

Palm Beach homes for sale: Seller says updated condo is in a 'jewel' of a building

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Derek Smith's updated condo in Lakeview Towers on the North End is priced at \$1.825 million, which includes much of the furniture, decorations, lighting and draperies/

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Special to the Daily News



Derek Smith says luck was with him when he found the condominium he ended up buying in 2016 at Palm Beach's Lake Towers on Bradley Place.

He had done a fair bit of searching, he says, before he landed the unit.

"A friend of mine had purchased the apartment above," Smith explains, "and I was with her when she bought it. A few months later, I bought mine."

And that's where the luck comes in. The owners he bought it from had not planned to sell, but when their family's needs abruptly changed, they put the condo on the market and moved north.

“They had just refurbished it and completely redecorated it,” he says, adding that the interiors were designed by a team from HIVE, the West Palm Beach home-furnishings boutique run by decorator Sara McCann of Palm Beach.

“I was fortunate it became available and was redone,” Smith says. “My friend had to totally refurbish hers, which was time-consuming and expensive.”

After enjoying his one-bedroom, one-bath condo — No. 202 at 250 Bradley Place — he has decided to move closer to family in Fort Lauderdale.

He is selling the condo, which has 1,000 square feet of living space inside, and out, for \$1.825 million, a price that includes much of the furniture, decorations, lighting and draperies. Sotheby's International Realty agent Maryann Chopp holds the listing, which includes a premium parking space adjacent to the south entrance.

On the near North End, the building backs up to the Intracoastal Waterway, seven blocks north of Royal Palm Way. Smith's second-floor apartment is on the southeast corner of the building, offering views of the front gardens and neighboring townhomes through a canopy of trees.

Smith bought the condo after his second retirement. He spent his career as a department manager of contracts, initially at a nuclear plant run by the Tennessee Valley Authority and later at Florida Power & Light in Juno Beach.

Palm Beach condo's balcony wraps around the building's corner

The layout places the bedroom west of the foyer, with the living area and kitchen to the east. An L-shaped balcony wraps around the corner.

“There are only two other corner apartments with balconies shaped like mine in the building,” Smith says.

Finishes throughout include tile, granite and marble and engineered wood.

The kitchen, with a chic black-and-white color scheme, is finished with wood cabinetry, granite counters, and tile for the backsplash and floors.

Features in his bedroom suite include custom-designed built-in cabinetry and plantation shutters at the windows. The closet has custom fittings.

As for the furnishings, accessories and art — mostly chosen by the HIVE design team — Smith has decided to take a few things with him. But he plans to leave the condo mostly as he found it, with the furnishings intact.

It makes sense, he says: “The sofas were made special for the space.”

Palm Beach condominium building is pet-friendly

Built in 1963, Lake Towers comprises seven floors with 60 units. The lobby and halls were all recently renovated and redecorated.

Residents have use of a pool with a view of the Intracoastal Waterway and slips at their private marina come available from time to time. The building has a resident manager, a front-desk attendant on duty around the clock, and security system that includes cameras and a keyless-entry system. Two pets are allowed following approval by the condo board.

“It’s a boutique building — a little jewel — and the biggest thing it has going on for it is its location,” Smith says. “As they say: ‘Location, location, location.’ I love the area. It is so convenient. I can walk to so many restaurants, (Royal) Poinciana Plaza and Publix. And I walk my two pugs, Zoe and Eva, on Lake Trail all the time.”