

Palm Beach seaside condo gets sophisticated redo

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REAL-ESTATE

On the market in Palm Beach: Renovated seaside condo combines sophistication, comfort

A husband-and-wife team just completed a chic revamp of a South End condo with views of the ocean and the Intracoastal Waterway.

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Special to the Palm Beach Daily News



Doug Walton and his wife, Nancy Paolino, are slowly making their way from Nevada to Palm Beach. Doug, an architect, and Nancy, an interior designer, own Innovativo Design, a hospitality design-and-renovation firm based in Las Vegas, where they are still quite busy, mainly with casino projects.

But in the last couple of years, they've regularly visited Palm Beach, where they've renovated three condominiums.

"We wanted to have an ocean property and decided that Florida and Palm Beach were the best environments for us," Paolino explains about their cross-country move.

"We love Florida," Walton adds.

His wife explains how they bought a vacation condo in Beach Point sight unseen two-and-a-half years ago.

"And then we purchased a place at the Dorchester for my mother, where she lives full time," Paolino says.

The couple has just completed and listed it for sale their third project — a two-bedroom, two-and-a-half-bath condo at the Palm Beach Hampton, with 2,244 square feet of interior space and another 322 square feet on its glass-railed wraparound balcony.

The southeast corner unit offers views of the Atlantic Ocean, the Lake Worth Beach Pier and the Intracoastal Waterway. The development is near the bridge to Lake Worth on the South End.

Originally, the couple's plan was to move into the condo, but they've decided to make Palm Beach their main home and, accordingly, want more space.

"We are actively looking for something with 3,000 square feet," Paolino says.

With this in mind, their Palm Beach Hampton unit — No. 502N at 3100 S. Ocean Blvd. — is listed furnished and "turn-key" ready through Douglas Elliman Real Estate agents Scott and Mindy Gordon. It is priced at \$6.5 million.

Finding this particular property was challenging, Walton says.

"We told our agent that we were looking for something with a beautiful view but (also) outdated or literally uninhabitable, so that we could do a complete restoration and bring it up to a contemporary design," he says.

The fifth-floor unit, which will be sold with a renovated poolside cabana and two garage parking spaces, checked their boxes. Using their company's team, they renovated it to include amenities they appreciate and employ in their commercial projects, he adds.

"We modified the floorplan to take advantage of the views from every window around the perimeter of the space," Walton says. "There's a point inside where, when standing at the kitchen island, you can see a 270-degree panorama."

"It looks like a painting outside the windows, with the beautiful ocean and Intracoastal views," Paolino says.

Adds Walton: "We designed it to be livable and comfortable. We don't want to sit inside a museum."

But they still wanted a sense of sophistication, Paolino says: "We strived to use warm tones and luxury finishes."

She points out another plus — the layout accommodates a split-bedroom plan that allows privacy for guests and hosts alike.

The layout is centered on the great room, which is adjoined by the kitchen. This space is bookended by the primary suite and the guest bedroom suite.

The floor plan also includes a laundry and powder room.

Interior details include large-format porcelain-tile flooring made in Italy, "floating" ceilings with dimmable LED lighting, and frosted-glass wood-framed double-door entries to both bedrooms.

The couple finished the kitchen with custom cabinetry, quartzite counters, stainless-steel Viking appliances and a Liebherr wine refrigerator. The space also has a large eat-in island along with a breakfast area.

"Every room has its own identity, but they flow seamlessly together," Paolino says. "Hospitality-grade furnishings are important to us as well as (designer)-curated accessories; even the coffee-table books are curated."

There's also plenty of technology.

"I pay a lot of attention to systems," Walton says. "We have a Crestron commercial state-of-the-art system that controls the lights, the speakers, the drop shades, the televisions. Everything is controllable with an iPad."

Built in 1985, Palm Beach Hampton comprises 81 units in two seven-floor buildings, each with its own lobby. The development's amenities include a pool, a spa, a sauna, a gym, a billiard room, a club room, an oceanview deck, and tennis and pickleball courts. There's also gatehouse staff and other security.

"The building is wonderfully maintained," Paolino says. "They spare no expense to keeping the building (up) 100%."

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