

Renovated Palm Beach house priced at \$21.5M is 'filled with light'

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REAL-ESTATE

Priced at \$21.5M, redone Palm Beach house is 'gracious and filled with light,' says seller

Seller Nancy Goodes gave a thorough update to the house she shared with her late husband, Melvin, at 231 Via Las Brisas in Palm Beach's Phipps Estates enclave.

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- With 6,770 square feet of living space, inside and out, the Mediterranean-style home at 231 Via Las Brisas has five bedrooms, six bathrooms and two half-baths. It stands on a lot of nearly a half-acre.
- For the renovation, Goodes worked with the Vero Beach architectural firm of Moor, Baker & Associates and contractor Paul Wittmann of Wittmann Building Corp. in West Palm Beach.
- “Phipps Estates neighborhood is a lovely place to live, and its location is convenient to everything,” seller Nancy Goodes says.

For years, Nancy Goodes and her late husband, Melvin, enjoyed warm-weather visits to John’s Island in Vero Beach from their homes in New York City and Mendham Township, New Jersey.

But in 2014, they decided that Palm Beach would be a better choice — and that led them to buy a home in the Phipps Estates enclave on the near North End.

“Melvin had a long-term illness,” Nancy Goodes explains, “and when he couldn’t travel north anymore, we moved to Palm Beach because it is a year-round community.”

The house they chose is at 231 Via Las Brisas. And although the couple completely renovated the 1999 residence, it had several attractions to begin with, Goodes explains.

“I loved Phipps Estates. The entrance is beautiful, and I liked the neighborhood and having a (homeowners’) association. The house is all on one floor and suited our needs, and it was thoughtfully designed for our family as well. The rooms are spacious with high ceilings. It’s been great for entertaining — I have had upwards of 50 people in my home. It’s gracious and filled with light in a peaceful surrounding with a sense of serenity.

“I didn’t want to look at anything else after I saw it,” she recalls.

After her husband’s death in September, Goodes decided to downsize to another home nearby. As a result, the house in Phipps Estates is on the market, priced at \$21.5 million by Corcoran Group agents Paulette Koch and Dana Koch. The furniture can be purchased separately.

With 6,770 square feet of living space, inside and out, the Mediterranean-style house has five bedrooms, six bathrooms and two half-baths. It stands on a lot of nearly a half-acre on the north side of Via Las Brisas, one of the two streets in the neighborhood, which lies a little more than mile north of Royal Poinciana Way. The main entrance into the enclave is off North County Road, while the exit to North Lake Way is gated.

The house on Via Las Brisas has a floor plan with a logical traffic flow, Goodes says. The foyer hallway is flanked by two guest-bedroom suites and leads directly north to the living room, where a trio of French doors opens to the pool terrace.

In the west portion of the house, the main suite comprises a bedroom with a bow window overlooking the pool, an office that accesses the pool terrace, a breakfast bar and a custom-fitted walk-in closet-and-dressing room. The main suite has two bathrooms, one of which has a steam shower, a freestanding soaking tub and appointments that include quartzite counters and a stone floor inlaid with marble.

The guest bathrooms are tiled.

Centrally positioned in the east wing, the dining room is directly off the living room. In the southern portion of this wing are two more guest-bedroom suites, a powder room, a laundry area and the two-car garage with a storage area.

To the north and looking out to the pool area is the family room, which is open to the kitchen. In this area, banks of arched French doors access the pool terrace and a covered loggia.

For the renovation, Goodes worked with the Vero Beach architectural firm of Moor, Baker & Associates and contractor Paul Wittmann of Wittmann Building Corp. in West Palm Beach. The project overhauled the house “from the ground up,” Goodes says. “Everything was redone.”

The changes included putting in new floors of marble and wood, installing a new electrical system and replacing windows and glass doors with impact-resistant versions. The project also replaced walls and changed parts of the layout.

The entry hallway got a new barrel ceiling, and in the living room, Goodes embellished the ceiling by adding beams. The renovation of the living room also included the addition of a new gas fireplace and built-in cabinetry. Custom cabinetry also was designed for the family room and the guest-bedroom wing’s hallway.

Features in the dining room, meanwhile, include a bar with a wine chiller and an icemaker, and Goode added a decorative surround that frames the bank of windows. They offer views of a landscaped side garden with a fountain shaded by mature trees.

The kitchen is finished with a marble work island accented with wood to match the custom cabinetry. There also are quartzite countertops and professional-grade appliances.

“It’s a working kitchen,” Goodes adds, noting that she built a butler’s pantry equipped with a warming drawer, a steam oven and a microwave oven.

The Goodes hired the Jupiter firm of Warren McCormick and Associates to completely rework the landscape, in the process removing a large patio with fountains. The hardscape today features natural stone. The loggia — topped by a beamed ceiling — has a summer kitchen at one end. A cabana bath is just adjacent.

The grounds now have a tailored look that better suits the house, she says.

“We cleaned up the outside of the house, but kept the Mediterranean style, because it works in Phipps Estates. We made the pool smaller. It’s (now) more of a lap pool,” she adds.

There is also a side patio off the kitchen area for outdoor dining. The house also has a Sonos sound system and a Jandy automation system for the pool and lighting.

“Phipps Estates neighborhood is a lovely place to live, and its location is convenient to everything,” Goodes says. “I like the small-town feeling.”

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.