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REAL-ESTATE

Palm Beach house on famous 'Sea' street sells for nearly \$24 million

James and Robin Carey have sold their custom home on Seabreeze Avenue in Palm Beach for \$23.93 million. A shell company cloaks the buyer's identity, the deed shows.

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A Palm Beach couple has sold, for nearly \$24 million, the custom vacation home they built on Seabreeze Avenue, one of the town's famous "Sea" streets in a neighborhood that is among the oldest platted areas in town.

The deed recorded June 5 shows investments executive James Carey and his wife, Robin, of Riverside, Connecticut, sold the house at 232 Seabreeze Ave. for \$23.932 million.

The buyer was a Florida limited liability company named Cran Grape LLC, which is managed by West Palm Beach attorney Bradley McPherson of the Gunster law firm, the deed shows.

The house has five bedrooms and 6,438 square feet of living space, inside and out, property record show.



Partially hidden behind a privacy hedge, a custom home built in 2020 in Palm Beach at 232 Seabreeze Ave. has sold for a recorded \$23.932 million, the price recorded with the deed.

The house stands on the south side of Seabreeze Avenue, the third street north of Royal Palm Way in Midtown. It is the fourth house west of South County Road.

The Careys had bought the lot for a recorded \$4.2 million in 2017 and completed their custom home in 2021, records show.

The house was previously marketed in the multiple listing service with an asking price of \$24.5 million. Agent Crista Ryan of Tina Fanjul Associates listed the property in early April but withdrew her listing on May 23, MLS records show.

Ryan declined to discuss the sale and also declined comment on behalf of her clients.

James Carey's professional resume includes tenure as co-CEO of Stone Point Capital, a private-equity and investments firm with offices in Greenwich, Connecticut, and New York City.

Agent Liza Pulitzer and Whitney McGurk of Brown Harris Stevens handled the the buyer's side of the sale, Pulitzer confirmed. She offered no further comment.

Michael Perry of MP Design & Architecture designed the first floor of the two-story house with an open floor plan, according to Ryan's sales listing. A ground-level bedroom suite has an attached pool cabana and two bathrooms.

Other features include a dining area with a closed-off bar area and a kitchen with white "leathered marble" countertops, the listing says. The house also has rift white-oak wood floors and fine interior finishes.

The living room has sliding Euroglass walls that lead to a poolside loggia with limestone floors and automated screens. The pool area has a whirlpool spa and an outdoor barbecue grill.

When the Careys bought the property in 2017, they also were represented by Ryan. The listing agent in that sale was Rosalind Clarke, who was then with the Corcoran Group but has since joined Premier Estate Properties.

Seabreeze Avenue and neighboring Seaspray and Seaview avenues comprise the three "Sea" streets, which are lined with vintage, landmarked and custom homes.