

# On the Market in Palm Beach: Tour a Breakers Row penthouse; asking price is \$19.5 million

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**Rare to the market, PH4 in the north building at 2 N. Breakers Row offers three bedrooms and dramatic views of the Atlantic, The Breakers golf course and the W. Palm Beach skyline.**

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Special to the Palm Beach Daily News



Palm Beach resident Ken Endelson remembers when his late mother and late stepfather, Diane and Arthur Belfer, bought their oceanfront penthouse in 1987 in what was then a brand-new development at 2 N. Breakers Row on the north end of The Breakers resort.

With longtime ties to New York City, the Belfers were already seasonal residents of Palm Beach when they bought the condominium, No. N PH4, a block south of one they owned at the time in the Sun & Surf development.

“Since they were planning to spend more time in Florida, they wanted to sell their apartment at Sun & Surf and buy a bigger apartment,” Endelson recalls. “When Arthur found out that a penthouse was available at Breakers Row, he had me go look at it.”

Endelson was captivated by the ocean vistas. But there was far more to the “spectacular” views, thanks to that apartment’s orientation facing south, east and west, he explains.

“Their Sun & Surf apartment had ocean views, and my mother said the view was always black at night. She wanted ocean, golf course and city views, so the Breakers Row penthouse was a perfect choice for them. It was also substantially larger.”

His stepfather died in 1993, and his mother in January.

So the time has come to sell the three-bedroom, four-and-a-half-bath penthouse. With 3,560 square feet of interior living space and a 500-square-foot terrace, the condo is listed for sale with Paulette Koch and Dana Koch, agents of The Corcoran Group. It is priced with its pool cabana at \$19.5 million and will be sold with two garage parking spaces and a storage space.

## **Breakers Row penthouses in Palm Beach rarely hit the market**

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One of four adjacent penthouses, the fifth-floor condo is on the southwest corner of the north building in the two-building development, which offers concierge services to its residents and a private beach. The penthouses seldom enter the market and when they do, they are priced to reflect their rarity, size and location, according to Palm Beach real observers.

The penthouse’s floorplan was designed to maximize the views. From the foyer, a gallery hall leads south past a staff suite and the kitchen on the east side, while the den and powder room are to the west. The hall culminates in the combined living room and dining room, with both having ocean views.

The living room, which has a bar, opens on the south to a terrace with views of the sea, The Breakers’ golf course and the West Palm Beach skyline. On the west side of the living area is a smaller balcony.

The dining area opens to another south-facing balcony with views of the Atlantic Ocean.

With so much glass, the apartment is filled with natural light during the day – and the Belfers appreciated a couple of its other characteristics.

“The unit has high 10-foot ceilings and (offered) plenty of wall space for their art collection,” Endelson says.

## **Palm Beach penthouse well suited to entertaining**

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A hallway west of the foyer accesses the guest bedroom suite and the main bedroom suite. The den, guest-bedroom suite and primary suite all have balconies with views of the golf course and city skyline.

Floors in the main living areas are covered in marble tiles. Bathrooms are finished in granite and marble, and windows are shaded by plantation shutters.

The den, which features built-in bookcases, could double as a bedroom suite. The staff suite, meanwhile, can be accessed from a separate doorway off the covered entry as well as from the kitchen area. Also off the kitchen area are a pantry and the laundry room.

The Belfers enjoyed entertaining, and the penthouse served them well in that regard.

“They had fairly large dinner parties using the living room, dining room and terrace, with guests having their cocktails on the terrace,” Endelson explains, adding that the apartment has been well maintained.

The development’s amenities include an atrium lobby, the pool, a private beach, a club room, a well-equipped fitness center and 24-hour security. Residents also are eligible for immediate membership at The Breakers Ocean Club. Those who join get access to the resort’s golf facilities along with tennis courts and a private beach club offering pools and spas.

Endelson’s stepfather was a golfer and swimmer who enjoyed the amenities, while his mother enjoyed sitting poolside in the couple’s cabana.

“She also loved to order food from the hotel, and they both loved the services at The Breakers, which were unbelievable. The staff never says ‘no’ to anything. Their apartment lives like a home, and she felt like it was home,” Endelson says.