

On the Market: Redone Palm Beach condo, priced at \$8.9M, has 'spectacular' views, owner says

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With ocean and lake vistas, Unit No. 501S at the Palm Beach Hampton on the South End was completely renovated by co-owner Irene Athans, a general contractor.

Christine Davis

Special to the Daily News

Irene Athans knew exactly what to do after she and her husband, retired Army Gen. Carter Clarke Jr., bought their Palm Beach condominium — with fifth-floor views of the ocean and the Intracoastal Waterway — in 2014.

Athans, after all, is a licensed general contractor, and the apartment in the Palm Beach Hampton on the South End was ripe for an update.

“It required a complete renovation,” she says. “I started from scratch and everything is brand new — new plumbing, electrical, appliances. It was a total gut job, from the raw concrete floor to the ceiling.”



Athans spent years overseeing contracting jobs for clients, but today she works only on her own projects, she explains.

Once their renovation was completed, she says, she and her husband enjoyed their time at their condominium, No. 501S, in the southernmost building at 3100 S. Ocean Blvd., just south of the Lake Worth Beach bridge.

But they are preparing to move to Winter Park to be nearer family, and that means the three-bedroom, five-and-a-half-bath condo, with 5,618 square feet of living space inside and out, is for sale.

The couple has listed it with Douglas Elliman Real Estate agents Scott and Mindy Gordon, who have priced it at \$8.9 million, with the furniture available separately.

“The main thing we like about this unit is the view. It’s 180 degrees from the ocean to the Intracoastal. Every room but one has a view, and we also see the pool area,” Athans says.

Other pluses were the condo’s size, with wide balconies wrapping around the east, north and west sides; garage parking for two cars; and three storage spaces in the building. And don’t forget the poolside cabana, which will be sold with the condo.

“There are only 23 cabanas, and the Hampton has 81 apartments. Ours has a living room, kitchen and bathroom.”

In the condo itself, the kitchen, living, dining and sitting areas are in the northeast corner, a position that delivers views of the sea.

The primary bedroom suite encompasses the entire northwest corner of the unit, offering a sitting room, custom-fitted walk-in closets and two bathrooms. A VIP guest bedroom suite, with a dressing room, a steam room and closet, offers ocean views. The couple uses the third bedroom suite, just next to the foyer, as an office.

Completing the layout are a laundry room and powder room. The primary bedroom's sitting room as well as a sitting room off the living area could easily be converted into bedrooms, Athens adds.

"This apartment has the potential to be five bedrooms with five-and-a-half baths," she says.

But knocking down walls and maximizing the views, she explains, became her *modus operandi* as she planned the renovation. "Why have (all those) little rooms?" she recalls thinking.

Floors throughout the apartment and the balconies are covered in wood-look ceramic tile. Athans also installed electrically controlled window shades, a Lutron lighting system that includes LED lights, a Sonos sound system and a water-filtration system.

With a pantry and a work island, the kitchen is fitted with custom walnut cabinetry, quartz counters and professional-grade appliances.

The couple has been impressed with the Palm Beach Hampton, where the two seven-floor buildings were designed around landscaped atriums with waterfalls. The pet-friendly complex has a staffed gate house, door staff, a club room, a screening room and a gym. The pool deck has two whirlpool spas and a barbecue area. There's also gated access to the development's 800 feet of beachfront.

The development's homeowners association also has carried out a variety of major updates over the past several years. The lobbies and party rooms have been renovated and the buildings have in place a rigorous program of structural maintenance, Athans says.

"The Hampton has done so much in the way of improvements, and there's very little left to be done," she adds.

Although Athans and her husband are looking forward to the next chapter of their lives in Central Florida, leaving won't be easy, she says.

"I will miss everything — Palm Beach, the Hampton and this beautiful apartment," she says. "Winter Park is beautiful, but it doesn't have the ocean."