

# Palm Beach homes for sale: A light-filled penthouse in the iconic 400 Building

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For the Houlihan family, a penthouse in the 400 Building in Midtown Palm Beach has provided a welcoming spot for seasonal family vacations for 35 years.

With partial ocean views, the apartment had been in the family since 1986, when it was bought by Jim Houlihan's late parents, who had ties to Bronxville, New York.

"My parents, Jim and May Houlihan, split their time between Bronxville and Palm Beach," Houlihan says. "They used it for many years and often hosted friends and family there.

"In their later years, when they couldn't travel, we talked about selling it, but my mother said, "No."

Her wish, he said, was that "my siblings and I should continue to use it for family vacations and holidays."

And they did.





His mother died in 2018 and his father the next year. And then COVID-19 hit in the early spring 2020.

“I have three brothers and two sisters, and with the advent of COVID, some of my siblings were reluctant to travel. We had further discussions about selling it, and decided it was time. Since some of us were using it and some were not, we decided that keeping it was unfair to the people not using it,” Houlihan said.

As such, he and his family have listed for sale the two-bedroom, two-bath corner penthouse, PH-A at 400 S. Ocean Blvd., which has 1,940 square feet of interior living space and another 1,329 square feet on its balcony. Sotheby’s International Realty agents Jim Cosel and Dennis Gallo have the apartment priced at \$6.5 million, with the furniture available separately. The unit will be sold with parking for one car.

The apartment complex is among the most iconic in Palm Beach, regarded as a fine example of Mid-century Modern architecture. Across the street from Midtown Beach and a block north of Worth Avenue, the six-floor building was built in 1962 and comprises 64 units — some with one-story layouts and some with two — grouped around a striking central courtyard with a waterfall, a reflecting pool and tropical landscaping.

The building was designed by architect Edward Durell Stone, who also drew up the plans for the Kennedy Center in Washington, D.C., among his other notable projects. Among the first condominiums in the state, the 400 Building has a façade reflecting the geometrical

precision Stone favored. In the early 2000s, the building underwent a major renovation and restoration project carried out by the architect's son, Hicks Stone.

The Houlihan family's penthouse is in the northwest corner of the building.

"To the west, you see Palm Beach rooftops, the West Palm Beach skyline and sunsets," Houlihan says. "To the north, you can see all the way to Singer Island, and you can also see to the south for many miles. From the terrace and from certain vantage points from the living room, you can see the ocean."

With multiple sets of sliding-glass doors in the bedrooms and great room — plus two skylights in the hallway — the penthouse is unusual in the amount of natural light and cross-ventilation it enjoys, he adds.

The open floor plan begins with a formal entrance gallery that leads to the 38-foot-long great room with living and dining areas, as well as the two-bedroom suites, which all access the wraparound balcony. The kitchen opens to the great room. Notable features include 10-foot-high ceilings and pecky cypress paneling in the guest bedroom.

Over the past five years, the Houlihan family has updated the bathrooms, installed new kitchen appliances and replaced floor coverings.

The building's amenities include the penthouse level pool with a sundeck, which is said to be the first rooftop pool ever built in a Palm Beach multi-family building. There's also a community room and an exercise room. The building also offers six guest bedrooms for residents and their guests.

The penthouse is on the same level as the condominium's common area, and that made entertaining especially convenient for the Houlihan family. They often hosted receptions with live music in their apartment followed by catered dinners in the community room, Houlihan recalls.

The penthouse holds many wonderful memories and selling is bittersweet, he adds.

"My family has owned the apartment for 35 years spanning four generations, so of course, when you are selling something like that you have mixed emotions," he says. "But it's time."