C’est si bon!

by C.S. GILBERT
KONK LIFE REAL ESTATE WRITER

C’est si bon! is a French superlative, indicating something is very, very good. That’s the perfect name owners Roxanne Fleszar and Michel Appellis chose for their custom-crafted, exquisitely appointed, truly extraordinary home at 1414 Newton St.

As in a number of wonderful homes we’ve profiled, the face this property turns to the street is modest: plain concrete (albeit with the soft yellow color infused, so it will never need painting) and rather angular, sort of like a plain-looking cowboy with a 180 IQ; what’s remarkable is behind the facade. The sitting porch and main entrance are flanked by, on the left, a wide, yellow brick-paved drive and carport with a rare, enclosed garage behind it and, to the right, a brick-centered garden leading to the large, in-home office.

Since the office has an ensuite bath—as, in fact, do four other rooms, counting the music/media room and of course the majestic master suite—it could easily be a fourth bedroom. There is upstairs, in addition, Appellis’ north-facing artist’s studio with an ensuite half-bath.

The main entrance is into a travertine-tiled hall. To the left is the guest bedroom with its ensuite bath; next is a handsome powder room. Other doors along the main hall conceal a storage closet, one of three air handlers and a sophisticated sound system.

Directly ahead is a soaring great room with a whole wall of pass-through windows and another wall of glass doors opening onto a pool patio and gardens with a multitude of mature, tropical plants including 125 orchids and a dozen staghorns. Tucked away are four self-testing propane tanks, a grill and an elaborate outdoor shower. The black swimming pool, 30 feet long with a stone waterfall along its full length, is embraced by copious outdoor lounging and dining space. At the pass-through window is a granite bar with metal stools rescued from the old Atlantic Shores—just one bit of the site’s gay history.

Originally a lesbian guest house, Ellie’s Nest, the building became the gay male Newton Station, Fleszar reported. In 2000 they added it to their growing stock of all-welcome guest houses (now only Travelers’ Palm on Catherine street remains) and decided to make it into their home in 2005.

The project was handled with such exquisite care and attention to quality, security, detail and very low maintenance that it took two years and cost over $2 million almost a decade ago, they said. “It’s built like a bunker,” Fleszar commented. The house is fully rated for a Cat 5 hurricane and contains a huge generator that can run the entire house for two weeks.

But those are only the high end bones and mechanicals. It is the grand proportions of the rooms, the shine of travertine floors and gorgeous granite counters, the glow of solid cherry, the great room with a whole wall of pass-through windows and another wall of glass doors opening onto a pool patio and gardens with a multitude of mature, tropical plants including 125 orchids and a dozen staghorns. Tucked away are four self-testing propane tanks, a grill and an elaborate outdoor shower. The black swimming pool, 30 feet long with a stone waterfall along its full length, is embraced by copious outdoor lounging and dining space. At the pass-through window is a granite bar with metal stools rescued from the old Atlantic Shores—just one bit of the site’s gay history.

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Continued on next page.
The L-shaped black pool is backdrop for a large living-dining area of immense beauty.

'Spacious' describes the home office, with its entirely separate garden entrance and ensuite bath.

The media/music room, large enough for a baby grand piano and a large sofa, also contains entrance onto the pool deck and an ensuite bath with a bonus door onto the deck for sunners, swimmers and party guests.

Note the unique master suite’s rosewood floors, asymmetrical, angled walls, open soaking tub and glass doors onto the wrap-around balcony overlooking the pool and gardens.

The L-shaped black pool is backdrop for a large living-dining area of immense beauty.

custom Hanson and Pringle kitchen cabinets, the three programmable levels of beverage coolers (white wine, red wine, beer and/or soft drinks), two dishwashers, three ovens etc. etc. that are really breathtaking. This is the ideal chef’s kitchen and lacks absolutely nothing. Next to the kitchen is a roomy pantry and a laundry with a utility sink and Bosch washer and dryer. This is the ultimate party house, warm and welcoming to guests, with numerous opportunities for overnight accommodations.

Beyond entertaining, the rosewood-floored master suite is amazing: it has interesting angles, with a Kohler jacuzzi-style tub featuring lights, champagne bubbles and a view through the wall of glass doors opening onto a large wrap-around back balcony. Its closet, including a wall of shelves, 13 drawers and hanging space plus two separate walk-ins, is really a wide, mirrored corridor connecting the bedroom to the bath.

Suffice to say each bath is unique, beautifully appointed and gorgeous. The toilets are all French. “They look like art,” said Appellis, the French-born artist.
Truly, there’s too much to say about this extraordinary, perfectly-located, award-winning, totally delightful home to fit in one feature story. To see for yourself, call owner/broker Michel Appellis, an associate of ICAMCO Real Estate Inc., at (305) 304-1751.

Konk Life welcomes subjects for other articles about Keys homes currently for sale. Contact Guy deBoer at (305) 296-1630 or (305) 766-5832 or email guydeboer@konknet.com.

Note the 30-foot, river-stone waterfall at the back edge of the pool and entrances from the pool deck into a bathroom, the media/music room and the great room.

**C’est si bon!** Continued.
812 WINDSOR LANE - Historic (1883) main house and cottage, each with two bedrooms and two full bathrooms. 1900 sq ft. all on one level. Pool, courtyard and parking. Fully furnished. Virtual tour at ow.ly/Z4prI. Konk Life feature article at ow.ly/Zm5Cr. $1,350,000.

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Contact Roger Gillis
305.359.3633
rogergillis@att.net
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