

# Breakers Row Unit S-T1 condominium

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REAL-ESTATE

## Palm Beach real estate: Ground-floor unit at Breakers Row perfect for families, and guests

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Special to the Daily News



Like other Palm Beach residents who own two condominiums in one development, Gay and Stanley Gaines live in one and use the other as guest quarters for their visiting children and grandchildren.

But times change and children grow up, Gay says, as she discusses the couple's "guesthouse condo" at 2 N. Breakers Row.

"I've gotten rid of the bunkbeds. For six years, we used this condo for every vacation, but now the grandkids are out of college and have jobs, and they don't come as much.

“It served its purpose, but now it’s fine to have them put up (in hotel rooms) at The Breakers.”

As such, she and her husband have listed their guest apartment, No. S-T1, with their daughter, Laura Gaines Semler, an agent with Brown Harris Stevens. With three bedrooms, three-and-a-half bathrooms, and 3,400 square feet of living space inside and out, it's priced at \$10.8 million.

“It looks over the golf course and, at night, you see beautiful sunsets and the lights of West Palm Beach in the distance” Gay says.

The main bedroom and one of the guest bedrooms open to an east-facing terrace, which gives the Terrace Building its name. “It has privacy hedges; when standing up, you can see the ocean,” Gay adds.

Their guest condo also is filled with memories, she says.

“It was just wonderful and also unusual. It’s on the ground level and has a huge lawn. The children played games out there. It was also great when my Chicago family visited with their little dog.”

The foyer opens to the living room, dining room and kitchen, while the three bedrooms are clustered off the main hallway. In the living and dining rooms, walls of impact-resistant glass sliding doors open to the west-facing covered terrace that stretches out to the lawn.

The Gaineses for years owned an oceanfront estate in Palm Beach but sold it in 2012. That’s also when they bought the Breakers Row apartments, one in each of the development’s two five-story buildings.

The couple renovated to suit their needs. In the guest apartment, they changed the floor plan to make room for a powder room, added new hardwood floors and carpeted the floors in two of the bedrooms.

“We also built lots of bookcases. I’m a reader and have a ton of books,” says Gay, who is president of the Palm Beach Republican Club and whose husband is a retired businessman.

The Gaineses also redid the kitchen with high-end appliances, granite counters, tile backsplashes and a round built-in table, which can be used for service when hosting, or for informal dining, Gay points out.

The layout includes a laundry room, and the condo will be sold with garage parking for two cars.

Built in 1986 and north of The Breakers landmarked hotel building, 2 N. Breakers Row has a total of 47 units in its two buildings, which stand on land owned by the resort. Amenities include an atrium lobby, pool, a private beach, a club room, fitness center, and 24-hour security.

Home to some of the most expensive condos in town, the development is known for the concierge services it offers to residents, who can order meals from The Breakers, contract for housekeeping services and use the resort's recreational facilities via a club membership.

"We came (to Breakers Row) because the living is so easy, with wonderful services and an extraordinary staff," Gay Gaines says. "I am very spoiled. They bring you the car. If I don't want to cook, I call room service and they deliver to my door, and everyone is grateful for the lifeguards, who have been here for years. They were so kind to our children and grandchildren."