

250 Pendleton, Palm Beach, Florida



TITLE:

Elegant In-Town Colonial

TAGLINE:

In a convenient In-Town location, this prestigious vintage estate, originally designed by noted Palm Beach architect, Gustav Maass, and recently updated by the McCann Design Group, has retained many of the elegant architectural elements of his signature style.

LOCATION:

250 Pendleton Avenue, Palm Beach: In a sought-after in-town location just south of The Breakers, this beautiful estate is just a short distance from the Society of the Four Arts, Royal Poinciana Plaza Shopping Centre, Worth Avenue's tony boutiques and fine dining venues, the picturesque Lake Trail, and the Town's pristine beaches and sparkling ocean.

PROPERTY:

A picture of elegance, pleasing symmetry and architectural acumen, a brick pathway leads through perfectly scaled formal hedges flanked by palms to the entry of this refined vintage estate, which is clad in wood

siding and adorned with shutters fitting with its era, and a brick driveway provides access to the garage. In the back yard, enclosed within high privacy hedges and tropical gardens along the perimeter, a large brick-and-coquina-surfaced patio, around the renovated swimming pool and new spa, offers intimate exterior spaces for dining and entertaining.

RESIDENCE:

Perfectly sited amidst lovely landscaping and in pristine condition with exquisitely furnished interiors that emanate a chic fresh vibe, this elegant 1931-era Colonial-style, five-bedroom residence, with 5,010 +/- total square feet, designed by noted architect Gustav Maass and recently upgraded by the McCann Design Group, offers a fabulous indoor-outdoor flow optimized for relaxed Florida living and gracious entertaining.

With meticulous attention to detail and exhibiting fine craftsmanship, features include a well-conceived floor plan offering luminous light-filled interiors overlooking lush garden views, richly finished wood floors, a designer-curated selection of furnishings, second-floor volume ceilings, handsomely renovated bathrooms, new lighting fixtures, and an array of attractive new wallpapers.

The formal living room, with a fireplace set off with a period wood mantel, opens to the formal dining room, with a charming bay and adjacent lady's office overlooking the gardens. The large gourmet island-kitchen, with a breakfast area that opens to the pool and patio, is fitted with a stone floor, Shaker-style cabinetry, granite counters, and professional-grade appliances. A convenience affording privacy for visiting family and guests, the first-floor ensuite guest bedroom, which adjoins a sitting room with custom built-in cabinetry for books and media, provides access to the pool area, and the handsome library, finished with custom cabinetry, includes an ensuite bathroom and could serve as an additional guest bedroom.

On the second floor are two more ensuite guest bedrooms, as well as the luxurious master suite, which opens to a lovely private balcony with chaises and umbrella. Other features include an outdoor fire pit, new roof, new French doors, a Sonos system, satellite TV, WiFi, sound system, upgraded HVAC and more.

ADS:

84 CHARACTERS:

Elegant in-town Colonial estate is beautifully renovated and designer furnished.

400 CHARACTERS:

In a convenient In-Town location, this prestigious vintage estate, originally designed by Gustav Maass, has retained many of the elegant architectural elements of his signature style. Lushly landscaped and perfectly sited, this designer-furnished estate offers a well-conceived floor plan that lives causally for today's lifestyle and can easily accommodate formal entertaining both inside and out.

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