

Palm Beach seaside homes for sale: ‘Light and beachy’ one-bedroom is priced at about \$1M

palmbeachdailynews.com/story/business/real-estate/2022/08/04/palm-beach-homes-sale-oceanview-co-op-unit-priced-1-million/10188033002

About a year ago, Ty J. Brennan and Anthony Bruno completely redecorated their one-bedroom unit, No. 420, at Harbour House, 2295 S. Ocean Blvd. on the South End.

Christine Davis

Special to the Palm Beach Daily News



Like many Palm Beachers, Manhattan residents Ty J. Brennan and Anthony Bruno first discovered the charms of the town while visiting friends.

In their case, those friends had homes in Hudson, New York, and on Ibis Isle on the South End.

“They introduced us to Palm Beach. We’d stay with them in Florida two or three times each winter,” Ty recalls.

When walking along the beach from Phipps Ocean Park going south, Brennan and Bruno would pass by Harbour House, so they became familiar with the development. And a year ago, when they found a fully renovated oceanview unit there, they bought it.

“It appealed to us because we could just decorate it how we wanted. We didn’t want a renovation project,” Brennan explains.

They also liked the apartment’s northeast exposure, which offers a view of the ocean.

At the time, it was a perfect choice. Brennan, a real estate attorney, could work from home, while Bruno, who works in finance, had flexible hours. But that arrangement has changed, as Bruno’s business hours have returned to a more rigid schedule.

And that means a return to New York.

“We are leaving the area,” Brennan says.

As such, they have listed their furnished, one-bedroom, one-and-a-half-bath co-operative apartment, No. 420, on the fourth floor at Harbour House, 2295 S. Ocean Blvd. Douglas Elliman Real Estate agent Gloria M. Rodriguez holds the listing for the unit, which has 1,100 square feet of living space, inside and out, and is priced at \$1.025 million. The unit will be sold with garage parking for one car and a storage space.

Unlike owners of condominiums, who own their units outright, owners of co-ops own shares of the co-operative building.

From the foyer, one passes through a hallway, flanked by the kitchen and powder room, and enters the living and dining areas. The bedroom suite — comprising a bedroom, two closets and a bathroom — is just adjacent.

Both the main area and the bedroom access the oceanview terrace.

The couple enjoyed decorating their apartment, Brennan says: “We engaged Emily Painter Interiors, and we went to the Quadrille showroom in New York. That was a lot of fun and we think the apartment turned out great.

“We wanted to keep it light and beachy and incorporate the natural surroundings of Palm Beach. The main color scheme is French blue, navy blue and coral, and the material covering the sofa includes (a pattern with) palm trees. That fabric had just come out — we were one of the first people to use it. Everything is custom-made and tailored for this apartment in the colors we chose.”

The wallpaper in the half-bathroom, Lyford Trellis by Quadrille, sets the tone for the rest of the apartment. Floors are covered in hardwood, and doors and windows are fitted with impact-resistant glass.

The kitchen has white cabinetry, stainless-steel Sansome appliances, a tile backsplash and porcelain counters.

Harbour House, built in 1968, comprises nine floors and 192 units. Amenities include beach access, Har-Tru tennis courts, a saltwater pool, a gym, a business center and a library. The building also has door staff, a concierge and an onsite manager.

And while Harbour House has nearly 200 apartments, you would never know it, Ty says.

“Most of the year, it feels empty except for a few weeks when people host kids and grandkids. I’ll go down to the pool and maybe there will be one other person there, and more often than not, I am the only one at the gym. Everyone is respectful of each other’s space.”

Brennan says the size of the apartment was a good fit for the couple.

“It’s a fairly large one-bedroom (apartment), and it makes a difference to have a half-bath for guests. The views are fantastic, as well as the amenities here. Everyone is very social, and we often meet and have drinks by the pool. It’s also right on the ocean and a quick 10-minute drive into town.”

They will miss the apartment, he adds, and the town.

“It’s just a function of life taking us back to New York, which is why it’s for sale,” Brennan says. “It’s so easy to fall in love with Palm Beach, and I certainly don’t miss the snow. Palm Beach is a great place to call home.”