

Palm Beach homes for sale: Rare 2-story condo listed at \$2 million on South End

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Special to the Daily News



Since Frank and Geri Morrow left New York City two decades ago, they have inched their way down the southeast Florida coastline, eventually buying a condominium in the 3120 building on [Palm Beach](#)'s South End in 2019.

"It's our third home in the area," Frank Morrow says. "We lived in Juno Beach, then Singer Island and now, here in Palm Beach."

At this point, though, they are considering changing directions — and going west.

"We have lots of family in California," Frank says. "Our children and our grandson live in the San Diego area, and we are seriously thinking of moving to Rancho Santa Fe."

As such, they are parting with their condo, No. 2-101, at 3120 S. Ocean Blvd. Listed for sale through Corcoran Group agent Mia Morrison, the three-bedroom, three-bathroom condo — with 3,158 square feet of living space, inside and on the balconies — is priced at \$1.998 million. The furniture is available separately. The unit will be sold with a boat slip on the Intracoastal Waterway.

Midtown condo for sale: [Designer-updated condo in Palm Beach Towers](#)



With its two levels, the condo is a rarity in Palm Beach. Explaining how they settled on the residence, Frank recalls that he and his wife looked at multiple properties.

And it was love at first sight when they saw condo No. 2-101.

“This one is beautiful. We just walked in and loved it. We came back and looked again, and we liked it even more. Also a friend of ours, who lives next door at the Palm Beach Hampton, told us that our building has the best (management) on the island,” he recalls. “So that was a plus, too.”

The seven-story, three-building complex comprises 45 apartments. The residences include nine two-level units – three in each tower. The Morrows’ condo is on the second and third floors of the center tower.

From the front door going east, one walks through the foyer, past the floating-style staircase and bar and into the living and dining areas, where glass sliding doors open to a balcony overlooking terraced gardens, the swimming pool and sand dunes.

To the north are the kitchen and breakfast area, as well as a laundry and the guest-bedroom suite, which has views of the gardens and pool but also offers a glimpse of the ocean.



Upstairs, the master bedroom and guest bedroom both access Juliet balconies with views of the sea. The master suite's oversize bathroom includes a soaking tub and a walk-in shower.

Homeowners installed elevator

Originally, the unit had a two-story living room, but the previous owners lowered the ceiling when they reworked the second-floor floor layout to include more living space.

“So all we had to do was make changes to suit us,” Frank explains. “We (updated) the bar and we added the elevator, which is so convenient for luggage when we travel.”

His wife picks up the story.

“We also redid the upstairs bathroom, putting in porcelain tile and quartz countertops,” Geri says. “We replaced the air conditioner downstairs, and we also replaced the tile on the balconies. We also put in Hunter Douglas motorized shades.”

Floors downstairs are covered in marble, while those upstairs are tiled. The glass in the windows and doors throughout is impact resistant.

The kitchen had already been renovated when the Morrows bought the condo.

“I do love my kitchen. It’s a great working kitchen. It’s beautiful with white cabinets, granite counters, mosaic-tile backsplash and stainless-steel, top-of-the-line Frigidaire appliances,” Geri says.

The couple was especially happy with one appliance in particular.

“I love my refrigerator. In my old apartment, the refrigerator didn’t have enough room,” she says.

Adds Frank: “This one goes on forever. It’s insane.”

Building updates in the works

They also like the condo’s location, just south of the bridge to Lake Worth, and appreciate the building’s amenities. Built in 1984, the complex’s outdoor amenities include a dune deck and a lakeside tennis court. The heated pool has cabana baths, a barbecue area, and daily towel and water service. There’s also a garage parking, an on-site storage room, two card rooms, a community room and a game room.

“The entire front of the condo is being redone, with new paver driveways, and at the front entrance, they are in the process of putting in a large new water feature,” Frank says.

The couple bought the apartment about seven months before the news of coronavirus pandemic hit Palm Beach in March of last year.

“We moved here right before COVID, and we are meeting people little by little,” Geri says. “The people are very nice here.”