

1924 house in Palm Beach asking \$7 million

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REAL-ESTATE

On the market in Palm Beach: This 1924 Midtown house was ‘the perfect place for a family’

After 44 years, Bill and Gigi Tylander are parting with their Midtown ocean-block home, which is listed at \$6.95 million.

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Bill and Gigi Tylander have made a life-changing decision: They are parting with their vintage [Palm Beach](#) home of 44 years at 225 S. County Road.

Bill, a long-time Palm Beacher, attended Palm Beach Public school.

“It was nice growing up here,” he says. “I played sports all year around with a bunch of young boys. Palm Beach is a pretty nice environment.”

He and Gigi, who is originally from Houston, met in Manhattan when he was with New York City-based Chemical Bank and she was working for an ad agency there. They returned to Palm Beach when he was asked to open a trust company here — Chemical Trust Company of Florida, which has since become JPMorgan Chase — in 1978.

Looking for a home in town, the Tylanders fell in love with Midtown's so-called "Sea streets," which comprise Seaspray, Seaview and Seabreeze avenues, all adjacent and immediately north of Royal Palm Way.

"We first lived at 440 Seabreeze (in) a cottage with a tin roof — it belonged to Josephine Defino — and then we had our son, William, and our daughter, Elizabeth, and we needed a larger home. But we wanted to stay in the neighborhood," Gigi says.

And that's how they came to purchase their Dutch Colonial-style house developed in 1924 by City Builders Realty Co., one of a dozen built in what the company named the Poinciana Park neighborhood. The house has never earned landmark protection from the town.

With seven bedrooms, four bathrooms and two half-baths, the house has 3,757 square feet of living space inside and out.

Surrounded by privacy hedges, the property is on the southeast corner of South County Road and Seaspray Avenue. The Tylanders have access to the beach through a keyed gate down the block. On the opposite end of the street is the Lake Trail facing the Intracoastal Waterway.

"It was the perfect place for a family," Gigi explains. "The kids walked to school and to the playground. We played tennis at the (old) Palm Beach Rec Center," which is today the Mandel Recreation Center. "And we had the beach down the street."

"The kids used to take some shrimp from the freezer and a fishing rod and go fishing on the Intracoastal," she recalls. "Sometimes, they'd use a hotdog for bait. Sometimes they'd catch a fish."

With all of those good memories at hand, Tylanders have chosen to downsize. And while it's sad to leave, it's time, Gigi says. As such, the house is co-listed for \$6.95 million with Brown Harris Stevens agents Catharine Strickler, Liza Pulitzer and Whitney McGurk.

"When we first moved in, it needed work. Dale and (the late) Paul Hedrick had just started their business, Hedrick Brothers Construction Co., and we were (among) their first customers," Gigi says. "We replaced all the windows and the roof. We redid the original oak floors and we painted. The Hedricks helped us with the major carpentry, and Bill and I put in sweat equity."

Over time, they also updated their kitchen, which is fitted with granite counters and stainless appliances, and renovated the bathrooms.

Interior details include handsome molding throughout and wainscoting in the main bedroom. The living room features a gas fireplace and a window seat. There is built-in cabinetry in the office, while the breakfast nook has a built-in banquette.

Facing South County Road, the front door opens into an entry hall that leads to the main rooms on the east side of the house — the living room, the formal dining room, the den and the kitchen. The dining room and sunroom open to an awning-covered patio, and the sunroom also accesses the front patio.

A bedroom suite and the breakfast nook are off the kitchen.

On the second floor are four bedrooms and the main suite, which comprises a bedroom, sitting room, closets and the primary bathroom. Tucked under the eaves on the third floor are a bedroom, a living area and a bathroom.

“One of the things we’ve really loved about this house is the porch on the Seaspray side. We enjoy having breakfast and lunch out there,” Gigi says.

Adds Bill: “I’ve enjoyed it as an escape.”

The property has other outdoor charms. “We have a small vegetable garden, where I’ve grown lots of tomatoes,” Gigi says. “My daughter was my inspiration for that; she’s quite the gardener.”

The Tylanders are hoping another family will enjoy the home and its central location as much as they have.

“I’ll miss the pleasure of being able to walk anywhere I want in town, and I ride my bike,” Bill says. “The kids have grown up here, and they say it’s nice to come to Florida. Our son married a Danish girl, and they live in Denmark. Our grandchildren say that they are Danish and Floridians.”

His wife picks up the thought: “We’ll miss everything about our home,” Gigi says. “You know, Palm Beach is without a doubt the safest place to live in the world. We are so well taken care of here, and there’s no better location in Palm Beach than the ‘Sea streets.’ I will miss the neighborhood when we move, but we will always have our friendships.”