

Rabideau Klein Brief

TOWN OF PALM BEACH

MAY 2021



Advertisement



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

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REAL ESTATE HIGHLIGHT: RESIDENTIAL ESTATES / LOTS

2 Estate Section Mansions Depart Inventory at \$30M-plus Each

Fast Moving April Market had 36 Closings and 28 Listings of Luxury Homes

Last month, the top two sales removed an oceanfront mansion and its neighboring 18-thousand square foot compound from Estate Section inventory. Both underwent recent extensive state-of-the-art renovations resulting in the \$32.13 million sale price of 680 S. Ocean Boulevard and the \$30.8 million sale price of 120 Jungle Road. James McCann of Premier Estate Properties listed the South Ocean estate and Dana Koch of The Corcoran Group represented the buyer of the opulently restored mansion that boasts “French parquet oak flooring reclaimed from Versailles” per its listing ads. Lawrence Moens of Lawrence A. Moens Associates represented both the buyer and seller of the second largest sale, a gated compound on Jungle Road abundant with lush landscaping, imperious statua and stonework, and ornate interior woodwork.

There were 36 closings and 28 listings of single-family homes in the \$1 million-plus category last month, and 98 homes sold during the last three months, representing a 188% increase. The median price point for the last six-month and three-month periods increased 16% and 17% as compared to the same periods of the previous year.

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

LUXURY SINGLE FAMILY HOMES

LARGEST SINGLE FAMILY HOME SALE—LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$32,129,000	JAMES MCCANN <i>Premier Estate Properties</i>	DANA KOCH <i>The Corcoran Group</i>	680 S. Ocean Blvd.	Estate Section	12-Apr	RX-10622208

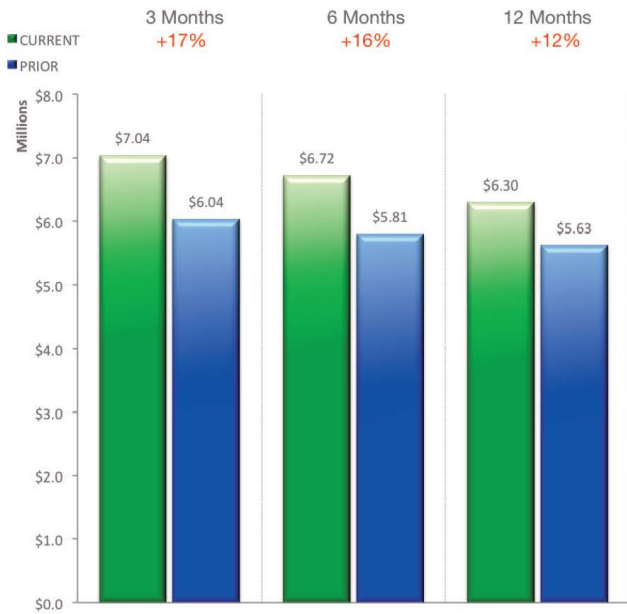
TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$122,695,954	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	535 N. County Road	Reef	Feb-21	21-51
\$71,850,000	UNKNOWN	UNKNOWN	8 S. Lake Trail	Primavera Estates	Jun-20	Public Record
\$70,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1095 N. Ocean Blvd.	North End	Jun-20	Public Record
\$68,385,000	UNKNOWN	UNKNOWN	905 N. Ocean Blvd.	North End	Feb-21	Public Record
\$57,000,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	174 Via Del Lago	Estate Section	Mar-21	RX-10678830
\$55,150,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	300 N. Lake Way	Stotesbury Park	Dec-20	20-1695
\$51,420,000	ASHLEY MCINTOSH <i>Douglas Elliman</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1744 S. Ocean Blvd.	Plam Beach Estates	Jul-20	Public Record
\$49,000,000	JAMES MCCANN <i>Premier Estate Properties</i>	JAMES MCCANN <i>Premier Estate Properties</i>	1350 N. Lake Way	Eden Villa	Mar-21	Public Record
\$48,500,000	GARY POHER <i>Douglas Elliman</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	172 S. Ocean Blvd.	Primavera Estates	Mar-21	RX-10630179
\$46,750,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	ALAN QUARTUCCI <i>Brown Harris Stevens</i>	1820 S. Ocean Blvd.	Estate Section	Jan-21	P2012

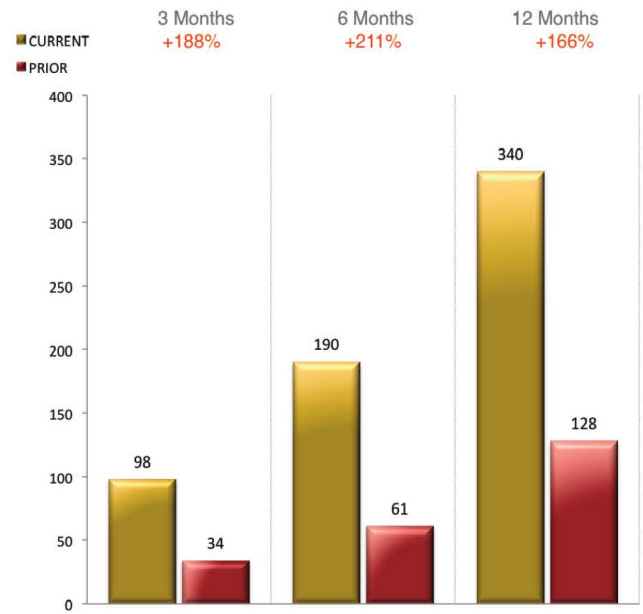
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$1 MILLION-PLUS SINGLE FAMILY HOMES

MEDIAN SELLING PRICE*
 Current Year Versus Prior Year



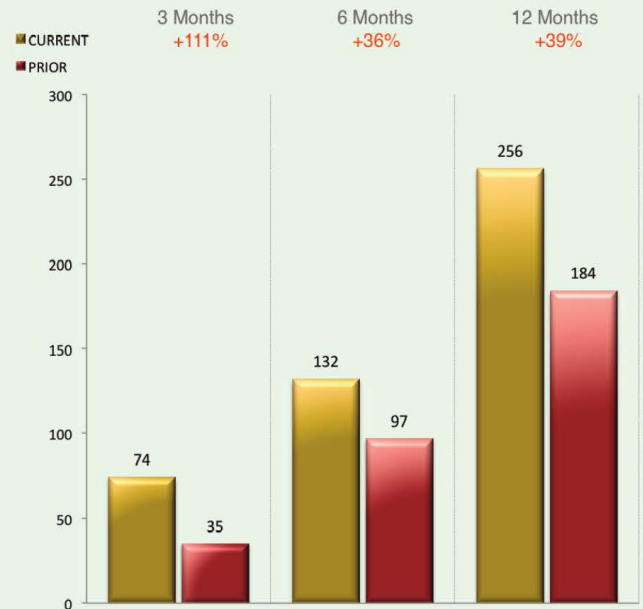
HOMES SOLD*
 Current Year Versus Prior Year



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

Top 30 of 36 sales of \$1 million or more

LUXURY SINGLE FAMILY HOME SALES* — APRIL 2020

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$32,129,000	JAMES MCCANN <i>Premier Estate Properties</i>	DANA KOCH <i>The Corcoran Group</i>	680 S. Ocean Blvd.	Estate Section	12-Apr	RX-10622208
\$30,080,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	120 Jungle Road	Estate Section	9-Apr	18-1993
\$24,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1040 N Lake Way	Coral Estates	5-Apr	RX-10687149
\$24,000,000	MANUELA YANEZ <i>William Raveis</i>	DANA KOCH <i>The Corcoran Group</i>	120 Clarendon Ave.	Lucom Addition	16-Apr	RX-10693898
\$22,990,650	JAMES MCCANN <i>Premier Estate Properties</i>	JAMES MCCANN <i>Premier Estate Properties</i>	228 Via Las Brisas	Phipps Estates	19-Apr	RX-10682888
\$19,250,000	JAMES MCCANN <i>Premier Estate Properties</i>	WILLIAM YAHN <i>The Corcoran Group</i>	1280 N. Lake Way	Bello Lido	7-Apr	RX-10590566
\$18,000,000	UNKNOWN	UNKNOWN	17 Golfview Road	Golf View	9-Apr	(Public record)
\$18,000,000	UNKNOWN	LISA & JOHN CREGAN <i>Sotheby's International Realty</i>	341 Peruvian Ave.	Royal Park	5-Apr	(Public record)
\$17,750,000	DANA KOCH <i>The Corcoran Group</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	111 El Brillo Way	El Bravo Park	16-Apr	RX-10698372
\$17,750,000	PAMELA GOTTFRIED <i>Douglas Elliman</i>	WILLIAM YAHN <i>The Corcoran Group</i>	1260 N. Lake Way	Bello Lido	15-Apr	RX-10670055
\$17,450,000	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	MARGIT BRANDT <i>Brown Harris Stevens</i>	259 Pendleton Ave.	Reverie	21-Apr	(Public record)
\$14,300,000	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	WHITNEY MCGURK <i>Brown Harris Stevens</i>	1221 N. Lake Way	Mocking Bird Trail	19-Apr	RX-10669777
\$14,108,675	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRIS LEAVITT, Douglas Elliman RYAN SERHANT, Serhant	210 Tangier Ave.	Tangier Estates	19-Apr	(Public record)
\$11,500,000	STEPHANIE LEFES <i>Sotheby's International Realty</i>	DANA KOCH <i>The Corcoran Group</i>	140 Kings Road	Boulevard Estates	29-Apr	RX-10686312
\$9,422,539	GREGORY WEADOCK <i>Brown Harris Stevens</i>	ALLISON WREN <i>Premier Estate Properties</i>	991 N. Lake Way	Eden Properties	30-Apr	RX-10711118
\$9,000,000	ELIZABETH DEWOODY <i>Compass Florida</i>	JACK ELKINS <i>William Raveis</i>	165 Seaspray Ave.	Poinciana Park	26-Apr	RX-10674210
\$8,250,000	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	GREG FOREST <i>Sotheby's International Realty</i>	130 Brazilian Ave.	Royal Park	28-Apr	RX-10652188
\$8,250,000	CARA CONIGLIO <i>Douglas Elliman</i>	ADAM MCPHERSON <i>Douglas Elliman</i>	9 Golfview Road	Golf View	7-Apr	RX-10500174
\$8,000,000	WILLIAM YAHN <i>The Corcoran Group</i>	CRISTA RYAN <i>Tina Fanjul Ryan</i>	209 Sandpiper Drive	Dodge Estates	5-Apr	RX-10689908
\$7,053,050	BURTON MINKOFF <i>Douglas Elliman</i>	UNKNOWN	357 N. Lake Way	Stotesbury Park	30-Apr	RX-10712129
\$6,840,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	620 N. Lake Way	East Shore	29-Apr	RX-10701187
\$6,795,000	LINDA SIEGFRIED <i>Linda A. Gary Real Estate</i>	ELIZABETH DEWOODY <i>Compass Florida</i>	220 Coral Lane	Tropic Isle	27-Apr	21-248
\$6,500,000	ELIZABETH DEWOODY <i>Compass Florida</i>	JULIANA SAVOIA <i>Coldwell Banker Realty</i>	211 Seabreeze Ave.	Poinciana Park	9-Apr	RX-10695908
\$6,400,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	215 Indian Road	Boca Ratone Colet	15-Apr	RX-10629690
\$6,295,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	JOHN DEWING <i>Sotheby's International Realty</i>	221 El Dorado Lane	El Dorado Park	27-Apr	RX-10698982
\$6,000,000	GARY POHRER <i>Douglas Elliman</i>	TAMARA FISHER <i>Waterfront Properties</i>	273 List Road	List Addition	30-Apr	RX-10692895
\$5,600,000	ROBERT JACKSON <i>Bob Jackson, Inc.</i>	ROBERT JACKSON <i>Bob Jackson, Inc.</i>	1090 S. Ocean Blvd.	Bingham Copp Trail	5-Apr	RX-10491023
\$5,600,000	DANA KOCH <i>The Corcoran Group</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	505 S. County Road	Singer Addition	16-Apr	RX-10495782
\$5,555,000	CRISTINA CONDON <i>Sotheby's International Realty</i>	WHITNEY MCGURK <i>Brown Harris Stevens</i>	250 Sandpiper Drive	Dodge Estates	5-Apr	RX-10693013
\$5,175,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	113 Kings Road	Boulevard Estates	14-Apr	RX-10481795

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

LUXURY SINGLE FAMILY HOME LISTINGS* — April 2020

LIST PRICE	LISTING AGENT / AGENCY	ADDRESS	LOCATION	LIST DATE	MLS NUMBER	SQ. FT.**
\$35,995,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	482 Island Drive	Everglades Island 3	18-Apr	RX-10709593	6,014
\$34,500,000	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties</i>	870 S. Ocean Blvd.	Via Vizcaya	30-Apr	RX-10712295	6,559
\$27,900,000	WHITNEY MCGURK <i>Brown Harris Stevens</i>	576 Island Drive	Everglades Island PL	29-Apr	RX-10712105	5,558
\$24,950,000	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties</i>	1080 S. Ocean Blvd.	Boulevard Estates	29-Apr	RX-10712288	9,994
\$23,900,000	MARGIT BRANDT <i>Brown Harris Stevens</i>	259 Pendleton Ave.	Reverie	27-Apr	RX-10711496	8,306
\$19,950,000	LILLY FERREIRA <i>Brown Harris Stevens</i>	1285 N. Ocean Blvd.	Bello Lido	20-Apr	RX-10709620	3,279
\$18,700,000	CARA MCCLURE <i>Douglas Elliman</i>	365 N. County Road	EL Mirasol	5-Apr	RX-10705258	5,861
\$16,500,000	GREGORY WEADOCK <i>Brown Harris Stevens</i>	177 Clarke Ave.	Primavera Estates	1-Apr	RX-10704747	8,974
\$16,000,000	WHITNEY MCGURK <i>Brown Harris Stevens</i>	325 Garden Road	Eden Properties	2-Apr	RX-10705077	4,273
\$12,725,000	GREGORY WEADOCK <i>Brown Harris Stevens</i>	991 N. Lake Way	Eden Properties	22-Apr	RX-10711118	6,290
\$11,990,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10705077	Estate Section	19-Apr	RX-10709951	Lot
\$9,975,000	JUDGE MOSS <i>Sotheby's International Realty</i>	1435 N. Ocean Way	Esplanade Estates	20-Apr	RX-10709647	3,328
\$9,900,000	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties</i>	215 Indian Road	Boca Raton County Inlet	23-Apr	RX-10710754	4,573
\$9,750,000	JIM MCCANN <i>Premier Estate Properties,</i>	113 E. Inlet Drive	Sea Isle Estates	8-Apr	RX-10706688	3,826
\$9,500,000	KELLY CUSHING <i>Douglas Elliman</i>	147 Seabreeze Ave.	Poinciana Park	8-Apr	21-586	5,607
\$8,999,500	JUSTIN BESIKOF <i>Linda R. Olsson, Inc.</i>	218 Everglade Ave.	Ocean Park	23-Apr	RX-10710577	3,500
\$8,295,000	GARY POHRER <i>Douglas Elliman</i>	260 El Pueblo Way	El Encanto	5-Apr	RX-10705562	3,092
\$7,850,000	WALLY TURNER <i>Sotheby's International Realty</i>	1025 N. Lake Way	Eden Properties	9-Apr	21-584	Lot
\$7,600,000	ASHLEY CRANDALL <i>Sutter & Nugent</i>	432 Seabreeze Ave.	Poinciana Park	6-Apr	RX-10706085	4,269
\$7,500,000	BURTON MINKOFF <i>Douglas Elliman</i>	357 N. Lake Way	Stotesbury Park	27-Apr	RX-10712129	4,040
\$7,495,000	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties</i>	255 El Pueblo Way	El Encanto	21-Apr	RX-10708691	3,408
\$7,195,000	AARON WARREN <i>Sotheby's International Realty</i>	230 El Pueblo Way	El Encanto	26-Apr	21-683	5,416
\$5,200,000	ASHLEY MCINTOSH <i>Douglas Elliman</i>	2263, 2270 Ibis Isle Rd E	Ibis Isle	7-Apr	RX-10706063	2,259
\$4,750,000	ROSALIND CLARKE <i>Premier Estate Properties</i>	257 Fairview Road	Rafalsky Mark	13-Apr	RX-10707592	2,263
\$3,950,000	MATTHIAS FRETZ <i>Douglas Elliman</i>	210 Debra Lane	Manana Estates	10-Apr	RX-10703478	1,253
\$3,857,500	LORE SMITH <i>Sotheby's International Realty</i>	360 Seaspreay Ave.	Poinciana Park	9-Apr	21-590	2,582
\$3,650,000	KEVIN CONDON <i>Sotheby's International Realty</i>	206 Caribbean Road	Boca Ratone Colet	2-Apr	RX-10704827	1,897
\$2,600,000	ASHLEY MCINTOSH <i>Douglas Elliman</i>	2270 Ibis Isle Rd E	Ibis Isle	7-Apr	RX-10706060	Lot

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

** Square feet of living space

REAL ESTATE HIGHLIGHT: APARTMENTS / VILLAS / TOWNHOUSES

Number 1 \$26M Townhome Priciest Condo of All Time

Palm Beach Realtors Break Record With 54 Luxury Condo Listings in April

Residence Number 1 of the newly constructed oceanfront quad/4 townhome condominium, 456 South Ocean, located one block from Worth Avenue (formerly Charley's Crab) brought \$26 million in its mid April sale. Suzanne Trapani-Frisbie of Premier Estate Properties held the listing and Rosalind Clarke represented the buyer for the largest condominium sale of all time in the Town of Palm Beach. The spacious oceanfront property features a unique floor plan with a basement suite including a rec room, wine room and exercise room, and is located in the prestigious Estate Section.

Enthusiastic local realtors rolled out an incredible 54 new listings in April alone, a monthly volume never seen before in this category, seconded only by the 42 new listings presented in January of 2018. The median selling price of condominiums in the \$1 million-plus category increased 8% during the last six months and 10% during the last three as compared to the same periods of the previous year.

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

LUXURY CONDOMINIUMS

LARGEST CONDO / CO-OP SALE—LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$26,070,000	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	ROSALIND CLARKE <i>Premier Estate Properties</i>	456 S. Ocean Blvd., 1	Estate Section	15-Apr	(Public record)

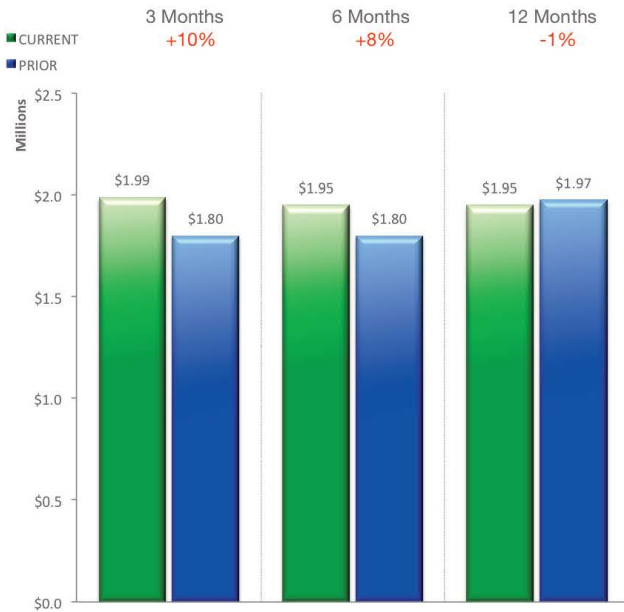
TOP 10 CONDO / CO-OP SALES—LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$26,070,000	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	ROSALIND CLARKE <i>Premier Estate Properties</i>	456 S. Ocean Blvd., 1	Estate Section	15-Apr	(Public record)
\$14,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	HAROLD MATHESON <i>Monique Matheson Properties</i>	100 Sunrise Ave., Ph 2e	Sun & Surf 100	Nov-20	20-787
\$13,666,500	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	UNKNOWN	237 Brazilian Ave., East & West	Cortile Villa	Oct-20	RX-10625875
\$10,770,000	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	TODD PETER <i>Sotheby's International Realty</i>	221 Royal Poinciana Way, 3	Via Flagler	Nov-20	RX-10639476
\$10,495,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	104 Gulfstream Road	Las Ventanas	Dec-20	RX-10461281
\$9,640,000	UNKNOWN	UNKNOWN	150 Bradley Place, C13	Palm Beach Biltmore	Oct-20	Public Record
\$9,385,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	ELIZABETH DEWOODY <i>Compass Florida</i>	130 Coconut Row	Primavera Estates	Dec-20	Public Record
\$8,900,000	WILLIAM YAHN <i>The Corcoran Group</i>	LISA CREGAN <i>Sotheby's International Realty</i>	425 Worth Ave Ph B	The Villas	Mar-21	RX-10679739
\$8,405,000	JAMES MCCANN <i>Premier Estate Properties</i>	NICHOLAS GRODZICKI <i>Sotheby's International Realty</i>	167 Seabreeze Ave.	Poinciana Park	Nov-20	RX-10571670
\$7,675,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PAULETTE KOCH <i>The Corcoran Group</i>	2 N. Breakers Row, S41 / C30	2 North Breakers Row	May-20	RX-10492412

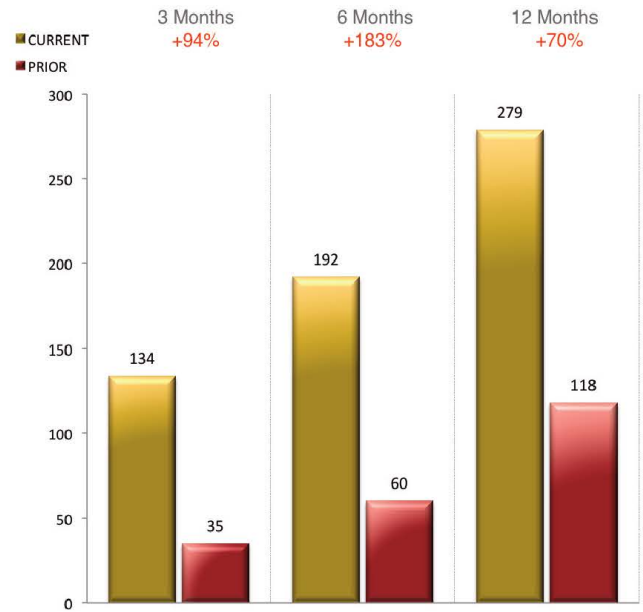
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$1 MILLION-PLUS CONDOMINIUMS

MEDIAN SELLING PRICE*
 Current Year Versus Prior Year



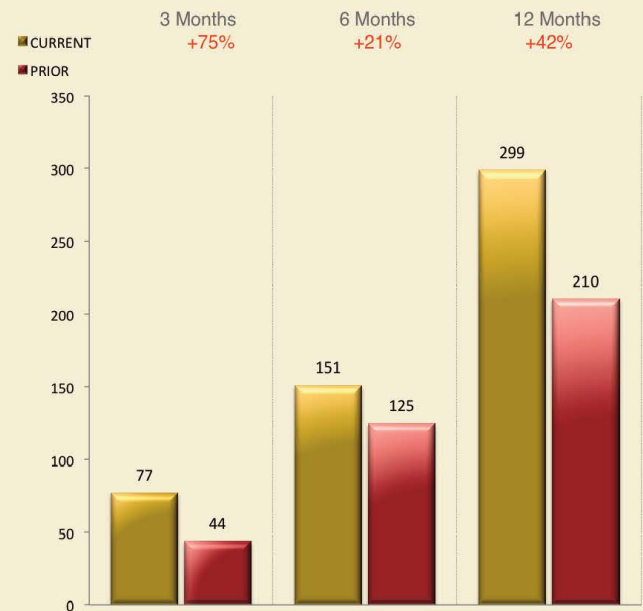
CONDOS SOLD*
 Current Year Versus Prior Year



MEDIAN LISTING PRICE*
 Current Year Versus Prior Year



CONDOS LISTED*
 Current Year Versus Prior Year



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

Top 30 of 54 sales of \$1 million or more

LUXURY CONDO / CO-OP SALES* — APRIL 2021

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$26,070,000	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	ROSALIND CLARKE <i>Premier Estate Properties</i>	456 S. Ocean Blvd., 1	Estate Section	15-Apr	(Public record)
\$6,000,000	LIZA PULTZER <i>Brown Harris Stevens</i>	LINDA OLSSON <i>Linda R. Olsson, Inc</i>	340 S. Ocean Blvd., 3a/3b	Lowell House	9-Apr	RX-10624182
\$4,885,000	HAZEL SCHULTZ <i>William Raveis</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	100 Sunrise Ave., Ph 10	Sun & Surf 100	28-Apr	RX-10679932
\$4,397,500	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	219 Everglade Ave.	Ocean Park	15-Apr	RX-10692649
\$3,850,000	ROBERT GOODNOUGH <i>Sotheby's International Realty</i>	MICHAEL COSTELLO <i>Douglas Elliman</i>	100 Sunrise Ave., 213	Sun & Surf 130	2-Apr	RX-10677474
\$3,700,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	44 Cocoanut Row, 317a	Palm Beach Towers	22-Apr	RX-10658155
\$3,200,000	DANA KOCH <i>The Corcoran Group</i>	ALLISON NEWTON <i>Douglas Elliman</i>	100 Sunrise Ave., 402	Sun & Surf 100	12-Apr	RX-10669203
\$3,100,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	150 Bradley Place 201	Palm Beach Biltmore	15-Apr	RX-10606524
\$3,052,000	KAREN DONNELLY <i>William Raveis</i>	FERN FODIMAN <i>Sotheby's International Realty</i>	2100 S. Ocean Blvd., 101s	Twenty One Hundred	21-Apr	RX-10482761
\$2,912,000	SHEILA TROY <i>Beach Realty of Miami</i>	CAROLE KOEPEL <i>Sotheby's International Realty</i>	2770 S. Ocean Blvd., 201n	2770 Building	29-Apr	FX-10259026
\$2,800,000	KERRY WARWICK <i>The Corcoran Group</i>	THOR BROWN <i>The Corcoran Group</i>	2500 S. Ocean Blvd., 2d2	Palm Beach	5-Apr	RX-10673494
\$2,660,000	ASHLEY COPELAND <i>Brown Harris Stevens</i>	MADISON COLLUM <i>ONE Sotheby's International Realty</i>	330 Cocoanut Row, 4c	330 Coconut Row	15-Apr	RX-10687122
\$2,600,000	LYNN WARREN <i>Sotheby's International Realty</i>	FERN FODIMAN <i>Sotheby's International Realty</i>	200 Bradley Place, 401	L'ermitage	7-Apr	RX-10679762
\$2,495,000	KYLE BLACKMON <i>Compass Florida</i>	ASHLEY COPELAND <i>Brown Harris Stevens</i>	340 S. Ocean, 5F	Lowell House	15-Apr	FX-10269631
\$2,385,000	BURTON MINKOFF <i>Douglas Elliman</i>	DANIELLE MOORE <i>Brown Harris Stevens</i>	44 Cocoanut Row, 401a	Palm Beach Towers	22-Apr	RX-10678647
\$2,325,000	SCOTT GORDON <i>Douglas Elliman</i>	KOURTNEY PULTZER <i>Sotheby's International Realty</i>	3170 S. Ocean Blvd., S202	Enclave	30-Apr	RX-10698051
\$2,250,000	CAROLE KOEPEL <i>Sotheby's International Realty</i>	MAUREEN WOODWARD <i>Brown Harris Stevens</i>	2100 S. Ocean Blvd., 204n	Twenty One Hundred	30-Apr	RX-10665216
\$2,195,000	ROBIN TURNER <i>Lang Realty</i>	UNKNOWN	340 S. Ocean Blvd., 4a	Lowell House	15-Apr	RX-10688935
\$2,150,000	GREGORY GIULIANO <i>William Raveis</i>	ALISON NEWTON <i>Douglas Elliman</i>	3100 S. Ocean Blvd., 505n	Palm Beach Hampton	19-Apr	RX-10665725
\$2,100,000	BURTON MINKOFF <i>Douglas Elliman</i>	SCOTT GORDON <i>Douglas Elliman</i>	2660 S. Ocean Blvd., 506s	Beach Point	30-Apr	RX-10638192
\$2,100,000	BRADFORD MILLER <i>Bradford P Miller Real Estate</i>	GARY POHRER <i>Douglas Elliman</i>	434 Chilean 6a Ave., 6a	Eliot House	27-Apr	RX-10708042
\$2,050,000	FERN FODIMAN <i>Sotheby's International Realty</i>	SCOTT GORDON <i>Douglas Elliman</i>	3100 S. Ocean Blvd., 503s	Palm Beach Hampton	30-Apr	RX-10705416
\$2,000,000	UNKNOWN	UNKNOWN	150 Bradley Place, 404	Palm Beach Biltmore	12-Apr	(Public record)
\$2,000,000	UNKNOWN	UNKNOWN	250 Bradley Place, 403	Lake Towers	9-Apr	(Public record)
\$1,975,000	DANA KOCH <i>The Corcoran Group</i>	KAREN DONNELLY <i>William Raveis</i>	2000 S. Ocean Blvd., 405s	Two Thousand	20-Apr	RX-10591064
\$1,960,000	GREGORY GIULIANO <i>William Raveis</i>	DIANA SHAY <i>Miami New Home Realty</i>	3100 S. Ocean Blvd., 305n	Palm Beach Hampton	15-Apr	RX-10665734
\$1,875,000	JEFFREY RAY <i>Jeffrey Ray LLC</i>	STACY BECK <i>Illustrated Properties</i>	2660 S. Ocean Blvd., 504n	Beach Point	21-Apr	RX-10682600
\$1,850,000	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	MARYANN CHOPP <i>Sotheby's International Realty</i>	434 Chilean Avenue 6b	Eliot House	12-Apr	RX-10690020
\$1,850,000	RONNIE HASOZBEK-GARCIA <i>Premier Estate Properties</i>	SCOTT GORDON <i>Douglas Elliman</i>	2660 S. Ocean Blvd., 503n	Beach Point	15-Apr	RX-10694903
\$1,845,000	DANA KOCH <i>The Corcoran Group</i>	JEFFREY RAY <i>Jeffrey Ray LLC</i>	2100 S Ocean Boulevard 404n	Twenty One Hundred	26-Apr	RX-10673918

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

PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

LUXURY CONDO / CO-OP LISTINGS* — APRIL 2021

LIST PRICE	LISTING AGENT / AGENCY	ADDRESS	LOCATION	LIST DATE	MLS NUMBER	SQ. FT**
\$7,495,000	TODD PETER <i>Sotheby's International Realty</i>	425 Worth Ave., 2a	Villas	24-Apr	RX-10711184	3,232
\$5,950,000	ASHLEY COPELAND <i>Brown Harris Stevens</i>	425 Worth Ave., 3e	Villas	1-Apr	RX-10704741	2,925
\$5,900,000	LISA CREGAN <i>Sotheby's International Realty</i>	425 Worth Ave., 5b	Villas	8-Apr	RX-10706277	2,762
\$3,995,000	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	3000 S. Ocean Blvd., 404	Bellaria	29-Apr	RX-10712014	3,808
\$3,695,000	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	3000 S. Ocean Blvd., 204	Bellaria	1-Apr	RX-10704556	3,808
\$3,150,000	HEIDI BONCHER <i>Compass Florida</i>	3170 S. Ocean Blvd., S702	Enclave	10-Apr	RX-10706955	2,950
\$2,995,000	SCOTT GORDON <i>Douglas Elliman</i>	2660 S. Ocean Blvd., 103w	Beach Point	23-Apr	RX-10711045	2,918
\$2,100,000	SCOTT GORDON <i>Douglas Elliman</i>	3100 S. Ocean Blvd., 503s	Beach Point	5-Apr	RX-10705416	2,918
\$2,100,000	BRADFORD MILLER <i>Bradford P. Miller Real Estate</i>	434 Chilean Ave., 6a	Eliot House	14-Apr	RX-10708042	1,293
\$1,847,000	MIA MORRISON <i>The Corcoran Group</i>	3550 S. ocean Blvd., 2e	3550 South Ocean	1-Apr	RX-10704349	2,711
\$1,798,000	SCOTT GORDON <i>Douglas Elliman</i>	3100 S. Ocean Blvd., 305s	Palm Beach Hampton	23-Apr	RX-10710265	2,913
\$1,695,000	MARYANN CHOPP <i>Sotheby's International Realty</i>	250 Bradley Place, 705	3550 South Ocean	12-Apr	RX-10707979	1,220
\$1,695,000	SCOTT GORDON <i>Douglas Elliman</i>	2000 S. Ocean Blvd., 503s	Two Thousand	30-Apr	RX-10713193	2,494
\$1,649,000	ERIC SCHREIBER <i>Leibowitz Realty Group</i>	3400 S. Ocean Blvd., 5fi	Atriums	1-Apr	RX-10704623	2,119
\$1,590,000	GUY CLARK <i>Douglas Elliman</i>	3440 S. Ocean Blvd., 501s	Halcyon	18-Apr	RX-10709536	2,078
\$1,295,000	SCOTT GORDON <i>Douglas Elliman</i>	3140 S. ocean Blvd., 506s	Carlton Place	16-Apr	RX-10708580	2,220
\$1,295,000	SCOTT GORDON <i>Douglas Elliman</i>	3100 S. Ocean Blvd., 506s	Palm Beach Hampton	23-Apr	RX-10711027	2,244
\$1,295,000	DAWN ASSENZIO <i>Compass Florida</i>	130 Sunrise Ave., 317	Sun & Surf 130	29-Apr	RX-10712253	1,097
\$1,200,000	VICKI COPANI <i>Donohue Real Estate</i>	44 Cocoanut Row, 526b	Palm Beach Towers	4-Apr	RX-10704502	1,022
\$1,149,000	REGINA LERNER <i>FIP Realty Services</i>	3600 S. ocean Blvd., 603	Thirty-Six Hundred South	10-Apr	AX-11026060	2,400
\$1,100,000	JASON HAVERKAMP <i>William Raveis</i>	2275 S. Ocean Blvd., 302a	Reef	16-Apr	RX-10707599	1,614
\$1,024,000	LORI CRONICAN <i>Douglas Elliman</i>	3360 S. Ocean Blvd., 6ci	Thirty-Three Sixty	12-Apr	RX-10707336	1,740
\$1,000,000	DAWN MALLOY <i>Premier Brokers International</i>	3400 S. Ocean Blvd., 4hi	Atriums	22-Apr	RX-10710061	2,119

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

** Square feet of living space

LAND USE HIGHLIGHT: PERMITS / BUILDING & DEVELOPMENT REQUESTS

High Volume of Permits Indicate Aggressive Upcoming Construction

Plans Include a \$7M Casa Bendita Reno, 3 New Homes, and a Dock Rebuild for Mar-a-lago

Historically, May has been the boom month for large building project permits issued in the Town of Palm Beach. However, during last month, the total number of building permits issued in the \$100 thousand-plus category was an aggressive 49, tied with the all-time highest number of any given month, which was in May of 2019, and beating May of 2017 by five. Seven of the April projects were in the \$1 million-plus category with the largest valued at \$7 million, contributing to the month's total of \$35.32 million.

Four April projects made the Top 10 of the last twelve months. Woolems, Inc. was issued a \$7 million residential alteration permit for an extensive renovation of 100 Casa Bendita as planned by Nievera William Design. Woolems, Inc. was also issued a \$4.5 million residential new construction permit and Rogers General Contracting was issued a \$3.24 million residential new construction permit for two new residences at 247 Miraflores Drive and 8 S. Lake Trail designed by Smith and Moore Architects and Peter Pennoyer Architects, respectively. Additionally, Hedrick Brothers Construction was issued a \$3.2 million permit for 100 N. Ocean Boulevard, a dock rebuild project for Mar-a-lago designed by REG Architects, Inc.

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

LAND USE PROJECTS

LARGEST BUILDING PERMIT ISSUED* – LAST MONTH

VALUE	ADDRESS	ISSUED	CONTRACTOR	ARCHITECT	TYPE
\$7,000,000	100 Casa Bendita	5-Apr	Woolems, Inc	Nievera Williams Design (Landscape)	Residential Alteration

TOP 10 LARGEST BUILDING PERMITS ISSUED* – LAST 12 MONTHS

VALUE	ADDRESS	ISSUED	CONTRACTOR	ARCHITECT	TYPE
\$11,500,000	525 N. County Road	Jun-20	Davis General Contracting	Smith Architectural Group	Residential New Construction
\$7,000,000	100 Casa Bendita	Apr-21	Woolems, Inc	Nievera Williams Design (Landscape)	Residential Alteration
\$6,200,000	1 S. County Road	May-20	The Weitz Company	UNKNOWN	Commercial Alteration
\$5,400,000	920 N. Lake Way	Oct-20	Davis General Contracting	MP Design & Architecture	Residential New Construction
\$4,800,000	130 Banyan Road	Oct-20	Rogers General Contracting	Smith and Moore Architects	Residential New Construction
\$4,500,000	8 S. Lake Trail	Apr-21	Rogers General Contracting	Smith and Moore Architects	Residential New Construction
\$4,242,500	220 Brazilian Ave.	Jun-20	Strand Construction	Paradelo Burgess Design Studio	Residential New Construction
\$3,235,000	247 Miraflores Drive	Apr-21	Woolems, Inc	Peter Pennoyer Architects	Residential New Construction
\$3,200,000	1100 N. Ocean Blvd.	Apr-21	Hedrick Brothers Construction	REG Architects, Inc.	Residential Alteration
\$3,000,000	137 Dunbar Road	Jul-20	Four Points Construction	Dailey Janssen Architects	Residential New Construction

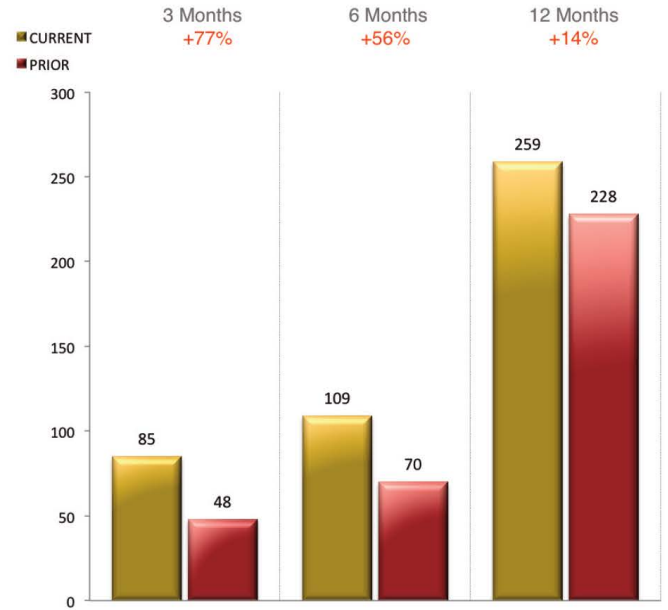
*Includes Residential New Construction, Residential Alteration, Commercial New Construction and Commercial Alteration

Large-Scale Building Permits

TOTAL VALUE OF PROJECTS*
Current Year Versus Prior Year

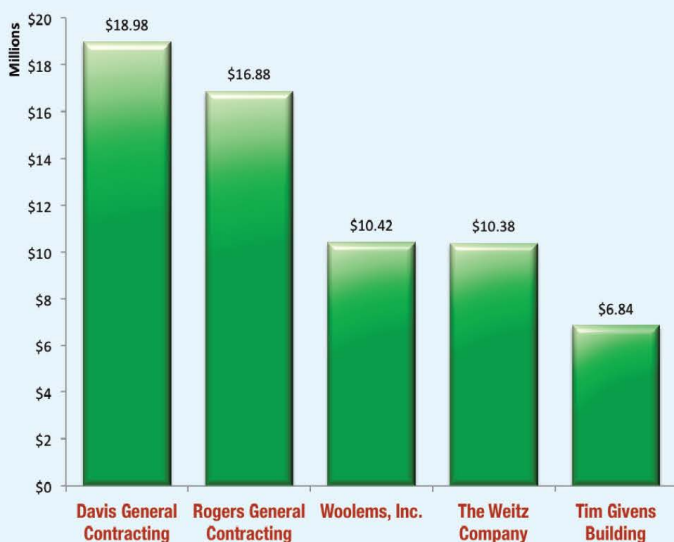


TOTAL NUMBER OF PROJECTS*
Current Year Versus Prior Year

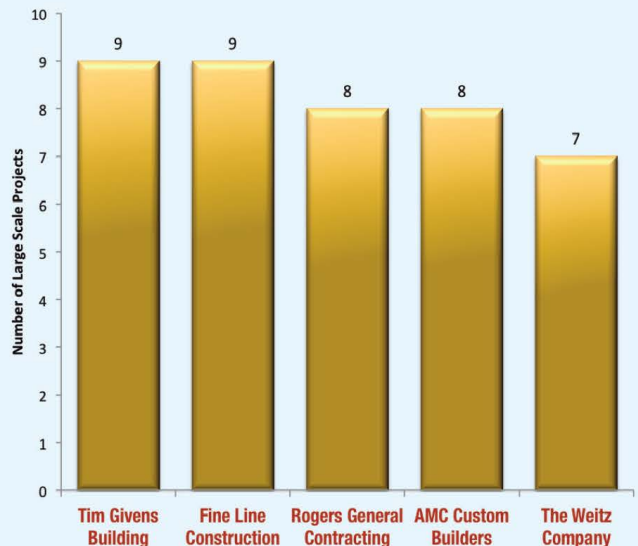


Top Contractors of Large-Scale Projects

TOP 5 BY VALUE OF PROJECTS*
for Last 12 Months

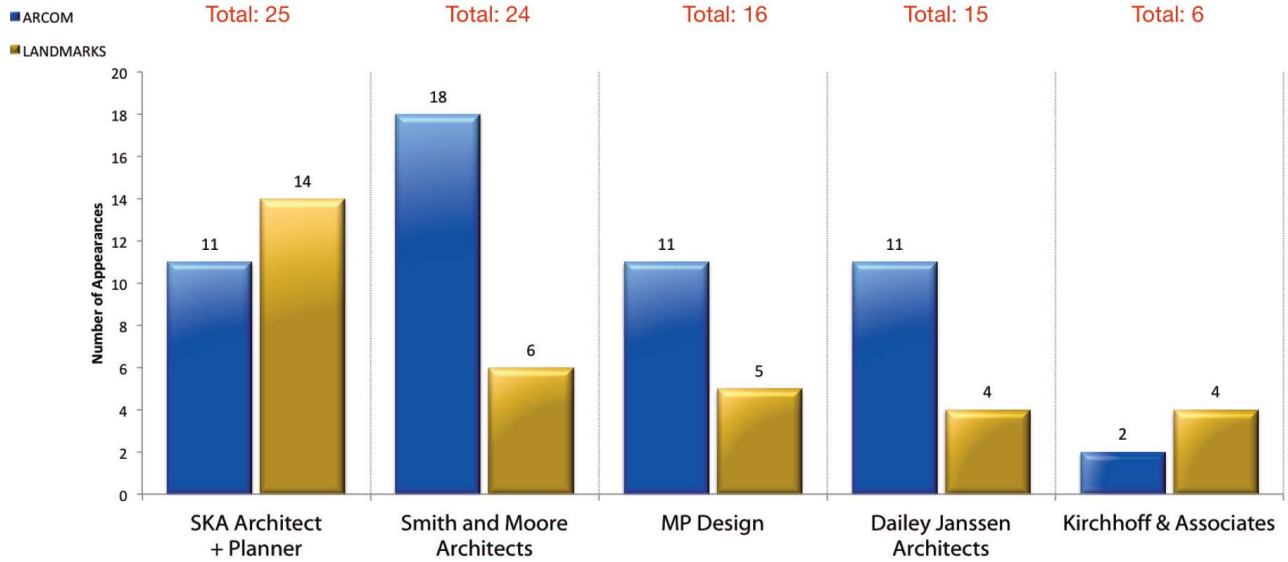


TOP 5 BY NUMBER OF PROJECTS*
for Last 12 Months



Building & Development Applications

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

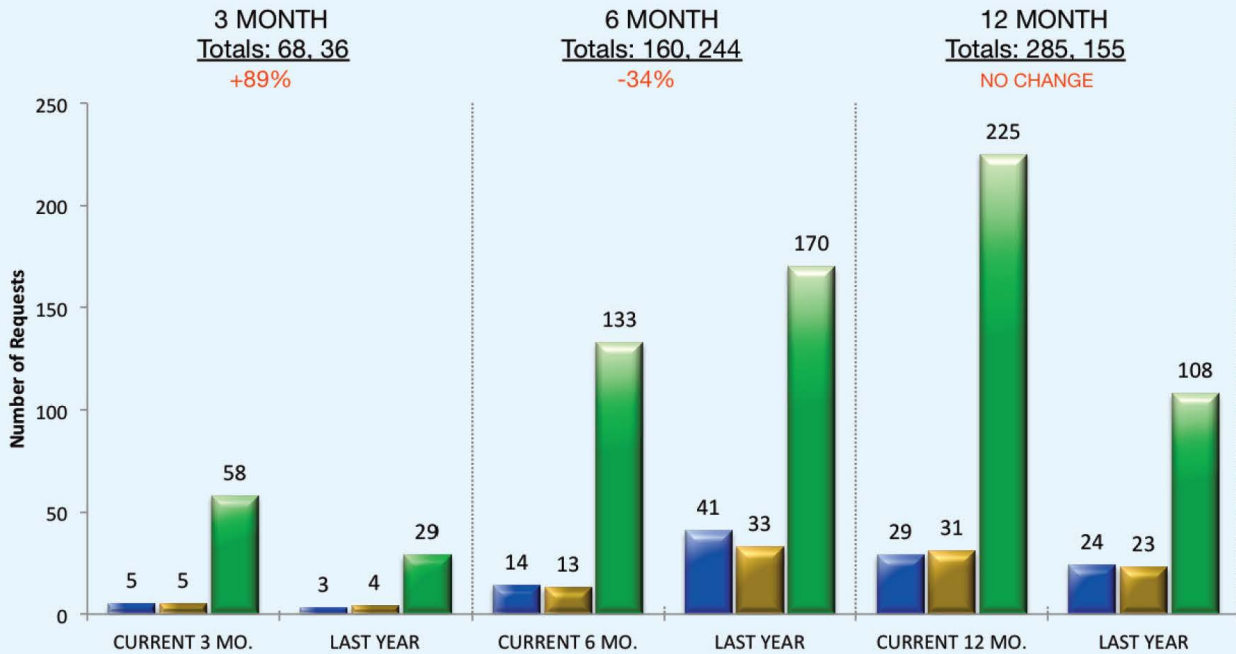


*Each unique agenda item number is recorded as a single appearance

Town Council Development Reviews

Current Year Versus Prior Year

- SITE PLAN REVIEWS
- SPECIAL EXCEPTIONS
- VARIANCES



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