

With a 'beachy feel,' Palm Beach house is listed at about \$17 million

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REAL-ESTATE

Listed at \$16.9 in Palm Beach, this North End house offers 'a nice, beachy feel'

Christy and Julian Bhartis' updated house at 245 Atlantic Ave. has an open floor plan designed for a relaxed lifestyle. The five-bedroom house is priced at \$16.9 million.

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Special to Palm Beach Daily News



Originally from Toronto, Julian and Christy Bharti fell in love with Palm Beach as longtime seasonal visitors to the island and finally decided to move here full-time in 2019.

“Our first house was on Monterey Road, but a few years ago, we sold that,” Julian Bharti says.

The Bhartis ended up buying a house in the near North End on a quarter-acre lot at 245 Atlantic Ave., several blocks north of Royal Poinciana Way and its shopping-and-dining district.

The house on Atlantic Avenue “checked all our boxes,” Julian says. “We looked at a lot of properties when we were searching. We wanted something closer to town and we needed more space. (Longtime Palm Beach contractor) Tim Benitz (of Benitz Building LLC) was the builder, and this home had a nice, beachy feel.”

But the Bhartis are on the move again: “We came from a custom home in Toronto, and we are keen to build something eventually,” Julian explains, adding that he and his wife will most likely rent after selling the Atlantic Avenue house as they search for a property that will give them a new-build option.

As such, they have listed their five-bedroom, five-bath Bermuda-style home, which offers 5,085 square feet of living space, inside and out. Broker Simon Isaacs of Simon Isaacs Real Estate has set the price at \$16.9 million.

Built in 2015, the house was designed by Bonilla Torregroza Architecture and seemed like new when the Bhartis bought it, Julian says. But the couple worked closely with interior designer-and-architect Joseph Cortes to redecorate it while making some upgrades.

“We redid landscaping and added the covered loggia and outdoor kitchen. It had a small pool — we put in a larger one,” Julian says.

The Bhartis also made another kick-it-up-a-notch decision to give the exterior a more that beachy feel. “We painted the shutters Palm Beach pink,” he adds.

Inside, they “revamped the kitchen, putting in new lighting fixtures, sink, faucets and white-stone counters,” Julian explains.

The kitchen also has white cabinetry and stainless-steel appliances. A center work island offers bar-style seating.

From the porch, the front door opens into a foyer and stair hall. Flanking the foyer are a guest bedroom suite and the kitchen. A mudroom off the kitchen connects to a pantry and the air-conditioned, two-car garage.

The stair hall also leads to the dining room and family room, which are arranged with an open-floorplan configuration. Among its features, the family room has a wet bar with a wine cooler.

A wall of glass doors in this area looks out to the pool, with the adjacent covered terrace and summer kitchen. The latter is equipped with a louvered roof system that can be opened and closed automatically.

The 60-foot lap pool, meanwhile, has a whirlpool spa and a cold-plunge feature. Elsewhere in the backyard is a small basketball court.

Upstairs, served by a loft sitting area, the main bedroom suite and a guest bedroom suite overlook the backyard, while two additional guest bedroom suites view the front yard.

The main bedroom is topped by a tray ceiling, and its bathroom — finished in stone and marble — has double vanities, a soaking tub and a walk-in shower lined with mosaic tile.

Completing the overall layout are first-floor and second-floor laundry areas.

Details throughout include stone and wide-plank wood flooring and impact-resistant glass in the windows and doors.

The house stands in “a great neighborhood, for sure,” Bharti says. “It’s very central for the island, close to some of my favorite restaurants and shopping.”

Access to the Lake Trail walking-and-biking path is nearby, as is another key feature, Julian says: “The beach is at the end of the street.”

As the Bhartis plan for their future in Palm Beach, he adds, they will fondly recall how well the house on Atlantic Avenue fitted their needs.

“It’s a very functional house,” he says. “We will miss the memories of course, and our friends in the neighborhood.”

To see more photos of 245 Atlantic Ave. in Palm Beach, click on the photo gallery at the top of this page.

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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.

