

# Lakeside views delighted owner of Palm Beach condo listed for sale

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REAL-ESTATE

**'It was the view that got me,' says seller of Palm Beach condo on the lake asking \$1.195M**

**Priced at \$1.195 million, the condo in La Palma directly faces the Intracoastal Waterway on the South End.**

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Special to Palm Beach Daily News



Janet Halvorson, who lives in Sag Harbor, New York, will soon be swapping vacation condominiums in Palm Beach, where she has been a longtime visitor.

But she is staying on the South End of town.

Having chosen a new home at The Reef, Halvorson is giving up her current condo, a direct-lakefront unit at La Palma, down the street at 2860 S. Ocean Blvd.

When her two grown children began raising their own families, Halvorson thought she had her living situation all sorted out. She bought her La Palma condo, No. 106, in 2022 and planned a minor construction project that would restore a wall between the home office and the living room to create a third bedroom to accommodate guests.

But then, just as she settled on that plan, she learned another grandchild was on the way.

"I thought, with a third bedroom, everyone could fit. But now, my daughter has two children, and my son has three, all under 7 years old. I went from zero to 60. I was like the 'Old Woman Who Lived in a Shoe.'

"Instead of trying to fit my whole family in my condo, I just gave up. It was getting too complicated, and I thought I couldn't keep up."

So she let go of her renovations plan and opted instead to downsize to her one-bedroom unit at The Reef.

"I want less and to simplify. My new place is 1,000 square feet, with a wraparound terrace, and that's perfect for me," Halvorson explains.

And as for her children and grandchildren? They'll make other arrangements. Everyone agreed that this was the best solution, she says, and they plan to stay at a hotel or rent when they visit.

All of those changes have led Halvorson to list her corner apartment in La Palma for sale. Agents Cara Coniglio McClure and Lisa Haisfield Wilkinson, both with Douglas Elliman Real Estate, have co-listed the apartment at \$1.195 million. The furniture is available through separate negotiations.

With 1,800 square feet of living space, inside and out, the condo has a living area that includes the living room, dining room, kitchen and breakfast room in the northwest portion. In the same area is the original third bedroom that became the home office.

The living room and the breakfast room access a covered balcony that looks out to the Intracoastal Waterway, while the main bedroom and guest bedroom offer views to the north.

"It was the view that got me," Halvorson says, noting that the vistas of the Intracoastal include the bridge that takes traffic to and from Lake Worth Beach.

Her first-floor apartment is a rarity in the six-level building, she adds, because "it's nestled in the palm trees, and there are only 12 units in La Palma like mine that have direct waterfront.

“It’s like being on a boat, with an active view of boats and the bridge — and the sunsets are phenomenal. There’s nothing between me and the sunset.

“I had an option for (buying a unit) higher up, but I like being surrounded by greenery and the water.”

The apartment was in good condition when she bought it, Halvorson explains, so it was only a matter of personal taste to make it her own.

“I just decided to paint it white. Everything is working and beautiful, and the kitchen, with custom hard-wood cabinetry and marble counters, is fine.”

The new owners, she adds, may like the floor plan as it stands, but they would also have the option of reinstalling a wall to convert the office back to a bedroom.

Interior details throughout include large-format tile floors in the main areas, with bamboo flooring in the primary bedroom and carpeting in the guest bedroom. The office features custom built-in cabinetry, and all of the windows and glass doors are fitted with impact-resistant glass.

Built in 1971, La Palma has 91 units. Amenities include a saltwater pool, a fitness room and 24/7 security-and-door personnel. The property also has deeded rights to access the beach on the opposite side of South Ocean Boulevard.

In addition, a two-bedroom guest apartment is available for owners to rent to accommodate visitors. Halvorson’s unit will be sold with two parking spots, one of which is covered.

“It’s a great building, with friendly people,” she says.

She notes that those in charge have been proactive in addressing maintenance issues at the building.

“The seawall and roof (have been) redone, and the elevators are being redone. This building is ahead of the game, with solid management, and I’m impressed by the board. They are putting in electric servicing for electric cars and are talking about more security cameras.”

She adds: “Sometimes I wonder if I am doing the right thing selling it, but that ship has sailed.”

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