

Unit 201A at The Reef on South Ocean Blvd.

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REAL-ESTATE

Palm Beach real estate: Sunny, modern condo at The Reef on the South End is move-in ready

The furnished one-bedroom, one-and-a-half-bath apartment with 1,476 square feet of living space inside and out is listed for \$1.395 million.

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Special to the Daily News



For years, Jeff Newton, managing director of Boston-based Gemini Investors Inc., and his late wife, Sarah, brought their family to The Breakers for vacations, with the plan to buy a Palm Beach condominium when they became empty nesters.

That day arrived in 2019. With their children grown, they bought a unit at The Reef, 2275 S. Ocean Blvd., on the South End of town. The apartment proved to be a fine spot for Jeff to work remotely, which he did primarily during the winter months.

In 2021, the Newtons made plans to buy a second unit, No. 201A, at The Reef to serve as guest quarters for their children and their families.

But Jeff Newton's life changed drastically with the unexpected death of his wife before the purchase closed. Even so, the sale went through, and his three children have all spent time at the guest apartment.

"Our daughter had a child in December 2020, and Sarah became a grandma. Now our daughter just had a second baby, which is why I'm thinking of buying a home to keep us all in one place and have a little more space for everyone.

"Also, our main residence is in Boston, but I'm looking to establish residency in Florida next year, which is another reason to buy a home here."

With those plans in mind, he has decided to keep the first condo he and his wife bought at The Reef but to sell the other, a furnished one-bedroom, one-and-a-half-bath apartment. He has listed No. 201A — with 1,476 square feet of living space inside and out— for \$1.395 million with William Raveis South Florida agent Jason Haverkamp.

The condo had been fully renovated and furnished by a decorator when the Newtons first encountered it.

It was a turnkey situation that new owners might also enjoy: "All that's needed is to show up with your toothbrush, and you are done," he says. "The couch in the living room folds out to a queen-sized bed, so the apartment is perfect for a couple with periodic visitors."

He and his wife chose The Reef for several reasons, Newton explains.

"The Reef is by Sloan's Curve and it's on the beach, which is what we were seeking. It's between Phipps Park and the Par Three golf course. Also we had friends at The Reef, and they raved about the people and number of events that take place there," Newton says.

His friends were right, he adds. "It's been a wonderful community to live in, and The Reef's architecture drew me in," Newton says about the development, which dates to 1973 and was designated a town landmark in 2019.

"It's well-designed, timeless and has modern elements that appealed to me. The outdoor space is particularly attractive. Both units have large balconies giving extra space to entertain and relax, and both units are light-filled and beautiful."

The condo he has listed is on the second floor in the southwest corner of The Reef's Atrium building.

The apartment's foyer — adjacent to a freestanding bar and powder room — opens to the living room, with the kitchen to the north and the bedroom suite to the south. The balcony wraps the entire corner, and the doors and windows have been upgraded with impact-resistant doors and windows.

Floors throughout the condo are covered in large-format white-glass tile, and the bar includes a wine refrigerator.

The kitchen is fitted with modern-style high-gloss cabinetry and stainless-steel appliances. The counters and backsplash are quartzite. The bar-and-work-island between the kitchen and living room serves as a high-top dining table as well as a food-preparation area.

The bedroom includes a sitting area and an en suite bathroom appointed with dual sinks set in a white-stone-resin vanity and a shower finished with Italian porcelain tile.

The Reef was designed by the late architect Eugene Lawrence with 78 apartments in a trio of three-story buildings. The complex is adjacent to the tennis courts at Phipps Ocean Park.

Amenities at the pet-friendly complex include an oceanside pool, gym, card room, barbecue area, deeded beach access, and an option to buy poolside cabanas when they become available. Services include door personnel and a full-time on-site manager.

Newton's condo will be sold with garage parking for one car, and the development offers additional parking for guests. The condo, Newton says, has been a pleasant retreat for his family.

"It's very private, because you are looking over treetops to beautiful views facing west. Sunsets are beautiful in the evenings," he says. "The bedroom faces south with lots of light."

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