

# Rabideau Klein Brief

TOWN OF PALM BEACH

MAY 2025



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*The Rabideau Klein monthly Town of Palm Beach  
Brief provides insight into real estate and land use trends.*



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## REAL ESTATE HIGHLIGHT: RESIDENTIAL HOUSES & LOTS

### \$51M for a Mar-a-Lago Neighborhood Estate

Another estate near the President’s Mar-a-Lago residence has just changed owners. Last month, Lawrence Moens of Lawrence A. Moens Associates brought in a buyer to close the \$51.42 million sale of the beach-facing home at 516 S. Ocean Boulevard, situated on about ½ acre just 1.5 miles north of Mar-a-Lago. The property was listed last December by Dana Koch of the Corcoran Group for \$60 million.

Agent Koch was involved in another newsworthy event, the closing of 240 N. Ocean Boulevard at \$26.67 million, for which he represented the buyer while Elizabeth DeWoody of Compass Florida acted on behalf of the seller. Also of note, Liza Pulitzer of Brown Harris Stevens priced 3 S. Lake Trail at \$36.5 million and is marketing it as “a tremendous land opportunity high up on Chapel Hill,” with the potential to be subdivided into three lots.

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## 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  |
|--------------|---|--|--------------------|----------|-----------|-------------|
| \$51,420,000 | <b>DANA KOCH</b><br><i>The Corcoran Group</i> | <b>LAWRENCE MOENS</b><br><i>Lawrence A. Moens Associates</i> | 516 S. Ocean Blvd. | Singer   | 24-Apr    | RX-11044290 |

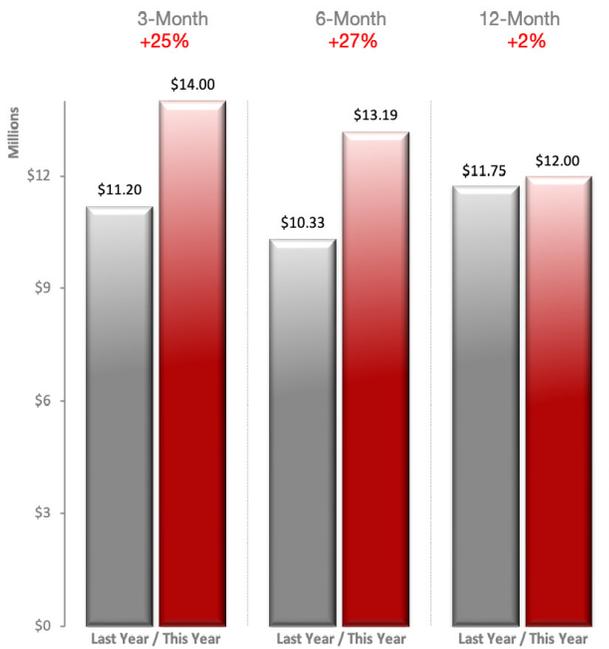
### TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS

| SALE PRICE    | LISTING AGENT/AGENCY   | BUYER'S AGENT/AGENCY   | ADDRESS              | LOCATION       | SALE DATE | MLS NUMBER       |
|---------------|--|--|----------------------|----------------|-----------|------------------|
| \$152,000,000 | <b>SUZANNE FRISBIE</b><br><i>The Corcoran Group</i><br><b>CHRISTOPHER LEAVITT</b><br><i>Douglas Elliman Palm Beach</i> | <b>MARGIT BRANDT</b><br><i>Premier Estate Properties</i>         | 10 Tarpon Isle       | El Bravo Park  | May-24    | RX-10939073      |
| \$148,000,000 | <b>JAMES MCCANN</b><br><i>Premier Estate Properties</i>  | <b>CHRISTIAN ANGLE</b><br><i>Christian Angle Real Estate</i>     | 455 N. County Road   | North End      | Jun-24    | No listing found |
| \$81,000,000  | <b>LAWRENCE MOENS</b><br><i>Lawrence A. Moens Associates</i>   | <b>LAWRENCE MOENS</b><br><i>Lawrence A. Moens Associates</i>     | 1446 N. Ocean Blvd.  | Manana Estates | Nov-24    | No listing found |
| \$60,370,000  | <b>LIZA PULITZER</b><br><i>Brown Harris Stevens of Palm Beach</i>  | <b>BLAIR KIRWAN</b><br><i>Brown Harris Stevens of Palm Beach</i> | 130 Banyan Road      | Tropic Isle    | May-24    | No listing found |
| \$51,631,500  | <b>LAWRENCE MOENS</b><br><i>Lawrence A. Moens Associates</i>   | <b>SUZANNE FRISBIE</b><br><i>The Corcoran Group</i>              | 200 Via Palma        | Estate Section | Jul-24    | 23-1752          |
| \$51,420,000  | <b>DANA KOCH</b><br><i>The Corcoran Group</i>  | <b>LAWRENCE MOENS</b><br><i>Lawrence A. Moens Associates</i>     | 516 S. Ocean Blvd.   | Singer         | 24-Apr    | RX-11044290      |
| \$51,250,000  | <b>JAMES MCCANN</b><br><i>Premier Estate Properties</i>  | <b>PHATAVANH OLSEN</b><br><i>Douglas Elliman Palm Beach</i>      | 200 S. Ocean Blvd.   | Poinciana Park | May-24    | RX-10956908      |
| \$50,000,000  | <b>TODD PETER</b><br><i>Sotheby's International Realty</i>   | <b>CHRISTIAN ANGLE</b><br><i>Christian Angle Real Estate</i>     | 940 N. Lake Way      | North End      | May-24    | 23-1935          |
| \$49,600,000  | <b>CHRISTIAN ANGLE</b><br><i>Christian Angle Real Estate</i>   | <b>CHRISTIAN ANGLE</b><br><i>Christian Angle Real Estate</i>     | 315 Chapel Hill Road | Hill           | May-24    | RX-10924786      |
| \$42,500,000  | <b>CHRISTIAN ANGLE</b><br><i>Christian Angle Real Estate</i>   | <b>MARGIT BRANDT</b><br><i>Premier Estate Properties</i>         | 101 Jungle Road      | Emerald        | Sep-24    | RX-10830880      |

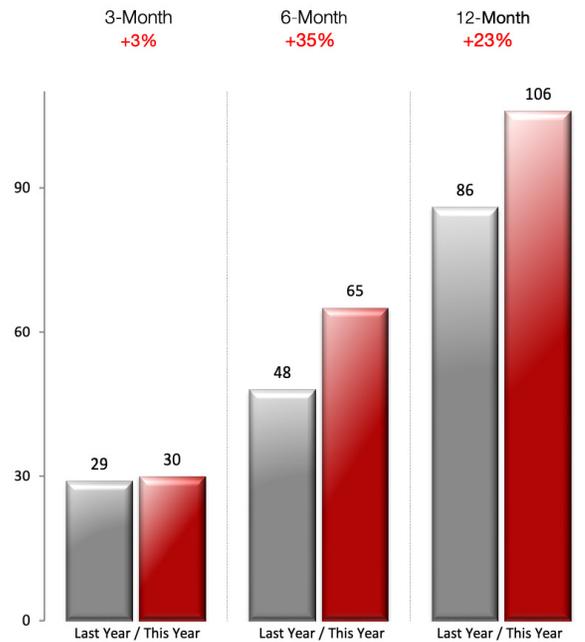
**PALM BEACH AT A GLANCE**  
**RESIDENTIAL REAL ESTATE**

## \$1 MILLION-PLUS SINGLE FAMILY HOMES

**MEDIAN SELLING PRICE**  
Year-Over-Year



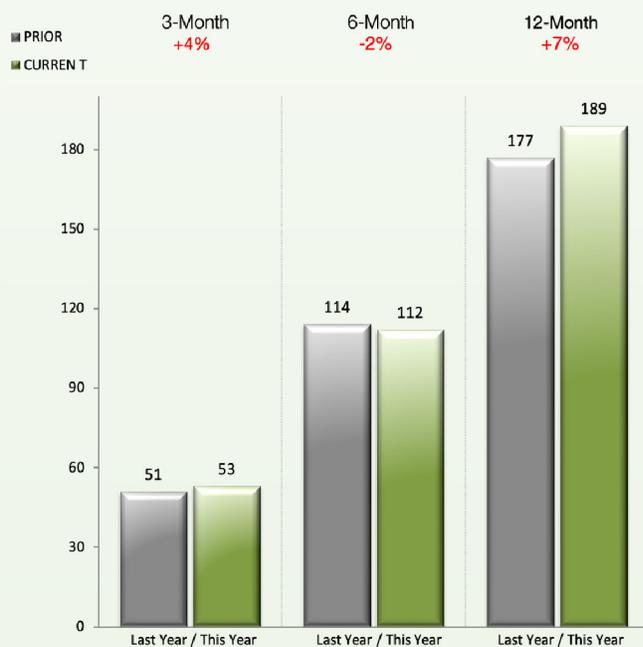
**HOMES SOLD**  
Year-Over-Year



**MEDIAN LISTING PRICE**  
Year-Over-Year



**HOMES LISTED**  
Year-Over-Year



\*nss: no statistical significance

**PALM BEACH AT A GLANCE**  
**RESIDENTIAL SALES & LISTINGS**

| LUXURY SINGLE FAMILY HOME SALES* — APRIL 2025 |  |   |                     |                |           |             |
|---|--|---|---------------------|----------------|-----------|-------------|
| SALE PRICE                                    | LISTING AGENT/AGENCY                                     | BUYER'S AGENT/AGENCY                                  | ADDRESS             | LOCATION       | SALE DATE | MLS NUMBER  |
| \$51,420,000                                  | DANA KOCH<br><i>The Corcoran Group</i>                   | LAWRENCE MOENS<br><i>Lawrence A. Moens Associates</i> | 516 S. Ocean Blvd.  | Singer         | 24-Apr    | RX-11044290 |
| \$26,670,750                                  | ELIZABETH DEWOODY<br><i>Compass Florida</i>              | DANA KOCH<br><i>The Corcoran Group</i>                | 240 N. Ocean Blvd.  | Proximity Park | 14-Apr    | RX-11034592 |
| \$15,498,550                                  | SUZANNE FRISBIE<br><i>The Corcoran Group</i>             | CHRISTIAN ANGLE<br><i>Christian Angle Real Estate</i> | 234 Eden Road       | Tropic Isle    | 3-Apr     | RX-10985958 |
| \$15,153,700                                  | DANA KOCH<br><i>The Corcoran Group</i>                   | SUZANNE FRISBIE<br><i>The Corcoran Group</i>          | 259 Merrain Road    | Tropic Isle    | 29-Apr    | RX-10983446 |
| \$14,250,000                                  | DANA KOCH<br><i>The Corcoran Group</i>                   | SHELLY NEWMAN<br><i>The Corcoran Group</i>            | 216 Southland Road  | East Shore     | 21-Apr    | RX-10872085 |
| \$14,000,000                                  | MARGIT BRANDT<br><i>Premier Estate Properties</i>        | GARY POHRER<br><i>Douglas Elliman</i>                 | 156 Seagate Road    | North Shore    | 4-Apr     | RX-11024421 |
| \$14,000,000                                  | ASHLEY MCINTOSH<br><i>Douglas Elliman</i>                | JULIAN FLANCAUN<br><i>Coldwell Banker Realty</i>      | 129 Woodbridge Road | Bingham Copp   | 8-Apr     | RX-11052526 |
| \$13,000,000                                  | SUZANNE FRISBIE<br><i>The Corcoran Group</i>             | MARGIT BRANDT<br><i>Premier Estate Properties</i>     | 142 Seaspray Ave.   | Poinciana Park | 15-Apr    | RX-11046497 |
| \$11,400,000                                  | NOLEN DOORACK<br><i>Flagship Company</i>                 | Non MLS member  | 161 Main Street     | Floral Park    | 30-Apr    | 24-1870     |
| \$9,316,750                                   | CHRISTOPHER LEAVITT<br><i>Douglas Elliman Palm Beach</i> | DANA KOCH<br><i>The Corcoran Group</i>                | 255 Ridgeview Drive | Rafalsky Mark  | 22-Apr    | RX-11057929 |
| \$6,600,000                                   | JOANNA BALLARINI<br><i>Douglas Elliman</i>               | ALEX BARON<br><i>Keller Williams Realty</i>           | 123 Chilean Ave.    | Royal Park     | 15-Apr    | RX-10972710 |
| \$4,200,000                                   | BLAKE HANLEY<br><i>Brown Harris Stevens Palm Beach</i>   | CHRISTIAN ANGLE<br><i>Christian Angle Real Estate</i> | 135 Root Trail B    | Roots          | 14-Apr    | 24-1056     |

| LUXURY SINGLE FAMILY HOME LISTINGS* — APRIL 2025 |  |                     |                |             |           |             |
|--|--|---------------------|----------------|-------------|-----------|-------------|
| LIST PRICE                                       | LISTING AGENT/AGENCY                                       | ADDRESS             | LOCATION       | SQUARE FEET | LIST DATE | MLS NUMBER  |
| \$36,500,000                                     | LIZA PULITZER<br><i>Brown Harris Stevens of Palm Beach</i> | 3 S. Lake Trail     | Hill           | 2,572       | 8-Apr     | RX-11079637 |
| \$16,950,000                                     | JUSTIN BESIKOF<br><i>Linda R. Olsson</i>                   | 350 Seabreeze Ave.  | Poinciana Park | 4,028       | 1-Apr     | RX-11077148 |
| \$13,495,000                                     | TODD PETER<br><i>Sotheby's International Realty</i>        | 142 Seabreeze Ave.  | Poinciana Park | 2,958       | 28-Apr    | RX-11086120 |
| \$12,850,000                                     | CHRISTOPHER LEAVITT<br><i>Douglas Elliman</i>              | 175 Sunset Ave.     | Floral Park    | 4,738       | 17-Apr    | RX-11082512 |
| \$11,900,000                                     | SAMANTHA CURRY<br><i>Douglas Elliman</i>                   | 1421 N. Lake Way    | North Shore    | 2,388       | 4-Apr     | RX-11078527 |
| \$11,900,000                                     | DANA KOCH<br><i>The Corcoran Group</i>                     | 937 N. Lake Way     | Jamaica Lane   | 3,533       | 7-Apr     | RX-11079245 |
| \$10,900,000                                     | CHRISTIAN ANGLE<br><i>Christian Angle Real Estate</i>      | 318 Australian Ave. | Royal Park     | 2,054       | 4-Apr     | RX-11079457 |
| \$10,750,000                                     | KIM RAICH<br><i>Sotheby's International Realty</i>         | 710 N. County Road  | Rafalsky Mark  | 3,490       | 1-Apr     | RX-11077630 |
| \$9,850,000                                      | JOHATHAN MOSS<br><i>Sotheby's International Realty</i>     | 295 Bahama Lane     | Bahama         | 3,980       | 17-Apr    | RX-11082525 |
| \$9,500,000                                      | DONALD TODORICH<br><i>The Corcoran Group</i>               | 217 W. Indies Drive | Brams          | 3,749       | 7-Apr     | RX-11079613 |
| \$7,950,000                                      | BETH COLE<br><i>The Corcoran Group</i>                     | 230 Plantation Road | East Shore     | 2,821       | 22-Apr    | RX-11083844 |

\*Includes sales or listings of detached houses and residential lots of \$1 million or more

## REAL ESTATE HIGHLIGHT: ATTACHED APARTMENTS, VILLAS & TOWNHOUSES

# \$19M Condo Enters Market as \$14M Condo Exits

A healthy group of 33 luxury condos was purchased in Palm Beach last month, with a \$14 million sale leading the pack. The townhome, Apartment 101 at the Kirkland House, is an ocean-facing condominium on Palm Beach's famous Worth Avenue that had been recently gutted and transformed into "a stunning design by a renowned designer," according to its ad. Dana Koch of the Corcoran Group represented the seller and Spencer Schlager of Douglas Elliman brought in the buyer. The sale contributed to a 27% increase in the mean average, and a 34% increase in the number of \$1 million-plus homes sold during the last three months as compared to the same period of last year.

About five miles south, 2a Sloan's Curve Drive was tagged at \$18.95 million, making it the priciest new condo listing of April. There were 26 new \$1 million-plus listings altogether during the month, contributing to a 34% increase in the number of condo homes sold during the last three months, year-over-year. Margit Brandt of Brown Harris Stevens is representing the owner of this ocean-front townhome, which is part of the gated Residences at Sloans Curve gated building that includes deeded beach access.

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## LUXURY CONDOMINIUMS

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

| SALE PRICE   | LISTING AGENT/AGENCY                   | BUYER'S AGENT/AGENCY                       | ADDRESS            | LOCATION       | SALE DATE | MLS NUMBER  |
|--------------|--|--|--------------------|----------------|-----------|-------------|
| \$14,060,000 | DANA KOCH<br><i>The Corcoran Group</i> | SPENCER SCHLAGER<br><i>Douglas Elliman</i> | 101 Worth Ave., 2a | Kirkland House | 1-Apr     | RX-11036469 |

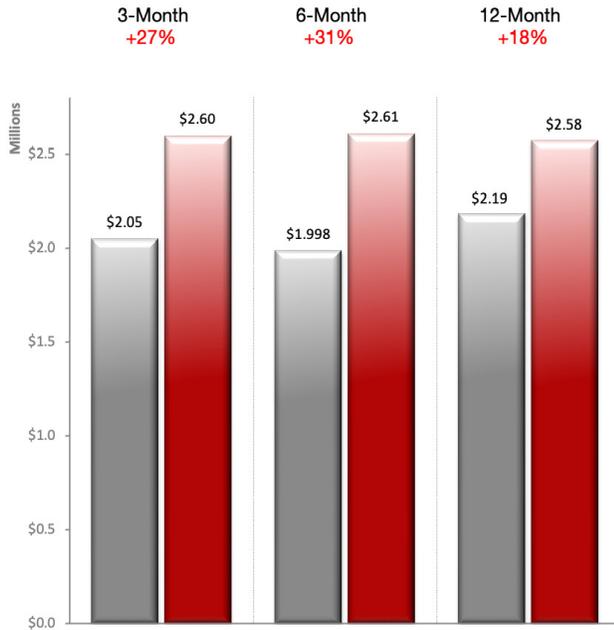
### TOP 10 CONDO / CO-OP SALES — LAST 12 MONTHS

| SALE PRICE   | LISTING AGENT/AGENCY   | BUYER'S AGENT/AGENCY                                      | ADDRESS                    | LOCATION                   | SALE DATE | MLS NUMBER       |
|--------------|--|---|----------------------------|----------------------------|-----------|------------------|
| \$15,700,000 | ANN CARMICHAEL<br><i>Brown Harris Stevens</i>                | ROBERT GOODNOUGH<br><i>Sotheby's International Realty</i> | 101 Worth Ave., 61         | Kirkland House             | Sep-24    | No listing found |
| \$14,900,000 | Unknown  | FERN FODIMAN<br><i>Sotheby's International Realty</i>     | 10 Sloans Curve Drive      | Residences At Sloans Curve | Jan-25    | No listing found |
| \$14,900,000 | SPENCER SCHLAGER<br><i>Douglas Elliman</i>                   | FERN FODIMAN<br><i>Sotheby's International Realty</i>     | 1 Sloans Curve Drive       | Residences At Sloans Curve | Jan-25    | RX-11047415      |
| \$14,060,000 | DANA KOCH<br><i>The Corcoran Group</i>                       | SPENCER SCHLAGER<br><i>Douglas Elliman</i>                | 101 Worth Ave., 2a         | Kirkland House             | Apr-25    | RX-11036469      |
| \$14,000,000 | CHRISTOPHER LEAVITT<br><i>Douglas Elliman Palm Beach</i>     | CATHERINE APPLGATE<br><i>Douglas Elliman</i>              | 150 Bradley Place, 905/906 | Palm Beach Biltmore        | Jan-25    | RX-11043708      |
| \$12,500,000 | KEVIN CONDON<br><i>Sotheby's International Realty</i>        | SUZANNE FRISBIE<br><i>The Corcoran Group</i>              | 2 N Breakers Row, N42      | In Town                    | Nov-24    | RX-10939522      |
| \$10,400,000 | ASHLEY COPELAND<br><i>Brown Harris Stevens of Palm Beach</i> | JAMES MCCANN<br><i>Premier Estate Properties</i>          | 314 Chilean Ave.           | Royal Park                 | Feb-25    | RX-11019652      |
| \$10,250,000 | Unknown  | Unknown   | 2 N. Breakers Row, C23     | Two North Breakers Row     | Apr-25    | No listing found |
| \$9,874,175  | DANA KOCH<br><i>The Corcoran Group</i>                       | SPENCER SCHLAGER<br><i>Douglas Elliman</i>                | 100 Sunrise Ave., Ph 5     | Sun & Surf 100             | Mar-25    | RX-11055042      |
| \$9,000,000  | CANDACE FRIIS<br><i>The Corcoran Group</i>                   | KOURTNEY PULTZER<br><i>Sotheby's International Realty</i> | 3100 S. Ocean Blvd., 501s  | Palm Beach Hampton         | Jun-24    | RX-10940990      |

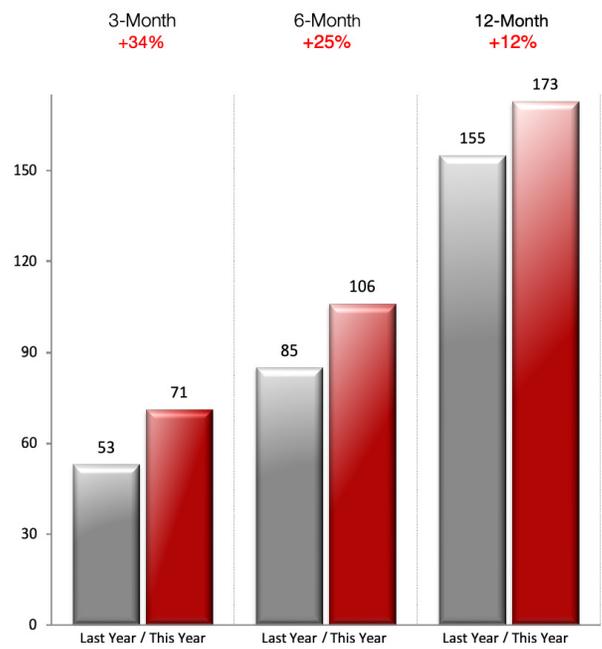
**PALM BEACH AT A GLANCE**  
**RESIDENTIAL REAL ESTATE**

**\$1 MILLION-PLUS CONDOMINIUMS**

**MEDIAN SELLING PRICE**  
Year-Over-Year



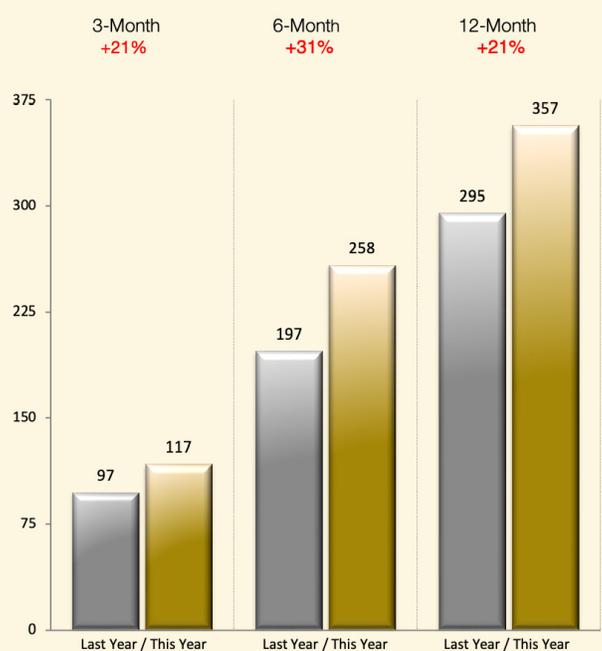
**CONDOS SOLD**  
Year-Over-Year



**MEDIAN LISTING PRICE**  
Year-Over-Year



**CONDOS LISTED**  
Year-Over-Year



**PALM BEACH AT A GLANCE**  
**RESIDENTIAL REAL ESTATE**

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| LUXURY CONDO SALES — APRIL 2025 |  |   |                            |                             |           |                  |
|---------------------------------|--|---|----------------------------|-----------------------------|-----------|------------------|
| SALE PRICE                      | LISTING AGENT/AGENCY                                       | BUYER'S AGENT/AGENCY  | ADDRESS                    | LOCATION                    | SALE DATE | MLS NUMBER       |
| \$14,060,000                    | DANA KOCH<br><i>The Corcoran Group</i>                     | SPENCER SCHLAGER<br><i>Douglas Elliman</i>                      | 101 Worth Ave., 2a         | Kirkland House              | 1-Apr     | RX-11036469      |
| \$10,250,000                    | Unknown  | Unknown   | 2 N. Breakers Row, C23     | Two North Breakers Row      | 21-Apr    | No listing found |
| \$8,050,000                     | CAPPY ABRAHAM<br><i>Palm Beach Residential Properties</i>  | CAPPY ABRAHAM<br><i>Palm Beach Residential Properties</i>       | 44 Cocoanut Row, 215/216 A | Palm Beach Towers           | 1-Apr     | RX-10956193      |
| \$7,492,200                     | LAWRENCE MOENS<br><i>Lawrence A. Moens Associates</i>      | PAULETTE KOCH<br><i>The Corcoran Group</i>                      | 120 Sunset Ave., 3C        | Palm Beach                  | 2-Apr     | 24-1763          |
| \$6,200,000                     | ELIZABETH DEWOODY<br><i>Compass Florida</i>                | MAXIMILIAN STALINSKI<br><i>Keller Williams Coastal Partners</i> | 300 S. Ocean Blvd., 1b     | Three Hundred               | 30-Apr    | RX-11034356      |
| \$5,200,000                     | CATHERINE APPEGATE<br><i>Douglas Elliman</i>               | CATHERINE APPEGATE<br><i>Douglas Elliman</i>                    | 150 Bradley Place, 605     | Palm Beach Biltmore         | 4-Apr     | RX-11054999      |
| \$5,077,000                     | JEFFREY CLONINGER<br><i>Sotheby's International Realty</i> | DARLENE STREIT<br><i>The Corcoran Group</i>                     | 150 Bradley Place, 705     | Palm Beach Biltmore         | 3-Apr     | RX-10995274      |
| \$4,100,000                     | FERN FODIMAN<br><i>Sotheby's International Realty</i>      | FERN FODIMAN<br><i>Sotheby's International Realty</i>           | 100 Sunrise Ave., 504      | One Hundred Sun & Surf      | 15-Apr    | RX-11070770      |
| \$3,450,000                     | DANA KOCH<br><i>The Corcoran Group</i>                     | CHRISTIAN ANGLE<br><i>Christian Angle Real Estate</i>           | 250 Bradley Place, Ph 707  | Lake Towers                 | 9-Apr     | RX-11063591      |
| \$3,300,000                     | GRACE BROWN<br><i>Brown Harris Stevens of Palm Beach</i>   | CHRISTIAN ANGLE<br><i>Christian Angle Real Estate</i>           | 226 Brazilian Ave., 3b     | Villa Del Sur               | 3-Apr     | RX-11048331      |
| \$3,300,000                     | Unknown  | Unknown   | 226 Brazilian Ave., 80     | Villa Del Sur               | 8-Apr     | No listing found |
| \$3,000,000                     | SCOTT GORDON<br><i>Douglas Elliman</i>                     | MINDY GORDON<br><i>Douglas Elliman</i>                          | 2660 S. Ocean Blvd., 603s  | Beach Point                 | 18-Apr    | RX-11057477      |
| \$3,000,000                     | Unknown  | Unknown   | 369 S. Lake Drive, 5c      | Park Place                  | 22-Apr    | No listing found |
| \$2,950,000                     | HELENE SIDEL<br><i>The Corcoran Group</i>                  | FRANCES FRISBIE<br><i>The Corcoran Group</i>                    | 201 Everglade Ave., 206    | French Villas of Palm Beach | 7-Apr     | 22-41            |
| \$2,800,000                     | MAE FERGUSON<br><i>Sotheby's International Realty</i>      | JOHN CREGAN<br><i>Sotheby's International Realty</i>            | 311 Cocoanut Row, 101      | Carlton Place               | 4-Apr     | RX-11036442      |

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| LUXURY CONDO LISTINGS — APRIL 2025 |   |                           |                            |             |           |             |
|------------------------------------|---|---------------------------|----------------------------|-------------|-----------|-------------|
| LIST PRICE                         | LISTING AGENT/AGENCY  | ADDRESS                   | LOCATION                   | SQUARE FEET | LIST DATE | MLS NUMBER  |
| \$18,950,000                       | MARGIT BRANDT<br><i>Premier Estate Properties</i>             | 2 Sloans Curve Drive      | Residences at Sloans Curve | 4,455       | 2-Apr     | RX-11077545 |
| \$13,900,000                       | ROBERT GOODNOUGH<br><i>Sotheby's International Realty</i>     | 160 Sunset Ave.           | Floral Park                | 4,530       | 16-Apr    | RX-11081933 |
| \$6,995,000                        | TODD PETER<br><i>Sotheby's International Realty</i>           | 100 Royal Palm Way, G4    | One Royal Palm Way         | 2,535       | 4-Apr     | RX-11078376 |
| \$5,995,000                        | CATHERINE APPEGATE<br><i>Douglas Elliman</i>                  | 150 Bradley Place, 605    | Palm Beach Biltmore        | 1,815       | 15-Apr    | RX-11082331 |
| \$4,995,000                        | PATRICIA MAHANEY<br><i>Sotheby's International Realty</i>     | 315 S. Lake Drive, 3f     | Southlake                  | 1,830       | 23-Apr    | RX-11084043 |
| \$4,475,000                        | CHRISTY LARRIMORE<br><i>Engel &amp; Voelkers Delray Beach</i> | 100 Worth Ave., 220       | Winthrop House             | 1,717       | 23-Apr    | RX-11084249 |
| \$3,995,000                        | REBECCA SPOONER<br><i>Siemens Group Realty</i>                | 2000 S. Ocean Blvd., 304n | Two Thousand               | 3,280       | 18-Apr    | RX-11082981 |
| \$3,995,000                        | ANNE CARMICHAEL<br><i>Brown Harris Stevens of Palm Beach</i>  | 434 Chilean Ave., 2b      | Eliot House                | 1,316       | 9-Apr     | RX-11079825 |
| \$3,750,000                        | JOAN WENZEL-MESSING<br><i>Douglas Elliman</i>                 | 2000 S. Ocean Blvd., 208n | Sloans Curve II            | 2,385       | 3-Apr     | RX-11077893 |
| \$3,400,000                        | ALICE HODACH<br><i>Keller Williams Palm Beach Island</i>      | 227 Brazilian Ave., Ph D  | Brazilian of Palm Beach    | 1,854       | 9-Apr     | RX-11080163 |
| \$3,200,000                        | MARTA HANDYMAN<br><i>Brown Harris Stevens of Palm Beach</i>   | 350 S. Ocean Blvd., 107   | Three Fifty                | 1,234       | 11-Apr    | RX-11080575 |
| \$2,995,000                        | SCOTT GORDON<br><i>Douglas Elliman</i>                        | 2773 S.Ocean Blvd., Ph C  | Carlyle House              | 2,163       | 10-Apr    | RX-11085426 |
| \$2,795,000                        | KERRY WARWICK<br><i>The Corcoran Group</i>                    | 3400 S. Ocean Blvd., 7d1  | Atriums of Palm Beach      | 2,277       | 9-Apr     | RX-11079762 |
| \$2,795,000                        | NANCY FREY<br><i>Champagne &amp; Parisi Real Estate</i>       | 3300 S. Ocean Blvd., 108s | Meridian of Palm Beach     | 2,072       | 30-Apr    | RX-11086555 |
| \$2,595,000                        | CHRISTIAN ANGLE<br><i>Christian Angle Real Estate</i>         | 250 Bradley Place, 307    | Lake Towers                | 1,227       | 4-Apr     | rx-11079472 |

\*Includes sales and listings of attached homes of \$1 million or more

## LAND USE: PERMITS / BUILDING & DEVELOPMENT REQUESTS

# \$9M upgrade of \$25M Palm Beach Estate

Last month, the Town issued an \$8.74 million permit for a residential addition to an estate that was purchased for \$25 million in 2023 according to public records. In addition to the permit being the largest of the month, it also displaced the largest permit of the last 12 months, which had been for the \$8.32 million project last January for the build-out of the new theater at The Royal Poinciana business center. The plan for the alteration of the home at 1741 S. Ocean in Palm Beach Estates includes interior renovations and a second-floor addition.

SKA Architect + Planner remains the most prolific Palm Beach designer in terms of projects presented to the Architectural Review and Landmarks Preservation Commissions. During the last 12 months, four of the company's building projects were included on ARCOM agendas, and eight were included on Landmarks agendas.

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## LAND USE PROJECTS

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

| VALUE       | LOCATION           | ISSUED | ADDRESS             | TYPE                 | CASE NUMBER   |
|-------------|--------------------|--------|---------------------|----------------------|---------------|
| \$8,737,650 | Palm Beach Estates | 15-Apr | 1741 S. Ocean Blvd. | Residential Addition | RNEW-25-00061 |

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

| VALUE       | LOCATION           | ISSUED | ADDRESS                         | TYPE                         | CASE NUMBER   |
|-------------|--------------------|--------|---------------------------------|------------------------------|---------------|
| \$8,737,650 | Palm Beach Estates | 15-Apr | 1741 S. Ocean Blvd.             | Residential Addition         | RNEW-25-00061 |
| \$8,324,729 | In Town            | Jan-25 | 70 Royal Poinciana Way, Ste P70 | Commercial Alteration        | CALT-25-00282 |
| \$7,940,000 | Twenty Six Hundred | May-24 | 2600 S. Ocean Blvd., 5501       | Residential Alteration       | RALT-24-00234 |
| \$7,740,000 | In Town            | May-24 | 2 S. County Road                | Commercial Alteration        | B-24-02878    |
| \$7,000,000 | Casa Bendita       | Jun-24 | 100 Casa Bendita                | Residential Alteration       | RALT-24-00007 |
| \$6,381,491 | Landmark Estates   | Sep-24 | 304 Maddock Way                 | Residential New Construction | RNEW-24-00022 |
| \$6,043,798 | Via Vizcaya        | Oct-24 | 10 Via Vizcaya                  | Residential Alteration       | RALT-24-00661 |
| \$5,634,794 | El Encanto         | Mar-25 | 1181 N. Lake Way                | Residential New Construction | RNEW-24-00053 |
| \$5,512,629 | Ocean Terrace      | 29-Apr | 100 Ocean Terrace               | Residential New Construction | RNEW-24-00048 |
| \$5,503,000 | Mockingbird Trail  | Jan-25 | 1186 N. Ocean Way               | Residential New Construction | RNEW-24-00043 |

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

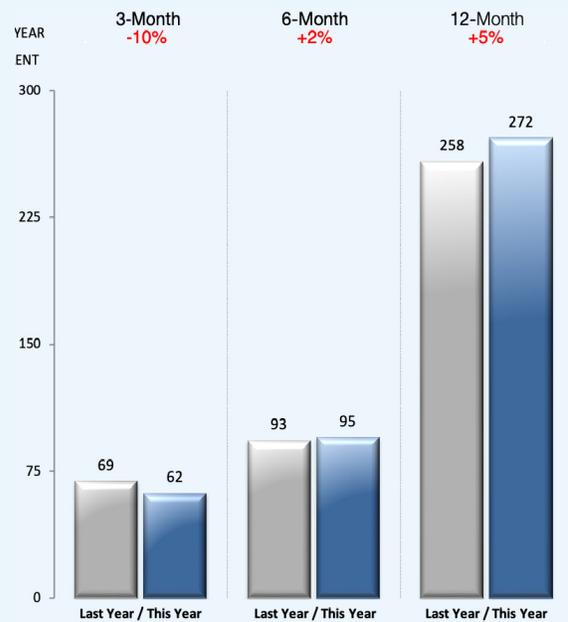
**PALM BEACH AT A GLANCE**  
**LAND USE AND CONSTRUCTION**

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| LARGE-SCALE BUILDING PERMITS ISSUED – APRIL |                      |        |                             |                              |               |
|---|----------------------|--------|-----------------------------|------------------------------|---------------|
| VALUE                                       | LOCATION             | ISSUED | ADDRESS                     | TYPE                         | CASE NUMBER   |
| \$8,737,650                                 | Palm Beach Estates   | 15-Apr | 1741 S. Ocean Blvd.         | Residential Addition         | RNEW-25-00061 |
| \$5,512,629                                 | Ocean Terrace        | 29-Apr | 100 Ocean Terrace           | Residential New Construction | RNEW-24-00048 |
| \$2,600,000                                 | Poinciana Park       | 10-Apr | 130 Seaspray Ave.           | Residential New Construction | RNEW-25-00059 |
| \$2,547,600                                 | El Encanto           | 15-Apr | 171 El Pueblo Way           | Residential New Construction | RNEW-25-00066 |
| \$2,000,000                                 | Royal Park           | 7-Apr  | 150 Chilean Ave.            | Residential Alteration       | RALT-25-00901 |
| \$2,000,000                                 | Sun & Surf 100 & 130 | 29-Apr | 130 Sunrise Ave., Ph 8      | Residential Alteration       | RALT-25-00976 |
| \$1,765,912                                 | Breakers Row         | 23-Apr | 1 S. County Road            | Commercial Alteration        | CALT-25-00345 |
| \$1,099,750                                 | The Ambassador       | 17-Apr | 2730 S. Ocean Blvd., Bldg 1 | Commercial Alteration        | CALT-25-00353 |
| \$1,015,000                                 | Boca Ratone Co Inlet | 9-Apr  | 224 Mediterranean Road      | Residential Alteration       | RALT-25-00884 |
| \$786,900                                   | Kirkland House       | 25-Apr | 101 Worth Ave., Bldg 1      | Commercial Alteration        | CALT-25-00356 |
| \$750,000                                   | Leightons            | 15-Apr | 691 N. County Road          | Residential Alteration       | RALT-24-00814 |
| \$736,875                                   | 400 So Ocean Blvd    | 25-Apr | 400 S. Ocean Blvd., Ph B    | Residential Alteration       | RALT-25-00959 |
| \$665,000                                   | Leverett House       | 25-Apr | 120 Sunset Ave., 3e         | Residential Alteration       | RALT-25-00985 |
| \$500,000                                   | Via Manana           | 15-Apr | 1480 N. Ocean Blvd.         | Residential Alteration       | RALT-25-00909 |
| \$460,000                                   | 2100 At Sloans Curve | 28-Apr | 2100 S. Ocean Blvd., N201   | Residential Alteration       | RALT-25-00922 |

**VALUE OF LARGE\* PERMITS**

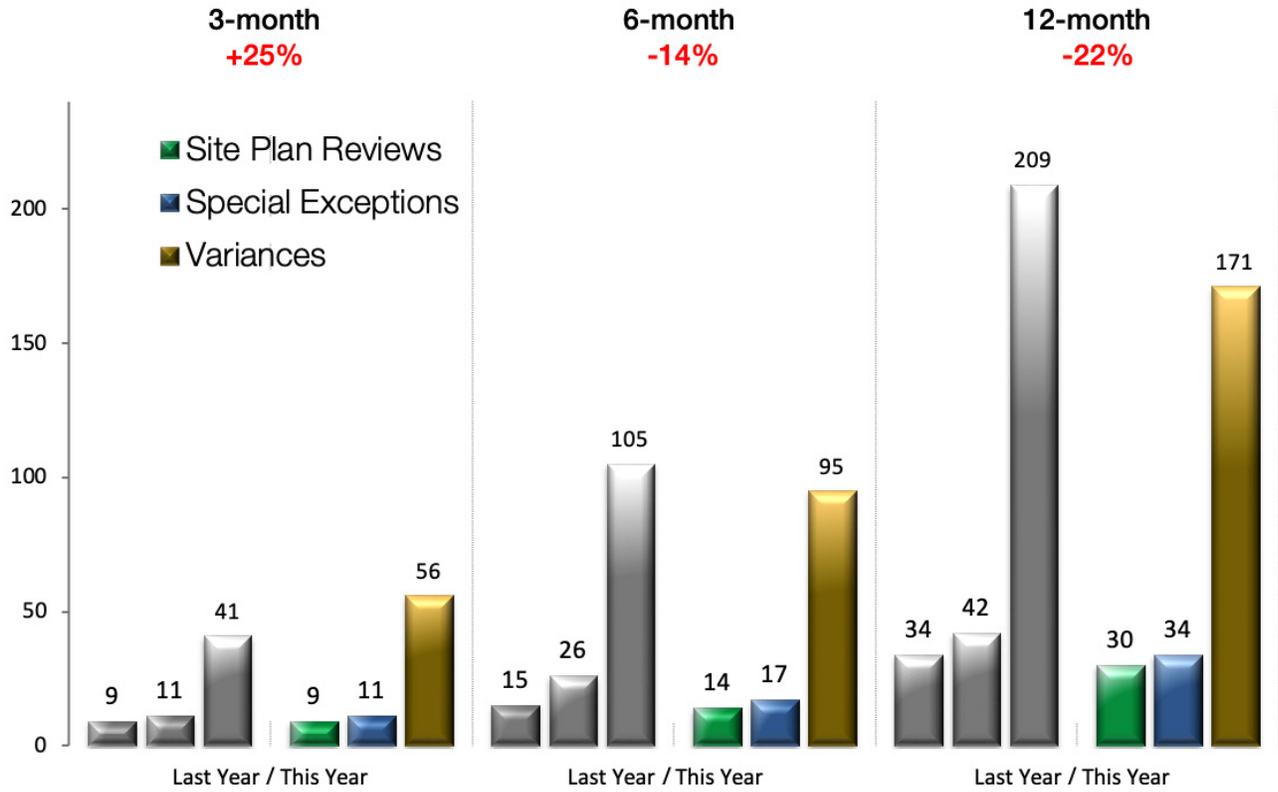
**NUMBER OF LARGE\* PERMITS**



\*Includes \$00K-plus Residential New Construction, Residential Alteration, Commercial New Construction and Commercial Alteration

**PALM BEACH AT A GLANCE**  
**LAND USE AND CONSTRUCTION**

**TOWN COUNCIL CONSTRUCTION HEARINGS — YEAR-OVER-YEAR**



**TOP ARCHITECTS PER COMMISSION APPEARANCES — 12 MONTHS**



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

Beach Access: [www.rabideauklein.com/beach-access](http://www.rabideauklein.com/beach-access)

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

Florida Multimillion Dollar Market Brief: [www.rabideauklein.com/florida-multimillion-dollar-market](http://www.rabideauklein.com/florida-multimillion-dollar-market)

#### REFERENCES

Town of Palm Beach Building Division

Town of Palm Beach Town Council

Town of Palm Beach Architectural Commission

Town of Palm Beach Landmarks Preservation Commission

Palm Beach County Clerk of Court & Comptroller

Palm Beach County Appraisers Office

Florida Boards' Multiple Listing Services

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