origination to sold date

†Living area

NEW-TO-THE-MARKET CONDOS / CO-OPS* — DECEMBER 2020

ADDRESS	LIST PRICE	LIST DATE	LISTING AGENT/AGENCY	LOCATION	MLS NUMBER	BUILT	SQ. FT.†
425 Worth Ave., Ph-B	\$9,599,000	21-Dec	WILLIAM YAHN <i>The Corcoran Group</i>	Villas Inc	RX-10679739	1971	4,800
300 Seminole Ave., 3B	\$6,950,000	23-Dec	CRISTINA CONDON <i>Sotheby's International Realty</i>	IL Lugano	RX-10680182	2002	2,915
100 Sunrise Ave., Ph-10	\$5,995,000	21-Dec	HAZEL SCHULTZ <i>William Raveis</i>	Sun & Surf 130	RX-10679932	1977	2,433
100 Sunrise Ave., 202	\$4,695,000	7-Dec	THOR BROWN <i>The Corcoran Group</i>	Sun & Surf 130	RX-10676733	1977	1,646
100 Worth Ave., 410	\$4,200,000	15-Dec	KOURTNEY PULTZER <i>The Corcoran Group</i>	Winthrop House	RX-10678359	1970	1,668
2660 S. Ocean Blvd., 301W	\$4,095,000	10-Dec	HELENE SIDEL <i>The Corcoran Group</i>	Beach Point	RX-10678205	1979	2,956
100 Sunrise Ave., 213	\$3,995,000	10-Dec	ROBERT GOODNOUGH / RAJ SHRESTHA <i>Sotheby's International Realty</i>	Sun & Surf 130	RX-10677474	1977	1,780
2660 S. Ocean Blvd., 501W	\$3,750,000	8-Dec	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	Beach Point	20-2143	1979	4,278
330 S. Ocean Blvd., 5F	\$3,595,000	28-Dec	KYLE KAHRIMAN <i>Brown Harris Stevens</i>	Three Thirty Ocean	RX-10680650	1977	2,454
253 Seminole Ave.	\$3,500,000	11-Dec	WAHKUNA VEGA-FERRELL <i>William Raveis</i>	Ocean Park	RX-10680880	1988	3,819
2770 S. Ocean Blvd., S401	\$3,425,000	22-Dec	CARA MCCLURE / LISA WILKINSON <i>Douglas Elliman</i>	2770 South Ocean	RX-10679918	1990	4,370
2770 S. Ocean Blvd., N201	\$3,395,000	19-Dec	SHEILA TROY <i>Beach Realty of Miami</i>	Palm Beach	F10259026	1991	4,370
2500 S. Ocean Blvd., 2C1	\$3,250,000	10-Dec	SCOTT & MINDY GORDEN <i>Douglas Elliman</i>	2500 South Ocean	RX-10677421	1975	2,590
200 Bradley Place, 401	\$2,995,000	19-Dec	LYNN WARREN / GARY LITTLE <i>Sotheby's International Realty</i>	L'ermitage	RX-10679762	1985	2,335
3550 S. Ocean Blvd., Ph-E	\$2,880,000	16-Dec	MIA MORRISON / KERRY WARWICK <i>The Corcoran Group</i>	3550 South Ocean	RX-10678784	2019	2,711
200 N. Ocean Blvd., 6	\$2,495,000	3-Dec	GARY POHRER <i>Douglas Elliman</i>	Warden House	RX-10675647	1922	1,843
44 Cocconut Row, 401A	\$2,495,000	14-Dec	BURT MINKOFF <i>Douglas Elliman</i>	Palm Beach Towers	RX-10678647	1956	2,320
100 Worth Ave., 220	\$2,200,000	22-Dec	TARYN & ROGER PISANESCHI <i>Compass Florida</i>	Winthrop House	RX-10679892	1970	1,717
3100 S. Ocean Blvd., 102N	\$1,750,000	22-Dec	SCOTT & MINDY GORDEN <i>Douglas Elliman</i>	Palm Beach Hampton	RX-10679980	1985	2,244
44 Cocconut Row, 401B	\$1,750,000	9-Dec	SIMON ISAACS <i>Simon Isaacs Real Estate</i>	Palm Beach Towers	RX-10677032	1956	1,238
434 Chilean Ave., 2A	\$1,395,000	31-Dec	LIZA PULTZER / WHITNEY MCGURK <i>Brown Harris Stevens</i>	Eliot House	RX-10681861	1980	1,293
2774 S. Ocean Blvd., 505	\$1,300,000	1-Dec	KEITH VANDERLAAN <i>Sotheby's International Realty</i>	2774 South Ocean	RX-10675032	1968	1,294
2784 S. Ocean Blvd., 201N	\$1,295,000	10-Dec	SCOTT GORDON <i>Douglas Elliman</i>	Cove Condo	RX-10677500	1975	1,863
2784 S. Ocean Blvd., 207N	\$1,295,000	1-Dec	SABRINA D'AMICO <i>BEX Realty</i>	Cove Condo	RX-10675463	1975	1,659
2600 S. Ocean Blvd., 101N	\$1,250,000	21-Dec	JUDITH & KENNETH LYONS <i>William Raveis</i>	Twenty Six Hundred	RX-10679905	1977	2,848
250 Bradley Place, 307	\$1,175,000	30-Dec	JOHN PANGBORN <i>The Corcoran Group</i>	Lake Towers	RX-10681048	1963	1,220
401 Peruvian Ave., 1030	\$1,100,000	17-Dec	ELIZABETH SAVAGE <i>Brown Harris Stevens</i>	Peruvian Terrace	RX-10679039	1963	1,175
250 Bradley Place SE, 702	\$1,075,000	11-Dec	JOSEPH MUSTACHIO <i>Joseph Mustachio</i>	Lake Towers	\$29,505,292	1968	871

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

LAND USE HIGHLIGHT: PERMITS / BUILDING & DEVELOPMENT REQUESTS

Q4 Sees Nearly a 50% Rebound in Investment in New Construction

Kirchhoff's \$2.5M Alteration Plans for 131 Seaview Avenue Closes a Tumultuous Year

While the pandemic-challenged year of 2020 rang out with a decrease of 23% in the total valuation of permits issued for large-scale building construction in the Town of Palm Beach as compared to 2019, there was a 49% increase in Quarter Four as compared to the prior year. During December through January there were 41 permits issued with valuations of \$100 thousand or more with a total valuation of \$39.69 million as compared to the 28 projects totaling \$26.68 million during the same period in 2019.

December's largest building permit was awarded to AMC Custom Builders for 131 Seaview Avenue with Kirchhoff & Associates designing the \$2.5 million renovation. Overall, the biggest contributors to 2020's building and development activity were the following: Davis General Contracting pulled permits with the highest total valuation at \$18.9 million, while The Weitz Company chalked up the most large-scale building projects at eight. The architectural company that tallied the most appearances for large-scale construction approvals from building commissions in 2020 was Smith and Moore Architects for 12 ARCOM project reviews and four Landmarks applications for Certificates of Appropriateness.

CONTACT | David E. Klein, Esq. | dklein@rabideauklein.com | 561.655.6221

LAND USE PROJECTS

LARGEST BUILDING PERMIT ISSUED* – LAST MONTH

ADDRESS	VALUE	ISSUED	CONTRACTOR	ARCHITECT	TYPE
131 Seaview Ave.	\$2,500,000	3-Dec	AMC Custom Builders	Kirchhoff & Associates Architects	Residential Alteration

TOP 10 LARGEST BUILDING PERMITS ISSUED* – LAST 12 MONTHS

ADDRESS	VALUE	ISSUED	CONTRACTOR	ARCHITECT	TYPE
525 N. County Road	\$11,500,000	Jun-20	Davis General Contracting	Smith Architectural Group	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 Construction
130 Banyan Road	\$4,800,000	Oct-20	Rogers General Contracting	Smith and Moore Architects	Residential New Construction
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
137 Dunbar Road	\$3,000,000	Jul-20	Four Points Construction	Dailey Janssen Architects	Residential New Construction

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

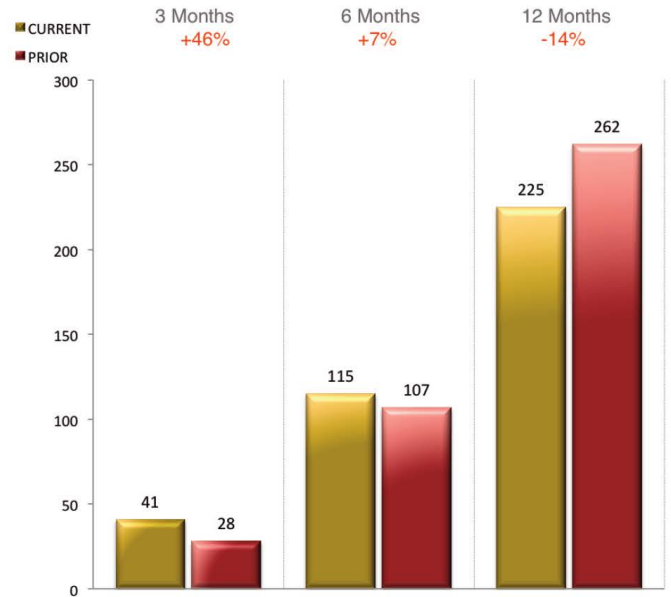
PALM BEACH AT A GLANCE
LAND USE / CONSTRUCTION

Large-Scale Building Permits

TOTAL VALUE OF PROJECTS*
Current Year Versus Prior Year

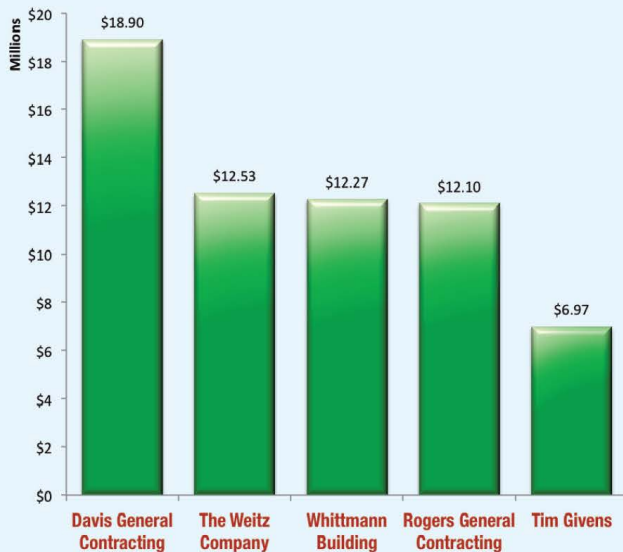


TOTAL NUMBER OF PROJECTS*
Current Year Versus Prior Year



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

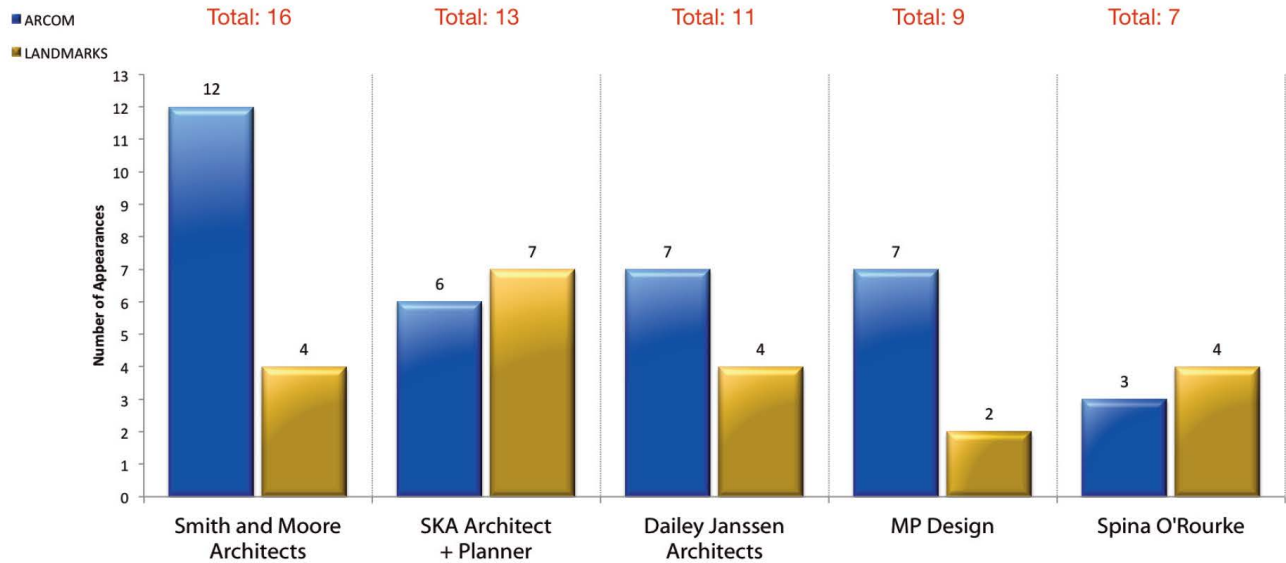


*Includes Residential and Commercial New Construction, and Residential and Commercial Alteration permits issued with \$100,000 or more valuations

PALM BEACH AT A GLANCE
LAND USE / CONSTRUCTION

Building & Development Applications

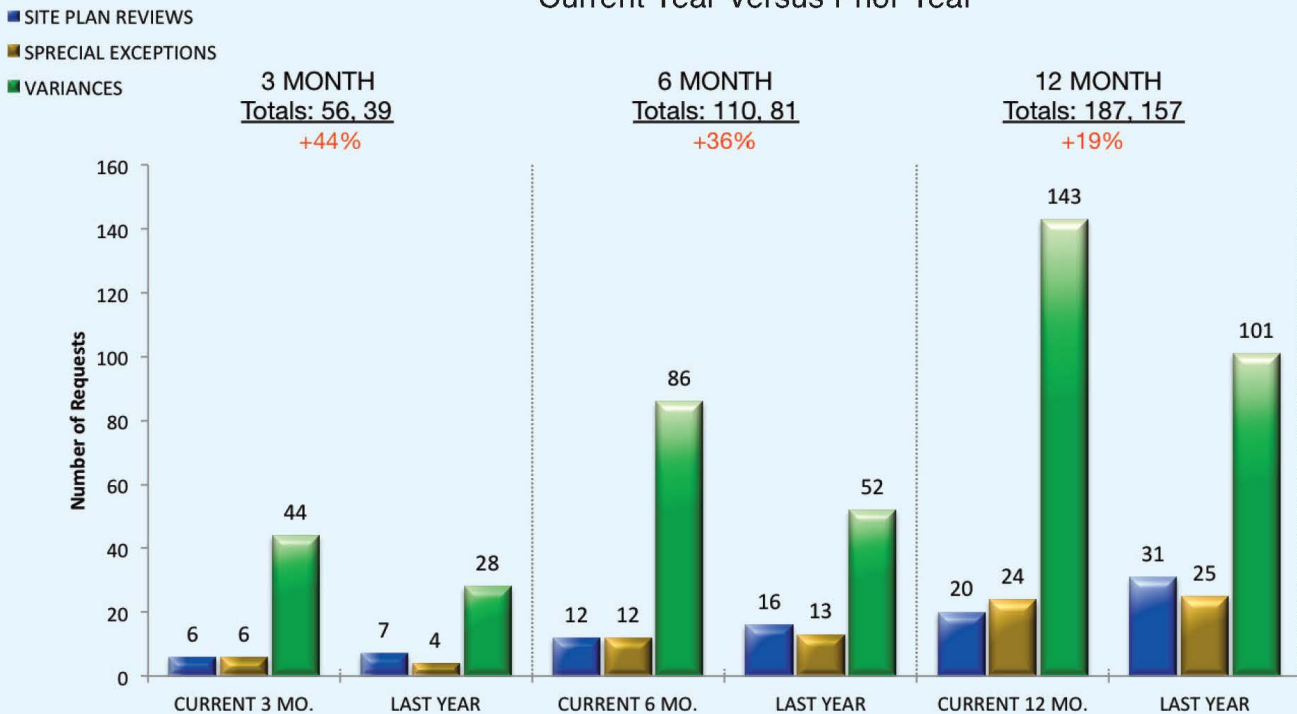
TOP 5 ARCHITECTS
For Architectural & Landmarks Appearances* — Last 12 Months



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

Town Council Development Reviews

Current Year Versus Prior Year





440 Royal Palm Way, Suite 101
Palm Beach, FL 33480

POSTMASTER STD
U.S. POSTAGE
PAID
WEST PALM BCH, FL
PERMIT NO. 347

Advertisement

Rabideau Klein is a trusted representative of high-end real estate, business formation, cross-country and legal consultation. Our law firm has been in existence since 2014 and consists of Board Certified Real Estate attorneys dedicated to providing superior legal counsel and first-class service to our clientele.

Our legal team offers decades of knowledge and experience on all legal matters for real estate transactions and related issues. We provide representation for all of your real estate assets, such as single-family homes, condominiums, co-ops, vacant land, investment, and commercial properties.

ONLINE RESOURCES

Florida Title Insurance Calculator: www.rabideauklein.com/title-insurance-calculator

Beach Access Finder, Town of Palm Beach: www.rabideauklein.com/beach-access

Rabideau Klein Million Dollar Mortgages Brief - Palm Beach County:

www.rabideauklein.com/million-dollar-mortgage-brief

Rabideau Klein Town of Palm Beach Brief: www.rabideauklein.com/town-of-palm-beach

CONTACTS

David E. Klein, Esq. | dklein@rabideauklein.com | 561.655.6221

Florida Bar Board Certified in Real Estate Law

Guy Rabideau, Esq. | grabideau@rabideauklein.com | 561.655.6221

Florida Bar Board Certified in Real Estate Law