PALM BEACH COTTAGES & GARDENS



DEEDS & DON'TS

Inside stories behind area real estate deals | By Monica Michael Willis

AS SEEN IN PALM BEACH COTTAGES&GARDENS



Poolside Charm A heated pool and tropical plantings complement this revamped 1920 home in West Palm Beach.

GILES BRADFORD

Start of the Season

If South Florida's broader real estate market has cooled, someone forgot to tell its wealthiest buyers. In Palm Beach alone, luxury sales in excess of both $10 million and $20 million doubled year over year during the second quarter, helping push the median single-family price up 18 percent to $15.4 million, according to Corcoran's latest market report. As of press time, several homes on the island had price tags north of $100 million, including a $205 million estate and a $200 million ocean-to-lake parcel. Among the newest is Casa Eleda—a South Ocean Boulevard landmark known locally as the Ham-and-Cheese House for its alternating bands of coquina and red brick—which hit the market at $105 million just before Labor Day.

But the action extends well beyond Palm Beach. Boca Raton and Jupiter have produced some of Palm Beach County's priciest recent sales, while Miami, bolstered by an influx of celebrity sun-seekers and tech titans, saw $10 million-plus single-family sales nearly triple in both its beach and coastal mainland markets compared with 2025, Corcoran reports. As South Florida heads into its winter social season, there'll be plenty to watch and no shortage of dreamy properties, including our four picks, waiting for the right buyer.

West Palm Beach

Overlooking the Intracoastal in historic Southland Park, this revamped and expanded 1920 home at 3101 Washington Road occupies a particularly lovely corner lot in one of West Palm Beach's prettiest neighborhoods. A small park sits directly across the road, and the city's waterfront biking route passes right out front.

Thanks to Kemble Interiors, the firm run by Palm Beach natives Mimi Maddock McMakin and Celerie Kemble, the 5,050-square-foot property got a decidedly colorful glow-up. The four-bedroom, five-bath residence has any number of whimsical touches, from bright green doors and a lattice-trimmed sun porch to a dining room with a leafy Murano glass chandelier and mural-like tropical wallpaper. The spacious kitchen has a coffered ceiling, custom-painted cabinetry, a quartz island, and Sub-Zero and Wolf appliances; upstairs, the largest of the three ensuite bedrooms opens onto a spacious deck overlooking the water. And there's more out back. The quarter-acre property fits in a heated pool, cabana bar, summer kitchen, air-conditioned two-car garage, and separate guest apartment with balcony.

"The property is being offered for $9.875 million, but it's also available completely turnkey, with all furnishings included for an additional negotiated fee," says Douglas Elliman listing agent Lisa Wilkinson (561-723-9500), who shares the listing with colleague Cara Coniglio McClure (561-324-0896).



Coconut Grove

Coconut Grove has long had an artsy, slightly bohemian streak, but these days the leafy waterfront neighborhood is attracting some deep-pocketed newcomers. Google co-founder Larry Page recently spent more than $170 million acquiring property there, and Citadel founder Ken Griffin plunked down nearly $107 million for a nearby bayfront estate. Now the swanky penthouse atop Grovenor House at 2627 S. Bayshore Drive is on the market for $20.9 million.

Perched on the 32nd floor, the 7,061-square-foot condo has five bedrooms, eight baths, and floor-to-ceiling glass walls that frame water views from nearly every room. Intricate wood-clad ceilings, herringbone floors, and custom millwork lend the two-level apartment a yachtlike sumptuousness, while a bespoke spiral staircase makes for quite an entrance. The real draw, however, is upstairs: The private rooftop retreat has its own pool, summer kitchen, and big-buck vistas of Biscayne Bay and the Miami skyline. In addition to 24/7 valet parking and concierge services, ownership includes access to Grovenor House's full-service spa, fitness center, tennis court, Zen gardens, infinity pool, and cabanas. Saddy Abaunza Delgado of ONE Sotheby's International Realty holds the listing; (305) 632-4256.



Above It All (RIGHT) Rich woodwork warms this Grovenor House penthouse, while its private rooftop pool (TOP) overlooks Biscayne Bay.



Jupiter

Set on Pennock Point along Jupiter's Loxahatchee River, this $39.9 million estate looks straight down the river toward the historic Jupiter Lighthouse. Water wraps around the property, and a private dock offers boaters easy inlet access to the Atlantic.

At 9,253 square feet, the newly built contemporary includes five bedrooms and 10 baths. Soaring ceilings and enormous walls of glass make the most of the river views, particularly in the two-story living room, where a floor-to-ceiling marble fireplace commands one wall. There's also an elevator, sauna, gym, wine cellar, and 12-seat media room. At the back of the house, broad terraces accommodate covered seating and dining areas, an outdoor kitchen, and a heated saltwater pool and spa. An attached four-car garage keeps land-based toys safe and sound.

To tour 5211 Pennock Point Road, contact Serhant listing agents Daniel Malloy (561-370-5736) or Dawn Malloy (561-876-8135).

TOP: BECOME LEGENDARY/ONE SOTHEBY'S INTERNATIONAL REALTY; BOTTOM: EDGAR IGLESIAS AND JACOB SCHRADER



Open Invitation (THIS IMAGE) Glass walls blur indoor-outdoor boundaries. (BELOW) The sleek eat-in kitchen reinforces the home's modernist pedigree.

DANIEL PETRONI PHOTOGRAPHY



Palm Beach

On an island famous for its Mediterranean Revival mansions and tropical architecture, this exceptional modernist property can't help but stand out from the crowd. Designed by renowned Brazilian architect Marcio Kogan of Studio MK27, the single-story house exemplifies Kogan's minimalist approach, pairing strong horizontal lines and expanses of glass with natural materials, including teak ceilings and travertine floors that extend onto the patio, blurring the boundary between the house and garden.

Built in 2017 for philanthropists Jill and Avie Glazer, whose family owns the Tampa Bay Buccaneers and holds a majority stake in Manchester United, the $47.5 million residence won the Preservation Foundation of Palm Beach's 2020 Schuler Award for outstanding new architecture. Set on nearly an acre of tropical gardens designed by Keith Williams of Nievera Williams, the 6,545-square-foot home features a sculptural Virginia flagstone wall that separates the entertaining spaces from a private wing with four ensuite bedrooms, an office, media room, and a sleek eat-in chef's kitchen. Just beyond the glass-walled living room are a resort-style pool, loggias, and an open-air lounge anchored by a dramatic suspended metal fireplace.

For more on 195 Via Marina, contact Christian Angle of Christian Angle Real Estate at (561) 629-3015.

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