

Palm Beach homes for sale: Updated lanai condominium captures ‘phenomenal’ water views

palmbeachdailynews.com/story/business/real-estate/2022/07/21/palm-beach-real-estate-lanai-condo-has-coveted-lakefront-views/10086830002

Listed at \$4.25 million, a lakefront apartment in Chateau Cheverny on Ibis Isle was renovated by the homeowners.

Christine Davis

Special to the Palm Beach Daily News



When Nina and Markus Nolff bought their condominium on Palm Beach’s Ibis Isle in 2013, they intended to use it as vacation home.

“My husband’s parents live in Palm Beach,” Nina says. “We were living in Germany and coming back and forth. We have homes in Hamburg and Sylt Island.”

At the time, they looked at single-family homes, but couldn’t find one with the square-footage and water views that they wanted in their price point, she explains.

Late Rush Limbaugh’s home:Palm Beach mansion asking between \$150 million and \$175 million, sources confirm

Palm Beach real estate:Values vaulted 46% in 2021, property appraiser's new estimates show

Controversy, compromise:Why it took a year to get seaside 'spec' house OK'd in Palm Beach

And then they toured Unit No. 1 in Chateau Cheverny at 2160 Ibis Isle Road on the west side of the street. It is near the north tip of Ibis Isle, which lies in the Intracoastal Waterway opposite Phipps Ocean Park on the South End. The Par 3 Executive Course is nearby as well.

The Nolfes saw that sliding doors and windows in the apartment captured direct-lakefront views from all of the major rooms. The east-facing bedroom also had a water vista from the south window.

"The view was just phenomenal, and we liked that it was a ground-floor lanai apartment. Since we were using it as a vacation home, we could just close the door and leave — we didn't have to manage it — and that was very convenient," she says.



And over the years, the condo has been a great fit for their lifestyle. But now that they have transitioned to making Palm Beach their primary home, they've decided they want something bigger. As such, they have listed their four-bedroom, four-bathroom condo — with 2,592

square feet of living space, inside and out— for \$4.25 million. Coldwell Banker Realty agent Michelle Kirschner is handling their listing.

Among the things the Nolfes liked about the condominium, overall, was its floorplan, although they did carry out renovations.

“I really like floor plans. I evaluate properties that way, and this one is fabulous,” Nina says.

From the foyer, the living room, dining room and kitchen are centrally located. A covered walled patio is off the kitchen, and they have enjoyed using it as their breakfast area.

Two guest bedroom suites and the laundry are to the south, and the main suite and another guest bedroom are to the north. The north guest bedroom has access to a full bathroom and closet but the Nolfes have used it as an office; it has built-in bookcases. A patio, covered by an awning, is on the west side of the unit. The apartment will be sold with two uncovered parking spaces.

Floor plan aside, there was work to be done, as the three-story 12-unit complex was built in 1969.

“We had to redo everything,” Nina recalls. “The previous owner bought it in the 1970s, so it had popcorn ceilings and different color wallpapers, which we didn’t like.”

The couple renovated the kitchen, which today features Miele appliances and has an open look that makes it feel more like a living area, she adds.

“We don’t have (upper) kitchen cabinets and the (work) island looks more like a table,” she explains.



They updated the bathrooms along with the plumbing and electrical systems. They installed impact-resistant windows and glass doors throughout and fitted them with plantation shutters and custom-designed blinds and shades. There's also a Nest system for home automation.

Another change was made to the wet bar, which was once only open to the living room. It can now be closed off or opened up to both the kitchen and the living room area, via pocket doors at both ends.

"My husband likes pocket doors," Nina says.

He picks up that thread of the conversation. "We also added pocket doors to both ends of the living room so that the living room can be closed off from the master's quarters and/or from the guest quarters," Markus says. "We also added a pocket door between the kitchen and the dining area. This made it possible to either completely close-off the kitchen or also to have the kitchen completely open in three directions."

Floors throughout are oak, and since Nina wanted bathrooms to look more like rooms, she used tile that looks like oak.

"It's very British to have wood floors in the bathroom, and I personally like it. I also like to have the same floors throughout, so I matched the tile to the wood floors that we have in the other rooms," she says.

The mirrored cabinets in the bathrooms are custom, and she chose Caesarstone for the finish in the bathrooms and kitchen.

“In our bathroom,” Markus adds, “we disguised the door to our walk-in closet as a wall to hide the entrance. We also added two large windows for the guest bathroom and our bedroom.”

Now that everything is customized, there will be lots to miss, the two agree. Residents of the building have access to Ibis Isle’s two swimming pools, cabanas and a walking trail.

“I’ll miss being able to see the sunset over the Intracoastal and being so close to the beach as to be able to see the sunrise almost every morning,” Markus says. “I’ll also miss being able to paddle to various islands in the Intracoastal.”

Adds his wife: “I love the neighbors; they are very nice, kind, friendly and helpful. We love the security here on Ibis Isle, and we can walk to the beach or Phipps tennis courts or to the golf, and it’s a lifeguarded beach.”

*

To see more photos of Unit No. 1 in Chateau Cheverny at 2160 Ibis Isle Road, Palm Beach, click on the photo gallery at the top of this page.