

Palm Beach homes for sale: Listed at \$8.9M, double penthouse 'a wonderful little oasis'

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With direct ocean views, PH D-E in the 400 Building has 3,607 total square feet and is listed for sale at \$8.9 million.

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Special to the Daily News



California resident Kimberly Tosi Hamilton recalls how her late parents, Laurence and Dyanne Tosi, admired the beachfront 400 Building in Midtown Palm Beach when the couple lived on neighboring Peruvian Avenue in the 1990s.

The Tosis, she explains, were therefore thrilled when the opportunity arose for them to buy two top-floor apartments in the six-story building, both with direct views of the Atlantic Ocean.

“The original owner wanted to sell his two adjoining units together, which is how they came to buy two penthouses in 1997,” Hamilton recalls.

Her mother set about planning a successful renovation to combine the two oceanside units, which are today known as PH D-E and listed for sale at 400 S. Ocean Blvd.

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“My dad did not get much time there. He died in 1998,” Hamilton says as she recalls a fond memory of her father.

“He had bought one of the first player pianos, and they’d have cocktail parties and he’d sit at the piano and pretend that he was playing. It was sweet. He loved the condo and he loved Florida.

“His parents wintered in Palm Beach. I grew up in Boston, and my parents would put my brothers and me on a plane to go see my grandparents” — the late Laurence Sr. and the late Florence Tosi.

“I remember driving with my grandparents in the backseat of their Cadillac in 1995,” Hamilton recalls.

The renovation planned by Dyanne Tosi, who died in 2019, created an open floor plan for the double apartment, with the rooms linked visually by the same hardwood floors. The master bedroom, one of the guest bedrooms and the living room all open to the oceanview terrace.

And because of the position of the penthouse, the rooms easily offer wide sea vistas without the distraction of South Ocean Boulevard below.

As a whole, “the penthouse became a wonderful little oasis,” Hamilton says. “It has high ceilings, and because it is in the center of the building, you feel like you are on a boat, without the rocking. When you wake up in the morning, you see beautiful sunrises and feel like you’ve been given a gift.”

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It’s sad to have to part with the condominium, Hamilton says.

“We hate to leave it, but we’ve had to evaluate how the penthouse is going to work for us as a family,” she explains.

As such, she and her brothers have listed the three-bedroom, three-bath penthouse — with 3,607 square feet of living space, inside and out — through Sotheby’s International Realty agent Paul Birmingham. It is priced at \$8.9 million.

The living room, which is open to the dining area and the adjacent kitchen, became central to the reworked floor plan. The master suite is to one side.

A major change was reworking and enlarging the master suite, Hamilton says. Not only did her mother update the bathroom with marble but she also gave the suite a walk-in closet large enough to double as a guest bedroom or den.

“We called her closet the ‘Dyanne Collection,’ her daughter says. “She had quite the (stylish) presence.”

Dyanne Tosi also was friends with the late Boston fashion designer Alfred Fiandaca, who had a vacation home in Palm Beach. “Some of his designs were (created) for her,” Hamilton says.

On the opposite side of the apartment from the master suite are two ensuite guest bedrooms.

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 soaring central courtyard with a waterfall, a reflecting pool and tropical landscaping.

Designed by prominent architect Edward Durrell Stone, the landmarked 400 Building is among the most iconic in Palm Beach, regarded as a fine example of Mid-century Modern architecture. Stone also designed the Kennedy Center in Washington, D.C., among his other notable projects.

One of the first condominium buildings 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.

With its distinguished provenance and convenience to shopping and dining, the building has earned plenty of admiration over the years. But for Hamilton, it will always be a place filled with warm memories of the top floor.