

Listed in Palm Beach: House with 'modern Mediterranean' architecture is priced at \$15.775M

REAL-ESTATE

Christine Davis

Special to Palm Beach Daily News

Sitting tight before taking action, [Cindy Anderson](#) lived at 226 Merrain Road for nine years before embarking on a project that replaced her house on the North End of [Palm Beach](#) with one that better suited her tastes and needs.

“I bought my home in 2011,” Anderson says. “It was a great house, an old, redone ’50s cottage that was cute and comfortable. But it didn’t have things I wanted.”

Her wish list included a larger kitchen for the home she shares with husband Jerome Canty.

“And the closet was teeny and I wanted a bigger one. I looked at renovating, but it didn’t make sense, so I tore it down in 2019 and rebuilt,” she says.

Architect [Daniel Kahan](#), a principal with Smith and Moore Architects in West Palm Beach, designed the new house, which was built by AMC Custom Builders of Lake Park. Palm Beach landscape designer [Keith Williams](#) of Nievera Williams Design drew up the new plans for the grounds. And for interior decoration, Anderson called upon her friend, interior designer Patti Kelter of Birmingham, Michigan.

Anderson’s team accommodated her wishes for a larger kitchen and closet, but other than those requirements, she gave them free rein. Kahan came up with a house in a “modern Mediterranean style,” she explains. The design received an enthusiastic thumbs-up from the Palm Beach Architectural Commission when the board reviewed the plans in 2019.

Completed in 2021 on a lot of about three-tenths of an acre, the house has four bedrooms, four-and-a-half bathrooms and 4,566 square feet of living space, inside and out. With the kitchen and closet she had hoped for, her home finally checked all her boxes.

Anderson had previous experience with new homes, including two she had built on Massachusetts’ Martha’s Vineyard. And with her Palm Beach project complete, she has found herself yearning for another project.

With that in mind, she has listed her home with Sotheby’s International Realty agent Tierney O’Hara, who has it priced at \$15.775 million. The furniture is available separately.

Kahan's open-floor layout allows rooms to flow easily from one to another. The foyer opens to a great room with a living area and dining room. On one side, the kitchen's freestanding work island acts as a visual barrier without interrupting the sense of space and volume.

The great room has "a beamed peaked ceiling, with a skylight, so it's light and bright. The original house, oriented north to south, tended to be dark," Anderson explains.

The kitchen's work island accommodates seating. Behind it, the kitchen has white cabinetry, stone counters, a brick-tile backsplash and professional-grade appliances. Anderson says she was more than happy with these appointments and the configuration.

"Everything is right at our fingertips," she adds.

To one side of the central living area are the main bedroom suite and the two-car garage.

The bedroom is topped with another peaked ceiling and has built-in cabinetry that includes a small refrigerator. The ensuite marble bathroom is fitted with double vanities, a freestanding soaking tub and a separate toilet area. The walk-in shower has a door that accesses another shower outside.

On the other side of the house are an office, a powder room, the laundry, a guest bedroom suite and a media room. The latter has built-in bookshelves and framed fabric panels on the walls.

On the second floor are two more bedroom suites and a den, which her husband likes to use as his man cave, she says.

The flooring throughout is hardwood.

In most of the rooms, windows and glass doors offer views of the exterior areas. The living area, for instance, views a lawn. "I like my greenspace," Anderson says.

The first-floor guest bedroom opens to a handsome covered loggia with a half-moon footprint. The second-floor guest bedroom above it has a private balcony.

The main bedroom downstairs opens to the plunge-pool's patio, where there is an outdoor gas fireplace. The media room affords views of the front courtyard.

"I'll miss the house and my neighbors," Anderson says.

She'll also miss the location. The street is about four-fifths of a mile from the northern tip of the island.

"Merrain Road is perfect. I picked a perfect street, with beach access on one end and the Lake Trail on the other. I walk my dog, Lucky, there every day."

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.

