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EXCLUSIVE LUXURY HOMES

Bedding Exec to Pay \$17.1 Million for One of Pompano Beach's Priciest Homes

Stuart Carlitz is trading up at the Waldorf Astoria Residences, where he had previously agreed to pay roughly \$5.3 million for a condo on a lower floor

By Sarah Paynter [Follow](#)

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Stuart Carlitz, a bedding-manufacturing executive, has been searching for the perfect home in Pompano Beach, Fla., for years. Now on his third condo, he appears to have found it in a duplex penthouse at the Waldorf Astoria Residences Pompano Beach.

Carlitz has signed a contract to pay the full asking price of \$17.1 million for the five-bedroom, approximately 6,600-square-foot unit with a private rooftop pool. The deal is poised to become one of the most-expensive home sales in Pompano Beach, where the current record was set by a \$10 million deal in 2023, said Wendy Marks Pine, sales director at the Waldorf.



The Waldorf Astoria Residences Pompano Beach, which has about 90 residences, is 85% sold at about \$1,725 per square foot, said Pine. THE BOUNDARY (RENDERING)



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Units at the Waldorf start at \$2.65 million. THE BOUNDARY (RENDERINGS)

Stuart is the founder of New Jersey-based Bedding Industries of America. He and his wife, interior designer Elis Carlitz, were living outside Philadelphia when they started looking for a vacation home in Florida. They chose Pompano Beach, about 40 miles north of Miami, in part because it was quieter and had less traffic than cities farther south such as Miami, Sunny Isles Beach and Fort Lauderdale, said Stuart.

They first bought a \$3.175 million, 2,650-square-foot condo at the Sabbia Beach building in 2021. They fell in love with life at the beach and soon started looking for a more permanent residence—eventually hoping to find one that would be large enough to display their collections of minerals and fossils, including a dinosaur egg, said Elis.



Elis and Stuart Carlitz in 2025. ELIS CARLITZ

“I know you miss your things,” Elis said to Stuart. “If we’re going to move here, we should have the space for the things you love.”

In 2024, they agreed to pay about \$5.3 million for a 3,650-square-foot, midlevel condo at the Waldorf, which they planned to move into when the building is completed in 2027. When one of the four penthouse units at the Waldorf Astoria became available earlier this year, however, the Carlitzes decided to trade up.

The Carlitzes’ unit will include a 3,500-square-foot rooftop with an air-conditioned space where they plan to display a 180-gallon tank

with tropical saltwater fish, including tangs, lionfish and clownfish, Stuart said.

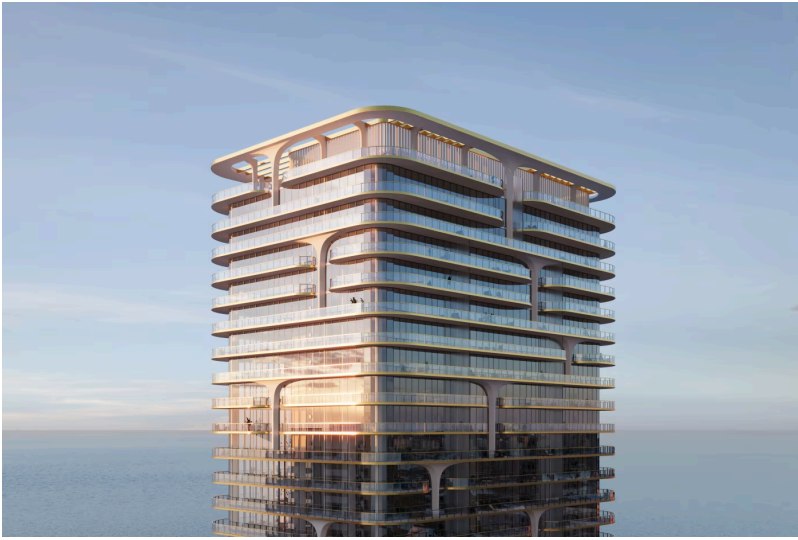


A rendering of the Carlitz's rooftop pool at the Waldorf. THE BOUNDARY (RENDERING)

Decorating the pool area will be an assortment of their crystal pieces such as a 100-pound piece of quartz and a 5-foot-tall geode, said Stuart. They also plan to add coffee stations on the roof and in the dining room, and install a Brazilian rotisserie grill in the outdoor kitchen for Elis, who is from Brazil.

The Carlitzes also own a roughly \$3.5 million penthouse at the Casamar building in Pompano Beach. They bought it as an investment in 2023 and are renting it out at about \$27,500 a month, said Stuart.

Another penthouse at the Waldorf is also in contract to sell for a record-breaking \$18.1 million, according to the Related Group, the building's co-developer with Merrimac Ventures. The buyer couldn't be determined.



The Carlitz's penthouse will have an in-unit elevator and extensive terraces. THE BOUNDARY (RENDERING)

The median home-sale price in Pompano Beach was about \$391,000 in April, up 8.7% from the same time last year, according to Redfin. The city has gained overflow buyers priced out of markets like Miami and Fort Lauderdale, said Pine, and there is limited inventory of high-end condos to meet the demand.

[Sarah Paynter](#) is a reporter covering luxury residences for The Wall Street Journal's Mansion section. Her stories follow the trends and money behind high-end living. Sarah frequently covers premier listings and sales across the U.S. and internationally, from Bucks County, Pa., to the British Virgin Islands. Her features spotlight design crazes and amenity...

