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THE LUXURY COASTAL LIFESTYLE MAGAZINE

February + March 2015

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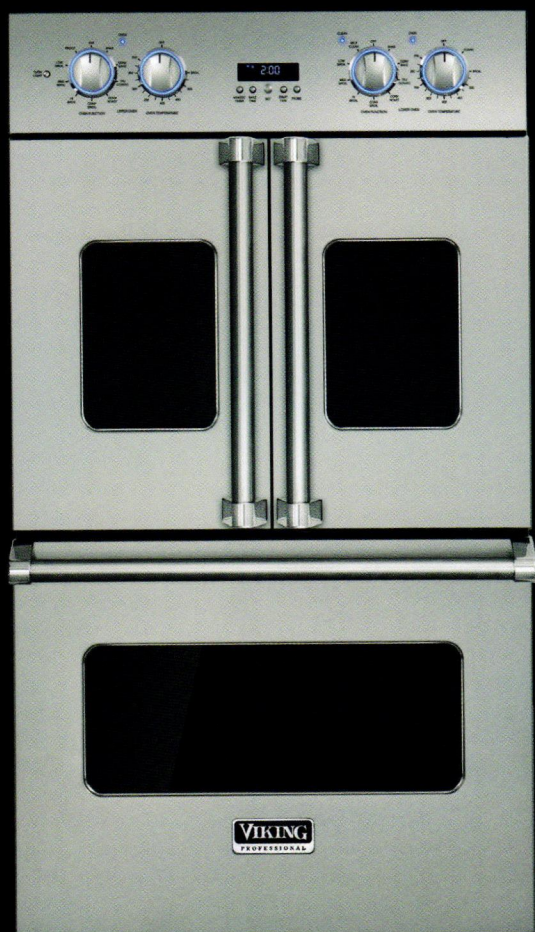
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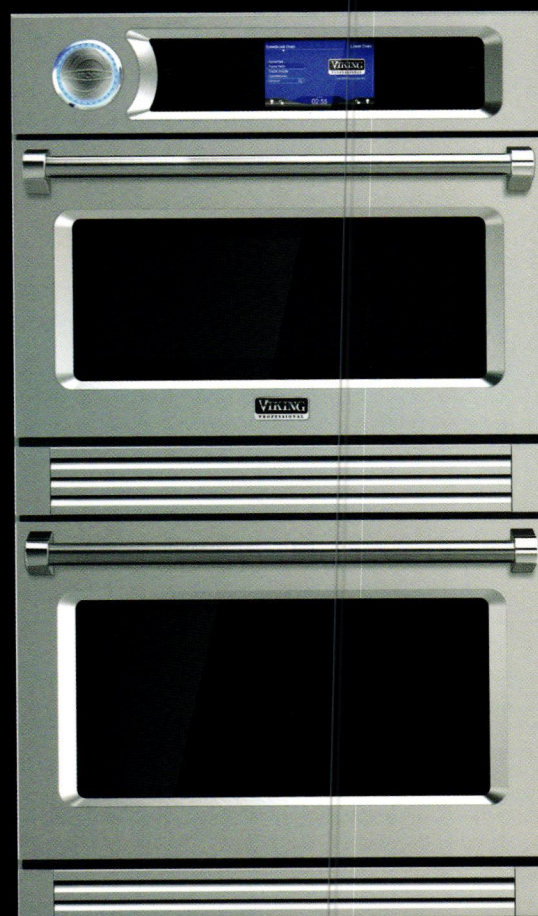
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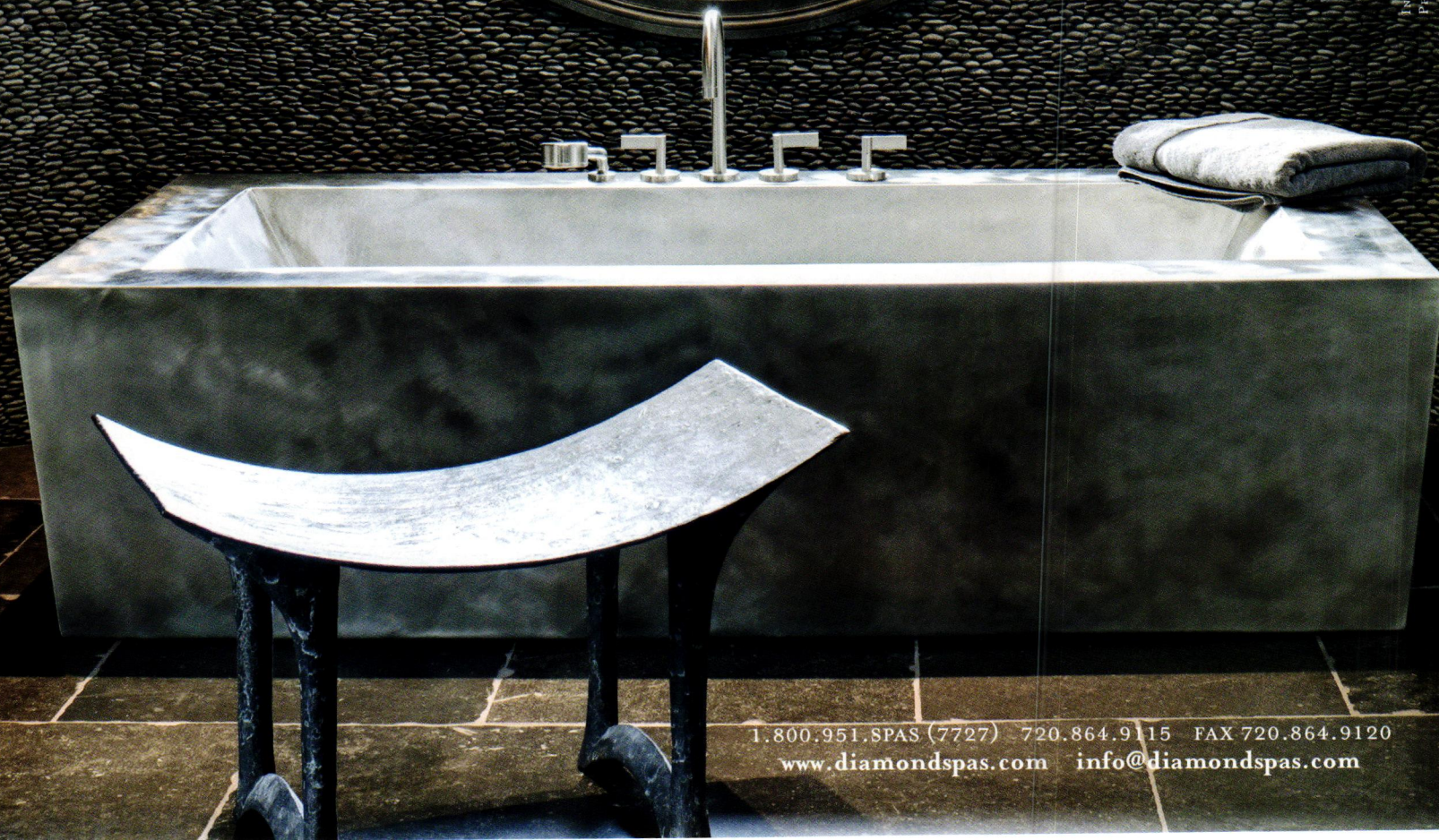
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A stylish living space in a residence in Sunny Isles Beach, Miami, designed by Troy Dean Ippolito (Page 44).

Photograph by John Stillman

**This page**  
A cozy corner of the great room in the new vacation retreat of top Napa winemaker Rob Mondavi Jr. and wife Lydia (Page 88).

Photograph by Josh Gibson

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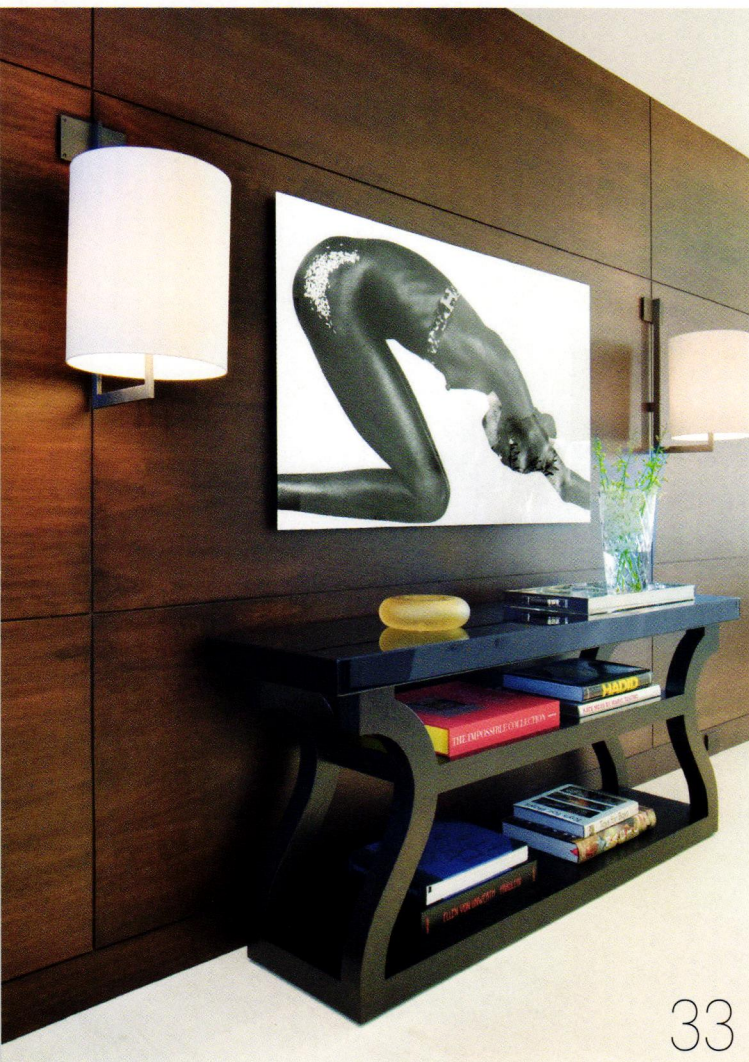
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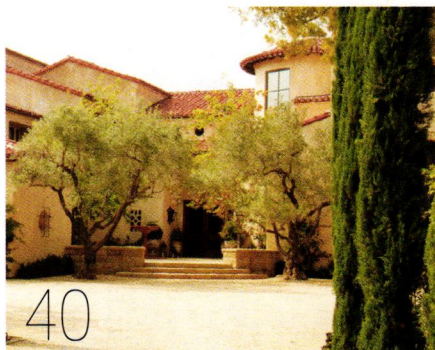
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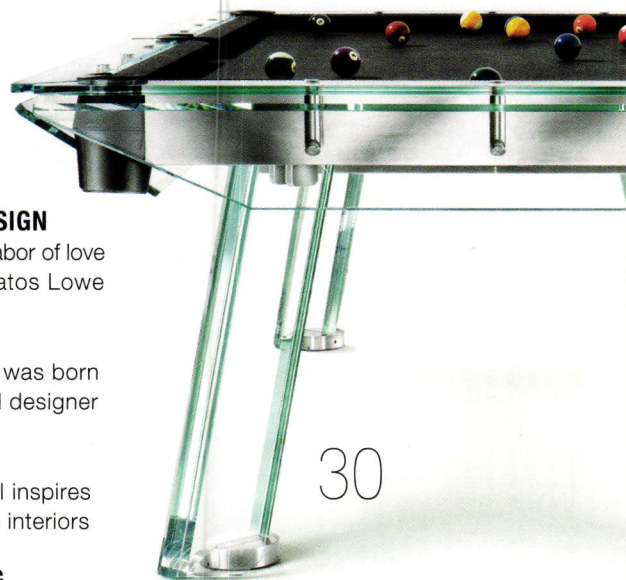
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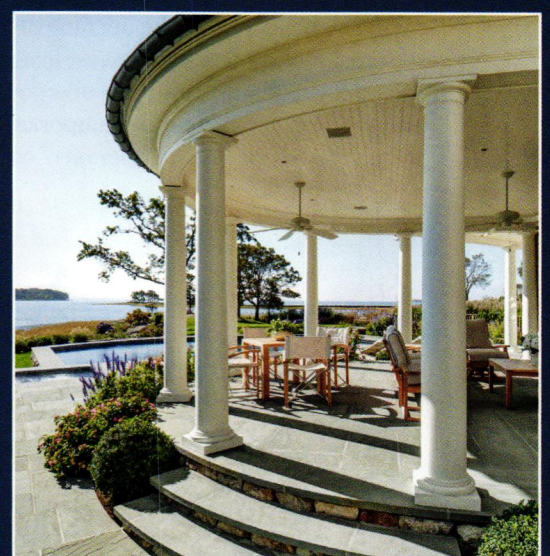
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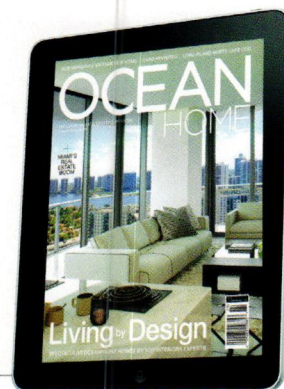


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A Key asset  
The new Marker  
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in Key West, Fla.

## Making its mark in Key West

Florida's Old Town Key West has welcomed its first new luxury hotel in 20 years with the opening of The Marker Waterfront Resort. Located in the heart of Key West historic seaport, close to the town's best dining and attractions, the 96-room hotel blends barefoot, tropical luxury with a fresh and contemporary interior design. Read more at [oceanhomemag.com/themarker/](http://oceanhomemag.com/themarker/) or visit [themarkerkeywest.com](http://themarkerkeywest.com).



## THE XHIBITIONIST

Whether it's being used as a party venue, a floating showroom or a chic private vessel, the Xhibitionist, above, will definitely turn heads. Designed by the Sweden-based luxury car designer Eduard Gray, the extravagant yacht's interior is decorated in Art Nouveau style, with classic touches like a Steinway piano, dual staircase and Baccarat lighting. Read more at [oceanhomemag.com/yachts-Xhibitionist/](http://oceanhomemag.com/yachts-Xhibitionist/).

## STIR AND SIP

Nothing like a whiskey, brandy or hot buttered rum on a cold winter's day. [oceanhomemag.com](http://oceanhomemag.com) shows you how to make delicious cocktail recipes all season long. Read more at [oceanhomemag.com/lifestyle/](http://oceanhomemag.com/lifestyle/).

## SOCIAL CHAT @oceanhomemag

Outstanding designs trending on our Facebook page:

An avant-garde ocean home in Marbella, Spain, with an outdoor pool that takes the glass-ceiling concept to a whole new level:

*"Such a unique and well-executed idea."*

—Coldwell Banker Southern Belize Realty

*"Unlike anything we have ever seen before."*

—Carlisle Wide Plank Floors

Leading British designer Chris Duffy's mesmerizing coffee table, the Abyss:

*"So interesting to look at."*

—3rd Home

*"Love this!"*

—Kathy Lowe



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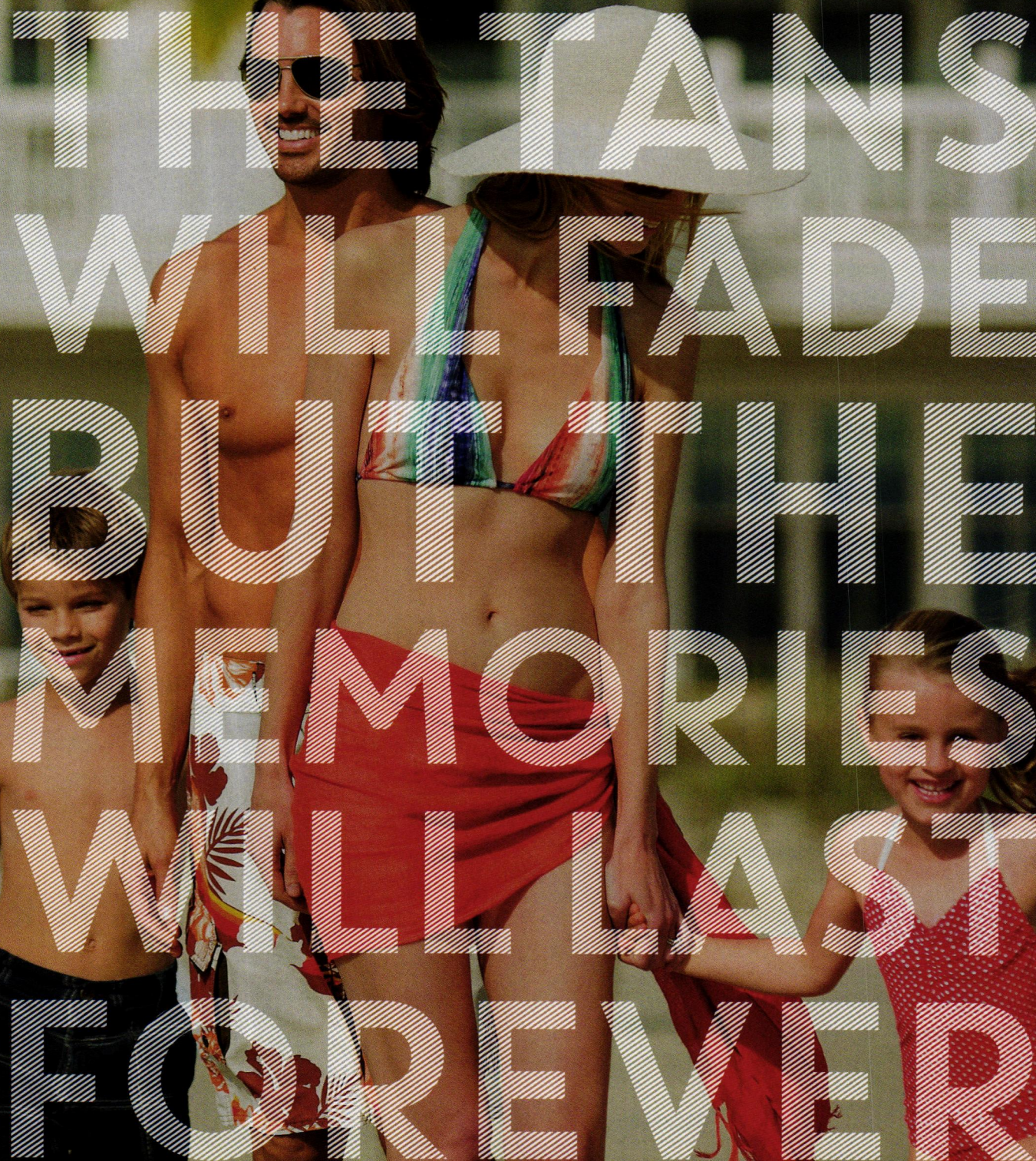
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## LIVING BY DESIGN

If this special issue of *Ocean Home* is any indication, the future of American coastal design is in very good hands. Designing for your home, whether it's a full-time residence or a vacation retreat, is a deeply personal and often challenging concept for many homeowners, and it's important to be guided by thoughtful, trusted and experienced hands. With this in mind, we reached out to eight leading designers – each with a distinct coastal aesthetic – to share their knowledge and expertise along



with their singular design styles. The result is a tribute to innovation, imagination and creativity, brimming with contemporary and classic interior design and architecture ideas from Santa Monica to South Beach, Miami. I'm also grateful to top Napa Valley winemaker Rob Mondavi Jr. and his wife Lydia for

graciously opening their new vacation home in South Carolina's Lowcountry with its beautiful coastal setting (Page 88). Their passion for design burns as brightly as the professionals, resulting in a vintage ocean home.

*Andrew*

**Andrew Conway**

Editor

[aconway@oceanhomemag.com](mailto:aconway@oceanhomemag.com)



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Cast your votes for the Platinum List 2015 Readers' Choice Awards now at [oceanhomemag.com/platinumlist/](http://oceanhomemag.com/platinumlist/)



Libby Langdon **P.32**



Sofia Joelsson **P.33**



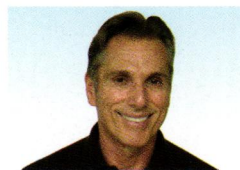
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Christine Markatos Lowe **P.40**



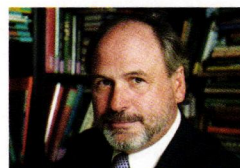
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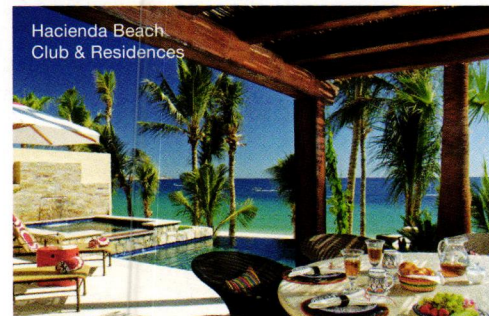
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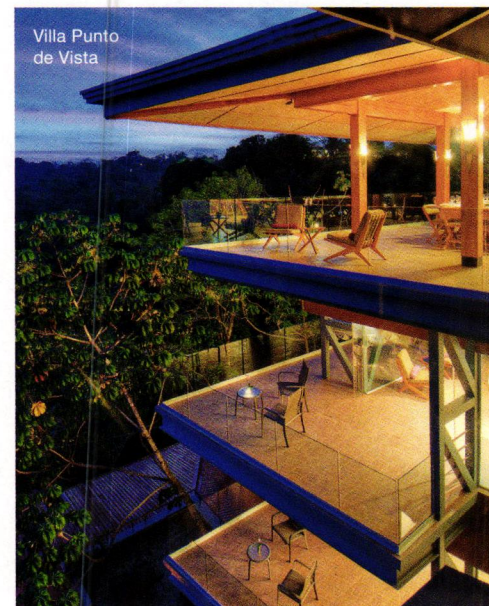


Richard Sammons **P.70**



## CABO IS BACK IN BUSINESS

It's wonderful to see Mexico's Cabo San Lucas back in business, just a few months after the devastation of Hurricane Odile in September, and helping to lead the charge is the spectacular Hacienda Beach Club & Residences. The oceanfront retreat and its owners showed admirable resilience by re-opening less than five weeks after the disaster, and also launched one of the many community fundraising efforts to assist in the recovery process. How can you help? Read our report (Page 76), and then book a vacation. Your tourism dollars will play a vital role in Cabo's ongoing recovery.



## AS GOOD AS IT GETS

The good work doesn't stop in Cabo. One of Costa Rica's best luxury villas has joined forces with some of the world's top personalities, including Sir Richard Branson, Will Ferrell and Rafael Nadal, raising more than \$180,000 to date for various charities. David Konwiser, architect and co-owner of the oceanfront Villa Punto de Vista in Manuel Antonio, wants to encourage other villa, hotel and resort owners to follow suit with a fundraising concept that benefits both donors and recipients, proving that charity begins at home – and on vacation (Page 128).



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**Global traveler**  
Julie Earle-Levine  
in front of George  
Clooney's villa on  
Italy's Lake Como.

### JULIE EARLE-LEVINE

Julie is a freelance writer based in New York City, specializing in luxury lifestyles, travel and real estate.

#### What have you written about this issue?

The delightful waterfront home designed by leading Napa winemaker Rob Mondavi Jr. and his wife Lydia (Page 88).

#### What do you love most about the home?

The genuine passion and drive Rob and Lydia both had for the interior design and build process.

#### Name your architecture and design heroes?

John Pawson, David Rockwell, and the incomparable Zaha Hadid are top of my list.



### NANCI THEORET

A freelance writer from Englewood, Fla., Nanci specializes in luxury homes, travel, food and wine.

#### Who have you written about this issue?

Custom builder and self-taught designer Troy Dean Ippolito and his upscale homes (Page 44).

#### How would you describe your design style?

Eclectic. Some antiques and classic pieces, modern art, dark woods and collected shells, my design addiction.

#### Who are your architecture and design heroes?

I've been infatuated with the works of Frank Lloyd Wright since college art history classes.



### RYAN JOLLEY

Ryan is the award-winning art director for *Ocean Home* and its sister magazine *Northshore*.

#### What caught your design eye this issue?

The amazing new high-rise condos in downtown and South Beach, Miami, which are changing the city skyline (Page 82).

#### A design style you are loving?

New England's Siemasko + Verbridge who put a contemporary twist on country style interiors.

#### Your perfect ocean home would be ... ?

Somewhere warm! A coastal cottage in the Florida Keys sunshine sounds pretty amazing right now.



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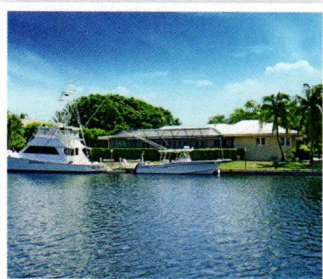
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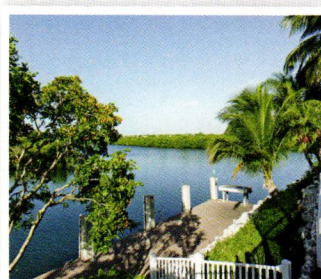
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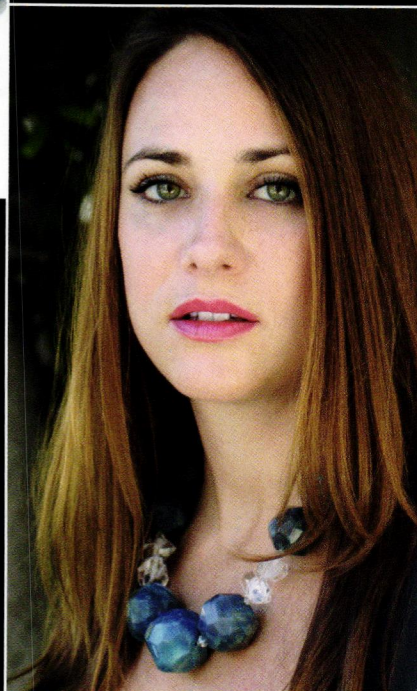
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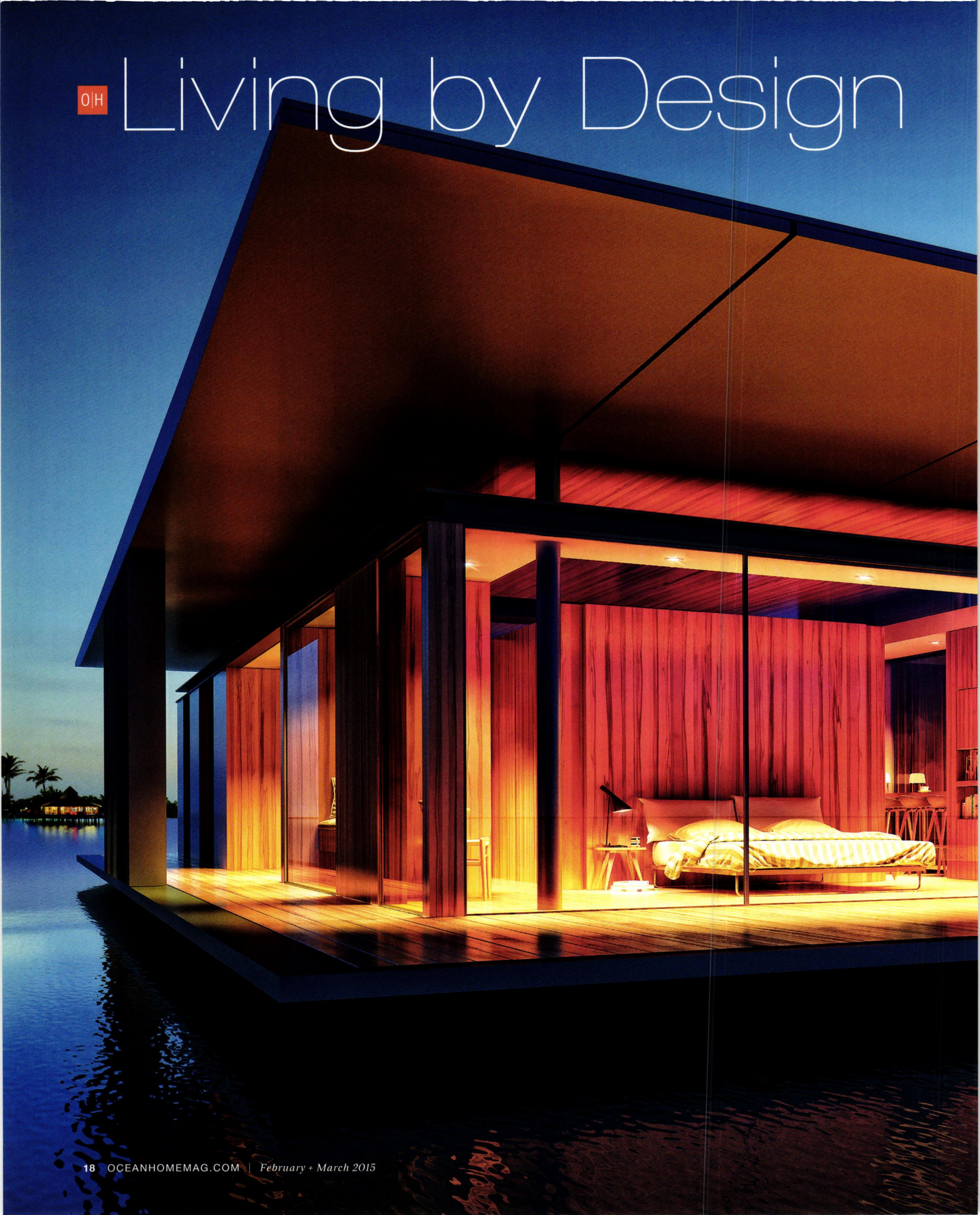
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# Living by Design





## THE FLOATING HOUSE

Is it a yacht? Is it a houseboat? Think again. Welcome to The Floating House, an architectural masterwork that takes the concept of living by design to a whole new level. The ingenious creation of Poland-trained and Singapore-based architect and interior designer Dymitr Malcew, this unique concept home can be anchored on a bay, lake or lagoon, or docked at a marina or pier, to create a coastal home like no other. Depending on the location, site conditions and climate, each floating house can be custom-designed to suit a client's needs and lifestyle. Measuring approximately 72 by 26 feet, the compact floating home features a living room, kitchen and bar table, two bedrooms and baths, and a wraparound deck to maximize the surrounding water views. A series of columns, separated from a nonstructural curtain wall, supports the roof structure and allows for micromovements on the water surface. It's fast to assemble, can be easily relocated and offers a stunning out-of-the-box coastal living experience. [malcew.com](http://malcew.com)

words by **Andrea Collins**

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## DESIGNER PREVIEWS: COAST TO COAST

A leading personalized design service connecting homeowners with world-class interior designers and architects in New York, the Hamptons and Boston has expanded coast to coast, adding Miami and Los Angeles to its growing portfolio.

"I'm really delighted to now represent some extremely talented interior designers and architects in L.A. and Miami, since both cities have a long-standing and formidable design culture, and their real estate markets are robust," says Donna Paul, president of Designer Previews, which is celebrating its 30th anniversary in 2015.

"Despite all of the decorating information available online, on TV and in print, the process of properly selecting, hiring and working with an interior designer can still seem a bit of a mystery, not to mention overwhelming, and that's where my company steps in."

An industry veteran and former design editor, Paul helps clients remodel or redecorate their homes, meeting them in person, visiting the projects and recommending personally vetted designers from award-winning experts to younger emerging talents.

Paul, who represents Peter Dunham, Jamie Bush and Kathryn Scott, among other leading interior designers, also advocates for clients by helping guide them through the often-confusing fee structures and proposals.

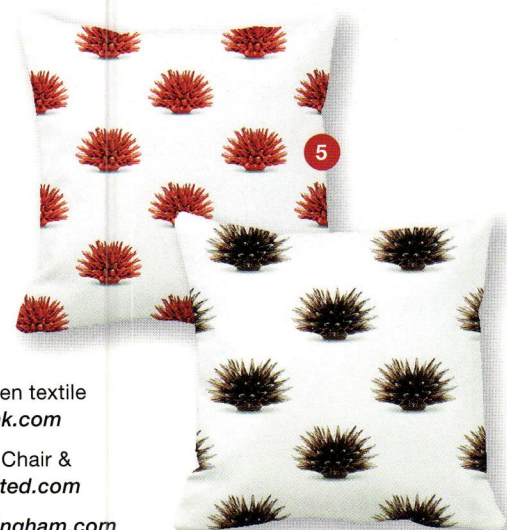
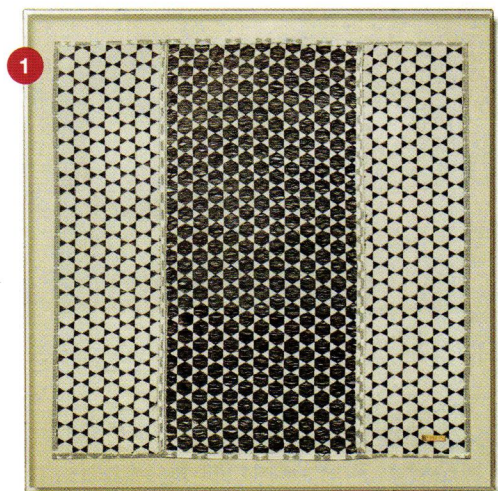
Paul adds hiring the right designer can help avoid costly mistakes and increase the value of a home. [designerpreviews.com](http://designerpreviews.com)

words by **Andrea Collins**

# It's Cold Outside

STAY WARM INSIDE WITH THESE STYLISH FURNISHINGS, ART AND ACCESSORIES

styled by **Melissa Gillespie**



1 | Biddew Noir, Sublime, woven textile by Johanna Bramble, [stfrank.com](http://stfrank.com)

2 | Piedmont Swivel Lounge Chair & Ottoman, [michaelbermanlimited.com](http://michaelbermanlimited.com)

3 | The Rectangle Scone, [amesingham.com](http://amesingham.com)

4 | Silk and Mohair Rugs, [ecofibercustomrugs.com](http://ecofibercustomrugs.com)

5 | Sea Urchin Pillow, custom order via [cudesso.com](http://cudesso.com)

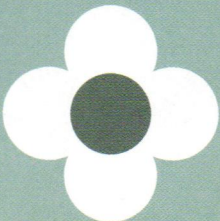
6 | Contador Chest of Drawers, [wewood.eu](http://wewood.eu)

7 | Cable Knit Throw, [caronsbeachhouse.com](http://caronsbeachhouse.com)



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Layla  Faye



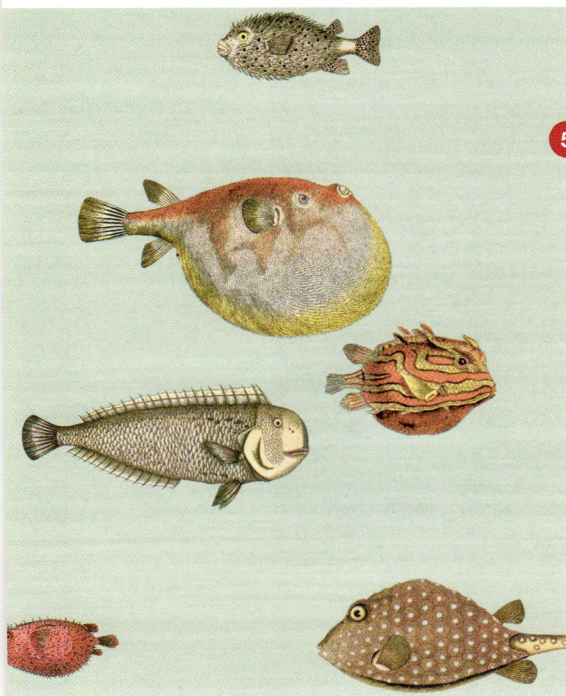
Designs exclusive to [wallpaperdirect.com](http://wallpaperdirect.com)

# Home Front

INTERIOR DESIGN EXPERTS JEFFREY AND DEBORAH FISHER UNCOVER FIVE FABULOUS FINDS FOR YOUR HOME

## 1 | Ocean tomes

Like many homeowners, some of our clients don't have enough books to fill their bookshelves, let alone ones that coordinate with their interior color palettes. Books by the Foot offers books – real and faux – in more than 30 styles, with prices starting at \$6.99 per linear foot. A novel idea for any ocean home design aesthetic. [booksbythefoot.com](http://booksbythefoot.com)



## 5 | Playing the clown

Piero Fornasetti is best known for his motifs featuring the face of operatic soprano Lina Cavalieri, but this whimsical Acquario clownfish wallpaper by Cole & Son is even more engaging. Deb and I hang it in powder rooms and depending on the paint color, the ambience of the room (and fish) changes completely. [leejofa.com](http://leejofa.com)



For more Fisher Files, go to [oceanhomemag.com/fisherfiles-FebMar2015/](http://oceanhomemag.com/fisherfiles-FebMar2015/)

## 2 | Turning the table

We've been admirers of Phoebe and Jim Howard's interiors for years, and their new Mr. & Mrs. Howard collection for Sherrill Furniture is so sophisticated. A favorite of ours is the Mustique Cocktail Table with a brushed brass finish and sterling agate stone top – perfect for any coastal interior from classic to contemporary. [sherrillfurniture.com](http://sherrillfurniture.com)



## 3 | A design diva

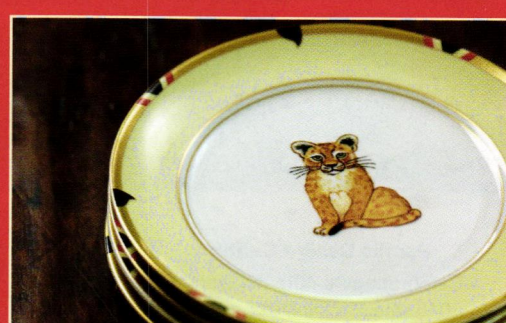
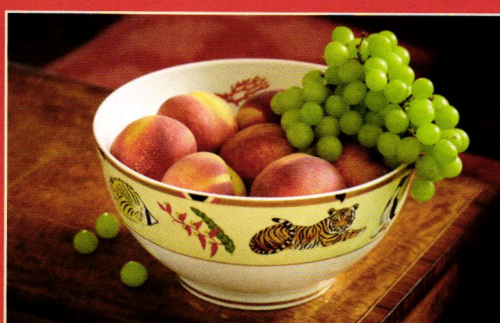
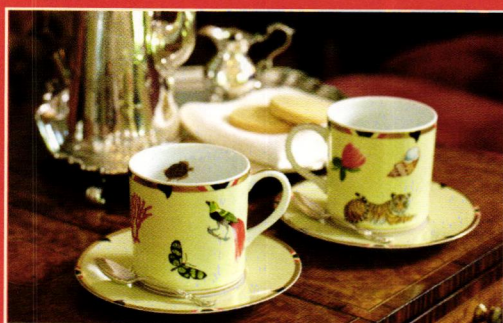
This aqua Diva Chandelier by Regina-Andrew Design is a little bit mod, a little bit beachy, and a whole lot glamorous. It looks as if it came from Elizabeth Taylor and Richard Burton's Malibu home circa 1972. Deb and I haven't placed this conversation piece yet, but we're thinking of hanging three at various heights over a client's kitchen island. [reginaandrew.com](http://reginaandrew.com)



## 4 | Lighting the way

As a teenager Deb fancied herself as a potter, which is why she's instinctively drawn to this Niven lamp by Arteriors. I love its organic and retro feel with the many handcrafted clay calla lily shapes clinging to its base. Place one solo on a side table or as a pair on a console. [arteriorshome.com](http://arteriorshome.com)





# Exotica

Introducing the newest fine porcelain dinnerware collection by acclaimed wildlife artist and conservationist, Lynn Chase. *Exotica* features some of the world's most fascinating fauna and flora — the Macaroni Penguin, Asia's Clouded Leopard, Butterfly Fish, Babylon Shells, Bird of Paradise, and so many more — creating an unforgettable dining experience.



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# Design Central

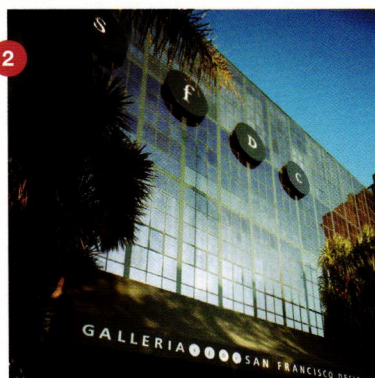
FIVE LEADING COASTAL DESIGN CENTERS OFFER EXPERT ADVICE AND RESOURCES

words by **Andrea Collins**



## 1 | Pacific Design Center

Celebrating its 40th anniversary in 2015, the Pacific Design Center is the West Coast's go-to resource for designers, architects, decorators and dealers. Located in West Hollywood, at the corner of San Vicente Boulevard and Melrose Avenue, the center offers more than 120 showrooms featuring hundreds of product lines. The Design Services Department can arrange for a designer to accompany public visitors. [pacificdesigncenter.com](http://pacificdesigncenter.com)



## 2 | San Francisco Design Center

This acclaimed design center has an open-door policy for the public to browse a vast selection of fine home furnishings and accessories Monday through Friday, although you'll need to connect with a design professional or buying service to make any purchases. The center is located in the heart of the San Francisco Design District, also known locally as Showplace Square. [sfdesigncenter.com](http://sfdesigncenter.com)



## 3 | Miami Design Center

Design, fashion, art and architecture combine to create the popular Miami Design District, which is more a neighborhood than an individual design center. Located on NE 2nd Avenue, close to downtown Miami, this vibrant precinct is a one-stop retail destination for professional interior designers and consumers alike, with upscale stores, galleries and showrooms offering an array of design ideas and products. [miamidesigndistrict.net](http://miamidesigndistrict.net)



## 4 | New York Design Center

While strictly a "trade only" building for professional designers, the renowned New York Design Center welcomes public visitors through its popular Access to Design program where consumers can review designer portfolios, interact with designers and work with the Design Services Manager on a specific home project. The program can also help facilitate consumer purchases of furnishings and accessories in the trade-only showrooms. [nydc.com](http://nydc.com)

## 5 | Boston Design Center

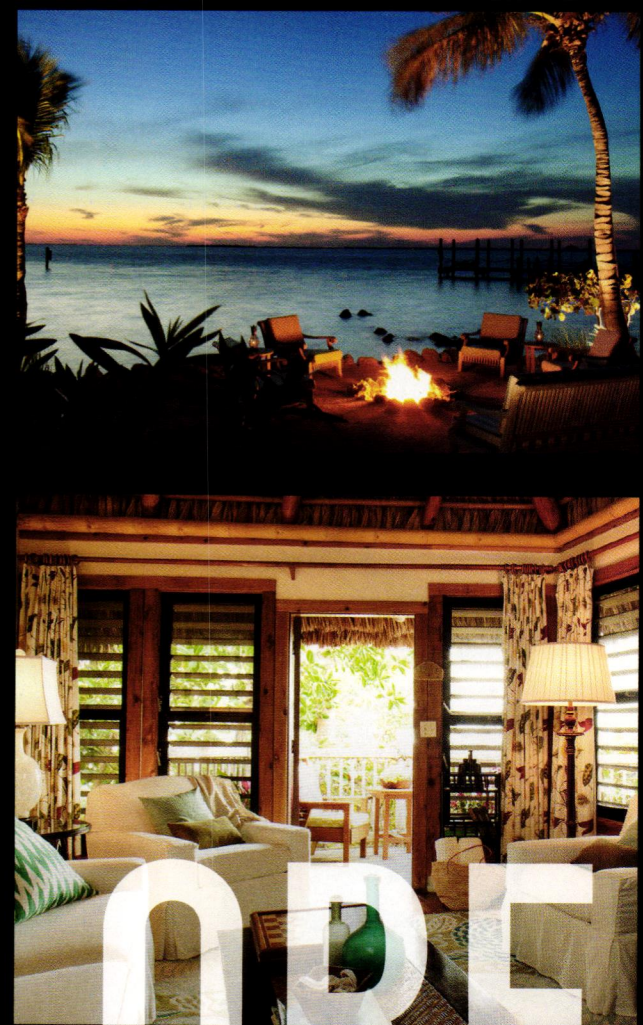
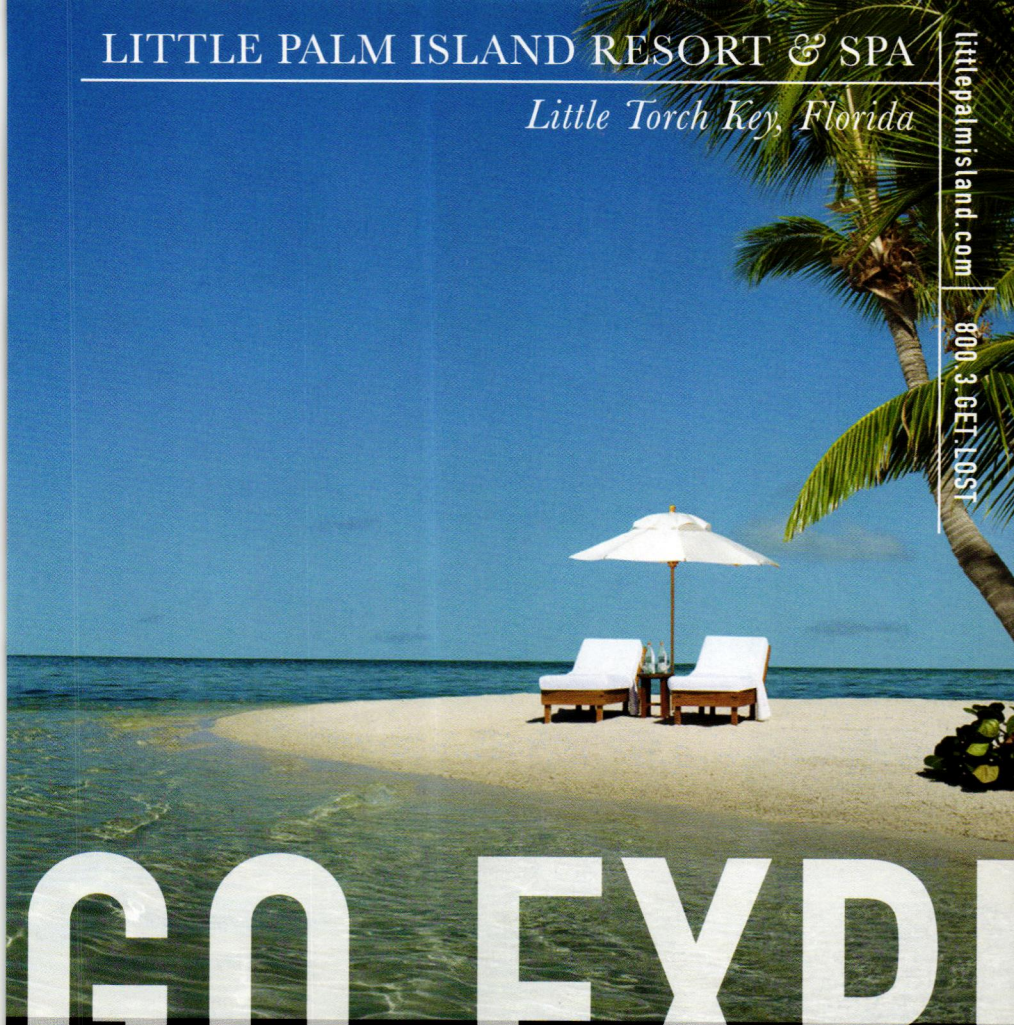
This first-rate design resource, located in the Innovation and Design Building in Boston's Marine Industrial Park, marks 30 years of serving the area's top designers and their clients in 2015. The center features more than 70 showrooms, brimming with American and international luxury furnishings, and also offers a Designer On Call program linking clients with a vetted portfolio of interior designers. [bostondesign.com](http://bostondesign.com)

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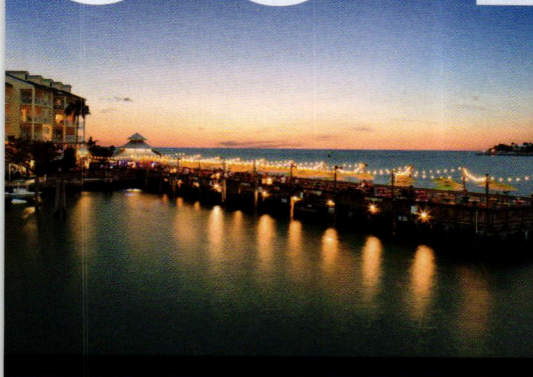
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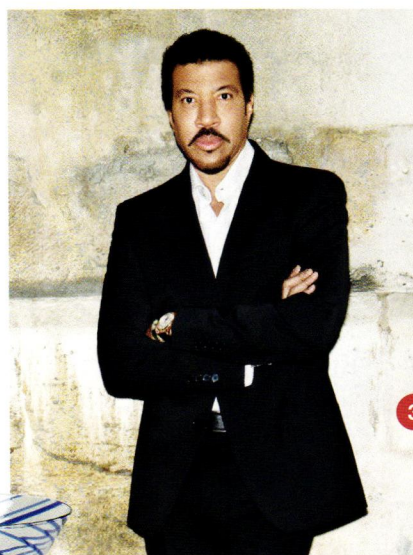
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- 1 | Lisa Vanderpump
- 2 | Tinsley Mortimer
- 3 | Lionel Richie
- 4 | Flo Rida



## POP GOES THE CULTURE

You might not think a best-selling recording artist, a TV reality star, a rapper and a socialite would have much in common, but a new design venture has their high-flying stars aligning in style. Four well-known personalities – Lionel Richie, Lisa Vanderpump, Flo Rida and Tinsley Mortimer – have launched individual home accessory and entertaining lines through Pop Culture Living, a successful dining and entertainment accessories company, founded in 2002, which services hundreds of top American and international hotels and resorts. The four new lines feature a handpicked selection of barware, dining, entertaining and home decor items that reflect each celebrity's personality and design style. Rapper Flo Rida has opted for party-centric glassware and items in stainless steel; Vanderpump's collection has her glamorous and signature "The Real Housewives of Beverly Hills" aesthetic; and Mortimer's dinnerware offers classic pieces with a vibrant color palette. Richie's line is still being finalized, but likely to include a collection of candles, barware and other home accessories. [popcultureliving.com](http://popcultureliving.com)

words by **Julia Johnson**



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## RIGHT ON CUE

The classic pool table has been given a contemporary and spectacular makeover, catapulting it into the international design arena. A standout at 2014's WestEdge Design Fair in Santa Monica, Calif., Calma e Gesso's head-turning and ethereal crystal glass pool table has elevated the traditional game of pool, or billiards, to a different league. Design duo and brothers Davide and Gabriele Adriano, the creative forces behind the new Italian luxury design brand, mounted the crystal structure on a thin steel frame, creating the effect of a table floating on four legs. The familiar green baize can come in one of 25 vibrant colors, turning an ocean home games room into the coolest pool venue in town. The companion crystal ping-pong table is equally stunning. [calmaegesso.com](http://calmaegesso.com)

words by **Julia Johnson**

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## A SIGNATURE STYLE

COASTAL HOMES CAN BE CASUAL AND STYLISH SAYS TOP INTERIOR DESIGNER LIBBY LANGDON

words by **Alexandra Pecci**

Easy, everyday elegance is what makes interior designer Libby Langdon and her signature style so beautiful and accessible.

"Even if you have kids, pets and a busy lifestyle, you can still have an elegant space that you live in and love the look of," she says.

This attitude and aesthetic have made Langdon, of New York City-based Libby Interiors, Inc., a go-to design expert and author who is frequently tapped to offer her practical advice on TV and in leading lifestyle magazines.

Her design collections – including lighting for Crystorama, furniture for Braxton Culler, rugs for Tiger Rug, and wall treatments for Casart Coverings – prove that decorating a home with beautiful furnishings can be both simple and stylish.

Langdon says her clients – even those who live in sprawling and ornate coastal homes – are moving away from "big, fussy design" and instead opting for cozy and effortless living.

"People should take control and own the design of their spaces and not feel like the architecture or style of their home has to dictate how they're going to live in it," she says. "You can have eclectic, casual things in a home that are very stylish."

That aesthetic will be evident this spring when Langdon introduces a modern coastal design style that's achievable whether or not clients live by the ocean, since "it's more about the feeling of a lifestyle than literal objects," she says.

"The modern coastal approach is something you can live in year-round," adds Langdon. "It's less seasonally focused, more of a relaxed getaway feel, but it's still upscale and beautiful."

Whatever your style, Langdon offers the same key advice. First, use lots of textures, fabrics and soft colors to create warmth. A carefully planned layout is also critical. Placing furniture at 90-degree angles, for example, can help create relaxed "conversation areas."



Homeowners also shouldn't skimp on furniture. "If you don't have enough furniture in your space, it can leave it feeling unfinished or incomplete," says Langdon.

### THE DETAILS

For more information on Libby Langdon Interiors, visit [libbylangdon.com](http://libbylangdon.com).

As for oft-neglected lighting, homeowners should light every corner of a room with a variety of fixtures of different heights and styles. "And don't be afraid to buck tradition by putting a chandelier in a master bedroom," she says.

"Above all, a home should be comfortable and livable," Langdon says. "There should be a place to put your feet up and set a drink down." **OIH**

**Effortless living**  
Designer Libby Langdon, left, is an advocate for easy, everyday elegance in her coastal designs.



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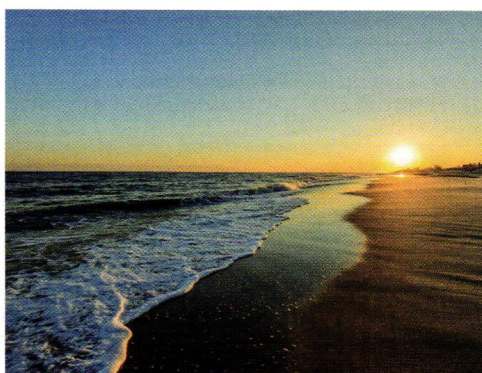
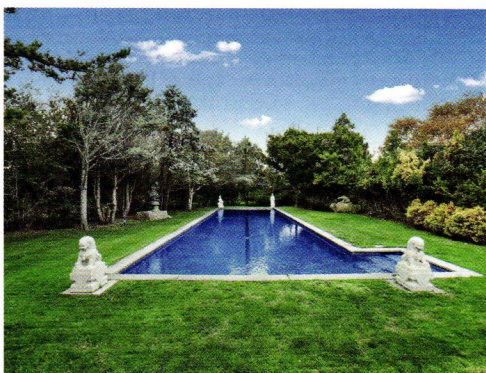
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## THE SWEDISH TOUCH

INTERIOR DESIGNER SOFIA JOELSSON LOOKS TO HER SCANDINAVIAN HERITAGE FOR INSPIRATION

words by **Mary Grauerholz**

Scandinavian textile designs are famously lush creations, with gorgeous prints and texture-rich weaves. In the cold northern climate, children grow up surrounded by culturally inspired fabrics and other textiles, often created by hand.

So it's somewhat surprising to learn that Sofia Joelsson, who was born and raised in a small village in Sweden and has put down roots in Miami, didn't attend school for interior design.

"Swedish people are extremely creative," Joelsson says. "I didn't even know that interior design could be a profession. Everyone in Sweden has the 'do it yourself' idea and I was no different."

Today Joelsson, a member of the American Society of Interior Designers, has cut a successful swath for herself in the world of interior design as the founder and creative director of SoJo Design in Miami.

In her 14-year-old business, Joelsson, a former Miss Sweden, presides over an elite clientele, designing the interiors of homes and commercial properties in Miami, Manhattan, Monte Carlo and Dallas, among other locations.



Operating from an office on Ocean Drive in South Beach, Miami, Joelsson has also been scouting out a local warehouse, which she plans to convert into a showroom featuring accessories, furniture and a new textile line of pillows stamped with Joelsson's design signature.

Her interiors are stunningly simple – no clutter, dark corners or complications – allowing the environments to establish a natural backdrop for her texture-rich presentations. "I never feel like I'm going to work,"

**Swedish style**  
Sofia Joelsson, the founder and creator of SoJo Design in Miami, embodies a cool Scandinavian design style.

Joelsson says. "I love to share that with my clients."

One of Joelsson's latest projects is Apogee 1403, a glamorous penthouse in Miami with a contemporary and monochromatic design that is offset with light-washed walls and artful pieces.

With the ocean in view and the Floridian sunlight flooding into the rooms, Joelsson's thoughtfully curated spaces make a confident and eye-catching statement.

"The light in Miami is spectacular," she says. "I really study the light. It's a major inspiration in every room I design, the different times of day and angles, and how the light washes into the room."

A specially created rug in Apogee 1403's master bedroom, with a suggestion of an African tribal print, draws the eye with its lustrous sheen. In another bedroom, a whimsical wallpaper print that Joelsson describes as "a modern version of jellyfish," subtly references the penthouse's ocean environment.

A trio of small sculptures, each a shield of armor fashioned from the human form, projects a multi-dimensional presence. "They cast a beautiful shadow in the direction of the art light we added above," Joelsson says.

The owners of Apogee 1403, a prominent Scandinavian family, love the setting, Joelsson says. And who wouldn't? Positioned on a tip of land overlooking Fisher Island, the penthouse delivers spectacular views of downtown Miami and a broad expanse of ocean.

"Scandinavians are usually a bit more modest in regard to interior design," Joelsson says. "I really focused here on the materials, like the onyx in the kitchen island."

The constant presence of water is a focal point. "You have to be conscious of your environment," Joelsson says.



"I always take that into consideration when I'm designing."

As a girl, Joelsson wanted to be an actress and eventually modeled successfully and appeared in commercials.

People often asked about her personal and home design style – prompting her to think deeply about what she calls her "sensibility" – and SoJo Design was born.

Joelsson and her work have since appeared on the covers of upscale lifestyle magazines such as *Luxury Condo Living* and *Indulge*. She also is the curator of Cudesso, the Curated Designer Sourcebook.

As the company's sole buyer, she attends leading trade shows and collects her personal favorites, which are offered for sale online.

"It is affordable luxury, so people feel they have access to a known designer who has done high-end products, but they can actually get the look they want

without hiring a professional designer," she says.

Joelsson revels in the design options available today.

"We have so many different choices," she says. "If you go to Pinterest and other sites, you can really envision your look,

your finished product. It's something we haven't had before. I think it's beautiful when you can share your design with the world." **OH**

**Inside and out**  
Joelsson's work on the Apogee 1403 penthouse in Miami reflects her passion for Florida's unique natural light.

#### THE DETAILS

For more information on Sofia Joelsson, visit [sojodesign.com](http://sojodesign.com).





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## SILVER LININGS

A SUCCESSFUL JEWELRY DESIGNER RETURNS TO HIS ROOTS CREATING STRIKING INTERIORS

words by **Karina Timmel**

Michael Dawkins was interested in design as far back as he can recall. Now an acclaimed designer with his own interiors firm, Michael Dawkins Home, he started re-upholstering pieces of furniture while in middle school without any formal training.

"I remember getting an old wingback chair, ripping it apart and re-upholstering it in black. I thought it was so cool," Dawkins says of his first design creation inside his parents' garage in Grosse Pointe, Mich.

Dawkins studied industrial design and architecture at the College for Creative Studies in Detroit before moving to New York and launching his eponymous design firm.

Then his business took an unexpected turn. "I was just

getting started on client projects, and simultaneously developing sculptural art pieces in silver and bronze that turned into jewelry pieces," he says. "Barneys picked up the collection, and suddenly my interiors business was usurped by a new career as jewelry designer."

His Michael Dawkins jewelry collection grew to a global level, selling from North America to Japan, and when QVC approached him for a partnership, he put his interiors company on hold.

When Dawkins does something, however, he always sees it through. In 2010, he decided it was time to return to his roots – interiors – and opened his first Michael Dawkins showroom in the Miami Design District.

"I came down here one winter from New York, got a tan, and saw that there was a missing link with taste levels – everyone was still doing high-gloss white everything down here."

Dawkins took a more intellectual approach, fusing genres, styles and textures to offer a progressive yet timeless design aesthetic. "Our showroom has since found great success," he adds.

**Calm sanctuary**  
The ambience in Michael Dawkins' private residence in Miami is calm and serene in a monochromatic color palette.

# SEWARD JOHNSON

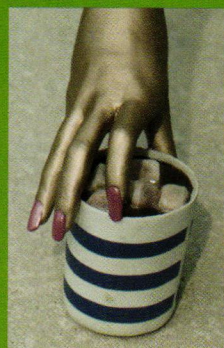
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So much so that only three years later, he opened his second showroom in New York City's Design District. Both are home to his private label furniture, accessories, art, case goods, carpets, lighting and upholstery, as well as a vintage and outdoors collection.

"Usually showrooms are often very rigid, in one style, and maybe you'll discover a couple of pieces. I like my showrooms to have curated scenes with everything you need – accessories, artwork, furniture – in one place," Dawkins explains of the spaces.

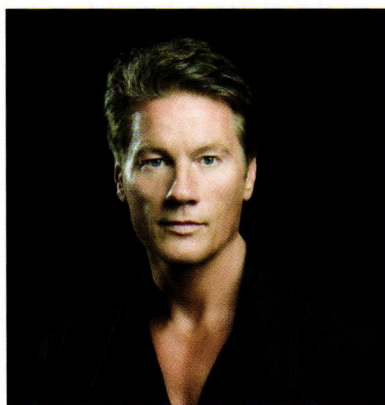
The Miami location has won Best Showroom by the American Society of Interior Designers, and Dawkins is also up for Best Interior Design and Best of Year awards for 2014 (results still pending at press time).

Today, he splits his time between the two locales with private residences in South Beach and Midtown Manhattan. And while the showrooms work hand-in-hand with the design trade, Dawkins also has a private clientele in the fashion and luxury goods worlds.

When asked to describe his design aesthetic, he says: "I think it's modern in the sense that it's minimal and restrained but it's not a cold modern, not slick or icy."

His top tip is to include something "solid and grounded" in each room of

**The home front**  
Designer Michael Dawkins blends contemporary and classic aesthetics into his beautiful home in Miami.



a home. He's particularly fond of his chic Fabianne dining chair as an example.

"This particular chair feels solid all the way to the floor," he says. "I hate a lot of legs, like when you go into a room and all of the furniture has spindly legs and nothing feels grounded. It gives me anxiety and looks messy."

His style is also eclectic, combining pieces from different periods and mixing them. "I don't like bold patterns or colors," he adds. "To me, it's really important that your home environment is a space to feel calm in. I like to feel Zen-ed out when I'm at home. Jarring motion and color make me tense."

The scene in his own Miami residence is serene and calm in a neutral, monochromatic palette. The lines are minimal, and the spaces feel both modern and classic.

An avid art collector, Dawkins' walls are decorated with his personal collection of paintings and photographs from artists such as Helmut Newton, Herb Ritts, Richard Giglio, John La Huis, and Robert Motherwell, which he finds at Sotheby's and Christie's auctions.

**THE DETAILS**  
For more information on Michael Dawkins Home, visit [michaeldawkinshome.com](http://michaeldawkinshome.com).

His design services also extend to building homes and creating landscapes. "I take a home project from beginning to end," he says. "I even light the candles and pop the champagne." **OH**

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**Interior motives**  
Designer Christine Markatos Lowe, below, placed antique furnishings and fittings in this stately Santa Monica residence to make it look old.

## A DECADE OF DESIGN

A RESIDENCE IN SANTA MONICA IS 10 YEARS IN THE MAKING FOR CHRISTINE MARKATOS LOWE

words by **Maryann Hammers**

When Christine Markatos Lowe founded her own residential design studio 10 years ago, she did not anticipate that she would still be working with one of her original clients a decade later.

Among her initial projects was a large – but somewhat lackluster – residence in the oceanfront city of Santa Monica in Southern California. With 17,000



square feet and seven bedrooms, the home was palatial but devoid of personality.

“My clients love Italy and all things Italian, and they felt the home was too modern,” Markatos Lowe says. “It didn’t have enough detail. The idea was to turn it into something that felt very old.”

Antique terracotta pavers, original wood beams, hand-painted stencils, wonderful old carpets and

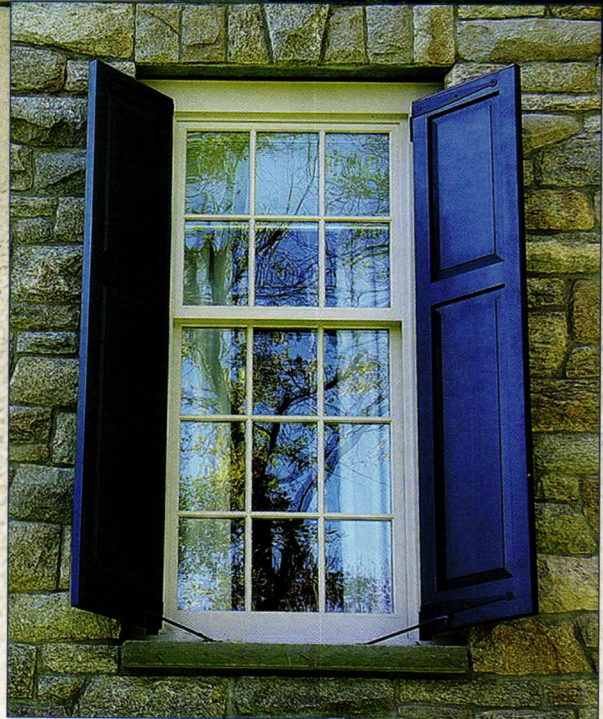
wrought iron details “gave the rooms a heft and patina,” she says. “We furnished the rooms with antique pieces as well as custom-made pieces that were antique-inspired.”

The result, she says, is “weathered and worn but elegant,” and exactly what the clients – a young couple – had in mind.

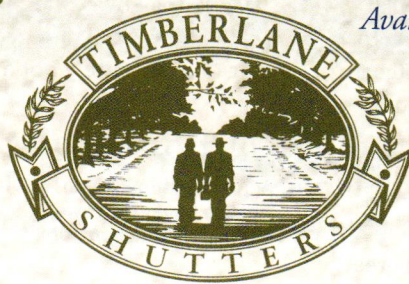
In fact the owners were so delighted with the results they continued to call on Markatos Lowe’s design services over the ensuing decade. She worked on the home in stages – living



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## WOLF TRACKS

TRAVEL PROVIDES ESSENTIAL INSPIRATION FOR ACCLAIMED INTERIOR DESIGNER VICENTE WOLF

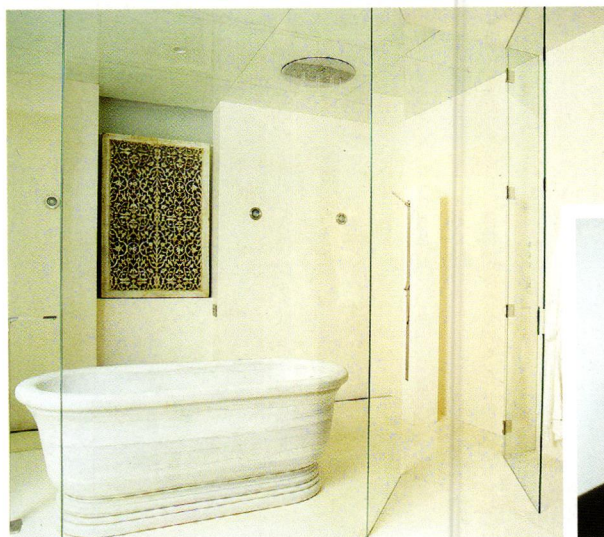
words by **Mary Grauerholz**

At the age of 15, Vicente Wolf's inner voice and drive to succeed led him from his childhood home in Cuba to Miami, accompanied only by his young cousin. From Miami, he followed his heart to New York City, where one of his first jobs was sweeping floors at the Decoration and Design Building.

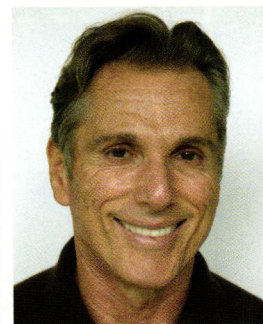
Through boundless creativity and pluck, Wolf landed in his current lofty perch as the founder and principle of Vicente Wolf Associates in New York City, one of the most respected interior design firms in America.

That same passion to follow horizons – guided steadily by his trusty inner voice – has led the multi-award-winning designer to countless locales, and his typical travel schedule reads like a world atlas.

"I travel all over the world, buying things that appeal to me," says Wolf, who has established a global brand



**Very Vicente**  
A private home in Malibu exudes the signature style of Vicente Wolf, one of America's top interior designers.



from his worldly experiences, which most recently have included Iran, Israel, Tanzania and India.

Much of what he discovers on his travels – unique art, textiles, furniture and upholstery – are sold in his light-filled loft showroom, VW Home, located on West 39th Street, along with other custom designed pieces.



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Wolf's travels reflect his personal sensibility, with his design work anchored to his global vision. He and his staff of 14 handpick many of the furnishings found in the upscale homes and commercial interiors he has created in America and around the world.

"We blend periods and cultures, and create environments that are relaxed but still elegant," Wolf says.

His interiors are discerning settings which, despite the luxe look, exude a pleasing breeziness. "I see our looks as couture, not ready to wear," Wolf says. "Sixty percent of our furniture is custom designed by us."

Recognitions for Wolf's work abound. *Architectural Digest* has included him in its annual AD100 list of top interior designers. *Metropolitan Home* bestowed a similar honor in its Design 100, and *House Beautiful* named him one of the 10 most influential designers in the United States, among many other accolades.

Wolf created the "Latitude" crystal collection for Baccarat, the only American interior designer tapped by the 250-year-old iconic French company to contribute to its design collections.

He also holds an Honorary Doctorate from Boston Architectural College.

Among the books Wolf has authored are "Lifting the Curtain on Design" and "Learning to See: Bringing the World Around You into Your Home."

While Wolf is not a follower of design rules, he is a big proponent of fresh paint and believes a wash of new color can create an elemental change.

"White is the best," Wolf says. "It sets off everything very well."

His love of white speaks to Wolf's message of simplicity in interior design. By allowing what he calls "the genuine core" of each individual piece to shine, he maintains the overall ambience of a space will be beautiful, comforting, and inspiring.

Wolf expressed his innate sensibility through a color collection he personally devised for Pittsburgh Paints that reflects his favorite shades from his travels and design inspirations. Not surprisingly, one of the colors is Vicente Wolf Pure White.

Of all the movers and shakers Wolf has worked

with, perhaps one of his best-known clients was the renowned photographer Richard Avedon, who hired Wolf three decades ago to work on his home's interior.

#### THE DETAILS

For more information on Vicente Wolf, visit [vicentewolf.com](http://vicentewolf.com).

The relationship began a lifelong love of photography for Wolf, and today he has collected more than a thousand prints.

Each of Wolf's private spaces – his Manhattan



apartment; Montauk, Long Island, hideaway; and New York City office – are filled with color and black-and-white photographs to suit the setting's character and ambience.

Water scenes in his Montauk home, classics for his apartment, and avant-garde images for his city office and VW Home showroom are all carefully curated and displayed to maximum effect.

Arranged in artful collections, the photographs have the same simplicity that is woven throughout his interiors. Photography, he says, speaks to him as little else does. "I like the immediacy of it," Wolf says. "I like the sense that it's your vision." **OH**

**Wolf at the door**  
Vicente Wolf takes inspiration from his international travels for his discerning home interiors.

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## COASTING ALONG

SUSAN WINCHESTER DABNEY FUSES LAND AND SEA IN HER OCEAN HOME AND YACHT DESIGNS

words by **Alexandra Pecci**

**S**usan Winchester Dabney has had a passion for interior design, spatial planning, and the art of furniture layout for a long time. How long? Since childhood, she says.

"My parents would go out for dinner, and I would rearrange the living room while they were gone," Dabney recalls. "It was fun and challenging to see how many different ways I could set up a room."

If Dabney's burgeoning skills were even a fraction as good as they are now, her parents must have found it a treat to walk into their continually re-imagined living room after dinner dates.

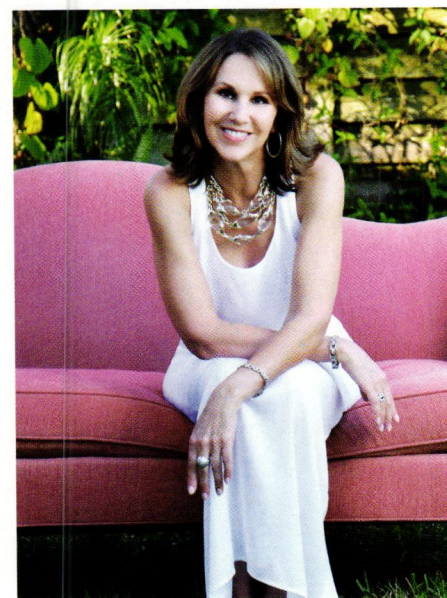
Today, Dabney still takes pleasure in creating beautiful spaces where people can live and relax. She helms SWD Style, based in Sarasota, Fla., specializing in luxury decor for homes and yachts, and is an allied member of the American Society of Interior Designers,

as well as a member of the Marine Industry Association of South Florida.

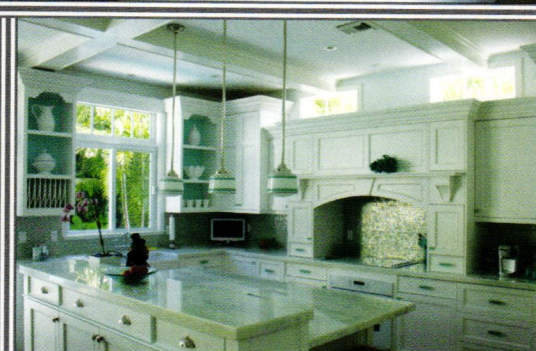
Whether she's designing for the ocean or land, Dabney says her design aesthetic is more about evoking a feeling than having a signature look.

Through her work, she aims to inspire "a feeling of balance, calm and welcoming" in her clients' spaces, acting as a guide through the design process, and creating interiors that are her interpretation of what clients want for their homes or yachts.

"When they want to bring something into the design, I am upfront and honest about whether it will fit into the design," she says. "I'm also their liaison to the design world, showing them the latest in 'new classics,' textiles, and color. Whether starting new, or incorporating family heirlooms, I have an excellent sense for space planning, design layout, color and textural layering."



**Style signature**  
Susan Winchester Dabney, above, delivered a stylish contemporary look with mid-century furniture to this Sarasota, Fla., residence, top.



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**Ocean home**  
Dabney gave this stylish yacht a comfortable and relaxed ambience for its dog-loving owners.

One thing Dabney will show her clients this spring and summer is color, and lots of it, whether it's rich, deep jewel tones, pastels, or simply bright pops of color. She's palpably excited about the idea of incorporating vibrant colors in her designs, and hopes her color-shy clients will be, too.

"Be brave and embrace it," she says. "Mixing colors in unexpected ways can really bring things alive. The key is using the right amount of color, and a designer who is not afraid of color and knows how to pull it together."

Pulling it all together applies not only to color, but other design elements as well. Chief among them are textiles, which Dabney is passionate about. She holds a Bachelor of Science in Textiles and Design from Michigan State University, and loves using a variety of textiles to create rich, textured, layered spaces.

"I have always loved beautiful fabrics," she says. "I find it fascinating to learn how fibers are made into fabric, whether man-made or natural fibers. Modern technology is continually changing and perfecting fabrics to perform better than ever."

Dabney also believes that form and function are critical, whether she's designing for a home or a yacht. Fabrics must function properly and stand the test of time, as well as look beautiful, and that's especially true in seaside homes and on yachts, where harsh coastal elements can take a toll.

Also critical to the form and function of a space is its layout. "Regardless of the size of the space being designed, furniture needs to be scaled proportionately, and have the proper amount of open space for traffic flow," Dabney says.

When designing for coastal homes or luxury yachts, Dabney tries to evoke the sounds, scents and colors of the sea, sand and foliage in her interiors.

"I like to keep my designs calm and light, borrowing inspiration from nature," she says.

Dabney has done this with a favorite design element in her own home – a large, seashell-encrusted mirror that's at once natural and very elegant. It's a piece that's evocative, bringing the sea into her home.

#### THE DETAILS

For more information on Susan Winchester Dabney, visit [susanwinchesterdabney.com](http://susanwinchesterdabney.com).

With coastal design, Dabney again stresses that the feeling of a space is crucial, too. "Think about how the ocean makes you feel, whether

you are standing on shore or in a boat. It's a harmonious natural balance that affects your whole being," she says. "Your coastal home or boat should make you feel like that, it should be your ultimate sanctuary." **OIH**



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## A PEAK EXPERIENCE

JUST STEPS FROM LAKE ZURICH, A LUXURY HOTEL CELEBRATES A DECADE OF DESIGN

words by **Andrew Conway**

Switzerland may be famous for its soaring mountains and superlative skiing, but another peak experience can be found just a stone's throw from the shores of beautiful Lake Zurich.

The city's only international five-star luxury hotel, the stylish Park Hyatt Zurich is celebrating a decade of contemporary architecture, interior design and award-winning hospitality since it opened to critical acclaim in the fall of 2004.

"Our aim is to take the hotel forward with exactly the same passion, innovative spirit and elegant style as we have for the last 10 years," says general manager Jan Peter van der Ree.

Designed by the renowned Zurich-based firm of Meili Peter Architekten, with understated yet stylish interiors by the global Hirsch Bedner Associates, the 142-room hotel is a subtle yet successful testament to Swiss innovation and creativity.

Art and nature are two central design themes with 91 pieces of modern art on view throughout the hotel, complemented by elements of forest greenery and an abundance of glass and natural light.

Nowhere is this more evident than in the hotel's main lobby where a vast mural by the late American artist Sol LeWitt, painted specifically for the foyer, is offset by a striking bamboo garden separating the reception from the sophisticated Lobby Lounge.

Park Hyatt Zurich's bold and vibrant restaurant,



**Lady of the lake**  
The ONYX bar at Park Hyatt Zurich, above, and guest rooms add allure and style to the lakeside hotel.



parkhuus, features a centerpiece show kitchen and two-story wine library, showcasing more than 3,000 fine wines, which is illuminated at night by an eye-catching Ingo Maurer chandelier.

Iridescent copper mesh panels separate parkhuus from the ultra-chic ONYX bar, where hand-blown Murano glass bottles catch the light from the glowing backlit bar top.

The "urban forest" theme continues in the guest rooms and suites where the use of natural materials and textures, organic color palettes and a signature leaf motif create an aura of understated elegance.

Blending home comforts with smart technology, the rooms and suites feature oversized bathrooms with deep soaking baths, rain showers and sliding partitions to integrate the two rooms.

Further pampering awaits in the Club Olympus Spa on the hotel's mezzanine level, offering health and beauty treatments, a sauna, steam rooms and a well-equipped gym.

**THE DETAILS**  
For more information on Park Hyatt Zurich, visit [zurich.park.hyatt.com](http://zurich.park.hyatt.com).

Located at 21 Beethoven-Strasse, surrounded by the city's major financial houses and close to the boutiques of Bahnhofstrasse, Lake Zurich and the beautiful Altstadt (Old Town), Park Hyatt Zurich is ideal for both corporate and leisure travelers. **O/H**

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## LIVING ON THE EDGE

DESIGN DISCOVERIES IN OCEAN HOME'S WORLD

words by **Melissa C. Gillespie**

**WestEdge Design Fair** features an exciting collection of leading and emerging domestic and international brands. Catering to consumers and the trade, the Santa Monica, Calif., event offers the best in contemporary home design. Here are some of our favorites from the 2014 showcase:

**Brown Jordan Outdoor Kitchens** displayed its new hardware line, American-Made Bronze Handles, featuring bronze and patina fixtures to complement the company's range of outdoor cabinetry. The new handles blend functionality and elements of nature, and come in unique shapes and designs portraying twigs, logs and bamboo shoots. [brownjordanoutdoorkitchens.com](http://brownjordanoutdoorkitchens.com).

A simple way to refresh any interior is with a new coat of paint, but we love the wonderful designs of **Black Crow Studios**, a custom wallpaper company that pushes the traditional idea of wallpaper into the realm of art. Choose from one of the collection's existing patterns or create a custom design exclusively for your ocean home. [blackcrowstudios.com](http://blackcrowstudios.com).

Also pushing the envelope in wallpaper is **Caba Company** with its distinctive Barkskin wall coverings, a hand-pounded natural bark material that adds texture and flair to any wall. A standout in the



**Handle on nature**  
Brown Jordan Outdoor Kitchens' American-Made Bronze Handles.



**Off the wall**  
Above, Oceanscapes by National Pool Tile and Oceanside Glasstile. Left, the new Barkskin wall coverings by Caba Company.



Aquaview pool enclosures

collection is the Spiderweb Woven line, stunningly beautiful and tactile. [barkskin.com](http://barkskin.com).

Who says appliances aren't exciting? The ever-inventive **Smeg** showcased a colorful display of fun and trendsetting 50's Style retro refrigerators, available in 10 color tones from subtle cream to a vibrant green – a cool conversation piece in any ocean home. [smegusa.com](http://smegusa.com).

New this year, and a real standout, was the **BOTART International Barrel Art Exhibition** featuring 14 artists commissioned to create unique pieces of contemporary barrel art in their signature styles. The exhibits will form part of the world's barrel art collection, currently comprising 90 painted barrels, commissioned by the 300-year-old Can Ribas Winery in Mallorca, Spain. The result was a true feast for the eyes. [botart.org](http://botart.org).

Taking the design focus outside, two new outdoor living product lines inspired us at the **Master Pools Guild** fall meeting:

**National Pool Tile** and **Oceanside Glasstile** have collaborated to create two striking new pool tiles. The Aquascapes mosaic collection in beautiful blues encompasses two different finishes – iridescent and non-iridescent – to transform the glass tile into a work of art. Paired with Oceanscapes glass tile and its precise smooth-finish edges, they create the ideal combination for stylish pool installations. [nptglasstile.com](http://nptglasstile.com).

With this much attention to detail to your tile design, you don't want to obstruct its view. **Aquaview** caught our attention with its frameless glass enclosures – a modern alternative to wood, aluminum and mesh fencing – providing an uninterrupted panorama to pool and outdoor landscapes. [aquaviewfencing.com](http://aquaviewfencing.com). **OH**



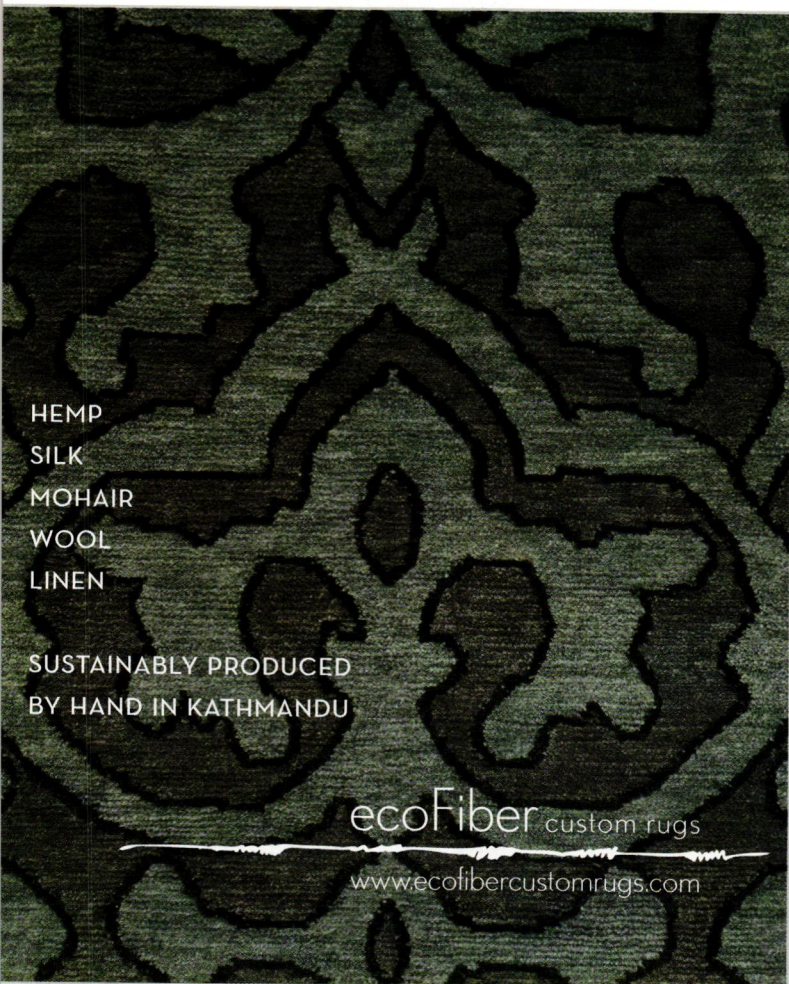
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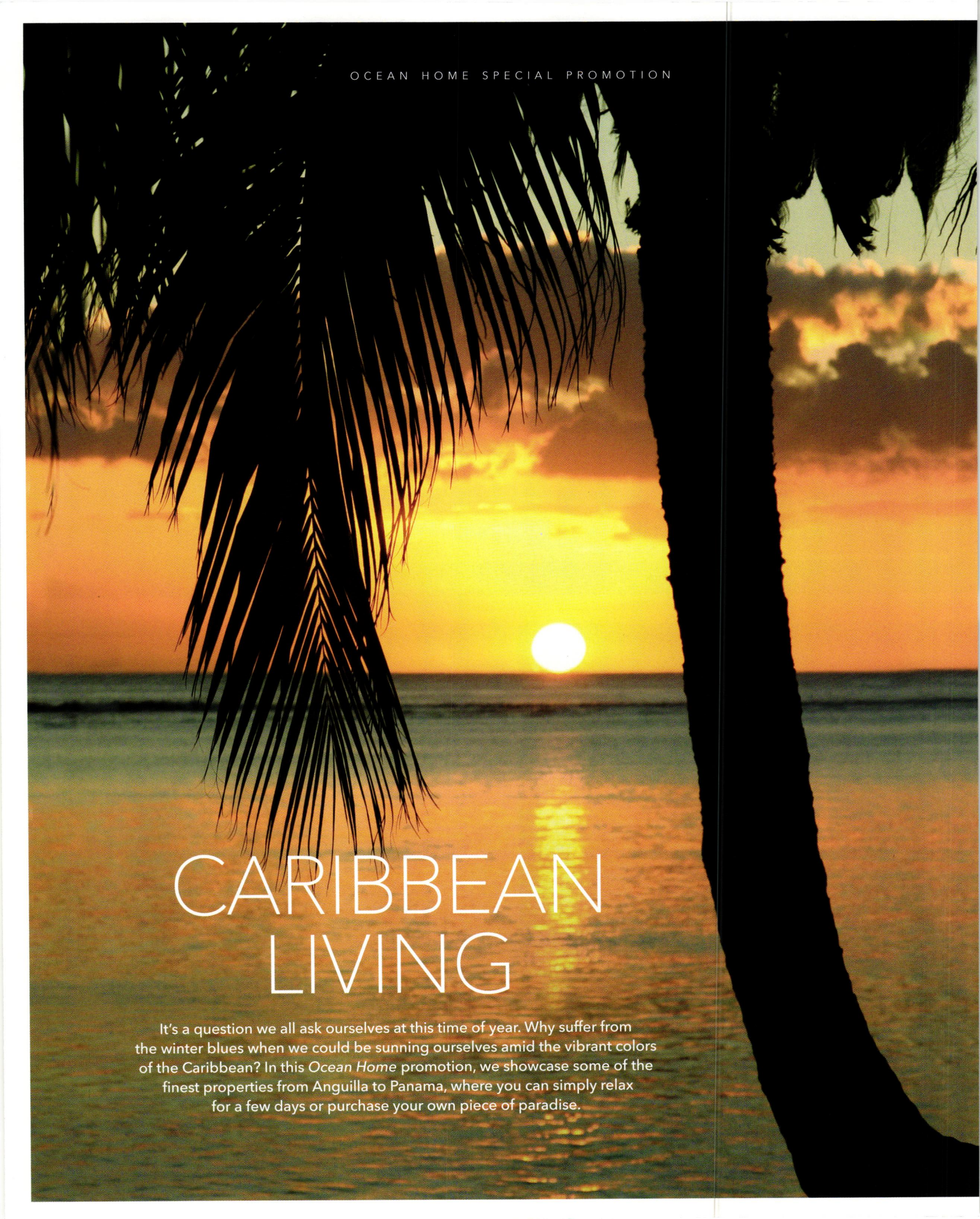
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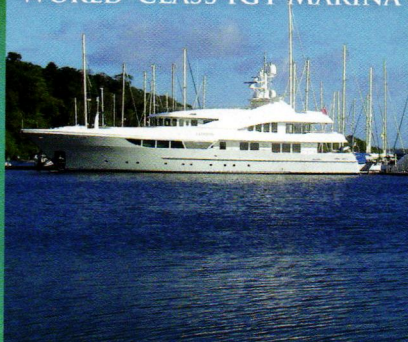
UPSCALE ISLAND VILLAS



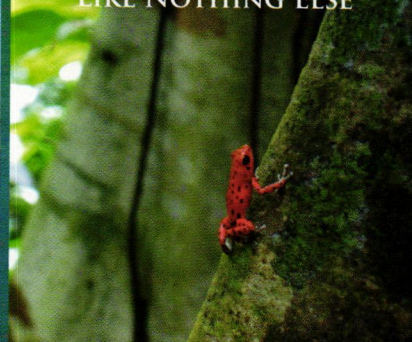
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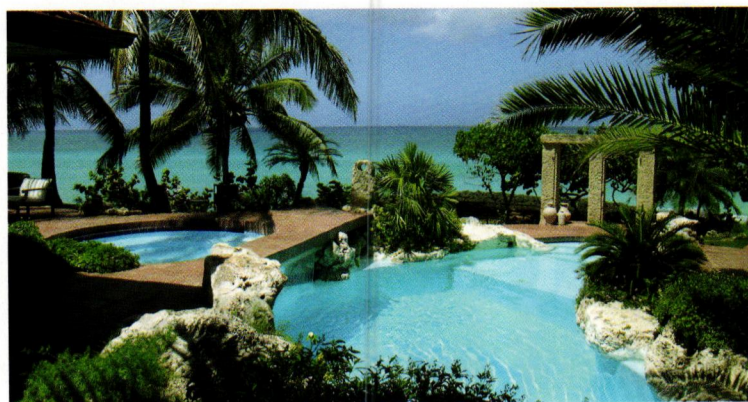
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## ISLAND DREAM PROPERTIES



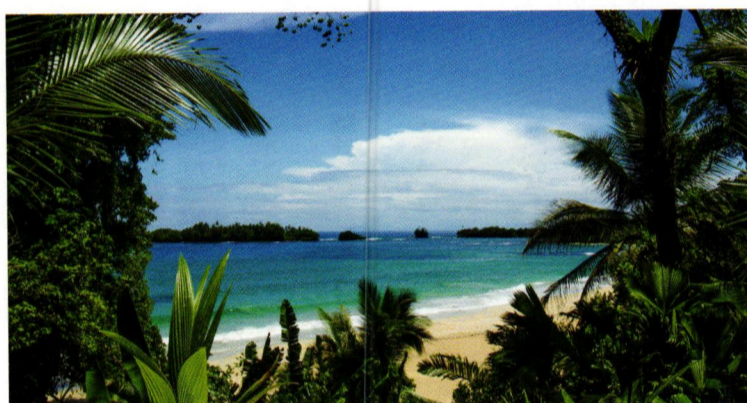
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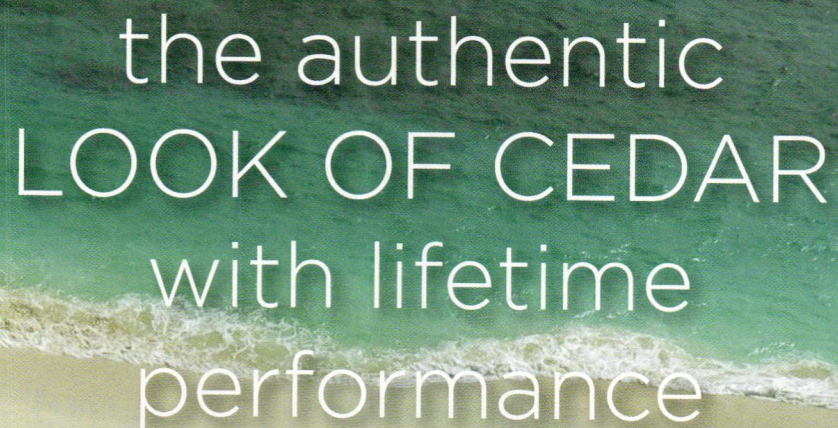


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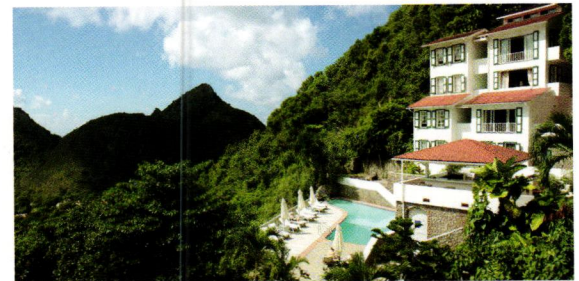


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## QUEEN'S GARDEN RESORT

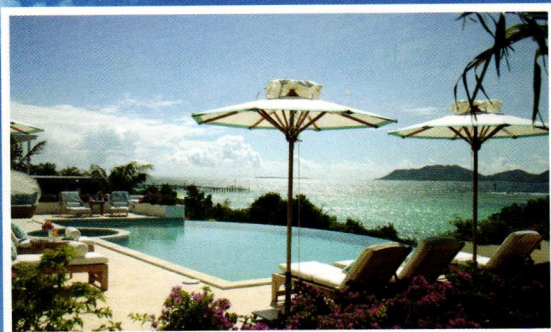
QUEEN'S Gardens Resort on Saba sits atop Troy Hill offering panoramic views of the lush rainforest and Caribbean Sea. The hotel features twelve private floor suites each with Jacuzzi along with the spacious three-bedroom Haiku House. Additional amenities include the Frangipani Spa, the first and only spa on island, The Queen's Gardens Restaurant featuring an outstanding wine selection and Euro-Caribbean menu with ingredients from its own organoponic garden, The Ocean Bar and Lounge, along with a central pool. The hotel offers the best of Saba, including hiking trails and world-class scuba diving, ideal for travelers seeking a unique off-the-beaten-path retreat. [queensaba.com](http://queensaba.com).



## BEACHES EDGE & VILLA ALEGRIA ANGUILLA

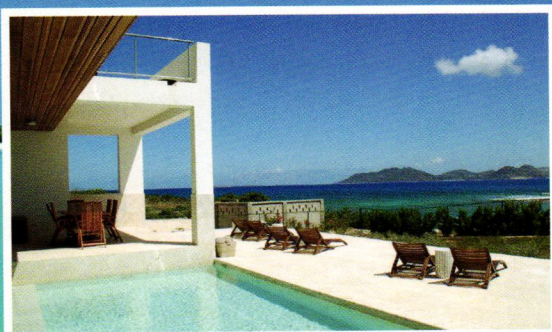
A few steps off the beaten path is the beautiful island of Anguilla. This paradise is home to 33 sugar-sand beaches, 5-star dining, world-class golf, and upscale vacation rentals Villa Alegria and Beaches Edge. Elegant Villa Alegria (photo) has 4 bedrooms, a pool, spa, effortless beach access and a gym. Contemporary Beaches Edge offers two 5-bedroom villas with pools, spas and nearby beach. Rent both the East and West villas for up to 20 guests. Located on the West End, both properties are professionally managed by an on-call staff, and boast the island's best views of the Caribbean Sea and mountains of St. Martin. [beachesedge.com](http://beachesedge.com), [alegriaanguilla.com](http://alegriaanguilla.com).

# The Best of the Caribbean is Here.



## VILLA ALEGRIA ANGUILLA

4 bedrooms | gym | beach | concierge



## BEACHES EDGE ANGUILLA

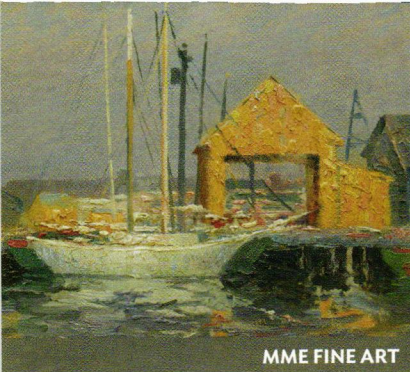
5 or 10 bedrooms | beach | concierge

Book your stay at [www.alegriaanguilla.com](http://www.alegriaanguilla.com) or [www.beachesedge.com](http://www.beachesedge.com)



*Island Dream Properties offers a comprehensive suite of professional real estate and villa rental services. Our services are designed to fulfill the unique needs of both home owners and visitors. We offer the assurance of a full time, dedicated and professional staff with more than 30 years experience.*

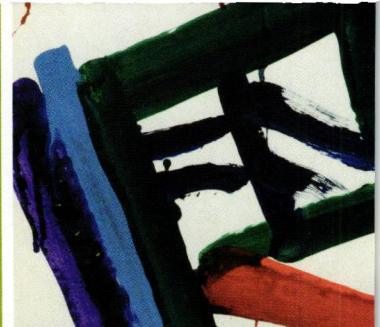




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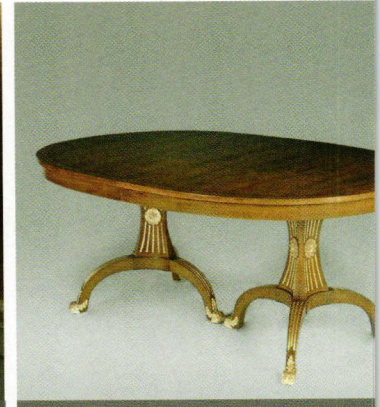
HEATHER JAMES FINE ART



JEFFREY TILLOU ANTIQUES



JESSICA LAGRANGE INTERIORS



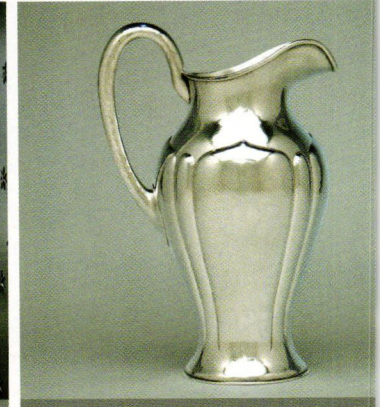
ASSEMBLAGE LTD.



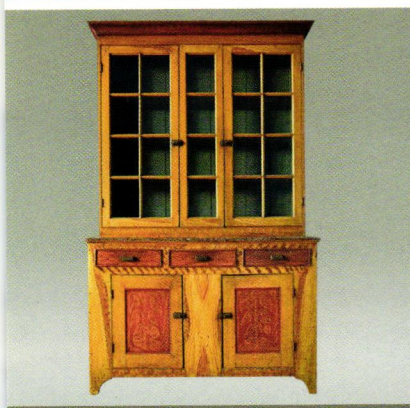
LEAH GORDON



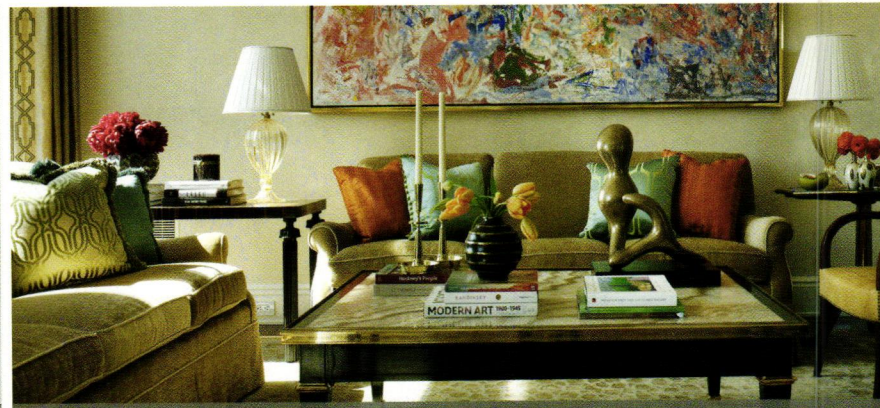
SUZANNE LOVELL, INC.



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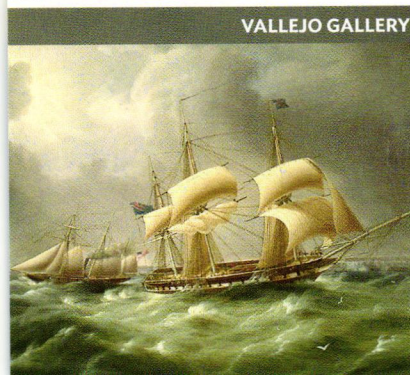
JUST FOLK



CULLMAN & KRAVIS



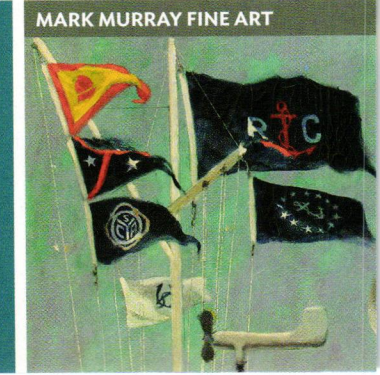
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# Features

## Living by Design

**The art of design**  
Striking artworks create a contemporary design style at Hacienda Beach Club & Residences in Cabo San Lucas, Mexico.

### 70 **MASTERPIECE CLASSIC**

A Long Island cottage is a masterwork by one of America's finest classical architects.

### 76 **BACK IN BUSINESS**

Mexico's Cabo San Lucas is on the road to recovery after September's Hurricane Odile.

### 82 **HIGH SOCIETY**

Oceanfront real estate is booming in South Beach, Miami, from condominiums to hotels.

### 88 **A VINTAGE HOME**

Top Napa winemaker Rob Mondavi Jr. and wife Lydia unveil their new waterfront residence.



# Masterpiece Classic

RICHARD SAMMONS, ONE OF  
AMERICA'S FINEST CLASSICAL  
ARCHITECTS, CONCEIVES THIS  
MASTERFUL CAPE COD-INSPIRED  
COTTAGE ON LONG ISLAND, N.Y.

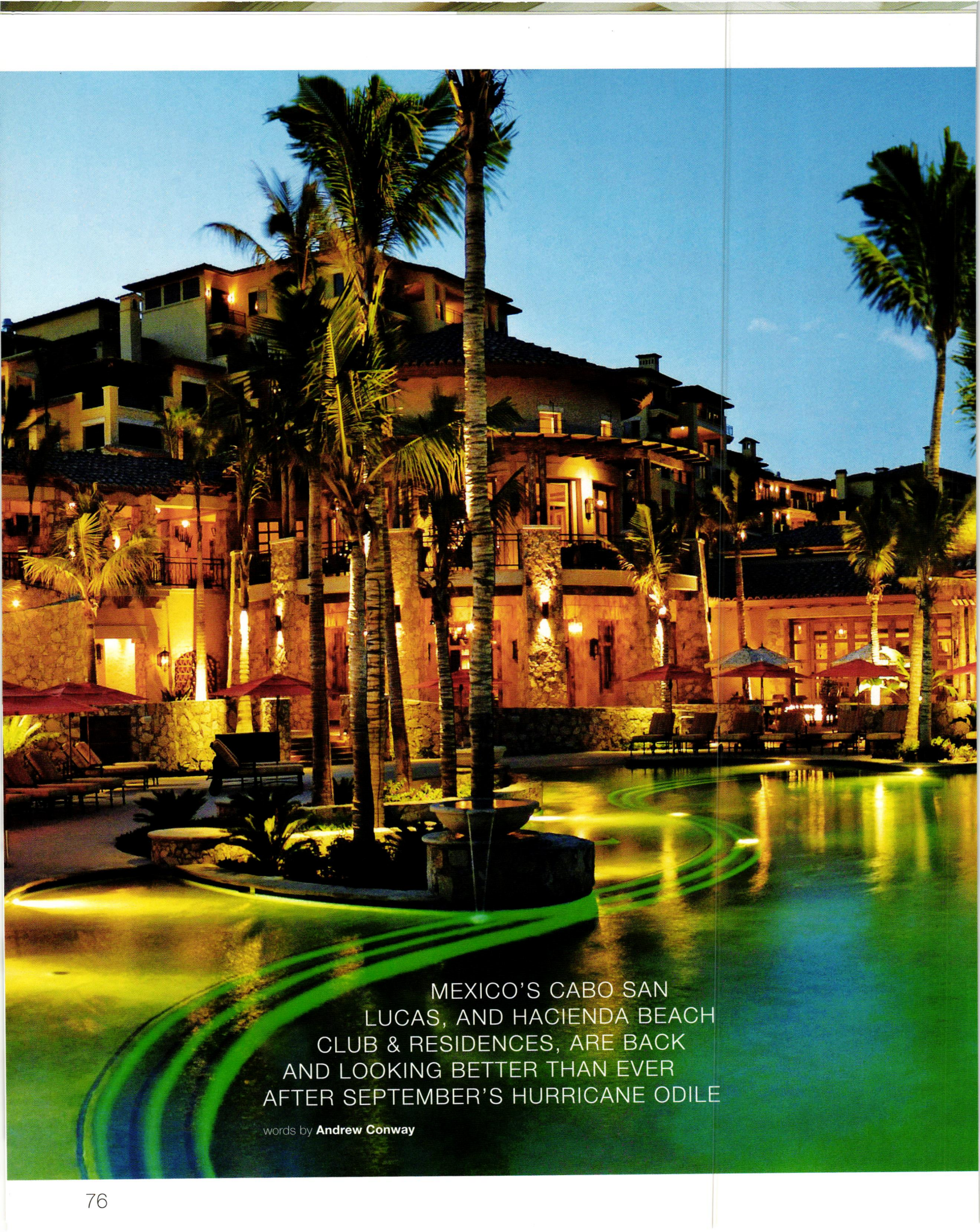
words by **J. Michael Welton**

photographs by **Durston Saylor**



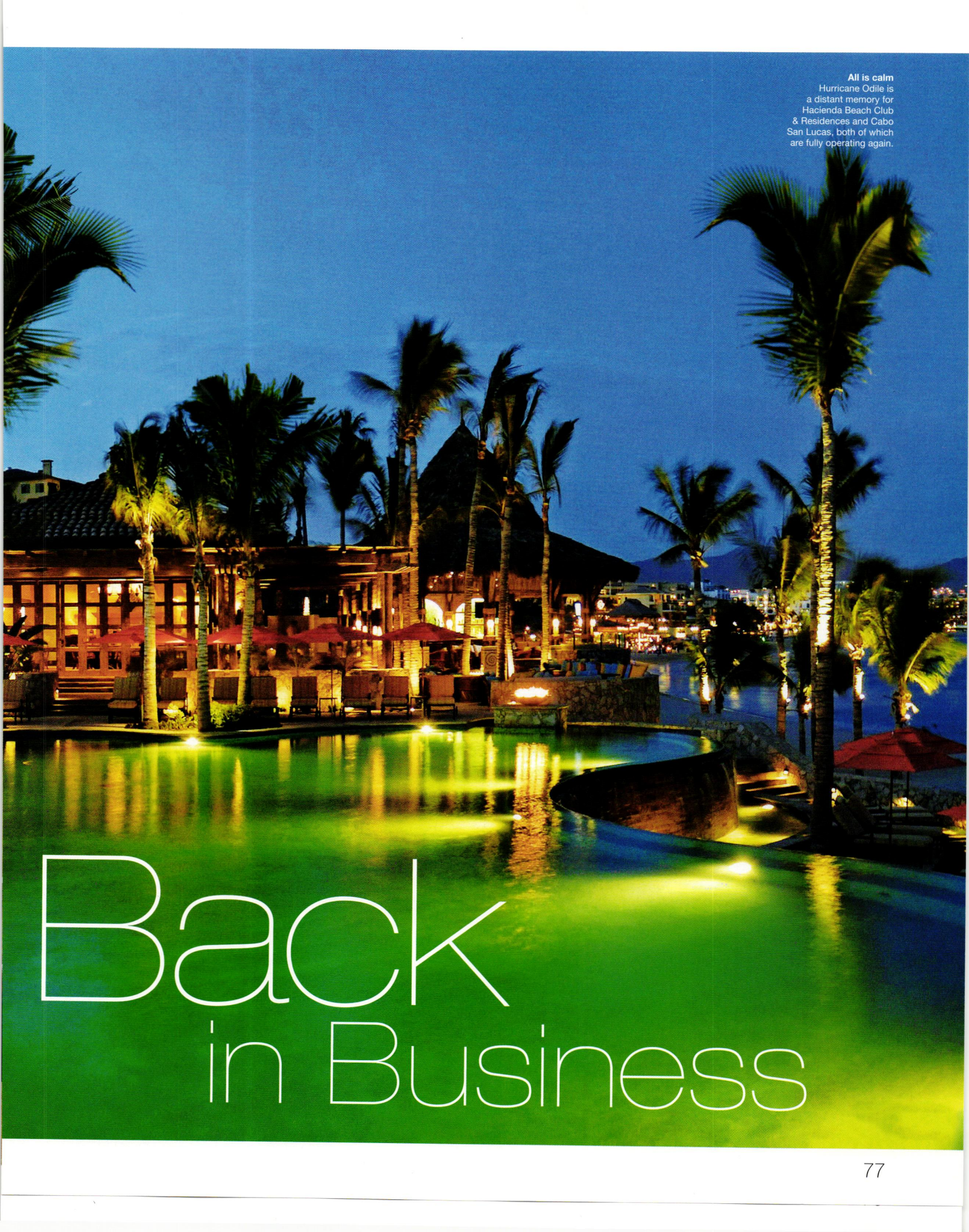
**Coastal charm**  
This classic Cape  
Cod-style residence  
looks out to the lovely  
Little Peconic Creek on  
New York's Long Island.



A large, multi-story resort building with stone and stucco walls, palm trees, and a swimming pool at night. The building has multiple levels with balconies and is illuminated by warm lights. Several tall palm trees are in the foreground and middle ground. A swimming pool is in the foreground, reflecting the lights from the building and the palm trees. The sky is a deep blue, suggesting dusk or dawn.

MEXICO'S CABO SAN  
LUCAS, AND HACIENDA BEACH  
CLUB & RESIDENCES, ARE BACK  
AND LOOKING BETTER THAN EVER  
AFTER SEPTEMBER'S HURRICANE ODILE

words by **Andrew Conway**

A nighttime photograph of a resort complex. In the foreground, a large, calm swimming pool reflects the warm lights from the resort buildings and palm trees. The resort features multiple buildings with warm interior lighting visible through large windows and doors. Numerous palm trees are scattered throughout the scene, some with lights wrapped around their trunks. In the background, the dark silhouettes of mountains are visible against a deep blue twilight sky. The overall atmosphere is serene and luxurious.

**All is calm**  
Hurricane Odile is  
a distant memory for  
Hacienda Beach Club  
& Residences and Cabo  
San Lucas, both of which  
are fully operating again.

# Back in Business

and furnish to their own tastes, but most successfully blend the essence of old Mexico and contemporary coastal living, with high-quality finishes including wood beamed ceilings, granite counters, stone flooring and classic Mexican ceramic tiles.

The residences are also exceptionally well-equipped with gourmet kitchens, washers and dryers, designer furnishings, satellite TVs, high-speed internet, and other modern conveniences.

One of Hacienda's most beautiful penthouses was designed recently by Olivia Aldrete, one of Mexico's leading interior designers, who added a stylish and contemporary Mexican flair to the home while retaining an ocean-breezy ambience so essential to the property's beachfront location.

"We did something totally practical and relaxing," she says. "By using neutral and beach colors and textures, and simple but modern furniture, we gave the penthouse a new and fresh feel."

Aldrete has since worked on another family home at Hacienda, and hopes to do more designs there this year.

All of Hacienda's accommodations have spacious outdoor living and dining spaces, featuring a whirlpool

tub in each of the resort residences and penthouses, and a private, heated infinity edge pool and spa in each of the beachfront villas.

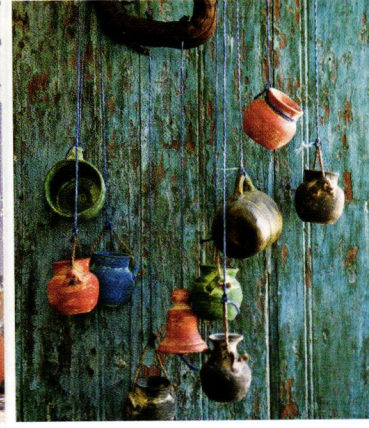
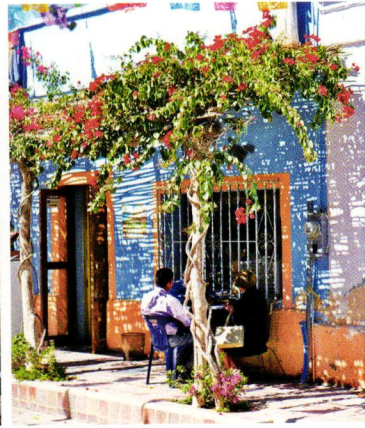
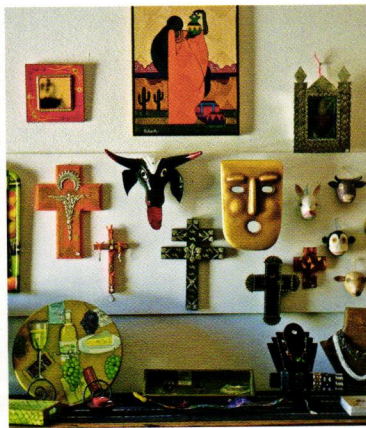
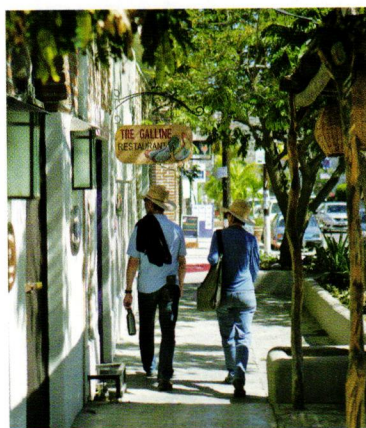
As comfortable as the luxe accommodations are, most owners and guests spend their days enjoying Hacienda's sun-splashed facilities. The fully staffed Beach Club, fringed with palm trees and colorful bougainvillea, forms the centerpiece of the property featuring a multi-tiered swimming pool and the popular Palapa Bar.

Authentic Mexican food plays a key role at Hacienda Beach Club & Residences, with an extensive menu of classic dishes and high-octane cocktails served in the indoor-outdoor Cocina y Cantina.

The adjoining thatched-roof beach bar also serves up jaw-dropping views of Medano Beach and Cabo's iconic



**New horizons**  
One of Mexico's leading designers Olivia Aldrete, above, has added a fresh and contemporary look to a penthouse at Hacienda.



## TODOS SANTOS The Next Wave

If you want to explore further afield, Todos Santos is a charming and unspoiled coastal fishing village and beach town, about 45 minutes north of Cabo San Lucas.

The beautiful and intimate town has only a handful of hotels, restaurants and shops, but is quickly becoming a go-to destination for an affordable and relaxed cultural and artistic escape.

Todos Santos will also soon be home to Tres Santos, a new village-style community that will embrace the historic town with upscale residences, a boutique beachfront hotel, an organic community garden, farm-to-table restaurant, and an international research and education center for Colorado State University.

It is being built by Mexico-based MIRA Companies, an affiliate of the Denver-based Black Creek Group. The first set of residences will be ready by fall 2015, and the entire community is expected to be fully complete and operational by fall 2016. [tressantobaja.com](http://tressantobaja.com)



Land's End rock formation jutting out into the sea.

Serious pampering can be found in Hacienda's full-service spa with four treatment cottages delivering health and beauty treatments steeped in Mexican traditions.

For the more active, an array of land and water activities is on offer from yachting and deep-sea fishing to wind- and motor-powered water sports with the major focus on the bustling beach and bay.

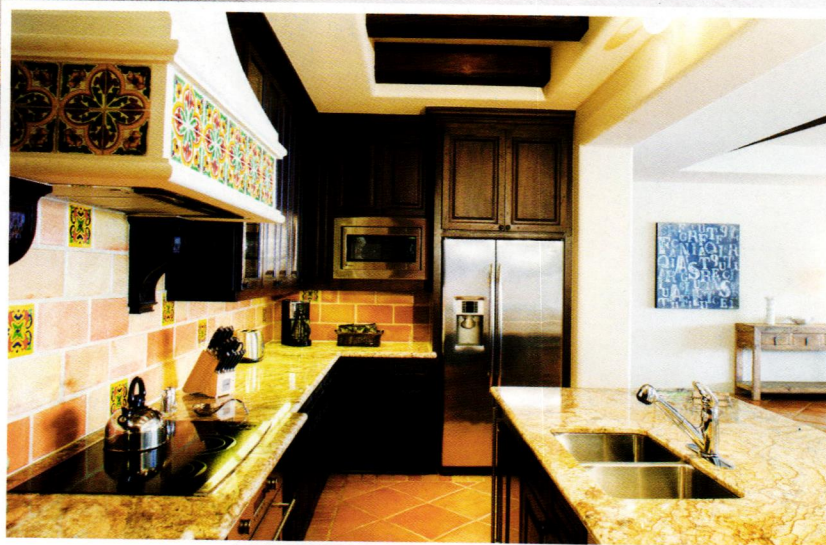
A quiet word of caution: Try to avoid major holidays and school vacations when the main beach turns into party central and pretty much rocks until well after sundown. The local authorities enforce a 10 p.m. noise curfew, but don't plan on turning in early before everything goes quiet.

Away from the beach, Cabo is a thriving town by day and night. In the evenings, check out Bar Esquina, an upscale restaurant, bar and lounge; Mandala Night Club for late night music, and Nowhere Bar in the marina area, which are all walking distance or a short cab ride from Hacienda.

#### THE DETAILS

For more information on Hacienda Beach Club & Residences, visit [haciendacabosanlucas.com](http://haciendacabosanlucas.com).

Cabo San Lucas is about a 40-minute drive from San Jose del Cabo International Airport – serviced by almost 30 direct flights from North American cities – and Hacienda's full-service concierge can arrange transfers to and from the airport. **OLH**



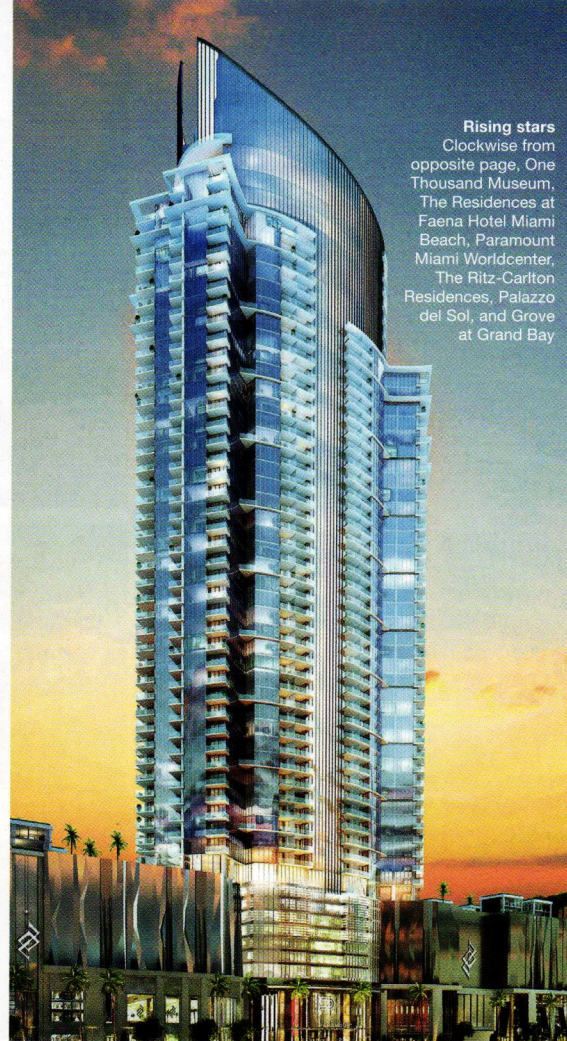


HIGH

SOCIETY

THE LUXURY REAL  
ESTATE MARKET IS  
BOOMING IN SOUTH  
BEACH, MIAMI, FROM  
STUNNING HIGH-RISE  
CONDOMINIUMS TO  
EXCLUSIVE HOTELS  
AND RESORTS

words by  
**Julie Earle-Levine**  
and  
**Andrew Conway**



**Rising stars**  
Clockwise from  
opposite page, One  
Thousand Museum,  
The Residences at  
Faena Hotel Miami  
Beach, Paramount  
Miami Worldcenter,  
The Ritz-Carlton  
Residences, Palazzo  
del Sol, and Grove  
at Grand Bay



## ONE LOOK AT THE

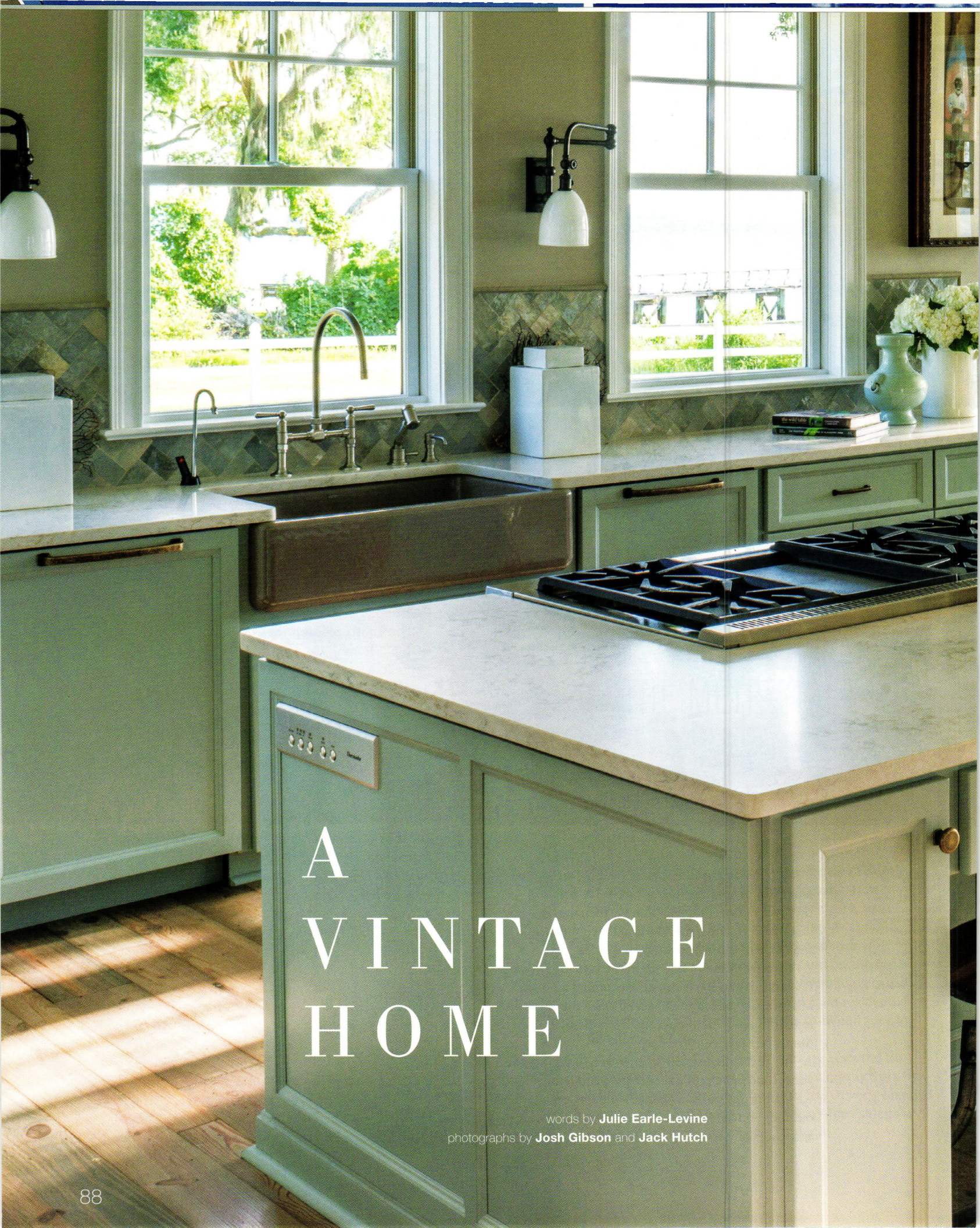
Miami skyline is ample proof that the luxury real estate market, most notably in high-rise condominiums in oceanfront South Beach, is set to sizzle in 2015 and beyond.

The once low-rise cityscape, speckled with graceful Art Deco buildings, is rapidly turning into a Manhattan-style metropolis with stunning glass and steel residential towers soaring skywards.

Luxury hotels and resorts are also fueling the real estate boom with major companies like Four Seasons, Ritz-Carlton and EDITION Hotels – a joint venture between high-profile hotelier Ian Schrager and Marriott International – adding residences to their Miami properties.

Top realtors say buyers from North America and around the world are scrambling to purchase new waterfront property, with South Beach and other areas of Miami securing record prices. Agents report prices have tripled



A photograph of a vintage kitchen. The kitchen features light green painted cabinets with brass-colored hardware. A white countertop runs along the wall and across a large island. On the wall, there is a large window with a white frame, looking out onto a green landscape. Below the window is a stainless steel farmhouse sink with a high-arch faucet. To the right of the sink is a gas cooktop with four burners. On the island, there is a built-in dishwasher. The floor is made of light-colored wood. The overall style is classic and elegant.

# A VINTAGE HOME

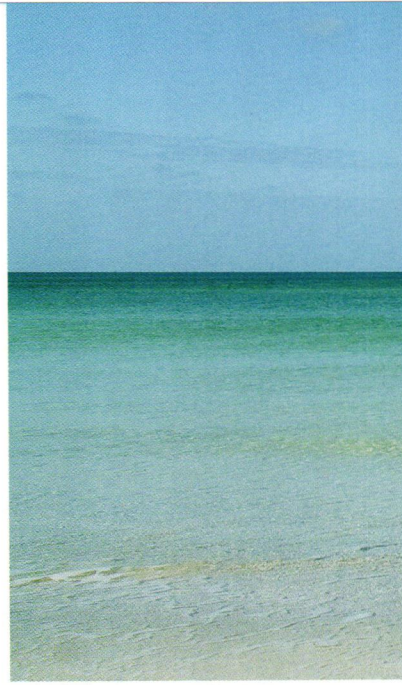
words by **Julie Earle-Levine**  
photographs by **Josh Gibson** and **Jack Hutch**



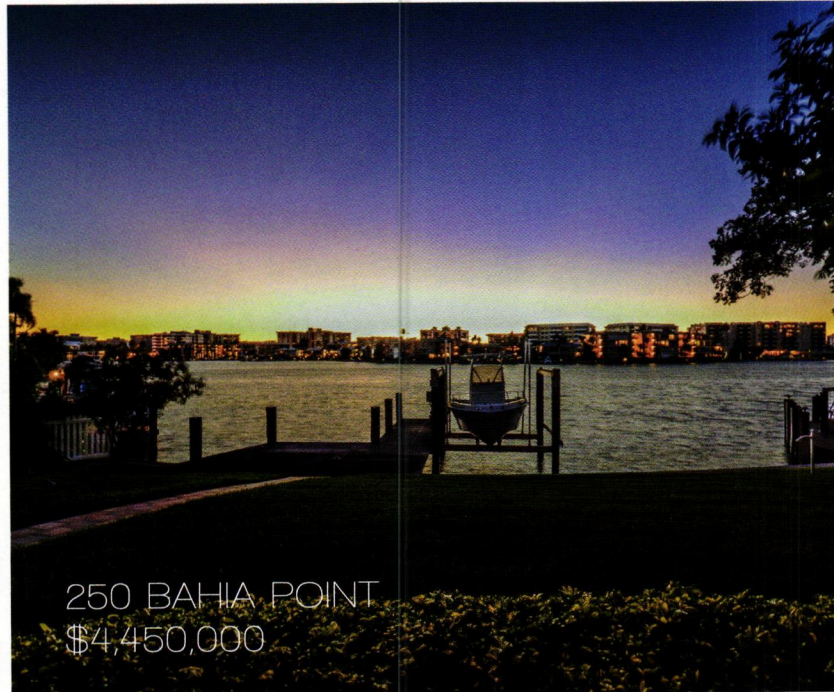
LEADING WINEMAKER ROB  
MONDAVI JR. AND WIFE LYDIA  
HAVE FALLEN IN LOVE WITH  
THEIR NEW OCEANFRONT  
VACATION HOME IN SOUTH  
CAROLINA'S LOW COUNTRY

**A toast to home**  
The light-filled gourmet  
kitchen in Rob and Lydia  
Mondavi's new vacation  
retreat is the heart of the  
home, and a beautiful  
venue for entertaining  
family and friends.

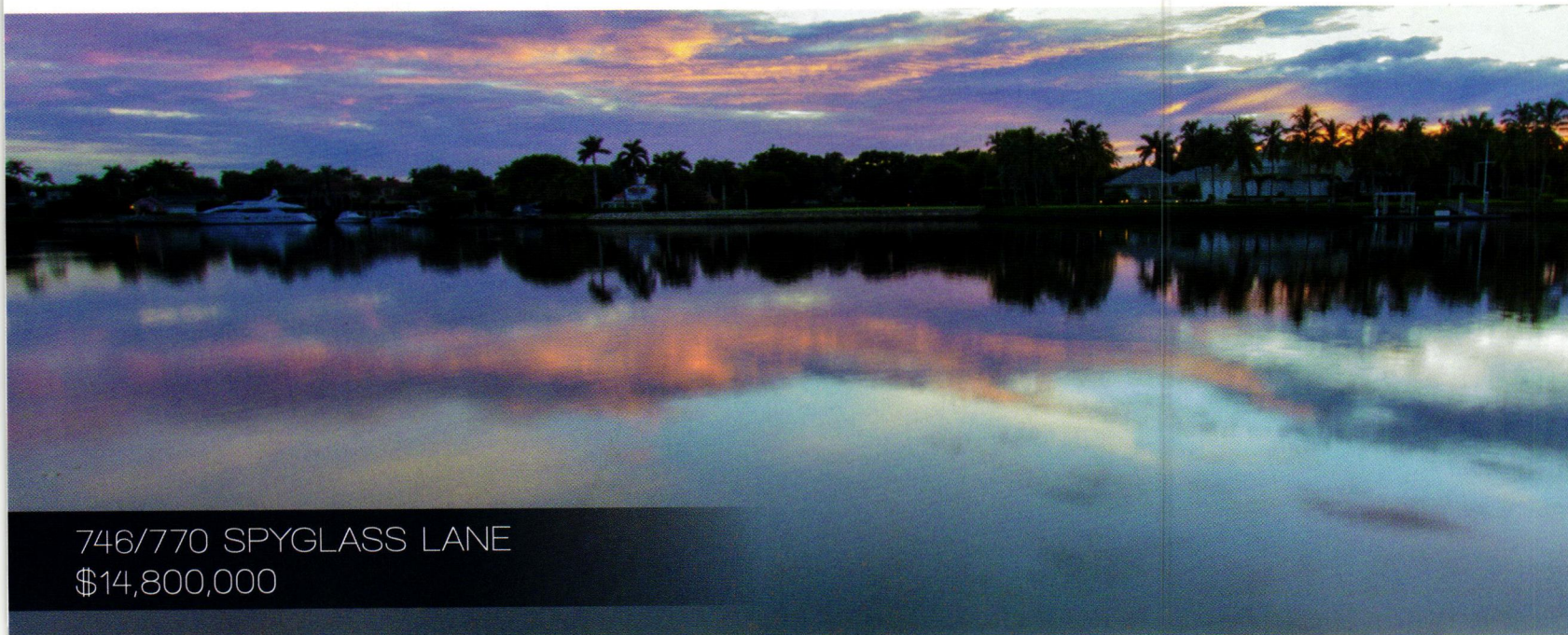
MICHAELLOWLER.COM



650 REGATTA ROAD  
\$3,295,000



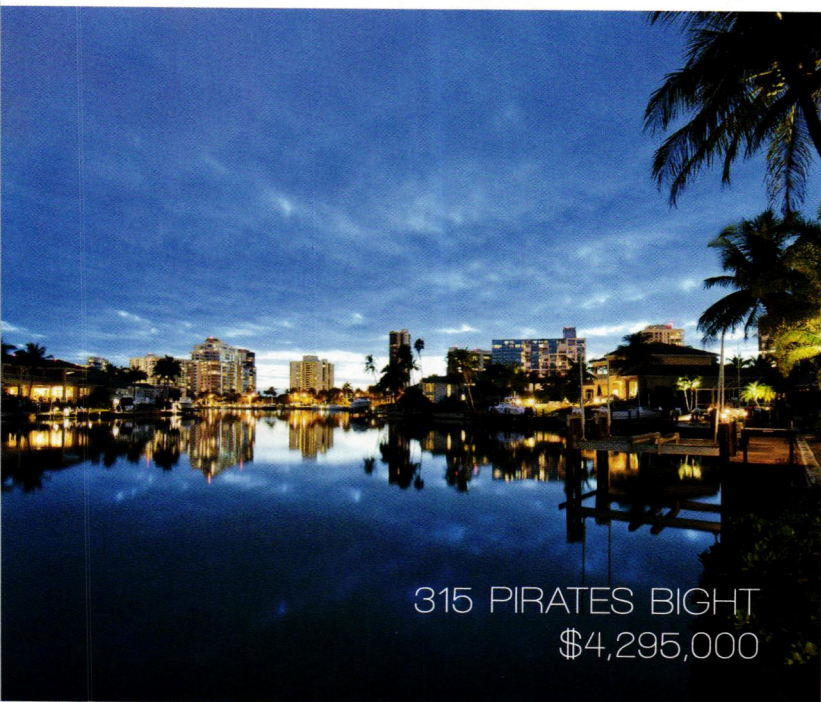
250 BAHIA POINT  
\$4,450,000



746/770 SPYGLASS LANE  
\$14,800,000



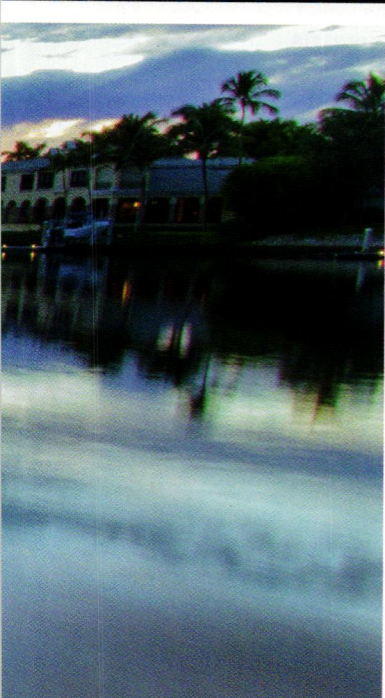
16660 CAPTIVA DRIVE  
\$14,850,000



315 PIRATES BIGHT  
\$4,295,000

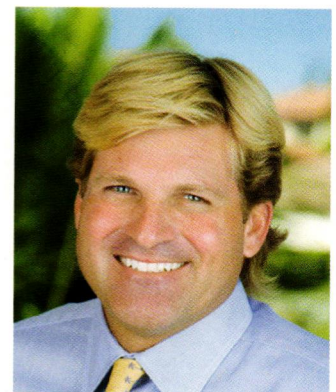


322 NEAPOLITAN WAY  
\$5,995,000



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## OCEANFRONT PRISTINE & PRIME

**Southampton.** Located in the early part of Meadow Lane where the views to Shinnecock Bay become broad and wide, this fabulous "modern box" is available to the discriminating buyer and "house collector" for the first time. Sited on 4.12 acres and boasting 261 feet of frontage makes this sensational offering unique and rare in the market today. Exceptional views of the ocean and the bay from sunrise to sunset. This special offering offers substantial possibilities for expansion and future development. Exclusive. **\$32M WEB# 23716**



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**TIM DAVIS — Corcoran's # 1 Hamptons Agent**

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Exclusive Representation

## BULLSHEAD BAY & LITTLE SEBONAC WATERFRONT RETREAT

**Southampton.** Once at the gates, you will find water views peeking through the landscape and expand as you approach this pristine traditional waterfront home sited on over 3 Acres on Little Sebonac Creek which opens to Bullshead and the Peconic Bays and located near Sebonack, National and Shinnecock Golf courses. All principle rooms enjoy the broad waterfront views including the first floor master suite with dressing room and marble bath. The picturesque setting offers views of the "Cow Neck" barn and silo, which evoke a step back in time. Additional features include a free-form swimming pool with waterviews; pool cabana with full bath; two car detached garage and dock for boating or launching paddle boards and kayaks. Enjoy the natural and preserved surroundings of Little Sebonac Creek which leads to the Peconic Bay. Exclusive. **\$5.695M WEB# 47003**

**TIM DAVIS**

Licensed as Timothy G. Davis

Lic. Assoc. RE Broker

Regional Brokerage Advisor East End

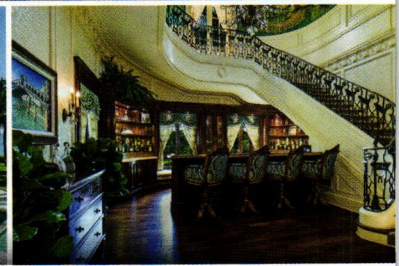
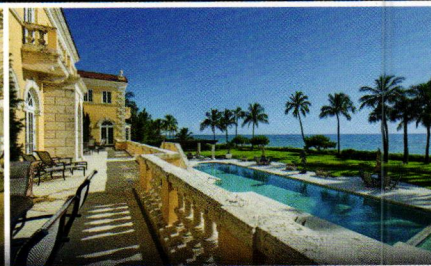
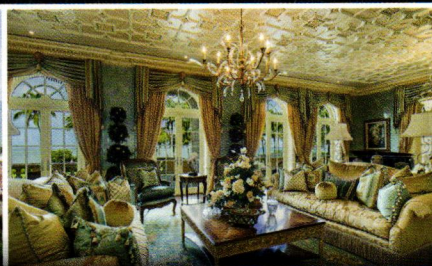
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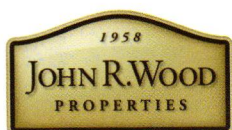


## 3100 GORDON DRIVE

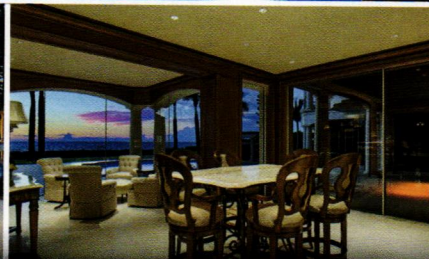
BEDROOMS: 5 + DEN  
BATHROOMS: 6.2  
LIST PRICE: \$68,000,000

One of the most significant beachfront residences ever created for the Gulf of Mexico. This magnificent Island-Colonial mansion is brilliantly orchestrated to capture stunningly beautiful views that sweep out across the Gulf. Crowning 4.8 acres of direct beachfront with 277 ft. of sandy shore this exquisite 15,995 sq. ft. home has no equal. Designed by Smith Architectural Group and constructed by Newbury North Associates, the construction quality and materials used are unsurpassed. This five bedroom, six bath villa features exquisite details such as coral stone from the Dominican Republic, wide plank wood flooring, extensive Venetian plaster walls, wainscoting w/ raised paneling, elaborate ceiling details, gourmet

styled kitchen and more. The Great Room has five sets of French doors that open on to a 93 ft. terrace. Other features include a morning room loggia and Gulf loggia with retractable motorized glass walls, 66 ft. pool with spa and sun shelf and a 7-car collector's garage. Luxuriant gardens and botanical-like grounds create a rarefied splendor seldom found. Eligible for an associate Port Royal Club membership and is only three doors away from the club.



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## 2750 GORDON DRIVE

La Capanna represents one of the most significant beachfront residences ever created in Naples and is truly world class in all respects. Old world Italian renaissance era ambiance takes inspiration from an ideal beachfront location giving it the feel of a Mediterranean seaside resort. Beyond a gated entry, park-like grounds part to reveal a palatial 18,172 sq. ft. estate home that is unsurpassed. This 7 bed estate includes a home theater, beach side game room, fitness center, pool side cabana with pergola covered spa, "his" and "her" studies, Guest House, 5-bay collectors garage and finishes that redefine luxury and quality. Noteworthy appointments include marble baseboards, hand-stenciled walls

and elaborate custom mouldings and a stunning two story rotunda that welcomes guests and offers immediate Gulf views. Relax or entertain guests in this handsome lounge, featuring a full Mahogany bar with emerald green marble bar top, marble floors and a burnished faux finished coffered ceiling. Additional features include a true gourmet styled kitchen, 500 bottle wine room, state of the art electronics, whole house Crestron automation, interactive fountain with LED lighting and much more. Relax in the Zero Edge pool/reflection pool and the poolside cabana with full kitchen that is ideal for entertaining. La Capanna is a masterful blend of design, craftsmanship and artistry by A. Vernon Allen Builders.

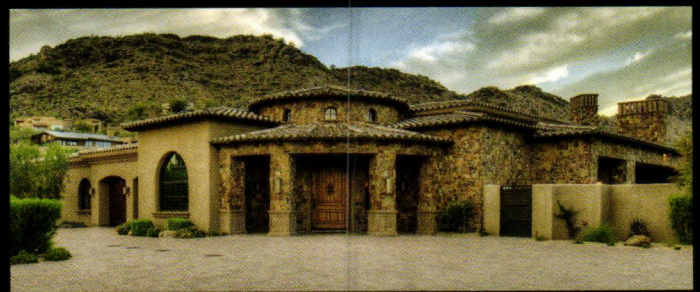
BEDROOMS: 7 +DEN  
BATHROOMS: 9.7  
LIST PRICE: \$58,000,000



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**PARADISE VALLEY** [www.ParadiseValleyResidence.com](http://www.ParadiseValleyResidence.com)  
5 BR 7 BA 10,000 SQ FT \$5,995,000



**PARADISE VALLEY** [www.ChicChicagoVibe.com](http://www.ChicChicagoVibe.com)  
5 BR 6 BA 9,615 SQ FT \$4,500,000



**SCOTTSDALE** [www.CollinaVista.com](http://www.CollinaVista.com)  
5 BR 6 BA 7,433 SQ FT \$3,995,000



**CHANDLER** [www.AviationHangarEstate.com](http://www.AviationHangarEstate.com)  
5 BR 11 BA 11,363 SQ FT \$5,500,000

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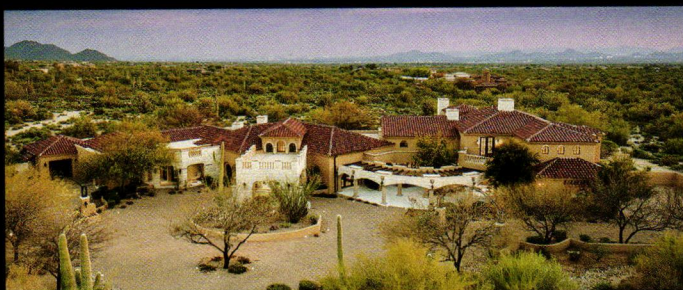
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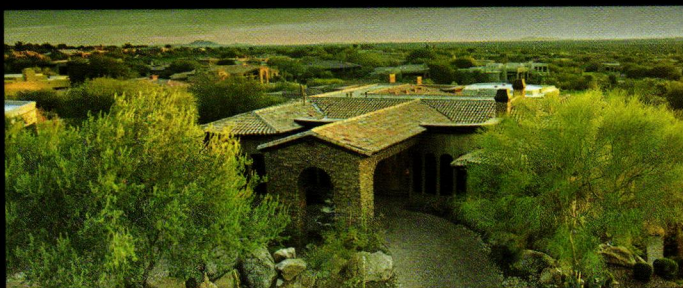
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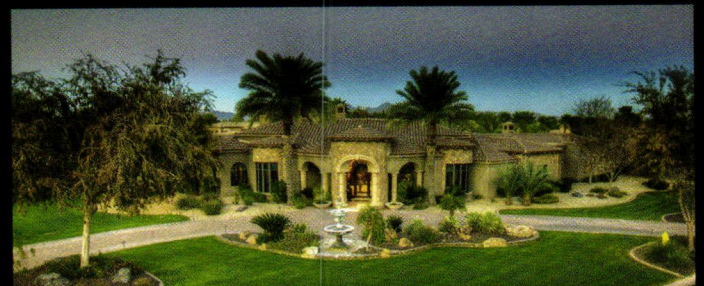
**SCOTTSDALE** [www.GaryGietzMasterpiece.com](http://www.GaryGietzMasterpiece.com)  
4 BR 6.5 BA 9,412 SQ FT \$4,699,000



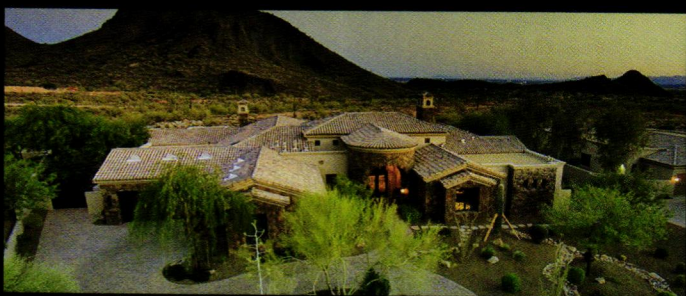
**FOUNTAIN HILLS** [www.CrestviewContemporary.com](http://www.CrestviewContemporary.com)  
3 BR 4.5 BA 5,986 SQ FT \$2,795,000



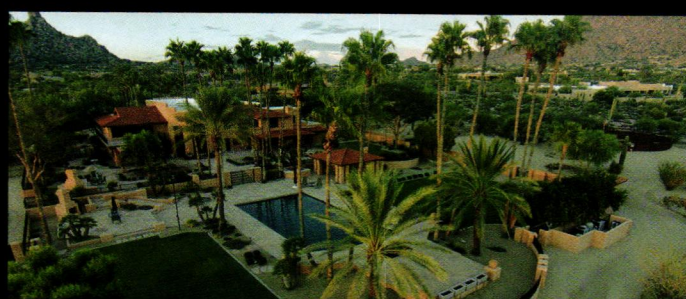
**SCOTTSDALE** [www.AncalaLuxury.com](http://www.AncalaLuxury.com)  
5 BR 8.5 BA 6,745 SQ FT \$2,390,000



**PARADISE VALLEY** [www.JudsonEstate.com](http://www.JudsonEstate.com)  
6 BR 9 BA 8,090 SQ FT \$4,750,000



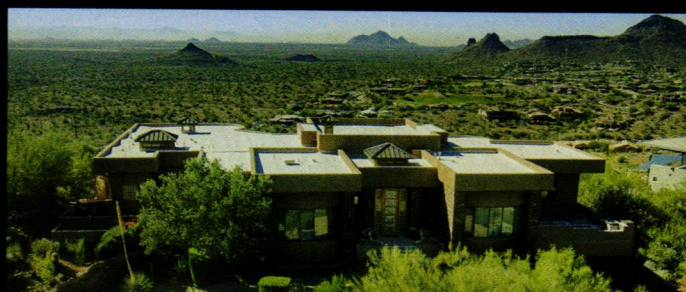
**SCOTTSDALE** [www.SuperBowlWeekendRental.com](http://www.SuperBowlWeekendRental.com)  
5 BR 7 BA 6,470 SQ FT \$2,495,000



**SCOTTSDALE** [www.ScottsdaleOasisRanch.com](http://www.ScottsdaleOasisRanch.com)  
8 BR 9 BA 10,060 SQ FT \$6,000,000



**SCOTTSDALE** [www.ArchitectEddieJones.com](http://www.ArchitectEddieJones.com)  
5 BR 8 BA 6,847 SQ FT \$4,000,000



**FOUNTAIN HILLS** [www.FirerockContemporary.com](http://www.FirerockContemporary.com)  
4 BR 7 BA 10,800 SQ FT \$3,750,000



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**Kai Neighbors**  
602.614.6568



**Tanya Boruch**  
602.686.5165



**Dawn Dickinson**  
480.363.0175



**Mark Lindabury**  
602.663.1327



**Mary Ann Kelley**  
602.821.5315



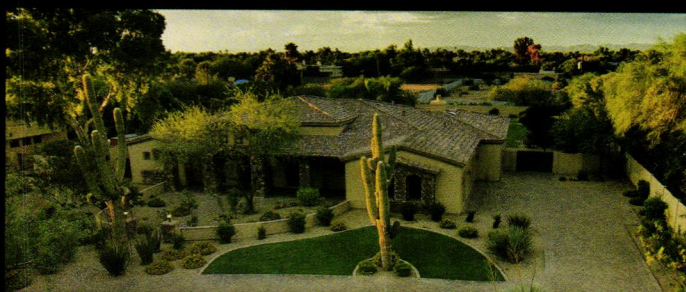
**Joseph Guerrero**  
602.505.3370



**Cindy Adair**  
480.212.6259



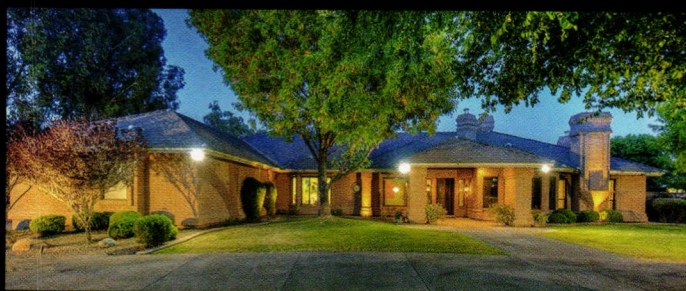
**Frank Aazami**  
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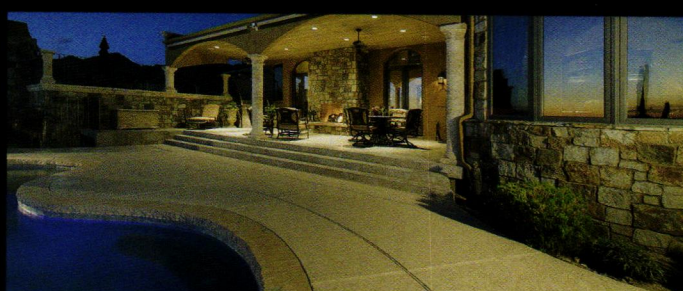
**PARADISE VALLEY** [www.SingleLevelResidence.com](http://www.SingleLevelResidence.com)  
4 BR 4.5 BA 4,349 SQ FT \$1,695,000



**FOUNTAIN HILLS** [www.CrestviewEstate.com](http://www.CrestviewEstate.com)  
5 BR 5.5 BA 8,400 SQ FT \$2,495,000



**PARADISE VALLEY** [www.ParadiseValleyRemodel.com](http://www.ParadiseValleyRemodel.com)  
4 BR 6 BA 7,000 SQ FT \$2,279,000



**MESA** [www.CopperCanyonAtLasSendas.com](http://www.CopperCanyonAtLasSendas.com)  
4 BR 4 BA 7,065 SQ FT \$2,500,000

# FRANK NEER - SPECIALIZING IN COASTAL PROPERTIES ON THE SOUTH SHORE AND THE ISLANDS.



123 ATLANTIC AVE, COHASSET, MA 02025

LIST PRICE: \$4,695,000

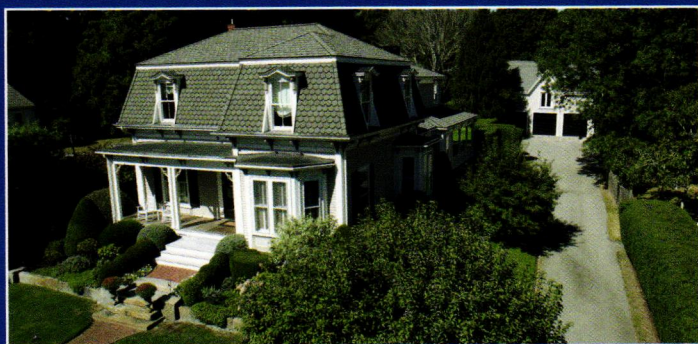
Direct Oceanfront on exclusive Sandy Cove, this spectacular custom built home has been designed and built with entertaining and family living in mind. Built in 2008 this exquisite 12 room home boasts 6,200 sq feet of living space with 5/6 bedrooms, 4 full baths and 1 half bath. The custom built kitchen is state of the art with every detail thought out for the inspired chef.



31 BOW ST, COHASSET, MA 02025

LIST PRICE: \$2,145,000

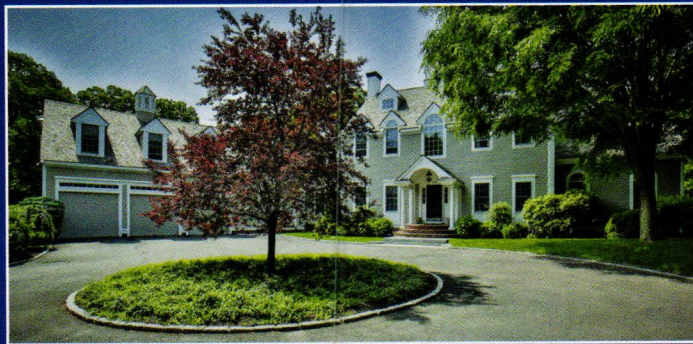
Walls of windows capture incredible unparalleled views of Little Harbor, this distinctive Nantucket shingle style home offering a unique ever changing panorama from sunrise to sunset. Amenities include spectacular custom kitchen, guest suite, spacious rooms & open floor plan living. Professionally designed & styled for today's discerning buyer.



84 ELM ST, COHASSET, MA 02025

LIST PRICE: \$2,029,000

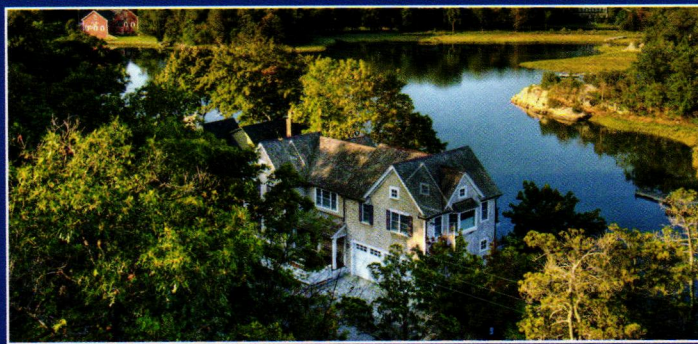
Fabulous totally renovated 1830's home in the heart of the Cohasset steps from the harbor and village. This magnificent residence offers unparalleled period craftsmanship and custom architectural detail combining understated elegance with modern day convenience. The open floor plan blends intimate and informal living with sophisticated entertaining.



155 BEACH STREET, COHASSET, MA 02025

LIST PRICE: \$2,695,000

Exceptional 5 bedroom shingle style home at the intersection of Beach and Atlantic Avenue. Minutes to the beach, ocean and Cohasset village. This home has been meticulously maintained. First floor boasts a very open floor plan with fabulous kitchen, family room, which leads to the dining room, library and large living room. Magnificent sprawling flat back yard!



97 BORDER ST, COHASSET, MA 02025

LIST PRICE: \$1,595,000

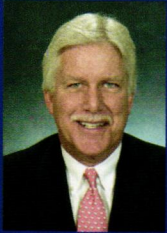
Fabulous waters edge home! One of a kind location on the mouth of Cohasset Harbor at Mill Bridge. Watch the ever-changing surroundings including the dynamics of the changing tides. This 3200 sq. ft. home has been built to perfection- 2004. Top of the line gourmet galley kitchen w/ wonderful space to live and entertain.



142 BORDER ST, COHASSET, MA 02025

LIST PRICE: \$2,169,000

This magnificent 5645 sq ft home was built with impeccable quality and architecture design. Exquisitely updated living areas with views of Cohasset Harbor and the Atlantic. This grand home is one of a kind with stunning two-story foyer, soaring ceilings, arched doorways, 3 marble fireplaces, custom woodwork throughout and an award winning upgraded chef's kitchen.



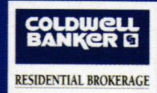
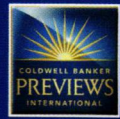
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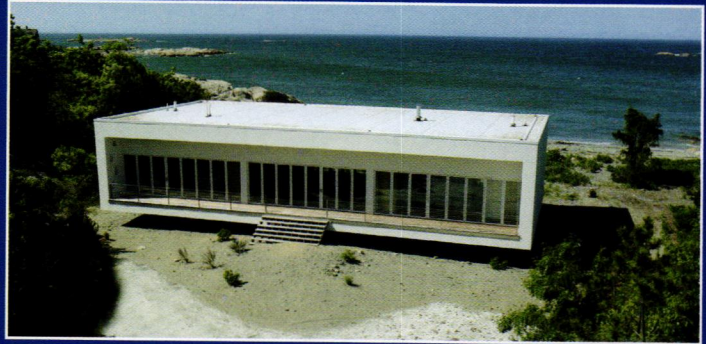
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129 NICHOLS RD, COHASSET, MA 02025

LIST PRICE: \$3,995,000

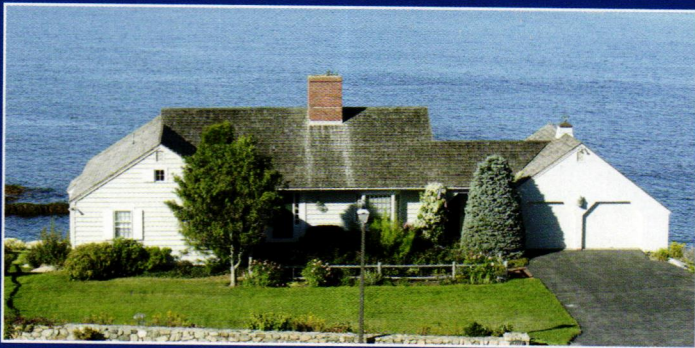
Breathtaking views of Minot's Light from nearly every room. This Celeste Cooper designed luxury home features a gourmet kitchen and butler's pantry with English Sycamore diamond inlay cabinetry. The first floor master suite is a dream with a private seating area with fireplace, bath, dble closet, steam shower, full size sauna and private laundry room.



82 ATLANTIC AVE, COHASSET, MA 02025

LIST PRICE: \$4,900,000

This magnificent Open Air home captures dramatic views through crystal clear, floor to ceiling sliding glass panels that span the entire length of the home. The entire front and back of the home can be opened to the elements, creating a seamless transition to your own private beach. Soaring ceilings let ocean breezes flow through the home. This one of kind home is ON THE BEACH!



401 JERUSALEM RD, COHASSET, MA 02025

LIST PRICE: \$2,750,000

Direct Ocean front property along the Cohasset Gold Coast. Ever changing views which span 190 degrees. See Boston, the North Shore and Minot's light all from this spectacular location. Open floor plan which is ready for entertaining or great family living. Currently one floor living allows easy living and amazing views from every room.



99 ATLANTIC AVE, COHASSET, MA 02025

LIST PRICE: \$2,795,000

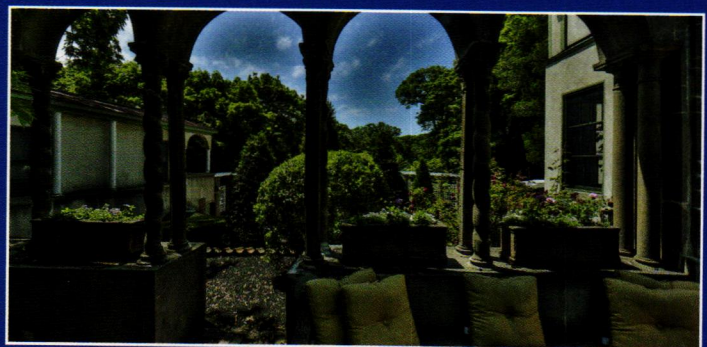
Sandy Cove oceanfront residence on a private drive off Atlantic Ave. This home boasts spectacular ocean views from all sides and is perfect for family living and entertaining. Enjoy true seaside living with the expansive formal Living Room with fireplace, formal Dining Room, Library with built-ins and a generous kitchen and open family room with a front row view of Minot's light.



21 SHELDON, COHASSET, MA 02025

LIST PRICE: \$4,925,000

Welcome to "The Ledges" with panoramic views from Boston Light to Minot Lighthouse. This new construction Coastal Shingle-Style home was completed in 2011 and boasts over 250 feet of oceanfront living. The 13-room property is resplendent with incredible attention to detail that includes a curved-wall foyer, coffered ceiling study and hardwood floors throughout.



24 ATLANTIC AVE, COHASSET, MA 02025

LIST PRICE: \$2,495,000

Amazing authentic Tuscan Villa surrounded by dramatic walled gardens, fountains, pergolas & antique statues. Built by renowned Decorative architect, Henry Pennell (works include The Nave at Trinity Church, The Majestic Theatre, Boston) Fabulous living room and dining room with ceilings that have dramatic museum quality frescos.



HACIENDA

BEACH CLUB & RESIDENCES  
CABO SAN LUCAS

Pricing from \$545,000 - \$5,695,000



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## BEACHFRONT PENTHOUSES & RESIDENCES

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# APPRECIATING LUXURY VACATION HOMES

EQUITY ESTATES' PROVEN MODEL OF LUXURY RESIDENCE OWNERSHIP DELIVERS REWARDING EXPERIENCES AND RESULTS.

After a long slumber, the real estate and travel industries are showing signs of rebirth. Equity Estates, an Atlanta-based company, has carved out a niche that combines superlative homes and vacation experiences with a real estate investment opportunity. The company is well positioned to capitalize on demand in both areas through its Luxury Residence Fund™, Equity Estates Fund II, LLC (Fund II), an exclusive fund that caters to accredited investors.

Launched in 2013, Fund II followed the successful subscription of Equity Estates Fund I, which assembled an impressive portfolio of \$3 million vacation residences throughout the United States, Caribbean, and Mexico. In contrast to vacation and destination clubs, Equity Estates investors (also referred to as owner members) receive an ownership interest in the Fund, which governs itself with strict covenants that earmark use of proceeds for buying the homes—financial transparency, limited debt, and alignment between investors and management are key principles.

Equity Estates Fund I grew its membership base by 50 percent in 2008, 40-plus percent in 2009 and 2010. It was sold out by 2012, instigating the launch of Fund II the following year.

“investors own and enjoy a diversified portfolio of luxury vacation homes”

Owner members have access to more than 65 residences spanning 30 countries. The portfolio—which includes homes in **New York, New York; Northstar at Lake Tahoe, California; Watersound, Florida; Turks & Caicos; Los Cabos, Mexico; Bali, Indonesia; Marrakech, Morocco; Phuket, Thailand; Tuscany, Italy; and Napa Valley, California** among others—reflects the demands of exacting clientele from more than 30 states.

Equity Estates believes that its model—centered on wealth preservation—will enable investors to make lodging costs non-existent when taking into account prospective gains on investment.

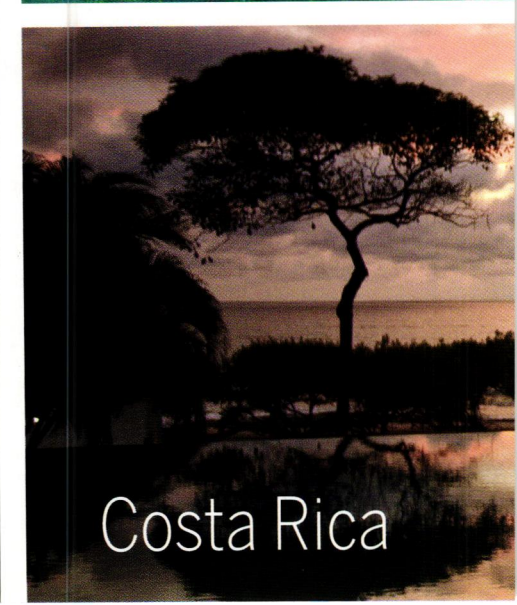
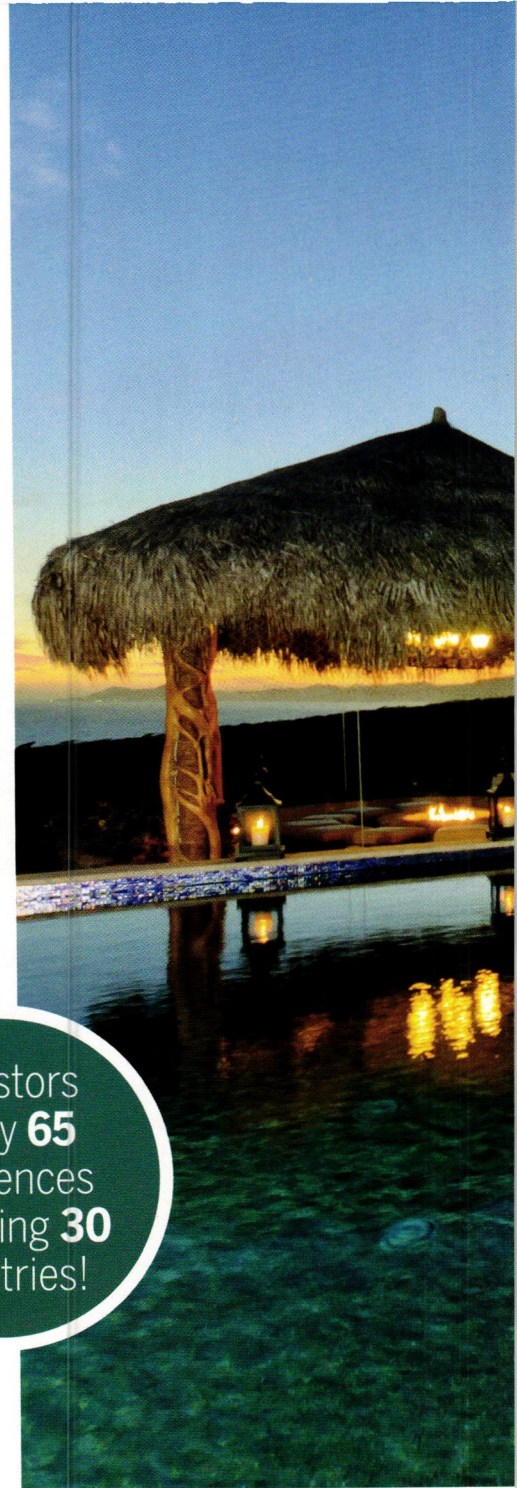
“success is measured by return on investment and return on living”

“Since the majority of the fund’s residences will be acquired at near market lows over the next eighteen months, the appreciation shared upon liquidation could actually result in the owner member getting paid to travel,” said Rick Covert, a Flower Mound, Texas-based entrepreneur who sits on the board of the fund, is an owner member, and enjoys traveling to the residences with his friends and family.

Pending size of investment, investors enjoy between 15 and 180 nights of usage in the private portfolio of residences. Five-star services are delivered by personal travel concierges and onsite hosts. The fund offers the greatest availability in the market place, and intentionally under-utilizes the portfolio to maximize investor access. “We think less like hotel industry executives,” says Brandon Dale, the company’s managing director, “and more like a cooperative that shares owned assets.”

“Success is measured by return on investment and return on living. We take pride in designing inspired experiences that create lifelong memories.” Founder and CEO, Philip Mekelburg. From organizing a father-son deep sea fishing excursion in Los Cabos, to planning a wedding at the Empire State Building, The Equity Estates team delivers returns which can’t be measured merely in dollars and cents.

Investors enjoy **65** residences spanning **30** countries!

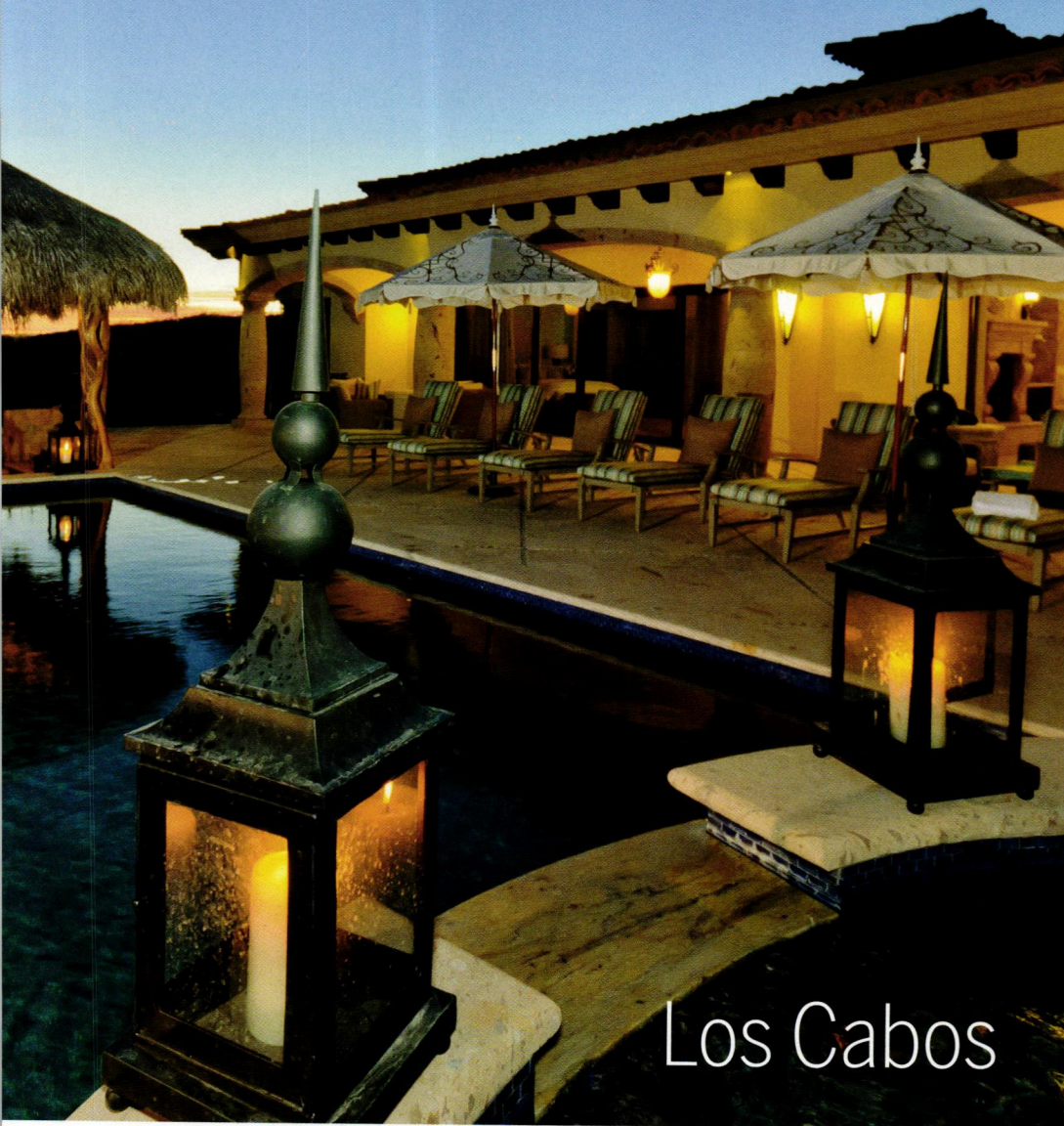
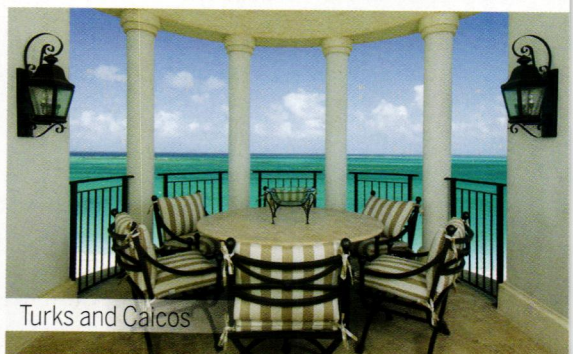
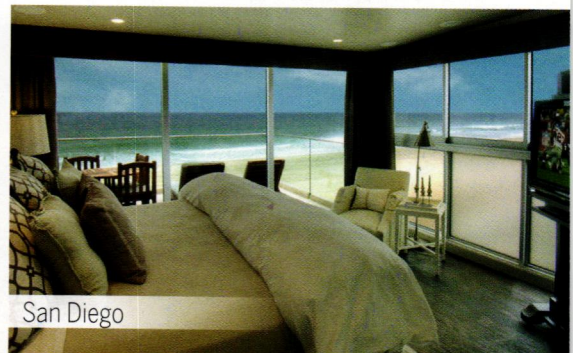


Costa Rica

The securities being offered may only be sold to "accredited investors," are being offered in reliance on one or more exemptions of the Securities Act, including Rule 506(c), and are not required to comply with specific disclosure requirements that apply to registration under the Securities Act. Prospective investors must make their investment decision based solely on the fund's Private Offering Memorandum and not any other representations made verbally or otherwise. The securities offered are not subject to the protections of the Investment Company Act.

"Owning our vacations give us a sense of pride."

Dennis Pemberton, Atlanta, GA



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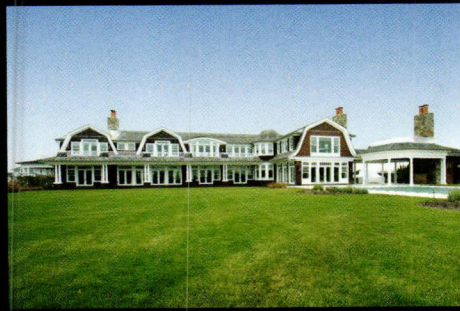
[www.WhatIsEquityEstates.com](http://www.WhatIsEquityEstates.com)

1-800-413-3340



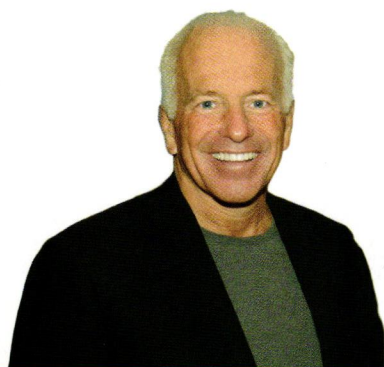
## OCEANSIDE IN QUOGUE WITH TENNIS AND A DOCK ON THE BAY

**Quogue** | Traditional | Built in 2010 | 3.25 Acres | Oceanfront with Walkway to Beach | Bayside Private Dock | 2 Stories | 13,000 SF +/- | 6 Fireplaces | 9 Bedrooms | 10 Full and 2 Half Bathrooms | 25'x50' Heated Gunite Pool | Pool House with Fireplace | Outdoor Kitchen with Terrace and Fireplace | Outdoor Dining Area | 60' x 120' All-Weather N/S Tennis Court | Gated Entry  
Exclusive. \$24.95M WEB# 34397



## FLYING POINT: WHERE OCEAN MEETS BAY

**Water Mill** | Traditional | Built In 2006 | 1 Acre | Ocean & Bay Front | Sunsets and Sunrises | Private Walkway To Ocean | Bayside Private Dock | 5,500 SF +/- | 2 Stories | 5+ Bedrooms | 5 Full Baths | 1 Half Bath | 4 Fireplaces | Heated Gunite Pool Overlooking Bay and Ocean | 7'x10' Gunite Spa | 1 Car Garage  
Co-Exclusive. \$17.5M WEB# 36871



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# THE POINT IS...

*Not all oceanfront property is created equal.*



## VILLA BY THE SEA AT SAILFISH POINT Hutchinson Island, Florida

*Over 13,000 SF on two acres overlooking the Atlantic Ocean and miles of pristine shoreline, offered at \$9.95 MILLION.*

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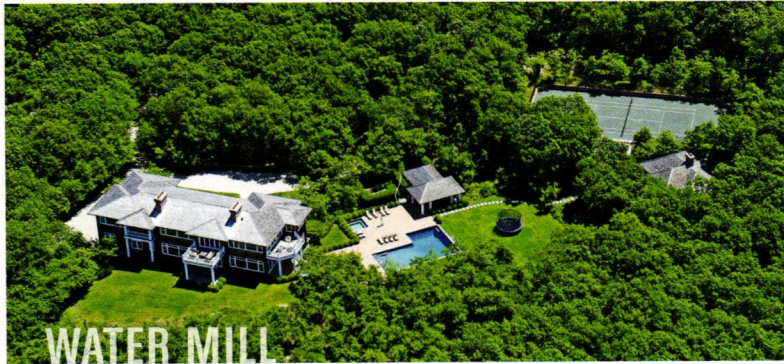


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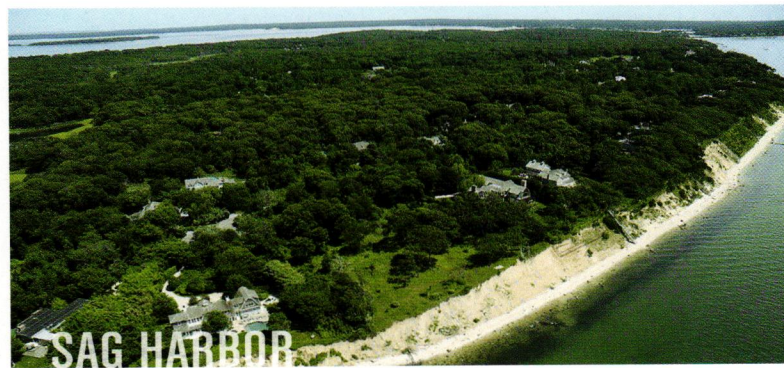
GLOBAL BROKERS MARKETING YOUR PROPERTY WORLDWIDE



## DESIGNER COMPOUND WITH ENDLESS VIEWS | \$7,995,000

Bordering 200 acre reserve. Private, gated estate on 5.11-acres with views of Peconic Bay and Robins Island features a living room, 2 family rooms, a formal dining room; gourmet kitchen; 7 bedrooms, 11.5 baths and a finished basement with movie theatre & gym. 4 fireplaces; 7 zone central air-conditioning; three-car garage; oversized heated Gunite pool with spa; pool house with bath, sunken Har-Tru tennis court north south facing and a 1600 square-foot recreation pavilion/ guest house. WebID 37201

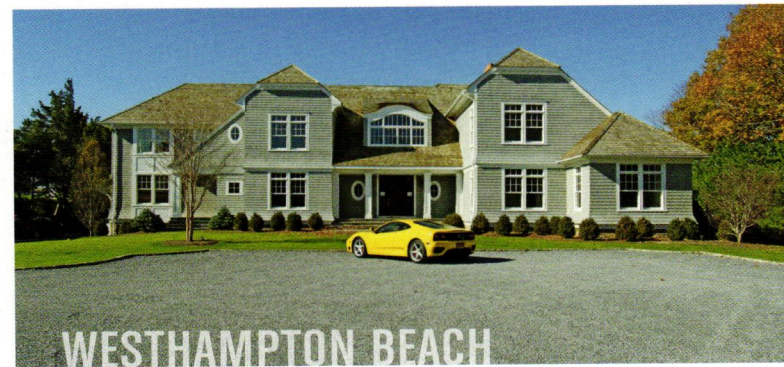
GEOFF GIFKINS 516 429 6927 | LINDA KOUZOUJIAN 516 901 1034



## AWE INSPIRING DOUBLE LOT WITH SWEEPING VIEWS | \$20,000,000

Epic sunsets from this fabulous double waterfront parcel, located in one of the Hamptons most prestigious communities. Situated high on a 50 ft bluff overlooking Shelter Island, Jessup's Neck and the North Fork. This 4 acres double parcel has over 300 feet of beach front, room for a major estate w all the amenities. Price upon request. WebID 401202

TIMOTHY LoBELLO 310 621 7171



## 3 ACRE GATED WATERFRONT MASTERPIECE | \$6,925,000

Nestled on 3 acres in the heart of the village of Westhampton Beach in the estate section on one of the most prestigious lanes is where you will find this magnificent newly constructed 8,000 sq ft shingle style home. With 7 ensuite bedrooms, heated gunite pool, fabulous westerly water views, pool house with outdoor kitchen, and tennis, along with your own private dock which has 180' ft of bulk heading, with access to the Bay and Ocean. Includes a 1 acre buildable parcel ideal for a guest house / staff quarters. WebID 385829

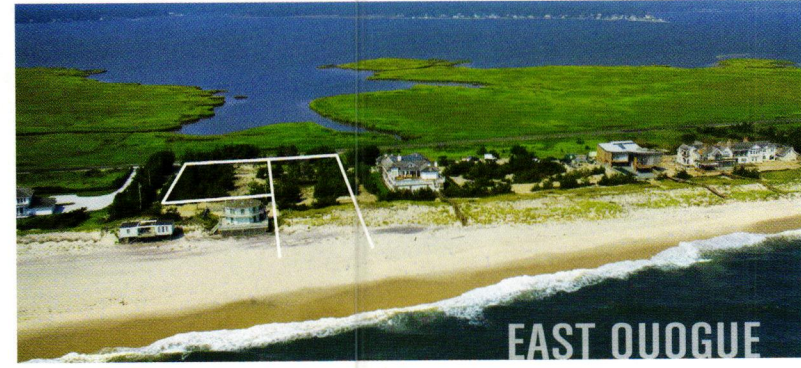
ROBERT CANBERG 631 816 0998



## EAST HAMPTON ESTATE COMPOUND | \$13,500,000

This magnificently landscaped estate is elegantly sitting on over 8.3 acres located in an exclusive, private waterfront community with access to Northwest Harbor. 9,000 sq.ft. 5 bedroom 6 full and 3 half baths plus an elegant single story cedar shingled guest house of over 3,000 sq.ft. with 3 bedrooms and 3 baths. Both houses have their own driveways and are surrounded by landscaped grounds, 2 gunite pools, a pool house, wisteria covered arbors, a fountain, a columned pavilion and croquet lawn.

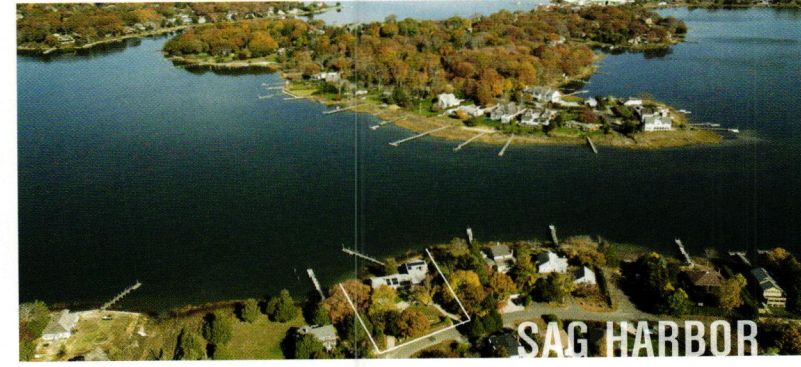
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## RARE OCEANFRONT PROPERTY | \$7,995,000

Build a new home and meet all current FEMA standards. Bolstered by a 20 foot dune, these two single and separate contiguous lots on the ocean total 2.22 acres with panoramic views of the Atlantic Ocean and Shinnecock Bay. The eastern 1.25 acre lot features 103' of ocean frontage and the western .97 acre lot has deeded ocean access. Each includes room for a large home and pool or combine the two for an oceanfront estate with guest house and tennis court. Building envelope approvals in place. WebID 67039

JAMES GIUGLIANO 631 456 3567



## EXCEPTIONAL WATERFRONT WITH PANORAMIC WATER VIEWS | \$2,695,000

Bring your boat to this house with dock, or pull your kayak up on the beach, relax on the deck and watch the sunrise or sunset. Perfect location, with the best water views and waterfront. Access to everything. Private setting, quiet street room to expand or just enjoy the cottage as is, or create an amazing expansion in this rare idyllic location. WebID 65791

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**WEST SIDE**  
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631 353 3427

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Established 1873



## MODERN HAMPTONS OCEANFRONT RETREAT • SAGAPONACK, NEW YORK

This exquisite modern gem sits high on the dune with expansive ocean and farm vistas. Chic and sophisticated - the quintessential modern beach house. The home has four en suite bedrooms and a rare oceanfront heated, gunite pool. A private staircase leads to a beautiful Sagaponack beach. Multiple outdoor seating and dining areas all have breathtaking views of the Atlantic Ocean. A screened oceanside lounge completes the picture. \$18,995,000. WEB# 46900.

Mary Ann Cinelli ■ direct: 631.537.4347 ■ [mcinelli@bhshamptons.com](mailto:mcinelli@bhshamptons.com)



## CLASSIC OCEANFRONT BEACH HOUSE • MONTAUK, NY

Exclusive. On a level section of bluff, among the last houses before Montauk village, this classic beach cottage has views of the ocean from every room. A courtyard leads to a separate cottage, with garage below. A gentle path leads to the beach and private seaside cabana. \$8,250,000. WEB# 41655.

Jennifer Brew ■ direct: 631.903.6143 ■ [jbrew@bhshamptons.com](mailto:jbrew@bhshamptons.com)  
Kieran M. Brew ■ direct: 631.903.6141 ■ [kbrew@bhshamptons.com](mailto:kbrew@bhshamptons.com)



## NEWLY RENOVATED OCEANFRONT HOME • QUOGUE, NY

Accessed by a long secluded driveway, this stunning home - renovated throughout - is perfectly situated with every room having a view of the ocean or bay. The 5,900± sf house is sited on nearly 3 acres with 206± feet of oceanfront and a secluded free-form heated gunite pool. Six bedroom suites, including a separate guest suite with living area and kitchenette. \$12,000,000. WEB# 37907.

Lauren A. Battista ■ direct: 631.288.5534 ■ [lbattista@bhshamptons.com](mailto:lbattista@bhshamptons.com)

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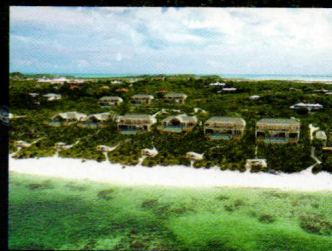
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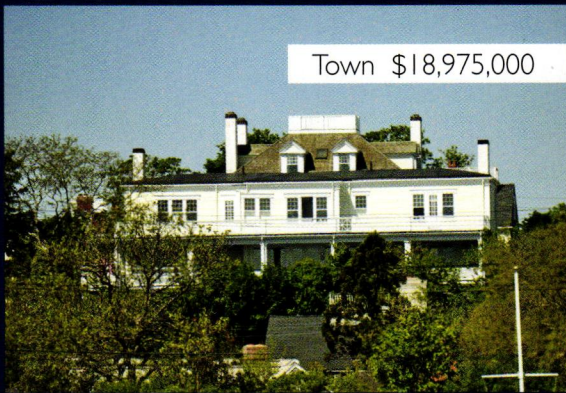
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Town \$18,975,000



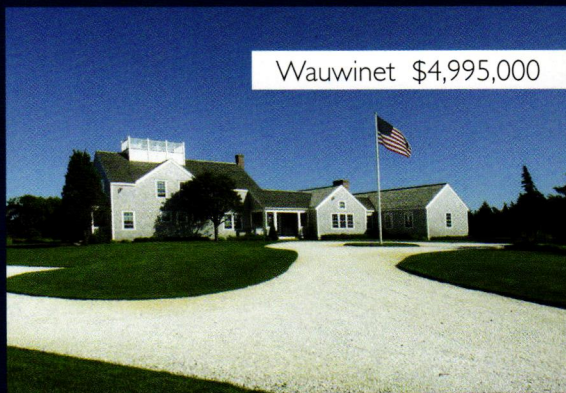
Sconset \$9,995,000



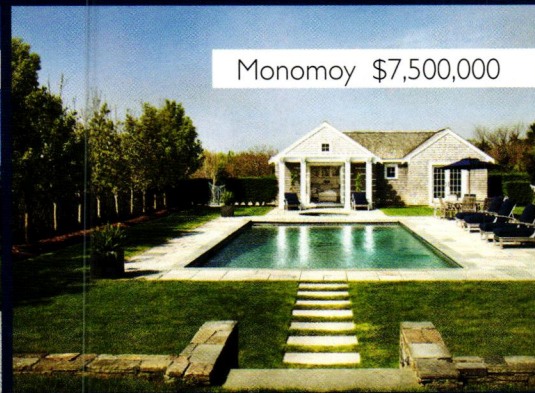
West of Town \$9,875,000



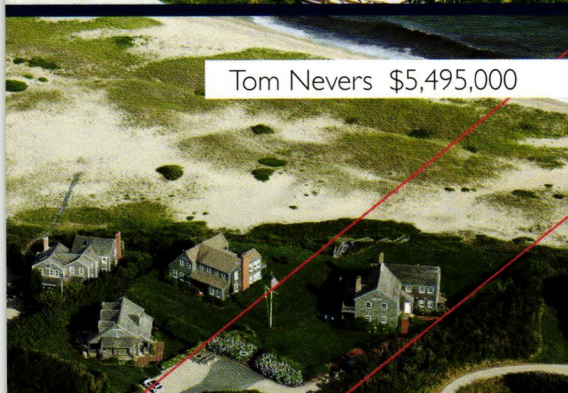
Wauwinet \$4,995,000



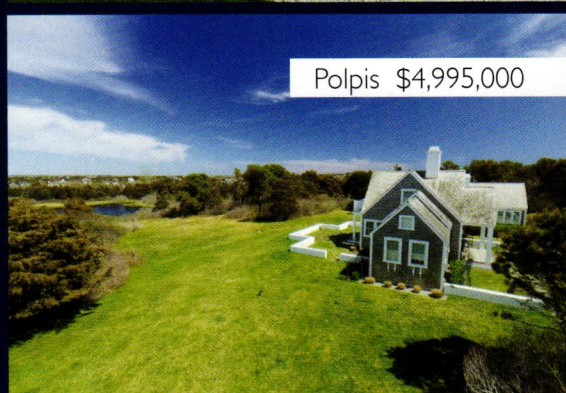
Monomoy \$7,500,000



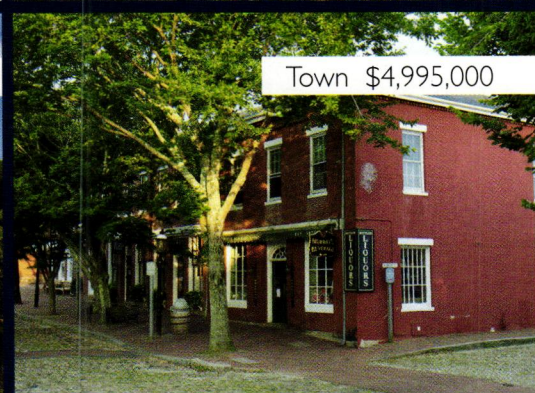
Tom Nevers \$5,495,000



Polpis \$4,995,000



Town \$4,995,000



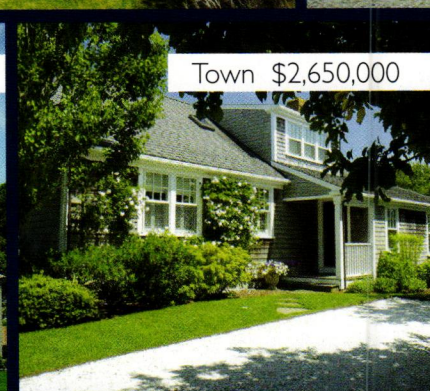
Sconset \$1,795,000



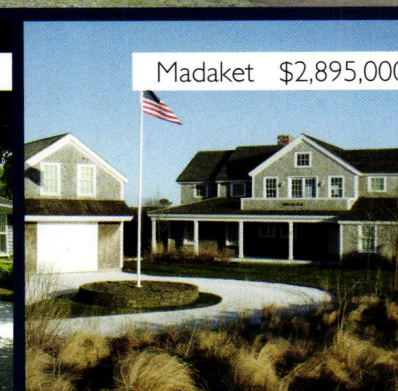
Miacomet \$2,875,000




Town \$2,650,000



Madaket \$2,895,000



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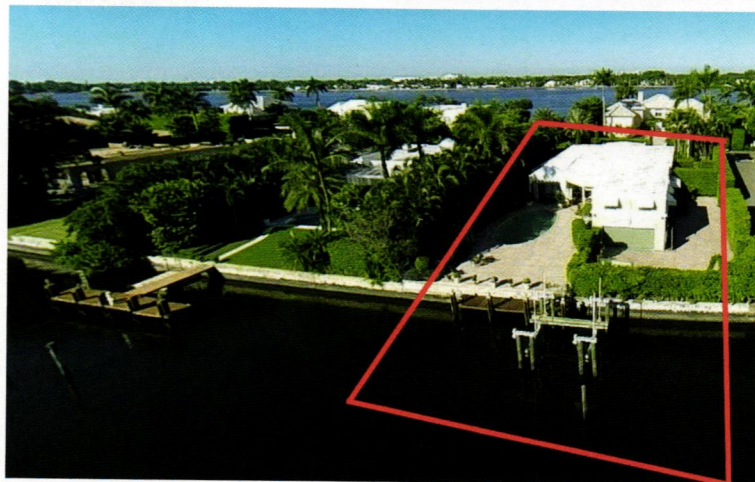


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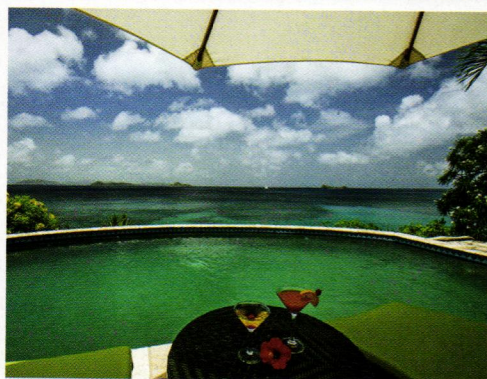


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# Outdoor Living

Celebrate the arrival of spring and summer with our special issue showcasing the best in outdoor luxury coastal living from swimming pools to landscape architecture and design products, outdoor kitchens, garden furniture and accessories, outdoor lighting, entertainment systems, and much more.



**Point of view**

Discover the stunning Colison Point, in the British Virgin Islands, in the April/May 2015 issue of *Ocean Home*.

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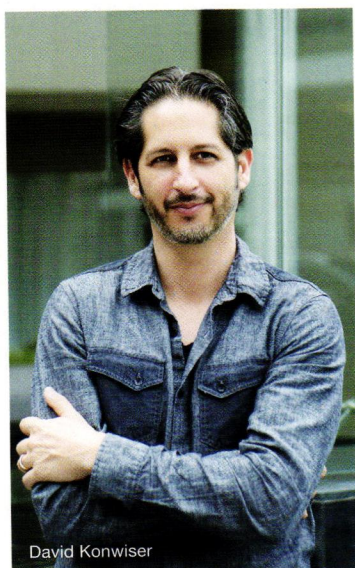
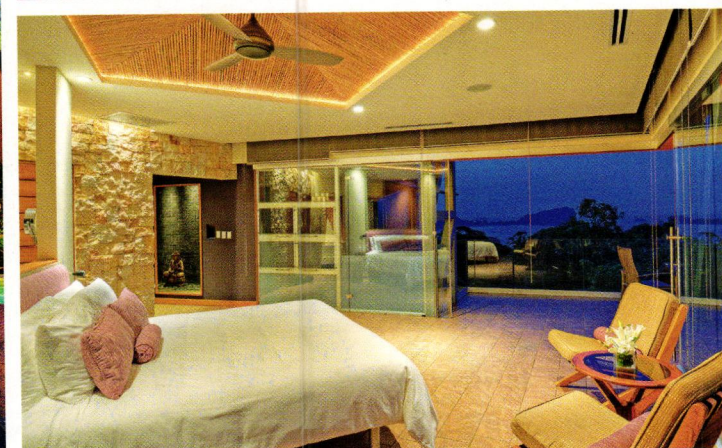
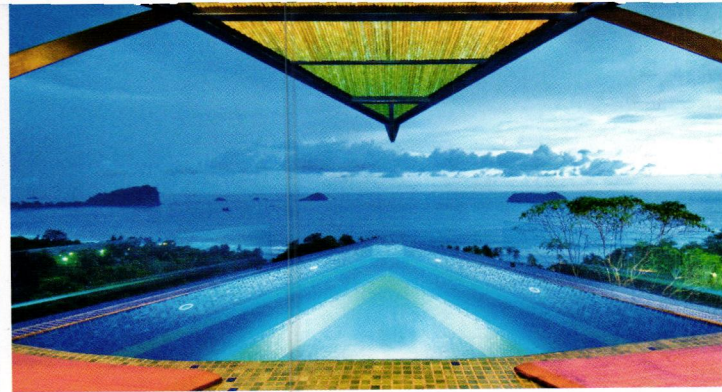
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Villa Punto de Vista, Costa Rica



David Konwiser

## SWEET CHARITY

Charity begins at home, right? Well, it can also work beautifully on vacation. Four years ago David Konwiser, the architect and co-owner of the spectacular Villa Punto de Vista in Costa Rica, donated a short stay at the villa to JDRF (Juvenile Diabetes Research Foundation) for a fundraiser live auction. The prize netted \$27,000 for the charity and secured Konwiser an additional villa booking and other business connections. Quickly realizing the win-win nature of the concept, he offered stays

as live auction prizes to an array of other charities – including Taste for a Cure (UCLA Cancer Research Center), Necker Cup (Virgin Unite) and Desert Smash (Cancer for College) – raising almost \$180,000 in donations, attracting new bookings for his villa, and working with some of the world's biggest stars and personalities from Will Ferrell and Rafael Nadal to Sir Richard Branson on their charities. Now Konwiser is throwing down the gauntlet to other luxury villa owners, hotels

and resorts to do the same. "It's a win-win for everybody, us and the charities," he says, "and I want to encourage other luxury businesses to see the merit in what we're doing. It's a no-brainer to set aside two weeks of the year and donate them to charities." Konwiser adds, "The personal return is immeasurable. I just can't tell you how satisfying it is to do this in every respect." Sweet charity indeed. [villapuntodevista.com](http://villapuntodevista.com)

words by **Andrew Conway**