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FESTYLE MAGAZINE | *August + September 2013*

TOP 10

The most fabulous coastal homes for sale in the United States

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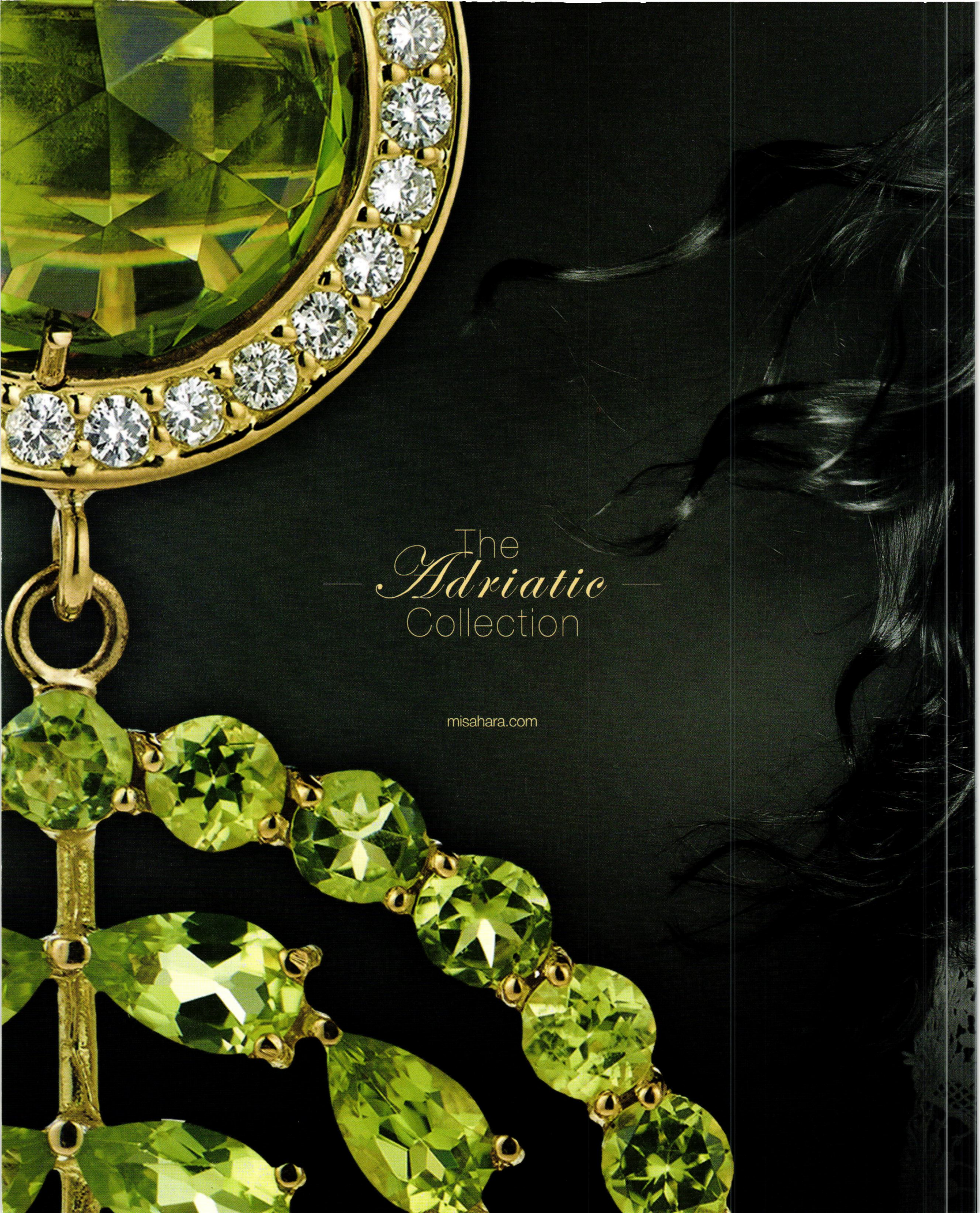
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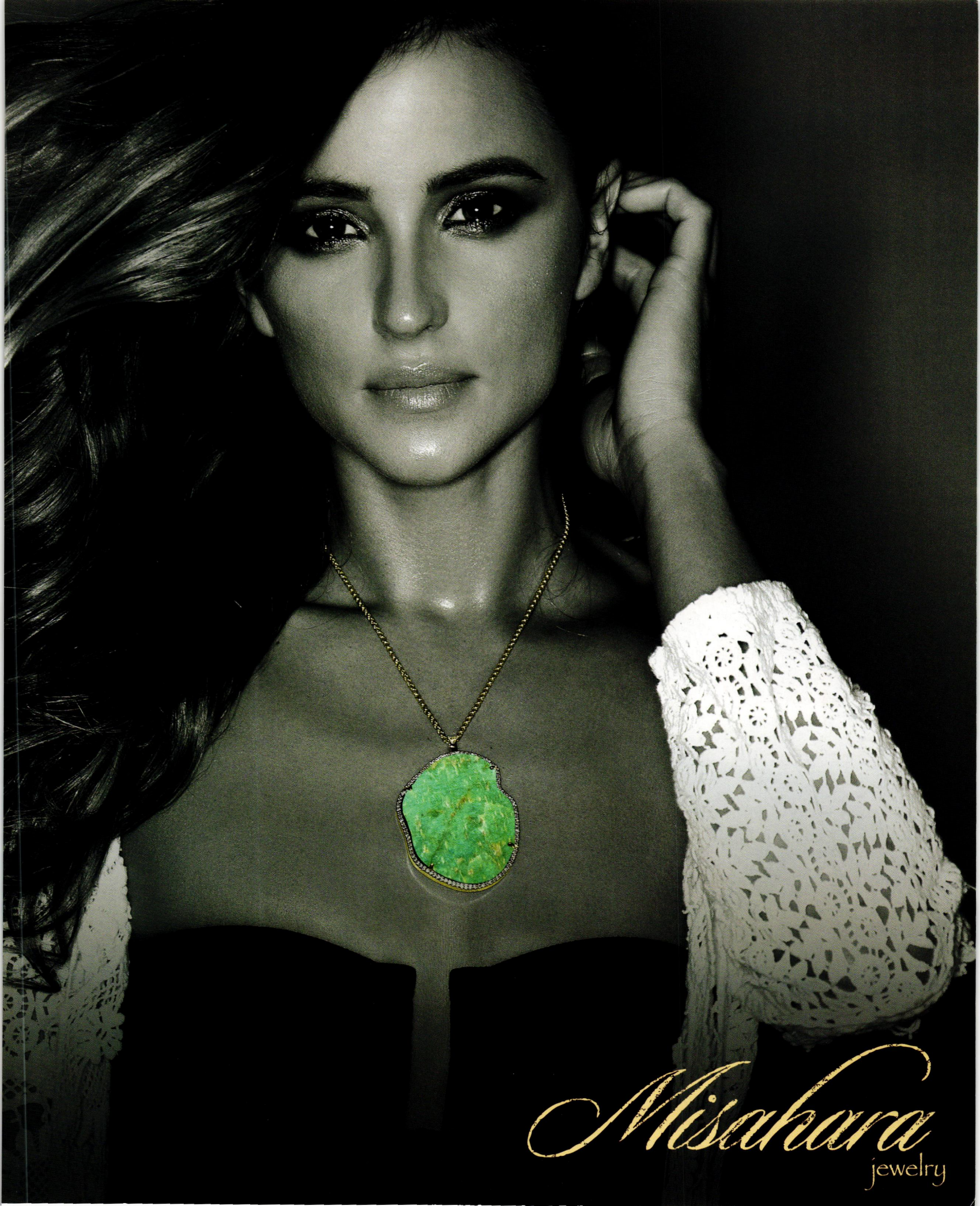
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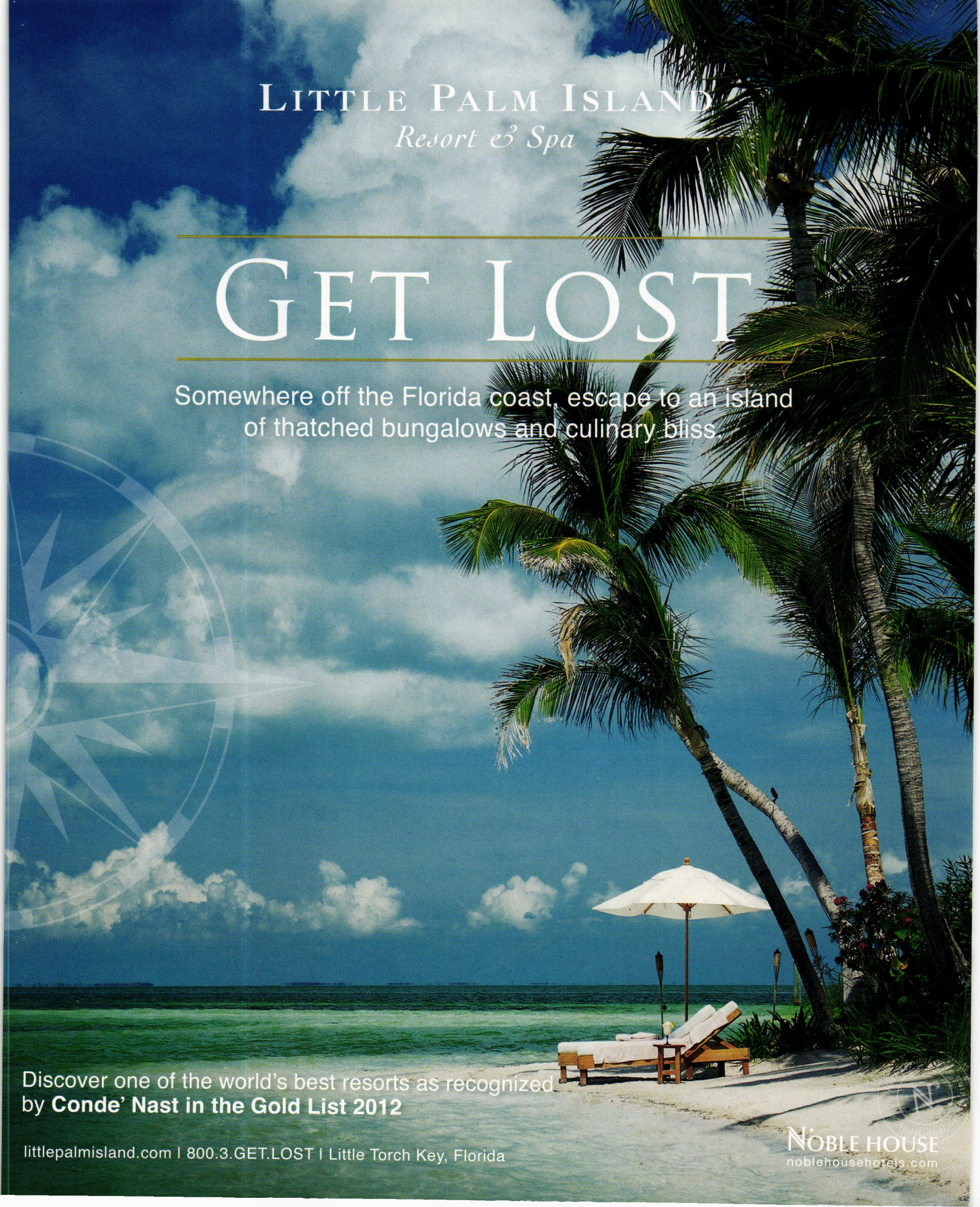
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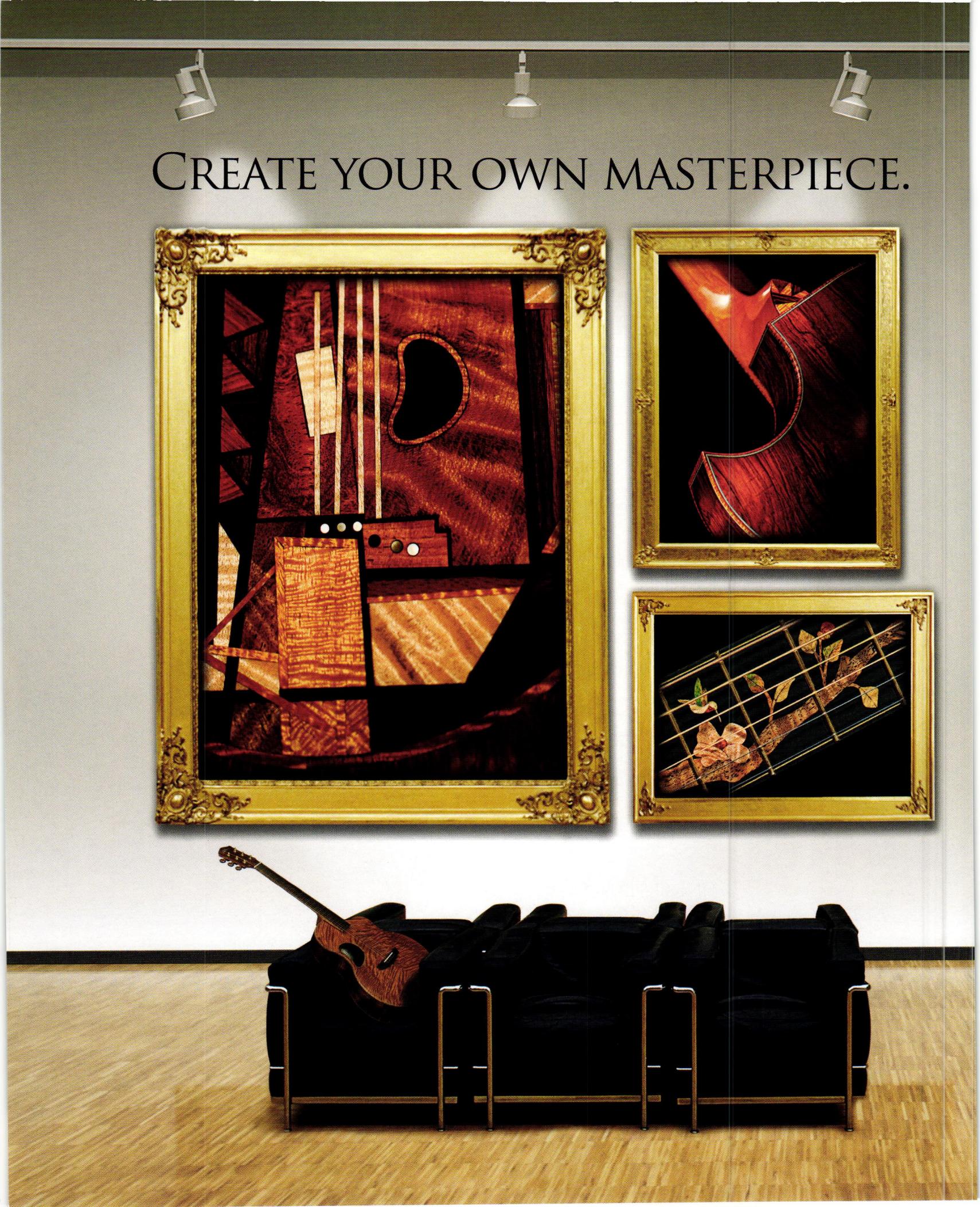
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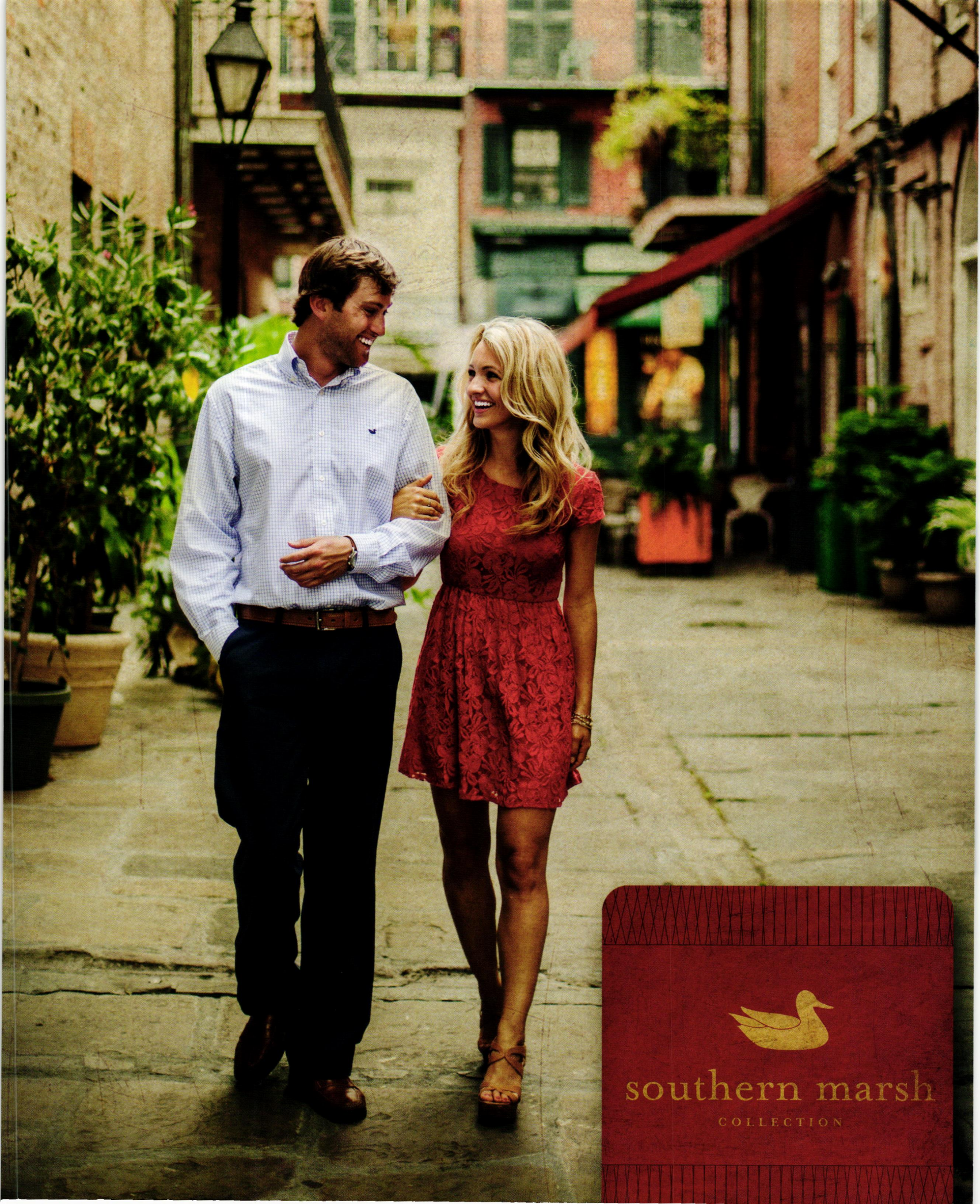
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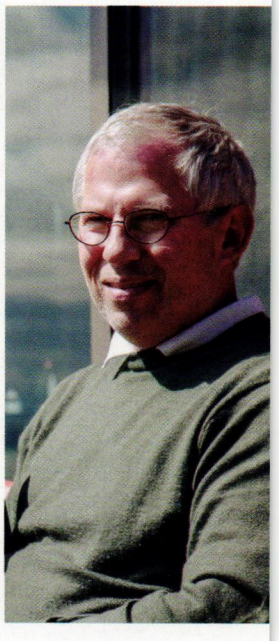

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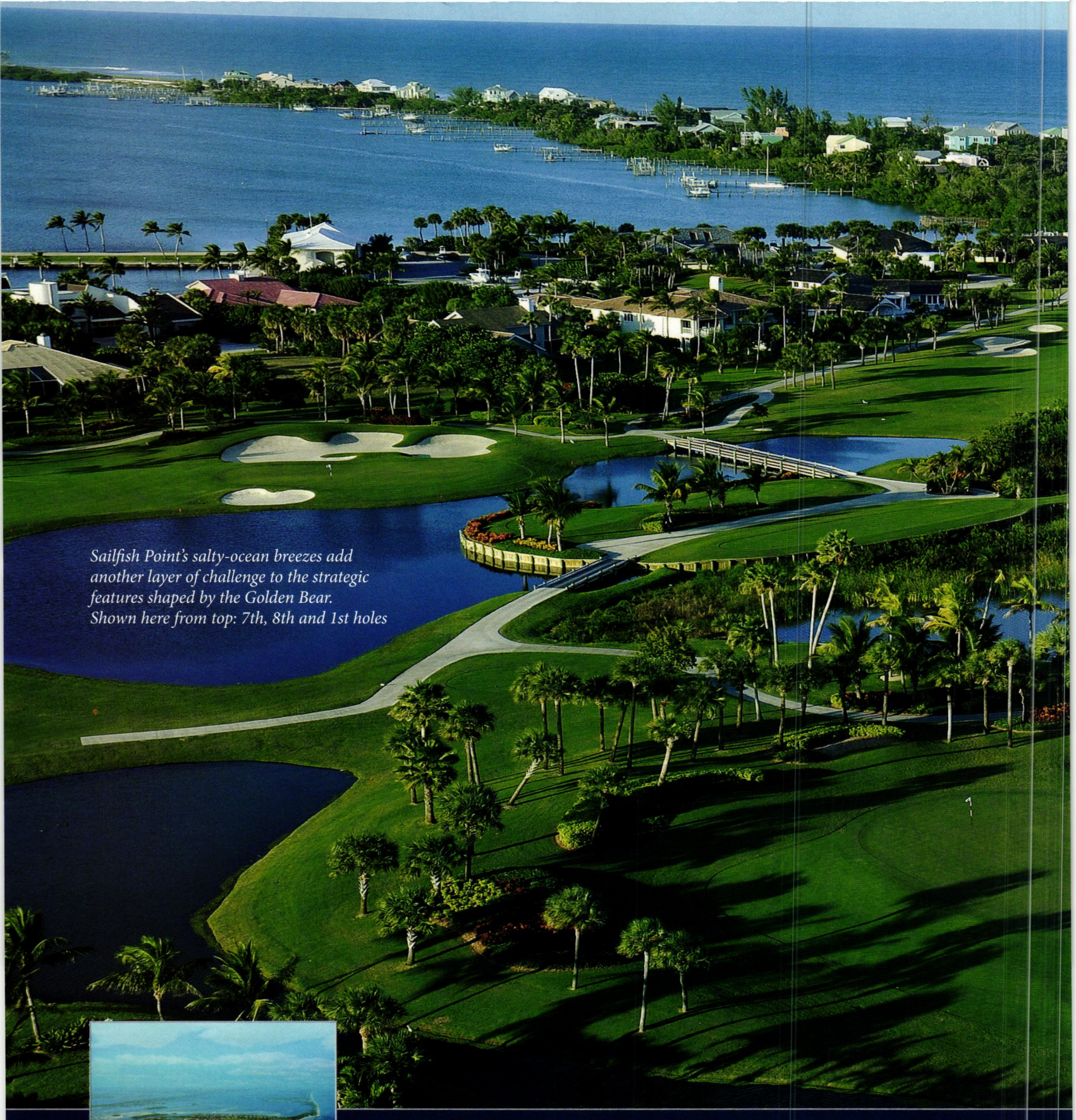

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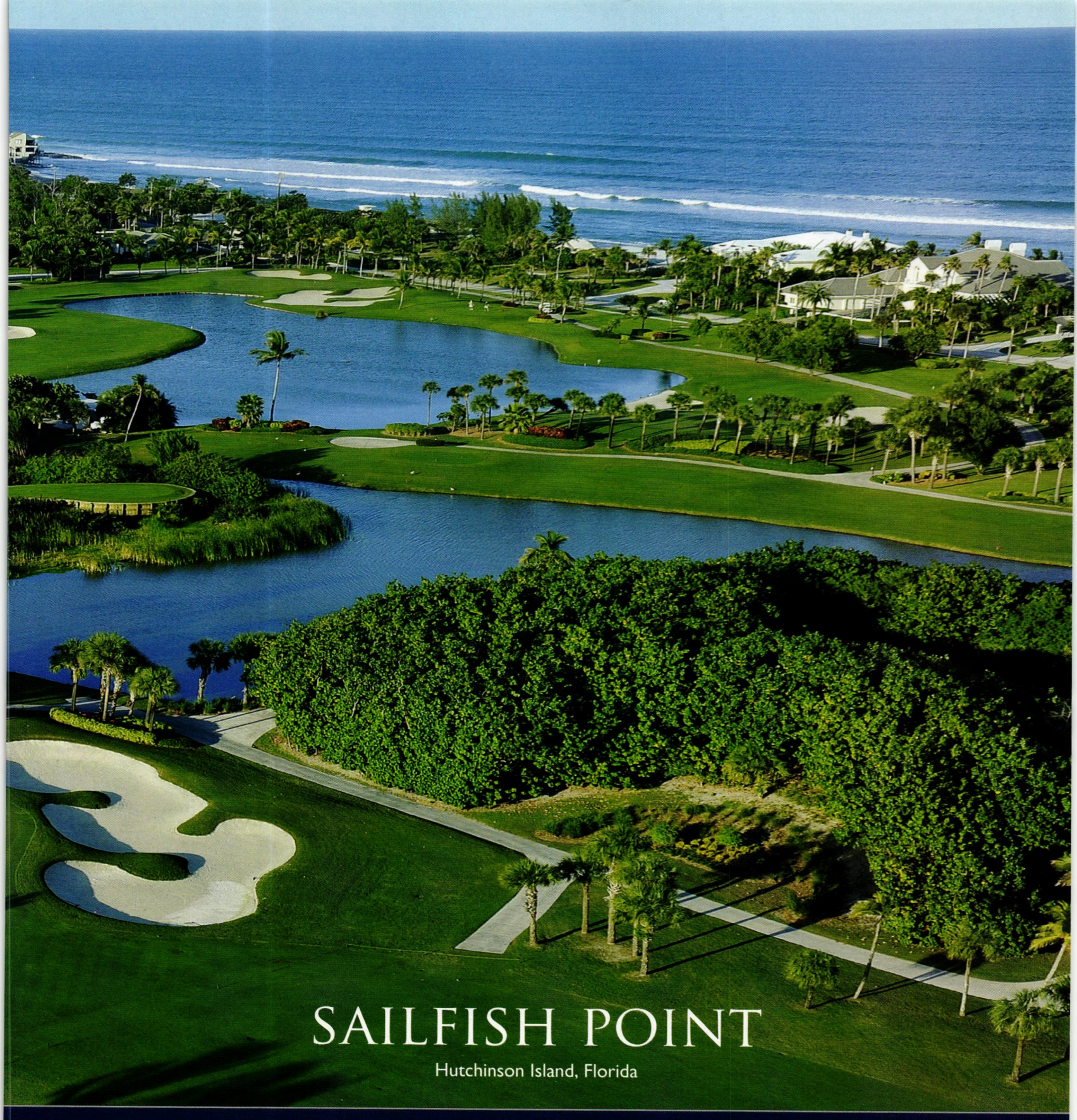

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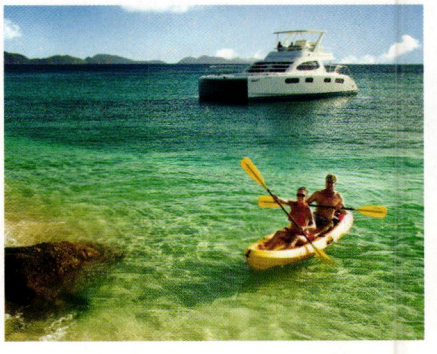

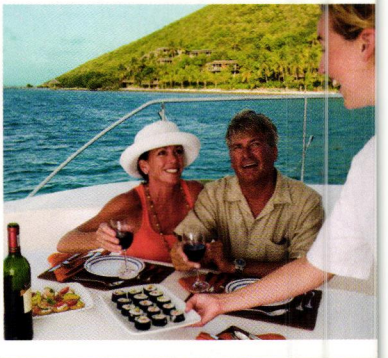

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FEATURES

Contents

August + September 2013 // Volume 8, Issue 5

68
THE BEST OF THE BEST
Our picks for the top 10 coastal homes for sale around the United States, from classic stunners and Mediterranean marvels to record setters with precious pedigrees. by **J. Michael Welton**

80
Art Beat
The tides of the art market don't just change with the seasons; they also change with the coastal locale. From the Bay Area to the Hamptons, the Hawaiian Islands to the Gulf Coast, three art dealers interpret the latest buying trends around the U.S. by **Jenna Birch**

86
Island Hideout
New private residences, luxe beachfront villas, and a stunning suite designed by Diane von Furstenberg make Hayman—an easy addition to a stay in Sydney—one of Australia's most beautiful and stylish Great Barrier Reef island retreats. by **Andrew Conway**

On the cover
A stunning 10,974-square-foot Shingle-style manor in Chatham, MA. "The Best of the Best," page 68. Photo by Tyra Pacheco, courtesy of Christie's International Real Estate.

This page:
A living area in an eight-bedroom English Country-style mansion on Sagg Pond in Sagaponack, NY. "The Best of the Best," page 68. Photo courtesy of Corcoran Group Real Estate.

Contents | DEPARTMENTS

Shelter

24 ***Entertaining***
Slow cooking on the grill.
+
RECIPES Texas BBQ braised beef brisket.

26 ***Inside***
Bold, decorative carpets.
+
THE GET Customizable wall art.

28 ***Prime Finds***
INSIDE Futuristic chandeliers and sea-inspired chairs.

32 ***Outside***
Paths and walkways.
+
THE GET Hinkley Lighting Shelter path lights.

34 ***Prime Finds***
OUTSIDE Artful aquatic elements for your landscape.

36 ***Architecture***
A Massachusetts dream home.

Traveler

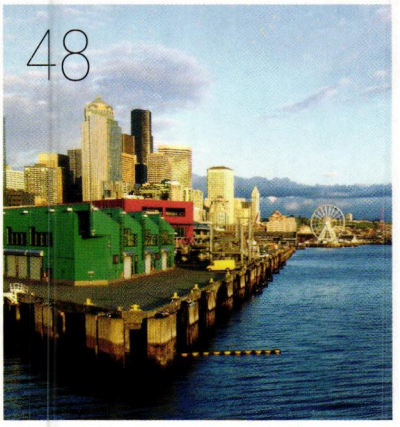
42 ***Style***
Black and white.

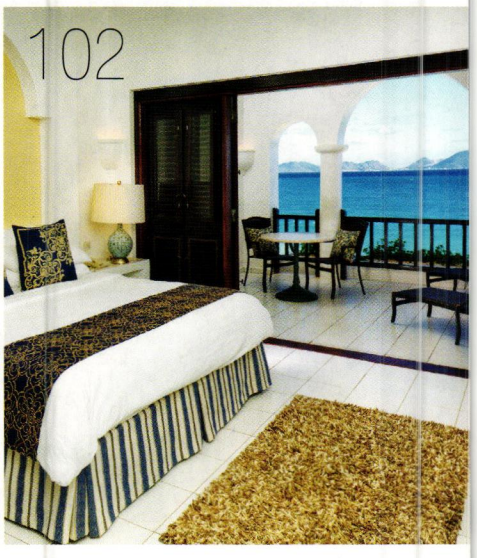
44 ***Resorts***
San Diego and Croatia.

48 ***Destinations***
Seattle, Washington.

54 ***Strategy***
Weather watching tips.

56 ***Villa Spotlight***
Italy's Villa Lilly.





Insider

95 ***Sea Life***
Crystal Coast, North Carolina.

102 ***Openings***
Newly opened developments.

106 ***Blueprints***
Projects and developments in the works.

108 ***Business***
By the Sea Sotheby's International Realty.
+
MARKET WATCH High-profile real estate transactions.

In Every Issue

20 **FROM THE EDITOR**
+
Contributors

128 **POINT OF VIEW**

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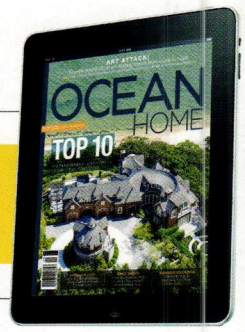

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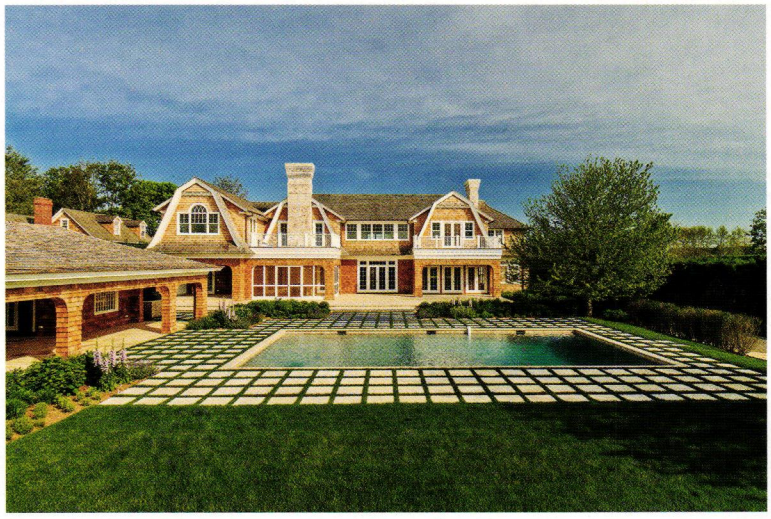


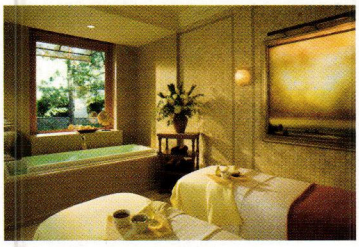
WEB EXCLUSIVE

Honorable Mansions

In this issue, we reveal our picks for the top 10 homes for sale in luxury coastal markets around the United States ("Best of the Best," page 68). We considered hundreds of properties in pursuit of our perfect 10, and although only that small number could made the final cut, we found dozens more of those breathtaking homes to be exquisite in their own right–including the home pictured above, designed and built by Jeffrey Collé in Wainscott, NY. View more of our "honorable mansion" picks online at *oceanhomemag.com/TopTen*.

COASTAL MARKET

Looking to vacation in, rent, or own an ocean home? View hundreds of listings on our new real estate page! Agents and property managers—list your home, villa, or condo! Learn more at *oceanhomemag.com/realestate*



FALL FEST

This fall, Pelican Hill will host its third annual Festa Dell'Autunno, a three-day event that brings Italian traditions to Southern California's Tuscan Seaside Village. Along with this harvest celebration, Pelican Hill will roll out additional seasonal changes, some of which can be enjoyed at its spa. There, guests can enjoy treatments with natural ingredients like olive oil, grape seeds, and rosemary, all of which aid in relaxation and rejuvenation. Visit *oceanhomemag.com/festadell-autunno* to see Pelican Hill's offerings and to learn more about these seasonal spa specialties.

PHOTOS BY JAKE RAJS (LEFT); COURTESY OF PELICAN HILLS (RIGHT)

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PERFECT 10

Welcome to another annual edition of *Ocean Home* in which we highlight the most magnificent coastal homes on the market here in the United States. Each year, this issue is a lot of fun to produce, as it involves poring over real estate listings featuring dream-worthy homes by the ocean. Sounds pretty great, doesn't it? Indeed it is, but it's challenging, as well. After all, what qualifies a home to be included among the top available properties of its kind in the country? Publications frequently produce features that aim to identify the best places to live, or the top doctors, teachers, or schools in a given area. Those service pieces, while undeniably useful and insightful, are often produced using little more than reports and statistics. Although it's hard to argue with that kind of evidence, it lacks a certain organic quality that comes with getting a recommendation from a friend. That latter point is the reason that, in order to narrow the field of coastal homes for sale down to our final list, we turn to our expert friends and colleagues in the real estate and home design industries. Together, we evaluate these real-life sand castles based on their locations, value, surroundings, amenities, architecture, interiors, and overall appeal. This year, we changed things up a bit by making room on our list for just 10 homes, meaning that the "winners" had to truly outshine the competition. Did they ever! The resulting list comprises the coastal homes around the country that took our breath away—our perfect 10.

We found our Top 10 on both coasts and in the Hawaiian Islands. Some of them are classic homes located within magnificent oceanfront estates, while others are marvels of modern architecture. A few boast particularly impressive pedigrees (think Gehry and Mizner), and then there are those whose price tags have set records.

Having said all that, some of the homes that didn't quite make our final list were still too good to completely cast aside, so we've dedicated a section of *oceanhomemag.com* to those "honorable mansions." I hope after reading through this issue and visiting our site you'll let us know which one (or more) of these amazing homes you'd like to make your own. O|H

Lindsay Lambert, Editor
lindsay@oceanhomemag.com

We want to hear from you! Send your comments to ***editor@oceanhomemag.com*** *or visit* ***oceanhomemag.com.***

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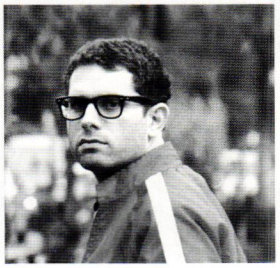

Adam Nickel is very much influenced by mid-century illustration. His clients include *The Daily Telegraph*, Random House, *The Boston Globe*, and *New Scientist*. Nickel, who illustrated Strategy (page 54), lives in Brisbane, Australia, and spends his spare time working on old things that have wheels, or at least staring at them on the Internet. See his work at *adamnickel.com*.

Writer **Julia Weiler** ("Grand Attraction," page 44) has crewed sailboats in Mexico, built homes in Papua New Guinea, and served as caretaker for a defunct hotel in the Bahamas. Her stories are published in an award-winning series of travel humor anthologies including *More Sand in my Bra*, which she co-edited. Weiler is a *Forbes Travel Guide* correspondent for Startle.com and senior reporter for *Wine and Dine San Diego*.

Michael J. Solender is the city life editor for the online arts, culture, and civic magazine *Charlotte Viewpoint*. Solender, who wrote "Carolina Cool" (page 95), lives in Charlotte, NC, with his wife, Harriet, where they obsess over their garden and plan their next vacation.

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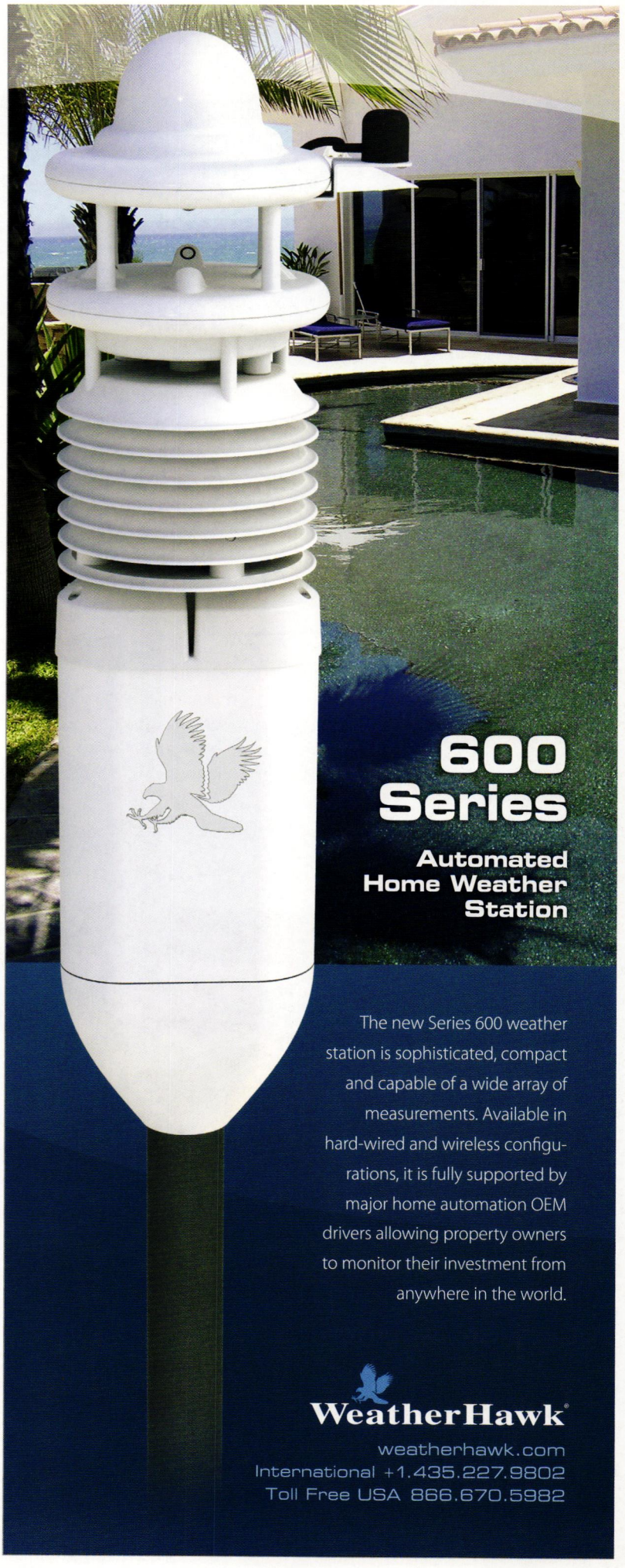


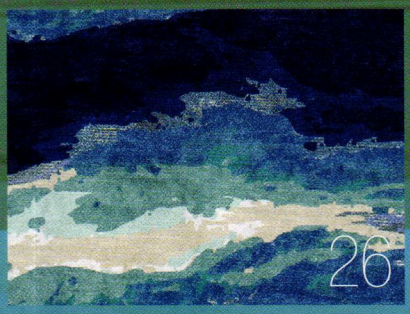
Shelter

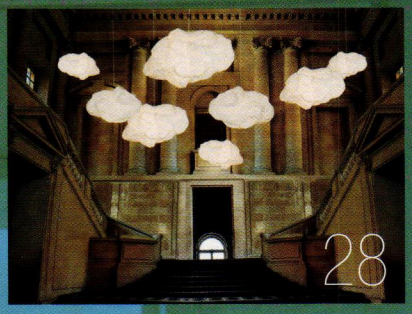
COASTAL LIFE AT ITS BEST

Window Watching
A Shingle-style home in Marblehead, MA, overlooks the Atlantic from where its dated predecessor once stood. Photo by Eric Roth.

CONTENTS

Entertaining 24
Inside 26
Prime Finds: INSIDE 28
Outside 32
Prime Finds: OUTSIDE 34
Architecture 36





View Beginnings

BRINGING NEW LIFE TO A GORGEOUS WATERFRONT LOT IN MASSACHUSETTS
SEE PAGE 36 FOR MORE.

Meat and Greet
Texas BBQ braised beef brisket.

SLOW AND STEADY

Master the art of slow cooking on the grill with pro know-how.

by **Karina Timmel**

It's almost the end of summer, which means you'll soon be shutting down the grill and outdoor soirées for the season. Whether you're planning a Labor Day party or other gathering this month, take full advantage of your last hurrah with a top chef conquest: slow-cooked meat. We went to grill masters **Eric Miller**, executive chef and partner of **Madison & Main** in Sag Harbor, and the experts at **Food Network Kitchens** on **FoodNetwork.com** to provide the secrets to success in this department. Now get fired up!

Prep Time

Large pork butts, briskets, and St. Louis-style spare ribs are all ideal for slow cooking on a grill, says Miller. To prepare your meat, let it sit out for about an hour and apply your favorite dry rub. "You can also add additional flavor by making small cuts and sliding garlic cloves into the meat," recommends Miller.

The Wood Way

One of the main differences between grilling with wood chips instead of charcoal is that wood tends to smoke more and add more flavor to the meal. The experts at Food Network Kitchens prefer the stronger flavor that hickory or mesquite gives for a brisket; fruitwoods, such as apple and cherry, work well for milder meats, like pork, poultry, or fish.

Tackle the Temperature

Miller advises that the most important thing when slow-cooking meat on a grill is to keep the temperature consistent by using a meat thermometer. Also, be sure to push your coals or wood to one corner of the grill. "Slow cooking requires an ambient temperature of about 200 degrees," he says. The temperature differs slightly from meat to meat, so follow your recipe.

Let It Rest

It's important to allow the meat to stand a few minutes before you slice and serve. "During the cooking process, the muscle cells contract; during the cooling process, the meat's juices will redistribute… While it cooks, the outside is hotter than the inside. Letting the meat cool before serving will even out the temperature," Miller explains.

Grill Gear

Your new must-haves

Fire it Up
Memphis Elite wood fire grill, $4,200, *memphisgrills.com*

The Slice is Right
Horn-handled Laguiole knives, $315, *huffharrington.com*

Clean Cooking
Outset leather grill apron, $49.99, *dillards.com*

BBQ Station
J.K. Adams cherry barbecue cart, $685, *bigkitchen.com*

PHOTO COURTESY OF FOODNETWORK KITCHENS (BRISKET)

RECIPES

TEXAS BBQ BRAISED BEEF BRISKET (shown opposite)

From Food Network Kitchens on FoodNetwork.com

STEP 1: TEXAS BBQ RUB

1/4 c. sweet Hungarian paprika
1 tbsp. kosher salt
1 tbsp. freshly ground black pepper
1 tbsp. light brown sugar
1 tsp. cayenne pepper

Mix together all ingredients.

STEP 2: TEXAS BBQ BRAISING SAUCE

1 (28-oz.) can tomato purée
12 oz. lager or amber beer
2 ribs celery, minced
1 medium onion, minced
1/2 c. cider vinegar
1/2 c. brown sugar
1/4 c. yellow mustard
5 thick slices bacon, coarsely chopped (about 6 oz.)
10 cloves garlic, minced
4 canned chipotle chiles in adobo sauce, minced
3 ancho chiles, stemmed, seeded, and chopped
2 bay leaves
2 tbsp. chili powder
1 tbsp. kosher salt
Freshly ground black pepper

Mix together all ingredients, plus salt and pepper to taste, in a large disposable aluminum pan.

STEP 3: BRISKET

1 (5- to 6-lb.) piece beef brisket, preferably point-cut, fat trimmed
6 c. wood chips, preferably hickory or mesquite
¼ c. cider vinegar
Kosher salt
Dry rub
Braising sauce
4 c. water

Apply dry rub all over brisket. Wrap tightly and refrigerate overnight. Soak the wood chips in water for at least 30 minutes before grilling. Prepare an outdoor grill with a medium to medium-low fire for indirect grilling. Put brisket in the aluminum pan filled with sauce. Throw a handful of drained wood chips on the hot coals, put the pan over the cooler side of the grill, and cover so the vent holes are directly over the brisket. Baste meat with braising sauce every 30 minutes, turning occasionally and adding water to the pan as necessary to keep meat partially submerged, until the meat is tender and an instant-read thermometer inserted in the thickest part registers 200°; about 3 3/4 hours. Replenish the chips as needed to maintain a medium to medium-low fire. Transfer the brisket to a cutting board, tent with foil, and let rest for 20 minutes. Skim the fat from the braising sauce and stir in the ¼-cup cider vinegar and salt to taste. Reheat if necessary. Thinly slice brisket across the grain and arrange on a serving platter. Spoon some sauce over the meat and pass the rest out at the table.

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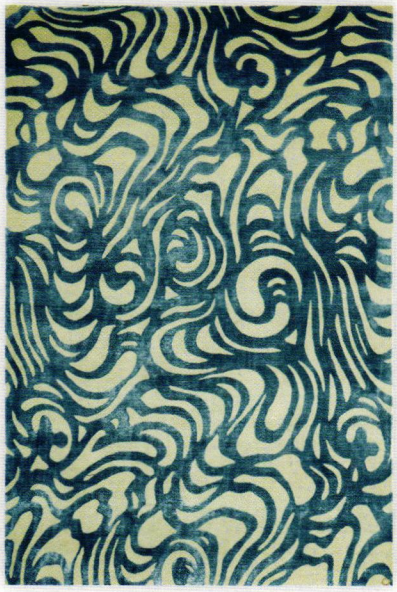


FLOOR CHOICES

Bold colors, lavish patterns, and customizable design options define the new world of carpets.

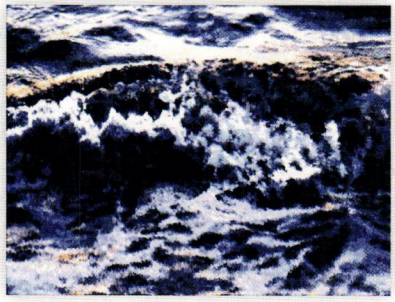
by **Deborah Geiger**

Decorative carpets have existed for thousands of years, with the earliest known piece having been identified as the 2,500-year-old wool Pazyryk carpet—covered with patterns featuring griffins, deer, and lotus buds—found in the Eastern Altai Mountains. Since the earliest days of the craft, carpet design has had plenty of time to evolve to include new materials, weaves, thicknesses, colors, and styles. For **Emma Gardner**, a Petaluma, CA-based designer, carpet patterns have always been a particular passion.

Says Gardner (*emmagardnerdesign.com*), whose firm offers fine carpet styles featuring florals, geometrics, and other silhouettes and shapes taken from nature, "I stay true to my inspiration [by] looking at reference books, keeping an open mind, going to museums; [putting] myself in a visually acquisitive place."

What's trending most in the world of rugs? It's going in "three different directions," Gardner explains. "The first is graphic and colorful. Color is coming back, which I'm thrilled about. Another one is texture; a lot of people are playing with materials and construction to play with texture, or things that shimmer, look soft, look appealing." Finally, "Organic shapes, like a flower... tree bark, [or] shells." She cites two designs of her own that illustrate her point: the "Flow" carpet, on which a curly blue design suggesting waves pops against a white backdrop, and "Whole Baby Fish," which lives up to its name through orange, blue, and green hues that bring the ocean inside.

Another couture carpet design firm, **Edward Fields Carpet Makers** (*edwardfields.com*), offers strikingly modern design, particularly for a company that opened its Manhattan showroom in 1935, catering to clients like Philip Johnson's Glass House in New Canaan, CT, and First Lady Jackie Kennedy. Today, "Our collection is about colors and a bold, new interpretation of geometrics," says Yasmina Benazzou, director of design and creative development of Tai Ping Carpets, which acquired the iconic brand in 2005. When customizing clients' one-of-a-kind pieces, Benazzou takes every detail into consideration, from the blend of the wool to the finish.



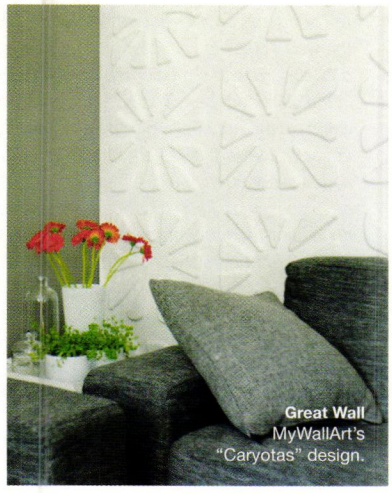
Carpet Swagger Top, "Flow" and "Whole Baby Fish" by Emma Gardner Design. Above, "Seahorses" by Anita Bell.

Anita Bell, a Colchester, England-based fine carpet maker and artist (*escapelandscaperugdesigns.com*), offers a fresh perspective on carpet design as well. The near-photographic images on her Ocean Rug Collection bring the beach inside: "Seahorses" is an area rug featuring an image that looks like choppy waves crashing, and "Sapphire Ocean" exhibits an oceanic image of rich blues and whites. "Clients want a bespoke service to allow for the customization in colors and different textured rug finishes," Bell states. And for those who wish to take the personalization a step further, Bell has developed her own method of applying carpet to furniture, pushing the design into a new direction—and dimension. OH

THE GET

Wall Luxe

Now you can customize your entire room—even the walls. **MyWallArt** (*mywallart.com*), the Eersel, Netherlands-based firm, offers embossed and three-dimensional wall panels in creative and subtle shapes and sizes. "Caryotas" looks like an abstract flower, while "Craters" is a raised-dot design. The panels, available in 20 varieties and designed to form a pattern when assembled together, are comprised of bagasse, a byproduct of sugarcane, making them entirely eco-friendly. Best of all? As the light changes, tiny shadows created by the three-dimensional elements reveal a new look by the hour.



Great Wall MyWallArt's "Caryotas" design.

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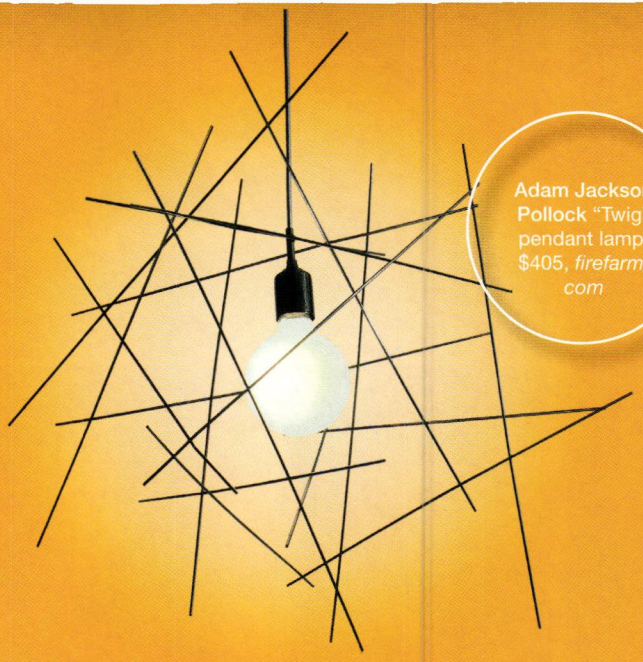
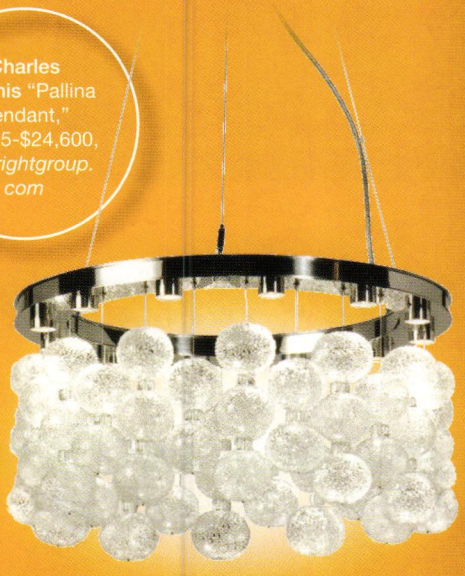
by **Deborah Geiger**

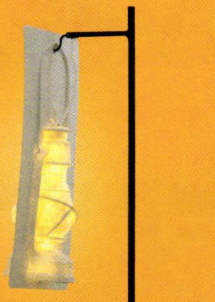


Adam Jackson Pollock "Twig" pendant lamp, $405, *firefarm.com*

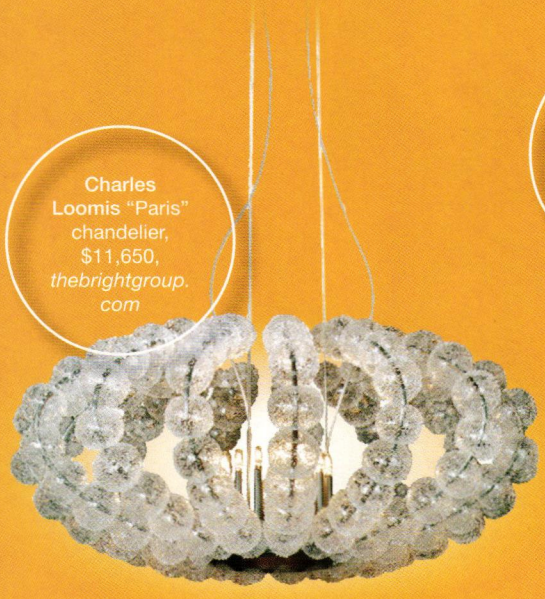
Fandango organic cotton and metal wire hanging lamp in white, $1,170, *designbyhive.com*



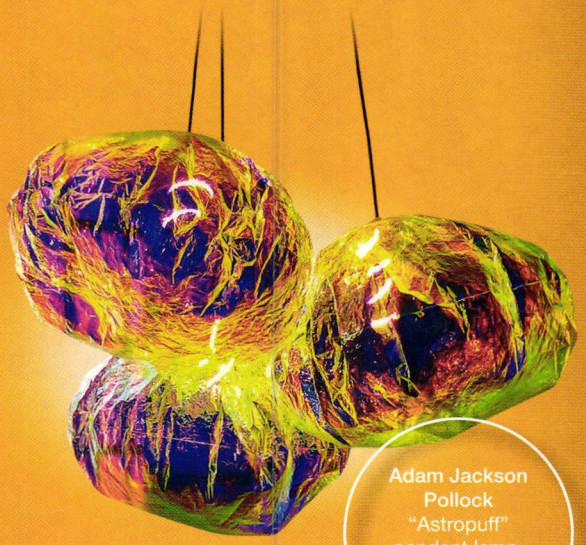
Charles Loomis "Pallina Pendant," $7,375-$24,600, *thebrightgroup.com*



Harry Allen "Paperwork" chandelier, $2,575, *designbyhive.com*



Charles Loomis "Paris" chandelier, $11,650, *thebrightgroup.com*



Adam Jackson Pollock "Astropuff" pendant lamp, $375-$625, *firefarm.com*

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Kipp Stewart "Picket" lounge chair, price upon request, *summitfurniture.com*

Gaetano Pesce low-back "Feltri" chair, $6,342, *cassina.com*

Ronan + Erwan Bouroullec "Vegetal" chair (additional colors available), $650, *ddcnyc.com*

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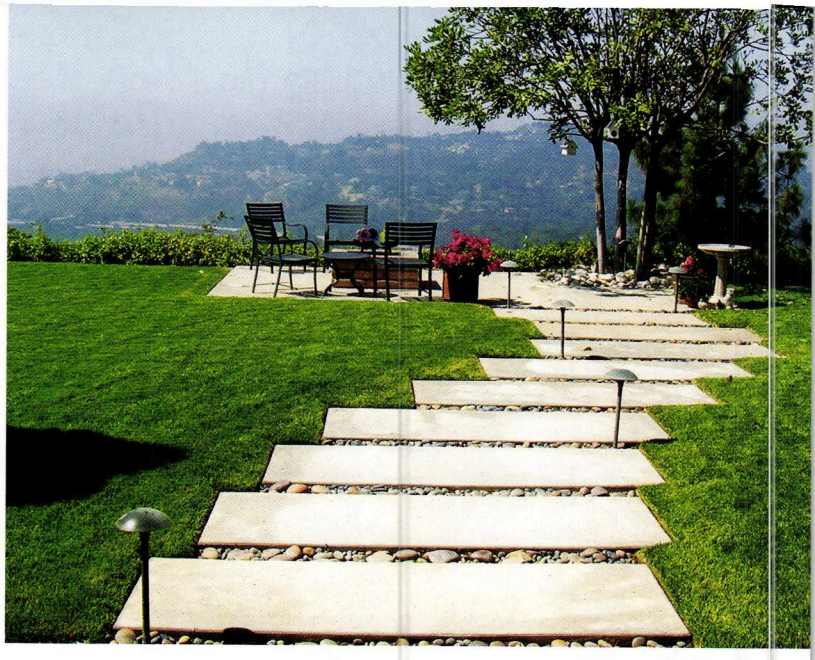

THE STRAIGHT AND NARROW

Connecting your backyard to the beach–and all points in between.

by **David Eisen**

Just like Dorothy's yellow brick road to Oz, a path can be as much about style as it is about function. For ocean homes, paths can be a way to visually connect a house to its yard, provide a way straight to the beach, or simply act as an aesthetic touch that coils through the property.

Step Show
Top right and above, strategically uneven paths add depth, demension, and shape to their surroundings.

But the path itself is not nearly enough. It must have a supporting cast–from shrubbery to flowers–to really give it star quality. Cassy Aoyagi, president and co-founder of **FormLA Landscaping** (*formlainc.com*), sees the important dual role that a path plays. "Pathways really work and look their best when their design evokes their destination," Aoyagi says. "A direct path to the ocean has an inherent draw for longer or more winding paths. Placing visual queues or focal points will give energy to travelers, inspiring them along their way. Scent and sound can also serve this purpose." Aoyagi points to fragrant foliage or the gurgle of a fountain to create curiosity and beg delight.

Los Angeles-based celebrity interior designer and HGTV contributor **Nicole Sassaman** (*nicolesassaman.com*) is in accord with Aoyagi: A path should be more than just a path. "Nothing should stay just a walkway," she says. "You want to create that style [using] potted plants, sculptural metals, swinging gates. It builds curiosity."

Martin Holder, principal of the Chicago architectural and design firm **Soucie Horner** (*souciehorner.com*), has designed paths for an assortment of oceanfront homes. Like Aoyagi and Sassaman, Holder believes that a great path sets the stage for a backyard, giving it that added oomph. "A path adds that sense of intrigue," Holder says, adding that it is more than just a "visual point of reference." However, Holder also maintains that visually, a path should have a designated end, and a well-placed gate is a great way of achieving that. "The human condition is that we walk to a gate. It looks good and marks [the end of the path]," he says.

These designers agree that materials also play a big role in designing paths, decks, and patios, and they should take cues from not only the house, but the immediate surroundings. While Sassaman is a proponent of stone–"it stands up better against salt," she says–Aoyagi says to go with wood, all the way. "Wood decking or boardwalk-looking material is really fitting and weathers nicely on the coast," she says.

Then there is lighting, whose role can never be overstated. "Effective lighting can change everything," Aoyagi says. Contiguous to the path, Sassaman loves the idea of overhanging lights–dropping long tendon lights down, or a series of Asian-style lamps.

"Lighting plays a delightful role when it comes to how we understand and dwell in a space," Aoyagi explains. "Strategic lighting extends our very understanding of the space–in and outside of the home. From the inside, it stretches our eyes out of doors, creating the sense of greater space indoors. It also really draws you outdoors. It facilitates a seamless indoor-outdoor engagement." Keeping these key factors in mind, you'll be on the right–and beautifully designed–path. **O|H**

THE GET

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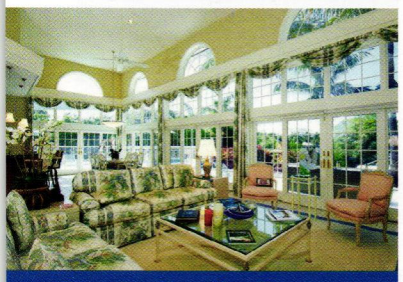

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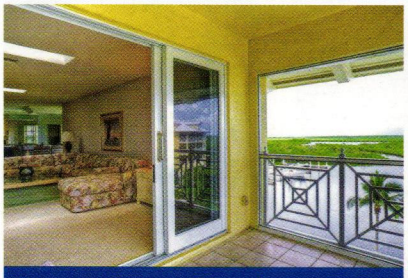

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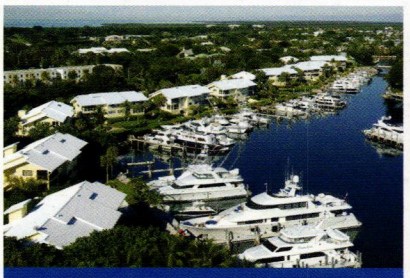

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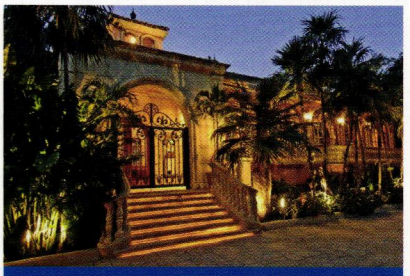

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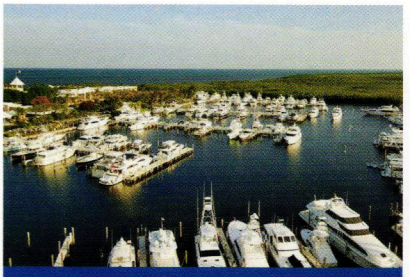

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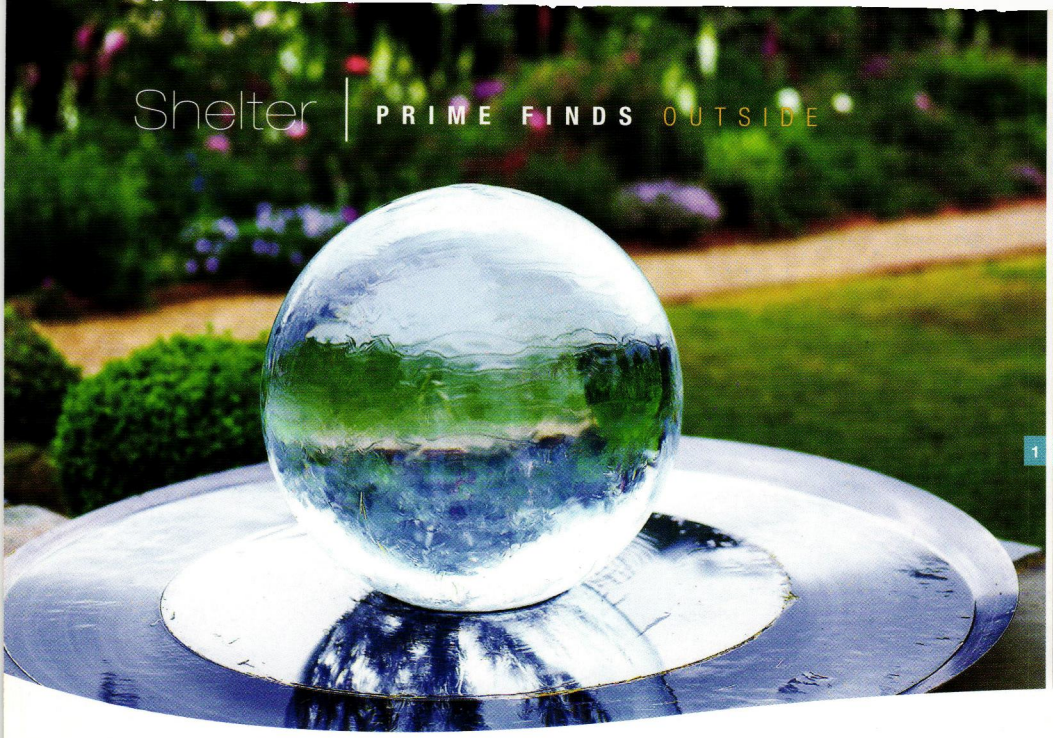

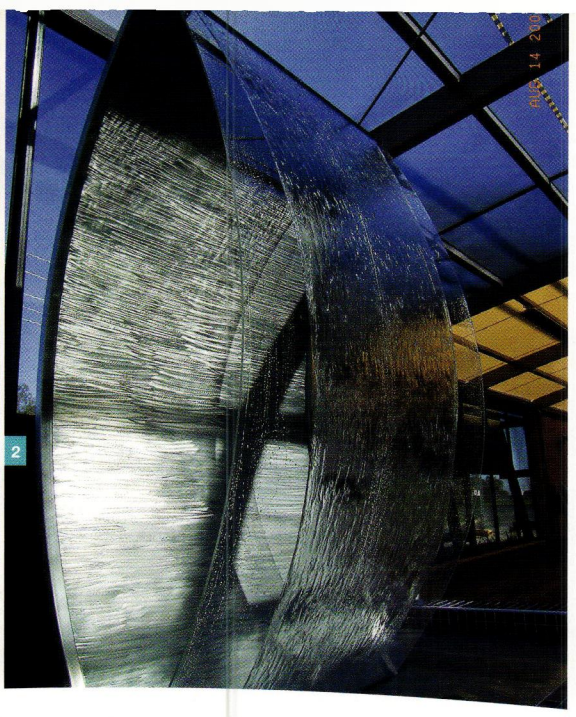

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by **Kiley Jacques**

1. Allison Armour "AquaLens" water feature, $7,800 (five feet) and $11,800 (six feet), *sphere-fountain.com*

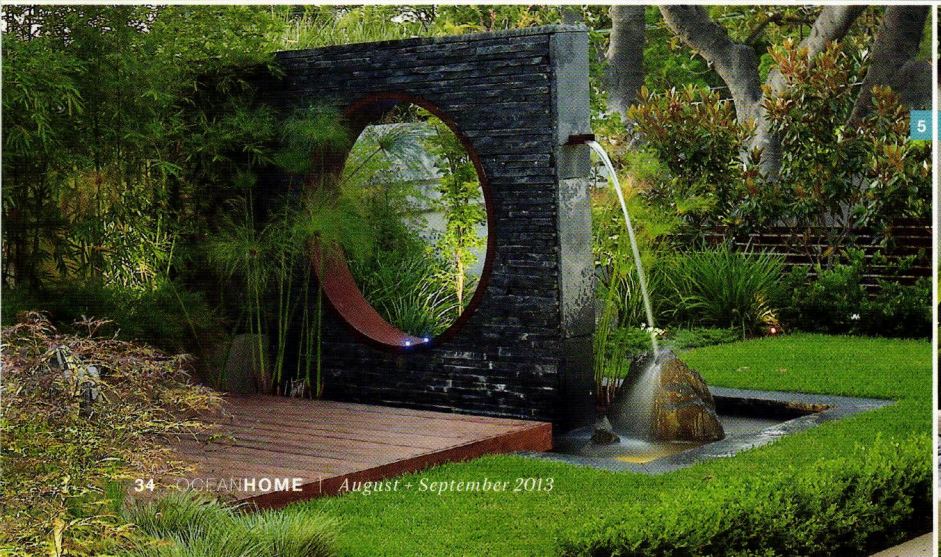
2. H2O Designs custom-built water feature, price upon request, *h2odesigns.com.au*

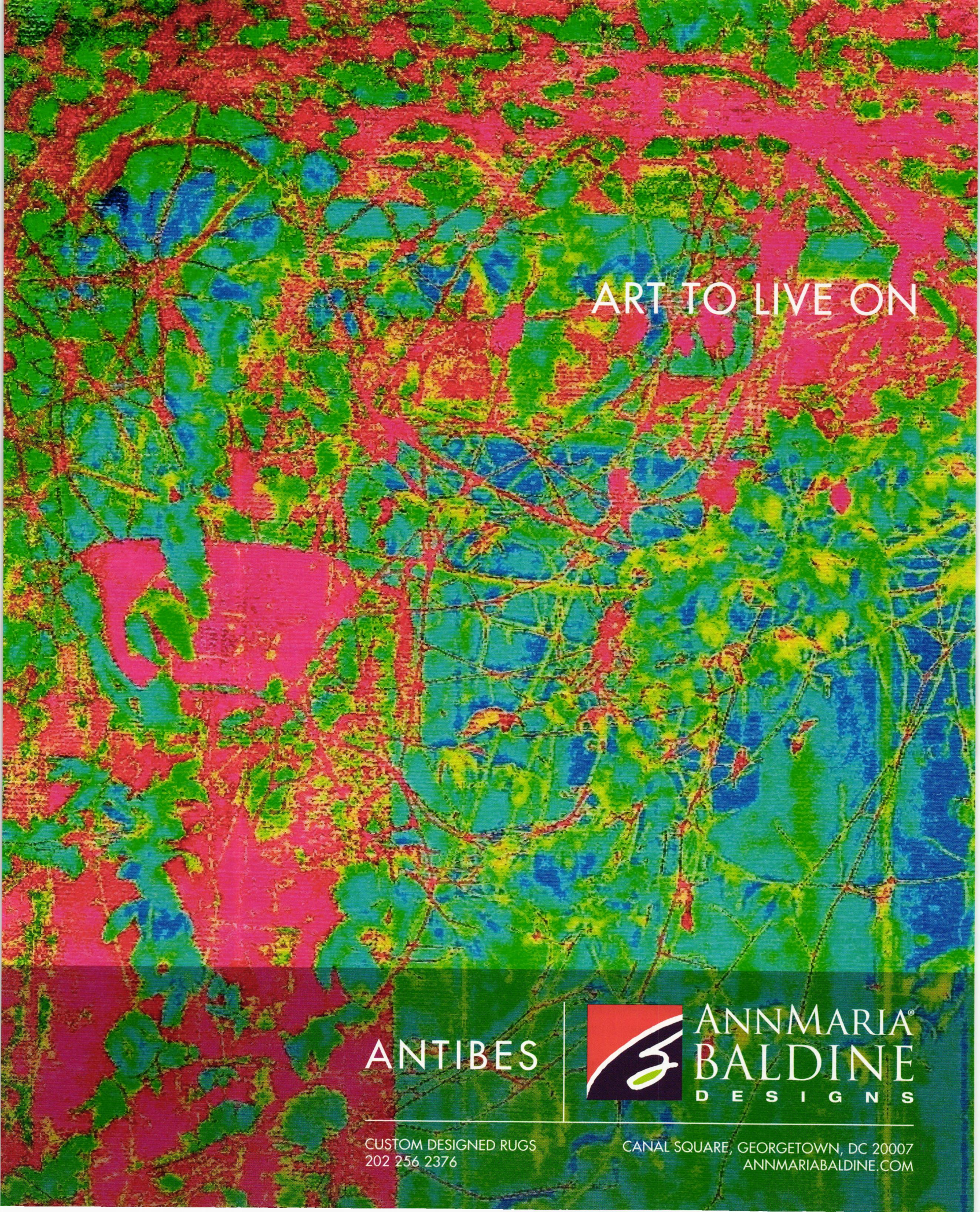
3. Potted Store "Campania Precipice" fountain, $1,150, *pottedstore.com*

4. Water Studio "Machine" stainless steel water feature with rusted steel base, $10,000, *wstudio.com*

5. Rolling Stone Landscapes custom-built water feature, price upon request, *rollingstonelandscapes.com*

6. Stone Forest blue-gray granite "Curved Waterwall," $4,400, *stoneforest.com*

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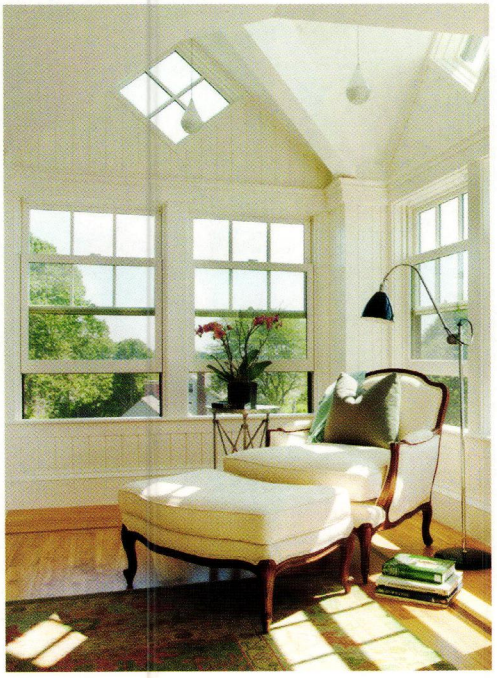

Home Base
Clockwise from left, the new Shingle-style home, a reading nook on the upper level, and the home's Atlantic view.

PHOTOS BY ERIC ROTH

BUILDING PLANS

A Massachusetts couple levels an old eyesore to build anew on a dream plot of waterfront land.

by **Regina Cole**

Sarah and Ian Hart were determined to live by the ocean. But when they found a spectacular waterfront lot perched atop a 72-foot bluff in Marblehead, MA, it had an obvious flaw: the house that had stood there since the 1950s.

"We fell for a beautiful piece of land and knew that this was the spot," says Sarah. "But the house was uninspiring, in need of repair, and it was moldy. Then, we found out that it was also non-conforming because it

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was too close to the property line. This meant that any potential renovations would trigger municipal permitting issues."

The solution was clear: Tear down the house and build a structure that would conform to zoning regulations. This also provided the couple with the opportunity to indulge in their personal preferences.

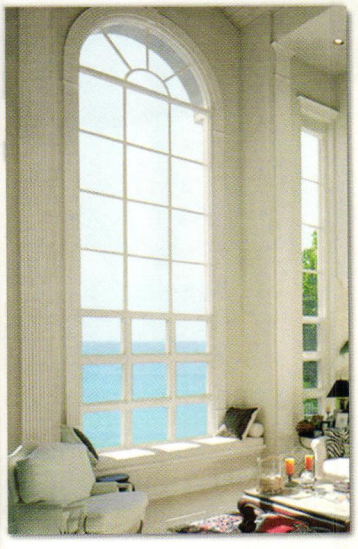
"Ian left the major design decisions to me. I knew I wanted a Shingle-style house, and I wanted it to be light and airy," says Sarah. "Originally, I am from Vermont, and I am enamored of that state's native stone, so this was also a chance to incorporate a lot of stone work."

To realize their goals, the Harts turned to Paul Muldoon of the Beverly, MA-based architectural firm Siemasko+Verbridge, who responded with a design rooted in the area's coastal traditions while also meeting an active young family's various needs. The result is a 10,000-square-foot residence that is clearly a Shingle-style house, but with a light-filled interior unknown at the turn of the 20th century, when the house style was a favorite of New England's waterfront homeowners.

"We wanted to capture the views that are all around," Sarah explains. "We got that, along with architectural

Let There Be Light The home's kitchen is airy and filled with light, as is a tidy bathroom (opposite) whose wall features a half-diamond-shaped window.

My vision is to feel as free indoors as I do along the shore.



My home needs to do more than meet building codes.
It needs to make the most of its picturesque location for generations.

interest in each room." This includes an entry and main rooms that boast richly coffered ceilings, a barrel-vaulted garden room that leads from the garage to the kitchen, and a large cook's kitchen that flows into the dining room and the living room beyond. The great expanse of space became possible through the use of steel beams in the ceiling.

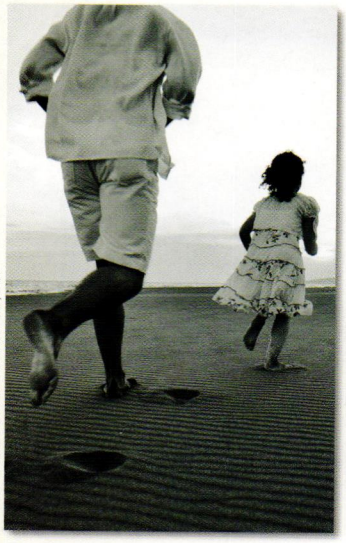
Just off the front entry foyer is a small library richly paneled in cherry. "That room, to all of our surprise, has become the favorite space for every family member," Sarah says. "The woodwork grows richer every day; it is simply a wonderful room in winter. The kids do their homework by the fire, and it's my husband's favorite place to read."

The house design incorporates a diamond motif, which appears in the form of windows that flank chimneys and fill eaves, as well as in ornamental shingle patterns and adjoining triangular elements in the ceiling coffers. The master bedroom features a dramatic corner in which the ceiling rises up two stories. The roof atop the rambling two-story house is slate, the most historically correct material for the Shingle style.

"It is also a great idea when you consider the storms that tear in off the Atlantic," the homeowner explains. "We have seen roofs flying off houses."

Muldoon designed a home whose liberal use of stone is a special delight to Sarah. "When the builder told me they had sourced the stone for the chimneys, the fireplace walls, the patios, and the mudroom floor, it was a special delight to learn that it came from the town next to where I grew up in Vermont," she says.

svdesign.com **O|H**



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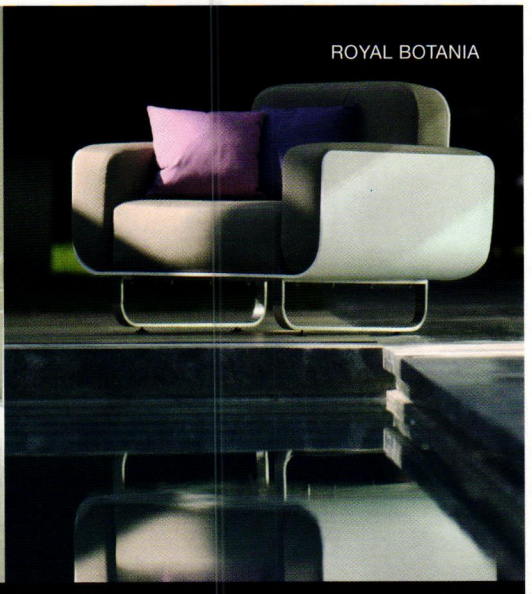

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CONTENTS

Style **42**
Resorts **44**
Destinations **48**
Strategy **54**
Villa Spotlight **56**

Traveler

O|H

Blue Calling

FINDING SEA AND SKY IN CALIFORNIA AND CROATIA
SEE PAGE 44 FOR MORE.

Green Acres
The Grand Del Mar in San Diego.

It's Black, it's White

END SUMMER WITH A CHIC, HIGH-CONTRAST COLOR COMBO

by **Karina Timmel**

Vince Camuto diamond jacquard straight ankle pants, $99, *bloomingdales.com*

Persona black and white bracelet, $495, *personaworld.com*

Escada cap-sleeve dress, $1,225, *bloomingdales.com*

Tory Burch "Mara" sweater in ivory, $325, *toryburch.com*

Prada bicolor patent smoking slipper, $490, *neimanmarcus.com*

Jenny Packham "Navette" belt, $550, *jennypackham.com*

Tortola, British Virgin Islands

TINGALAYO

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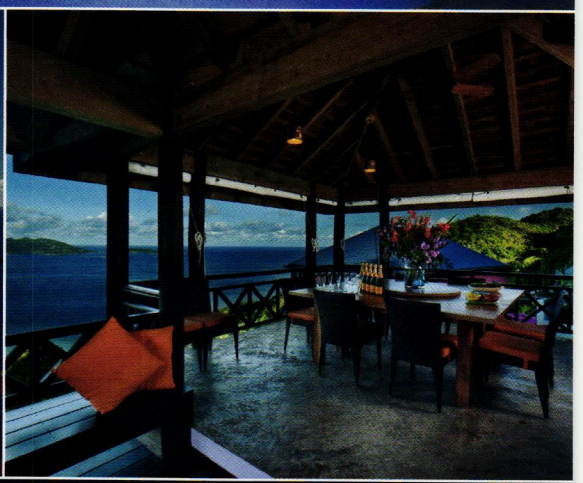
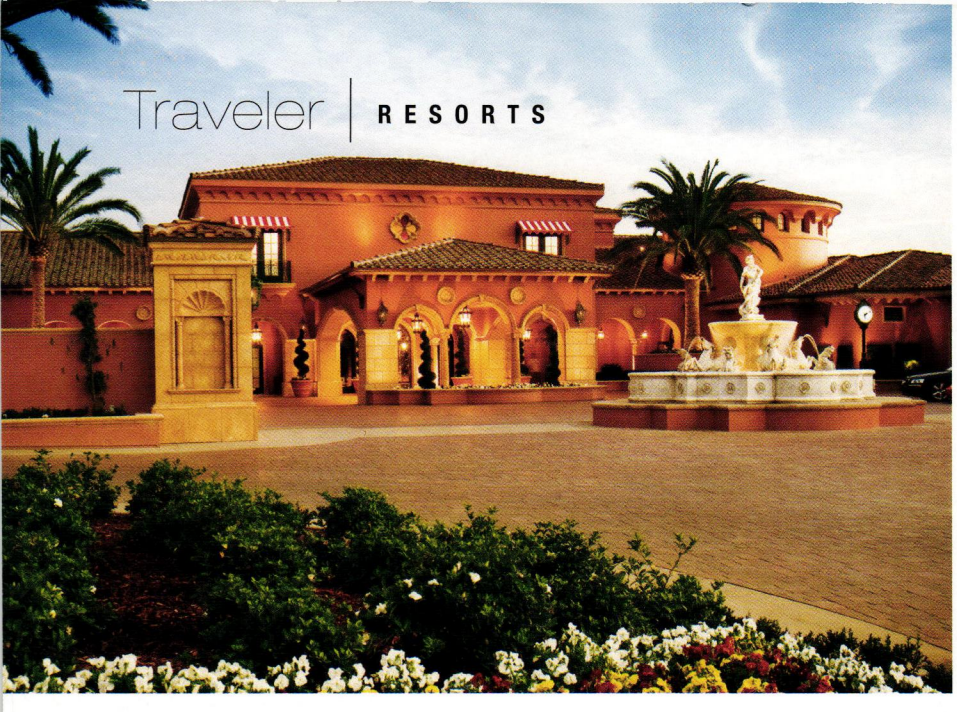


For more information and reservations, call 284.499.2535 or visit www.tingalayo.vg



GRAND ATTRACTION

With modern luxuries and old-world charm, The Grand Del Mar in San Diego evokes Italian elegance in a sunny SoCal setting.

by **Julia Weiler**

With spectacular year-round weather, miles of Pacific-kissed coastline, and infinite opportunities for fun in the sun, San Diego hardly requires another enticement. There is, however, yet another reason to visit America's Finest City. Boasting AAA Five Diamond status–plus a tripartite sweep of the prestigious *Forbes Travel Guide* Five Star Rating for its lavish lodgings, sumptuous spa, and fine dining venue–**The Grand Del Mar** is an oasis of polished opulence and a destination unto itself.

Located inland of the classic beach town of Del Mar, The Grand lies in the sun-splashed embrace of rustic canyons, rolling hills, and the undulating emerald fairways of the resort's Tom Fazio-designed golf course. The regal Mediterranean-style property possesses the ambiance of an old-world Italian estate, for whose creation no expense was spared. From elaborate fountains to intricate marble floors, Venetian plaster walls, and hand-painted frescoes, every detail was attended to with artistry and expertise.

The resort's 249 guestrooms, suites, and villas reflect these exquisite facets. A rich palette of sapphire, citrine, and emerald hues mingles with gold and crystal accents. Custom furnishings are draped in brocades while Pratesi, the legendary Italian linen maker, dresses pillow-topped beds in fine Egyptian cottons. Balconies ensconced by filigreed ironwork command stunning canyon or golf course panoramas and provide a secluded space for basking in the California sunshine.

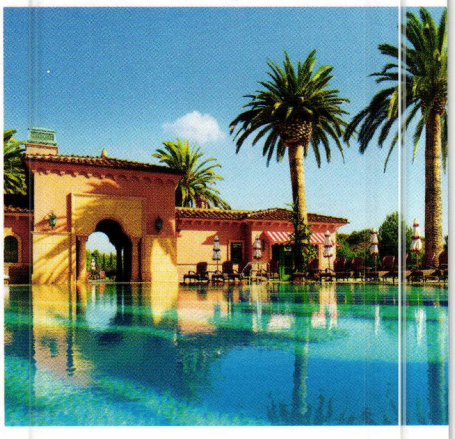
At the spa, treatments are designed to renew mind, body, and spirit via nurturing therapies merged with healing elements from nature. Soothing indigenous herbs, calming essential oils, and detoxifying mineral muds combine with facials, hydrotherapy treatments, and massage techniques to restore balance and induce deep relaxation. Separate lounge areas provide serene sanctuaries offering feminine pastels and plush furnishings for ladies and fireplaces and leather chairs for men. An alfresco pool with a state-of-the-art underwater stereo system presents a pleasant setting for all to swim a lap of luxury.

At the spa, treatments are designed to renew mind, body, and spirit via nurturing therapies merged with healing elements from nature.

Addison, the resort's signature restaurant, takes diners on a culinary journey helmed by Relais & Châteaux Grand Chef William Bradley. During the multi-course experience, guests savor superb contemporary French cuisine delivered at nearly metronomic pacing. Each perfectly prepared dish may be paired with wines from the resort's 37,000-bottle cellar, masterminded by wine director and sommelier Elizabeth Huettinger.

The Grand Del Mar's succession of luxe amenities, legendary service, dramatic features, and breathtaking scenery make this splendid resort a destination worthy of returning to time and time again. *thegranddelmar.com* O|H

Palatial Proportions Left, The Grand Del Mar's main entrance. Below, the resort's pool.



PHOTOS BY LUIS GARCIA PHOTOGRAPHY

THE AGENDA

STARRY NIGHTS

"Cinema Soto Le Stelle" invites guests to relax under the stars for Italian movie nights at the resort's alfresco tennis courts. Moviegoers are treated to espresso and biscotti as they view classic or contemporary films. *thegranddelmar.com/upcoming-events*

SURF AND TURF

Explore San Diego's abundant natural beauty with guided hikes through the **Los Peñasquitos Canyon Preserve** with onsite naturalist Dylan Jones. For oceanside adventures, learn to surf, embark on a sea kayaking expedition, or simply take advantage of the resort's chauffeured beach butler service complete with beach chairs, umbrellas, towels, and bottled water. *thegranddelmar.com/san-diego-outdoor-recreation*

HIGH TEE

Take in breathtaking canyon views from lofty fairways at the resort's exclusive **Tom Fazio**-designed 18-hole, par-72 golf course. Dramatic elevations, mature trees, vibrant flora, and an elaborate 18-foot waterfall are just some of the features highlighting this beautiful course. *thegranddelmar.com/san-diego-golf-resort*

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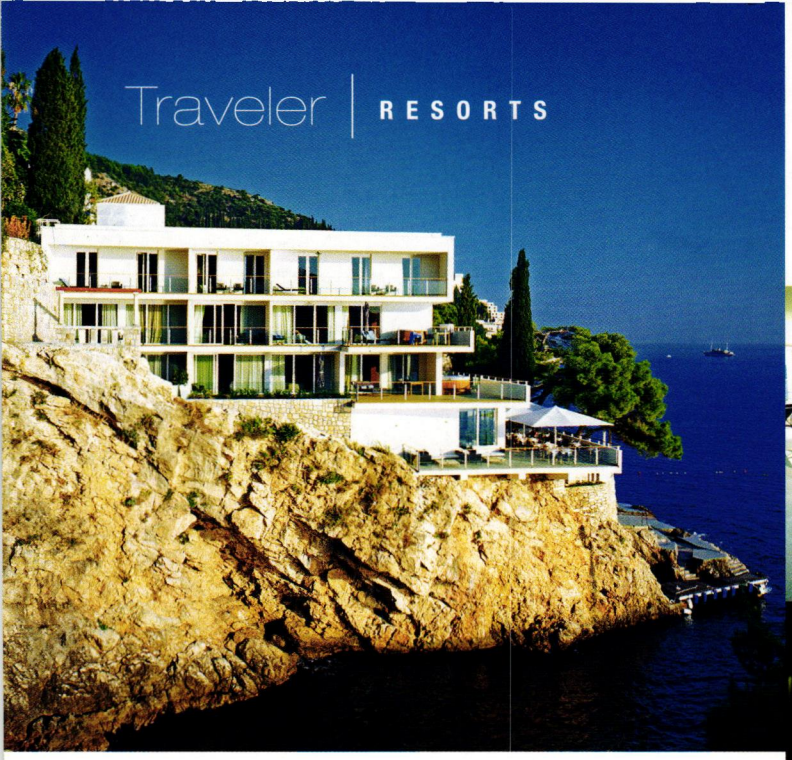

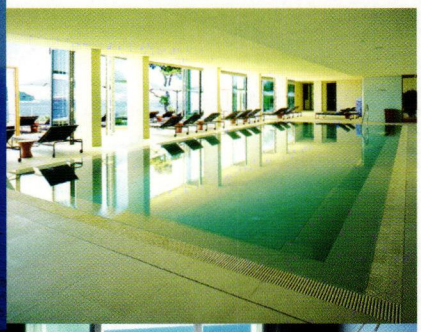

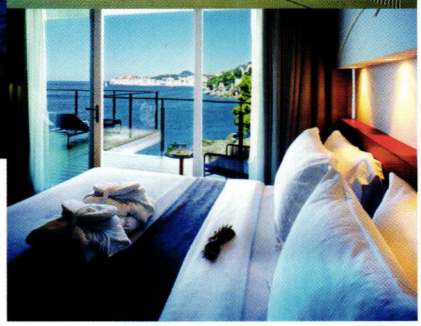

Awesome Adriatic Clockwise from top left, Villa Dubrovnik, the pool at the Villa Spa, and the Duke's Suite.

CLIFFSIDE IN CROATIA

Perched on the edge of the Adriatic Sea, Villa Dubrovnik is an unforgettable oasis in the medieval city of the same name.

by **Melissa C. Gillespie**

A popular vacation hotspot for European travelers, the stunning coastal Croatian town of Dubrovnik beckons beachgoers and cultural travelers alike. Perched on these seaside cliffs and featuring city and water views is the majestic Villa Dubrovnik.

Villa Dubrovnik is Croatian through and through; boasting breathtaking Adriatic views, it was built from grey Brac stone and styled by two local designers. The property has 56 rooms, including seven suites. (If sitting in an alfresco tub is your idea of heaven, book one of the two Jacuzzi-equipped deluxe suites.) There are also two villas, both with their own entrance and parking.

Go into relaxation mode in the idyllic setting of the Villa's signature restaurant, Pjerin. Located on the cliffs, the glass walls overlook the sea with an unrivaled view of the Old City. Enjoy dishes such as homemade artichoke and ricotta ravioli or rabbit fillet with hazelnuts and wild mushrooms. No visit is complete without taking in the views from the resort's rooftop bar; watch the sunset over the Old City of Dubrovnik while indulging in the large selection of international wines.

While at Villa Dubrovnik, spend time getting pampered, exercising, or relaxing in the spa, which has a yoga room, indoor swimming pool, sauna, and steam room. Indulge in a treatment at the Villa Spa, which uses organic Sodashi products for its facials and massages, or book The Villa Spa Experience Massage Diamond, a treatment that combines chromotherapy and massage.

Out in the gardens, amid the bougainvillea and oleander, there is a serene pool where you can loll on a four-poster lounger, order strawberries and champagne, and catch up on your reading. There's also an indoor pool with French doors for the rare drizzly day. Prefer saltwater? Use the rocky private beach, which has concrete platforms for sun bathing and a ladder to the sea.

The concierge at Villa Dubrovnik can also organize various outings and activities, including private tours of historic Dubrovnik, Peljesac peninsula, Zagreb, or the Elaphiti Islands; horseback riding in Konavle; evening cruises or sea kayaking; visits to the wine regions; and trips to the oyster farms. You can even arrange to enjoy an authentic meal at a Croatian family home.

Rooms start at $390 per night and include boat transfers to the Old City. To book, visit *mrandmrssmith.com.* OH

THE AGENDA

DINING IN THE OLD CITY

The pedestrian-only Old City of Dubrovnik is charming and rife with alfresco dining options. At the seaside **Nautika** (*nautikarestaurant.com*), try the lobster or the sea bass fillet with olive oil, cooked Konavle-style. **360 Dubrovnik** (*360dubrovnik.com*) is named for its panoramic views, and the Mediterranean cuisine is immaculately presented. Cliff-hugging **Cafe Buza** (*cafebuza.com*), accessed through a literal hole in the wall marked with a wooden "cold drinks" sign, is known as the best place to watch the sun set.

TAKE THE DUBROVNIK CABLE CAR

The best views of Dubrovnik and the surrounding area are, without a doubt, experienced from the top of the Srd Hill. Get there via the **Dubrovnik Cable Car**. On a clear day, you can see up to 37 miles. For this reason, the neighboring Imperial Fortress was strategically built on this privileged spot back in the early 19th century. At the cable car station restaurant, guests can enjoy the view while choosing from numerous traditional Dalmatian meals and drinks. *dubrovnikcablecar.com*

PADDLE OR CRUISE TO LOKRUM ISLAND

Lokrum Island, just off the Croatian coast, is a popular day trip destination. The island is rich with history and natural beauty; Austrian archduke Maximilian once had a holiday home here. Today, Lokrum is inhabited by families of peacocks brought over by Maximilian and is lush with botanical gardens. Stroll on the island, take a dip in the saltwater lake, or have a bite at the restaurant located in a former monastery. To get to the car-free island, take a boat from Villa Dubrovnik or paddle your way there in a sea kayak.

PHOTOS BY JOHANSEN KRAUSE (RIGHT); COURTESY OF MR & MRS SMITH (LEFT)

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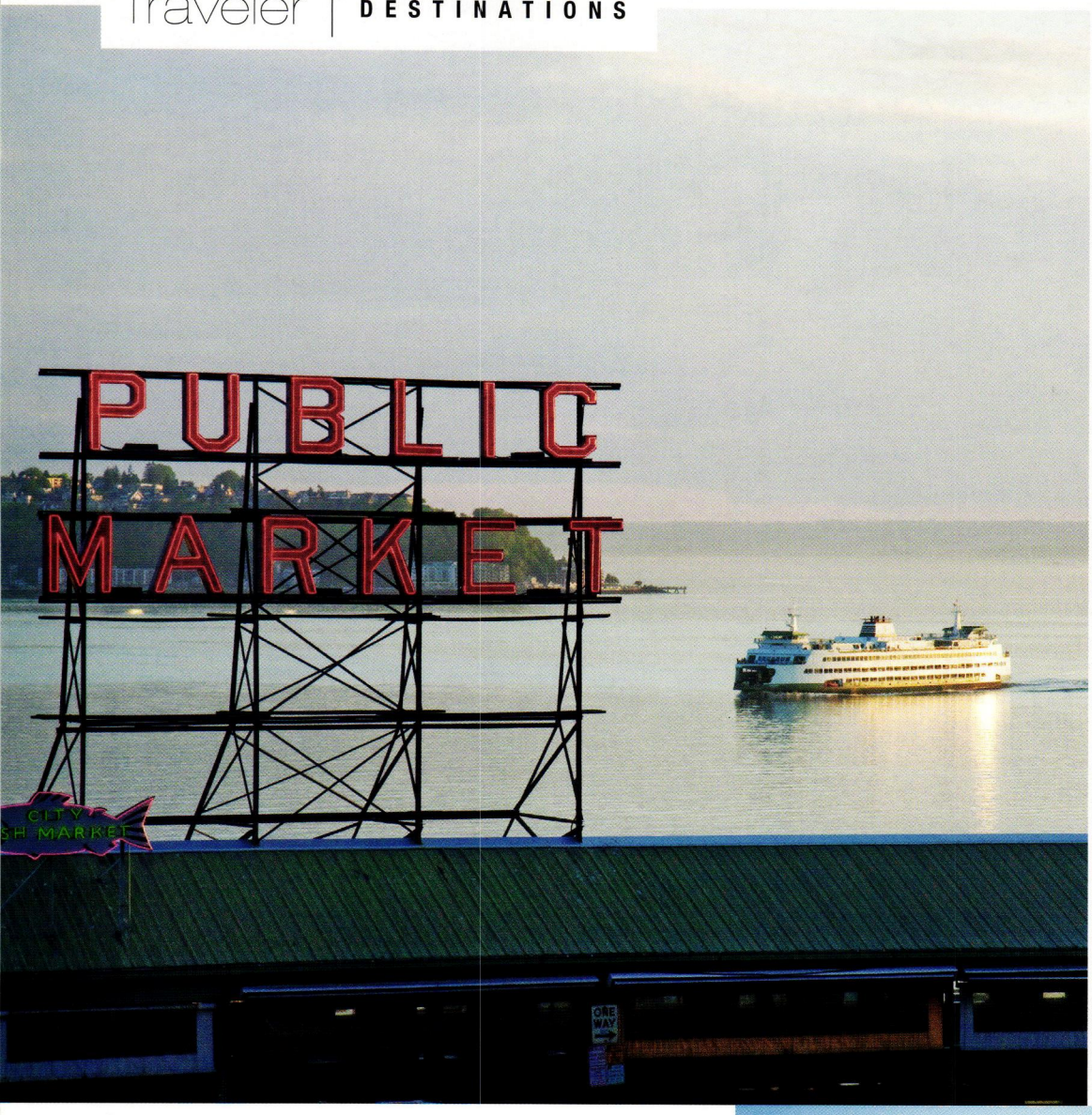

Super Scenic
Clockwise from left, Pike Place Market's famous sign in front of Puget Sound, meticulously displayed fresh seafood at the market, seaside dining at The Edgewater hotel's Six Seven restaurant, and a view from the Space Needle.

SEATTLE GRACE

Boasting the perfect mix of stunning landscape and city sophistication, Seattle is a world-class wonder in the Pacific Northwest.

by **Lindsay Lambert**

Perceived by skeptics as the rain-soaked birthplace of grunge, Seattle often takes a lower spot on travelers' wish lists than powerhouse cities like New York, Miami, and San Francisco. But set amidst a surreal landscape of jagged mountains and sparkling waterways, not to mention teeming with more cultural offerings than can be explored in one weekend, Seattle is the perfect marriage of rugged coastal wilderness and sophisticated city living.

PHOTOS BY (CLOCKWISE FROM TOP LEFT) HOWARD FRISK, LINDSAY LAMBERT, COURTESY OF THE EDGEWATER, LINDSAY LAMBERT.

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View Horizons The Edgewater hotel and Seattle's skyline.

Upon arrival, first-time visitors will discover a bustling metropolis blooming with a mix of historical and modern architecture. On any given avenue, Art Deco skyscrapers tower above modern, angular apartment buildings, and anything from a bake shop to a boutique might be housed in an original 19th-century structure. When it comes to shopping, retail has deep roots here. Seattle is the site of the country's first Nordstrom and REI stores and over time has welcomed the same boldface brands that line the likes of Madison and Collins Avenues. Meanwhile, local retailers and restaurateurs enjoy loyal followings by patrons who appreciate their quality products and inviting atmospheres.

A handful of attractions are requisites for a weekend in Seattle—among them the Space Needle, Pike Place Market, the original Starbucks Coffee shop (its menu is strikingly simple), and Alaskan Way, the city's vibrant waterfront. The latter is packed with souvenir shops and seafood restaurants and is the site of Seattle's aquarium, ferry terminal, and newly erected Seattle Great Wheel, a 175-foot-tall gondola-style observation wheel that opened in June 2012.

PHOTO COURTESY OF THE EDGEWATER

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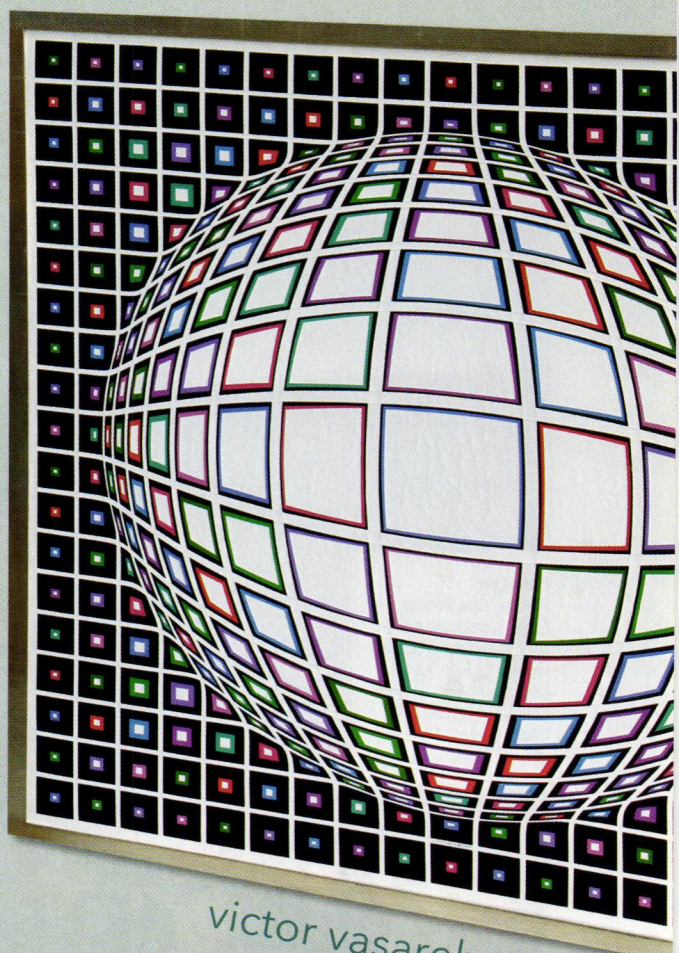

victor vasarely bianco
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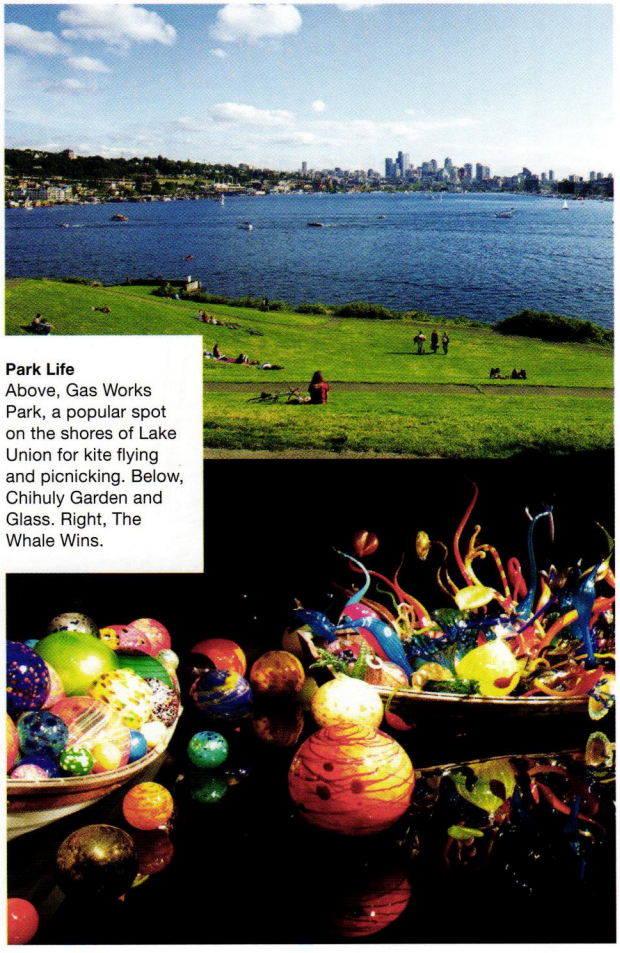

Park Life
Above, Gas Works Park, a popular spot on the shores of Lake Union for kite flying and picnicking. Below, Chihuly Garden and Glass. Right, The Whale Wins.

Beyond commercial pursuits, Seattle is rife with natural scenery and easily accessible outlying areas that offer an escape from city life. As few as 10 minutes to the north by car from Seattle's waterfront and across the scenic Aurora Bridge, Fremont is Seattle's sleepier bohemian neighborhood and an ideal jumping off point for boating on breathtaking Lake Union and kite flying at Gas Works Park (*seattle.gov/parks*).

For a more dramatic option, at Pier 52 on the waterfront visitors can board a ferry bound for Bainbridge Island (*wsdot.com*). During the 35-minute westward crossing, passengers watch Seattle's skyline shrink into the distance as Bainbridge's piney, rocky shoreline comes into view. Upon disembarking, a short walk from the Bainbridge ferry terminal takes passengers to the quaint town center, which is lined with charming galleries, boutiques, and restaurants (the homemade soups, quiches, cakes, and pies at Blackbird Bakery are divine–*blackbirdbakery.com*). It's just enough to see and do in a day's time to leave visitors feeling refreshed and ready to return to their base in spectacular Seattle. *visitseattle.org* OH

THE ESSENTIALS

Seattle, Washington

WHERE TO STAY

Made famous by a photo of The Beatles fishing from their suite there in 1964, **The Edgewater** hotel has since remained a celebrity favorite and offers its own brand of cool, casual luxury. Built on Seattle's Pier 67 for the 1962 World's Fair, the four-story, 223-room hotel sits directly atop beautiful Elliott Bay and affords views of the city's skyscrapers, shipyards, and waterfront. The Edgewater's rooms and suites underwent a renovation this year, resulting in a meticulous new look that's both cozy and chic. Beatles fans can follow in the footsteps of the Fab Four with a stay in The Beatles Suite, which is outfitted with memorabilia honoring the band, including a portrait wall depicting their early years. *edgewaterhotel.com*

WHERE TO EAT

Along with its prime waterfront location and stylish vibe, The Edgewater draws in-the-know locals and savvy out-of-towners to its signature, award-winning restaurant, **Six Seven**, for everything from post-work cocktails to leisurely Sunday brunches. Chef John Roberts's menu of Pacific Northwest cuisine includes flavorful preparations of locally caught fish and seafood (don't miss the halibut), as well as some of his family's own favorite comfort food recipes. *edgewaterhotel.com*. In Fremont, **The Whale Wins**, opened this spring by Renee Erickson, Jeremy Price, and Chad Dale—the trio behind the wildly successful **The Walrus and the Carpenter** in Ballard (*thewalrusbar.com*)—indeed wins the hearts of patrons with its menu of wood-fired, vegetable-focused dishes that burst with flavors of fresh ingredients and herbs. (The carrot and fennel salad with harissa and yogurt; Matiz sardines on toast with curried tomato paste and shaved fennel; and whole roasted trout with lemon crème fraiche left us speechless.) The restaurant's charming contemporary English cottage style makes the experience all the more enjoyable. *thewhalewins.com*. For breakfast, there's nothing quite like a stroll through **Pike Place Market** (*pikeplacemarket.org*), which can yield goodies like still-warm, freshly made mini-donuts best enjoyed straight from their brown paper bag, or, on the lighter side, an armful of fresh fruit. The market's mustn't-miss spot, however, is **The Crumpet Shop**, which offers a dizzying variety of English-style sweet and savory breakfast sandwiches served on fluffy, chewy crumpets. The pesto, tomato, and English cheese option is the epitome of simple goodness. *thecrumpetshop.com*

Getting There
Most major airlines offer daily nonstop or connecting flights to Sea-Tac International Airport (SEA).

WHAT TO DO

The **Space Needle** is a given for a Seattle visit. From the observation deck, snap photos and enjoy jaw-dropping views of Puget Sound, the Cascade and Olympic Mountains, Mt. Rainier, and the rest of the city 605 feet below. *spaceneedle.com*. Back on the ground, wander through **Chihuly Garden and Glass**, a stunning exhibit featuring the dreamy works of world-renowned glass artist and area native Dale Chihuly. In the impeccably curated gift shop, pick up a piece by Chihuly or an artful accessory. *chihulygardenandglass.com*. At **Seattle Art Museum**, take in fine art and artifacts from around the world, or catch an exhibition featuring Japanese fashion (through September 8), Peruvian culture (October 17 through January 5), or works by Miró (February 13 through May 18, 2014). *seattleartmuseum.org*. Before there were any of the wonderful things for which Seattle is now known, the city emerged from a ragtag history pocked with scandal and a devastating fire spanning dozens of blocks. Present-day Seattle was built *on top* of the original city, and visitors can get an up-close look at the old underbelly on **Bill Speidel's Underground Tour** in Pioneer Square, considered the birthplace of this remarkable city. *undergroundtour.com*

PHOTO BY HOWARD FISK (GAS WORKS PARK); BY LINDSAY LAMBERT (CHIHULY AND WHALE WINS)

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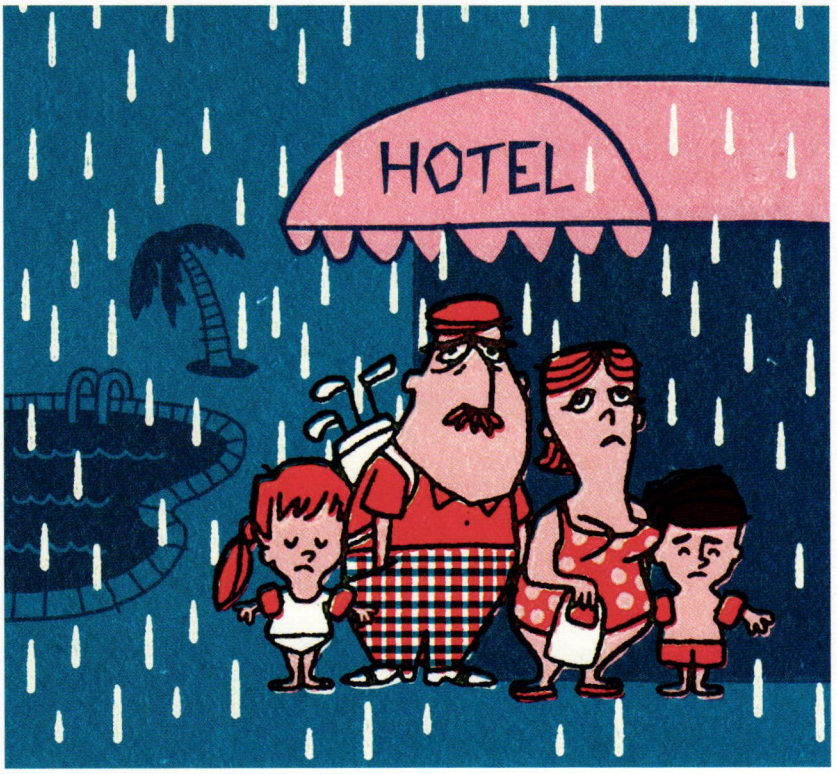

WEATHERING YOUR TRIP

It's rainy season somewhere.

by **Paul Rubio**

Bad weather spells a bad vacation. The very outdoor activities that anchor our vacations (golf, boating, sunbathing, diving, swimming, and poolside relaxing, to name a few) come to a screeching halt at the very onset of dark skies. While nobody has quite yet tapped into the climate's crystal ball, a few excellent resources are available to statistically gauge weather trends across the world and quite possibly prevent a travel washout–even during hurricane season.

Geography 101

As basic as it may sound, just because it's a sunny and warm across the U.S. doesn't make it summer everywhere else in the world. Beyond recalling the rule of opposite seasons between the Northern and Southern Hemispheres, it pays to do detailed research on seasonal variations within your intended destination. For example, August is cold and rainy in Cape Town, South Africa, but it also happens to be the most pleasant time of year to visit South Africa's east coast. Commence your due diligence on the "When to go & weather" sections of myriad locales on Lonely Planet's destination pages (*lonelyplanet.com*).

> Not all rainy seasons are created equal. Usually, the best way to understand what "rainy season" actually means is to do a bit of comparative analysis between destinations.

Weather websites

While weather.com is the primary go-to source for our weather in the U.S., the website lacks statistical data on monthly temperature and rainfall averages for a vast number of exotic locales. A better resource for weather trends outside North America is holiday-weather.com, which provides a wealth of charts and graphs that detail annual average weather conditions, including temperature, sea temperature, rainfall, humidity, daily sunshine hours, average rain days, and average fog.

Absolute versus relative

Not all rainy seasons are created equal. Usually, the best way to understand what "rainy season" actually means is to do a bit of comparative analysis between destinations. Consider both absolute rainfall (sheer quantity) and relative rainfall (quantity compared to another destination) on holiday-weather.com. For example, the peak of rainy season in Ko Samui, Thailand, averages 16.9 inches of rainfall in November, nearly twice as wet as that of Miami during its peak rainy season in October (9.2 inches); therefore, going to Ko Samui in November is pretty much a guaranteed washout.

Hurricane season

Hurricane season (June 1 through October 31) translates to bargain basement prices at the finest resorts across Florida, the Caribbean, and Mexico. While risk-lovers reap great rewards traveling during this time of year, some destinations are far less risky than others. Aruba, Bonaire, and Curacao, the so-called "ABC Islands," fall out of the hurricane belt, making the islands quite popular in late summer. Elsewhere in the world, our hurricane season coincides with the superlative–and dry–weather on islands such as Bali.

Randomness

Even with all the advances in meteorology and excellent online tools, often the age-old adage holds true: "You can't predict the weather." Regardless of how well you think you've timed your holiday, always bring a few books, board games, or other diversions for when you're kept indoors. **O|H**

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LILLY'S LURE

Clinging to a cliff on Italy's Amalfi Coast is a villa worthy of distinction.

by **Kiley Jacques**

Villa Lilly on Italy's Amalfi Coast is nothing short of divine. As one of Villa of Distinction's little gems, the residence radiates the surrounding region's dramatic appeal. Located in Praiano–just 43 miles from the Naples airport and a mere six miles from Amalfi in Italy's Campania region–the world-class villa is perfectly poised for a reclusive luxury stay.

Lilly Pad
From top, the villa's terrace overlooking the Tyrrhenian Sea; alfresco breakfast with sea views; and the town of Praiano.

This campestral-chic residence, popular with celebrities like Michael Keaton, Barbra Streisand, and Ben Stiller, lies on a stunning stretch of coastline on Italy's southern side. Neighboring Positano–memorable for its ancient heritage, panoramic position, pastel-colored houses, flower-filled terraces, and winding paths of near-vertical staircases–inspires fashion elite and artists alike.

The seven-bedroom villa is reached via 80 steps that descend from Praiano's main street. The property consists of a primary house, guesthouse, beach house, and a tower. The 10,000-square-foot main house features sensational views extending to the isle of Capri. The design's scenic effect of actually being out at sea has been celebrated in the pages of *Architectural Digest*. The house sleeps eight and is comprised of a ground floor with a spacious dining/living room, fireplace, and French doors; a modern country kitchen and pantry; a sophisticated yet simple bathroom; and two double bedrooms that open to a tastefully furnished terrace. The first floor houses a master bedroom with a fireplace and an ensuite bathroom with hydromassage bath, a large ocean-facing living room, and a small vintage bath and tub, along with another bedroom that also includes an ensuite bathroom featuring a hydromassage bathtub.

The property's guesthouse has a kitchen, bedroom, and luxurious bathroom, while the one-bedroom, one-bath beach house is characterized by its direct access to the Tyrrhenian's waters and a boarding dock. Lastly, there is the one-bedroom, one-bath medieval tower that hovers over a free-form pool and is engulfed by thriving coastal gardens; a French bed, fireplace, and spiral staircase further its romantic appeal.

A small, four-member staff provides colorful alfresco continental breakfasts, and the chef is available to prepare traditional Italian dishes accompanied by local wines. All meals are prepared fresh daily with ingredients from the on-site garden.

A stay at Villa Lilly may best be described by John Steinbeck, who wrote, "Positano bites deep. It is a dream place that isn't quite real when you are there and becomes beckoningly real after you have gone." The villa itself is steeped in the region's potent pull, which you'll feel even long after you've gone. *villasofdistinction.com/villas/amalfi-coast/villa-lilly* OH

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"Top 30 Villa" Caribbean Travel + Life

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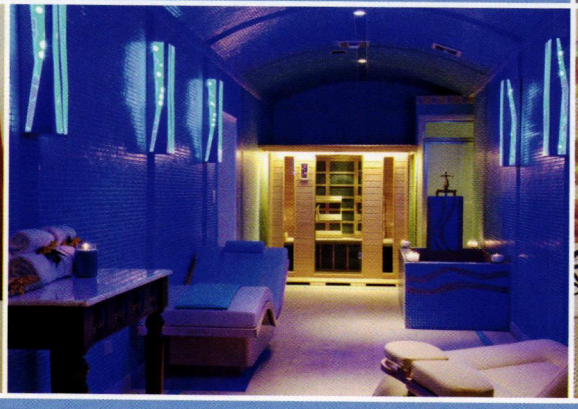

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Determining the right touch for a room, the ultimate window treatment, or what that "dream house" should look like can involve some difficult-to-make decisions. Navigating the field of possibilities is sometimes best done with an expert at the helm. Whether it's a ground-up construction project, the restoration of an old home, or a fresh take on a familiar interior, there are professionals aplenty to pave the way to what works.

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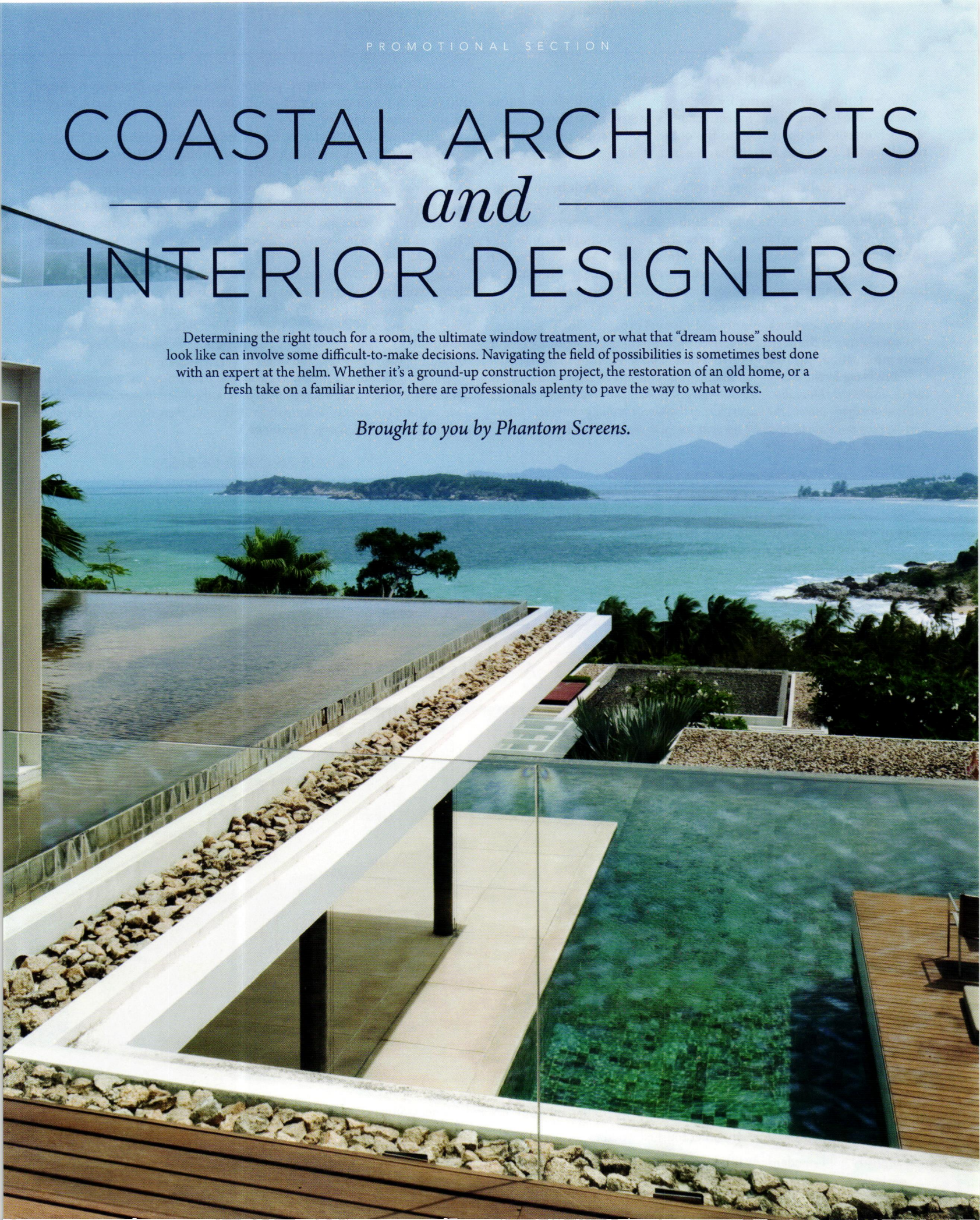

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The best thing about living by the ocean is the fresh air. Phantom Screens—the leading brand for retractable screens in North America—allows homes to be opened up to the outdoors. Catering to an international market, Phantom Screens has the largest installer Authorized Distributor network in the country.

Offering unparalleled customer service, they work with builders, developers, designers, and architects to ensure clients have fresh air, natural daylight, shade, protection from both insects and UV rays, and clear views. Unlike traditional screens, retractable screens disappear into discreet housings and blend seamlessly with all décor. Manufactured for doors (including French doors), windows, patios, porches, verandas, or lanais—Phantom Screens offers total customization services.

Installed by authorized distributors and dealers, Phantom Screens include an industry-leading warranty and support program. Their "solutions approach" ensures the perfect screen for every opening to the outdoors. For more information, call 1-888-PHANTOM or go to phantomscreens.com.

"I love being by the ocean—all that fresh air, the far horizon, watching the waves. That's why I love our screens—you get to enjoy the very best of outdoors without annoying insects, the harsh glare of the sun, or spoiling your view. Phantom Screens is all about opening up your home to truly enjoy the sea breeze!" ***- C. Esther de Wolde, CEO***

KARP ASSOCIATES, INC.

Founded in 1983 by Arnold M. Karp, Karp Associates, Inc. has established itself as one of the premier building firms and construction managers in coastal Connecticut, Rhode Island, and New York. The multifaceted construction firm specializes in custom homes, renovations, and construction management, and is dedicated to building long-term working relationships with clients.

Karp Associates' creativity, passion for building, attention to detail, and reliable, courteous service are the cornerstones of the firm's longevity and continued success.

Working closely with clients, from concept and design through project completion, combined with an emphasis on high-caliber craftsmanship result in a final product worthy of Karp clients' high expectations.

The firm uses a combination of software, communication, and management tools to ensure a well-planned and -executed project schedule. More than 175 years of combined experience in the field means clients can leave projects in Karp's hands and focus on their personal and professional lives.

Karp Associates' industry accolades include numerous Connecticut Home Builder Association awards, a *Professional Remodeler* magazine's Design Award, and *Remodeling* magazine's "The Big 50" award. In addition, Mr. Karp was chosen by *Custom Home Builder* magazine as among the country's "Top 100 Custom Home Builder Presidents." For more information, call 203-972-3366 or go to karpassociatesinc.com.

"Our team blends traditional craftsmanship and the most current technology combined with a high degree of professionalism and imagination, enabling us to capture our clients' unique styles and make their dreams and visions a reality." ***- Arnold M. Karp, President***

ANNE BECKER DESIGN

Nantucket-based designer Anne Becker, of Anne Becker Design, is recognized for her sophisticated, understated approach to high-end interiors. Her 16-plus years of experience have yielded a simple, refined aesthetic. Offering a full range of interior design services, Anne Becker Design addresses both commercial and residential spaces—doing as much or as little as her clients request. By combining modern elements with fresh twists on traditional styles, Becker creates timeless, enduring spaces.

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Believing everyone should live among décor they love, Becker's work reflects her clients' tastes and interests. The results are spaces in which her clients recognize themselves. She feels success is finding the true "essence" of a place, honing in on it, and making it shine.

In addition to her design services, Becker owns a home furnishings store—Bodega—in downtown Nantucket. Now in its second year, it boasts a unique mix of fun, sometimes unexpected, contemporary and vintage furniture, lighting, and accessories. For more information, call 508-228-1441 or go to annebeckerdesign.com. For Bodega, call 508-228-1992 or visit Two Candle Street.

"I strive to create elegant, comfortable environments… My work is inspired by my clients–who they are and how they live." - ***Anne Becker, Interior Designer***

LYNNE GREENE INTERIORS

Established in 1985, family-owned Lynne Greene Interiors is a full-service interior design studio offering unique window treatments, furniture, flooring, and accessories. Also a Hunter Douglas Gallery, they offer expert assistance with floor plans, spatial planning, and design elements for both existing and new construction projects. Living areas, kitchens, bathrooms, bedrooms, and beyond—Lynne Greene Interiors has ideas and solutions for every space. Private consultations, interest-free financing, handmade furniture, motorized window coverings, and shutters are just a few of the offerings that set Lynne Greene Interiors apart. Additionally, a level of expertise developed from two decades in the business and certifications as both motorization specialists and master level shutter installers make them a solid choice for interior decorating considerations. Lynne Greene Interiors is also working with the trade with a resource center for designers or others in the design trade. For more information, call 781-221-8422 or go to lynnegreeneinteriors.com.

"At Lynne Greene Interiors our goal is to provide a one-stop enjoyable shopping experience for our clients. We pride ourselves on our customer service and expertise." - ***Paul "Duke" Greene, Owner/Installer***

ERIC ROSEFF DESIGNS

Eric Roseff Designs follows no formula. By showcasing the special characteristics of each project, the full-service design firm creates highly individualized interiors. Serving clients throughout the U.S., Eric Roseff accommodates both residential and commercial spaces.

It is by truly listening to clients and working with the utmost regard for their needs that Eric Roseff Designs provides something new, fresh, and different with each and every project. In addition to giving thoughtful consideration to the architecture and landscape surrounding a project, Roseff is constantly searching for interesting, new-to-market materials and products to incorporate into designs; and if he can't find them, he creates them.

Believing every project is unique and offers an opportunity to create something singular, Eric Roseff Designs sets a fine example of the inspiration to be found in client-driven projects. For more information, call 617-282-9725 or go to ericroseffdesigns.com.

"Our mission at Eric Roseff Designs is to create interiors that are specific to the client, [his/her] lifestyle, and to the function of the space itself. We believe that everyone deserves amazing design, and our clients inspire us to always find the best solutions." - ***Eric Roseff, Owner***

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When it comes to River-Recovered® and precision-engineered reclaimed wood flooring, the premiere source is Goodwin Company. Founded in 1976, Goodwin was the first to manufacture the product in the U.S. It has remained a trusted partner in the building design industry ever since.

A genuine passion for design, unlimited sources of new inspiration and the love of a challenge are the driving forces behind Eric Roseff Designs.

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From specification to assistance with technical expertise, Goodwin's team of seasoned experts carefully inspects each and every detail of its woods. Used in luxury residential homes, historical renovations, and commercial projects, Goodwin fine antique flooring is featured in "This Old House" corporate offices and the private residences of Paul McCartney, Ted Turner, and Frank Lloyd Wright, among others.

The award-winning, ecologically harvested reclaimed wood is guaranteed to be at least 200-500 years old and is handcrafted in accordance with the highest precision grading standards. Designed under owner George Goodwin's personal supervision, Goodwin wood floors offer homes a distinguished look—one that reflects each homeowner's taste and express needs. For more information, call 800-336-3118 or go to heartpine.com.

"The Goodwin Team works together with the design build team to provide beautiful, unique reclaimed wood products. We focus on open communications for long-term relationships." **- George Goodwin, Founder and Owner**

ISLAND ARCHITECTS, LLC

With work that appears in leading publications like *Architectural Digest* and *Better Homes and Gardens*, Island Architects, LLC proves superior in its field. Born on prosperous Hilton Head Island in the early 1980s, Island Architects is responsible for the creation of countless homes along the shores of South Carolina Lowcountry—including over 100 builds and renovations on Kiawah Island—as well as in The Bahamas, and among the Virgin Islands.

Such success is owed to President G.M. (Skip) Wallace, Jr., AIA who has served as the lead architect on 100+ Kiawah region projects. His hands-on involvement begins with the initial phone call and continues straight through project completion. From concept to construction—he is Island Architects' touchstone, and responsible for making it one of the country's leading resort architectural practices. For more information, call 804-301-6120 or go to islandarchitects.com.

"Every job is unique and demands a unique interpretation for melding a specific family with a one-of-a-kind home on a particular property, which has its own set of very specific attributes. It is only when all three of these forces are truly understood and guided into full collaboration that a mere house becomes a true home." **- Skip Wallace, Jr., AIA, President**

HK ASSOCIATES INC

Driven by the virtues of simplicity and honesty, Kathy Hancox and Michael Kothke have steered design in a compelling direction. The husband and wife team is responsible for internationally recognized HK Associates Inc—known for its cutting-edge, place-based spaces and structures.

Having worked in a variety of climates and locations throughout North America, Hancox and Kothke offer an appreciable portfolio made powerful with site-inspired designs. Star among their projects is Barrio Historico House in Tucson, AZ. The modern interpretation of the region's traditional architecture is in keeping with the neighborhood, while the interior is something altogether different. A contemplative courtyard with lap pool showcases the interplay of sky and water, while a long rooftop periscope over the kitchen pulls mountain views inside. The subtle repetition of framed vistas and reflections throughout the home captures the intimacy of courtyard, landscape, and ever-changing Sonoran sky.

HK Associates' projects are rooted in the notion of place; whether in the desert, coast, mountains, or prairies, a design should showcase the locale's individuality, as well as that of its inhabitants. For more information, call 520-577-5260 or go to hkassociates.net.

"Our focus is working with rigor and integrity to create timeless designs that both reflect and enrich the lives of others." **- Kathy Hancox, Architect**

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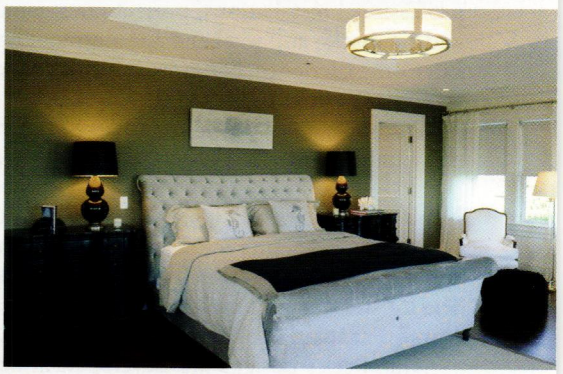
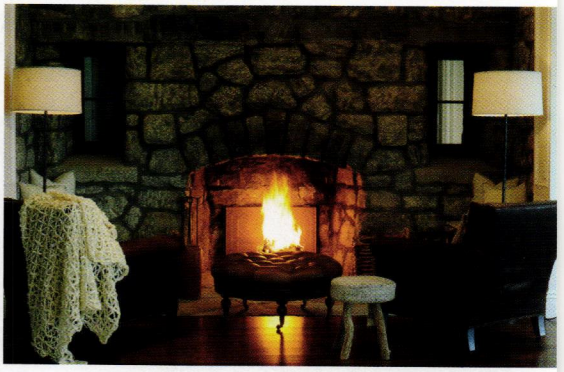
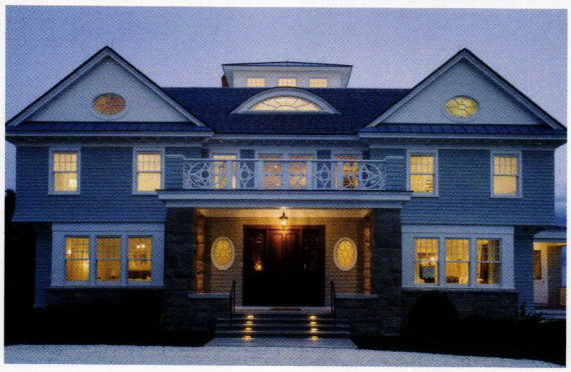
Photography by Stephane Kossman







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Whether it's a couple of throw pillows to enliven a room or a full-scale renovation for a whole new look, MFM Interiors delivers. With an expert eye for color, texture, and overall aesthetic appeal, Margaret MacNeil and her team create spaces that enrich clients' lives.

Serving Cape Cod, Boston, and beyond, the full-service MFM Interiors offers innovative ideas and products for kitchen and bath. Couture draperies, shades, and custom bedding for home, business, or boat reflect the regional environments in which they are employed; and hand-sewn window treatments, cushions, fabrics, floorings, and wall finishes effect elegance. A respect for both contemporary and classic styles is evident in all MFM Interiors designs.

An historic Truro-based studio serves as both workroom and demonstration space. Sample materials are available for viewing either on site or during in-home consultations. Concierge service for deliveries and professional installations; project management services; free measuring and estimates; and weekend appointment hours are all part of the MFM Interiors experience. For more information, call (508) 349-7764 or go to mfminteriorstruro.com.

"Our streamline staff ensures your vision becomes a reality... from conception to perfection." **- *Margaret MacNeil, Owner***

NINA CUCCIO PECK ARCHITECTURE AND INTERIORS

From Novia Scotia to New York City, Nina Cuccio Peck Architecture and Interiors has delivered impassioned design solutions for 25 years. The full-service firm molds spaces into elegant, well-integrated environments that stand strong with the test of time.

Nina Peck's designs are developed in accordance with each client's needs and those of their home. By resisting the limitations of adhering to one architectural style, she creates spaces reflective of an owner's individual taste. A talent for integrating architecture with interior design results in wonderfully balanced homes of style and substance.

Believing the size of a house has no correlation to either the owner's happiness or the designer's skill, Peck brings to life a home's best qualities and unites the client with his/her environment; she does so by paying attention to the details. For more information, call 860-434-6462 or go to ncparch.com.

"Our homes are where we raise our families, create memories, and find refuge. I want to surround people with joyfulness that lifts the spirit, coziness that comforts, and functionality that calms the frenetic pace of daily life." **- *Nina Cuccio Peck, Owner***

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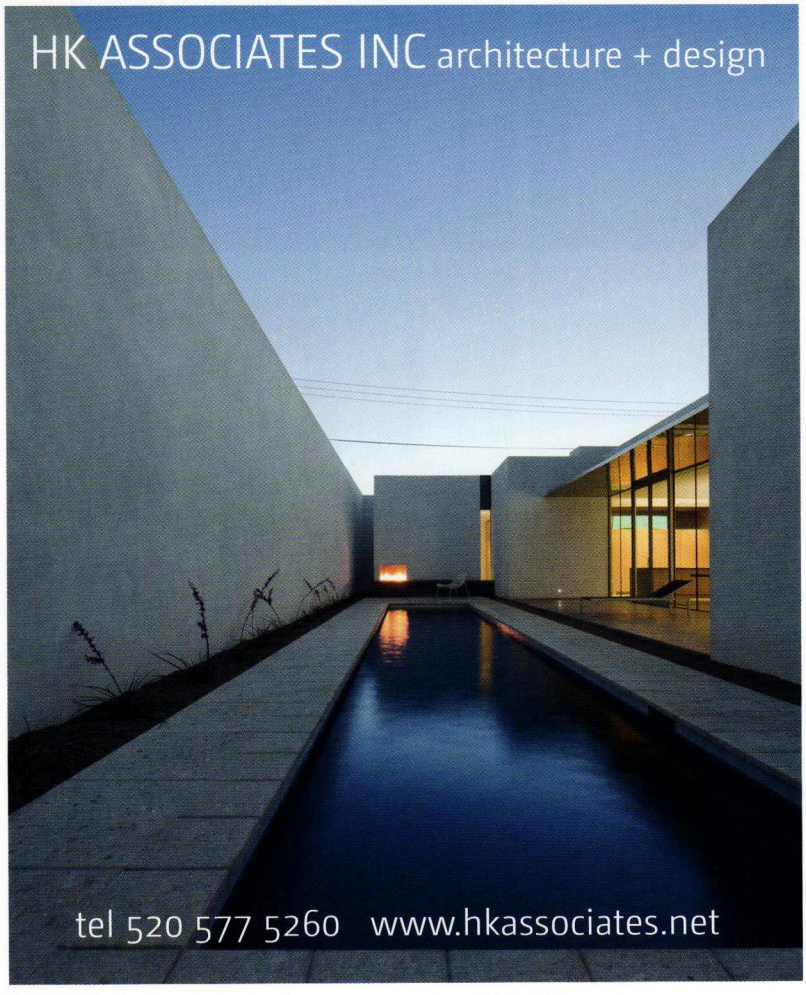
Blu Homes' cutting-edge home design by award-winning architects is perfect for ocean and island homes. Their patented steel framing allows homes to be shipped 95 percent complete, saving the trouble of transporting parts for construction in the field. It also allows for fewer load-bearing walls, which means homes have higher ceilings, more open spaces, expansive windows, and light-filled rooms that integrate with the serenity of the outdoors. Homes are personalized with countless quality touches, including a variety of exterior finishes to match the natural landscape.

A Blu Homes team is part of the entire process—from determining what house model works best with the landscape to handing the keys to the homeowner. Their team helps budget projects, provides fixed bids, and offers BluServ® Plus support for those building a second home from afar. For more information call 888-228-8081 or go to bluhomes.com/oceanhome.

"Blu Homes' revolutionary approach to home design and building makes it easier to build a beautiful and spacious new home in as little as six months—all at a fixed and transparent cost."



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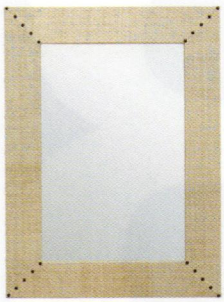

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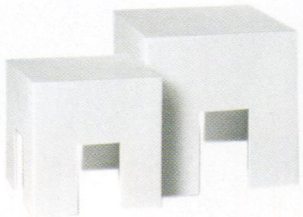

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Anne Becker Design

NANTUCKET

Nantucket-based interior designer, Anne Becker, has been creating beautiful and inviting spaces for almost 20 years. Known for her ability to seamlessly integrate contemporary and traditional elements, she looks to the island's natural beauty for inspiration.

Becker's refined and sophisticated aesthetic translates to timeless, classic and very livable interiors.

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THE BEST

Maui, HI
This property includes 28,000 square feet of beachfront land, with 120 feet of beachfront on Oneloa Bay. See page 79.

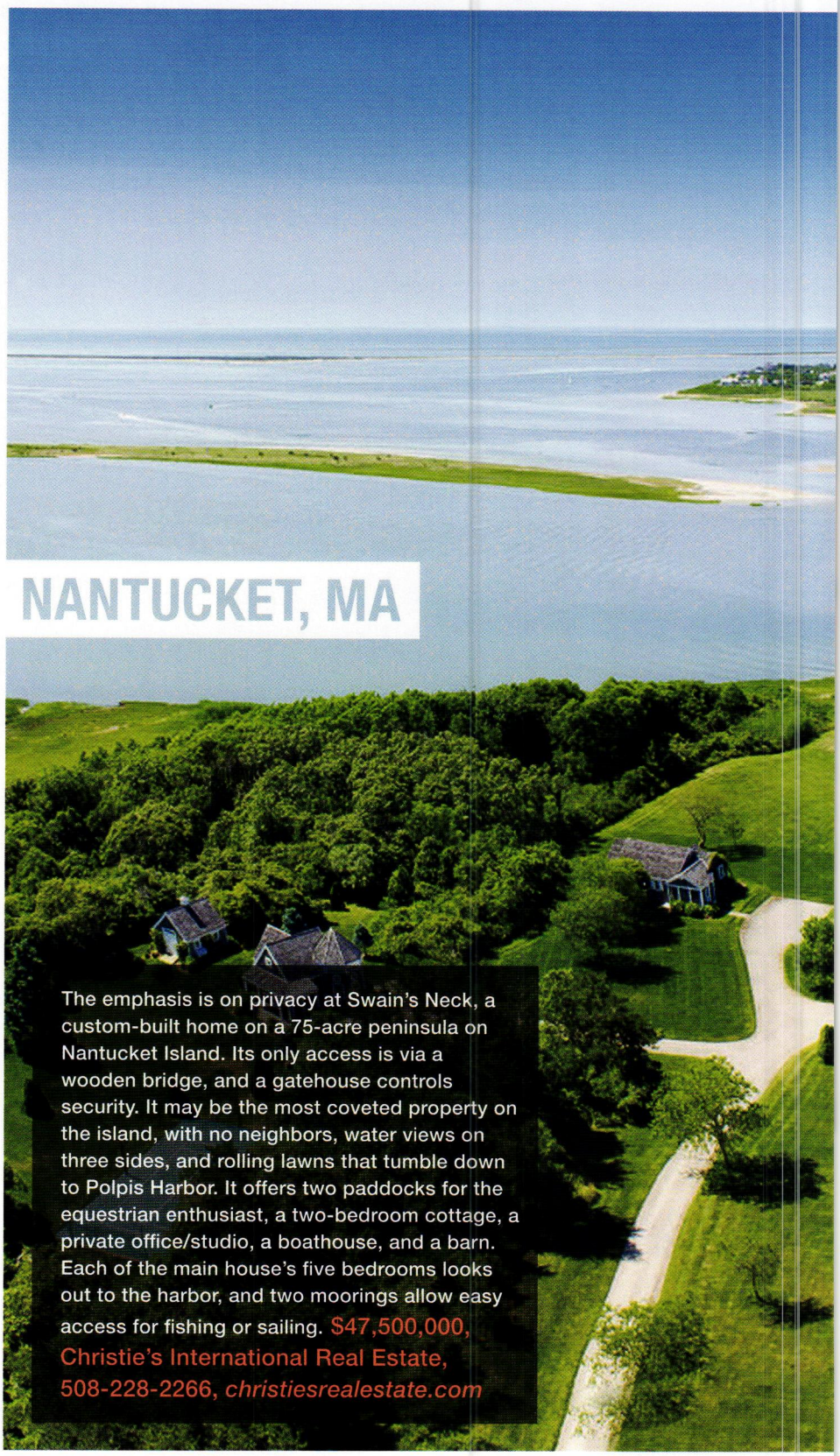
PHOTO COURTESY OF LONG & ASSOCIATES ARCHITECTS AND INTERIOR DESIGN

FROM COAST TO COAST (AND HAWAII, TOO), THE **TOP 10 OCEANFRONT HOMES** FOR SALE IN THE U.S.

By J. Michael Welton

THE BEST OF

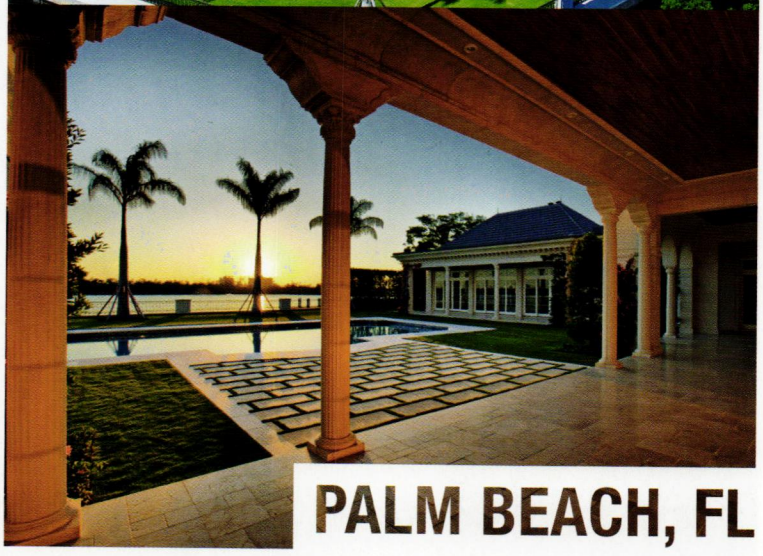
FROM MALIBU to Sagaponack, from Palm Beach to Maui, we've combed the country's oceanfront properties in search of the finest homes on the market today. Their style could be Spanish Revival, English Country, or Modern, but each of these Top 10 residences shares a single characteristic: views of the water that are far beyond spectacular.



NANTUCKET, MA

The emphasis is on privacy at Swain's Neck, a custom-built home on a 75-acre peninsula on Nantucket Island. Its only access is via a wooden bridge, and a gatehouse controls security. It may be the most coveted property on the island, with no neighbors, water views on three sides, and rolling lawns that tumble down to Polpis Harbor. It offers two paddocks for the equestrian enthusiast, a two-bedroom cottage, a private office/studio, a boathouse, and a barn. Each of the main house's five bedrooms looks out to the harbor, and two moorings allow easy access for fishing or sailing. $47,500,000, Christie's International Real Estate, 508-228-2266, *christiesrealestate.com*

PHOTO COURTESY OF CHRISTIE'S INTERNATIONAL REAL ESTATE (ABOVE); COURTESY OF COCORAN GROUP REAL ESTATE (OPPOSITE PAGE)



PALM BEACH, FL

If Jay Gatsby were to clone his West Egg palace for a second home in Palm Beach, this might be the result. It's a French-inspired waterfront masterpiece, completed in 2011 and located along Billionaire's Row, minutes from shopping Mecca Worth Avenue. It's set back on two and a half acres, with an automotive entry through decorative iron gates, past sculptured gardens and fountains that lead to a motor court. Inside are 20,000 square feet of living space, with an additional 7,000 square feet in loggias, garage, and guest house space. It offers nine bedrooms, 17 baths, and five garage bays, plus deeded water access. $74,000,000, Corcoran Group Real Estate, 561-296-8720, *corcoran.com*

MALIBU, CA

This Frank Gehry-designed home occupies 1.5 acres of land on Broad Beach in Malibu, with 160 feet of beachfront. Commissioned in the mid-1980s by the late CEO Burton Borman—a noted supporter of architecture and the arts—it was completed in 1990 for the enjoyment of friends and family. It offers 11,000 square feet of space, with six bedrooms, eight full baths, and two half baths. It offers ocean and mountain views, a full-sized, lighted tennis court, a lap pool, and an outdoor entertaining area with a spa, fireplace, and separate kitchen.

$57,500,000, Pritchett-Rapf Realtors, 310-456-6771, *pritchett-rapf.com*

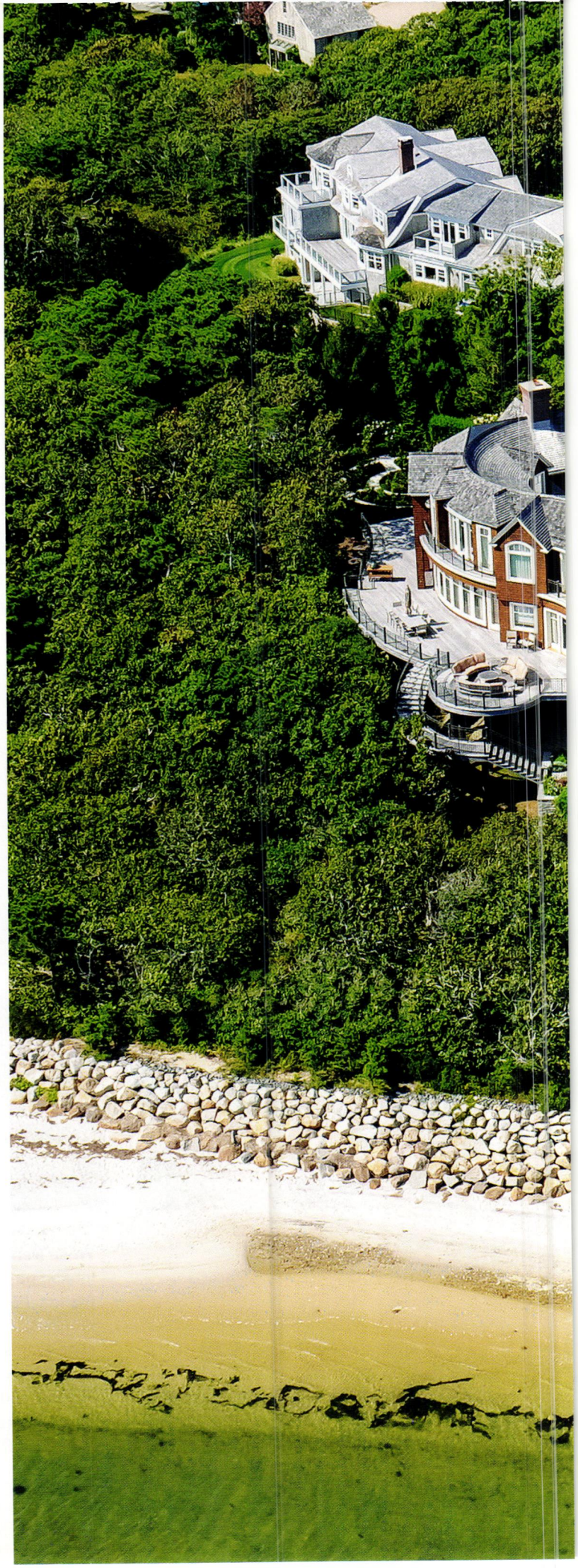
KIAWAH ISLAND, SC

When Dennison Royal began developing the Ocean Palms section of Kiawah, he looked up two architects. For inspiration, he turned to Addison Mizner's work in South Florida. For design, he enlisted Christopher Rose, an award-winning Charleston, SC, architect. On lot nine of Ocean Palms Court, Rose channeled Mizner's Mediterranean style to design a five-bedroom, five-bath home for a site that's 1.8 acres, including 125 feet of beachfront. Its exterior is layered with three coats of stucco, and its roof is clad in S-shaped clay tiles. Inside are a ground-floor gourmet kitchen and guest suite; the master suite sits atop it all, on the third floor. $12,225,000, Kiawah Island Real Estate, 888-559-9024, *kiawahisland.com/real-estate*

COURTESY OF KIWAH ISLAND REAL ESTATE (RIGHT)

GOLD BEACH, OR

This home, perched on a bluff overlooking the Pacific Ocean, offers two beach coves. Several structures are located on the 34-acre site, including a 9,159-square-foot post-and-beam main house with four bedrooms, four full baths, three half baths, a theater, office, gourmet kitchen, and living area with 30-foot ceilings. Also featured: a two-story fireplace and floor-to-ceiling windows. On site is a self-contained, 1,460-square-foot log cabin for guests, with one bedroom, one and a half baths, a full kitchen, a living area with a fireplace, and a two-car garage. It's all located within a gated community, with a pond and orchard on the property. $12,500,000, Remax Equity Group, 503-670-3000, *equitygroup.com*



PHOTOS BY TROY TURNER/OUTLAW PHOTOGRAPHY (LEFT)/
BY YRA PACHECO, COURTESY OF CHRISTIE'S INTERNATIONAL REAL ESTATE (RIGHT)

CHATHAM, MA

Ninety miles southeast of Boston, this 10,974-square-foot home overlooks the Atlantic Ocean, Nantucket Sound, and the Monomoy Islands. It's set back in a circular drive that foreshadows other circular elements on site. A wraparound stairway is central to the home, and a foyer leads to a great room, chef's kitchen, dining room, and living room. Two bedrooms are on the lower level, as well as an 11-seat cinema and wine cave. On the second floor are three more bedrooms—each with a bath—and an office. At the center of the drive is a circular carriage house, containing the sixth bedroom. $25,000,000, Christies International Real Estate, 508-945-1186, *christiesrealestate.com*

GREENWICH, CT

This home is a record-breaker, with an asking price of $190 million. It's called Copper Beech Farm and has earned the rarified distinction of being the most expensive home for sale in the United States. Located on a 50.6-acre estate on Long Island Sound, it offers a mile of water frontage, including two islands. The manse was built in 1896, and the Lauder Greenway family, co-founders of U.S. Steel with Andrew Carnegie, moved into it in 1904. It features 12 bedrooms, nine baths, 10 fireplaces, an elevator, and a paneled center hall with a staircase rising three stories. **$190,000,000, David Ogilvy & Associates, 203-869-9866, *davidogilvy.com***

MERCER ISLAND, WA

Located on the northwest end of Mercer Island on Lake Washington, between Seattle and Bellevue, this 14,000-square-foot home lies on a lot that's not quite an acre. Behind it sits another lot—about the same size, undeveloped, and available. This home offers a large yacht moorage that, with a few modifications, could accommodate a 100-foot-long boat. Built in 2007, the home offers eight bedrooms, nine baths, and four fireplaces. A gourmet kitchen features co-existing chef stations and two large center islands. Included are 120 feet of wade-in waterfront, and a fusion of the indoor/outdoor experience with NanaWalls and a broad array of windows. $16,750,000, Coldwell Banker Bain, 425-450-5206, *wendylister.cbbain.com/wendylister*

PHOTO BY SR PHOTO (OPPOSITE PAGE TOP LEFT); COURTESY OF CORCORAN GROUP REAL ESTATE (OPPOSITE PAGE), COURTESY OF COLDWELL BANKER BAIN (RIGHT)

SAGAPONACK, NY

A rambling English Country-style mansion in the Hamptons, this home was designed by architect Francis Fleetwood. It's secluded on 33 acres and sited on Sagg Pond with views of the Atlantic Ocean. The 11,700-square-foot home is flanked by 19 additional acres of protected land, so those views aren't likely to be blocked. It offers eight bedrooms, eight and a half baths, a limestone entry gallery, a mahogany-paneled library, a media room, and six fireplaces. Also included: a screened porch with built-in grill, stone patios, multiple decks, an exercise studio, a tennis court, heated pool, and spa. A widow's walk affords sweeping views of the sea. Recently reduced to $59,000,000, Corcoran Group Real Estate, 631-537-7773, *corcoran.com/hamptons*

PHOTO COURTESY OF CORCORAN GROUP REALESTATE (LEFT), COURTESY OF ARCHITECTURE BY LONG & ASSOCIATES ARCHITECTS AND INTERIOR DESIGN (RIGHT)

MAUI, HI

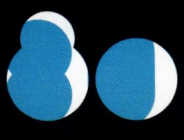
Designed by Hawaiian master architect Jeffrey Long and with interiors by Kimberly Howard, both of Long & Associates Architects and Interiors, this home is one of just four snugged into the exclusive gated Kapalua Resort. It's sited on 28,000 square feet of beachfront land, with 120 feet of beachfront on Oneloa Bay, known for its spectacular shore breaks and views of the coastline and Molokai Island. It features a double-height indoor/outdoor living room with 18-foot corner pocket doors that open to ocean views. Also included: a custom gourmet kitchen, three oceanside suites with private lanais, and six bedrooms and baths. There's a guest suite with a separate entrance, plus stone walls and double gates for maximum privacy. $20,880,000, Choi International Realty, 808-734-7711, *choi-realty.com*

J. Michael Welton writes about architecture, art, and design for national and international publications. He also publishes an online design magazine at architectsandartisans.com.

Love to see more? Visit **oceanhomemag.com/TopTen** to view other lavish oceanfront listings

Art Beat

by **Jenna Birch**



THE TIDES OF THE ART MARKET DON'T JUST CHANGE WITH THE SEASONS; THEY ALSO CHANGE WITH THE COASTAL LOCALE. FROM THE BAY AREA TO THE HAMPTONS, FROM THE ISLANDS OF HAWAII TO THE GULF COAST, THREE ART DEALERS INTERPRET THE LATEST BUYING TRENDS AROUND THE U.S.

Bigger and Brighter
Free by Piero Manrique.

GULF COAST

Everything's bigger in Texas, and Gulf Coast homeowners are gravitating toward art that's larger than life—just like their real estate. "People are looking for bold statement art that will wow their visitors and command a room," says Alex Farkas, co-founder and director of innovative online art marketplace UGallery (*ugallery.com*), of this mature client base's tastes. "Size and color often seem more important than subject matter. The art tends to be influenced by the surrounding landscape, and some pieces even skew toward conservative and religious themes."

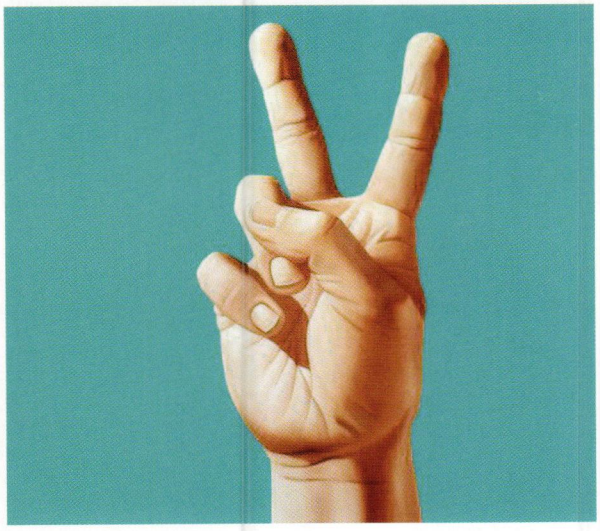
Natural Beauty
Above, *Summer Beach* by Sara Sisun. Left, *Dock of the Bay* by Jerry Gadd.

SEA ISLAND, GEORGIA

It's no accident that the art scene of the islands off Georgia's coast is reflective of Southern charm and hospitality. "It's comfort over design," says Farkas. "While these areas aren't defining the next wave of art culture, they're big art consumers. People tend to gravitate toward traditional style and subject matter, like lots of landscapes and natural colors like rich greens and blues. The overall intent of the design is to create a comfortable and welcoming living space."

LOS ANGELES

Los Angeles's über-cool art scene pulls influence from everywhere, especially the allure of Hollywood and the city's roots as a fashion Mecca. "The art tends to be highly staged and cinematic," says Farkas. "A number of the most well-known contemporary Pop artists live in L.A., [and] some of the best photography we're seeing right now is being shot in L.A.—the city seems to be a bridge between the established New York art world and San Francisco's more 'new world' tastes. Los Angelenos are looking for a little bit of East Coast refinement and some of Northern California's grit."

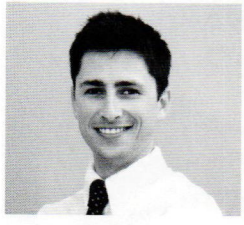


Fashion Forward
Above, *Peace #4* by Al Jackson. Below, *Leg Series 4* by Casey Rodgers.

MIAMI

In this established art city, look for Miami's one-of-a-kind sense of personal expression and liveliness within the home, not just on the streets. "People are buying large, bold abstracts and seascapes with lots of metallic and jewel-toned colors," Farkas says. "The art tends to be Pop, clean, and from more established artists. We see people in this area using art as a way to show sophistication. Miami is unique because it's an area with money and style, but also with a certain relaxed culture. People have good taste but don't seem to take themselves or their art too seriously."

Shape Shifter
Abstract 9 by Paul Kirley.



"The art tends to be Pop, clean, and from more established artists. We see people in this area using art as a way to show sophistication."

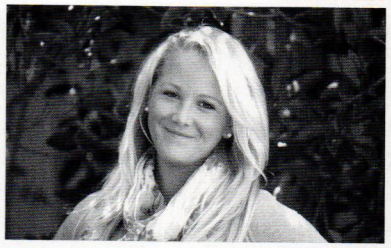
ALEX FARKAS

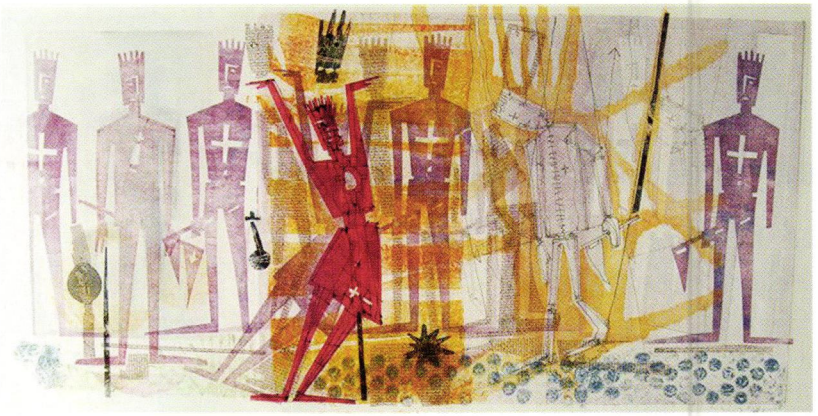
MALIBU

Malibu's artistic tendencies go beyond cutting-edge twists on art and photography, extending into architectural elements that might prove too daring for other areas of the country. "I've been seeing a lot of adapted photography and conceptual art, like that of Jason Paul Bennett's hologram camera photography and Andy Cao," says Malibu-based private art dealer and collector Jenny Hardy. "In addition, general architecture has taken a very artistic 'anything goes' homage to Hollywood. The design of the homes themselves, more often than not, proliferate what might be referred to elsewhere as unlivable visual eccentricities—or 'classical progression' to the maximum. Think: remote-sensing 'werewolf security guard' props, 'air plants,' and shabby-chic ancient imports, like worn sterling silverware melted for wall paint, courtesy of Marshall Lewis and Jens Holst."

"General architecture has taken a very artistic 'anything goes' homage to Hollywood. The design of the homes themselves, more often than not, proliferate what might be referred to elsewhere as unlivable visual eccentricities."

JENNY HARDY





Fun Blazing
Far left, *Cupidon à AK-47 - Fond Gris* by Wattts. Right, *Outofline* by Karin Bruckner.

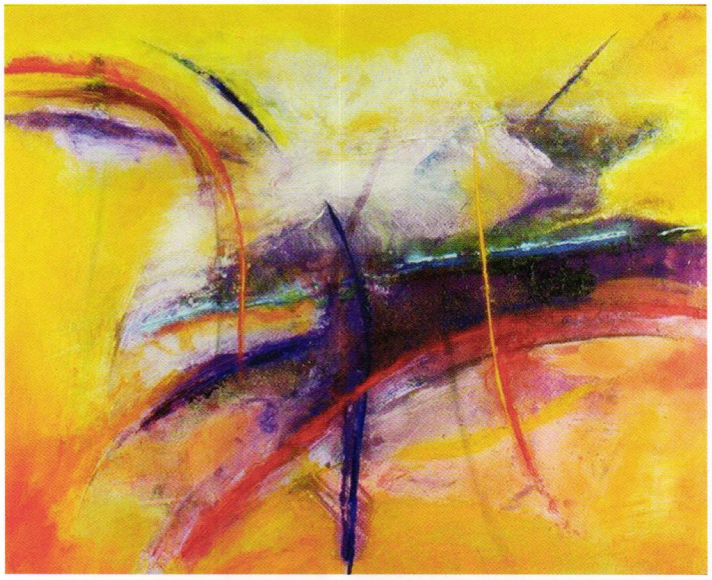
In the Bay Area, up-and-coming young professionals in Silicon Valley are buying their first artwork, which tends to skew toward light-hearted sensibilities—but even established cities are taking note. "The style reflects the city's interest in DIY, street art, and more humorous and naïve work," says Farkas. "The trend is influenced by young tech entrepreneurs and start-up workers who've grown up with video games, comic books, and street art and have an interest in more expressive and substantive art. At the same time, many artists are relocating from the metropolitan cities on the East Coast to make their art in San Francisco."

SAN FRANCISCO

Artist's Touch
Fabulously Flawed by Jason Bryant.

THE HAMPTONS

WHILE THE HAMPTONS DEFINITELY HAVE THEIR OWN REFINED COASTAL CULTURE, THE ART MARKET ALSO REFLECTS THE PROXIMITY TO THE BRIGHT LIGHTS OF NYC. "THE TREND IS TO COMBINE CLASSIC, HIGHLY SKILLED PAINTING STYLES WITH AN URBAN TOUCH," SAYS JESSICA PORTER, DIRECTOR OF PORTER CONTEMPORARY (*PORTERCONTEMPORARY.COM*) IN NEW YORK. "AN ARTIST LIKE JASON BRYANT IS VERY POPULAR IN THIS MARKET, WITH HIS MIX OF CLASSIC BLACK-AND-WHITE FILM ICONS AND COLORFUL SKATEBOARD GRAPHICS. THE ART ADDS A CLASSY, CONTEMPORARY, AND ELEGANT STYLE WITH THE POP AND FUN OF AN URBAN MARKET."



Color Coordinate
Arc Rising by Anne Marchand.

MAUI

Homeowners in Hawaii are shopping around for exquisite artwork that reflects vivid, natural landscapes—the reason they likely chose to land on one of the islands in the first place. "Our clients tend to gravitate toward abstract expressionist works, like the work by Anne Marchand," Porter says. "The trend here is mimicking the vibrancy and color of Hawaii in the home, while also including a great deal of movement and texture. In recent months, clients have chosen strong colors like purple and red for these coastal homes."

PHOTO BY LESTER LAU (JESSICA PORTER PORTRAIT)

"The trend here is mimicking the vibrancy and color of Hawaii in the home, while also including a great deal of movement and texture."
JESSICA PORTER

ABOUT THE ART DEALERS

ALEX FARKAS

Growing up in a small arts town in northern Arizona, Farkas started his career young—creating sculptures in his uncle's woodworking studio and learning the business ropes in his mother's gallery. When he discovered a need for bringing a wide range of national talent together for anyone with Internet access at affordable price points, Farkas stepped in to co-found an impressively curated collection at UGallery. Currently serving as gallery director, he oversees more than 5,000 pieces of original artwork from 500 artists. From paintings to photography, prints, and beyond, Farkas has found something for every style, taste, and budget. *ugallery.com*

JESSICA PORTER

Porter took a dual degree in art history and foreign languages to the curatorial department at the Smithsonian's American Art Museum before returning to school to study law. In 2006, she finally returned to her first love and founded her own gallery with the goal of promoting risk-taking work of both emerging and established global artists to a wider audience. In addition to her position as director of Porter Contemporary, Porter also maintains a consulting business, tapping into her law and language backgrounds to help foreign galleries navigate the U.S. art market. *portercontemporary.com*

JENNY HARDY

Based in Malibu, CA, Hardy lives and breathes art—especially art that is eclectic, philanthropic, and innovative. Not only was she raised by a mother who is a renowned artist herself, but she is also involved in all facets of the world as an artist, a collector, and a private, referral-only art dealer representing talent like Carole Wescott and Jason Paul Bennett. **O|H**

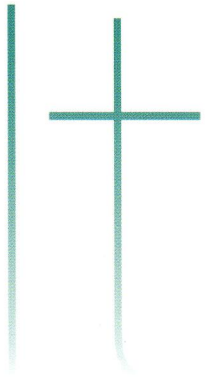
Island Hideout

New private residences, beach villas, and a stunning Diane von Furstenberg suite make Hayman one of Australia's most beautiful Great Barrier Reef island retreats.

BY ANDREW CONWAY

White Hot
A Hayman beach villa.

PHOTO COURTESY OF HAYMAN



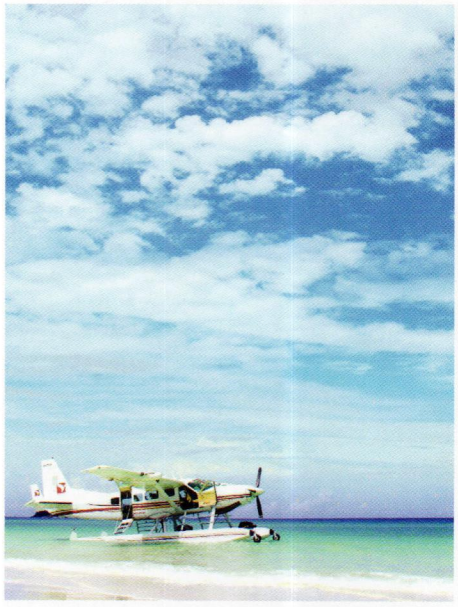
seems fitting that **Hayman** offers a deluxe beach villa numbered 007. After all, upon arriving here, guests will feel they're channeling Daniel Craig as the private seaplane delivering them from the airport on nearby Hamilton Island–after a seamless two-hour flight from Sydney–splashes down on the impossibly blue waters of the Coral Sea and slips smoothly into Hayman's marina. The cinematic James Bond, surprisingly, has never set foot in Australia in 50 years of action and adventure, but Hayman would surely top the list of every movie location scout as the perfect place for 007 to romance yet another stunning femme fatale.

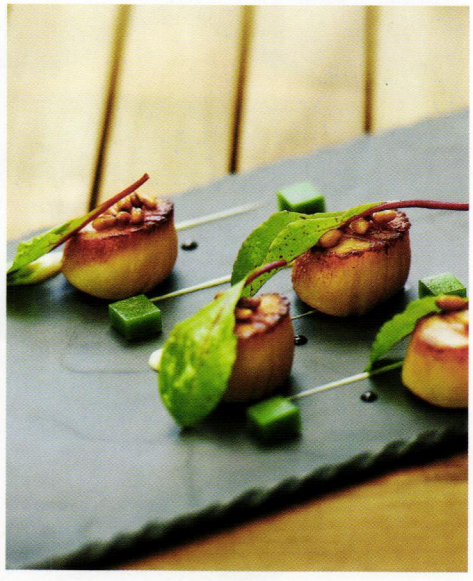
Beach Bliss
Opposite, clockwise from top left, a sea plane on Hamilton Island, a pool room balcony, scallops at Fontaine, a balcony outside the Diane von Furstenberg suite, the suite's living room, and the resort's pool.

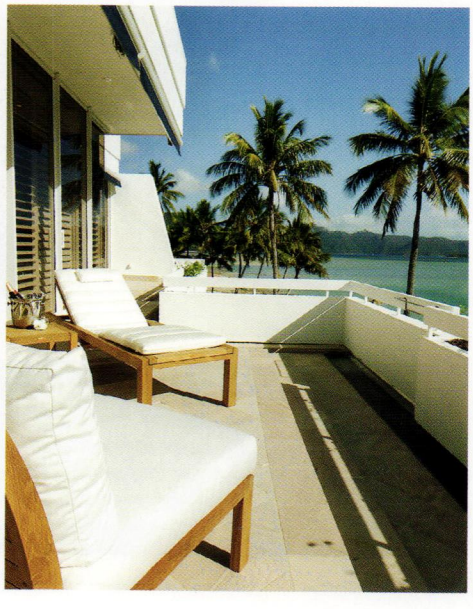
On this occasion, we're welcomed by Friedel, a fresh-faced South African, who quietly introduces himself as our personal butler and whisks us to the sanctuary of a beachfront villa, where we are encouraged to take a dip in the plunge pool while he arranges a spot of lunch. Friedel then offers some amazing choices for our afternoon activities: a diving or snorkeling trip to nearby Blue Pearl Bay, a helicopter flight to iconic Whitehaven Beach and its vast swirls of pure silica sand, or a catamaran to sail off Hayman Beach. We could almost hear M telling us to get back to work as we weighed our options.

The most northerly of the Whitsunday Islands–a cluster of 74 densely forested isles basking in sunshine off the tropical coast of Queensland–Hayman makes the most of its rare natural beauty and unique position as a jewel in the crown of Australia's Great Barrier Reef retreats.

Perched on a crescent-shaped beach with panoramic views of neighboring Hook Island and Australia's mainland in the distance, the 209-room resort is divided into two low-rise wings, one cascading to an eye-catching hexagonal swimming pool, and the other set around a tranquil lagoon, complete with a pair of white swans. The pool wing's 90 rooms and six suites are the smaller of the two annexes but offer spectacular views of the swimming pool, beach, and Coral Sea. (Opt for a pool-access room on Level 1 and you can dip into the saltwater pool directly from your private balcony.) A more secluded and residential experience awaits in the lagoon wing's 90 rooms and 12 suites, with each suite featuring a separate







PHOTOS COURTESY OF HAYMAN

On the Edge
A private beachfront plunge pool.

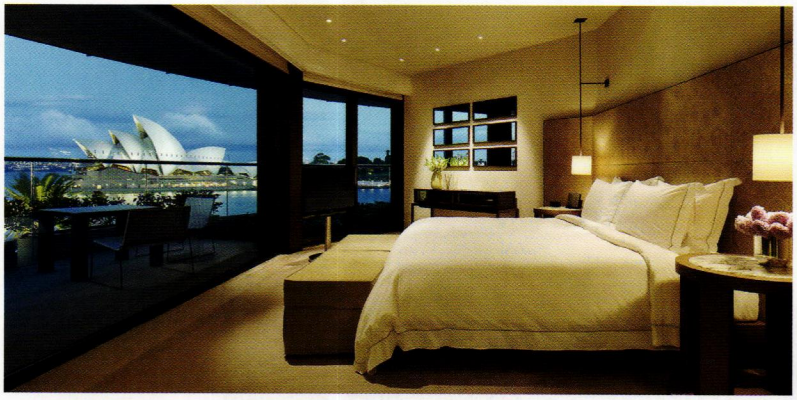
Daily flights operate from Sydney to Hamilton Island, where guests board Hayman's private vessels, *Sun Goddess* or *Sun Eagle*, for a 55-minute transfer to the resort. Room rates from AUD $590 (approximately US $614) per night.

Qantas offers 37 flights a week from the U.S. to Australia and is the only airline offering the A380 service on select non-stop flights from Los Angeles to Sydney and Melbourne. *qantas.com*

PHOTO COURTESY OF HAYMAN

bedroom, dressing room, lounge, and dining area, double balcony, and an open bathroom that boasts a deep tub for an after-sun soak. A renovation program for both the pool and lagoon wings, scheduled to commence this year, will bring the accommodations' interiors to a new caliber mirroring that of their beautiful setting.

Eight beachfront villas added a new layer of luxury to Hayman when they opened in 2010, and they remain the resort's most sought-after accommodations, along with a private beach house next to the villas, which comes with an outdoor plunge pool. Designed by renowned international architect Kerry Hill, who has won acclaim for his work with Amanresorts, each beach villa is a light-filled hideaway featuring a spacious and contemporary bedroom and bathroom separated by an open-air gallery with an oversize plunge pool, daybed, and outdoor shower. Beach villa guests also enjoy dedicated butler service, and a concierge is on hand to arrange reservations in Hayman's myriad dining venues and for booking island and reef activities.



House of Style
The Park Hyatt Sydney's rooftop pool. Left, a Suite with a view of Sydney Harbor and the Opera House.

Urban Element

Begin or end a Hayman stay in spectacular Sydney, where it's all about the views

The water views from Australia's Whitsunday Islands may be spectacular, but few rival the jaw-dropping panoramas of **Sydney Harbor** as seen from two of the best luxury hotels in the city—**Park Hyatt Sydney** and Hayman's sister property, **InterContinental Sydney**.

Fresh from a multimillion-dollar renovation, which included the addition of three new rooftop suites, the Park Hyatt Sydney (*sydney.park.hyatt.com*) looks directly out to the iconic Sydney Opera House, as well as the Sydney Harbor Bridge and city skyline, from virtually every room. The hotel's newly designed living room, dining room, bar, rooftop pool and spa, and 155 bedrooms create a chic and sophisticated residential atmosphere, with floor-to-ceiling windows and private balconies maximizing the constantly changing harbor views.

Savvy guests staying at InterContinental Sydney (*ihg.com*) book a Club room or suite, which provides access to a dramatic, glass-enclosed rooftop lounge on the 31st floor, where guests can enjoy complimentary breakfast, all-day light refreshments, and twilight cocktails and canapes, along with nearly 360-degree views of Sydney Harbor from the wraparound terrace.

Perched on opposite sides of Circular Quay—one of Sydney's major ferry, bus, and train hubs—each hotel is a kangaroo's hop from most of the city's best attractions.

5 GREAT THINGS TO SEE AND DO

1: Climb the arch of the **Sydney Harbor Bridge**

2: Ride a ferry across the harbor to bustling **Manly Beach**

3: Book tickets for a performance at the **Sydney Opera House**

4: Explore the historic **Rocks** precinct on foot

5: Fly by seaplane from **Rose Bay to Palm Beach** or the **Hawkesbury River** for lunch.

PHOTO COURTESY OF HYATT HOTELS

The resort's *pièce de résistance*, however, is a stunning new suite designed by global fashion icon Diane von Furstenberg, who is a friend of Hayman's Malaysian billionaire owner, Seng Huang Lee, and his wife, Peggy Yeoh. One of three penthouses on Level 4 of the lagoon wing, the DVF suite opened in October last year to worldwide critical acclaim and set a new benchmark in island resort accommodations in Australia. There's something inherently joyful about the two-bedroom, two-bathroom suite, which is decorated with sand-colored walls, vivid white trims, bleached European Oak timber flooring, and offset by von Furstenberg's wonderfully vibrant fabrics, textures, and colors. The suite accommodates up for four people and is priced at AUD $5,000 (approximately USD $5,200) per night, including around-the-clock butler service.

While most guests check into the resort for a few nights, a select few can now buy into the Hayman lifestyle, thanks to the release of brand new residential properties, the first private ownership opportunity ever offered on the island. Situated on a hillside just east of the resort, with magnificent views of the Great Barrier Reef Marine Park, the first two Hayman Private Residences designed by Kerry Hill have been completed recently and sold to undisclosed buyers for a reported AUD $18 million (USD $18,750,000) each. More will become available in the near future.

One of the residences, a five-bedroom masterpiece with an infinity pool, media room, and expansive indoor and outdoor entertaining areas, is being leased back to Hayman for vacation rentals (per night rates on application). A complex of Hayman Marina Residences to the west of the resort, overlooking the marina and the island's two sleek luxury ocean cruisers, *Sun Goddess* and *Sun Eagle*, is also being planned–the perfect place for 007 to put down roots should adventures Down Under come calling. *hayman.com.au* **O|H**

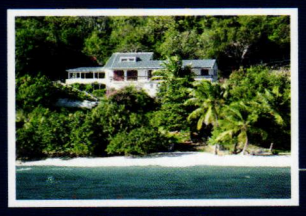
Healing Hands
Enjoying a massage at Hayman's spa. Opposite, the master bedroom of the Diane von Furstenberg penthouse.

PHOTOS COURTESY OF HAYMAN

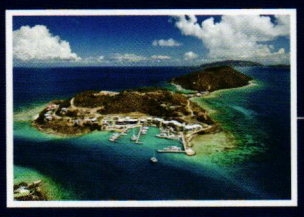
Local Expertise...
Global Exposure.

British Virgin Islands

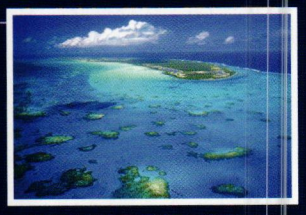
Sotheby's
INTERNATIONAL REALTY



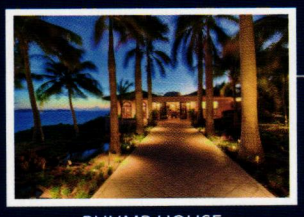
LITTLE HOUSE
SANDY GROUND, JOST VAN DYKE



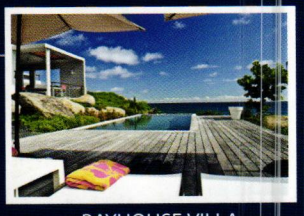
PRIVATE VILLAS & MARINA SUITES
SCRUB ISLAND RESOURCE & MARINA



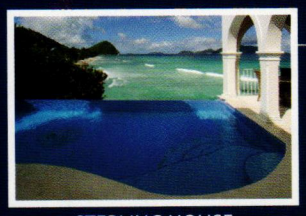
NUTMEG POINT COTTAGE
ANEGADA



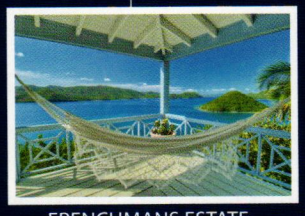
RHUMB HOUSE
TORTOLA



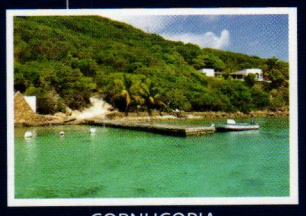
BAYHOUSE VILLA
VIRGIN GORDA



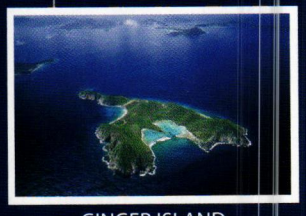
STERLING HOUSE
LONG BAY, TORTOLA



FRENCHMANS ESTATE
FRENCHMAN'S CAY, TORTOLA



CORNUCOPIA
GREAT CAMANOE



GINGER ISLAND

A home in the Caribbean offers a blend of sophisticated design and casual barefoot living; of romance and privacy in an unforgettable setting, and wonderful memories of time spent on a shady verandah admiring the expansive views.

Living in the British Virgin Islands also means having an intimate relationship with the sea and the weather it creates. It surrounds us all and affects our daily activities. Beach day or forest hike? North shore surfing or South shore marina? East End or West End? The choices are many and varied. Eating out could take you to one of numerous restaurants on several different islands with countless beaches and hidden coves, all an easy boat ride away – power boat or sailing yacht – you choose!

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CONTENTS

Sea Life: CRYSTAL COAST, NC **95**
Openings **102**
Blueprints **106**
Business + Market Watch **108**

Insider

OH

Light the Way
Cape Lookout Lighthouse.

SEA LIFE: **NORTH CAROLINA'S CRYSTAL COAST**

CAROLINA COOL

Low-key luxury shines along North Carolina's Crystal Coast

by **Michael J. Solender**

Experiencing North Carolina's Crystal Coast is like facing a string of endless Saturday mornings. Oceans of outdoor activities do their best to compete with the tug of a lazy day spent relaxing on the extra-wide beaches. No matter the choice, tomorrow offers another opportunity.

Devoid of even a single beachside hotel or resort development, Crystal Coast beaches are free from typical resort crowds and host more crabs and gulls most days than tourists. Miles of bike paths, shared marinas, and county-wide programs such as the Carteret Catch, a pledge by local restaurants to serve locally caught seafood, are just a few of the components that comprise this vast southern region off North Carolina's Pamlico Sound.

The interconnected beach communities that make up the area are more like siblings than distant relatives. While each shares its own personality and character, there is an underlying filial relationship that lets visitors know regional kinship is paramount.

Well south of their better-known Outer Banks cousins of Cape Hatteras and Ocracoke Island, the Crystal Coast communities framing Bogue Sound begin along scenic Highway 58. Here, Emerald Isle is the westerly anchor providing modern amenities and old-fashioned

beach town values. Families are the focus at this gem in the coastal crown, which boasts dozens of "sand castles"–oversized, family-friendly mansions fully equipped for weekly rental and typically situated right on the shoreline.

Four miles up the road are Indian Beach and Salter Path. Heavy concentrations of second-home owners grow the summertime population of these villages, though each retains a comforting, small-town feel. Lore has it that Salter Path got its name from the trail fishermen carved by carrying their catch from the beach to the sound just past Riley Salter's mid-1800s home.

Salty tales are not restricted to 19th-century history, as one of the Crystal Coast's most famous visitors–if not a temporary resident–was the most notorious pirate that ever sailed the seas, the feared and ruthless Blackbeard. His infamous ship, the *Queen Anne's Revenge*, is one of hundreds of wrecks just off shore, scattered along this section of the Outer Banks known as the graveyard of the Atlantic.

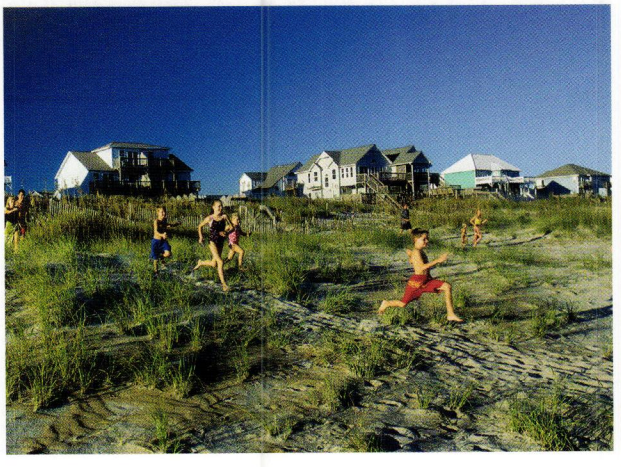
Sunk in 1718, the ship shares a watery tomb with many other wrecks-turned-reefs, including German U-boat submarines used during WWII. Hosting a higher concentration of wrecks than any other locale in the world, the Crystal Coast was named the No. 1 wreck-diving destination in North America by *Scuba Diving* magazine.

Pine Knoll Shores, one of the most natural and untouched areas of Bogue Banks, is halfway between Atlantic Beach and Indian Beach and is home to one of three of North Carolina's state aquariums, a remarkable destination housing the state's largest saltwater tank that contains 900,000 gallons teeming with sharks and dozens of indigenous species.

Housed at the far end of this barrier island is Atlantic Beach, the Coast's elder statesman. Atlantic Beach contributes cultural capital to the region with concerts, outdoor films, and special events all summer long. Some of the area's best seafood restaurants reside here, serving up Atlantic triggerfish, North Carolina shrimp, and line-caught yellowfin tuna. Check out the casually chic Amos Mosquito's (*amosmosquitos.com*), where an ambitious menu featuring dozens of seafood specialties is executed with expertise.

Separated by the Beaufort Inlet, Beaufort and Morehead City are sister towns of sorts, with Beaufort having undergone a renaissance of sorts. Beaufort's townspeople recognized the historical significance of their community (an important port for both the Northern and Confederate armies during the Civil War) and had the foresight to begin preservation efforts in 1977 that eventually led to a full-blown revival. What stands today are lovingly restored Civil War-era homes fronted by a highly serviceable marina (situated on the Intercoastal Waterway), a tiny but funky shopping district, and two oceanographic research facilities–The National Oceanic and Atmospheric Administration's (NOAA) Center for Coastal Fisheries and a marine lab run by Duke University.

Morehead City is more of a working-class town and is home to shipbuilding facilities and a large port that receives ships from as far away as China. The community is home to the annual Big Rock Blue Marlin Tournament



Coastal Elegance Top to bottom, ponies on Shackelford Banks at Cape Lookout National Seashore; heading out on a fishing expedition; rental properties along the Crystal Coast, deemed "sand castles" by local residents.

PHOTOS COURTESY OF CRYSTAL COAST TOURISM AUTHORITY

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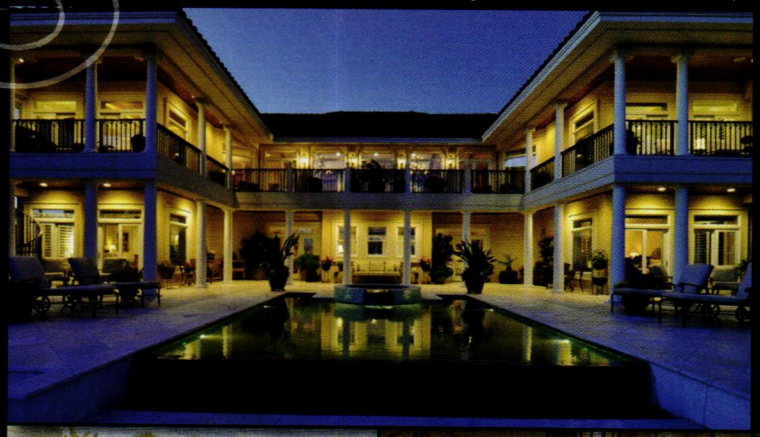

"LIVE THE DREAM!"

ORANGE BEACH, ALABAMA

True elegance on exclusive, gated Ono Island. This magnificent custom built home was designed with entertaining in mind and features cozy nooks, huge open chef's kitchen, billiards room, bar, media room, gym with steam shower, wine cellar, phenomenal bedroom suites, wine cellar, and verandas everywhere. The grounds feature a beautiful invisible edge pool, hot tub, lush landscaping, and lots of quiet sitting areas to relax and enjoy the magnificent views. Located on deep water with quick Gulf access, the boat house accommodates the serious fisherman and the casual boater with boat lift, double jet ski lifts and a boat slip built for a 60' boat.

Offered at $3,500,000. Agent Owned.

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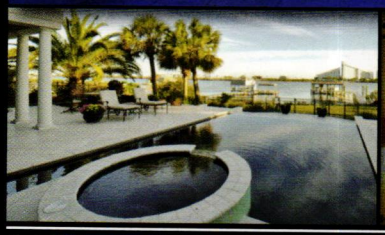

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ORANGE BEACH, AL

Designed by architect Lea Verneuille, this waterfront estate on 3 +/- acres embraces the Coastal lifestyle with a 5,100+ SF (7100+/- SF total heated & cooled) 4BR/5.5BA main home, 1,000(+/-) SF of porches, 2BR/2BA 1400(+/-) SF guest house, pier, and large boat house with slips on deep water to accommodate large boats. Offered at $3,900,000

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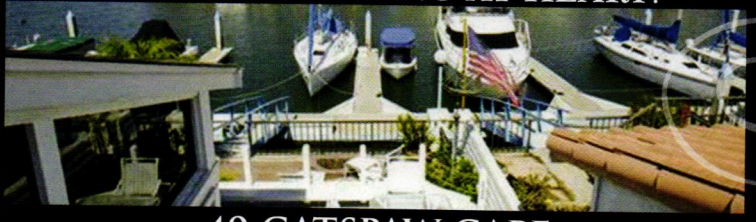

49 CATSPAW CAPE

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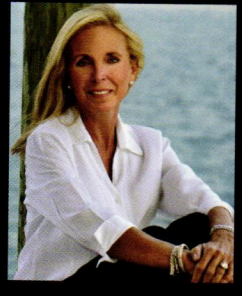

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each June (*thebigrock.com*). In this sport fishing Mecca, the meeting of the icy waters from Canada's Labrador Current collide offshore with the warmer Gulf Stream, creating a habitat second to none for trophy fish such as blue and white marlin, sailfish, and bigeye tuna, and superb eating fish like red drum, yellowfin tuna, and wahoo.

More than 56 miles along the Crystal Coast are dedicated to the wildly popular and permanently protected Cape Lookout National Seashore, home to the wild Banker Horses that have roamed free on Shackleford Banks for over a century. This destination represents one of the few natural barrier island systems in the world.

Carteret County, home to the Crystal Coast, boasts a population of 67,000. Many beachside homes feature a mashup of architectural styles from the Bahamas, Key West, and mainland Florida, showing off pastel colors like pistachio, peach, and lime green with white-on-white working shutters. Wraparound porches at both ground and second-story levels afford 360-degree views of rolling sand dunes, tall native grasses, and estuaries teeming with more than 100 species of water fowl.

Those fortunate to settle on the Crystal Coast have learned that the secret of this area rests somewhere between the ocean breeze and an it's-all-good state of mind.

Inn Style
Left, The Cedars Inn. Above, a guest room at the Pecan Tree Inn.

FEATURE

Charmed Living

CASTLES IN THE SAND AND ROOMS AT THE INN OFFER LUXE ACCOMMODATIONS BY THE SEA.

A VARIETY of seaside accommodations along the Crystal Coast—including rental properties, inns, and B&Bs—offer the comforts of home with a luxe style certain to spoil visitors.

Emerald Isle Realty has hosted visitors to the Crystal Coast since 1962 and offers hundreds of rentals by the beach and sound. Open, airy floor plans at these properties are complemented by soft linens, fully equipped kitchens, saltwater pools, ensuite Jacuzzis, game rooms, high-speed Internet, gas fireplaces, and, of course, direct beach access. Many of the larger "sand castles" (christened so by locals) comprise seven or eight bedrooms and frequently host family reunions, wedding parties, or group retreats. Personal chefs, daily maid service, and event planners are also available. *emeraldislerealty.com*

For more direct pampering, the Crystal Coast has many classic inns and B&Bs to choose from. One such option, originally constructed in 1768, **The Cedars Inn** was the home of William Borden, son of a Rhode Island shipwright and gracious host to visiting sea captains trading along the Eastern Seaboard. One of Fodor's "Great American Bed and Breakfasts," the Inn is situated in the heart of Historic Beaufort and charms guests with its Southern hospitality and Executive Chef Steve Smid's remarkable touch. *cedarsinn.com*.

Steps from Beaufort's historic harbor is the former Masonic Lodge, built in 1866 and now housing guests as the **Pecan Tree Inn**. A breezy wraparound porch affords the quintessential Southern experience, while finely tended English herb and flower gardens perfume the salt air and add to the elegant Victorian flavor of this lovely inn by the sea. *pecantree.com*

PHOTO COURTESY OF (LEFT TO RIGHT), THE CEDARS INN, PECAN TREE INN

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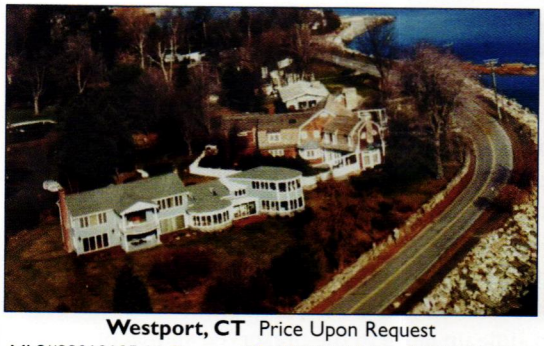
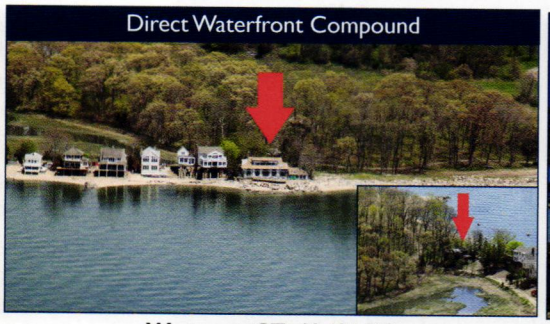
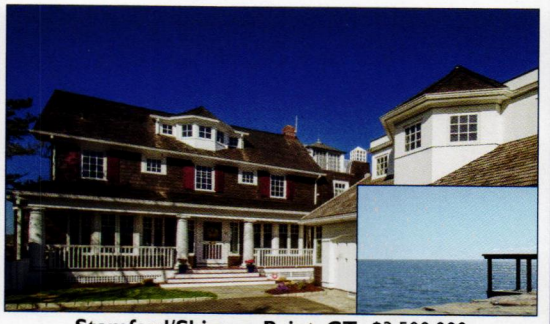


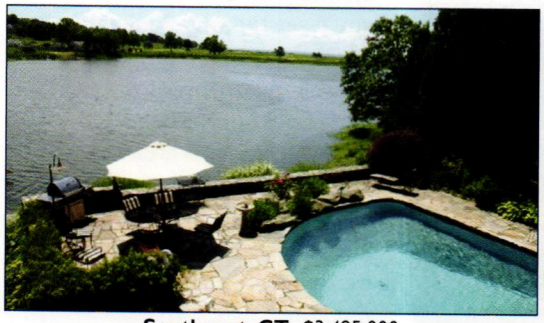
Westport, CT Price Upon Request
MLS#99019105, N. Sherter, 203.451.9227/B. Stroll, 203.856.6577



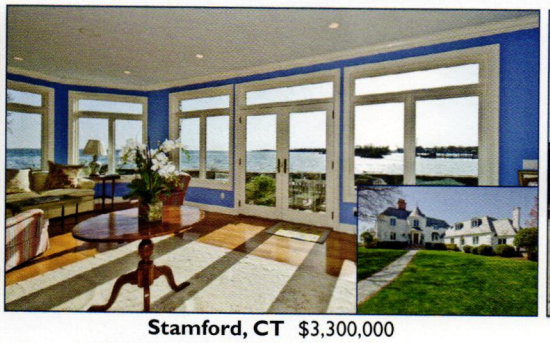
Westport, CT $3,624,000
MLS#99028386, Fran Burger, 203.209.6152



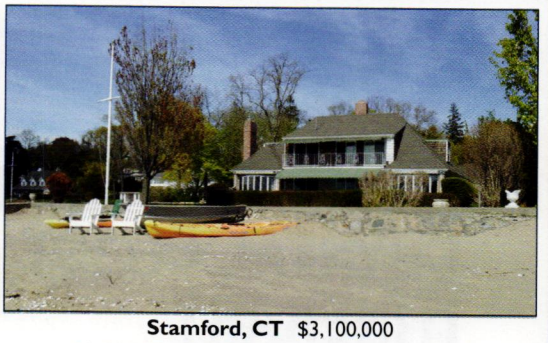
Stamford/Shippan Point, CT $3,500,000
MLS#99025513, NicoleJBates Team, 203.912.9778



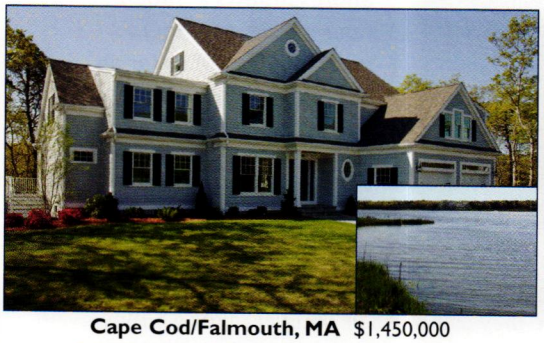
Southport, CT $3,495,000
MLS#98537699, Anne Estelle, 203.659.1621



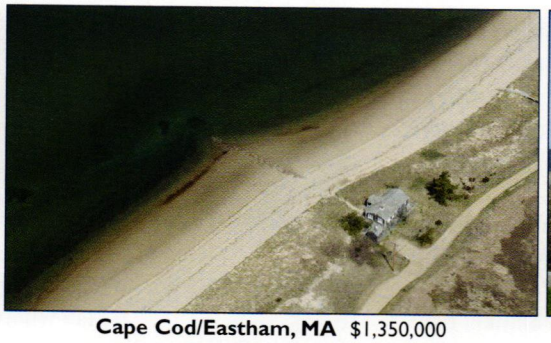
Stamford, CT $3,300,000
MLS#99024713, Steve Anastos, 203.461.0153



Stamford, CT $3,100,000
MLS#99023051, Barbara Ryan, 203.326.1144

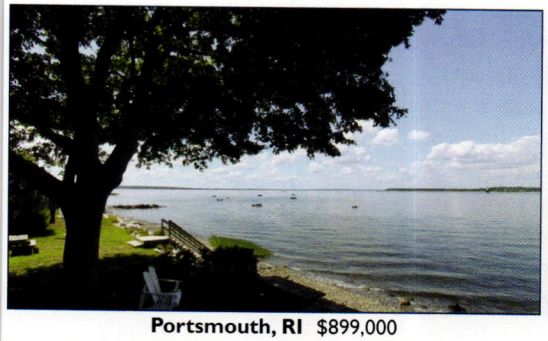


Cape Cod/Falmouth, MA $1,450,000
MLS#21108929, Ralph Secino, 508.776.3323

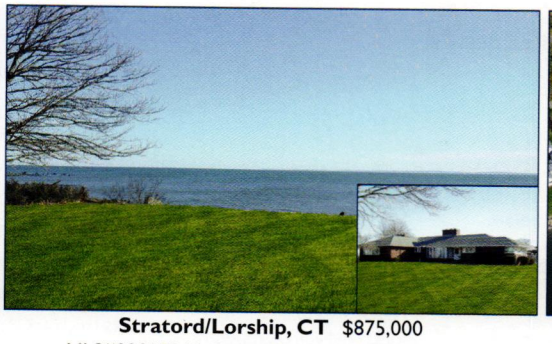


Cape Cod/Eastham, MA $1,350,000
MLS#21302736, Cindy Blum, 404.405.4305

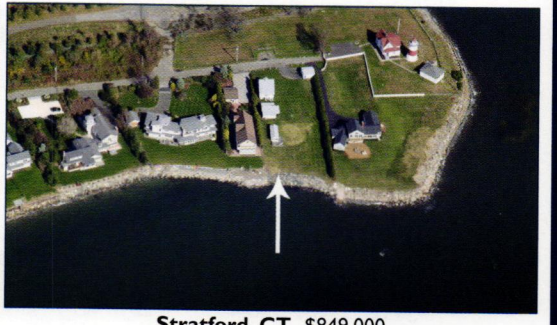
Stratford/Lordship, CT $1,299,000
MLS#99023002, Deborah Loban, 203.923.7006



Portsmouth, RI $899,000
MLS#1033944, Arthur Chapman, 401.640.0807



Stratord/Lorship, CT $875,000
MLS#99017268, Deborah Loban, 203.923.7006



Stratford, CT $849,000
MLS#99005695, Bobbi Loughran, 203.209.8675

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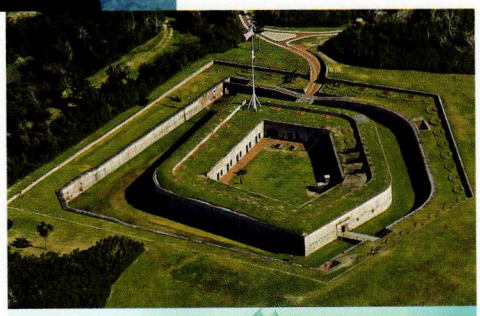
WHAT TO DO

ITEMS FOR YOUR CRYSTAL COAST ITINERARY

Divers should make **Olympus Dive Center** their first stop. Olympus offers daily half- and full-day charters and guides divers of all abilities to some of the most accessible and captivating wreck dives found anywhere. *olympusdiving.com.* Hankering for a trophy fish or just some tasty eating? Captain Dale Britt of **Sensation Sportfishing** knows just the right eddies and currents to find the jumbos. Be prepared to get up early, as the Captain and his mates set out before the sun. You'll have lunch onboard, as well as snacks, drinks, a blanket fishing license, and all the gear and support needed to land a big one. *sensationsportfishing.com.* **Fort Macon State Park** tops North Carolina's list of most-visited destinations, with more than 1.2 million visitors annually. After the War of 1812, the U.S. government began building an improved chain of coastal forts for national defense along the vulnerable Eastern seaboard. Fort Macon became part of this chain and served strategic roles in guarding Beaufort inlet during the Civil War. History is brought alive here by thoughtful exhibits and tours. *ncparks.gov/Visit/parks/foma/main.php.* Head out to **Harkers Island** to catch the ***Local Yokel*** (*capelookoutferry.com)* for the 25-minute ride across Bogue Sound and get up close and personal with the Diamond Lady herself, the **Cape Lookout Lighthouse**. Captain Yeomans is only too happy to sidle up close to the preserved shores of Shakelford Banks, where you'll see the wild Banker horses that have roamed free for over 100 years. Cape Lookout National Park offers picnic areas and lighthouse tours and features a well-preserved keeper's house restored as a museum. *nps.gov/calo/index.htm.* The **North Carolina Aquarium** at Pine Knoll Shores follows a "mountains-to-the-sea" theme, tracing a drop of water all along the route through North Carolina's Appalachians, the Piedmont, and into the lower coastal swamps. Children are captivated by the interactive exhibits, especially those featuring sea turtles, and a mock diagnostic lab where they can try their hand at marine biology. *ncaquariums.com/pine-knoll-shores.* With more than 100 dining venues available along the Crystal Coast, no one goes hungry. When it comes to dining, **Ruddy Duck Tavern** in Morehead City packs in the locals and visitors alike with a seafood-studded menu that includes Cajun Mako Bite appetizers and the best Cioppino this side of San Francisco. *facebook.com/RuddyDuckTavern.* Serving visitors since 1905, **Clawson's** is known for its jumbo crab cakes and famous fried flounder and oysters. *clawsonsrestaurant.com.* If you're in Emerald Isle and need to fuel up for the day ahead, there is no better breakfast to be had than at the **Emerald Grill**. Order the "Happy Happy"—a delicious dish comprising hash browns, bacon, and cheese piled on top of an "egg-in-the-hole"—and you'll be ready for anything the day brings. *301 Mangrove Drive, 252-354-9700.* OIH



Wondrous Waters
From top, the North Carolina Aquarium, Fort Macon State Park, wreck diving off the Crystal Coast.

PHOTO COURTESY OF (TOP TO BOTTOM) CRYSTAL COAST TOURISM AUTHORITY, RICHARD VERDIER, KAREN DOODY

THE DETAILS

Area 85 miles of shoreline from the Cape Lookout National Seashore to the New River. **Domestic/regional airports** Coastal Carolina Regional (EWN), 44 miles; Albert Ellis (OAJ), 45 miles. **International airports** Wilmington (ILM), 83 miles; Raleigh–Durham (RDU), 167 miles. **Ferries** Cedar Island–Ocracoke Ferry. **Median family income** Carteret County, $57,000. **Average home sale price** $208,380 (2012 MLS). **Famous residents** Curtis Strange, pro golfer; Hugh Shelton, retired four-star general and former chairman of Joint Chiefs of Staff for Presidents Clinton and Bush. **Festivals** Beaufort Food & Wine Weekend (April); Beaufort National BoatBuilding Challenge (May); 4th of July Fish Fry, Harkers Island; NC Seafood Festival, Morehead City (October). **Social Media** Twitter: *@CrystalCoast_NC*; Facebook: *facebook.com/CrystalCoast*; Web: *crystalcoastnc.org*.

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SOUTHAMPTON, NY $28,500,000. WEB: 0056035
Southampton Brokerage,
John McHugh, VP, Associate Broker, 631.227.4937

SOUTHAMPTON, NY $13,900,000. WEB: 0054886
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A French Leave Marina Village bungalow

Bahamian Bungalows

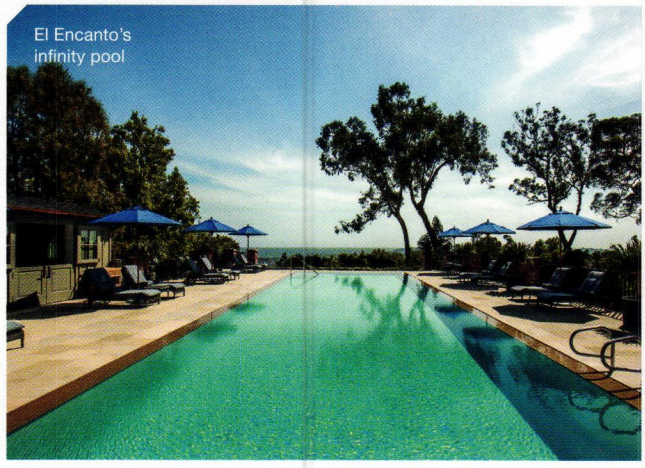
FRENCH LEAVE MARINA VILLAGE DEBUTS NEW SEAFRONT COTTAGES

THE BAHAMIAN ISLAND of Eleuthera's **French Leave Marina Village** will boast the first true seafront cottages to be built in Governor's Harbour since the late 1940s. While set on a coveted and expansive 270-acre resort site, French Leave will consist of just 37 single and detached one- and two-bedroom authentic Bahamian cottages and bungalows, providing guests the ultimate private escape to paradise. Eleuthera boasts pink sand beaches and lush hills, and French Leave allows travelers the opportunity to enjoy the Bahamas in its purest form, away from the mega casino-themed developments dotted throughout the island nation.

Resort amenities will include a full-service marina on the west side, a private beach club on French Leave Beach to the east, and the 1648 bar and grill, along with a pool, a fitness center, a special events lawn, and a wedding pavilion. In addition, guests in each hotel cottage will have access to a golf cart to reach the private beach club. All structures will reflect the understated elegance of the local historic Governor's Harbour architecture, with elements such as pitched cedar roofs, African mahogany shutters, and native dry-stack stone walls.

French Leave Marina Village is being developed by Shaner Bahamas in conjunction with Governor's Harbour Resort & Marina, Ltd. The first phase of cottages, set for completion in August, will be offered to guests starting at $350 per night.

Reservations can be made online starting July 1, 2013, for stays in August. In addition to the new hotel bungalows, a limited number of oceanfront hotel home sites and hotel bungalows are available for purchase. *frenchleaveresort.com*


El Encanto's infinity pool

SANTA BARBARA CHIC

Orient-Express transforms El Encanto

A glamorous Santa Barbara, CA, hideaway for almost 100 years, **El Encanto** sits amidst seven acres of landscaped gardens. Under the watchful eye of Orient-Express, the hotel has been fully restored and now consists of 92 individually designed California-style bungalows featuring hardwood floors, plantation-style shutters, and its own private patio or garden. Telescopes on each terrace allow guests to take in the magnificent views of the Pacific, for which the hotel is famed. Amenities at El Encanto include an infinity-edge pool, fitness center, and a spa with seven treatment rooms, a relaxation lounge, showers, and steam rooms. The 800-square-foot Hummingbird Bungalow features its own outdoor rainforest shower. Rates start from approximately $525 room per night. *elencanto.com*

FAB JULUCA

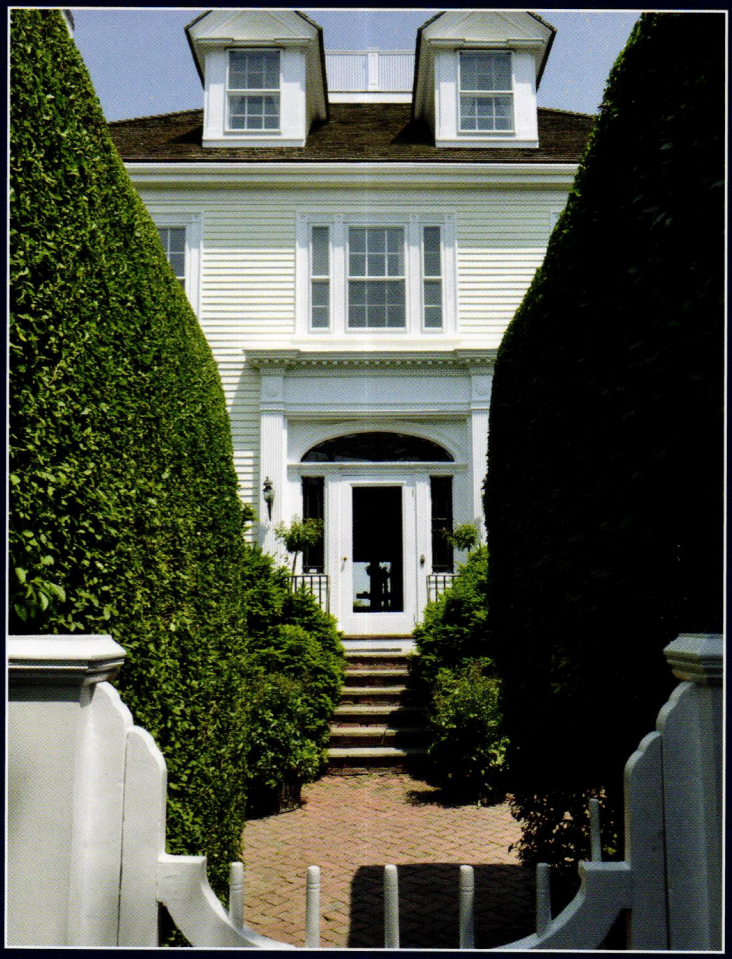
Anguilla's standout hideaway gets a glam update

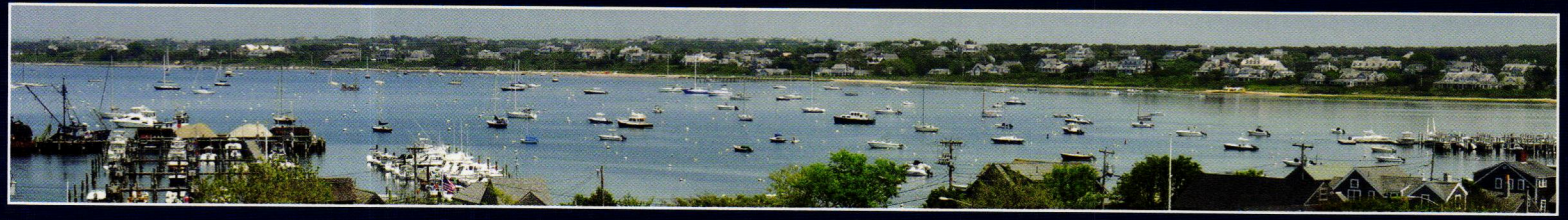
Located along the intimate crescent of Maundays Bay on the exclusive island of Anguilla, the 179-acre resort **Cap Juluca** recently received several millions of dollars' worth of rejuvenation. Using their background in design, new owners Charles and Linda Hickox oversaw many of the refurbishments. A highlight of the redo is the new Jonquil Suite – a 3,290-square-foot villa featuring two master bedrooms, an oceanfront dining terrace, a Jacuzzi, and a private freshwater infinity pool. Additional property enhancements include a new exotic Arabesque-style waterfront bar featuring live music, dancing, and a global tapas menu. Rates for the Jonquil Suite start at $2,622 and include

A Cap Juluca villa living room

NANTUCKET ESTATE WITH MAJESTIC HARBOR VIEWS

Historic Nantucket Estate | Rare opportunity to own one of Nantucket Island's premier properties. Perched majestically at the crest of historic upper Orange Street, this unique home is steps away from cobblestone paved Main Street and enjoys expansive, panoramic views of the harbor and town. The beautifully landscaped grounds include a formal English garden with brick walkway rimmed by manicured boxwood, lovely rose gardens, specimen trees, a two-car garage and a towering privet hedge which surrounds the entire estate. There is a separate building lot on the property that is included in the sale. $20,000,000





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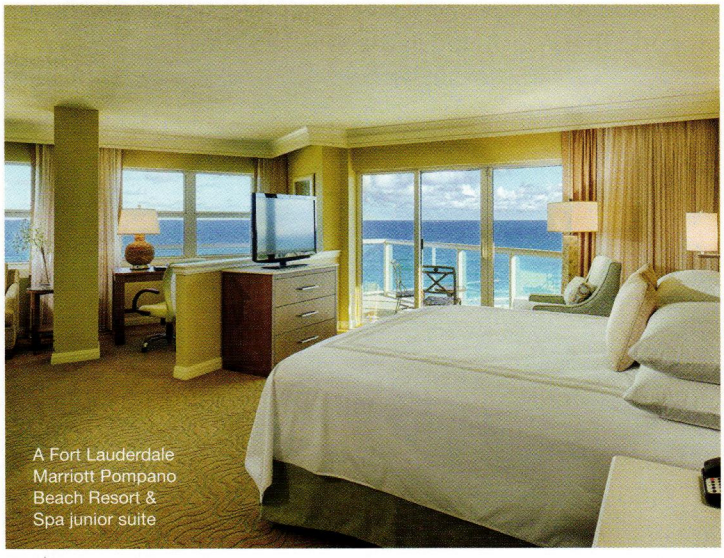
welcome and farewell amenities, daily breakfast, a private beach dinner, and an assigned golf cart. Cap Juluca will commence its annual seasonal closure on August 25 and will reopen on November 1, 2013. *capjuluca.com*

POMPANO PAMPERING

Marriott opens its doors in South Florida

This summer, Urgo Hotels unveils the **Fort Lauderdale Marriott Pompano Beach Resort & Spa**, a boutique-style oceanfront resort nestled within the charming city of Pompano Beach. The oceanfront resort features 219 luxury guest rooms, each with private balconies and views of the Atlantic. The property includes more than 8,000 square feet of meeting and function space, including a 4,000-square-foot oceanfront ballroom. The well-appointed resort has multiple pools, a 3,000-square-foot rooftop terrace, and an upscale seafood restaurant, McCoy's Oceanfront. The property opens its doors July 1, 2013. *marriott.com/fllpm*

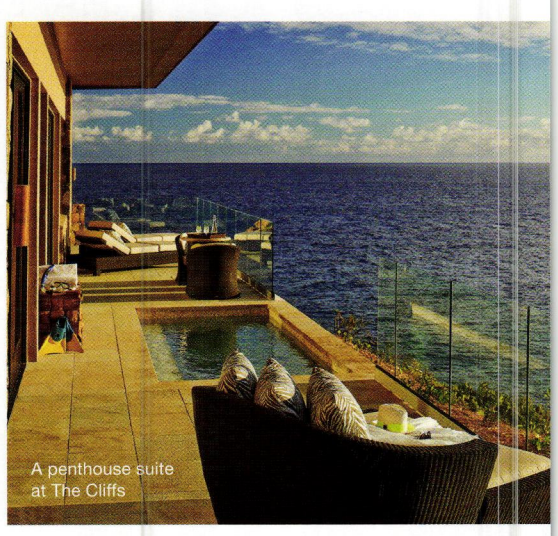


A Fort Lauderdale Marriott Pompano Beach Resort & Spa junior suite

REMOTE RESPITE

The Cliffs opens at Virgin Gorda's Oil Nut Bay

On the eastern tip of Virgin Gorda, spread across 300 pristine acres and accessible only by boat or helicopter, **Oil Nut Bay** offers freehold ownership and resort accommodations in an exceptionally private location. New to the destination (as of March 2013) are The Cliffs. Comprised of two 890-square-foot deluxe rental suites and a 1,334-square-foot penthouse, The Cliffs feature unobstructed views of the Caribbean Sea via floor-to-ceiling sliding glass windows, an expansive master bedroom, an outdoor open-air shower, a great room, a wet bar, exterior terraces, and a private outdoor plunge pool. Oil Nut Bay boasts one of the world's premier marinas, with 38 slips for yachts up to 300 feet. Home sites at Oil Nut Bay range from $2 million to $15 million, while completed homes range from $3 million to $50 million. Suites at The Cliffs start at $1,500 per night. *oilnutbay.com*



A penthouse suite at The Cliffs

Rockwell Rocks

THE PACIFIC PALISADES ICON REOPENS WITH NEW LUXURY HOMES

WELL KNOWN for its unique board-formed concrete structure and uncompromised location in stunning Pacific Palisades, CA, the iconic **Rockwell** has recently been transformed and reborn. After a multimillion-dollar overhaul by 9 Mile Investments, the six-level "stepped building" that was formerly known as Sunset Pacifica now features 10 single-level residences and six two-level penthouse townhomes.

Ranging from 1,200 to 3,600 square feet of interior space and an additional 250 to 1,400 square feet of outdoor space on private oceanview terraces, the one-, two-, and three-bedroom homes feature ultra-high ceilings, skylights, fireplaces, exposed concrete walls, reclaimed white oak floors, custom-designed chef's kitchens, floor-to-ceiling windows, and French doors that open to spacious terraces (some featuring outdoor kitchens, fireplaces, and showers). The townhome residences include private hillside gardens.

The ground floor of Rockwell offers two commercial spaces—Studio K, a private gym and training studio with state-of-the-art equipment, and Fiore Gardens, a combination boutique floral design studio and home and garden store. Residents of Rockwell receive a complimentary first-year membership to Studio K.

Ocean views from the Rockwell

Nestled into the hillside where Sunset Boulevard meets the Pacific Coast Highway, the 16 luxury oceanview residences are currently available for sale, priced from the $900,000s to $4 million. *rockwellatpch.com*

PHOTO BY NICK SPRINGETT (ROCKWELL); BY CHRISTIAN HORAN PHOTOGRAPHY (OIL NUT BAY)

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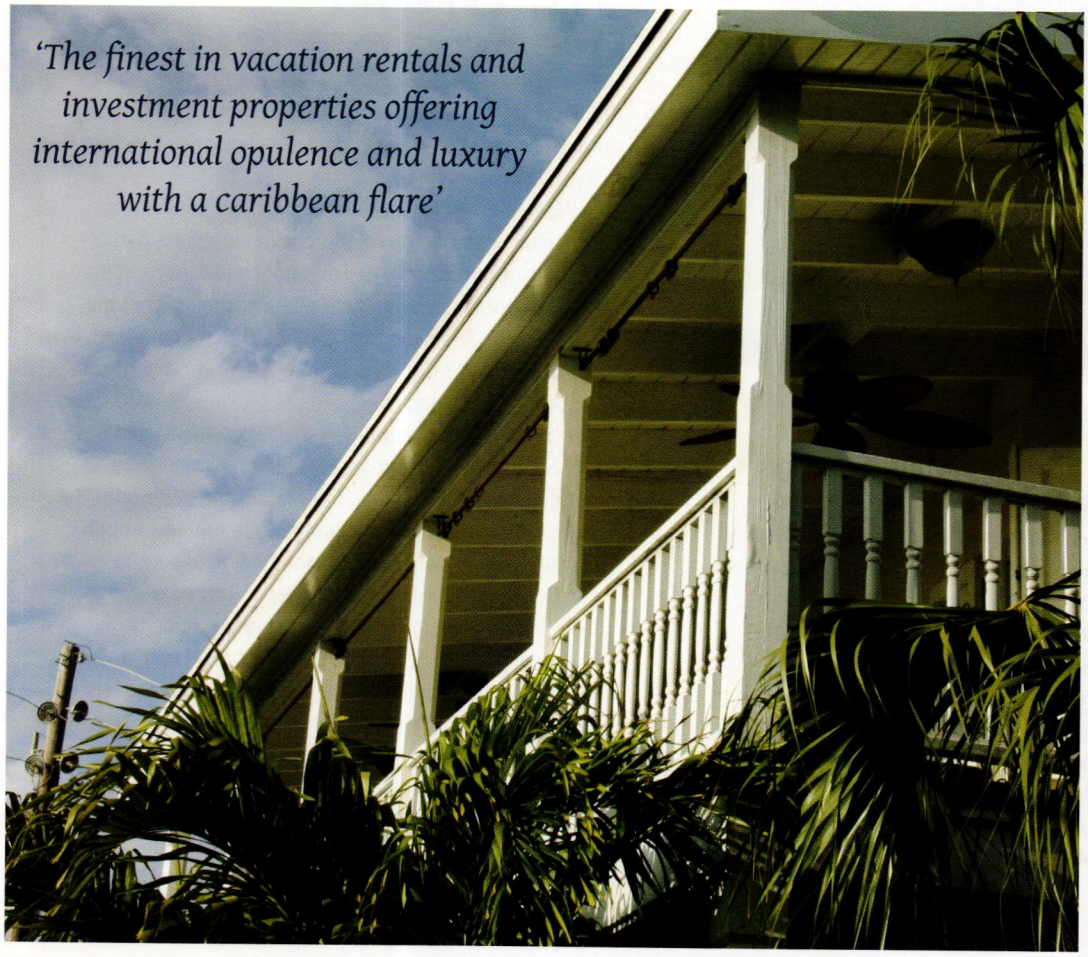

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AMAZING GRACE

Grace Bay brings new luxe living to Turks & Caicos

Grace Bay Resorts in Turks & Caicos will soon welcome to its luxury portfolio a new private enclave, The Residences, a gated micro-resort comprising three custom homes. Each home is located on a 95-foot-wide freehold parcel of private beachfront and offers over 6,000 square feet of indoor and outdoor space, four bedrooms, four and a half bathrooms, and 2,600 square feet of external space, featuring a private deck surrounding an infinity pool and outdoor shower. In addition, owners are provided access to the resort property's common areas and amenities, including an owners' library, fitness center, and access to the Grace Bay Club. While not in residence, owners can opt to rent their home. Prices start at $3.7 million. *gbresidences.com*

CRIMSON'S COMING

LEED-standard living comes to Miami

Located at NE 27th Street and Biscayne Bay in Miami, **The Crimson** is a LEED Silver project, which will feature one-, two-, and three-bedroom residences, penthouses, and townhomes. Its units will range from approximately 780 to 1,600 square feet, spanning nine different floor plans. The building will also offer six penthouses equipped with an outdoor terrace, summer kitchen, and private hot tub. Each residence will come with a designated storage unit in the parking garage. The amenities of The Crimson, also referred to as the C-Club, will include an eighth-floor pool deck, a landscaped promenade sundeck, a hot tub, an outdoor/indoor mini-theater, a cybercafé, a lounge, a business center, a zen room, a fitness center, and a spa. As a LEED Silver building, The Crimson will provides variable refrigerant flow for each unit, which yields low-energy and high-efficiency cooling and heating. Prices range from $370 to $570 per square foot. The Crimson's projected opening date is mid-2015. *thecrimsonmiami.com*

ELEGANT ECHO

Miami prepares to welcome Echo Brickell

When it opens in December 2016, **Echo Brickell** will rise 60 stories and 750 feet above Miami's financial district, making it the tallest all-residential development on the city's skyline.

With only 190 luxury residences, Echo Brickell features conceptual design by Uruguayan architect Carlos Ott. When complete, the development will consist of one-, two-, and three-bedroom floor plans spanning from the ninth to 42nd floors, and full- and half-floor penthouse units from the 43rd to 61st floors. Units will offer 10- to 14-foot ceilings, Apple smart-home technology, Wolf stoves and custom hoods, Sub-Zero appliances, and outdoor barbecues on eight-foot terraces.

One of the most unique features of the exterior of the project is an open space located in the cutout through the middle floors of the tower that will house a full-floor pool deck, allowing residents to swim from one side of the building to the other. A fitness center and spa will be suspended over the pool. Other services and amenities include a cutting-edge parking system, resort-style poolside service, 24-hour concierge, and ground-floor retail space.

Echo Brickell is being developed by JDS Development Group and Property Markets Group. Prices range from $500,000 to $8 million. *echobrickell.com*

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SELLING ON THE SEA

By the Sea Sotheby's International Realty carries the name and gets the results

by **David Eisen**

Luxe Listings By the Sea Sotheby's listings in Gloucester and Rockport (inset), on Boston's North Shore.

The real estate market on Boston's North Shore is rife with stunning seaside mansions. Arguably, no one in the business knows the area and its inventory better than Karen Hanson, who heads up the firm By the Sea Sotheby's International Realty in the North Shore town of Beverly. The company was granted its Sotheby's affiliation in 2006 and has since been servicing high-wealth individuals throughout the region.

The firm carries only around 40 listings at a time, of which about half are coastal homes, according to Hanson. About half of its listings are over $1 million. This year alone, By the Sea has sold about twice as many million-dollar homes than in 2012–and the year is far from over. "We are about 30 percent higher in total sales volume than 2012," Hanson says.

Need more proof of a turning market? Hanson says that the number of days on market for homes in the company's core area are down 19 percent, year over year, and in the over-$1 million segment, days on the market are down 34 percent. "The market overall has seen shades of turning the corner from a buyer's to a seller's market, although we are far away from our peak in 2006," Hanson says. "Market volume is creeping up, as is market confidence, and homes that are priced well, especially those on scarce pieces of waterfront land, are selling at a faster clip than we've seen in years."

There's no doubt that the real estate market in and around the North Shore is back, as owners of coastline properties slowly begin bringing their assets to market. And buyers are there waiting. "No matter when you bring a house to market, if [it's] priced properly and it's unique enough, it will sell," Hanson says.

Regardless of what hits the market, buyers have the means to buy. "People who purchase these [homes] will always be able to," Hanson says. "They...see there's value, that it's a safe investment."

And the old real estate adage, again, rings true; it's all about "location, location, location." Buyers today don't care so much about the house itself, what realtors call the "bones." What buyers do care about is the land, the view, and the water. "Anyone in [the high-end] sector of the market can do anything to the house, even take it down and rebuild," Hanson says.

But act fast, Hanson warns, as it's not just a local market–international buyers, too, are chomping at the bit. Hanson says that about a third of the traffic to her firm's website comes from international visitors; furthermore, the percentage of By the Sea's sales from international buyers is between 5 percent and 7 percent.

"The market couldn't be better," Hanson says. It sure sounds like it. *bytheseasir.com* OH

"The market overall has seen shades of turning the corner from a buyers' to a sellers' market."

—Karen Hanson
By the Sea Sotheby's International Realty

MARKET WATCH

SEATTLE GREY

The setting for British author **E.L. James**'s *Fifty Shades of Grey* has sold for $6.2 million (the highest price paid for a condo in Seattle's history). The 5,100-square-foot penthouse in high-rise Escala features Puget Sound, Elliott Bay, and Olympic Mountain views. A 1,000-square-foot terrace adds to the drama that comes with the purchase of the cool and debaucherous love nest of James's Christian Grey.

SWIFT DECISION

Twenty-something singing sensation **Taylor Swift** has reportedly paid $17.75 million in cash for her fourth home—a seaside mansion in ritzy Westerly, RI. The expansive five-acre estate includes a five-bedroom mansion with over 11,000 square feet of living space and 700 feet of Atlantic waterfront.

GOOD DEAL HUNTING

Matt Damon's Mediterranean-style Miami Beach mansion on La Gorce Island is on the market for $20 million. The 2,705-square-foot home has seven bedrooms, 10 baths, and a home movie theater. The main house, a pool house with roof terrace, and a two-bedroom guesthouse occupy an acre of premium waterfront. A dock and 170 feet of water frontage on Biscayne Bay complete the package. *–K.J.*

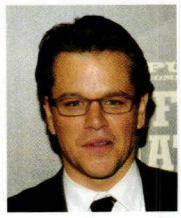

PHOTO BY STEPHEN LOVEKIN/ISTOCK (MATT DAMON)

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Beachfront Collection

Themed Millwork LLC launches the largest collection of hand-carved keystones. These carvings depict an array of coastal styles. The Beachfront Collection was created with the seaside home in mind. When beach décor is the desire or you want to bring the beach home, "We've got you covered." "Your imagination is part of the fun."***Themed Millwork LLC*, 866.355.6311, www.themedmillwork.com**

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Sea Glass

Beach found sea glass, is tumbled by the ocean and set into fine art jewelry. As lifelong beach combers, the artists at West Coast Sea Glass offer historic, rare pieces sculpted by waves, wind, and sand. Found by the artist on rugged coasts then set into high quality rings, necklaces, earrings, and more. We also offer sea glass books, notecards, and glass floats. ***West Coast Sea Glass*, 360.461.9560, www.westcoastseaglass.com**

KAREN ROBERTSON COLLECTION

One of the finest sources of marine-inspired design in home decor. Dried sea fans are harvested from the ocean, then tinted by hand. All sea life collections are double framed between two sheets of glass, so your wall color becomes the mat. ***Outer Banks Trading Group*, 919.249.6121, www.obxtradingroup.com**

FRANK GEHRY BROAD BEACH MALIBU ARCHITECTURAL MASTERPIECE

With 160 feet of beach, over 11,000 square feet, 6 bedrooms and 10 bathrooms, a championship tennis court, a 60 foot lap pool, and an expansive lawn that rolls gently down to the sea, this Frank Gehry designed compound is the crown jewel of Broad Beach, and truly one of the finest beach properties in all of Malibu.

It features all one would expect from such an estate, including a full-sized restaurant kitchen, wrap around decks, a spacious, ocean view entertainment center (which includes a separate kitchen and bar), extensive granite throughout, huge walk-in closets, housekeeper's quarters, separate laundry facilities, and not one, but two guest suites.

This is an uncommon opportunity to own one of the most distinguished properties on the California coastline. Offered at $57,500,000.

Contact: Jeff Hyland/ Drew Fenton of Hilton & Hyland, 310.278.3311, jeff@hiltonhyland.com; or Jack Pritchett/ John Cosentino of Pritchett-Rapf, 310.456.5621, jackpritchett@prmalibu.com.

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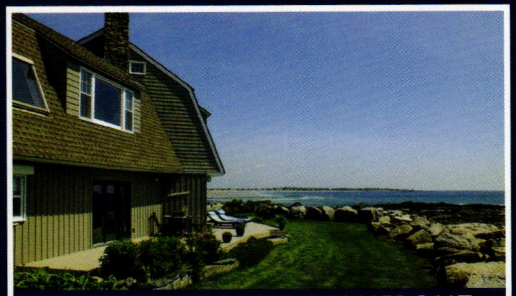
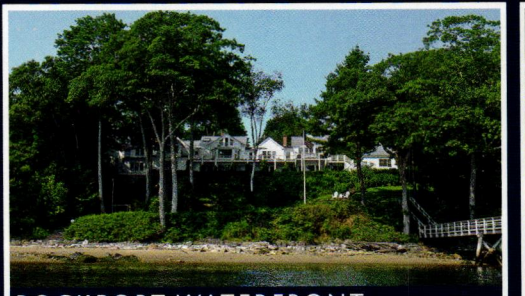


FORTUNES ROCKS OCEANFRONT

Spectacular views and miles of sandy beach compliment this fabulous Shingle-style classic. With spacious rooms and great light, this 6-bedroom, 4-bath home offers a guest suite, fireplaces, skylights, privacy and a great place for family gatherings. LegacySIR.com/rgriffin

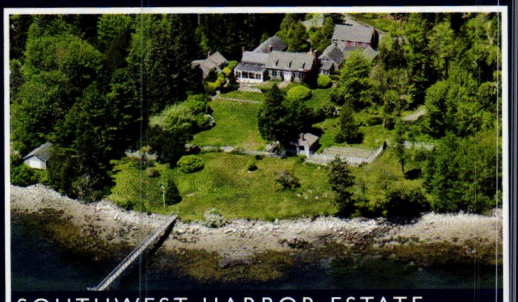
Rick Griffin 207.468.8470 | ***$6,200,000***



ROCKPORT WATERFRONT

"Cove House" - This meticulously restored waterfront home with breathtaking views, private sandy beach & dock has classic elegance. Craftsmanship & impeccable materials have been maintained throughout this amazing home which is in pristine condition. Magical. LegacySIR.com/ltranchell

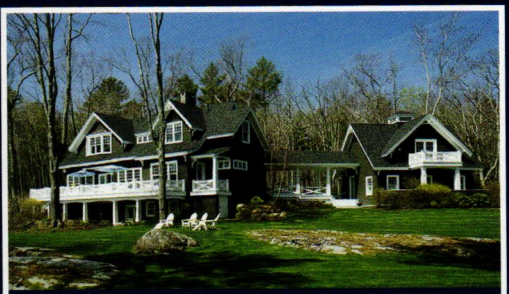
Leslie Tranchell 207.691.2955 | ***$4,695,000***



SOUTHWEST HARBOR ESTATE

A 10.62 acre estate with 437'+/- of deepwater frontage, dock, & boathouse. Features a c.1890 Cape-style 6BR main residence, 3BR guest house and 1BR guest studio. Includes a 3 acre lot with 2BR residence with its own private driveway. Stunning ocean & island views. LegacySIR.com/jmoore

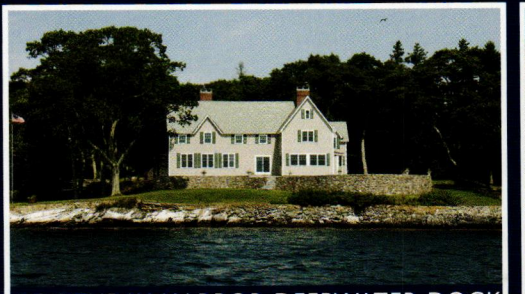
Janet S. Moore 207.266.0441 | ***$3,995,000***



ROCKPORT OCEANFRONT ESTATE

Meeting the needs of the most discriminating buyer. This exquisitely designed & luxurious 5-bedroom waterfront estate sits on 21.7 private & protected acres overlooking Rockport Harbor & Indian Head Lighthouse. Enjoy refreshing sea breezes & breathtaking water views. LegacySIR.com/ltranchell

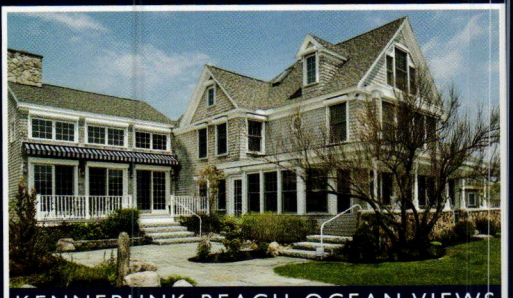
Leslie Tranchell 207.691.2955 | ***$3,500,000***



BOOTHBAY HARBOR DEEPWATER DOCK

Located on a point of land at the entrance to the harbor rests this completely remodeled period home. Views of the harbor and all its activities surround you in this prime location. The home enjoys many fireplaces, new granite kitchen, wood floors, new pool and town water and sewer. LegacySIR.com/jtait

Joane Tait 207.751.4124 | ***$2,795,000***



KENNEBUNK BEACH OCEAN VIEWS

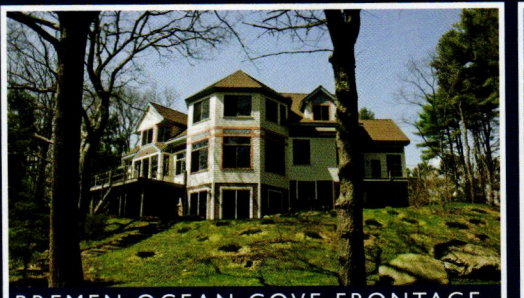
"The Bunk House" is a beautifully renovated Shingle-style home with unsurpassed ocean views. Offered fully furnished, it is the epitome of luxury. Fabulous great room with fieldstone fireplace, stunning kitchen, perfect detail everywhere! Exquisite! LegacySIR.com/bcoughlan

Betsy Coughlan 207.229.3661 | ***$2,650,000***

WELLS OCEAN VIEW

Spectacular ocean views from every room in this fabulous contemporary home. Offering 1st & 2nd floor living rooms, cook's kitchen, large dining area, generous deck, 4 bedrooms, 2 full & 2 half baths. Plus a 2-bedroom cottage with 1 bath, deck, views & great rental history. LegacySIR.com/rgriffin

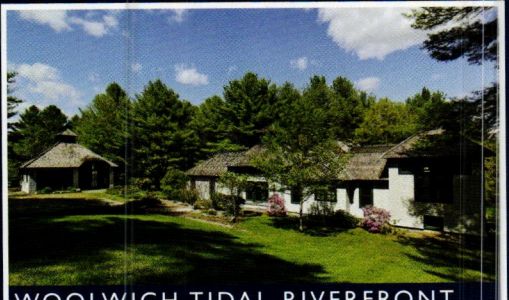
Rick Griffin 207.468.8470 | ***$1,950,000***



BREMEN OCEAN COVE FRONTAGE

35 acres surround this amazing 4-BR, 3.5-BA home with over 1200' of frontage on Broad Cove. Craftsman-style home has several amenities including large post & beam barn, perennial beds, and water views from almost every window. Close to shopping and Rt. 1. LegacySIR.com/charlene

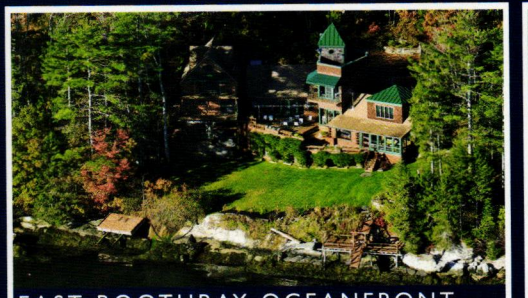
Charlene Hamiwka 207.671.0085 | ***$1,795,000***



WOOLWICH TIDAL RIVERFRONT

"Salt Marsh Cottage" is a unique contemporary style home & studio in a private setting with access to a tidal saltwater marsh & deep water river front. 3BR, 2BA in the main home & 4 rooms/1BA in the studio provide the perfect blend of home/work/guest space. LegacySIR.com/charlene

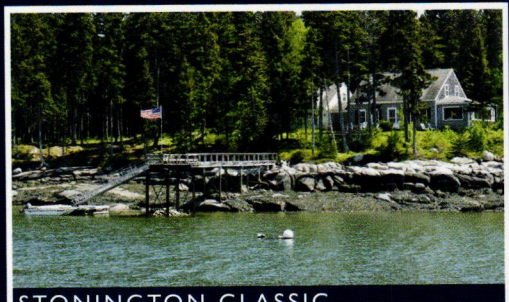
Charlene Hamiwka 207.671.0085 | ***$1,500,000***



EAST BOOTHBAY OCEANFRONT

Custom built by local boat builder - exceptional craftsmanship and attention to detail. Expansive decks overlooking private deep water dock , mooring & 25ft Lyman power boat. 2-car garage with studio loft. Excellent floor plan allows for privacy and entertaining areas. LegacySIR.com/jmccarthy

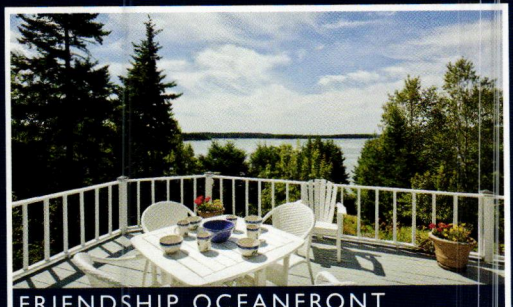
John McCarthy 207.522.3638 | ***$1,499,000***



STONINGTON CLASSIC

Rare offering! Cross the causeway to Moose Island and this charming classic Cape with garage apartment quietly set on 2.8 acres with 735' of granite outcroppings, swimming cove and private dock. Enjoy amazing sunsets and harbor activity. LegacySIRcom/mperry

Marc A. Perry 207.460.9949 | ***$749,000***



FRIENDSHIP OCEANFRONT

Private 4-BR 2.5 BA Cape on the water in coastal Maine, with professionally designed kitchen and gardens, beautiful hardwood floors, downstairs MBR suite with full bath and ample closet space. Beautiful views yet minutes from Rt 1, restaurants, shopping. LegacySIR.com/gwheelwright

George Wheelwright 207.249.9626 | ***$645,000***

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SHINNECOCK BAY FRONT WITH DOCK

Southampton. Securely positioned behind the gated entry you will find this sprawling country estate with spectacular wide open views of Shinnecock Bay, the Atlantic Ocean, the Shinnecock Inlet and Meadow Lane. This shingle style home boasts glorious sunrise/sunset views and ocean breezes from all principle rooms as well as the terraces, swimming pool and dining pavilion. 1.7 acres +/- with established landscaping and specimen plantings throughout the property. Accessory structure include a 3 plus car garage, pool house, koi pond, bluff stairs to permanent dock, and the sensational legal guest house which features 2 bedrooms, game room, kitchen, bar and 2 baths. Just listed and attractively priced. Exclusive and by appointment only. **$4.95M WEB#13151**

"Shimmering views and a sensational setting on Shinnecock Bay"

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Regional Brokerage Advisor - East End
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The Hamptons

WORLD CLASS OCEANFRONT

Southampton. First offering of this exceptional residence in pristine condition and perfectly sited on nearly 5 acres of shimmering dunes and white sand beach and bordering 6 acres of Dune Preserve. Beautiful interiors boasting high ceilings and walls of glass opening out to protected views of the Atlantic Ocean and Shinnecock Bay. This very special home offers the finest in luxury lifestyle living spanning approximately 8600 sq. ft. Outdoors invites the sun lover to swim in the Oceanside pool and dip in one of two hot tubs, there is also a championship tennis court which is in excellent condition. This is A great home for seaside living and entertaining. Conveniently located with access to New York City and International airports. Exclusive. **$34M WEB# 34794**

"An exceptional opportunity to own this very special oceanfront home".

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Exclusive Representation

5 ACRES OF PROTECTED OCEANFRONT

Southampton. Contemporary residence of high quality construction is superbly sited on Meadow Lane. Over 5 acres of land with spectacular ocean coastline and Shinnecock Bay views. This home sits forward of neighboring houses affording views beyond the 200' of secure ocean frontage. Amenities include an oceanside swimming pool, seaside gardens and bayside tennis court all beautifully positioned behind the private gated entrance. Just listed. Exclusive. **$28M WEB# 15809**

"Unparalleled coastline and ocean views and sited on 5+ acres

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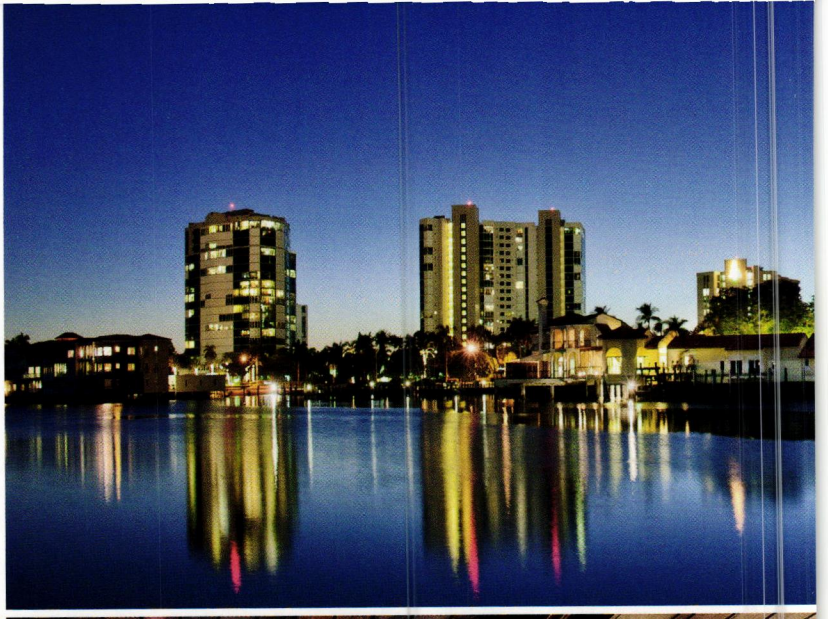
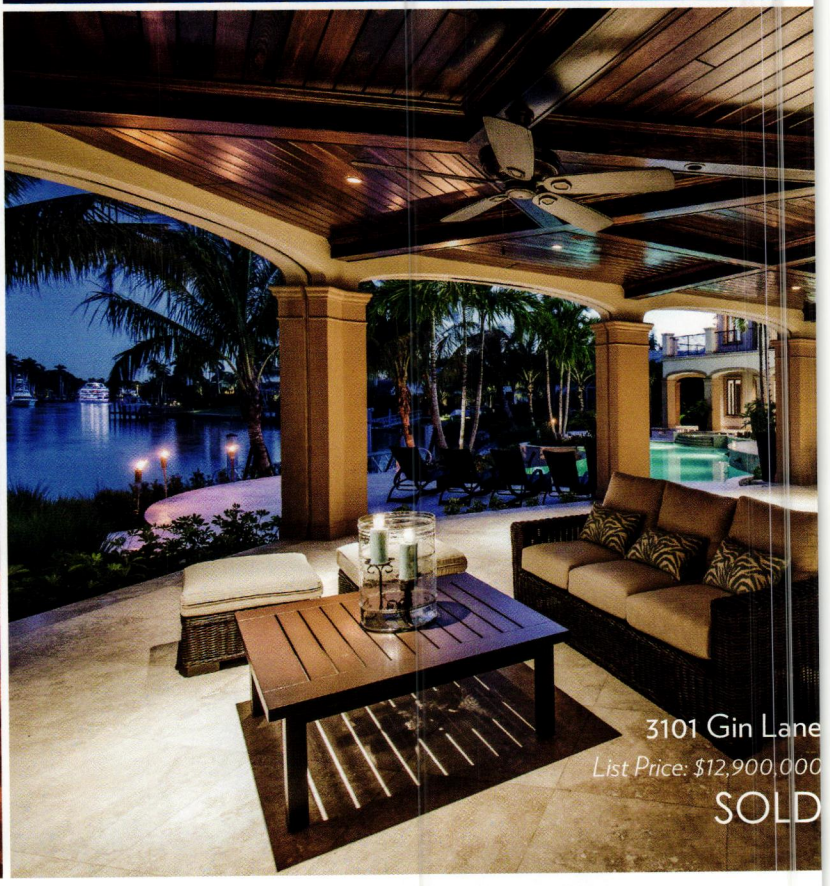
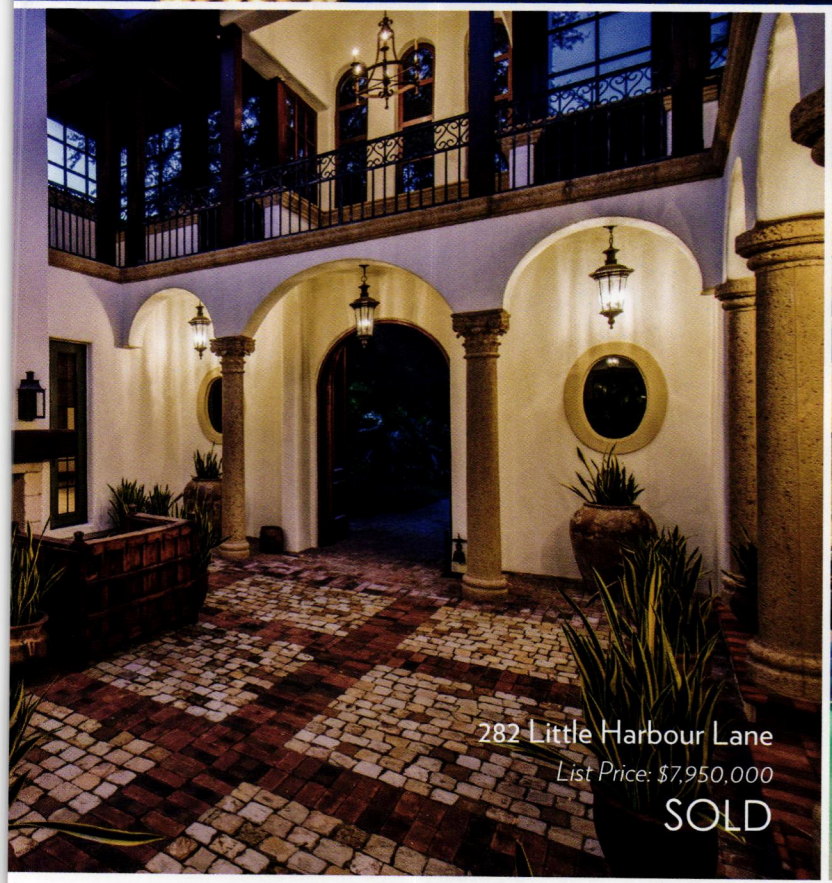


4601 Gulf Shore Boulevard North, Enclave 3
List Price: $5,995,000
SOLD



3101 Gin Lane
List Price: $12,900,000
SOLD



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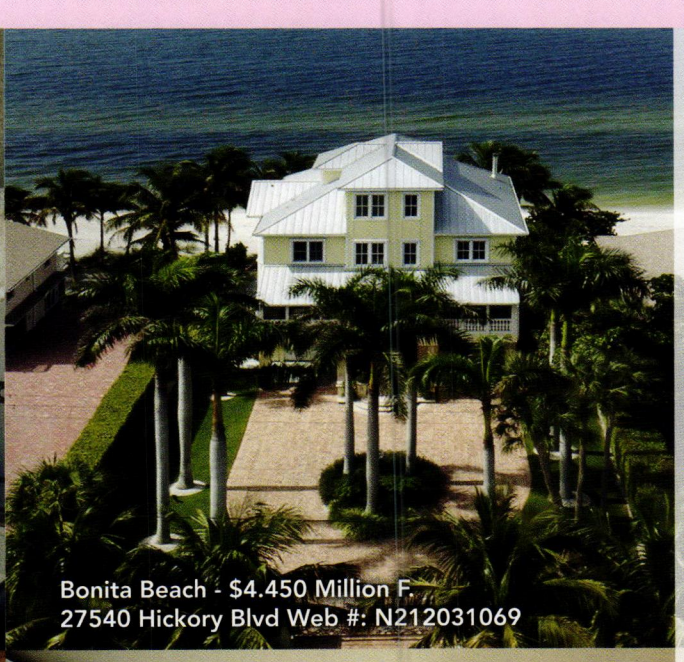

Bonita Beach - $4.450 Million F.
27540 Hickory Blvd Web #: N212031069

Splendorous

Posh

Barefoot Beach - $3.995 Million
204 San Mateo Drive Web #: N212024853

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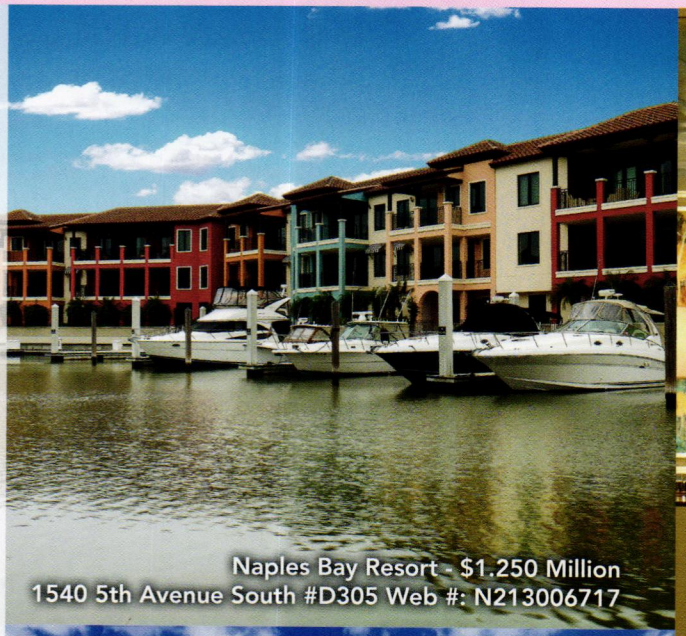
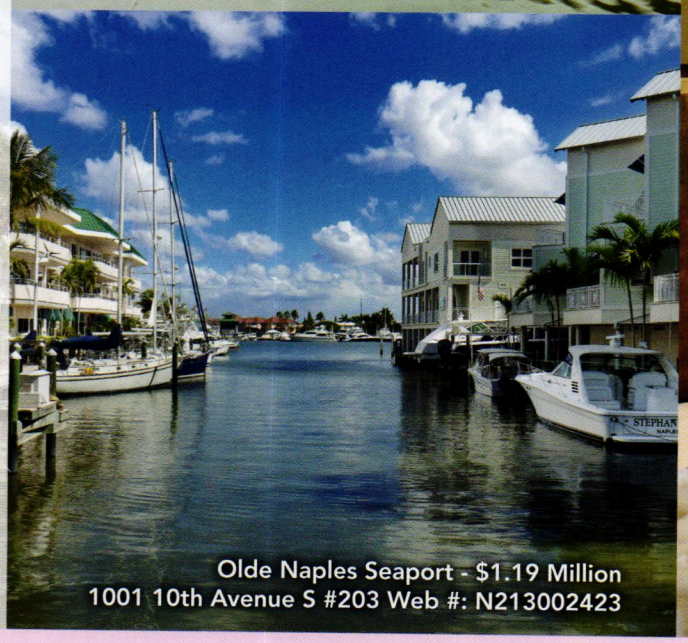


Naples Bay Resort - $1.250 Million
1540 5th Avenue South #D305 Web #: N213006717

Glamorous



Olde Naples Seaport - $1.19 Million
1001 10th Avenue S #203 Web #: N213002423

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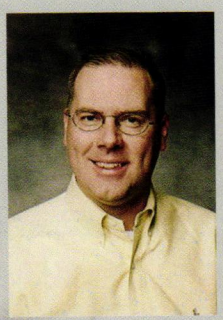

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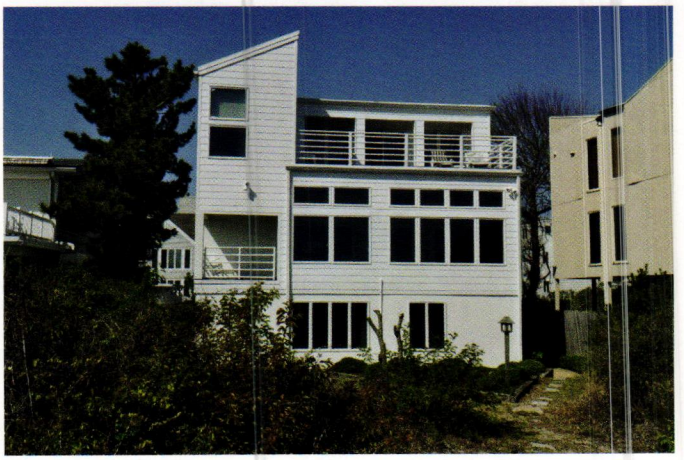

VB / Oceanfront North End $1,899,000
Spectacular views from this oceanfront family estate in the quiet, North End. 4BR/3BA in this main home & separate 3BR/3BA apt right on the dunes. Size, Location, Views, and Rental Income - this home has it all!

Mini Estate on 5 1/2 Acres in Chesapeake $849,000
Impressive 6433sq ft brick luxury home built in '06.5BR / 7BA,Viking Kitchen, Coverd Porches, Stocked Private Pond, Pool, Spa, Zoned for Horses, yet mins to the highways.

Prestigious Birdneck Point $1,295,000
Deep waterfront, private dock,open views of Linkhorn Bay from every room! Charm of an established home, yet totally updated w/top of the line Kitchen, Spa bath. Boat to Chesapeake Bay, the Atlantic and Beyond. Minutes from the Beach.

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Architect's Model

This direct Gulph-front home is to be built from plans already drawn and paid for. The ZBA, the planning board and conservation have all signed off on the plans. Jim Kelliher, Axiom, is the architect. There is a licensed dock and a cocktail shack in addition to the 3200 square feet proposed home. This is a rare opportunity to have it all! Sunsets over the water, boating on the Gulph, walk to the Village and Harbor!!! **$985,000.**

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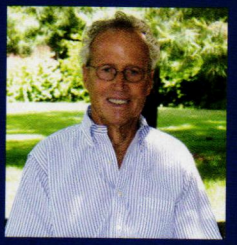
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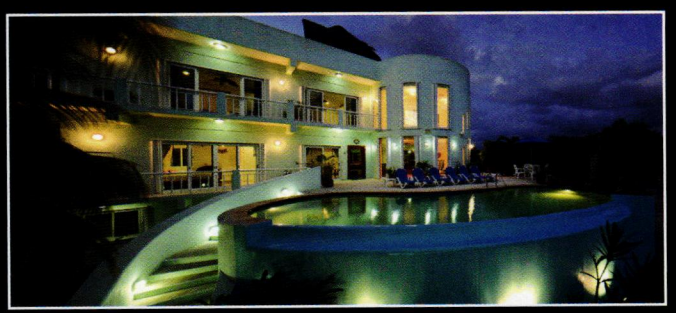
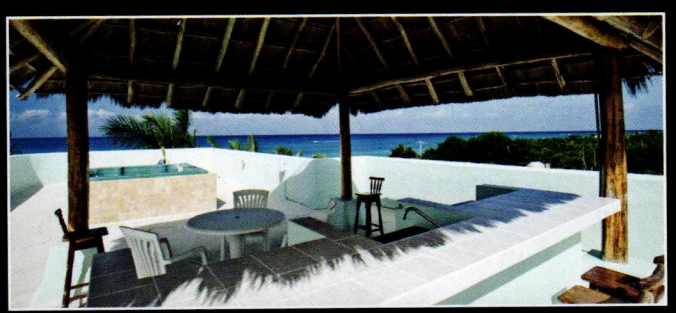
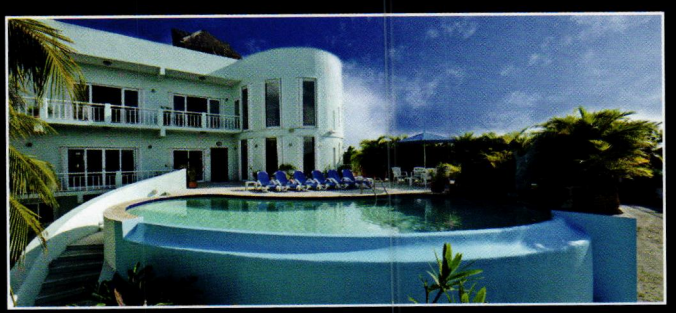
Palancar Beach Property, $1,300,000

Safe, friendly, and easily accessible, the Caribbean Island of Cozumel offers world famous scuba diving, snorkeling and fishing. Palancar Beach is a perfect location secluded enough for peace and yet has great neighbors and a pier nearby.

245 feet of pristine sandy Caribbean beach (additional 82 feet available). Zoned for Private Estates, boutique hotel or condos.







Villa Sueños del Mar, $943,400

Caribbean ocean, spectacular sunsets, infinity pool, This 5 bedroom, 5 and a half bath Villa comes fully furnished and equipped with everything from a dishwasher to generator. It's all about location; this property is in a quiet, convenient location near Chankanaab National Park, Uvas and Money Bar - there's something here to keep everyone happy.

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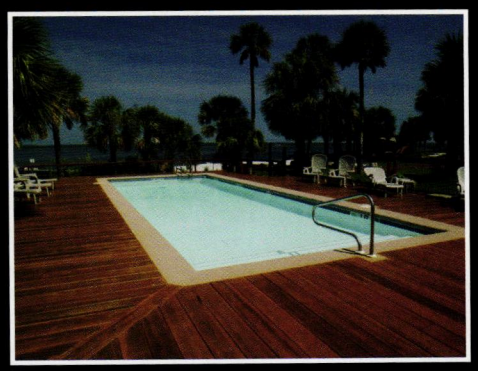

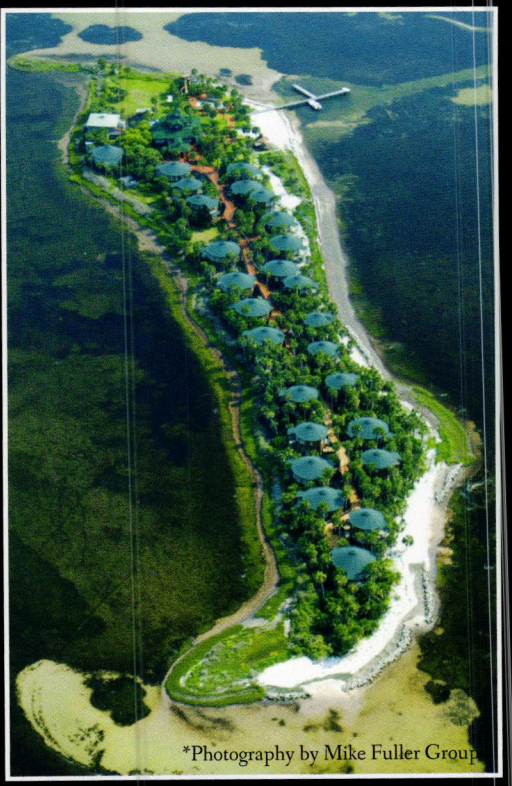

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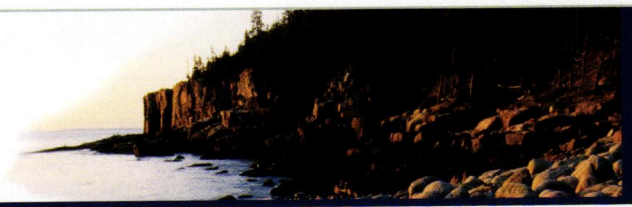

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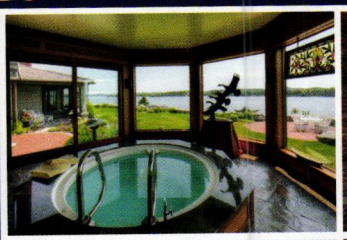
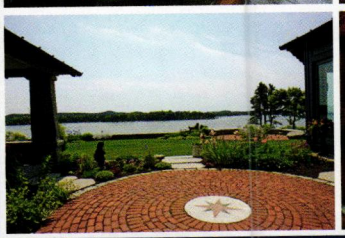
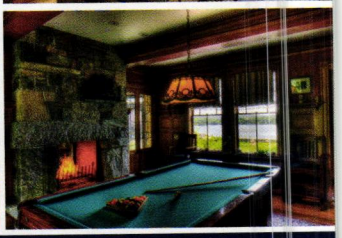
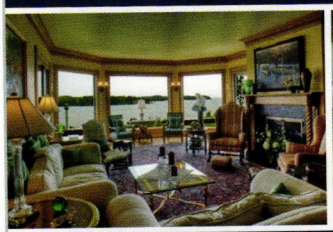
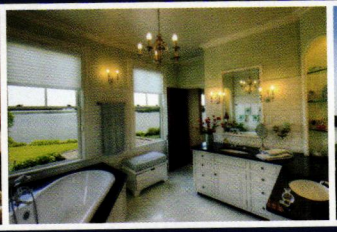






Gourmet kitchen, glassed-in jacuzzi room overlooking the harbor, billiards room, world-class landscaping & gardens, gated entry & much more . . . priceless views!





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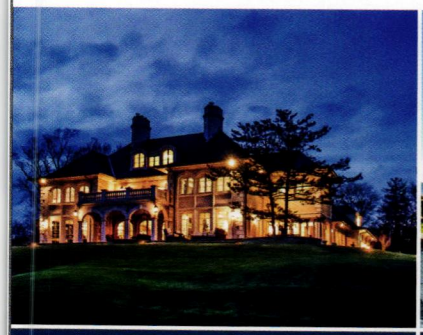

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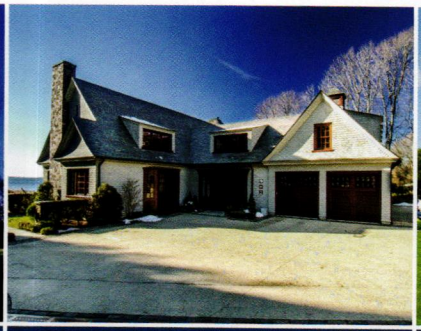

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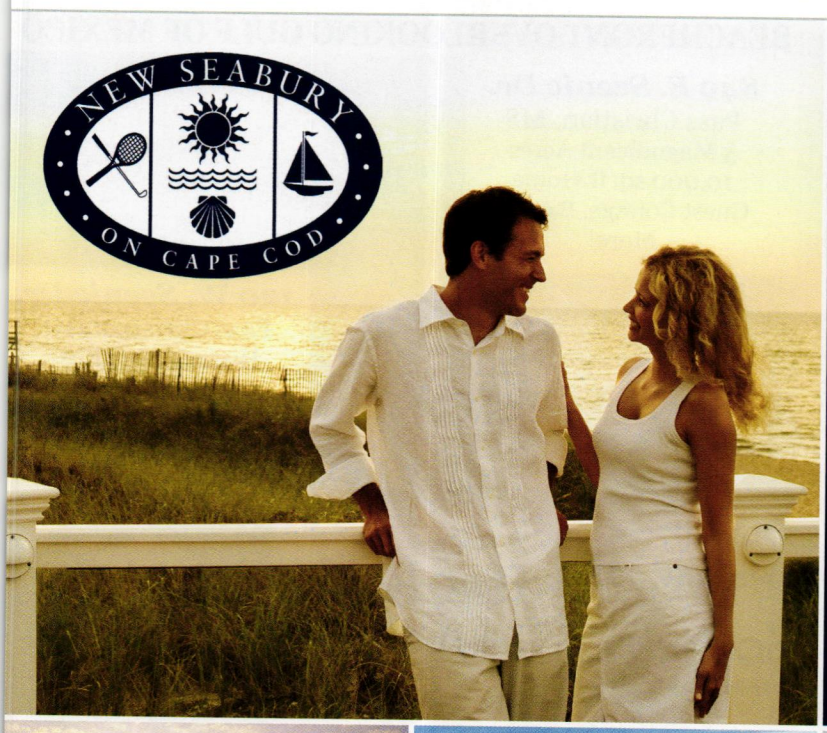

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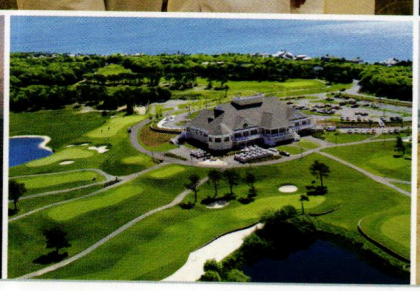

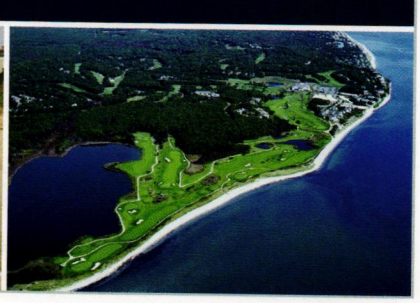

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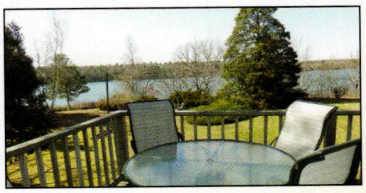

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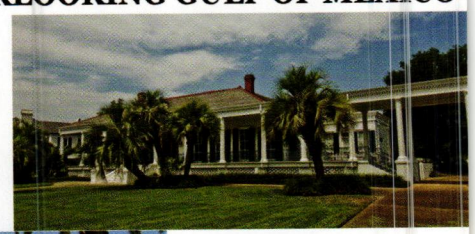

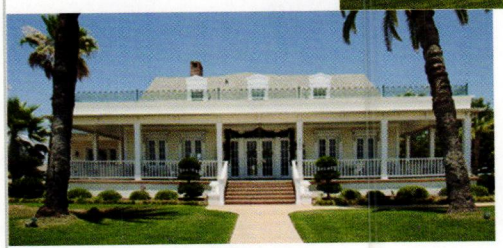

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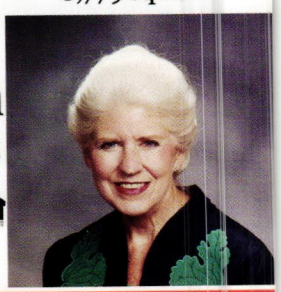

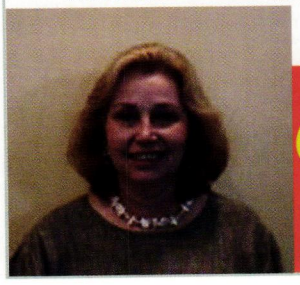

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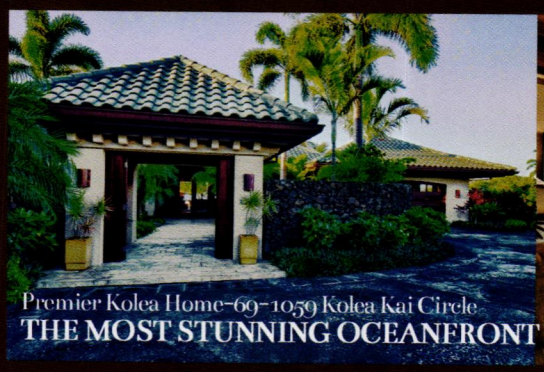
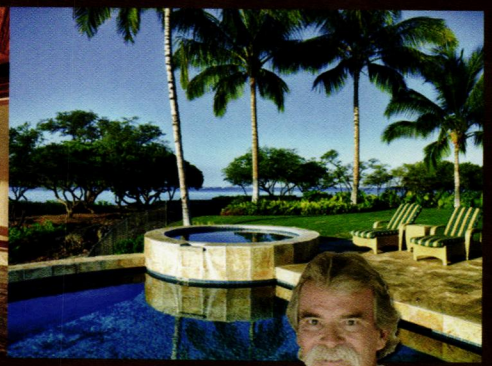




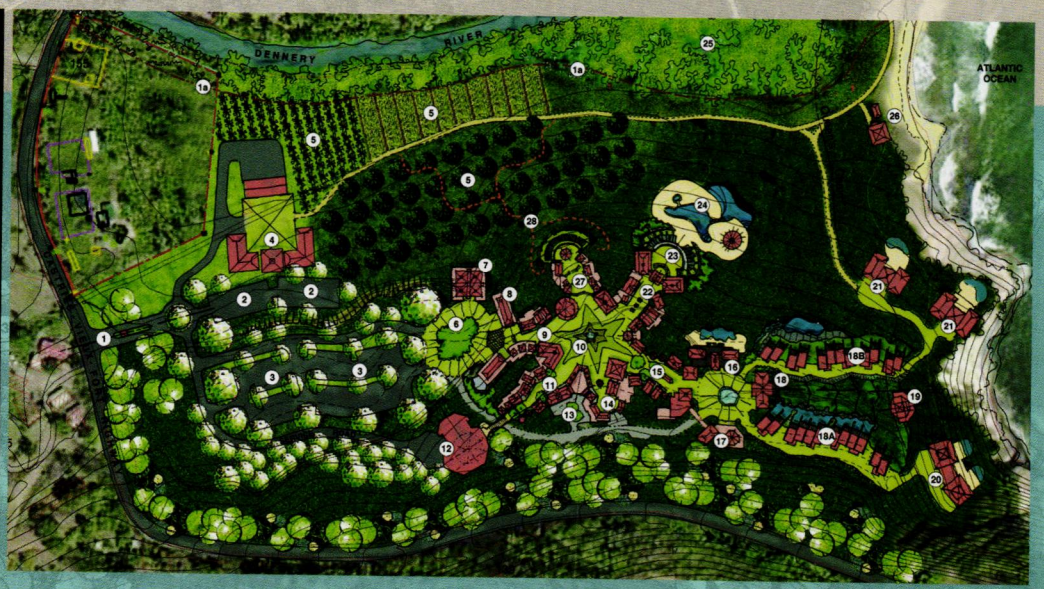
Premier Kolea Home–69-1059 Kolea Kai Circle
THE MOST STUNNING OCEANFRONT SETTING ON THE BIG ISLAND

Located in the luxurious gated subdivision of Kolea, on the Kohala Coast of the Big Island of Hawaii. This beautiful, designer-decorated luxury residence offers, unquestionably, the best oceanfront value on the entire Kohala Coast. Custom architecture includes a grand entry pavilion, a courtyard with a koi pond and a waterfall. Enjoy fabulous views from the entry to the lanai. Marvel at the shimmering aquamarine water of Anaeho'omalu Bay and the breathtaking sunsets. Take pleasure in the three bedroom suites, each with their own elegant bathroom and private outdoor shower. Enjoy entertaining in the media room, pool and spacious open living room floor plan with pocket doors that magically disappear to reveal the white sand beach and sparkling waters just steps from this home.

Investor Information: This property is contracted exclusively by one of the top luxury vacation management companies in the world. With a booking rate of over 95% per year, this luxury residence has established investment value. Currently, the property earns a net income of $27,500k per month. Assumable, fully amortized First Mortgage in the $4.5-4.6 million range, at an interest rate of below 3.5%. **Priced at $5,995,000 | HawaiiLuxuryListings.com | Johnny Mac McElree, Principal Broker**

THE NEXT BEST THING SINCE SANDALS IN THE CARIBBEAN

With familial roots in beautiful Saint Lucia, Columbia University, Ivy League graduate Sheila Newton Moses is the designer, developer, and imaginaire behind the island's approximately 30 million-dollar **CARIBBEAN MARKET VILLAGE, ST. LUCIA.** It is in the Beautiful Island of St. Lucia. Supporting the new development is a team of individuals from North America, Europe, and the Caribbean committed to the creation of an authentic, engaging, and safe experience for multi-generational, multi-day visitors to the luxury oasis. The project will utilize both the cruise industry and local businesses to create a sustainable tourist market. Additionally, outreach efforts will include emerging ventures in China, Russia, Thailand, and India. Investors now welcome.



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Modern Med

Location
600 The Strand
Hermosa Beach, CA

Completed
2012

Style
Mediterranean

Builder
Saridakis Construction
Menelaos Saridakis
Redondo Beach, CA
310-316-0806

Architect
Tomaro Architecture, Inc.
Louie Tomaro
Manhattan Beach, CA
310-318-8089, *tomaro.com*

Interior designer
Kate Lester Interiors
Redondo Beach, CA
310-316-3167,
katelesterinteriors.com

"This home is fantastic Mediterranean Villa on the strand in Hermosa Beach. Our client wanted the home to feel more contemporary and chic without losing any of its Mediterranean appeal. The result was a cohesive interior scheme that blended modern and traditional design to give the home a fresh look, while staying true to its classic architectural style and aesthetic."

—Kate Lester, *Interior Designer*