

# On the Market: Townhouse near Palm Beach offers the charms of life on a lagoon

 [palmbeachdailynews.com/story/business/real-estate/2022/05/12/palm-beach-real-estate-waterfront-townhouse-offers-life-lagoon/9676988002](https://palmbeachdailynews.com/story/business/real-estate/2022/05/12/palm-beach-real-estate-waterfront-townhouse-offers-life-lagoon/9676988002)

**Priced at about \$3 million, Rick Vimmerstedt's renovated residence in the Sausalito development of South Palm Beach has a private dock in the Intracoastal waterway.**

Christine Davis

Special to the Palm Beach Daily News



Among the features that Rick Vimmerstedt appreciates about his tri-level townhome in South Palm Beach is its total orientation to the water, with its deck and private deep-water dock featuring a boat lift on the Intracoastal Waterway, just east of Hypoluxo Island.

“I have a super-large deck,” Vimmerstedt says. “I extended it out 6 feet when I bought my home in 2016, and I have the only private dock in my community,” Vimmerstedt says about the Sausalito complex, where he owns Unit 107 at 3543 S Ocean Blvd. in the small town just south of Palm Beach.



“I love to sit out there and watch the mullet and the sea trout come in, and I used to see a manatee. I am on a lagoon with thousands of fish, and I am also just across the street from the ocean.”

Waterfront living has been a dream come true, he says. But lately he has been edging closer to another dream — actually living on a boat. And as such, he’s decided to sell his four-bedroom, three-bathroom townhome with 2,300 square feet of living space, inside and out. It is offered for sale through Waterfront Properties & Club Communities’ agents Toni Hollis and Gloria More, who have priced it, furnished, at \$2.995 million. The residence will be sold with two parking spaces.



The townhouse’s foyer connects to a hallway, with a guest room and bathroom to the north. Directly to the west, the hallway opens to the kitchen and dining room and, from there, one steps down into the waterfront living room. On the second floor are the main bedroom suite and two for guests, while the third level houses a loft/sleeping area.

Vimmerstedt completely renovated the townhouse.

“It took a year-and-a-half to do. I took it down to the bare concrete, and everything is new — air-conditioning, floors, bathrooms, kitchen. I also rebuilt the dock,” he says.

There are white marble tile floors with inset marble cabochons in the main living areas and wood-plank floors in the bedrooms. Bathrooms throughout the townhouse are finished with tile and Carrera marble.



The kitchen is fitted with white cabinetry, a farmer's-style sink and stainless-steel high-end appliances. The counters and backsplash are made of Brazilian granite.

The kitchen is open to the dining area. A counter with pull-up seating creates a partial divider from the living area, which has a built-in bar and doors opening onto the deck.

Both bedrooms upstairs feature peaked ceilings, and the main bedroom has a set of French doors that access a balcony with a view of the Intracoastal Waterway. Vimmerstedt says he likes the fact that large palm trees block views of neighboring townhouses.

The Sausalito development comprises 15 two-story townhouses built in 1980. Amenities of the pet-friendly complex include a community dock, pool and whirlpool spa shared by the residents.

"I'll miss everything about this townhouse," Vimmerstedt says. "The lagoon is so beautiful, and I'll miss the sunsets and the sunrises."

\*

