

Turnkey-ready penthouse condo offered for \$4M

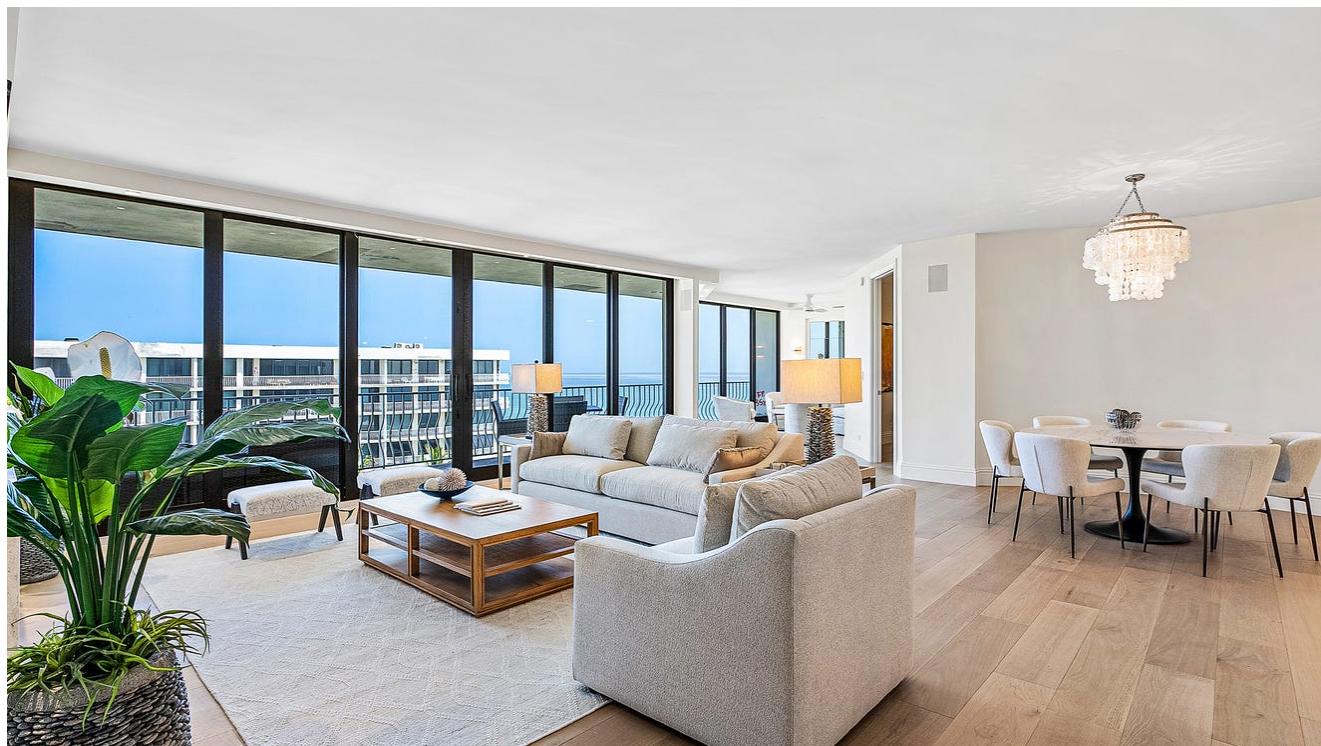
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REAL-ESTATE

On the Market in Palm Beach: Turnkey-ready penthouse condo offered for \$4 million

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Special to the Daily News



Palm Beacher Steven Small, an entrepreneur who enjoys renovating, has his latest project listed for sale.

“I like to reimagine and create residential properties, and I’ve done many of them,” he says. “Someone save me! It’s a passion, a business and hobby,” he adds.

Originally from Toronto, he’s done a dozen renovations there, as well as a few properties in Telluride, Colorado, and a dozen here in Palm Beach.

This particular project is penthouse No. 503-S, which he purchased in 2021 in the 2000 Sloan's Curve condominium complex at 2000 S. Ocean Blvd. After 18 months of renovations, it is furnished and turnkey-ready with two bedrooms, two-and-a-half bathrooms and 2,840 square feet of living space inside and out.

It is listed with Brown Harris Stevens agent, Ashley Copeland, and priced at \$4,198,500.

Explaining why he chose this unit in this development, he says. "I think that the Sloan's Curve complex is the finest south of Worth Avenue," adding that he also lives there.

So, when this penthouse became available, he just walked over, knocked on the door, looked at it, and bought it that same day, he says. It was in its original condition, a plus for him, and it had a lot going for it. "It's a two-bedroom penthouse — a lot of people are downsizing and like two bedrooms — and the views are completely outstanding," Small says.

He handles home renovations as if he were going to live in them, he adds. "This penthouse needed everything, and now it has everything."

Taking it down to its concrete shell, he put in new plumbing, electrical, HVAC, and commercial-grade water treatment systems. Sliding doors are now impact-resistant glass and he installed motorized blinds. Ceilings are at 9 feet, and a highlight in the living area is a ribbon electric fireplace faced in shell stone. Floors throughout are cerused French oak, which relates to the interior's neutral color palette and reflects the natural elements of its beach environment.

Reconfiguring the floor plan, he opened the kitchen to the living and dining areas, which all overlook floor-to-ceiling glass doors that lead to the terrace that offers sweeping views of the ocean, the Intracoastal and the pool deck. "You get sunrises and sunsets, and in the evening, you see lights on the Intracoastal all the way to West Palm Beach," Small says.

A chef's kitchen is high on buyers' list, he says, and with this in mind, the kitchen is finished with an island, custom cabinetry fronted by reeded wood panels and reeded glass inserts, porcelain-slab panels on the countertops and backsplashes, and high-end appliances. However, he decided to place a wine fridge and an additional refrigerator in the laundry room, with another wine fridge in the living area's bar. That way, he says, "appliances are ancillary, and don't dominate the kitchen."

With a split bedroom plan, the primary suite and the guest bedroom suite flank the living area, which is central to the floor plan.

In a few of his renovations, he has chosen to create primary bedrooms as interior rooms, and he has done that with this penthouse.

“You see these TV programs, where people say, ‘Look at the view! Imagine waking up to this view and having coffee!’ But that’s not how people live. They put blackout shades in the bedroom.” So, he pushed back the north-facing wall in the primary bedroom. This made room for an additional sitting area which connects to the living areas. However, that new wall is framed for a window, if the new owners choose to put it in.

The main suite includes large custom-fitted closets and a spa-like bathroom with double vanities, walk-in shower and soaking tub.

He reconfigured the guest-bedroom area to include a wall closet, allowing him to transform a walk-in closet into an office.

Small also does his own interior design, and the modern-style furniture is all custom-ordered, with much of it from Arhaus.

Built in the early 1980s, the Sloan’s Curve development comprises two addresses — 2000 and 2100 S. Ocean Blvd. At both addresses are north and south buildings, each with 48 units. Community amenities include the pool, private beach access, and a tennis facility with six clay courts, a pro shop and two full-time pros. Services include a full-time manager, gatehouse security and a doorman.

It comes as no surprise that Small is already at work on another renovation. “Stay tuned,” he says.