

'Modernized Palm Beach style in a Mediterranean shell' for sale at \$28.85M

palmbeachdailynews.com/story/business/real-estate/2023/06/22/home-for-sale-modernized-palm-beach-style-in-a-mediterranean-shell-for-sale-at-28-85m/70338068007

REAL-ESTATE

Palm Beach real estate: Home for sale at \$28.85M designed for high-end yet easy-going lifestyle

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Special to the Daily News



Developer Todd Michael Glaser says he and his investment partners, Scott Robins and Jonathan Fryd, aimed to check all the boxes on a Palm Beach homebuyers' wish list with the new estate they developed on speculation at 1080 S. Ocean Blvd. It's priced at \$28.85 million.

Glaser bought the Estate Section property in December 2020 when it was home to an outdated house with ocean views from the second-floor rooms. The development team recognized that it was "a nice parcel of land" with potential.

“So we bought it and tore down the existing house,” says Glaser, who has remodeled and built a number of Palm Beach homes through his eponymous firm.

“It’s also a high elevation — there’s a berm in that part of Palm Beach — so we could build three stories, with a ground floor that was below grade but above the flood level, giving us an extra 3,000 square-foot footprint, which was a bonus.”

On a lot of two-fifth of an acre, the just completed house stands at the corner of Kings Road, two streets north of former President Donald Trump’s Mar-a-Lago Club.

Glaser describes the house’s architecture as “a modernized Palm Beach (style) in a Mediterranean shell.” It was designed by Daniel Menard of La Berge & Menard and comprises five bedrooms, six bathrooms, two half baths and 9,847 square feet of living space, inside and out.

Paulette Koch and Dana Koch, agents with the Corcoran Group, hold the listing. The interiors and outdoor-living areas have been “staged” with furnishings by Meredith Baer, which are available separately.

A grandly scaled, oval-shaped foyer-and-stair-hall anchor the northeast corner of the house and join the two wings, one to the south and one to the west.

From the stair hall, foot traffic flows south to the great room — with its living and dining areas — and then into the adjacent kitchen and family room. The wet bar and powder room are off the great room, and an elevator is near the stairwell.

All the major rooms access the west patio overlooking the pool and spa.

On the west side of the main floor are a guest bedroom suite with a private entry and the two-car garage. Off the kitchen are a mudroom, powder room and pantry.

Upstairs in the south wing are a bedroom suite and the two-bathroom primary bedroom suite, which accesses terraces on both east and west sides. In the west wing are two guest bedroom suites, which can access the west terrace via a hallway. There also is a laundry room.

On the lowest level are a game room, theater, wine room/poker room, gym, bar, half-bath and another laundry room.

Explaining his thinking on the choice of rooms, Glaser says floorplans have evolved with changing lifestyles.

“Ten years ago, people wanted a formal dining room. Now they want their dining room in the living room. People want less (household) help, so homes are not staff oriented. And (many buyers) like cooking; they want people (to gather) in their kitchen while they are cooking, so we did the kitchen open to the family room — and it has a huge island,” says Glaser, whose company has offices in Palm Beach and Miami Beach.

Buyers often like entertaining guests in a bar setting, he adds, which is why there are two bars.

The ground-level rooms invite casual indoor entertaining when inclement weather brings everyone inside.

Outside, the home is sited to take advantage of the lot, with a seating area on the front lawn and the pool area sheltered by the wings of the home at the rear of the property, Glaser says.

“My wife, Kim, and I work as a team. I do the outside — hardscapes, driveways and pool — and she does the inside,” he adds.

“Kim picked out the pool’s green-mosaic tile with a pink pearlescence. The marbles she used inside have a tint of green, as do the stripe inlays on the balcony. We wanted to bring the green theme out to the pool.”

The pool’s tiles also pick up the green of the lawn. Hints of green also can be found in the home’s exterior and interiors.

Glaser credits his wife with taking the interior finishes to the next level.

Kim Glaser adds: “I went with some interesting stones, all in honed materials with some unique colorations (featuring green and pink tones). All the vanities and mirrors were custom designed.”

Bathrooms throughout are fitted with Waterworks fixtures in a contemporary style known as Bond.

Wallpapers feature whimsical monkeys and tropical-leaf patterns, which Kim says are “happy, bright and reflect a Palm Beach lifestyle.”

She also points out the foyer’s inlaid-wood flooring that echoes the oval shape of the space, “which reminds me of a kaleidoscope.”

Many of the rooms have high ceilings, and the kitchen is fitted with matte- and lacquered-finished cabinetry with marble counters.

“It’s a special house with a great feeling to it,” Kim says. “You feel that you are on vacation when you walk in.

“It’s comfortable and livable, but still very elegant. The finishes are high end but ‘live’ casually — and the house is across the street from the beach.”

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