



Classifieds Inside

Real Estate & Home Showcase

Palm Beach Daily News

LUXURY LIVING AND LIFESTYLES • COVERING PALM BEACH AND SOUTH FLORIDA

On the Market

Ready and Waiting

Tom and Karen Clark – and their grown children – have enjoyed seasonal holidays in their finely crafted four-bedroom townhouse on Main Street in Palm Beach

By Christine Davis
Marketing Writer

Photography by Robert Stevens

Michigan snowbirds Tom and Karen Clark had visions of endless retirement days spent in their Palm Beach townhouse adjacent to The Breakers Palm Beach, playing golf on the resort's course and enjoying everything the island had to offer.

But as of yet, they haven't found time to retire – and their sons seem to be the ones who spend the most time on the links during their visits to the island.

Tom Clark explains that he and his wife attempt to plan regular trips to Palm Beach to escape from the harsh winters in Bloomfield Hills, and they adore their Venetian-style townhouse at 165 Main St.

But, he adds, "last season, I spent a total of six weeks in Palm Beach. My boys love it, though. They are avid golfers. When we're all in Palm Beach together, I see them in the evening, and when I get up, they are already gone."

That would be Spencer, Scott and Cole, all in their 20s.

So at least, someone gets to enjoy Palm Beach in the winter.

And then there's the question of space. "Two of our boys were here for the holidays, and they brought a friend, and the friend brought a friend," recalls Clark.

Then there's daughter Chandra and her 4-year-old son, Tadek, who are planning a visit in Easter. "And then my (middle) son is pulling up his California roots, and that's another large body to house," he adds.

So although their town home is expansive and their time here is limited, a bigger home is in order. The Clarks' residence is being offered for sale at \$5.2 million by the Palm Beach brokerage of Sotheby's International Realty.

There's a lot to love about the townhouse, Clark says. With 4,098 total square feet of living space, the floor plan includes four bedrooms, five-and-a-half baths, a library, a den and a hydraulic elevator. The residence also boasts an address just down the road from the shops and restaurants of Royal Poinciana Way, the bustling thoroughfare that years ago was named Main Street.

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Facing the courtyard pool of a Palm Beach townhouse, the trolley's arched colonnade, above, echoes the living room's arrangements of French doors with arched windows above them, below. The residence is listed for sale at \$5.2 million by the Palm Beach brokerage of Sotheby's International Realty.



Real Estate News & Notes

Realtors Soliciting Essays for Annual Scholarship Contest

Compiled from News Reports
by Darrell Hoffbein
Marketing Editor

The Realtors Association of the Palm Beaches is taking an active role in encouraging high school seniors to enter the Florida Association of Realtors' annual Scholarship/Essay Contest by the deadline of March 7. Students can win up to \$10,000 to help pay college costs.

This is the ninth year for FAR's scholarship program. Students winning first place in each of the association's 13 districts will receive a \$5,000 scholarship award. Second-place winners will each receive \$1,500, and those placing third will win a \$500 award.

The 13 top district-winning essays will then go on to compete for three \$5,000 FAR scholarships on the statewide level, for a grand total of \$106,000 in awards.

Students must write and submit a typed, double-spaced essay of 500 words or less on the topic, "How Does a Realtor Professional Benefit the Community?"

In Palm Beach County, the Realtors Association of the Palm Beaches mailed

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packets containing the materials and rules for entry to every high school principal in Palm Beach County.

The scholarship contest is also supported on the local level by the Palm Beach Board of Realtors. Like the Realtors Association of the Palm Beaches, the Palm Beach Realtors organization is part of FAR's District 13.

Students can check with their high school to obtain an application kit or visit the media section of FAR's Media Center Web site – <http://media.living.net> – to download the application kit.

All essays, along with an official essay cover form, must be postmarked no later than March 7.

Entries should be mailed to the Florida Association of Realtors, 7225 Augusta National Drive, P.O. Box 225025, Orlando, FL 32872-5025.

Realtors: Last Year Saw Fifth-Highest Home Sales on Record

The total number of used homes changing hands made 2007 the fifth-highest sales year on record, according to the National Association of Realtors.

That news came as the country's used-home sales – including single-family, town homes, condominiums and co-ops – slipped 2.2 percent in December to a seasonally adjusted annual rate of 4.89 million units from a pace of 5 million in November.

For all of 2007, NAR recorded 5,652 million used-home sales, according to the trade group.

Total housing inventory fell 7.4 percent at the end of December to 3.91 million used homes available for sale, which represents a 9.6-month supply at the current sales pace, down from a 10.1-month supply in

November.

"The fall in inventory in December is encouraging, but inventories remain elevated, and buyers have a clear edge over sellers in many markets," said NAR Chief Economist Lawrence Yun.

The national median used-home price for all housing types was \$208,400 in December. For all of 2007, the median price was \$218,900.

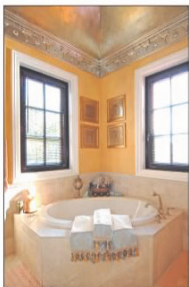
NAR President Richard Gaylord of Long Beach, Calif., said housing conditions vary widely across the country.

"Many local areas continue to have healthy or improving local housing markets," Gaylord said, pointing out higher home sales last month in "diverse areas" such as San Antonio, Syracuse, N.Y.; Springfield, Ill.; and Sarasota.

"If you're thinking about getting into the market as a buyer or a seller, consult a Realtor to learn about conditions in your area – they may be considerably different from the composite national picture."

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The master bed's vaulted ceiling is covered in silver leaf. With its Roman tub and deep moldings, the bathroom is part of a suite that includes the master bedroom and sitting area, right.



MAIN STREET

From Page B1

"The location is incredible," Clark says. "Not only are you next to The Breakers, but you go out the door, turn right and you are at the bookstore, then the restaurants, then the ice cream parlor. How great is that? And you can buy socks if you need them, too."

Developed by Ed Cury, the townhouse is a tribute to the high standards of the well-known luxury home builder.

"I saw one of Ed's renovations, and I thought, 'That's nice.' When he began building these townhouses, I did the deal." He had already been impressed with The Cury Group's emphasis on fine craftsmanship.

"We had an opportunity to give input, because it was a shell. We were able to work closely with the details — the tiles, the walls, the ceilings, the groin arches, the kitchen. It turned out to be what we would have done from scratch."

A courtyard entry with a fountain leads to a foyer with a pecky-cypress front door and ceiling, coral Keystone walls and stone floors. Just off the foyer is a den, and to the northwest is the living room, where another pecky-cypress ceiling features timbers and corbels. The carved-stone fireplace, meanwhile, is flanked with sculpted lions.

The living room is furnished with a sofa upholstered in soft gold fabric, a drum coffee table and two cane-back armchairs detailed with leather. An ornate iron chandelier provides overhead light.

Framed in mahogany, the living room's three sets of French doors open onto a covered loggia with the pool area just beyond. The doors have arched windows above them — an architectural motif repeated in the triple-arched loggia. Like the other windows and doors in the house, the French doors are fitted with impact-resistant glass.

Separating the living room from the dining room are two sets of Corinthian columns that create a hallway topped by a groin-vaulted ceiling. The dining room itself is crowned with a gold-leafed, dome-like ceiling. The burled-wood dining room table has inserts of marble, and around it are placed cane-back chairs.

A hallway leads to the stairwell and the kitchen, which has top-of-the-line appliances, among them a stainless-steel Wolf six-burner stove and a Dacor oven. Washed-blond-wood custom cabinetry and granite countertops the color of butterscotch set a warm and honey tone. The walls here are faux-finished in butterscotch with nut undertones. Like the rest of the downstairs area, the kitchen has stone floors. A set of French doors opens onto the back courtyard, where the loggia, patio, pool and whirlpool spa invite relaxation.

Off the kitchen is an office/laundry area, and a hallway offers access to the two-car garage.

Halfway up the stairs are double rooms that open to each other, along with a bathroom and closets. The color scheme is cream on cream. One room is set up with a Murphy bed. Both rooms open to a balcony.

Upstairs to the northwest are a guest

bedroom and bathroom. The bedroom has white carpeting, an upholstered bed dressed in gold tones, a balcony overlooking the pool, a full bath and a large closet.

Architectural features include mahogany French doors and windows, deep crown molding and a tray ceiling with a cream finish.

Up a few steps and to the northeast, the master bedroom has a stone fireplace and casement windows framed in dark wood. Other features include wall-to-wall carpeting, yellow faux-plasterwork walls and white crown moldings. The generously proportioned room is divided by three square arches that define a sitting area along one wall. A brass bed is dressed in a colorful floral print that sets off the create headboard.

The master suite has his-and-her bathroom and closets. The ceiling in the woman's bath is of special note — it's covered in create silver leaf.

Library and office. It features Mexican tile floors, sand-color faux-finished walls and a pitched pecky-cypress ceiling with corbels. The room is furnished with two armchairs covered in green leather, a dark wood desk and a black leather Chesterfield sofa. A large balcony overlooks the golf course.

The room is Clark's favorite spot, offering a bit of respite when the house is bustling with activity. "The solitude — with all that going on below me," he marvels. "I walk out to the terrace and smoke my cigar, which I shouldn't do but I do. I recommend it to anybody. It's a great style of living."

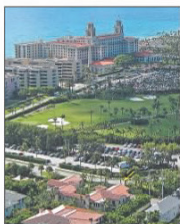
For information about 165 Main St., call listing agents Timi Hollis at (561) 373-1835 or Gloria More at (561) 373-7444.



Mahogany-framed windows, deep crown moldings and a vaulted ceiling are among the elements that distinguish the formal dining room. The burled-wood dining room table is inset with marble.



A wall with a hole in front of it affords privacy for the townhouse at 165 Main Street, left. The front motor court is protected from the street by motorized wooden gates, below left. An aerial photograph, below, shows the residence's proximity to The Breakers Palm Beach.



On the second floor, the library-and-office area boasts a dramatic beamed ceiling that echoes the shape of the pitched roof. The French door opens to a balcony.



French doors lead from the well-appointed kitchen to the pool area. The kitchen has washed-blond-wood custom cabinetry and granite countertops the color of butterscotch.

