

Co-op unit's price tops \$7 million. Here's why

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REAL-ESTATE

Palm Beach real estate: Airy ocean-view co-op smack in Midtown listed at \$7.275 million

Two-bedroom apartment — with 2,149 square feet of living space inside and out — facing Midtown Beach is offered for sale at \$7.275 million.

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Special to Palm Beach Daily News



When the late Palm Beach resident Marvin Davidson's health was failing, his son, Scott, zeroed in on an oceanview co-operative apartment in Midtown he felt would be perfect for his father, who at the time had a house on the North End.

“My dad lived at 101 Nightingale Trail, and his neighbor told me that her friend was going to list a co-op,” Scott Davidson recalls, referring to the northeast-corner unit, No 2D, in the 300 Building at 300 S Ocean Blvd.

“We bought it the next morning, before it was listed,” Davidson says about the apartment, which faces Midtown Beach.

That was in March 2020, and Marvin Davidson enjoyed his new home until his death in February at 86.



“As Dad’s health failed, things were taken away from him, and this apartment was a godsend. He was a boater. He couldn’t go out in a boat anymore, but he could look out the window at the ocean, the boats and the sunrises,” Davidson said. “He loved it.”

The view, as Davidson describes it, is “amazing,” and made all the more dramatic because of the apartment's position on the corner of the building.

The beach “is just across the street, and there’s always something going on over there — windsurfing, scuba diving, surfing. You can close the (blinds) and make it all go away or open them and be entertained.”

With his father gone, Davidson has listed the co-op for sale with Sotheby’s International Realty agent Maryann Chopp. The two-bedroom, two-and-a-half-bath apartment — with 2,149 square feet of living space inside and out — is offered for sale at \$7.275 million, with the furniture available separately. The apartment comes with garage parking for one car.

Completely renovated by the previous owner, the 1960s-era apartment has wide-plank French oak floors and custom built-in cabinetry. At the windows are plantation shutters and motorized window blinds.

The foyer is adjacent to the dining room, which opens to the oceanview living room and its sunroom area, all centrally placed in the apartment.

To one side is the main bedroom suite, where a sitting room offers a view of the sea. The suite also has a walk-in custom-fitted closet and a marble-appointed bathroom with dual vanities, a walk-in shower and a freestanding soaking tub.

On the other side of the apartment, Davidson's father used the oceanview guest bedroom, which has an adjacent bathroom, as a family room.

The main bedroom's sitting room and the family room have French doors that open to the sunroom area, and all three of these spaces offer window-walls of sliding glass doors that open to the balcony.

The kitchen is finished with white Shaker-style cabinetry, a center work island that accommodates pull-up seating, stainless-steel professional-grade appliances and quartzite counters and backsplashes.

The apartment also has a powder room and an ensuite laundry.

On the corner of South Ocean Boulevard and Brazilian Avenue, the 300 Building is four blocks north of Worth Avenue. With six floors and 45 apartments, the building was designed in 1965 by architect Howard Chilton and features his signature curvilinear silhouette. Amenities at the pet-friendly building include a gym, a heated pool, a whirlpool spa and common-area terraces.

Services include a full-time manager, door personnel and maintenance staff.

Palm Beach has far fewer co-op buildings than condominiums, and their ownership structure differs. Condo buyers own their apartments outright, while owners of co-ops own shares of the cooperative building.

In any event, Scott Davidson says the seaside apartment was a fine fit for his father, who spent his career in the investments industry.

"As a boater for 50 years, the true love of my dad's life was the ocean," he says.

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