

## On the market: Tour a refreshed Palm Beach Regency-style home priced at about \$20 million

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REAL-ESTATE

**A 1960s-era house near the lakefront at 302 Via Linda has been updated to make the most of its open floorplan and light-filled interiors.**

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Special to the Daily News



After buying Carol Lee “Leezy” Sculley’s former house on the North End of [Palm Beach](#) in 2018, the late Michael Neidorff commissioned Smith Architectural Group and Macari Restoration to handle renovations.

Designed by architect Henry Harding, the 1961-era house at 302 Via Linda was handsome to begin with, says architect Sophia Bacon, who served as project manager for Smith Architectural Group. The owner “liked it the way it was and wanted a refresh,” Bacon recalls.

Once the project was finished, however, the coronavirus pandemic had arrived, making travel to Palm Beach complicated for Neidorff, who lived in St. Louis.

His death last April meant that the house was never used as he had envisioned.

The property has now been listed for sale. Agents Cristina Condon and Kevin Condon of Sotheby's International Realty have priced it at \$19.995 million, and the furniture is available through separate negotiations.

With four bedrooms, four baths and two half-baths, the house has 5,664 square feet of living space inside and out.

On a third of an acre on the southwest corner on North Lake Way, a few houses east of the Intracoastal Waterway, "it's an elegant house with a nice flow," Bacon says.

The living room stands directly to the south of the entry and is open to the enclosed sunroom.

On the west side of the house are the dining room, kitchen, a guest-bedroom suite, the laundry area and a gym. On the east side are an office with an ensuite bathroom, another guest-bedroom suite and the main bedroom suite.

The owner asked for specific changes, contractor Stephen Macari recalls.

"When I went through the house with Mr. Neidorff, he wanted to increase the height of the garage to put in a lift for his third car."

It wasn't a simple request, explains Bacon.

"That was an undertaking," she says. "There was no way more to get more covered parking, (so) increasing the garage's height and raising (its roofline) parapet was the way to go. But because that made the garage taller, we wanted to maintain the entry's prominence and raised the parapet over the front door, too. Otherwise, it would have looked like the tail was wagging the dog."

The owner also wanted a larger kitchen, Macari says.

"Originally a small kitchen and separate butler's pantry, it was three-quarters the size it is now. We combined those two rooms and made one big kitchen with a breakfast area."

New fittings installed in the center-island kitchen included contemporary wood cabinetry, black-and-white glass-tile floors, professional-grade appliances, and quartzite counters and backsplashes.

The small gym, laundry room and half-bath near the garage are new. The roof was replaced as were the electric, plumbing and air-conditioning systems. Crews installed a whole-house generator and impact-resistant windows and doors.

“We also created a larger closet in the master bedroom and reconfigured the marble master bathroom,” Bacon says.

The renovation included the installation of new landscaping. The property also has a covered dog run.

The rear of the house features two covered outdoor-entertaining areas facing the swimming pool, which was renovated with new equipment.