

# Palm Beach Daily News

REAL-ESTATE

## Palm Beach house changes hands after 13 years for \$15.9M on North End

*Andrew Boszhardt Jr. and wife Victoria Yeager just sold a house at 231 Coral Lane in Palm Beach. The deed links the Boszhardts to a pending sale nearby on Wells Road.*



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A house that had not sold in 13 years has changed hands for \$15.9 million on Coral Lane in Palm Beach's North End.

Venture capitalist Andrew K. Boszhardt Jr. and his wife, Victoria Yeager, sold the house at 231 Coral Lane, the deed recorded June 8 shows. Boszhardt had bought the residence in his name for \$5.35 million in 2013, property records show.

The buyer is a Delaware limited liability company named 231 Coral PB LLC, which acted as trustee of the 231 Coral PB Land Trust, according to the deed. Because of privacy rules governing trusts and corporations registered in Delaware, no other information about the buyer's side of the sale was immediately available in public records.

The deed links the Boszhardts to a house nearby on Wells Road, which is under contract after being listed at \$23.5 million, according to the multiple listing.



A four-bedroom house built in 2008 at 231 Coral Lane has sold for a recorded \$15.9 million on the North End of Palm Beach.

#### On Coral Lane

Built in 2008 with West Indies-inspired architecture, the house that just sold on Coral Lane has five bedrooms and 6,294 square feet of living space, inside and out. It stands on a lot of about a third of an acre, a half-mile north of Royal Poinciana Way.

With a formal entry and staircase, the house has hardwood floors along with detailed millwork. The formal living space has bow windows facing the swimming pool. The layout also includes an office, a formal dining area and a second-floor primary bedrooms suite with two bathrooms.

French doors in the family room lead out to the pool area and gardens. Nievera Williams Design in Palm Beach drew up the landscape plans.



A bow window looks out to the swimming pool at a house that just sold for a recorded \$15.9 million at 231 Coral Lane in Palm Beach.

Boszhardt founded and is a managing partner of Great Oaks Venture Capital in New York City. He had the Coral Lane house homesteaded as his primary residence in the latest Palm Beach County tax rolls.

Agent Margit Brandt of Premier Estate Properties listed the house at \$15.9 million in late April, the MLS shows. The house had not been on the market since it sold in 2013.

Sotheby's International Realty agents Lisa and John Cregan represented the buyer on Coral Lane, according to the MLS.

The Cregans and Brandt declined to comment about the transaction.



Niever Williams Design drew up the landscape plans for the house at 231 Coral Lane.

Boszhardt bought the house on Coral Lane from Tulinh Brant and her late husband, publishing executive and entrepreneur Ryan Brant, who was the son of Palm Beach resident Peter Brant.

The house had been developed on speculation and built by homebuilder Paul Wittmann of Wittmann Building Corp. He also developed the house next door at 233 Coral Lane.

On Wells Road

Wittmann's company also built the house at 242 Wells Road, which is mentioned on the Coral Lane deed as the Boszhardts' mailing address.

The MLS shows the Wells Road house landed under contract in late April after being co-listed in early October at \$26.5 million by Paul Wittmann's wife, Paula Wittmann, and Michele Noga, real estate agents with William Raveis South Florida. They later lowered the price.

Paula Wittmann declined to discuss the pending sale or say when the transaction might close.



Listed for sale at \$23.5 million, a four-bedroom house at 242 Wells Road on the North End of Palm Beach is under contract, the multiple listing service shows. Public records suggest that the pending transaction is likely linked to the sale of house that just closed for \$15.9 million nearby on Coral Lane.

With French Provencal style architecture, the house on Wells Road was built in 2006 with four bedrooms and 7,460 square feet of living space, inside and out. The Wells Road seller is Pierre Beland, a retired media executive from Montreal, according to previous reporting by the Palm Beach Daily News.

The Wells Road house is just around the corner from the one the Boszhardtts sold on Coral Lane, the street immediately to the north.

Architect Harold Smith of Smith and Moore Architects designed the house on Wells Road, records show.