

On the market in Palm Beach, a co-op unit offers indoor-outdoor living

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REAL-ESTATE

Listed in Palm Beach, a ground-floor co-op on the South End affords indoor-outdoor living

"I literally live outside," says the homeowner about her lanai apartment, listed at about \$1.5 million in the 2774 South Ocean building.

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Sandy Goodkind, a jewelry designer originally from southern Connecticut, began looking for a rental when she was in Palm Beach for business in 2019.

“I had fallen in love with the Old World charm of Palm Beach and its proximity to the ocean,” Goodkind explains. “I love the ocean. I’m a water person and was tired of the gray, cold New England winters.”

During her search, her real estate agent took her to the South End and showed her a ground-floor apartment that was for sale in the 2774 South Ocean building on the stretch of the coastal road dubbed Condominium Row.

“It had just come on the market, and it was a gem,” Goodkind says. “I walked in and saw the potential, and I bought it immediately.”

She carried out renovations and got busy enjoying life by the seashore.

Today, though, Goodkind wants to travel more and has placed Unit 104 at 2774 S. Ocean Blvd. on the market with Douglas Elliman Real Estate agent Lori Stoll. The two-bedroom, two-bathroom apartment — with 2,100 square feet of living space, inside and out and on its garden-view patio — is priced at \$1.495 million. Goodkind’s unit comes with a parking space for one car, with guest parking available.

“It is time for me to continue on my creative journey and I am looking forward to my next project,” she says. “I am hoping that someone else will enjoy my home as much as do.”

Facing the ocean, the 2774 South Ocean building is a co-operative building, which has a different ownership model from condominiums: Owners of co-ops own shares of the building instead of owning their units outright.

With a southeast exposure, the living and dining areas are central to the apartment, flanked by the main-bedroom suite on one side and the guest bedroom suite and kitchen on the other. “The main rooms open to patios, which are like additional living spaces,” she says. “I literally live outside. Every day when I am sitting outside on my patio, I smell the ocean and hear the waves.”

The S-shaped building was built in 1968, and the beach is about 100 yards away with deeded access from the property. “I walk out my door, and a pathway through the lawn leads directly to the beach and a beautiful wooded lot that is part of our (building’s) property is to the south,” she explains.

Goodkind says she has always loved interior decorating and has built and renovated homes of her own as well as handling projects for clients. She renovated the apartment to fit her tastes. “Since it was dark and dated from the 1970s, I opened up the wall from the living area to the guest bedroom and put in a sliding door to allow for more light and to expand the views,” she says.

She also renovated and reconfigured the kitchen to provide more counterspace and storage. Fitted with high-end stainless-steel appliances, the kitchen is finished with new custom Shaker-style wood cabinetry, quartzite counters and a glass-tiled backsplash.

These finishes are echoed in the bar in the dining area. “I totally redesigned it, adding lighting and glass shelves, storage and a wine refrigerator,” she says.

In the main bedroom suite, Goodkind renovated the bathroom, finishing it in Thassos marble. She also reconfigured the closet, turning it into a dressing room by adding new lighting and custom fittings to gain storage.

The guest bedroom, which features an accent wall covered in a Philip Jeffries wallpaper, doubles as her jewelry-making studio, where the new sliding door has a grass-cloth inset. She also added grass-cloth accents in the adjacent hallway. Details in the renovated guest bathroom include new marble floors, tiling, a Cole & Son wallpaper, custom lighting and a decorative vanity topped by a quartz counter. She also replaced the shower doors that enclosed the tub.

Floors throughout are wood-look porcelain tile, and new heat-minimizing shades cover the sliding glass doors fitted with impact-resistant glass. She updated the apartment’s electrical system, adding inset lighting in the main living areas. Other projects included replacing the air conditioner and ductwork.

The building has 96 units in eight residential floors near the Four Seasons Palm Beach Resort and the Par Three Golf Course. In addition to the lobby, the common areas include a heated-saltwater pool, two Har-Tru tennis courts, a pair of exercise rooms and a library. The staff includes a full-time property management team and 24-hour security.

The building offers her the best of both worlds — communal amenities but privacy, too.

“Living in this apartment feels like living in a home,” Goodkind says. “My apartment is filled with family heirlooms or collected from my travels from all over the world. It speaks to who I am, where I’ve been and where I hope to go. It’s truly representative of my experiences, a visual scrapbook of my life.”

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For more than 20 years, Christine Davis has written about Palm Beach real estate in the "On the Market" feature in the Palm Beach Daily News.