

320 Island Road Palm Beach, FL 33480

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\$45 Million



Property Description

Location

320 Island Road, Palm Beach, Florida. A private paradise and the ultimate tropical retreat, close to the ocean and world-renowned Worth Avenue in the heart of Palm Beach's prestigious Estate Section, this unique south-facing estate fronts Tarpon Cove and the Intracoastal Waterway, and offers views of the Everglades Club's rolling golf-course greens to the north.

Property

Focusing on indoor-outdoor gracious entertaining and luxurious living as key parts of its plan, this enchanting Bermuda-style estate is melded with a magically landscaped environment by Nievera Williams Design featuring terraced gardens, patios, a slatted-roof loggia, outdoor fireplaces, a rock-lined stream, a waterfall, a dramatic infinity-edge salt-treated pool and a gondola-style dock with a boat lift. Additionally, with 232 +/- feet fronting Tarpon Cove, it epitomizes a dream-come-true for boaters with water toys.

Residence

The incredibly conceived Bermudian gem, "Tarpon Cove," affords an exceptionally rare level of detail and authenticity. Winner of the Palm Beach Preservation Foundation's 2017 Schuler Award for outstanding new architecture, as well as an AIA award for excellence in design & execution, this fantastic six-bedroom estate and two guesthouses, with 9,996 +/- total square feet, was designed by architect Thomas Kirchhoff, featuring scalloped gables, dormer windows, tall chimneys with decorative caps, a tower, and even a Bermuda-style "buttery" with stepped ziggurats. Inside, a dramatic highlight in the foyer, sliding doors disappear when opened, and one can step immediately into the infinity-edge pool that blends with the lagoon. Other interior details include bespoke wood floors stained a graphite gray, a variety of architecturally interesting ceiling styles, niches for display, and hidden cupboards for storage. Banks of French doors in the living and dining rooms offer peaceful water views inviting seamless indoor-outdoor living and entertaining. The gourmet eat-in kitchen is fitted with dove-gray cabinetry, professional-grade appliances, Caesarstone countertops, and fish-scale shaped tile along with stainless steel backsplashes. Also on the first floor are two powder rooms, a den, office, bedroom suite and laundry. The spacious master suite, comprising the entire second floor, is topped with a pitched ceiling, and sets of French doors open to a water-view balcony as well as a covered terrace. The suite includes a gym, sitting room, two spa-like bathrooms, and a large dressing area with custom closets. Two detached guesthouses, both with two-bedroom suites, complete the overall plan, and additionally, car lifts expand the two garages to accommodate five cars.

Featured Listing Pending

BEDS6 **BATHS**7 full 3 partial **SQUARE FEET**9,969 **MLS#**21-279

STATUSPending **PROPERTY TYPE**Residential - Single Family **SUBDIVISION**Tropic Isle

Property Features

Property Type Residential - Single Family

Garage 4 car attached

Garage 4 Car, Air Conditioned, Attached, Door Opener, Garage, Other

Home Style Bermuda, Two Story

Lot Size 0.61 Acres

Roof Type Cement Tile

Stories 2.0

Taxes \$258,492

Year Built 2014

Feature Descriptions

Additional Rooms Dining Room, Eat-in Kitchen, Exercise Room, Library/Den, Pantry, Utility Room

Appliances Central Vac System, Dishwasher, Disposal, Dryer, Freezer, Ice Maker, Instant Hot Water, Microwave, Oven-Convection, Oven-Double, Range-Gas, Refrigerator, Refrigerator-Wine, Washer

Days on Site 57

Dock Electric at Dock, Water at Dock, Wood

Exposure North, South

Exterior Cement Block/Stucco, Poured Concrete

Exterior Balcony, Guesthouse/Cottage, Impact Doors, Impact Windows, Patio/Lanai, Sprinkler System

Flood Zone Yes

Flooring Hardwood, Stone/Brick

Heating/Cooling Central Air, Central Heat, Multi Zone Air

Hoa None

Homestead Exempt Yes

Interior Elevator, Fireplace, Smoke Detectors, Sound System, Storage, Wet Bar

Lease Restrictions No

Living Area 7526.00

Lot Dimensions 1/2 Acre to 1 Acre

Parcel # 50434327040000010

Pool Heated - Gas, Pool, Salt Water

Security Other Security, Security System

Security yes

SQFT Total 9969

Staff Bath 1.50

Staff Beds 1.00

Swimming Pool Yes

Water/Sewer City Water, Sewer

Waterfront Intracoastal-Direct

Water Frontage 232.00

Water Frontage 232

Windows Impact Glass, Impact Glass-Full

Zoned RA