

Three-bedroom condo priced at \$3.9M

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REAL-ESTATE

On the market in Palm Beach: Three-bedroom condo has views of the ocean and Intracoastal

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Special to the Daily News



After five years of renting in Florida, including a two-year stint in Miami, snowbirds Frank and Judy Neer of Cohasset, Massachusetts, bought their condominium, No. 201N, at Carlton Place, 3140 S. Ocean Blvd., two years ago.

"I felt we needed to focus on Palm Beach," Judy says. "One of Frank's sisters lives in Palm Beach, and Miami was not for us."

"We heard that the Carlton was a good building. It's one of the few places where there aren't structures on the other side (of the road), so you can see the Intracoastal."

Frank adds: "We gravitated to our apartment here because of the ocean, the Intracoastal and the beaches and because of Carlton's amenities, great management and location. We also love the access to the airport."

Judy is an exercise accountability coach who previously owned a Boston marketing and advertising firm. She works virtually and spends more time here than Frank, a real estate agent who still goes back and forth for work. "Judy and I are both golfers, and Judy is spending more time on the golf course. We are looking to join a golf community where she can play several times a week," Frank says.

As such, they have listed their three-bedroom, three-bath home, with 3,100 square feet of living space inside and out, with Douglas Elliman agents Scott and Mindy Gordon. It is priced at \$3.995 million, with the furniture available separately.

With contractor Daniel Tanner, owner of Lake Worth-based Project and Property, they completely renovated their unit, changing it to reflect a modern aesthetic with an open feeling.

"We took out all the walls, did all new plumbing, electrical, HVAC, new hot water heater and new hurricane windows and doors. We redid everything, using the finest materials and mechanicals," Frank says. "We put in 48-inch porcelain floors and a SONOS sound system throughout that connects with our five TVs."

The layout places the living room, sitting area and dining area in the southwest corner, with the kitchen just adjacent. A guest bedroom suite is in the southeast corner, with the main bedroom suite and another guest bedroom suite in the northwest corner. All rooms open to the wraparound balcony. Views from west-facing rooms overlook the Intracoastal, and the south-facing portion of the living room, as well as the guest bedroom, view the ocean and the Intracoastal.

The kitchen is fitted with high-gloss white cabinetry, granite counters and backsplash, Thermador appliances, and a 100-bottle wine fridge. A second refrigerator is in the laundry room, with a wine refrigerator and refrigerator drawers in the bar off the living room.

The main bedroom suite features a bathroom with dual sinks, a free-standing tub and a large walk-in shower.

The unit comes with garage parking for two cars.

Carlton Place, built in 1982, has two-buildings, each with five floors, and a total 69 units on gated grounds. Amenities include deeded beach access, a new fitness room, tennis/pickleball, a new pool and pool deck, new roof, new lobby and club room, new landscaping and a gate house. Services include door personnel and a full-time manager.

"We'll miss the Carlton's management. It's one of the top management companies and the quality of life here is great," Frank says. "We love Palm Beach. We are within a mile of the Four Seasons and Eau (hotels)."

The location is perfect for us," Judy says. "We have quick access to I-95."

While Judy is looking forward to golfing, she does have some hesitations about leaving their Carlton Place condo. "When we walk into our home, we see the water and it's calming and peaceful because of the materials we used.

"We'll miss the views. We may kick ourselves later, and be like, 'where's the water?'"