

Townhome in Palm Beach listed at about \$8 million

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REAL-ESTATE

On the market in Palm Beach: A Midtown townhome ‘lives like a private house’

Listed at about \$8 million, this updated luxury townhouse has three bedrooms and 3,728 square feet at 241 Brazilian Ave.

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When you have multiple homes and are hunting for a Palm Beach vacation retreat, it's a plus when you discover one that is move-in ready, completely decorated and boasting handsome gardens.

That's what Ruth Williams and Jeff Bruner found in 2020 at 421 Brazilian Ave., one of the eight townhouses in The Brazils development.

The previous owners had renovated the 1989 residence from top to bottom, commissioned McCann Design Group for the interiors and worked with Nievera Williams Design for the landscaping plan.

“We have a home in Leasburg, North Carolina, and our primary residence is in Greensboro, North Carolina, because that is where Jeff’s business is. We’d come to Palm Beach twice a year and usually stayed at The Breakers or the Brazilian Court,” Williams says.

When they finally decided to seek out a seasonal rental, they couldn’t find one that satisfied them. And no wonder: It seemed every out-of-towner in Palm Beach was in the market for a rental during the months after the coronavirus pandemic began.

“And this townhome was being offered for sale move-in-ready, furnished and beautifully decorated — and we said, ‘Why not buy it?’” explains Williams. “It would be our own place, where we could have family and friends stay with us, and we wouldn’t have to pack.”

The three-bedroom, four-and-a-half bath townhome — with 3,728 square feet of living space, inside and out — turned out to be a perfect fit for them.

“All we had to do was put in a pool heater and a quality (hurricane-rated) garage door,” Ruth says.

With two buildings, the Midtown development is on the south side of the lake block of Brazilian Avenue, a couple of lots west of Cocoanut Row and three streets north of Worth Avenue.

The couple now plan to move closer to their son on Florida’s west coast, and as such, they are selling their townhome. It’s listed, furnished, for \$7.99 million through Brown Harris Stevens’ agent Ashley Copeland.

One enters the front door and steps into a foyer flanked by the breakfast room and den. The adjacent stair hall soars two stories and connects to the living and dining rooms. A gracefully curved staircase in the two-story stair hall is crowned with a skylight. There’s also an elevator nearby.

The attached two-car garage is accessible from the den, and the kitchen is between the breakfast and dining rooms.

Upstairs to the north, the primary suite — with two bathrooms — overlooks the backyard, bordered by privacy hedges, where a pool and spa are set within a terraced patio.

The second floor also has a pair of bedroom suites with views of the front courtyard.

Floors throughout the main rooms are covered in wood, and the bathrooms have marble appointments. The windows and doors are fitted with impact-resistant glass, including the sliding French-style doors that open to the pool area from the dining room and living room. The latter has a wet bar.

The renovated kitchen is outfitted with professional-grade appliances, Corian countertops and a marble-tile backsplash.

“This townhome lives like a private house, and it was decorated so tastefully,” Williams says. “I will miss Palm Beach, and the walkability to shopping and restaurants. I can’t think of anyplace else where you can get choices of (such) good food in a small radius.”

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To see photos of 421 Brazilian Ave. in Palm Beach, click on the photo gallery at the top of this page.