

# Listed at \$28.5 million, updated house on Everglades Island in Palm Beach was a ‘fun renovation’

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**Developer Todd Michael Glaser and his designer wife, Kim, refreshed a lakeside house from the 1960s at 576 Island Drive in Palm Beach.**

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Special to the Daily News



Miami-based developer Todd Michael Glaser entered the Palm Beach market in 2017 and has since opened an office of his eponymous company on the island, where he has developed six new and six renovated-for-resale homes.

He has a couple of basic requirements when it comes to deciding which house to buy to renovate, he says.

“It has to have really good bones, it has to be worthy of renovating and it must be above today’s standard flood-zone (elevation),” Glaser says.

“My wife, Kim, and I love renovating — I’ve been doing it for 30 years in Miami, but, unfortunately, the inventory in Miami Beach is almost gone. They’ve either already been renovated or knocked down.”

Which is why he has embarked on projects here.

Kim, he adds, plays an instrumental part in the projects. Working in tandem with the architect, she handles the interior design and other aspects of the houses that they develop on speculation and renovate. The latter include landmarked houses from the 1920s to homes built in the 1960s and even later.

“Kim does the entire package — not only the interiors but also the exterior paint, lighting, window and door packages. She does the whole thing. Every house we do is custom,” Todd says.

Among the Glasers’ latest Palm Beach renovation projects is a five-bedroom, five-bath lakefront house with two half-baths and 7,073 square feet of living space, inside and out. Built in 1968 on Everglades Island at 576 Island Drive, the Estate Section property is priced at \$28.5 million.



With a pair of investors, Todd Glaser’s company bought the house in May. Capturing views of the Intracoastal Waterway, the Everglades Club Golf Course and the Estate Section, the rear of the house faces the canal that runs along the east of Everglades Island. The house stands

on four-tenths of an acre with about 100 feet of water frontage, and the dock spans nearly the nearly the width of property.

Broker Lawrence Moens of Lawrence A. Moens Associates holds the listing.

Kim Glaser was raised in Miami around fashion and interior design, she explains. Her family owned 45 boutiques in the Caché high-end fashion chain, and her mother had a great eye when it came to decorating, she says.

“I grew up in a 1930s Mediterranean (house) on Star Island. My first interior design project was with my mom when she renovated her house, and I started going with her when she picked things out. Everything she did was beautiful,” Kim says.

That experience helped lay the foundation for her love of older homes in the Miami area but also Palm Beach, where the styles are quite different, she says.

“I’ve done classic renovations on houses in Miami, but they are what I call a ‘modern Miami’ style. Homeowners in Miami like more glass and ultramodern,” Kim says. “So, when we build new homes from the ground up, I tend toward classic detailing, but they do have a modern feel.

“But I’ve always loved old homes, and I enjoy renovating them in Palm Beach. I enjoy (taking) an older home (and making it) into a more livable environment for today’s lifestyle.”

When renovating older homes, she will reconfigure the interiors, if necessary, to provide a more open floor plan.

“People like a less-formal layout when eating and socializing with their families,” she explains.

At the Island Drive house, for example, the entry and stair hall open to a space that combines the living and dining rooms. In the north wing, another large open space incorporates the kitchen, informal dining area and the family room.

The primary suite takes up the south portion of the first-floor layout, and upstairs are four guest suites — two over the living area, and two over the attached two-car garage.

For her *modus operandi*, she keeps to a clean, uncluttered design aesthetic and often chooses natural stone because it’s “timeless and functional.”

About her favored color palette, she says lighter tends to be better and more appealing to today’s house-hunters.

“Some older homes are dark. I want them to feel fresh and light and soothing when you walk in. I like things that basically evoke a calmness in the living environment. So, I choose colors that are soothing, and I draw a lot from nature — the ocean, sky, palm trees, sand.”

The Island Drive house was repainted and re-landscaped, with new tiling to offset the pool.

Floors were replaced with oak planking, and bathrooms were redone in marble, with marble custom frames around the mirrors as well as inlaid borders in one of the primary bedroom's two bathrooms.

The kitchen needed an update, although Kim made use of the existing cabinetry. But she installed new appliances and Sardinia quartz counters.

"If a home has existing features that I like, I don't touch them," she explains. "I try to keep to the original as much as I can."

"We really want to build and renovate homes that we could personally live in. I don't choose based on price as much as what we like."

And true to her word about creating homes that she would like to inhabit, she and her family reside in this house when they are in Palm Beach.

The Glasers even have considered "keeping it for ourselves," she says, "because it's manageable and beautiful with a first-floor master and it opens up so you can see the golf course and the water. It is in the Estate Section, so you can see everything."

The dock, Kim adds, can accommodate "a 35-foot open fisherman, or a 42-foot Hinckley."

Overall, the project was a "fun renovation," she says. "It's a great house. It just needed to be updated and brought to have a more contemporary feeling."

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