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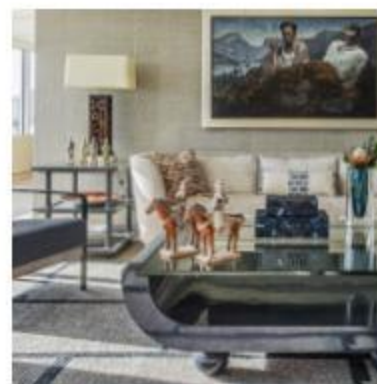
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ISLAND

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Photo at left: Rio Alcazar and Rio Valencia by Sublime Imagery



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A UNIQUE KIND OF URBAN

There are downtowns, and there are *downtowns*. In some cities, to visit the art museum means getting in the car, taking the 303 to the 2 West, merging onto the 495 and searching for parking that doesn't run you \$10 for a few hours. In some cities, picking up say, a charcuterie board and a bottle of chilled rosé means — you guessed it — another trip in the car and search for parking. And, in most cities, visiting a place where you can kayak just isn't in the game plan... at all.



Thanks to a total transformation of Fort Lauderdale's downtown core over the last couple decades, none of the above scenarios apply here. When the first batch of new, residential towers rose around 2003, the dream of a burgeoning, diverse downtown was still just that... a dream. It took the success of Las Olas River House, along with WaterGarden, 350 Las Olas Place and a handful of others to convince people — and developers — that there really would be a downtown here... at some point.

Then, it happened. Scoffing at the notion that the heart of Fort Lauderdale could be a walkable downtown was no longer a possibility. Seemingly overnight, towers like Alluvian, 100 Las Olas and Icon Las Olas, Amaray and So-

society Las Olas opened the floodgates, allowing a more diverse set of renters and buyers to move in. That sea of new residents meant building grocery stores or restaurants was no longer a risky proposal, but more likely a lucrative one. Indoor/outdoor venues like Harborwood, Java & Jam, Del Frisco's and Salt 7 are going gangbusters and are soon to be joined by splashy new dining destinations like Fogo De Chão.

But what sets this all apart is the setting. Woven through by the New River and Himmarshee Canal, downtown's connection to water has been transformed by its Riverwalk which lines both sides of the river, connecting to Bubier Park as well as Smoker Family Park.

A walkable, mixed-use, high density core with dozens of outdoor dining options and a connection to the waterways for which it is famous. Now *that's* a downtown like no other!

John T. O'Connor
Editor-in-Chief

Going with the flow...
The storage room for residents' kayaks and paddleboards at the newly opened Las Olas Walk, now opened downtown on the Himmarshee Canal.

Detail from *Blue Heron Dream*, a mural by Marcus Borges aka Grabster
located in Fort Lauderdale's FATVillage Arts District

EXPLORE THE ARTS



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Photo Matthew Gill

DISCOVER THE ISLAND CITY FROM THE WATER

Wilton Manors has labeled itself “The Island City” with good reason. Although surrounded by Fort Lauderdale and Oakland Park, Wilton Manors is surrounded by the North and South Forks of the Middle River. This natural “moat” is connected to dozens of residential peninsulas and public parks like the Island City Park Preserve, Richardson Historic Park & Nature Preserve, and Colohatchee Park. To spend a day exploring by paddleboard or kayak, reach out to sunrisepaddleboards.com

And on your left, ladies and gentlemen...

This is what you’ve been waiting for, monthly bus tours of Greater Fort Lauderdale’s treasure trove of Mid-century Modern architecture. Tour subject alternates between *The Magic of Charles McKirahan* and *Mid-century Modern Highlights of Greater Fort Lauderdale*. Tour costs \$50/\$40 for New River Architecture Project members. Register at: newriverarchitecture.com



Photo Robin Hill

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water. The best way - in our opinion - is in a cozy, quiet, open-air electric boat like those operated on small private tours by Intimate Waterway Tours. These elegant, diminutive watercraft can be booked with a wine or champagne service, and can be booked for 90 minutes to three hour tours. What better way to explore Lauderdale's European-inspired canals and peninsulas? intimatewaterwaytours.com



The Al Fresco frenzy continues...

Downtown Fort Lauderdale has seen a complete and total transformation in the past dozen years, and it seems many of its biggest projects finally get the “city within a city” aesthetic people are after now. The Main Las Olas is a case in point. Truly ‘mixed-use’, it has an office tower, a 341-unit apartment tower, a GreenWise market and retail on its ground level. Beginning this winter, anchoring one of its corners will be Fogo de Chao, a churrasco-style Brazilian steakhouse with a wraparound outdoor patio, perfect for Florida-style dining! We cannot wait to enjoy fire-roasted meats like beef ancho, prime lamb chops and bacon-wrapped chicken served alongside caramelized bananas and crispy polenta! Frosting on the cake? They are even hinting at a \$15 lunch special. fogodechao.com





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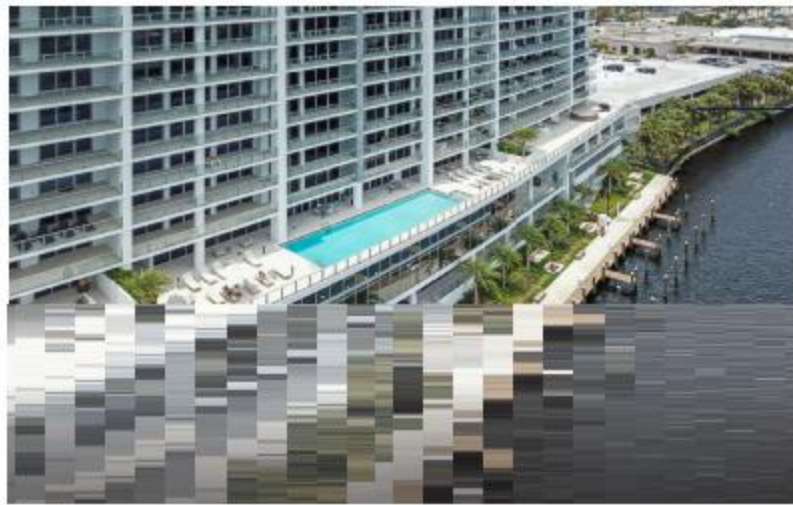
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**Dolphin Isles gut renovation. Powers & Schram, architects.
Photographed for *Tropic* magazine by Robin Hill.
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Details Matter

Turning two apartments into one at The Versailles was a labor of love for both its designer and its owners... and it shows.

text John T. O'Connor **photos** Myro Rosky

A DESIGNER'S JOB IS DIFFICULT ENOUGH when that task is to finish new construction. When that activity involves an existing, older building, those decisions can become exponentially more complex.

For designer David Kaplan, the layers of complexity kept on coming as his clients lived at The Versailles, a jewel of a Mid-Century Modern building on Fort Lauderdale's barrier island. This particular renovation meant structurally combining two existing units and then furnishing them with his meticulous attention to detail as well as the clients' input. Kaplan, principal of New York-based David Kaplan Interior Design, found himself to be — yet again — the hub of a many-spoked wheel. He was working with architect Clay Krebs, a general contracting firm — in this



A painting by Mark Beard looks over the newly finished interior, its slide away windows offering a view of the Intracoastal and the downtown skyline.

case, PROcms, Inc. as well as lighting designer Randy Wilson. Kaplan was of course responsible for the interior design, but acted as de facto liaison between everyone involved in the project and the clients.

In the end, as you can see in these images by photographer Myro Rosky, that collaboration was a complete success, creating a stunning new space for living that is luxurious, but never over the top. Kaplan's design aesthetic pulls old and new together,

“Our goal was to seamlessly transition two separate apartments, each about 1,500 square feet, into one cohesive design.”

its procession of spaces allowing the newly configured space to breathe like never before.

We recently had the chance to ask the designer a few questions, really focusing on his exceptional attention to detail.

ISLAND: *I am seeing a gorgeous finished product here, but was not privy to what your clients handed you in terms of the original project. What was the one, overarching goal in this endeavor?*

DAVID KAPLAN: Our goal was to seamlessly transition two separate apartments, each about 1,500 square feet, into one cohesive design. This meant analyzing, redefining and reorganizing the entire space for optimal day-to-day living and entertaining. In the process we developed a more contemporary-transitional-timeless style. We blended new contemporary and vintage Mid-Century Modern acquisitions, along with refinishing a few existing furniture pieces.

You had your work cut out for you then!

Well, The clients' original plan was to simply make some minor



Its stacking sliders pushed away, the interior reveals in Florida's climate. Wallcovering is Phillip Jeffries *Aligned* in silver. Holly Hunt custom *Trice* table in Elite Oak Sahara finish. *Focus* Chairs are through Nella Vetrina in a lacquer finish called silk.



Kept open as part of the spacious new layout's entertaining space, the kitchen features custom cabinetry of Kaplan's design finished in a gray limed oak, with countertops and backsplash of polished, Taj Mahal quartzite.







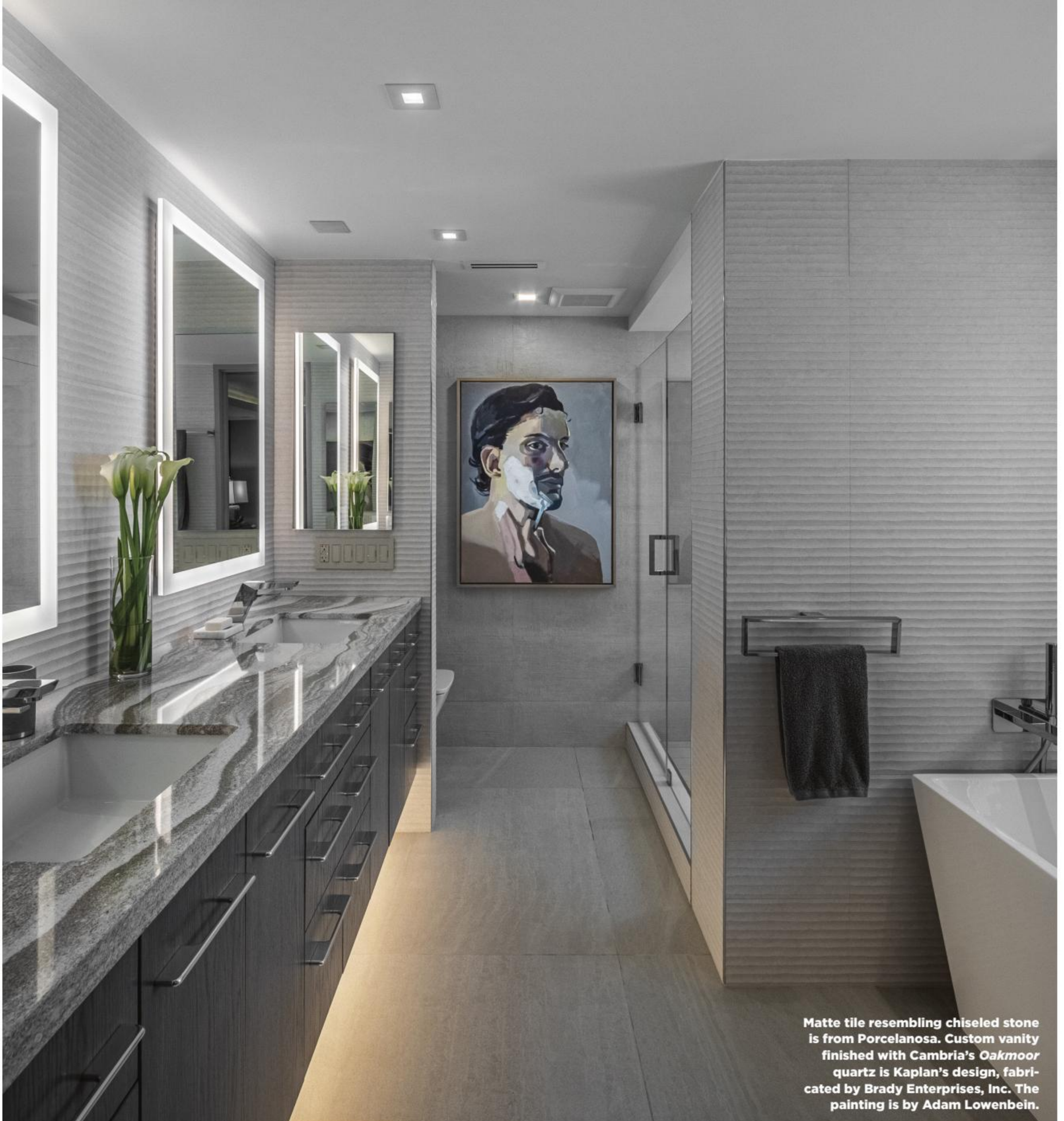
The bar features wallcovering from Phillip Jeffries and a backlit countertop of Cristallo white quartzite. Painting at left is by Adam Lowenbein.

modifications when combining both apartments... but we all quickly recognized an opportunity here. We had a chance to create a primary residence that truly reflected all facets of their lives... both their time alone as well as their passion for entertaining.

It is so clear that the craftsmanship is exacting, but a number of

the finish materials used are so in tune with the location of this residence, like the flooring.

That is a 48" by 48" porcelain that was chosen as it resembled the subtle pattern of a receding ocean tide. For the bar we backlit Cristallo white quartzite. It has a similar look to onyx, but is much



Matte tile resembling chiseled stone is from Porcelanosa. Custom vanity finished with Cambria's *Oakmoor* quartz is Kaplan's design, fabricated by Brady Enterprises, Inc. The painting is by Adam Lowenbein.





The master bedroom suite mixes the warmth of African paduak with a panoply of warm greys.

more practical for a bar where drinks and food are served. With the circular window just above, our intention was for a somewhat whimsical feature in the form of a “porthole” to cleverly disguise the fact this had once been a smaller, kitchen window.

Your treatment of the headboard wall in the master with the book-matched wood and bedside tables is exceptional. Can you tell us about that detail?

The upholstered headboard and bed surround were custom made. The fabric is Zinc Textile’s *Wigwam* linen purchased

thru Romo, in New York. For the custom wall panels and bedside tables, I searched for a more unusual looking veneer to enrich the gray room scheme with an orange accent color. They’re finished in a South African paduak veneer. The oversized headboard, when set against a fully paneled wall and built-in, “floating” bedside tables give the impression of being in a luxurious yacht’s primary stateroom.

“The fully paneled wall and built-in, “floating” bedside tables give the impression of being in a luxurious yacht’s primary stateroom.”

Fine art plays a big part in this interior. Was that always a goal?

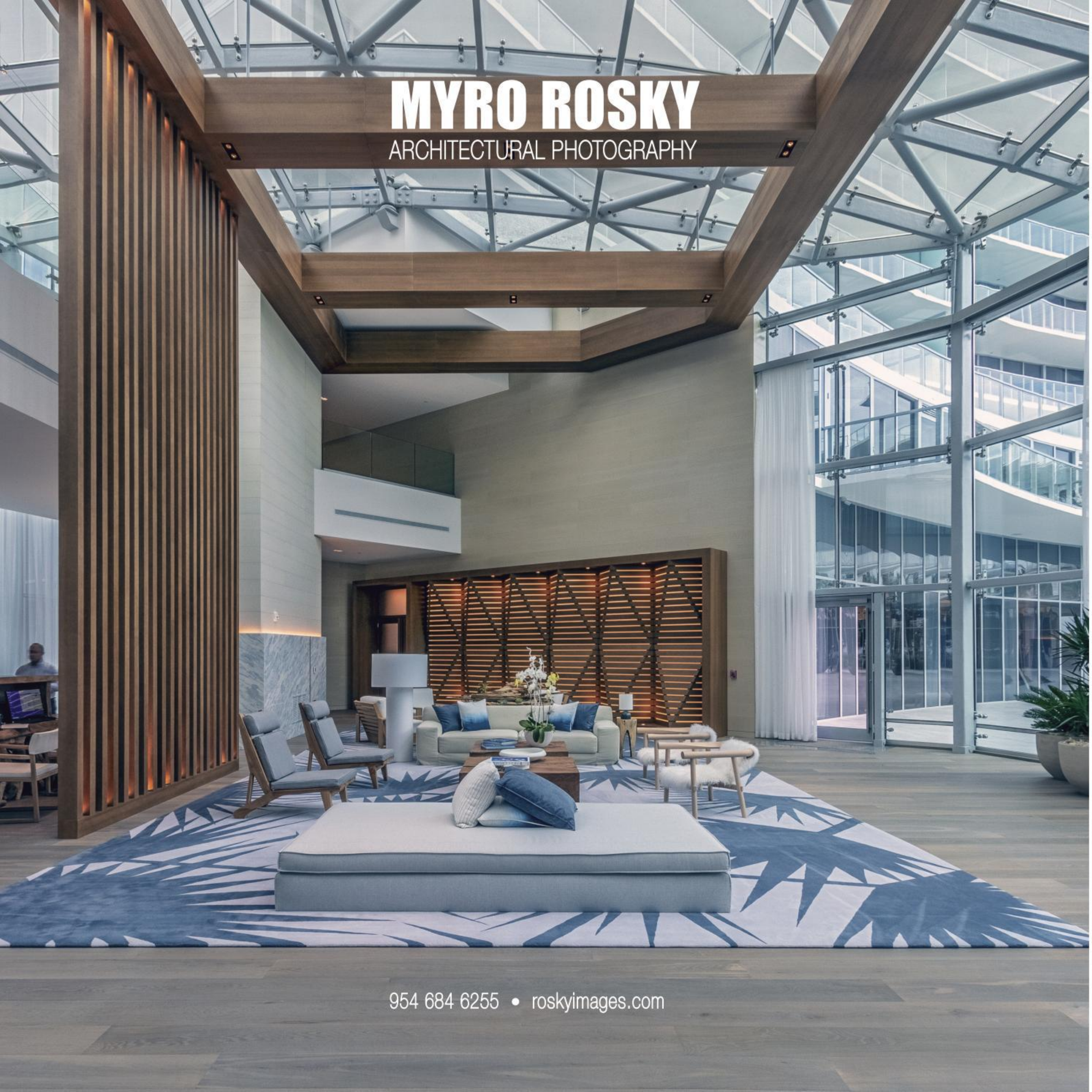
It was. From the outset, our design concept incorporated the clients’ favorite artworks, we further enhanced this through the careful selection of new art & accessories.

In the end, was there anything in particular about this particular job that stood out to you?

Absolutely. It was truly rewarding to experience how well a designer and their clients could be in full alignment toward evolving a shared vision. The owners were enthusiastic and yet at ease with the intricate and lengthy process to achieve a total redesign.

MYRO ROSKY

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SPACE

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DESIGNED WITH **COMMUNITY IN MIND**,
LAS OLAS WALK OPENS IN FORT LAUDERDALE

text Mary Dugan

photos Venjhamin Reyes

WITH THE ARRIVAL OF Las Olas Walk, Fort Lauderdale's options for downtown living have done a complete 180. The days of neo-regency lobbies with floor-to-ceiling polished marble and ornate chandeliers dripping with prisms are decidedly over. What's taken its place are clean, modern spaces remind one of entities like the CitizenM Hotel group — an Amsterdam-based chain that sees public spaces not as stopping points for black-tie guests on their way to the opera, but as functional "living rooms" where guests come to meet, work or enjoy themselves in a relaxed series of design-savvy spaces.

Las Olas Walk, its interiors designed and finished by Stantec, embraces that view wholeheartedly, creating truly exhilarating interior spaces. Make no mistake, this is luxury, but of a completely different variety. It is energized, it is diverse, it is *today*. Drawing on its location, (its two, eight-story wings caress a revitalized Himmarshee canal) Las Olas Walk's north wing has a sun-drenched, two-story lobby with mezzanine. Nearby is a space they call "the boathouse" which lets residents of the rental complex truly take full advantage of location. While Las Olas Walk decidedly downtown, it caresses the Himmarshee

THE WORK-FROM-ANYWHERE GENERATION LOVES THE OPEN SPACES AND WORK STATION-FRIENDLY COMMON SPACES FOUND AT LAS OLAS WALK.

canal urging residents to take advantage of the water, and the boathouse furthers that urge with

Hourglass-shaped side tables and contemporary loungers line the edge of one of the pools, edged with tropical trees and a hedge of Clusia.





The South lobby is filled with lounges and workstations of varied formats, and are punctuated by graphic artworks.

kayak and paddleboard storage & rental as well as a BBQ grilling area for residents and their guests to enjoy.

Back inside, Raed Alawadhi, senior designer at Stantec made sure to design the public spaces, both inside and out, with a new gener

DECEPTIVELY SIMPLE FURNISHINGS IN THESE SPACES GIVE A TONGUE-IN-CHEEK NOD TO MID-CENTURY MODERN WITHOUT BEING A SLAVE TO THAT ERA.

ation of resident in mind. Generally more diverse than a condominium tower, rental buildings — especially in our current situation — have more residents for whom their laptop serves as their office. This work-from-anywhere generation loves the open space and workstation-friendly common spaces Alawadhi made sure to include as an integral part of Las Olas Walk.

Wide open spaces with a multitude of seating areas underscores the design

team's goal of allowing both interior and exterior spaces not only to read as spacious, but to *actually* be spacious. For a location in the downtown core, where real estate is so highly valued, this is a real commitment.


Common space interiors here look as if they jumped directly from the brightest showrooms at Milan's revered *Salone del Mobile*.

FOR A LOCATION IN FORT LAUDERDALE'S PRICEY DOWNTOWN CORE, LAS OLAS WALK'S COMMITMENT TO SPACIOUSNESS IS ADMIRABLE.

Brilliant, beautiful and deceptively simple, the furnishings in these spaces give a tongue-in-cheek nod to Mid-Century Modern design without being a slave to that era. Graphic, contemporary art dots the space here and there and upholstered pieces, from heathered grey lounges to multi-colored area rugs, are tough enough to take some punishment.



Stantec designed common areas at Las Olas Walk to be comfortable and enduring, both in terms of design and durability.



The boathouse, with its white-washed interior, is dedicated to storage and rental of paddleboards and kayaks for residents' use.

This minimalist approach extends to the two sprawling rooftop decks and infinity-edge pools, where square umbrellas shade dozens of white, European-styled recliners on decking the color of driftwood.

THE BOATHOUSE OFFERS KAYAK AND PADDLEBOARD STORAGE AND RENTAL AS WELL AS A BBQ GRILLING AREA FOR RESIDENTS TO ENJOY.

The apartments offered range from studios to three bedroom residences. There are multiple floor-plans including some with massive terraces to boot.

The exacting design choices Stantec made for the common areas influenced the interior finishes and fittings chosen for the apartments. Clean design is everywhere, from kitchens to baths and beyond. Throw in an on-site market allowing residents to buy that jar of peanut butter or spaghetti sauce they forgot, without leaving the building, and we're sold.

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MAD FOR MID-CENTURY

Photographer Dan Chavkin captures the post-war marriage of home and auto.

text John T. O'Connor

photos Dan Chavkin

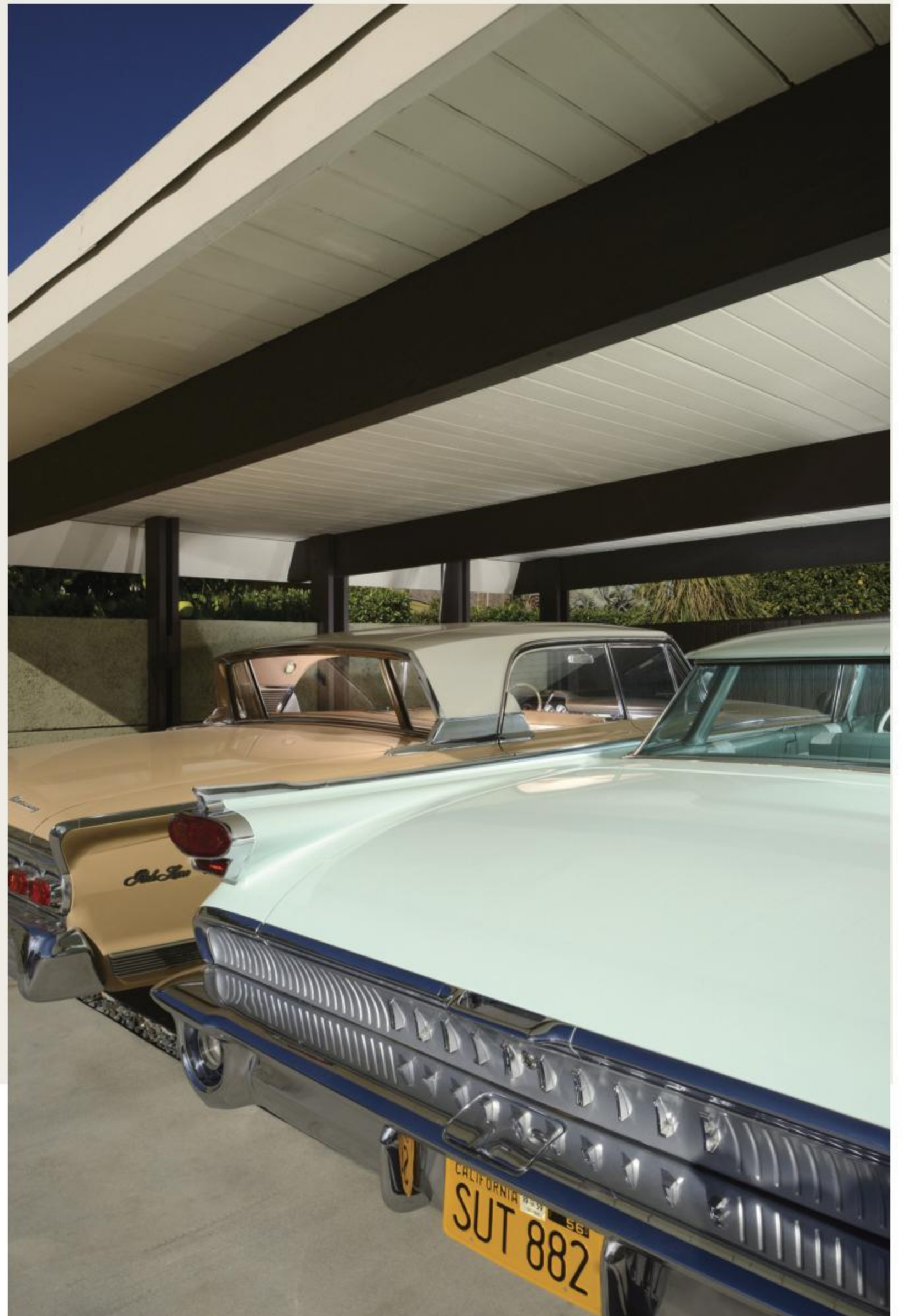
WHEN THE AUTOMOBILE first made its debut as the 20th century's answer to the previous century's horse & carriage, there was a period where new owners didn't have a clue how best to house these new-fangled contraptions. In upscale places like Long Island, New York or Chicago's North Shore, carriage houses were reconfigured to house cars instead of horses. In new construction of higher-end single-family homes the two-story garage with an apartment for the chauffeur became the must-have of the 1910s. But as well-

Koerner House
Palm Springs, California
1955
1966 Cadillac DeVille

designed cars of the 1930s such as Cadillac V16 had buyers' mouths agape on showroom floors, showing off your piece of American Consumerism became a good thing. Suddenly, learning to drive became something everyone, from teenagers to octogenarians, wanted to do. So the well-to-do American family dispensed with the chauffeur, and the American architect dispensed with the garage.

Introduced to the architectural vocabulary of Modernism, the carport made its debut in 1909 by way of Prairie School architect, Walter Burley Griffin, just outside of Chicago. After that, Frank Lloyd Wright popularized the clean-lined addition in his Usonian houses. But

**Butterfly Roofed House,
Palm Springs, California
1957**
1964 Mercury Parklane
1959 Oldsmobile Dynamic 88



**Alexander House
Palm Springs, California
Circa 1960
1971 Mercedes SL**

it wasn't until the post-war boom of the 1950s and 60s when the carport — for a while, anyway — eclipsed the old, clutter-filled garage as the must-have option for new homes.

There is perhaps no better example of this than in the Mid-Century Modern homes of Palm Springs, California, where construction of modern homes reached a fevered pitch in the 1960s... just in time for that bachelor from Bel Air to show off his sparkly new Aston Martin or for that family from Sherman Oaks to arrive in their streamlined Buick Invicta station wagon.

Dan Chavkin, the uber-talented Palm Springs-based photographer, has spent years capturing Palm Springs architecture through his lens, but his work goes



further... exploring the role these open, immaculate spaces played in defining a style of living that transformed California — and Florida — in those post-war decades.

Publisher Gibbs Smith released his first book of architectural photography, *Unseen Midcentury Desert Modern*, in 2016. With images rivaling those of architectural photographers of the 20th century such as Julius Shulman and Ezra Stoller, Chavkin continues to capture and chronicle an era when the 'American Dream' as it was so often titled, became a reality.

**Country Club Estates
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MODERN ON THE MARKET

HALF A CENTURY OLD, THIS CORAL RIDGE BEAUTY HAS BEEN REVIVED WITH A METICULOUS RENOVATION.

text John T. O'Connor

photos Myro Rosky

THE FINGER-LIKE PENINSULAS FOR WHICH Coral Ridge is famous have had spectacular homes on them since shortly after the eastside neighborhood was dreamt up by James S. Hunt and Joseph Taravella. But a lot has changed since the days when Coral Ridge Properties, the company Hunt and Taravella founded to develop their holdings, beginning in 1946.

To lure potential buyers, they obtained a loan from Miami Thrift to build the first iteration of the Coral Ridge Yacht Club in 1947. By the late-50s, the lots were in such demand, that original little yacht club by architect Charles McKirahan was demolished and a new one twice its size (also by McKirahan) was designed and built. A frenzy of building custom homes continued into the mid-70s including a Florida-style home shown here and brought to our attention by its listing agent, Charlotte Canaval of Castelli Real Estate.

Located just next to the “point lot” on the eastern edge of NE 24th Place, this expansive, four bedroom, four bath home is angled slightly on its south-facing lot to make the most of its Intracoastal views. Recently renovated from top to bottom, the 2,979 square foot home has fabulous views from nearly every room, and reflects the excitement builders from



Above: The kitchen has been completely blown out, now opening into the dining room, its gently angled, floor-to-ceiling glass offering wide open views of the pool and waterway beyond. Gas cooking has been added with a professional grade five-burner range while the work island / breakfast bar offers up a deep sink, deck-mount, pull-down faucet and Bosch 800 dishwasher. Opposite page: The pool has an integrated hot tub and tanning shelf while an extensive second story deck allows for shaded entertainment spaces below. Left: The foyer's original faux stone wall is now complemented by an updated staircase with stainless steel and glass rail.



that era had for that “car-at-your-front-door-boat-at-your-back-door” lifestyle. This remains a big draw to this day, especially as this location assures no fixed bridges and a neat, 100-foot long dock, perfect for whatever watercraft you might anchor.

The home revels in its location with a great use of covered terrace space, perfect for living outside whether you want to swim laps in the saltwater pool and enjoy its integrated spa, or just lounge with a good book, watching the parade of boats pass to the east. Above the shaded terrace is an expansive sun deck. Located just off the primary bedroom, this deck now sports a new steel cable rail, allowing unobstructed views.

On the inside, the home again makes the most of its setting,

giving its occupants the best of the waterfront lifestyle they moved here to enjoy. The foyer and stair hall set the stage for a home that can best be described and peaceful & comforting, with a zen-like quality in each room. The staircase is finished

THE HOME'S SETTING ON THE WATER IS A BIG DRAW FOR BOATERS, ESPECIALLY AS THIS LOCATION ASSURES NO FIXED BRIDGES AND A NEAT, 100 FOOT LONG DOCK.

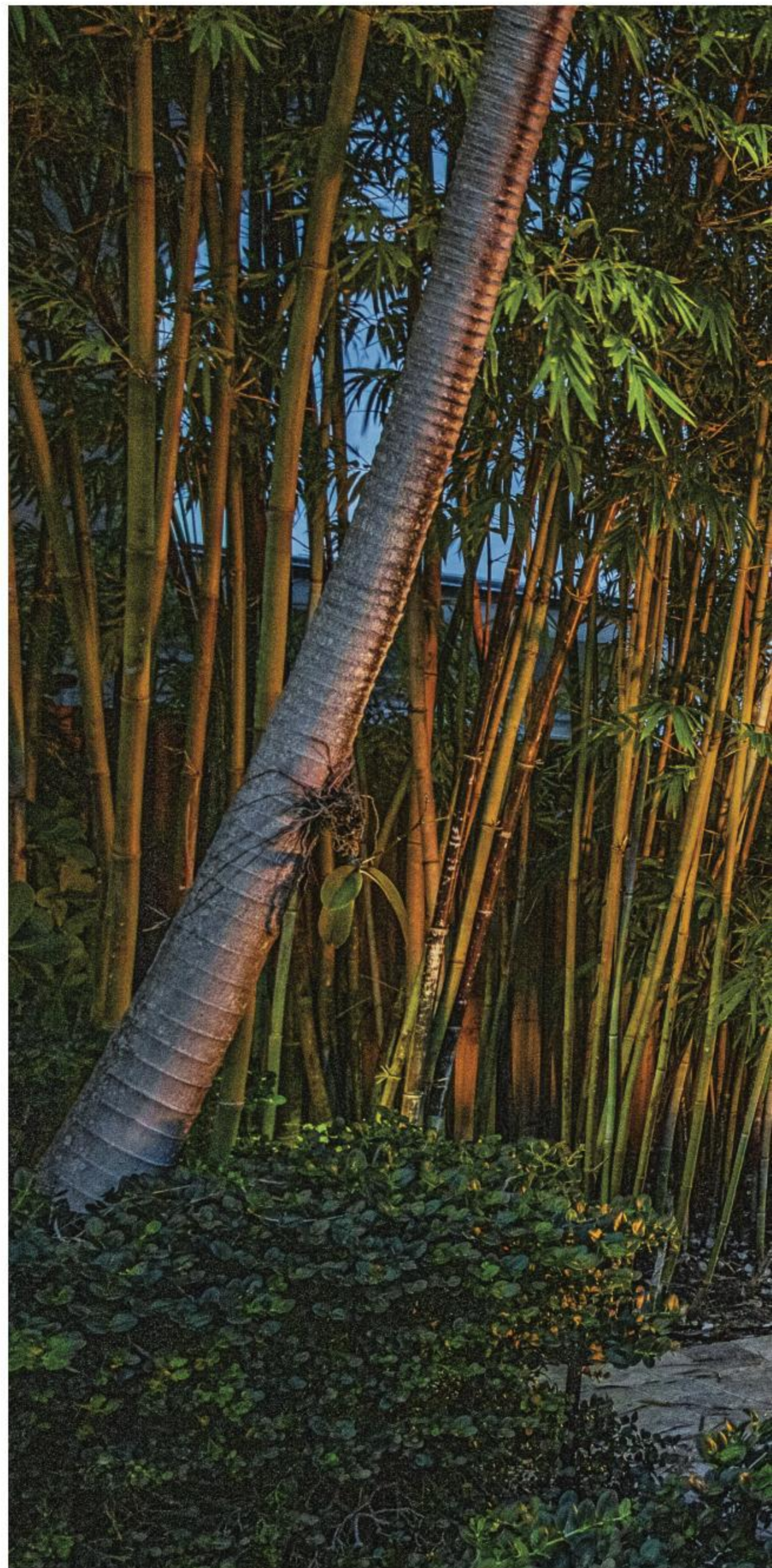
with a new, glass rail, contrasting with the original, faux stone wall that stretches up two stories. The living room features soaring, volumetric space, its windows reaching over 12 feet.

For us, though, the winning space has to be the kitchen. Expansive and open to the waterfront dining room, it features gas cooking, stainless appliances and a waterfall-style breakfast bar / serving console. Wood flooring throughout warms the spaces and creates a seamless-ness with all of the home's first floor entertaining spaces.

THE HOME HAS JUST UNDERGONE \$500,000 IN IMPROVEMENTS.... WITH EVERY INCH REFINISHED TO PERFECTION, THIS CORAL RIDGE BEAUTY TRULY OFFERS ONE OF THOSE "JUST BRING YOUR TOOTHBRUSH" OPPORTUNITIES.

Like its listing agent at Castelli Real Estate, Charlotte Canaval said as we viewed the home before our photo shoot, "With a home office for those lucky enough to work remotely, and room for a yacht of up to 85 feet in length, who wouldn't want to call this place home?" Our thoughts, exactly.

Right: A stand of soaring, hearty bamboo sets off an outdoor fireplace overlooking the canal.







Coral Ridge

Featured in this issue! Spectacular Modern Mid-Century Waterfront home, 100-ft dock, 1 lot off south point, direct ocean access, can accommodate up to a 82-ft yacht. This home is a true masterpiece, sprawling views from every room, walk-in to a 14-ft water view window, open kitchen w/sliding doors leading to an outdoor entertainment paradise, designer landscaped garden, luxurious salt water pool & spa, numerous designated sitting areas, tiki dining & bar, covered patio, fire pit, integrated sound & smart system, over 500k well planned upgrades in this 4 bedroom 4 bathroom home. One of the bedrooms is on first floor, master suite with doors to 2nd floor sun deck, spa like en suite master bathroom, home office, a/c cooled garage, new generator and more. Schedule a private showing for this Coral Ridge property!

Asking Price: \$3,900,000

Charlotte Canaval Residential Sales



Wilton Manors

Spacious 3 bedroom, 2 bathroom pool home in quiet Wilton Manors West neighborhood. This move-in ready home sits on one of the biggest lots with over 13,000 sqf to create your backyard paradise. Newly installed impact windows and sliding doors.

Sold Price: \$599,000



Oakland Park

Turnkey mid-century home which has been completely remodeled, open & spacious 3 bedroom, 2 bathroom in North Andrews Terrace. This house is move in ready on quiet & side walked street, just minutes to 95 and close drive to beaches, restaurants & shops.

Sold Price: \$429,000

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BLUE ISLANDS IN RED STATES

A tale of two cities {that start with A}

WE'RE FORTUNATE TO HAVE A HIGHLY CONNECTED airport offering direct, nonstop flights to an alphabet of worthy destinations you may never have considered for a fall getaway. This month we inaugurate an occasional series of under-appreciated getaways easily accessible from FLL starting with two gems: Asheville, North Carolina and Austin, Texas. This pair shares intriguing similarities beyond the initial letter: They're both blue islands in a fairly red sea, and their genetics include strands of hippie DNA, yielding a welcome of outsiders and a weirdness that's a point of pride.

text Ed Salvato

NYC-based Ed Salvato is a freelance travel writer, instructor at NYU and the University of Texas at Austin's NYC Center, and an LGBTQ tourism marketing specialist.

SUPER, NATURAL ASHEVILLE NORTH CAROLINA

Nestled in western North Carolina's Blue Ridge Mountains and lush national forests and crisscrossed by rivers, Asheville is cooler and relatively more progressive than many other parts of the state. Once part of the Cherokee nation, the area started booming along with the expansion of the railroad, explaining the presence of the Biltmore Estate established by the heirs of Cornelius Vanderbilt, rail magnet. Expect galleries, abundant public art, museums, a buzzing restaurant scene, theater, live music, outdoors activities and a sincerely warm welcome.

Information:

Explore Asheville. exploreasheville.com



Stay: Cambria Downtown Asheville
cambriadowntownasheville.com

weds smart room design with local culinary and artistic partnerships producing a distinct sense of space and place.

Eat: Helmed by a young, modest chef, Cambria's Hemingway delivers delicious Cuban cuisine paired with panoramic views of the misty mountains enveloping Asheville. (Gorgeous at sunset.)

In the town center, Cucina24
cucina24restaurant.com melds

Italian traditions with fresh ingredients from the mountains of the American South.



Discover: Devote at least half a day to the Biltmore Estate, www.biltmore.com America's 'largest home.' Splurge for a guided tour and wine tasting. Continue your outdoor exploration of the brilliant fall colors and waterfalls of the nearby Pisgah National Forest with the passionate, knowledgeable guides of Asheville Hiking Tours. ashevillehikingtours.com

Discover: Orient yourself, tour downtown and burn off calories at the Ann and Roy Butler Hike and Bike Trail around Lady Bird Lake. Go to **austintexas.gov** and search key words Roy Butler. For live music, check out the Continental Club **continentalclub.com** and for comedy (and mouthwatering local cuisine), mosey on over to Stubb's Bar-B-Q. **stubbsaustin.com**



Stay: Recently renovated, the LINE Hotel **thelinehotel.com** is located on Lady Bird Lake and sports a recent renovation with chic, modern touches, and a sexy rooftop pool. Hotel San José **sanjosehotel.com** in South Congress, Austin's coolest neighborhood, is a 40-room urban bungalow-style, spectacularly renovated former motor court tucked behind stucco walls and set amidst lush garden courtyards.



STAY WEIRD IN AUSTIN TEXAS!

The Texas capital blends nature, the arts, and a diverse and welcoming community bursting with Texas hospitality. Sure, the politics can get extreme, but Austin is much more progressive than visitors imagine. The city is energized by legions of students at the sprawling University of Texas and its fanatically popular Longhorns football team as well as countless live music venues and the globally known SXSW and Austin City Limits Music Festivals. What locals seem to love most about it: It's a nearly year-round outdoor city boasting endless options for plein-air fun.

Information:
Visit Austin. **austintexas.org**



Eat: Also located in South Congress, Aba Restaurant Austin **abarestaurants.com/austin** reimagines Mediterranean food in a stunning outdoor area. Don't

be fooled by the Peached Tortilla's **thepeachedtortilla.com** humble location in a strip mall: This former food truck attracts rabid regulars with its incredible fusion food.



LABRADOR RETRIEVER RESCUE OF FLORIDA INC

Labrador Retriever Rescue of Florida (LRRoF) is a statewide, all volunteer charity dedicated to rescuing, rehabilitating, and placing Labrador Retrievers in loving, permanent homes. Our mission is made possible by dedicated volunteers, foster homes, partners, and donors.

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Because LRRoF does not have a shelter or central facility, we are always in need of fosters. The number of foster homes available directly impacts the number of labs that can be saved by our organization. Please visit our website for more information.

www.LRRoF.org



Duke, Adopted March 2018

One small step for 3rd Avenue

Glavovic Studio's adaptive re-use project becomes their new studio and a cultural hub.



MARGI NOTHARD OF GLAVOVIC STUDIO ARCHITECTURE is best known for her exquisite take on contemporary modernism as displayed in such landmark projects as the Young At Art Museum in Davie, the Arts Park at Young Circle, Hollywood and Kennedy Homes on Broward Boulevard in Fort Lauderdale. Nothard is also an outstanding urbanist, in the true sense of the word — that is, someone who contributes to the city through both large and small projects — but as of yet, she is not as well known for this talent.

text Randall Robinson
photos Robin Hill

Along with forgetting how to form towns, urban neighborhoods and downtowns with the advent of the automobile we also have seem to forgotten that these places are made of many sizes — or increments — of development. Individual storefronts, two-story mixed-use buildings and houses — from trinities to urban mansions, together with skyscrapers, civic buildings, parks and low-rise, block-long apartment residences are what make a complete downtown. It's also true that buildings can have many lives beyond their original use.

Downtown Fort Lauderdale is unique because it has been rebuilt nearly from scratch under Urbanist design guidelines. However, those design guidelines

Rhythm of the neighborhood.
A wraparound, sculptural railing adds texture to the warm black concrete and clear glass of the building's exterior.

don't address the need for a *variety* of sizes of development in forming an ultimately urban place. We've got high rises, mid-rises, Washington DC-type boulevard buildings and townhouse rows



While adaptive reuse is associated with the preservation of historically or architecturally significant buildings, it also can provide renewed vitality to any buildings that may be underused, abandoned, vacant, dilapidated, or functionally obsolete.

Reuse brings both older and newer underused structures such as empty warehouses, vacated former schools, abandoned department stores, large historic homes, dilapidated strip malls back to life. These structures have become senior housing, apartments, banks, municipal buildings, restaurants, and many other uses.

— Chester County Planning Commission, West Chester, Pennsylvania

down pat, we've even got a block-long arcade, through block passages, courts and courtyards, but there is no mention of *small incremental development*.

In this breach stands Margi Nothard knitting the city back together one small urban bauble at a time. In this, lesser-known area of her work are the adaptive re-use of small increments such as the Girls Club, the Vanguard theater, and her previous office in a little house on NE 3rd Avenue. Now as Glavovic Studio celebrates its 20th birthday, the firm is moving into 511 NE 3rd Avenue, a mid-block, two story building designed to serve as a dance school in the 1950s.

By now, what constitutes good urbanism and best-practice adaptive re-use of existing buildings is becoming woven into how we build and conserve. In this regard, Glavovic Studio is leading the way in our small city.

Glavovic Studio, which designed the renovation of 511 NE 3rd Avenue brings new uses to a building Nothard described as invisible before its beguiling reincarnation. Without being ostentatious, it is now happily hard to miss. Glavovic Studio takes up the second floor while the bar/lounge *Aqui* ("Here" in Spanish) takes up most of the ground floor. The third public space in the building is a double-height entry hall, generously

Clockwise from top: 511 NE 3rd acts as a contrasting backdrop for mature vegetation on site. A back terrace serves as an arcade roof. The conference room opens to a terrace overlooking 4th Avenue. A ribbed and luminous corner of building opens to ample space for outdoor seating.

glazed to act as a beacon on the avenue and with a double-height wall ideal for displaying large works of visual art perfect for catching the fleeting attention of passers-by.

It is Glavovic's generous use of

windows that most radically transforms the address. The north end of the façade, while split into first and second floors, nevertheless serves as a tower of light, with the corner-wrapping, floor-to-ceiling, sheer glass French doors of *Aqui* below and the corner conference room of Glavovic Studio above. Even when the conference room is dark, its striking ceiling light fixture will no doubt finish the work of making 511 NE 3rd into a Flagler Village fixture.

When asked, Nothard credits her desire to reuse and revive existing buildings to her growing up in Durban, South Africa. Her father — one of the first wildlife law experts in the country and founder of South Africa's first university Environmental Law program — was a huge influence. He imbued in her the knowledge of the fragility of our survival and our co-dependence with nature. She recounts that this knowledge readily translated to her interest in the city as a whole.

In fact, for decades architects were trained to see their designs like objects, sculptures so to speak, oblivious of any context, best seen by themselves out in a field. It wasn't until the advent of New Urbanism in the early 1980s that we began to see the whole again and not simply the object. By now, what constitutes good urbanism and best-practice adaptive re-use of existing buildings is becoming woven into how we build and conserve. In this regard, Glavovic Studio is leading the way in our small city.

As if reading a canon, Nothard asserts that we overlook the infill to regard the larger architecture as significant; but we can have large impact with small gestures. There are resources in old buildings. With bewilderment apparent in her voice she says, "There's no effort to conserve these resources, to adapt buildings to new uses. I think it's so obvious!"



Coral Ridge Isles • 3 beds, 2 baths • 1,689 Sq Ft • Asking Price \$765,000



Las Olas By The Sea • 2 beds, 1 bath • 872 Sq Ft • Asking Price \$1,050,000



Palm Aire • 3 beds, 2.5 baths • 1,374 Sq Ft • Asking Price \$467,500



Coral Point • 2 beds, 2 baths • 1,248 sq ft • Sold Price \$601,000



Wilton Manors • 3 beds, 2 baths • 1,963 Sq Ft • Sold Price \$1,395,000



Mark Williams
Residential Sales
954 253.6000



The Hamlet • 5 beds, 4.5 baths • 4,526 Sq Ft • Sold Price \$1,400,000



Big Pine Key • Buildable Lot • 23,000 Sq Ft • Sold Price \$750,000



Coral Ridge Isles • 3 beds, 2 baths • 1,972 Sq Ft • Sold Price \$540,000



Idlewyld • 4 beds, 5.5 baths • 4,595 sq ft • Sold Price \$4,000,000



Wilton Manors • 3 beds, 3.5 baths • 2,407 Sq Ft • Sold Price \$1,125,000



Oakland Arms • 2 beds, 2 baths • 877 Sq Ft • Sold Price \$202,500



Clockwise from bottom left: Grilled octopus on a butter bean purée with cilantro slaw. A carafe of Merlot from Deerfield Ranch in Sonoma. Crispy pork belly tacos topped with pickled onions and aji verde. A side of Union's sautéed spinach. Spiced cauliflower steak entrée with blue cheese and roasted, vine-ripened tomatoes.

Clockwise from top right: From the hostess stand to the covered terrace out back, it's clear Union Kitchen & Bar has taken dining in Wilton Manors to a new level. Union's burger is topped with aged cheddar, caramelized onions, bacon and avocado cream and served with crispy fries. The Asian pear salad tosses mixed greens with candied walnuts, blue cheese and a honey-cider vinaigrette dressing.



ASK FORT LAUDERDALE RESIDENTS TO describe Wilton Manors, and they'll undoubtedly conjure up images of nightclubs spilling onto Wilton Drive, the Island City's main thoroughfare. And while, yes, Wilton Manors may still be best known for its district of bars and nightclubs, its dining establishments have recently pushed their way into the spotlight. It makes perfect sense. The heart of this city gets a walk score of 80, quite admirable for Florida where simply buying a loaf of bread usually requires a trip in the family car. Along its walkable center, great new restaurants have taken root like Ethos, Thai Me Up, Tulio's and Bubbles & Pearls, the latter getting exceptional reviews for the dishes its tiny kitchen turns out consistently. Adding to the plethora of choices, around the corner on Dixie Highway, Union Kitchen & Bar threw open their doors this summer. Diners, it seems, are raving — and with good reason.

Wrapped in a fabulous mural of Florida flora and fauna by Marcus Borges, Union Kitchen & Bar offers protected, outdoor seating in front, but the preferred dining space is out back, through a pair of glass doors. There you'll find an un-

Dinner is served: Wilton Manors welcomes **Union Kitchen & Bar**

Right: Union Kitchen & Bar's lobster roll, generous and authentic, is enough to make any Cape Cod restaurateur jealous. Below: A section of the extensive mural that wraps the building by artist Marcus Borges of Funky Paint.



expected, tented, outdoor space, perfect for dining on Union's small plates like their crispy pork belly tacos with pickled onions and an aji verde sauce or the grilled octopus with a butter bean purée, kept bright with a cilantro slaw.

Any time there is a Bolognese offered on a menu, I feel obliged to indulge. Union's version, conveniently served in two portion sizes, was mouthwatering and rustic. I also tried a bite (OK, I confess... half my dining partner's portion) of the corn and ricotta ravioli. Dreamy in a tarragon cream sauce with salty bacon — it was perfection. Add an exceptional list of wines choices to Chef Christie Tenaud's

Union Kitchen & Bar
2309 N. Dixie Hwy.
Wilton Manors, FL
754.216.0413

equally exceptional menu and you have a recipe for success, indeed. The fact that this is in Wilton Manors and not on busy Las Olas only sweetens the deal for us.



Starting on level two, the elliptical staircase, connecting floors of the new residence hall complex, is open to the elements, creating spaces that revel in South Florida's sub-tropical environment.

Creating a visual magnet

Aquitectonica's Lakeside Village staircase at the University of Miami

text Hilary Lewis **photo** Robin Hill

ARCHITECTURE IS PREDICATED on functionality. Buildings need to stand up. Programs need to be met. Materials need to endure. But the magic of architecture is not just about function, it's about how a built work can rise above and beyond to make you feel something, just as art does. Philip Johnson, tongue firmly planted in cheek, stated, "Architecture is the art of wasted space." Let's celebrate those who can embrace space beautifully and deliver something truly special.

Arquitectonica's exquisite orange staircase at the University of Miami's Lakeside Village, a combination of dormitories, retail and offices, alongside plenty of outdoor space arranged around the shores of Lake Osceola in Coral Gables premiered in fall 2020. Visually powerful, sculptural and worthy of lots of close-ups from many angles, as the photos here by Robin Hill confirm, the architects' staircase design here accepts the challenge of getting students, faculty and staff up and down the complex's different levels with great aplomb.

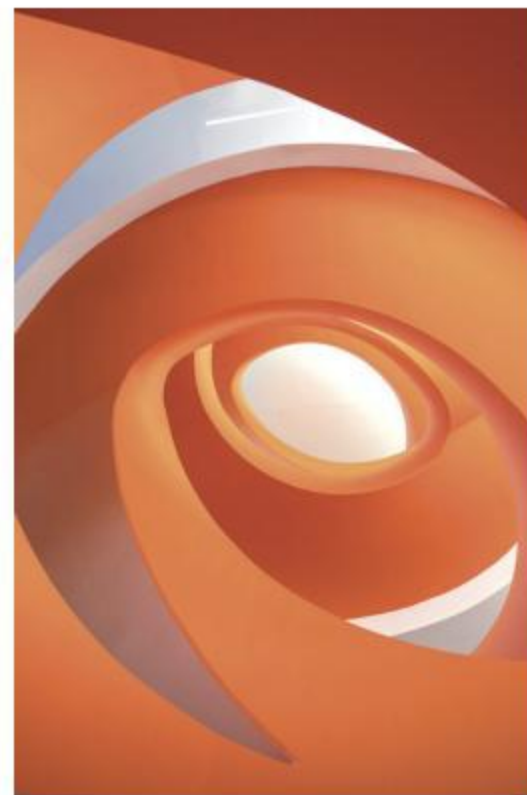
The bold color aligns with the school's signature orange, and the form is instantly instagrammable; here the designers raised one of the more functional aspects of the complex to the level of a landmark, while maintaining lots of fresh air and wide spaces for the

users of this splashy addition to the campus. This staircase isn't just a transition from low to high; it's a gathering point, a place to see and be seen. (Guggenheim ramp anyone?) The vistas from the ramps complement those views from without and above. Here is a visual magnet that attracts and connects.

Bold color aligns with the school's signature orange, and its sculptural form assures the staircase is instantly instagrammable. Here the designers have raised a functional aspect of the complex to the level of landmark.

From a distance, the curving orange ramp appears to be encased within a glass curtain wall, but that is only an illusion. There is no enclosure. The elliptical, inclined walkway is open to the elements—one of the advantages of building in Florida where the outdoors is so welcoming most of the year. That reveal is the magic. The staircase is framed, but nonetheless exposed. It is a bit titillating; shouldn't this be protected? Perhaps not. No reason to hide this beauty from view.

Hilary Lewis is the Chief Curator and Creative Director at The Glass House in New Canaan, Connecticut.



Donna Carbonara

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619 Orton Ave, PH2 | Fort Lauderdale | \$699,000 | 3 BR, 2.5 BA | Den, Dining room | 2033 SF | \$600 pm maintenance fees. Overlooking the entire North Beach Village this incredible space has a large covered terrace on the top floor of a boutique condominium; perfect for entertaining and enjoying the wonderful sunsets. Pets, leasing 1st year, covered parking. **Web# F10280838**

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3003 Terramar St. #1401 | Fort Lauderdale | \$525,000 | 2 BR, 2 BA | 1300 SF The magnificent Mid-Century Modern Birch Tower sits in the very heart of North Beach Village. On a high floor with beautiful ocean views, tastefully remodeled including new porcelain floors, new bathrooms & impact windows - floor to ceiling in the master bedroom. Large pool, roof top sky-gardens. Pets, leasing 1st year. **Web# F10294633**



524 Orton Ave, #201 | Fort Lauderdale | \$375,000 | 2 BR, 2 BA A few short blocks to the Beach in a lovely boutique building. This corner condo with floor to ceiling windows has been remodeled with an open kitchen, modern bathrooms and polished concrete floors. One or two Pets for a total weight of 50lbs, leasing 1st year and covered parking. **Web# F10280039**



561 Bayshore Dr. #4 | Fort Lauderdale | \$449,000 | 1 BR, 1 BA Incredible direct Intracoastal views. Terrazzo floors in a Mid-Century boutique complex only a few short blocks to the beach. Every day there is a boat parade in this North Beach Village gem. **Web# F10299799**



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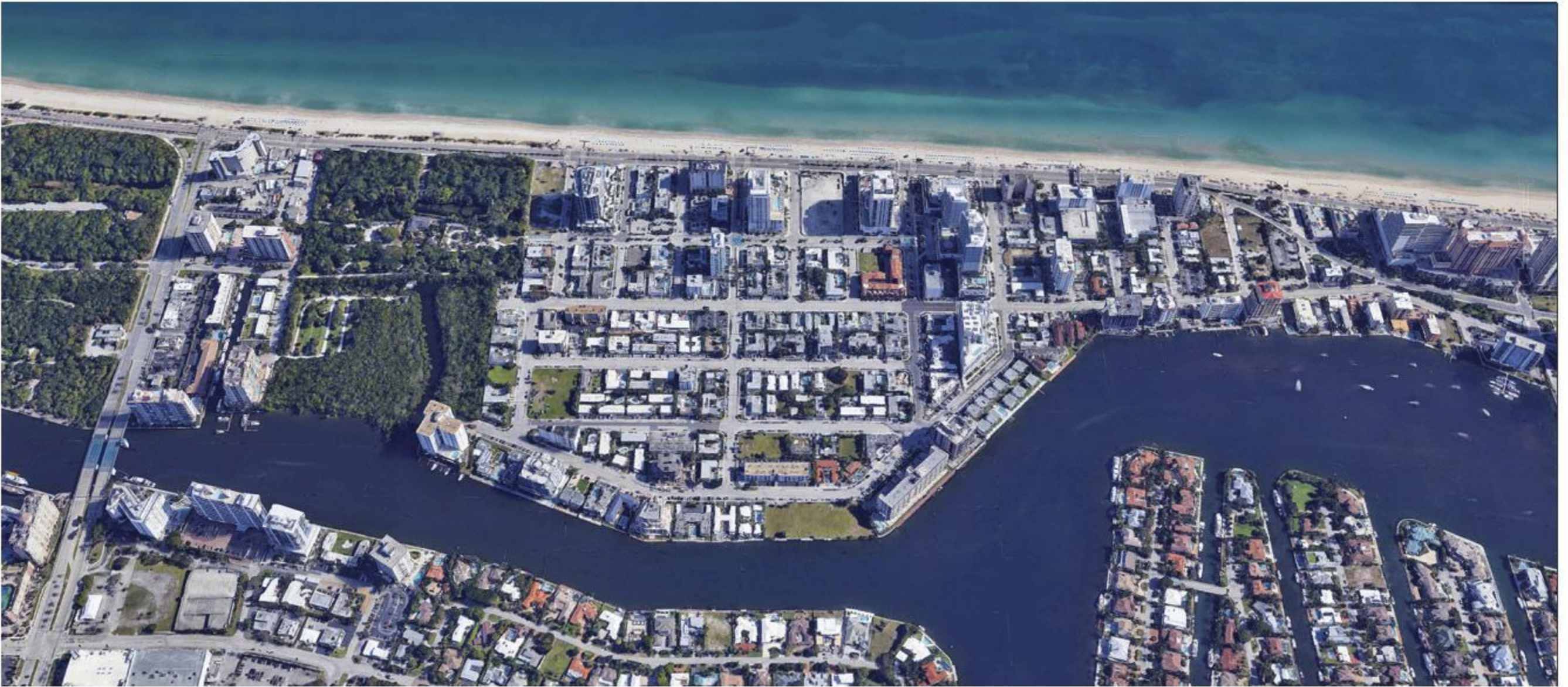


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North Beach Village: Where mid-century meets modern

text Sybil Robert

LOCATED IN THE SECTION of our barrier island sometimes referred to by the bland, blanket moniker, “Central Beach”, the 9-block section north of Granada Street and South of the Bonnet House, adopted “North Beach Village” as its preferred name a decade ago.

REVERED FOR ITS COLLECTION OF OF MID-CENTURY GEMS, NORTH BEACH VILLAGE HAS EMBRACED 21ST CENTURY MODERNISM FOR ITS NEW RESIDENCES AND HOTELS.

Fort Lauderdale Beach locals will be glad to share the history of North Beach Village, which sits on land purchased by Hugh Taylor Birch in 1893 as a refuge from the hustle and bustle of Chicago.

When Birch gifted 35 acres to his daughter Helen and son-in-law Frederick Clay Bartlett as a wedding present in 1919, he was left with two parcels on either side of what is now the Bonnet House Museum and Gardens. Birch donated the acreage that became Birch State Park to the State of Florida upon his death in 1943. The remaining 80-acre parcel south of Bonnet House went to Antioch College as a gift. What would later be known as Birch Estates sat undeveloped until after Birch’s death, and was sold off to developers just in time for the building boom of the 50s that gave Fort Lauderdale so much of its iconic Mid-Century Modern architecture. By contrast, the southern section of Central

Above: Stretching from Ocean to Intra-coastal and from the Bonnet House estate on the left to Granada Street on the right, North Beach Village is a mix of old and new.

On The Market in North Beach Village



Address: **Four Seasons Residences**
 Description: **2 bed, 2.5 bath, pool, ocean view**
 Size: **1,916 Square Feet**
 Asking Price: **\$3,350,000**
 Listing Agent: **Dan Texiera**
 Company: **Douglas Elliman**
 Contact: **954.522.3339**



Address: **3003 Terramar St. #1401**
 Description: **2 bed, 2 bath, pool, ocean view**
 Size: **1,300 Square Feet**
 Asking Price: **\$525,000**
 Listing Agent: **Donna Carbonara**
 Company: **Douglas Elliman**
 Contact: **954.288.8695**



Address: **Paramount PH 1801**
 Description: **5 bed, 5.5 bath, pool, ocean view**
 Size: **5,985 Square Feet**
 Asking Price: **\$9,999,995**
 Listing Agent: **Maritza Meza Giusti**
 Company: **Coldwell Banker Realty**
 Contact: **954.648.2442**

Beach, not owned by Birch, had developed much earlier and more gradually as evidenced by its Mediterranean Revival, Art Moderne, and Art Deco buildings, only a handful of which survive to this day, such as the Jova House (now Casablanca) by Francis Abreu.

Although North Beach Village is revered for its Mid-Century Modern design elements like gull-winged rooflines, open-air catwalks, floating staircases, and breezeblock walls, the last 10 years has seen new additions which embrace contemporary architecture, much of it reflecting that same Modernism... although underscoring today's trends, rather than those of the 1950s. Contemporary design now adds a depth to exceptional structures from the 1950s and 60s. Residential buildings like Charles McKirahan's Birch Tower of 1960 or Manhattan Tower of 19XX are but a short walk from the new, streamlined Paramount or the ultra-luxe Four Seasons, now coming to completion.

New residents have filled The Gale and now, and will be doing the same at Adagio, The Wave on Bayshore, and residences at The Four Seasons are inking deals as this magazine goes to press. All

of this reflects a neighborhood that has turned decisively toward the luxury market, often blurring the line between the primary and second-home markets with luxury condo-hotel developments.

The influx of upscale buyers has both encouraged new dining establishments like Takato at the Conrad to open as well as helped them succeed, even during the Covid-induced downturn last year.

FOR THE NAUTICALLY INCLINED, SEVEN ISLES IS A PRIZED NEIGHBORHOOD. THERE ARE NO FIXED BRIDGES BETWEEN THESE ISLES AND THE PORT EVERGLADES INLET.

Outdoor establishments like the delightful Wine Garden, tucked neatly into the space between two buildings owned by North Beach Village Resorts have worked to bring a lively spirit right to the streets in little North Beach Village. In fact, North Beach Village Resorts, a private company with over 500 rooms in a dozen boutique-sized hotels has done a laudable job in morphing Birch Estates into the fun and funky "village" it is today.

“We were told **ISLAND** is out today, but where can we pick it up?”



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 - Paradox Home Studio 1900 E. Sunrise Blvd.
 - Croissan'Time French Bakery 1201 N. Federal Hwy
 - Sanctuary Home & Gift 515 N. Andrews Ave.
 - Buck & Beard 815 NE 13th St.**
 - Saravá Açai Cafe 2213 N. Dixie Hwy.
 - The Mailbag 1314 E. las Olas Blvd.
 - Thasos Greek Taverna 3330 E. Oakland Park Blvd.
- ...and don't forget, we're online 24/7 at IslandFTL.com

Recently Sold in Seven Isles



Address: **435 Bayshore Dr. #304**
 Description: **3 bed, 3.5 bath, waterfront, pool**
 Size: **3,210 Square Feet**

Asking Price: **\$2,349,000**
 Sale Price: **\$2,300,000**
 Listing Agent: **Roberta Lucas**
 Company: **Soflo Home Realty**



Address: **401 N. Birch Road #TH3**
 Description: **2 bed, 3.5 bath, pool**
 Size: **1,631 Square Feet**

Asking Price: **\$950,000**
 Sale Price: **\$950,000**
 Listing Agent: **Dayana Susterman**
 Company: **Compass**



Address: **612 Bayshore Dr. #602**
 Description: **3 bed, 2.5 bath, pool**
 Size: **2,104 Square Feet**

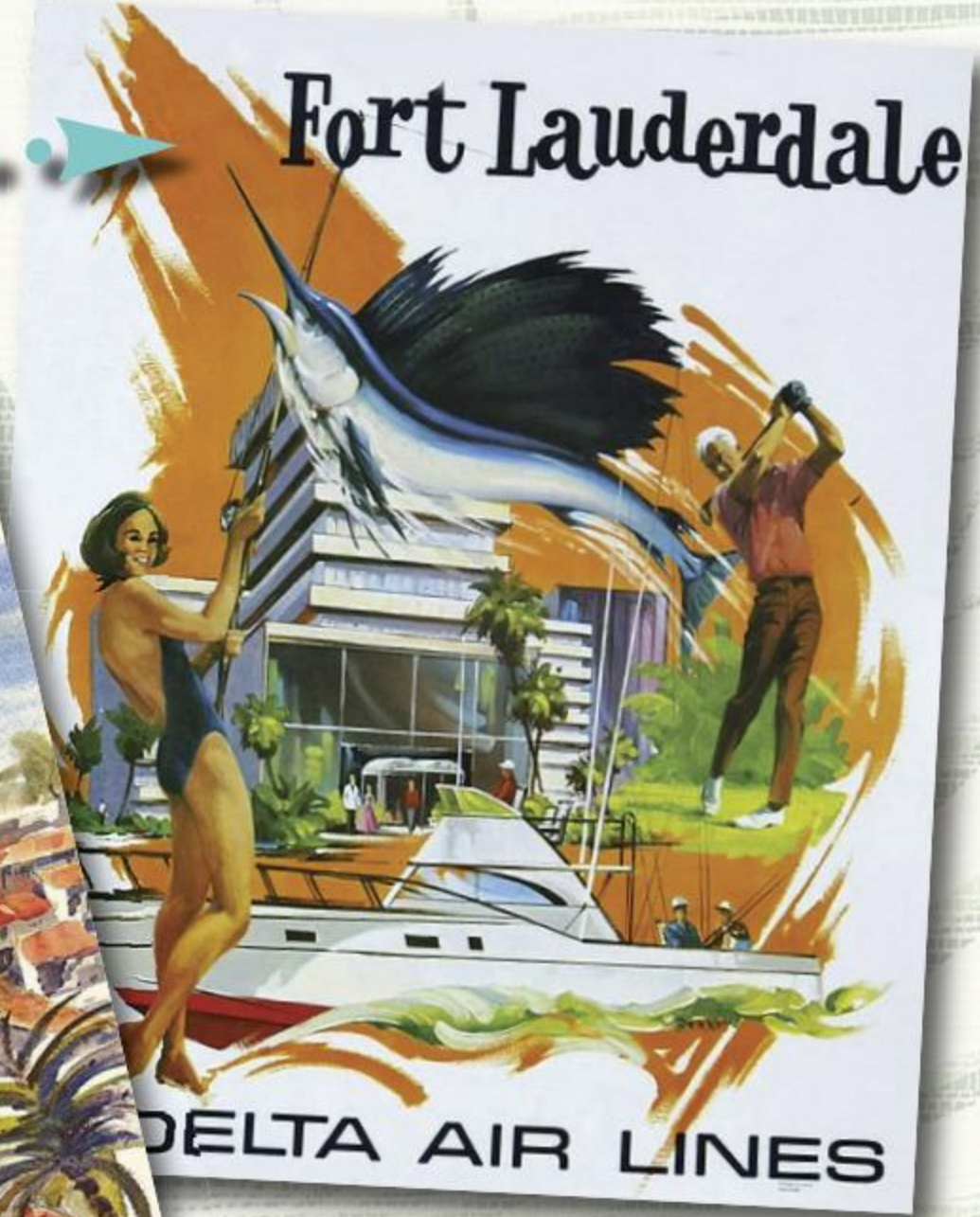
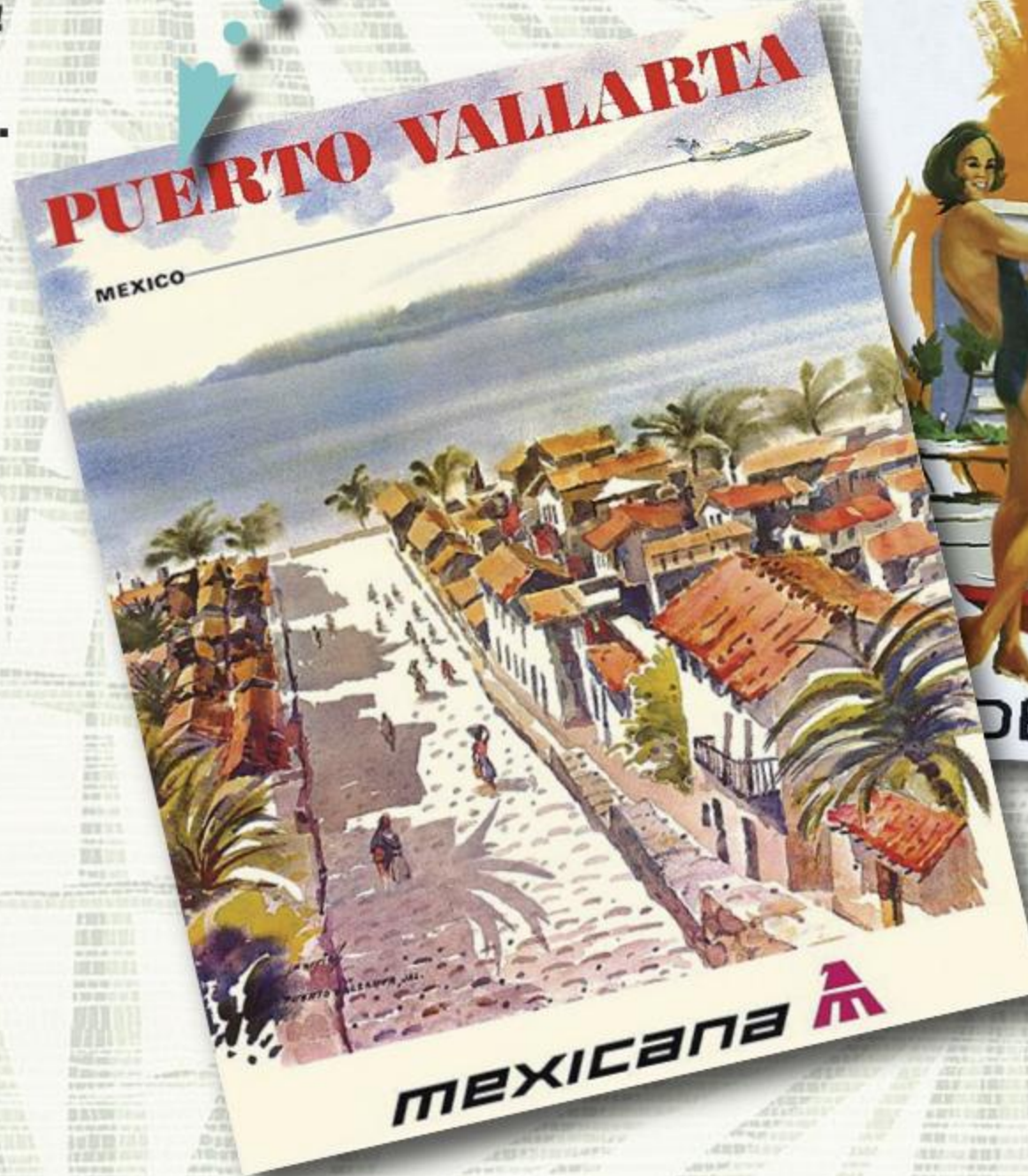
Asking Price: **\$1,500,000**
 Sale Price: **\$1,375,000**
 Listing Agent: **Gysselle Sanchez**
 Company: **United Realty Group, Inc.**

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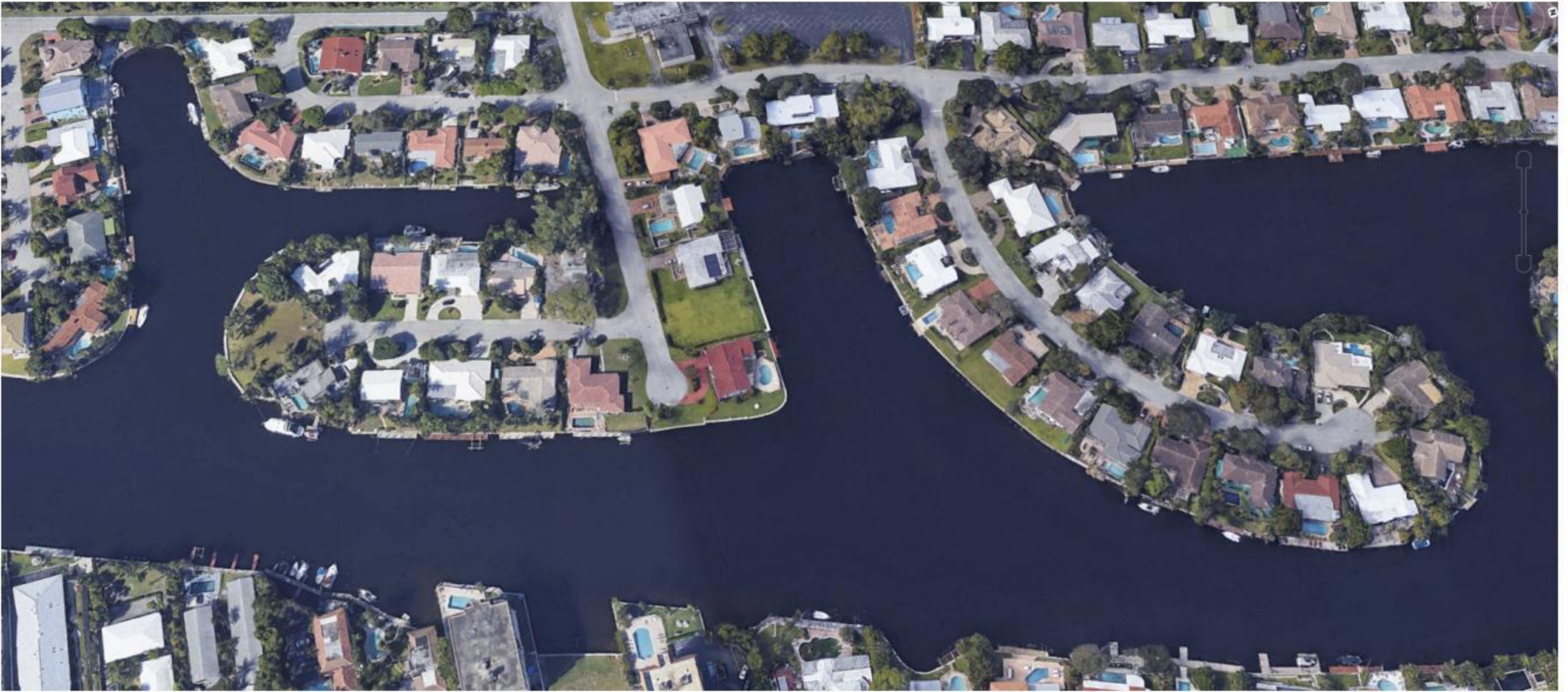
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Some of Bal Harbour's peninsulas, which jut into the Middle River, a body of water protected from traffic from large watercraft due to its one fixed bridge.

Bal Harbour: In the middle of everything, yet worlds away.

text Maria Sanchez

TUCKED BEHIND A SECTION OF N. FEDERAL HIGHWAY that boasts of shopping venues like Whole Foods, Barnes & Noble, Trader Joe's, Pottery Barn and Nordstrom's Rack, tiny Bal Harbour has only gained in popularity over the decades since the bulk of its development in the late 1950s and 1960s.

Do not confuse this neighborhood hugging the banks of the Middle River with a similarly named town on the northern end of Miami Beach. Where that Bal Harbour claim's title as America's Riviera, dripping in jewels with 3,000 square foot homes priced between \$15,000,000 and \$35,000,000, Fort Lauderdale's Bal Harbour is a quiet enclave where a similarly-sized home might run you 10% of that price. That is, if you can find a home to purchase.

Bal Harbour is as much a victim of our current, heated market as any of the desirable, East Fort Lauderdale neighborhoods,

ONCE INSIDE, YOU'D NEVER GUESS LITTLE BAL HARBOUR IS JUST STEPS TO WHOLE FOODS, BARNES & NOBLE, TRADER JOE'S AND SOON A BRAND NEW PUBLIX PLAZA.

with homes being snatched up in records time. The housing stock in Bal Harbour generally ranges from 1,800 to 3,500 square feet and was built from the late 1950s on. There are a handful of exceptional Mid-Century Modern houses, one or two painstakingly restored, but most could be described as "Florida

On The Market in Bal Harbour



Address: **2225 NE 19th Street**
Description: **vacant lot waterfront**
Size: **8,800 Square Feet**
Asking Price: **\$1,200,000**
Listing Agent: **Jacquelyn Scott**
Company: **ReMax First**
Contact: **954.895.1400**

Recently Sold in Bal Harbour



Address: **2225 NE 16th Court**
Description: **5 bed, 5 bath pool, waterfront**
Size: **4,031 Square Feet**
Asking Price: **\$3,295,000**
Sale Price: **\$3,250,000**
Listing Agent: **Lindsey Bozorg**
Company: **ONE Sotheby's Intl.**



Address: **2031 NE 22nd Terrace**
Description: **3 bed, 2 bath**
Size: **1,319 Square Feet**
Asking Price: **\$645,000**
Sale Price: **\$699,000**
Listing Agent: **Janet Angiulli**
Company: **Intercoastal Realty**

Ranch” style homes. Lots hover around the 8,500 to 11,000 square foot range.

One of the best features of Bal Harbour is that it has one fixed bridge leading out towards the open Intracoastal waters. While some might see this as a negative, that fixed bridge, replaced

A TESTAMENT TO THE ALLURE OF BAL HARBOUR AS A PLACE TO CALL HOME? AS WE WENT TO PRESS, THERE WAS ONLY ONE PROPERTY ON THE MARKET, A VACANT LOT.

in 2017 is high enough currently so that small boats can pass, but huge boats cannot, giving the neighborhood waterways a sense of calm and privacy not found in many other neighborhoods which seem more like docking stations for megayachts than places people actually call home. The height of the Sunrise Boulevard Bridge is still just enough to make it possible for resident’s small boats to squeak out for dinner. Bal Harbour is a

kayaker’s delight as a send-off neighborhood, connecting under Federal Highway to the miles of canals that surround Wilton Manors and run into Oakland Park, just to the west and northwest, respectively.

As we mentioned earlier, to snag a home here these days, one needs to stay abreast of the market and be ready to pounce. At time of publication, there was only one opportunity on the market, and that was for a vacant, buildable lot. While the asking price of \$1,200,000 for the 8,800 square foot lot might seem high to some, a finished home on a similarly sized lot recently sold for \$3,250,000. That price might have developers, or a family of means, taking a second look.

For those looking, all is not lost. Although homes along the curving peninsulas of Bal Harbour make up the lion’s share of residences here, there are 21 “dry lot” homes as well. Those homes, most with their own swimming pools, are substantially less expensive... that is, *when* they come on the market!

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with this
picture?



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Dear Aunt Winnie,

*We're having a ball in Fort Lauderdale!
Staying at The Riverside. Tonight us girls
are going to cut a rug at a swell new place
called Fred Franke's Reef.*

*I'm afraid Helen is going as well...
She's not off the cob or anything, but
she certainly is khaki wacky!*

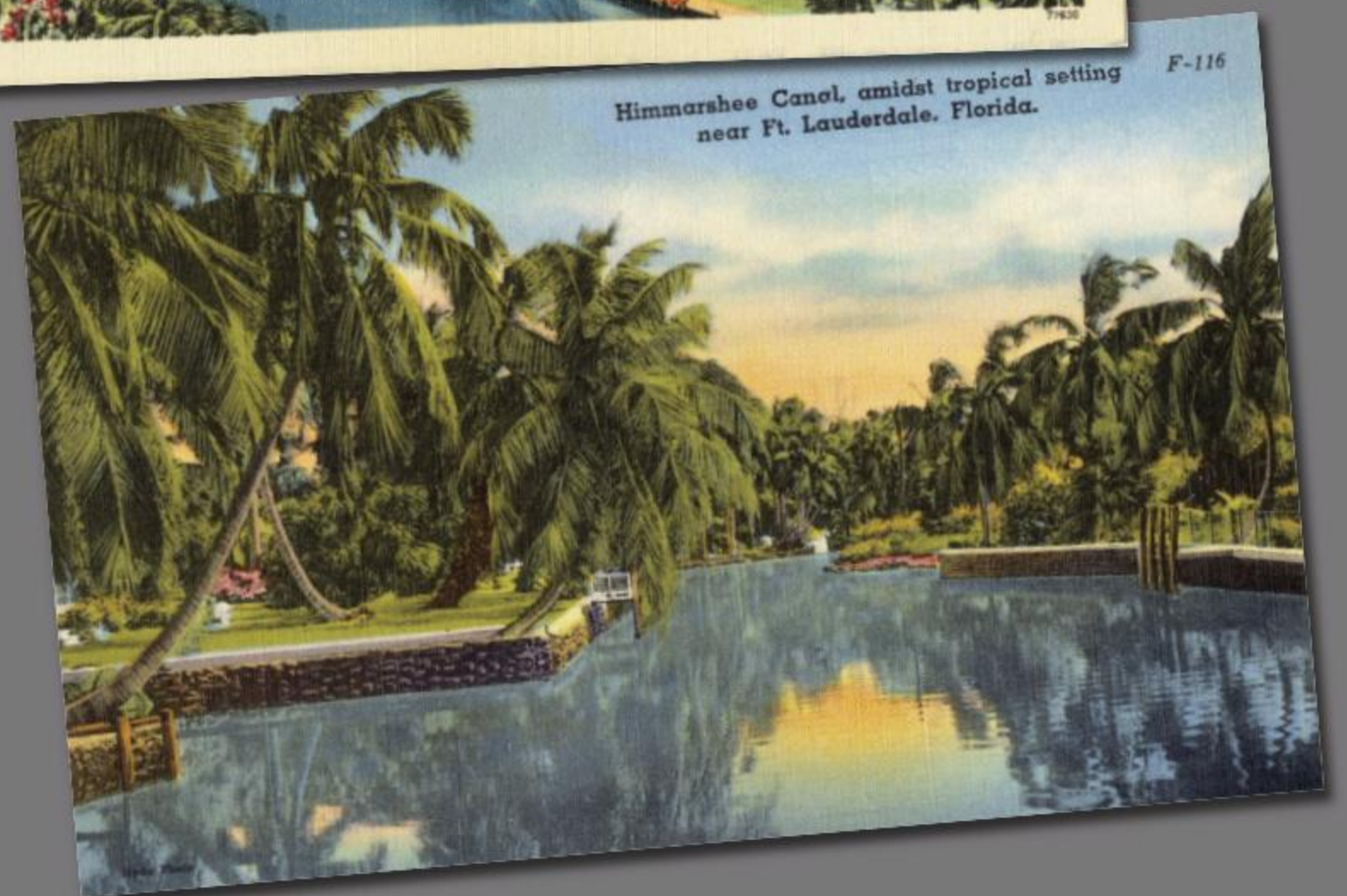
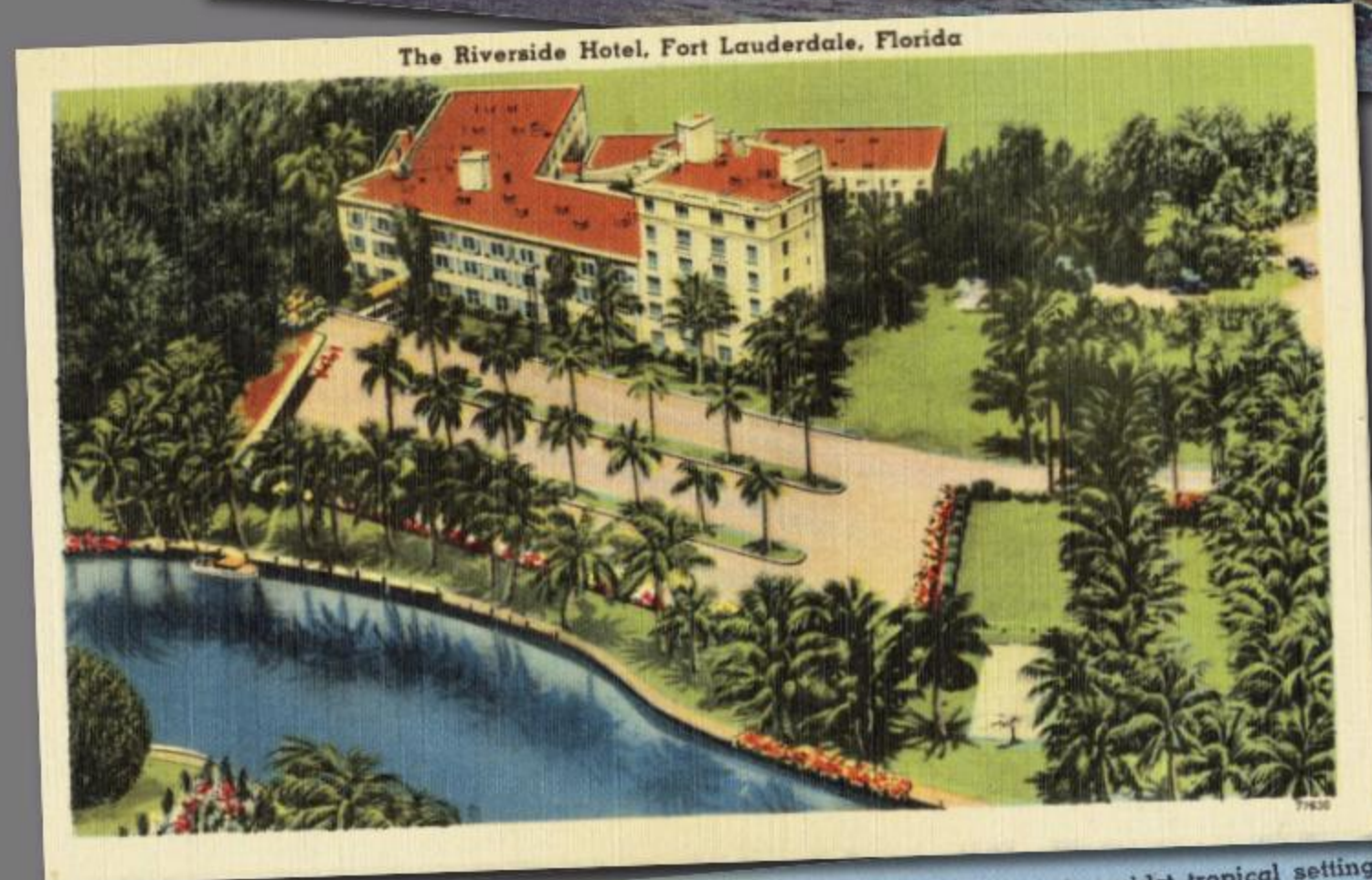
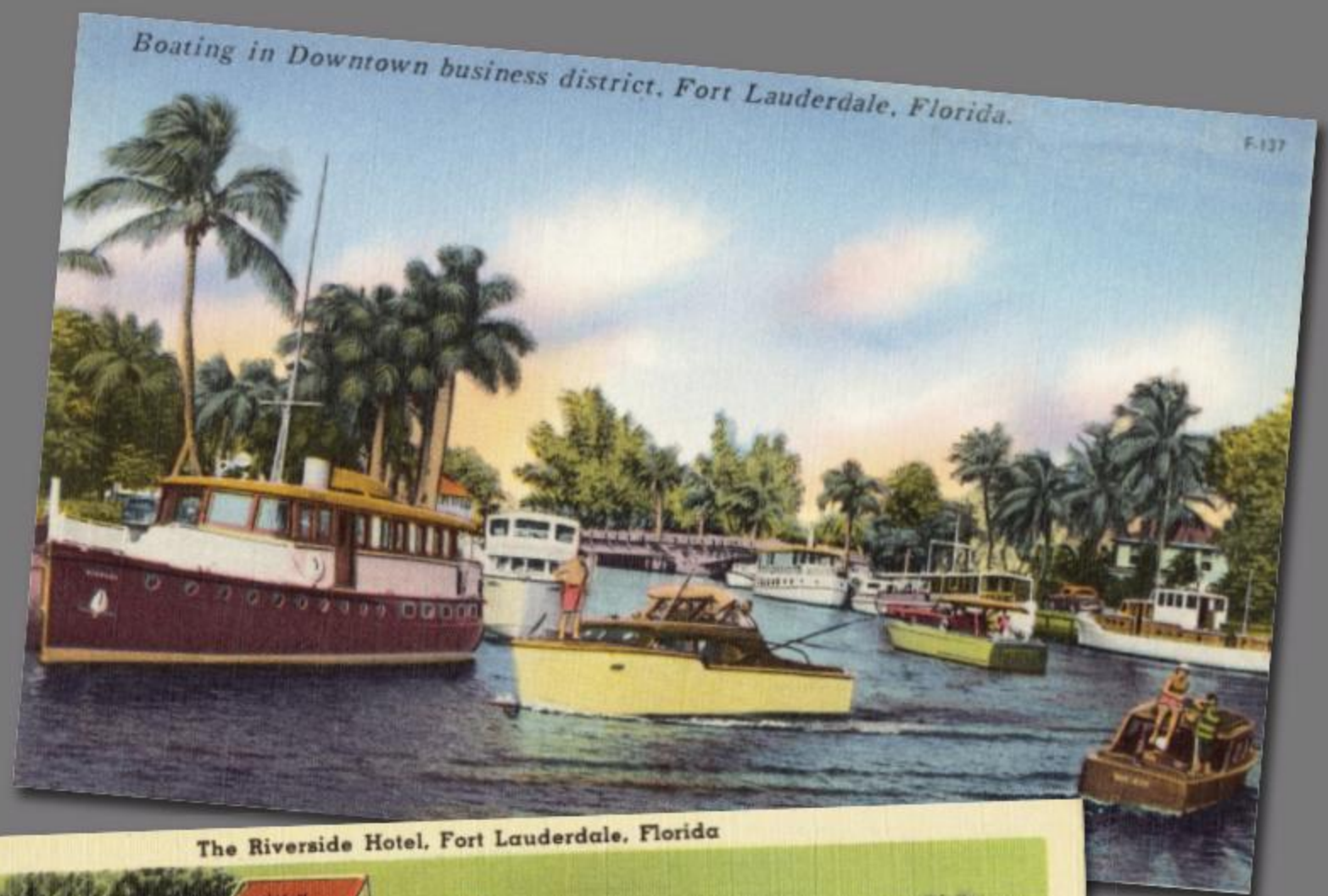
Kisses from the Sunshine State,

Missie

THE BLACK AND WHITE images for these hand-colored postcards were all taken around 1948, just after the Champ Carr Hotel was reborn as The Riverside Hotel. They offer a glimpse at what mesmerized those visiting Fort Lauderdale, turning some into full-time residents and others into vacation homeowners. A waterfront life of pleasure boats cruising the New River, which snaked its way through a nascent "downtown".

That core boasted a fabulous hotel for vacationing, a sparkling new Burdine's department store for shopping, as well as Mediterranean style homes and apartments along its Himmarshee Canal with its coral rock seawalls.

Throw in the ability to arrive and depart by modern train — with a ticket office on Las Olas and a station at Andrews Avenue and SW 19th Street — and you have the seeds of a lifestyle that continues to lure newcomers to this very day.



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Just Sold

Point of Americas 1 - #1712

Totally renovated, Northeast corner, 2-bedroom, 2-bath residence with views that wrap around more than 180 degrees — Ocean, Intracoastal, Downtown and North to the Hillsboro Lighthouse! \$1,345,000



Just Sold

Point of Americas 1 - #2205

Come to the beach! This 22nd floor, 2-bedroom, 2-bath residence has direct Southeast Ocean and Beach views from the floor-to-ceiling windows in all rooms! \$785,000



Just Sold

Point of Americas 1 - #1403

This 2/2 split bedroom ocean view model is completely renovated for open spacious use, ready for the most discerning buyer. It features floor to ceiling impact windows/doors, hurricane shutters, Roberto Cavalli flooring, custom cabinetry, electric blinds, stainless Steel appliances. \$792,000



Just Sold

Point of Americas 1 - #2212

22nd floor, 2-bedroom, 2-bath, total contemporary renovation, large NE corner beauty offers direct eastern beach views that wrap around more than 180 degrees and showcase the ocean, Intra-coastal, downtown and north to the Hillsboro lighthouse. \$1,395,000



Point of Americas 1 - #1808

Live the Harbor Beach Life! Large renovated 2/2 southern Ocean facing beauty has floor to ceiling impact windows. Point of Americas I Luxury amenities include in building restaurant, attended cabana beach service, hotel rooms for guest, underground parking, guardhouse entry and much more. \$849,000



Point of Americas 1 - #1004

Large 1BD, 1.5 BA apartment with floor to ceiling windows and covered balcony offers Direct Ocean and inlet views. Enjoy the bright sunny interior with open kitchen, generous room sizes and lots of closets. Point of America's I is a full amenity guardhouse building & includes attended cabana beach service. \$525,000

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