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THE LUXURY COASTAL LIFESTYLE MAGAZINE  
*April + May 2015*

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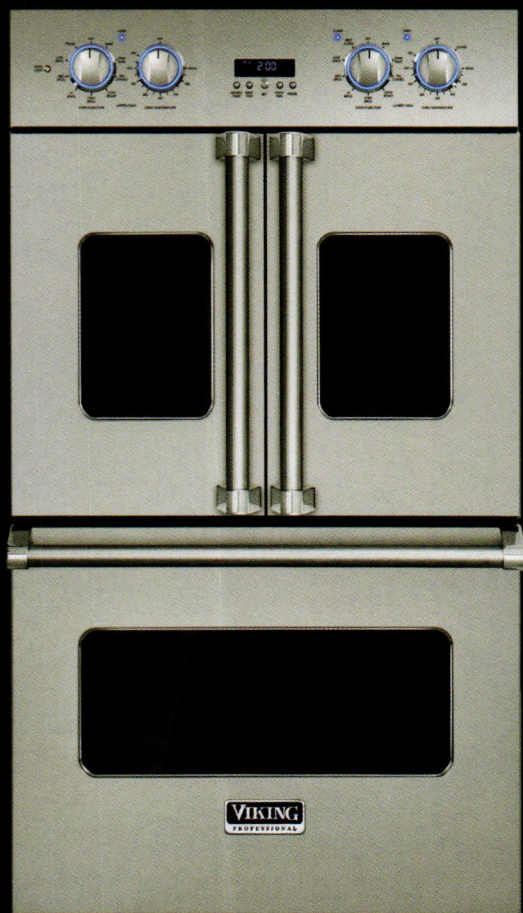
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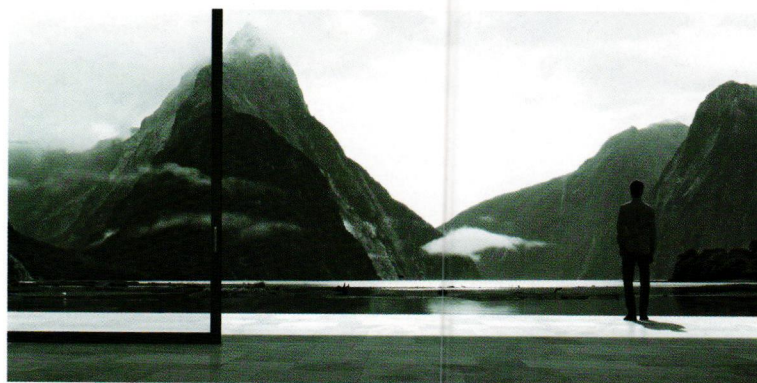
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FEATURES

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O/H

April + May 2015 // Volume 10, Issue 3



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**On the cover**

The sun-splashed pool and terrace of Colison Point on the Caribbean island of Virgin Gorda (Page 80).  
*Photograph by Susan Teare*

**This page**

A gorgeous garden in Palm Beach, Fla., by Keith Williams of Nievera Williams Design (Page 88).

*Photograph by Michael Stavaridis*

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### THE VIRGIN QUEEN

More than a decade in the making, a spectacular private residence on Virgin Gorda is now one of the finest in the Caribbean.

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### PLANTING THE SEED

One of America's leading landscape architects, and a client passionate about plants, create a ravishing garden in South Florida.

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### A HOME IN THE HAMPTONS

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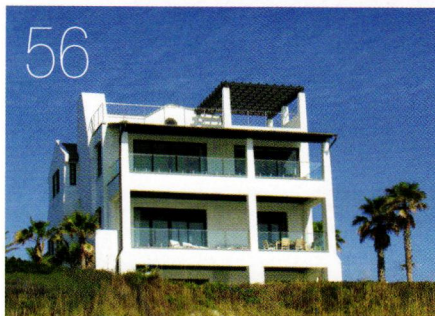
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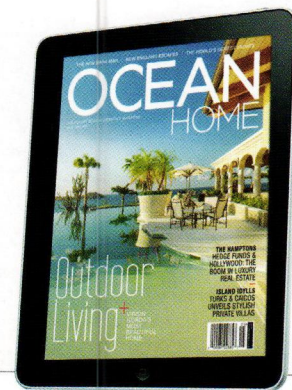


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## Residential Suite

Luxury condominiums are now selling at the new Auberge Beach Residences and Spa, set to become one of Fort Lauderdale's most coveted addresses when it opens in 2017. Perched directly on 450 feet of Atlantic Ocean beachfront in two striking structures, the 171-residence development will also feature a world-class spa, restaurant and resort amenities. Read more at [oceanhomemag.com/auberge-beach-residences/](http://oceanhomemag.com/auberge-beach-residences/) or visit [aubergebeach.com](http://aubergebeach.com).

## WHAT HAPPENS IN VEGAS ...

Tens of thousands of housing industry professionals gathered in Las Vegas for Design & Construction Week 2015. The mega-event included the International Builders' Show, the Kitchen and Bath Industry Show, International Window Coverings Expo, and other leading home design markets covering flooring, stone, tiles and furnishings. Read more and see our favorite designs at [oceanhomemag.com/design-and-construction-week/](http://oceanhomemag.com/design-and-construction-week/).



## SAILING THE SEVEN SEAS

Regent Seven Seas Cruises will launch its newest luxury liner Seven Seas Explorer in summer 2016, an all-suite, all-balcony ship carrying only 750 guests in comfort and style. Read more at [oceanhomemag.com/seven-seas-explorer/](http://oceanhomemag.com/seven-seas-explorer/).

## SOCIAL CHAT

Luxury lifestyles are buzzing at @oceanhomemag:

@BrodarickDesign: Many thanks to @oceanhomemag for featuring our crystal glass #pooltable Filotto in your #luxury magazine.

@SMKRealty: What you need to know about Miami Beach Luxury #RealEstate via @oceanhomemag.

@HaciendaCabo: #HaciendaCabo is better than ever! @oceanhomemag #Unstoppable

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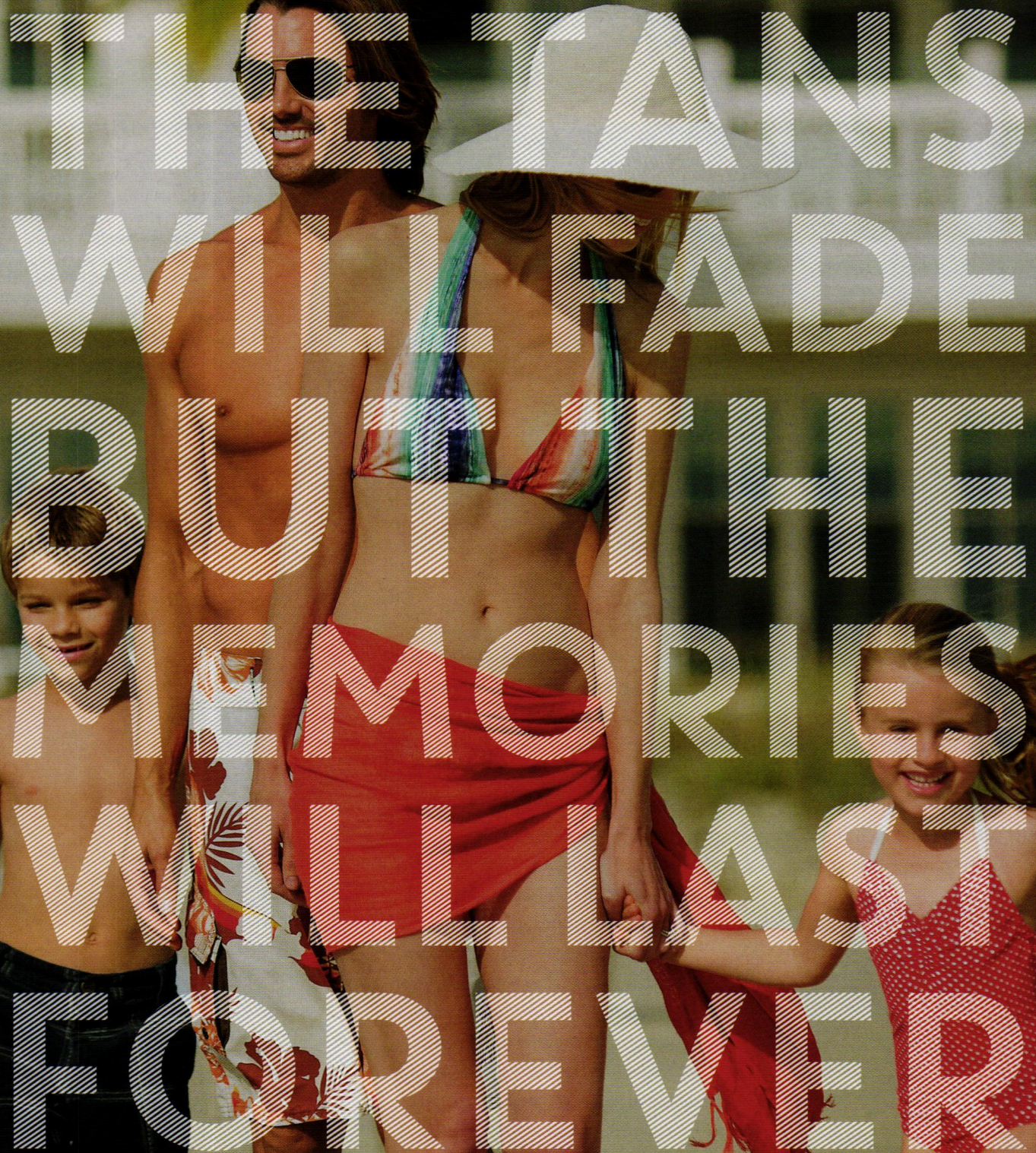


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**High Society**  
This beautiful estate in Water Mill is just one of many luxury homes on the market in the Hamptons (Page 94).

## THE JOY OF OUTDOOR LIVING

After a long and challenging winter for many people across America, how good it is to see some light at the end of the tunnel – the first delicate shoots breaking through the soil; longer daylight hours; a touch of warmth to the sun, and the promise of spring on the horizon. For ocean homeowners, this is the time to throw open the shutters, sweep the dust from the decks, and prepare the garden, patio and pool for the unbridled joy, fun and relaxation of the summer months ahead. Outdoor living is the exciting new frontier of the coastal home industry, delivering an array of innovations, technologies and products from outdoor grills to pool automation and furnishings – all of which

are showcased in this special issue.

Aside from some beautiful coastal homes, gardens and vacation escapes, we also have an eye-opening profile of the booming luxury real estate market in oceanfront homes in the Hamptons, where records are being set for private sales and summer rentals (Page 94).

I can almost taste that ocean breeze.



*Andrew*

**Andrew Conway**  
Editor

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

We'd love to hear from you. Send your ideas and comments to [editor@oceanhomemag.com](mailto:editor@oceanhomemag.com) or visit [oceanhomemag.com](http://oceanhomemag.com)

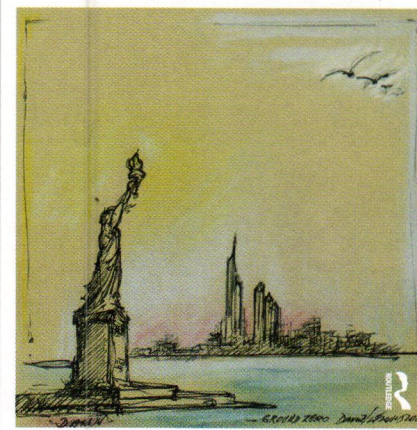
## AT THE FRONT GATE

We're always delighted to forge relationships with major partners in the world of luxury home and garden furnishings and accessories that suit your coastal lifestyle needs inside and out. One market leader – producing more than 83 million catalogues a year – is Frontgate, which has been outfitting America's finest homes, gardens, pool decks and patios, and offering inspired ideas since 1991. We will be sharing content and top seasonal products across our respective print, online and many social media channels in the coming months, bringing each of our audiences – as always – the very best in coastal living. [frontgate.com/oceanhome](http://frontgate.com/oceanhome)

J. Michael Welton

## Drawing from Practice

ARCHITECTS AND THE MEANING OF FREEHAND



## DRAWING PRAISE

The wonderful architects and designers we feature in *Ocean Home* aren't the only ones doing great work. J. Michael Welton, one of my senior writers and an authority on global architecture, art and design, has published a fascinating book of his own. "Drawing from Practice" showcases how 26 leading architects use freehand drawing to shape and define our built environment, charting the process from initial sketch to finished product. The book offers rare insight to an architect's creative process, and makes for an engrossing read that's drawing praise from readers and critics alike. It's available in paperback (\$54.95) and hardcover (\$180) via Barnes & Noble, Amazon and the publisher Routledge. [routledge.com](http://routledge.com)

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

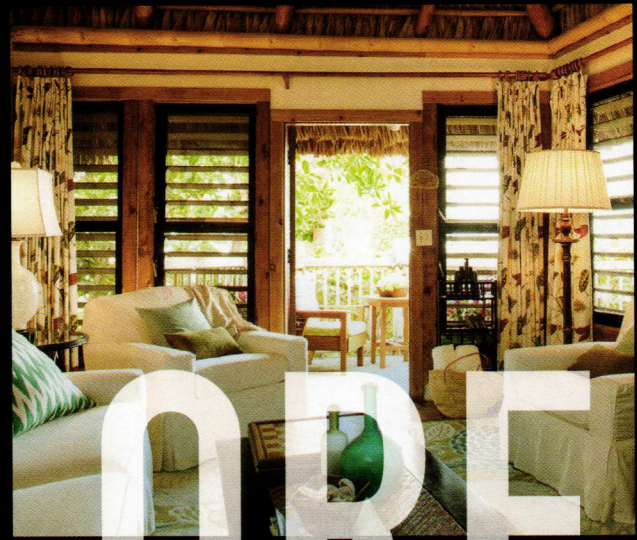
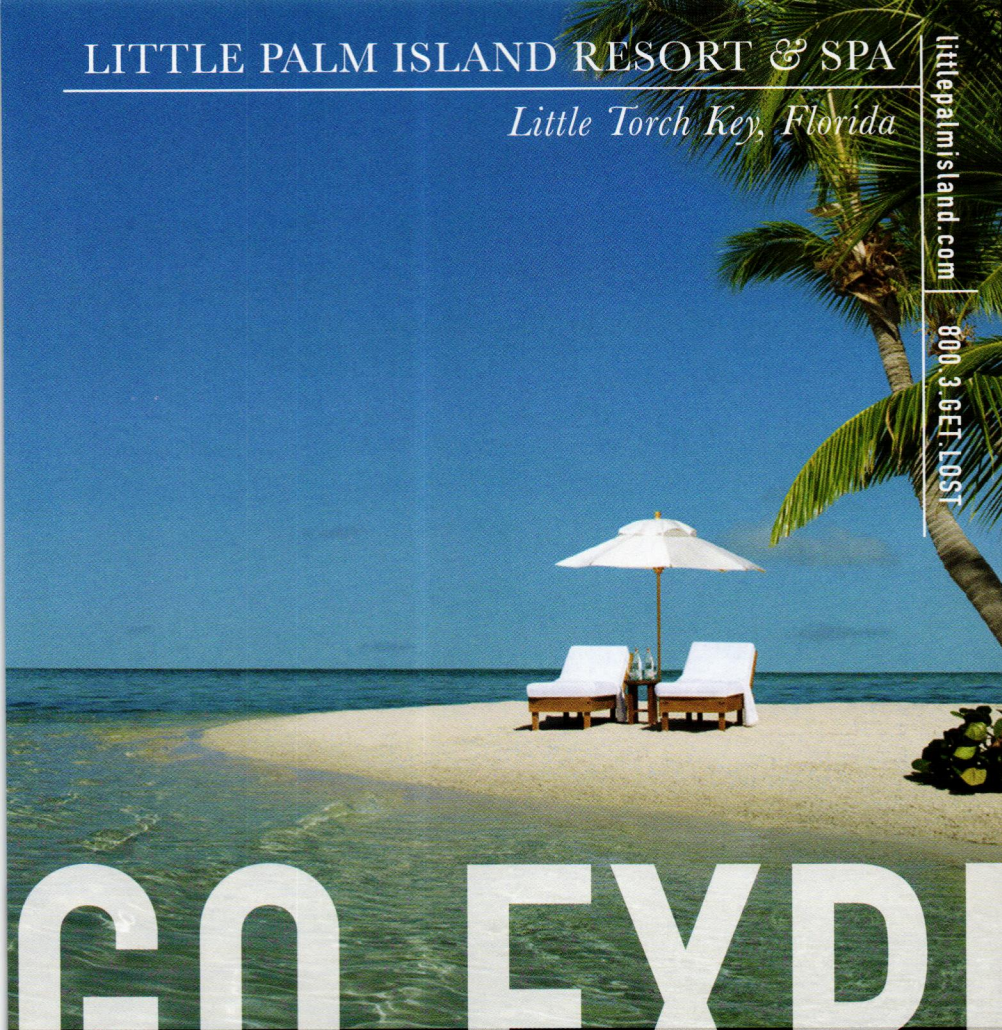


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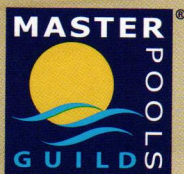
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MELISSA GILLESPIE

Ocean Home's West Coast and Managing Editor writes about luxury hotels and resorts.

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

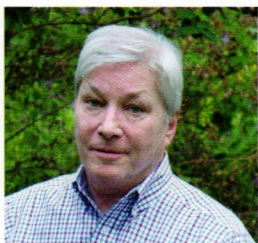
Montage Kapalua Bay on the island of Maui, offering a stylish vacation and residential lifestyle (Page 52).

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

Simple, classic and comfortable; I am partial to dark woods and a warm, natural palette.

**What's your must-have outdoor living feature?**

Definitely a fire pit and seating. I love to entertain, and that combination creates the perfect setting.



J. MICHAEL WELTON

Mike writes about architecture, art and design, and publishes a digital design magazine at [architectsandartists.com](http://architectsandartists.com).

**What have you written about in this issue?**

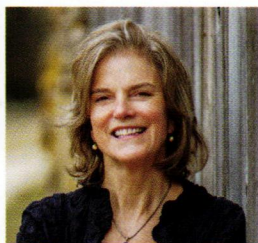
A stunning family home, a decade in the making, nestled on the Caribbean island of Virgin Gorda (Page 80).

**What do you love most about this ocean home?**

The infinity pool overlooking the Caribbean on three sides, which the owners say makes them feel like they're afloat in the sea.

**Describe your perfect outdoor living space?**

An expansive deck overlooking the beach and Atlantic Ocean, with a sapphire-blue sky and the occasional cumulus puffball.



MARY GRAUERHOLZ

Mary is a freelance writer specializing in architecture, design, lifestyle, food and green home solutions.

**What have you written about in this issue?**

A ravishing tropical retreat in southern Florida, inspired by a country garden north of London, England (Page 88).

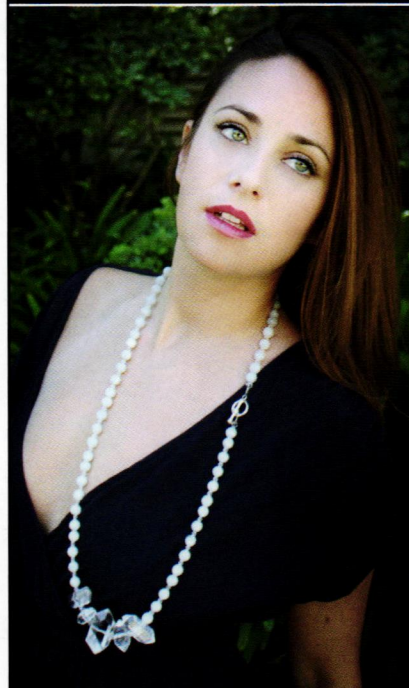
**What do you love about this garden?**

The conscious decision of the owner and landscape architect to design a garden as sustainable as it is beautiful.

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

Anywhere on the water; my idea of heaven is a balmy ocean breeze, a chilled drink and good read by my side.

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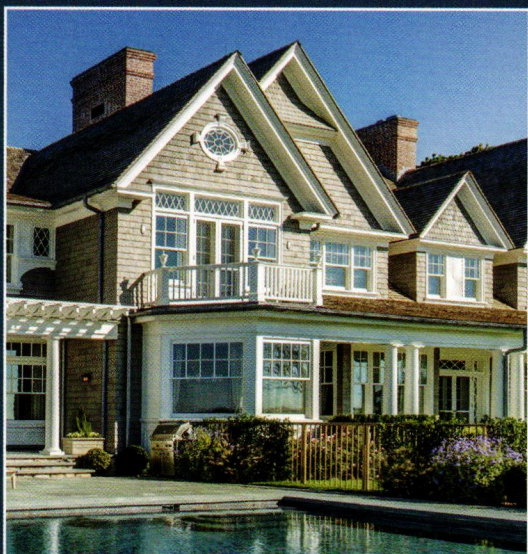
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## Copy Editor

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## Contributing Editors

Peter Drennan, Jeffrey Fisher,  
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## Contributing Writers

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**Advertising:** sales@oceanhomemag.com **Website:** oceanhomemag.com

**Inquiries:** Ocean Home, 300 Brickstone Sq., Suite 904, Andover, MA 01810

**Phone:** 978-623-0019 **Fax:** 978-824-3975

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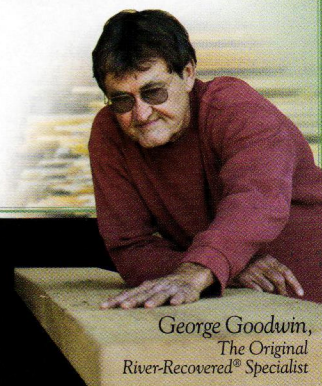
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# O/H Outdoor Living







## THE MAGIC OF MALIBU

Many exclusive homes in Malibu boast magnificent views of the Pacific Ocean and Southern California's iconic coastline, but few are blessed with the spectacular panoramas of this beautiful waterfront estate. Nestled on Carbon Canyon Road and positioned to showcase the ever-changing vistas, this European-style villa looks out to mountains and ocean from Santa Monica to Point Dume. The custom-designed, three-level family home – owned by multi-Grammy Award-winning musician David Foster and wife Yolanda, one of the stars of “The Real Housewives of Beverly Hills” – offers six spacious bedrooms and nine baths, formal living and dining rooms, a library, chef's kitchen, state-of-the-art screening room and a recording studio. But what really sets this home apart is the expansive outdoor living space. With a centerpiece infinity pool, several al fresco seating areas, and a pretty citrus and avocado orchard, the home is perfect for lavish entertaining on balmy, starlit evenings. Offered at \$24,995,000, the home is listed by Chris Cortazzo, [chris cortazzo.com](http://chris cortazzo.com)

words by **Andrea Collins**

photographs by **Simon Berlyn**





# Kean Development Olde Towne, Southampton



The aerial view shows a coastal development with several green lots and water features. The lots are numbered 1 through 10. Lots 1, 2, and 3 are marked 'SOLD'. Lots 4, 5, 6, 7, 8, and 9 are marked 'AVAILABLE Under Construction'. Lot 10 is also marked 'AVAILABLE Under Construction'. The development is bordered by a beach and the ocean to the north. Various green spaces are labeled: 'The Preserve' to the west, 'The Green' in the center, and 'The Meadows' to the east.

The Preserve

10

AVAILABLE  
Under  
Construction

9

4

3  
SOLD

2  
SOLD

1  
SOLD

8 SOLD

7

AVAILABLE  
Under  
Construction

The Green

5

AVAILABLE 6 Under  
Construction

The Meadows



◆ New York ◆



◆ The Hamptons ◆



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## THE ROYAL WAVE

If outdoor living is all about relaxing, Royal Botania's Wave is just the ticket. Made of polished stainless steel and batyline, which blocks 86 per cent of the sun's rays, the hammock is pivoted on a single point at the base, giving the sensation of floating. Wave can also rotate depending on the sun's position, and comes in turquoise, cappuccino, white or black.  
[royalbotania.com](http://royalbotania.com)



OH The Fab Five

# Sleek, Sexy and Super

STUNNING PRIVATE YACHTS TO CHARTER  
OR PURCHASE (FOR A KING'S RANSOM)

styled by **Melissa Gillespie**



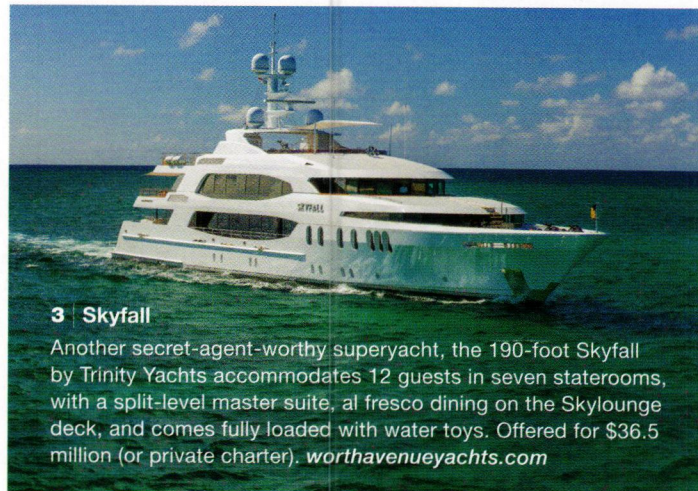
## 1 Moonraker

Sleek and racy Moonraker offers the chance to sail in true 007 style. Returning from a winter season in the Bahamas, this contemporary four-stateroom gin (or martini) palace is available for charter in New England this summer for \$217,000 a week. [burgessyachts.com](http://burgessyachts.com)



## 2 Nirvana

One of the world's finest superyachts, the 290-foot Nirvana sleeps up to 12 guests in six staterooms, and features a 3D cinema, a swimming pool that transforms into a dance floor, and a helideck – all yours for \$232 million (or private charter). [oceancoyacht.com](http://oceancoyacht.com)



## 3 Skyfall

Another secret-agent-worthy superyacht, the 190-foot Skyfall by Trinity Yachts accommodates 12 guests in seven staterooms, with a split-level master suite, al fresco dining on the Skylounge deck, and comes fully loaded with water toys. Offered for \$36.5 million (or private charter). [worthavenueyachts.com](http://worthavenueyachts.com)



## 4 Flying Dragon

Custom-built in 2014 by Admiral Yachts, the 147-foot Flying Dragon is a motor yacht par excellence. With its striking metallic blue hull, the yacht features five staterooms, a large sundeck and a Jacuzzi. Available for private charter, price on application. [yachtcharterfleet.com](http://yachtcharterfleet.com)



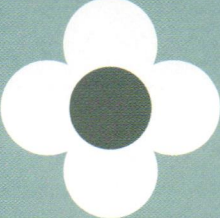
For more superyachts, go to [oceanhomemag.com/superyachtbuilders/](http://oceanhomemag.com/superyachtbuilders/)

## 5 Mondango 2

This magnificent 169-foot sailing yacht, launched in New Zealand in 2008 and created by Dubois Naval Architects, Reymond Langton Design and Alloy Yachts, can accommodate up to 10 guests in five sumptuous staterooms. Offered for sale at \$29 million. [mondango.co.uk](http://mondango.co.uk)





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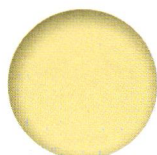
# Beach Beautiful

INTERIOR DESIGNER LYNDA MURRAY PUTS A STYLISH AND CONTEMPORARY SPIN ON THIS DAZZLING OCEANFRONT HOME IN CARBON BEACH, MALIBU

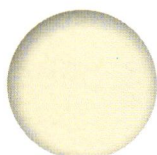
## COLOR SWATCHES



TAUPE



SAND



CREAM

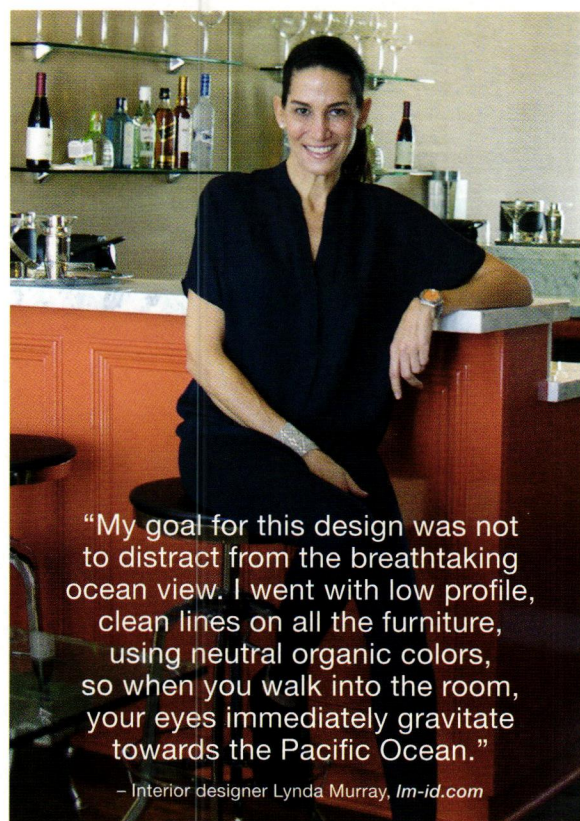


CHOCOLATE



OCEAN BLUE

- 1 | Hugo Leather Swivel Chairs, [cantoni.com](http://cantoni.com)
- 2 | Lithos Coffee Table, [divafurniture.com](http://divafurniture.com)
- 3 | B & B Italia Charles Straight Sofas, [divafurniture.com](http://divafurniture.com)
- 4 | Drapery Sheers - Varenna II, [coraggio.com](http://coraggio.com)
- 5 | Outdoor Furniture, Swim Collection, [brownjordan.com](http://brownjordan.com)
- 6 | Beach Towels, [jamesperse.com](http://jamesperse.com)
- 7 | Rug - Fretwork by Emily Todhunter, [therugcompany.com](http://therugcompany.com)



"My goal for this design was not to distract from the breathtaking ocean view. I went with low profile, clean lines on all the furniture, using neutral organic colors, so when you walk into the room, your eyes immediately gravitate towards the Pacific Ocean."

— Interior designer Lynda Murray, [lm-id.com](http://lm-id.com)





Sotheby's  
INTERNATIONAL REALTY

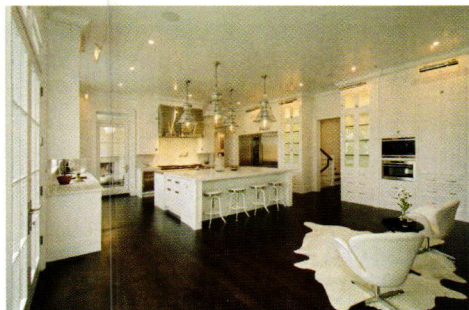
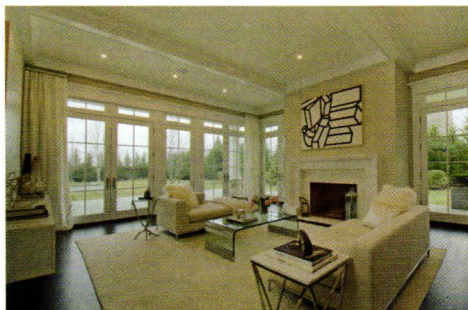
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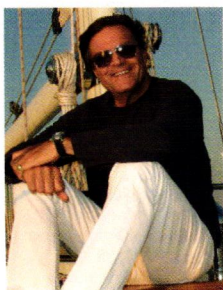
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INTERNATIONAL REALTY



BRIDGEHAMPTON, NY | \$18,500,000 | Web ID: 0056274

Staged. Must see! Magnificent new build on Ocean Road is the site of this extraordinary residence destined to be a major estate in Bridgehampton South. The 9100+/- sq.ft. shingled traditional home features stunning principal rooms including chef's kitchen, living and sun rooms, and library, 8 fireplaces, elevator, wine cellar, gym, tennis, also salt-water pool and pool house.



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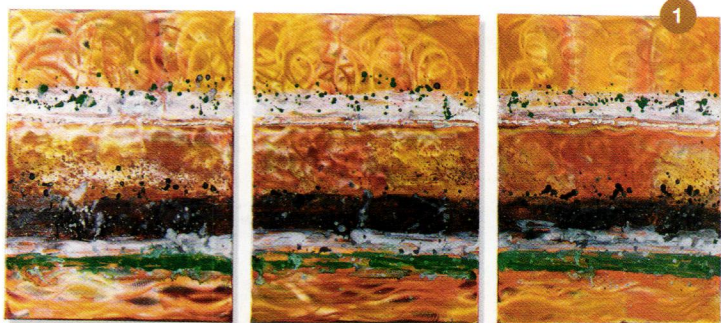
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# Natural Wonders

THESE NEW SEASON HOME AND GARDEN ACCESSORIES BY FRONTGATE WILL ADD PANACHE TO ANY COASTAL HOME

styled by **Melissa Gillespie**



## 1 | Vista Copper Panels

Gallery-quality copper panels created by artist Ken Rausch.

## 2 | Root Coffee Table

Designed to replicate the freeform, open look of tree roots.

## 3 | Large Ceramic Lace Vase

A decorative outdoor accent ideal for dried florals or candles.

## 4 | Westbourne Lantern

Decorated with ironwork details reminiscent of an Art Deco door.

## 5 | Leaf Trio

Ribbons of solid brass interlace to form a delightful wall sculpture.

## 6 | Emerson Faux Wood Side Table

Vintage wood look made from all-weather resin and crushed stone.

## 7 | Abstract Cross-Section Sculpture

Showcasing the intricate grain pattern and textured knots of teakwood.

[frontgate.com](http://frontgate.com)

For more of this design trend, go to [frontgate.com/oceanhome](http://frontgate.com/oceanhome)



# Sizzling Grills

FIVE STATE-OF-THE-ART GRILLS  
FOR OUTDOOR ENTERTAINING

styled by **Melissa Gillespie**



**Kalamazoo K750HB Hybrid Fire Built-in Grill**

Versatility and cooking power are the hallmarks of the Kalamazoo Hybrid Fire Grill, the only collection of grills offering a combination of wood, charcoal and gas fires for the ultimate in heat, flavor and convenience. [kalamazoogourmet.com](http://kalamazoogourmet.com)



**Summit S-670 Grill**

Weber's innovative Sear Station technology is a dedicated area in the middle of the grill which reaches temperatures of 800 to 900 degrees, delivering restaurant-quality sear marks and caramelized flavor. [weber.com](http://weber.com)



**Top Gun 5 Burner Convection Grill**

Designed to fit any Cal Flame barbecue cart or island, the Top Gun features five cast stainless steel burners and an exclusive convection system that uniformly circulates heat throughout the grilling area. [calflamebbq.com](http://calflamebbq.com)



## RECIPE

### ASPARAGUS WRAPS WITH CRISPY PROSCIUTTO AND HERBED CHEESE

Serves 2 - 4

#### INGREDIENTS

- |  |                                     |
|--|-------------------------------------|
| 1 pound (1 bunch) asparagus, medium-sized spears | 5 ounces Boursin garlic herb cheese |
| 1 tablespoon freshly squeezed lemon juice        | 1 teaspoon finely grated lemon zest |
| 1 tablespoon extra virgin olive oil              | 10 slices prosciutto                |

Prepare the grill for direct grilling over medium-high heat, about 400 F.

Trim the toughened bases off the asparagus spears and discard, leaving each spear the same length. Whisk together the lemon juice and olive oil in a medium bowl and toss in the asparagus to coat well.

Work together the Boursin cheese and lemon zest to combine well.

Lay out a slice of prosciutto. Place three asparagus spears across the end of the slice and add 1 1/2 teaspoons of the cheese mixture on the center of the asparagus. Roll the prosciutto tightly around the bundle. Repeat, rolling 3 spears into each slice of prosciutto.

Grill the wraps over direct heat, turning frequently, until the asparagus is marked and the prosciutto is crispy. Serve hot.

Courtesy of Russ Faulk, Kalamazoo Outdoor Gourmet grill master



**CSL 36" S-Series Grill**

Coyote Outdoor's CSL grill is equipped with a sear burner for crisp and juicy steaks and a motor-powered rotisserie for perfectly cooked birds. Amber backlit knobs are available for nighttime grilling. [coyoteoutdoor.com](http://coyoteoutdoor.com)



**Lynx Smart Grill**

The first-ever voice activated grill that automatically cooks food based on user commands and recipes that have been pre-programmed by Lynx's master grillers for a perfect meal every time. [lynxgrills.com](http://lynxgrills.com)





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Shown: UM8010 11' Collar Tilt Umbrella  
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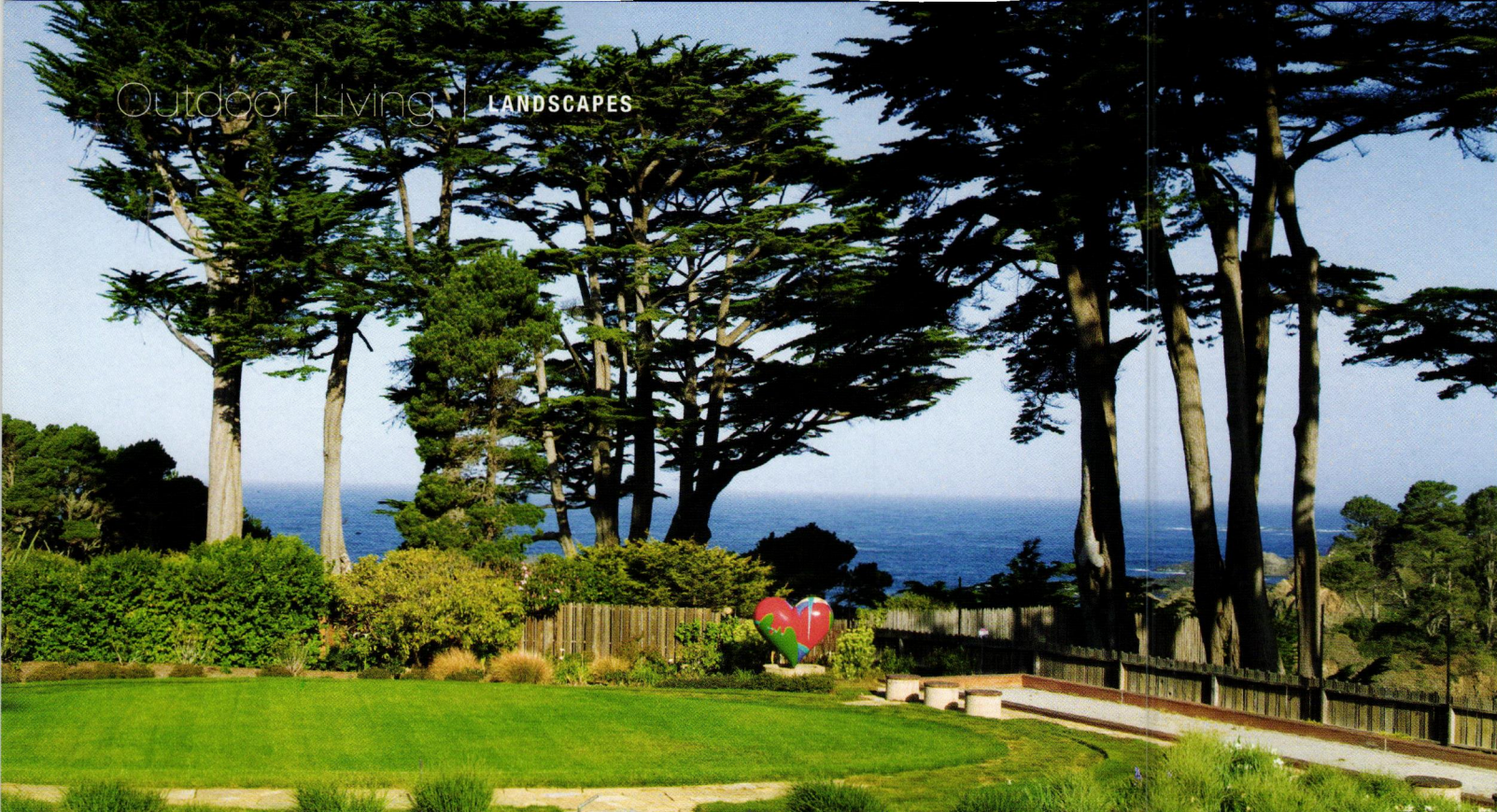
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## TWO OF A KIND

A THOUGHTFUL LANDSCAPE ARCHITECT BONDS TWO COASTAL AND CITY HOMES IN CALIFORNIA

words by **Mary Grauerholz**

At first blush, the two homes – 150 miles apart on the California coastline but owned by the same dynamic family – are as different as they could be.

One house, set in an urban San Francisco neighborhood, is topped with a 500-square-foot rooftop garden with a compressed beauty dictated by the limited space.

The other, a compound on a Mendocino coastal bluff, is encircled by a swath of rolling lawn, native grasses, and woods, with a maze, courtyard, and seating space where the owners and their family can revel in the extraordinary outdoor environment.

Despite their differences, the two landscapes share unique bonds. Both are powerful connecting points to the community, nature and family. And both share the spirited touch of Pamela Palmer, an award-winning landscape architect and a partner – with husband Howard Rosen – of ARTECHO Architecture and Landscape Architecture in Venice, Calif.

For Palmer, a member of the American Society of Landscape Architects, the key to a pleasing design lies in simple, elegant forms.

“Our projects are very tied to natural phenomena. We’re always looking at light and shadow, sun and shade,



**Green with envy**  
Nature guided the design for this beautiful coastal garden in Mendocino County, Calif.





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and places where you can be outside any time of day or year," she says.

Palmer has a special affinity for water. "It has this magical effect of changing the mood of a garden or landscape," she says.

This talented landscape architect has worked on properties with a jaw-dropping scale. She recently oversaw a long-term Santa Monica project, for instance, to create a master plan for an urban forest – including all the city's public trees.

But her first love is creating eye-catching residential landscapes, and the two family properties in California couldn't meld better with Palmer's unique sensibilities.

The owners, Fedele and Linda Bauccio, love being outdoors, where they are known for serving extraordinary meals.

Fedele, a founder of the slow food movement, is a co-founder of Bon Appetit Food, a restaurant and catering business emphasizing sustainably sourced ingredients. Naturally, both properties have impressive outdoor kitchens.

Building on the sublime natural elements was a given for Palmer as she broached the landscape architecture of the two homes. Although one is urban and the other rural, both share similar settings – beautiful skylines, spectacular views, and cool California evenings.

Creating an outdoor environment at the Bauccios' San Francisco home, an upstairs flat, required imagination. The family, Palmer relates, called her to say the home presented a problem – there was no outdoor space.

How did Palmer feel about a rooftop garden? She thought it was an excellent idea, and the result is a compact green space, both lush and artful.

San Francisco's famously foggy and windy climate led Palmer to choose hardy plants that can withstand the elements, mostly container plants with shallow root systems, such as jasmine, cypress and lemon trees.

Guests access the rooftop from a stairwell, where they cross a small bridge over crushed glass and then glimpse a show-stopping view of the Golden Gate Bridge and San Francisco Bay.

Likewise, Palmer studied the natural setting before creating the landscape for the Bauccios' rural retreat, a renovated sheep barn and contemporary new home on a cypress-lined bluff situated above the Pacific Ocean in Mendocino County.

Using nature as a guide in this locale meant paying



attention to how the sun travels, Palmer says, creating places to sit in dappled sun or a warm spot for coffee in the morning. "It's about light, water and atmosphere," she adds.

A circular, sculptural lawn between the sheep barn and the contemporary home, called the Cliff House, anchors the property. The expansive space is designed for fun and relaxation.

The family also enjoys kayaking in the cove below, and children busy themselves swinging on a buoy or following the maze to a hidden garden and basketball court.

One of the biggest draws for guests is the outdoor kitchen and pizza oven. With so much major league cooking going on, Palmer took special care to create a functional yet beautiful path between the two houses.

"Fedele's mother, Miki, is known for her marinara sauce," Palmer recalls. "So I envisioned her carrying the sauce." Palmer graded the winding path with a design so elegant that people aren't aware of its functionality.

"Miki can cook the sauce in the sheep barn and carry the pot down an arching path to the Cliff House," Palmer muses. "The goal was to have a landscape that is so carefully crafted, it functions seamlessly." **OIH**

**Rooftop garden**  
Pamela Palmer's design for this San Francisco rooftop resulted in a lush, artful and compact outdoor space.

**THE DETAILS**  
For more information, visit [artecho.com](http://artecho.com).

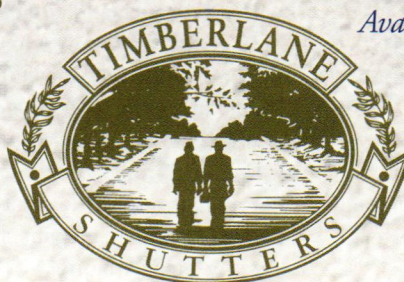




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## ON PLEASANT BAY

A CLASSIC CAPE COD RESORT OFFERS GUESTS A QUINTESSENTIAL SUMMER FAMILY VACATION

words by **Andrew Conway**

**O**ur affable boat captain has a grin like the Cheshire Cat. "It's pretty special, right?" he asks, pointing to the vast and deserted Outer Beach, part of the magnificent Cape Cod National Seashore fronting the Atlantic Ocean.

With seagulls squawking overhead, a cluster of long-abandoned beach shacks in the distance, and a classic ketch in full sail out at sea, this is quintessential New England at its best.

After a tour of Pleasant Bay – passing the historic town, expansive waterfront homes, and resident seal colony of seaside Chatham – we return to the Wequassett Resort and Golf Club in time for an ocean-fresh lobster roll and chilled bottle of sauvignon blanc.

It's early summer at this delightful weekend and vacation retreat, nestled in 27 acres of landscaped gardens, marshes and woodlands on the lower Cape on Nantucket Sound, and life is looking good.

After the breezy boat excursion, a relaxed afternoon of tennis, golf, swimming, a coastal trail bike ride, or a quiet read and snooze on the patio of our waterfront guest room beckons.

That will be followed by a cocktail in the cozy and club-like Thoreau's bar, with its oversized leather chairs and stone fireplace, and dinner in the resort's critically acclaimed Twenty-eight Atlantic, with floor-to-ceiling windows framing a dramatic sunset.

One of the joys of this multi-purpose resort – part-family vacation resort, part-wedding venue and part-romantic retreat – is that it caters to each type of guest with alternative and equally attractive options.

If grown-ups don't want to be with kids splashing in the pool at the bayside Outer Bar and Grille, they can hide out at an adults-only lap pool and Jacuzzi tucked away in a quiet enclave of the resort.

While families tuck into outdoor barbecues and clambakes on the Pleasant Bay Terrace, couples can drink and dine in elegant style at Thoreau's and Twenty-eight Atlantic.

And wedding parties can whoop it up in the main pavilion without impacting on the traditional family, romance and relaxation aspects that have been the cornerstones of this welcoming resort for generations of guests.

**A Cape classic**  
The pavilion of the Wequassett Resort and Golf Club has wonderful views of Pleasant Bay and Cape Cod's iconic national seashore.



# SALTAIRE RESTORATION

*W*e are Saltaire Restoration, a leading North American lifestyle brand specializing in the Art of Coastal Living. We build custom handcrafted furniture using a variety of reclaimed wood and architectural salvage to create furniture suitable for top Architects and Interior Designers as well as commercial and individual clients.

Based in Foley, AL, just a few short miles from the Alabama Gulf Coast, we have been transforming our client's homes into relaxed, welcoming, coastal dwellings with our designs for years. Each Saltaire design is an original, one of a kind piece of art that is durable, timeless and classic.

Saltaire Restoration features a variety of high-quality, handcrafted custom furniture bringing the coastal

lifestyle home. Signature pieces feature both indoor and outdoor furniture including custom dining tables, consoles, bookcases, cabinetry, vanities and the iconic daybed swing. We are proud that our furniture is made in America and all materials are from, or reclaimed in the U.S.A.

Our craftsman have grown up on the coast. We were born and raised on the Gulf Coast fishing these turquoise waters. We use this first hand knowledge to create each uniquely inspired handmade piece.

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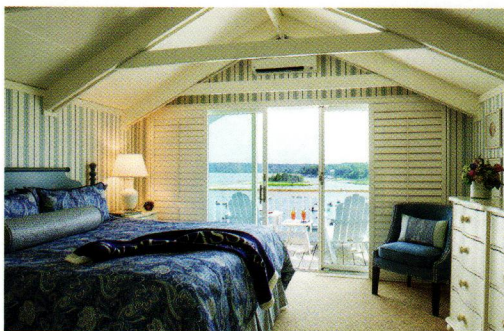


## THE AGENDA

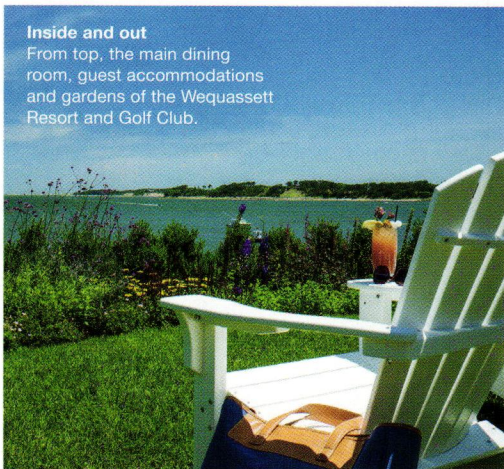
**1:** Reserve a family or romantic private picnic on the spectacular **Outer Beach**, part of the renowned Cape Cod National Seashore and only accessible by boat. [wequassett.com](http://wequassett.com)

**2:** Explore the nearby and very pretty town of **Chatham** with its classic New England homes, shops, restaurants and cafes, and the town's iconic Orpheum Theater. [chathaminfo.com](http://chathaminfo.com)

**3:** Book a round at the **Cape Cod National Golf Club**, a 6,954-yard, par 72, 18-hole championship course designed by the award-winning golf course architect Brian Silva. [capecodnational.net](http://capecodnational.net)



**Inside and out**  
From top, the main dining room, guest accommodations and gardens of the Wequassett Resort and Golf Club.



In terms of outdoor living, Wequassett is a winner. Perched on prime waterfront land, with views to both Pleasant Bay and the more tranquil Round Cove, the 120-room resort actively encourages guests to take part in all the activities on offer and enjoy the leafy and flower-filled gardens.

A Forbes Four-Diamond and AAA Four-Star resort, Wequassett comprises a collection of Cape Cod-style and whitewashed buildings and clapboard cottages, much like a tiny New England village.

The accommodations are arranged in clusters – named Azalea, Bayberry, Cranberry, and so on through the alphabet – to reference the flowers and berries that bloom on the Cape in spring, summer and fall.

The rooms are comfortably spacious with everything guests need for a weekend stay or longer vacation. And if it's not in the room, a neatly attired, responsive and friendly staff will deliver it to you.

The interior décor of our guest room would best be described as New England eclectic – with dubious pairings of marine-themed and striped wall coverings and mix-and-match soft furnishings – but the room was spacious and comfortable with a picture window looking out to Round Cove.

Other rooms have a more cohesive and stylish design aesthetic, but overall the emphasis is on coastal comfort rather than contemporary living, as it should be in this breezy bayside setting.

Some of the rooms and suites also come with private patios and gas fire pits, a pleasant place to relax when the sun goes down or with an after-dinner nightcap.

Dining at Wequassett is a highlight with the resort's award-winning executive chef James Hackney delivering delicious seasonal New American cuisine – served on beautiful Limoges china with Riedel stemware – and complemented by an extensive wine list.

The ambience in Twenty-eight Atlantic is upscale with Shaker-style chairs, hand-blown glass chandeliers and nautical etchings on the walls, and smart casual is the appropriate dress code.

The rest of the resort is seaside casual with relaxed resort wear the order of the day in the bayside outdoor areas. We loved the Outer Bar and Grille, the beachfront

LiBAYtion bar, and Pleasant Bay Terrace adjacent to the main swimming pool.

Open from early April to December, Wequassett Resort and Golf Club delivers on the promise of a delightful Cape Cod experience – or to quote our jolly boat captain it's, well, pretty special. **OIH**

## THE DETAILS

For more information, visit [wequassett.com](http://wequassett.com).



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## EXCLUSIVE ENCLAVE

A NEW LUXE VILLA DEVELOPMENT IN TURKS AND CAICOS IS THE ESSENCE OF CARIBBEAN LIVING

words by **Jennifer Lowe**

Idyllic Caribbean island; check. Architect-designed villa with custom interiors; check. Stunning ocean views; check. Direct access to a white-sand beach; check. A private home with the services of a boutique hotel; check, check and check.

If your wish list for the ultimate ocean home includes any – or all – of the above, a new bespoke luxury villa development on Providenciales in sun-splashed Turks and Caicos fits the bill perfectly.

Tucked away on a cul-de-sac of prestigious estates of the island's picturesque North Shore, Beach Enclave offers nine private villas – six beachfront and three perched on a hillside – in an exclusive real estate offering combining private home ownership with tailored rental and management services.

Breaking ground in late 2014, the new villas are available as one- or two-story designs with layouts of four or five bedrooms.

Each villa features more than 6,500 square feet of indoor and outdoor living space, designed with a contemporary and sophisticated “barefoot Caribbean” aesthetic, and set on just under an acre of land.

Signature features include an infinity-edge pool, built-in barbecue area, outdoor showers, and multiple terraces and decks to catch the island's trade winds.

SWA Architects, one of the leading design and architecture firms in Turks and Caicos and Brazil, heads up the design process.



The project is led by Vasco Borges, who has almost a decade of experience in luxury real estate development, hospitality management, and homeowners' association management.

“Beach Enclave will have a homeowners' association and an optional rental management program, as well as a BE Club, fitness center and yoga deck, reception, beach amenities, housekeeping, and butler, chef and concierge services,” says Borges. “Essentially, the villas will offer the privacy of a home with the services of a luxury hotel in an extraordinarily beautiful island setting.”

### THE DETAILS

For more information, visit [beachenclave.com](http://beachenclave.com).

Caicos Sotheby's International Realty.

Beach Enclave is conveniently located an easy 10-minute drive from Providenciales International Airport and the popular Grace Bay resorts, shopping and dining attractions. Two more essential elements to check off the wish list. **OH**

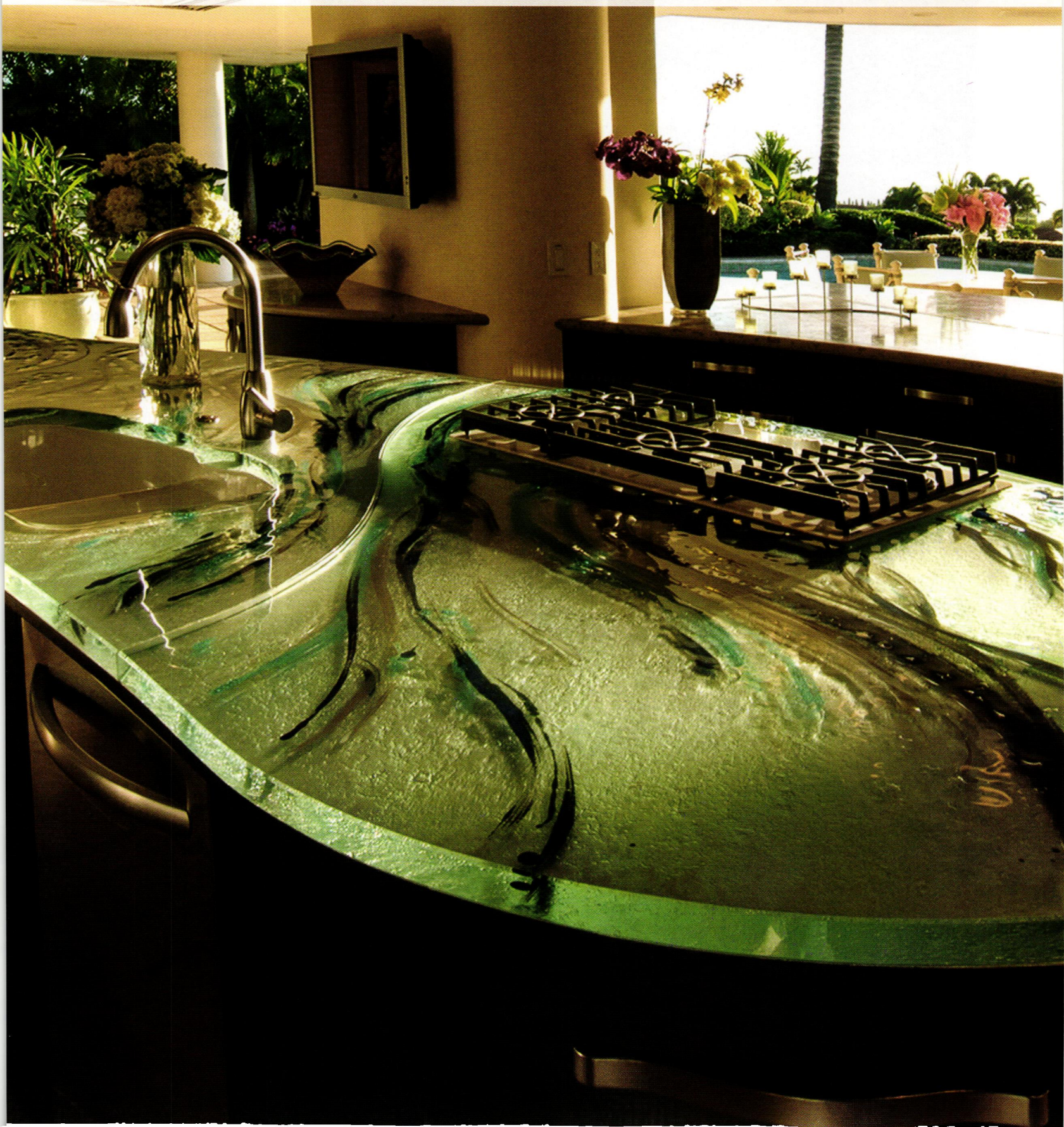
**Villas with a view**  
Every luxury villa at the new Beach Enclave in Turks and Caicos offers beautiful vistas of ocean and beach.

Beachfront villas start from \$3.5 million for four bedrooms and \$3.75 million for five bedrooms, with hilltop villas starting from \$1.995 million. The sales representation is by Turks &



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## THE SANDS OF TIME

IT'S ALL ABOUT THE BEACH AT CASA MARINA AND THE REACH, TWO OF KEY WEST'S BEST RESORTS

words by **Andrew Conway**

As the massage therapist gently soothes the knots in my back, I can't tell if the heady scent in the air is the salt scrub and essential oils she's slathering on my skin or the aroma of the actual sea, sand and tropical flowers surrounding me.

One thing, however, is crystal clear as I lie under this breezy thatched cabana of Spa al Mare. Life at Casa Marina, an elegant Waldorf Astoria Resort in Florida's sun-splashed Key West, is all about the beach.

A typical day starts with breakfast on Flagler's Terrace, named after the American industrialist and oil tycoon Henry Morrison Flagler, who built and opened the hotel in 1920 as a testament to his abiding love of Florida.

After a dip in one of Casa Marina's twin pools – the west pool for families, the east pool for adults only – it's time to hit the beach and a workshop in the delicate art of sand sculpting.

Our teacher is the resort's resident expert and Dutch transplant Marianne van den Broek, who, in a stroke of creative genius, makes a living from sculpting sand all day.

Under a cloudless sky, my "team" makes a passable rendering of the hotel itself from our oversize buckets of sand, before we all put down our tools for a dip in the sea.

Next up, a leisurely lunch at the casual Sun-Sun Beach

**Key location**  
The oceanfront Casa Marina is on Key West's largest private sand beach.



Bar and Grill, followed by a quiet snooze in a hammock strung between palm trees, and the aforementioned massage in one of the spa's beachside cabanas.

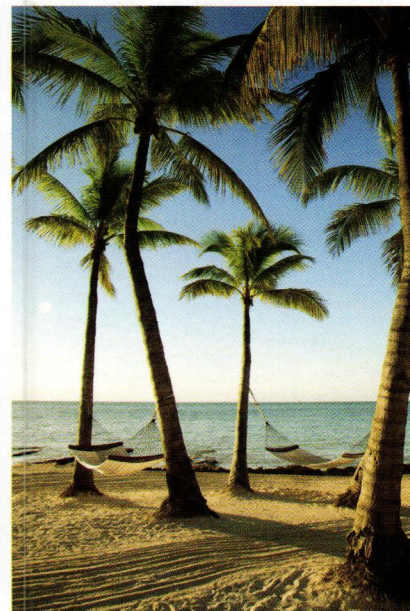
After a quick shower in my room, it's back to the beach for a wonderful toes-in-the-sand dinner under a canopy of stars, and a final swim in the east pool before retiring to bed.

Perched on Key West's largest private sand beach, and designed with two wings that seem to embrace the resort's expansive terrace, pools and beach, Casa Marina is a successful marriage of old Florida ambience and contemporary style.

The resort's 311 guest rooms and suites exude a languid, tropical charm that's a perfect fit with a climate that fluctuates from the mid 60s to the high 80s all year round.

Fresh from a recent refurbishment, the main lobby offers a warm welcome with dark hardwood columns and a paneled ceiling offset with original Florida pine floors, and cream-and-gold soft furnishings with splashes of coral-hued cushions.

Pass through the resort's signature arched windows and a striking Water Walk leads guests out onto the main terrace, past the twin pools, and down to 1,100 feet of secluded beachfront.



PHOTOGRAPH BY THOMAS HART SHELBY (BELOW); COURTESY OF CASA MARINA (TOP)



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Many of the guest rooms and suites have balconies facing the beach and sea, which thankfully help take your eye away from some of the design flaws and hard knocks that the rooms have taken over the years.

My ground floor suite in the east wing offers lovely water views and a comfy new bed with crisp linens, but the cabinets and furniture in both the bedroom and living room have clearly seen better days.

But with so many alluring attractions in and around the resort, a vacation at Casa Marina doesn't revolve around the rooms.

The food and service in all of the resort's dining areas



The Waldorf way  
Casa Marina's rooms,  
pools and new lobby  
offer guests a warm  
Florida welcome.



is of a high standard, with attentive pool and beach concierges delivering drinks, light meals, eucalyptus towels, and cooling mineral water sprays poolside in the heat of the day.

Guests can also enjoy the facilities at Casa Marina's sister hotel The Reach, just next door, with its own private beach, swimming pool and excellent Strip House restaurant serving top-quality steaks with other American fare.

Both hotels offer an array of water sports from jet-skis to parasailing, snorkeling, kayaking and sunset sailings, but many guests hire bicycles from Barefoot Billy's at the

Casa Marina gate and set off to explore all of Key West's numerous attractions, cafes, restaurants, shops and bars.

Those who prefer to relax can enjoy a treatment in Casa Marina's recently renovated

Spa al Mare, which now has three new private treatment rooms, or opt – and I happily did – for a massage in one of the beachside cabanas.

Ah, there's that beach again, beckoning guests to kick off their shoes, dig their toes in the sand, and do what we all like to do on vacation – absolutely nothing. **OH**

## THE AGENDA

**1:** Don't miss visiting the **Ernest Hemingway Home and Museum** at 907 Whitehead St., where Key West's favorite son wrote some of his most iconic novels. [hemingwayhome.com](http://hemingwayhome.com)

**2:** Enjoy a fun "workshop" on the beach with Casa Marina's resident sand-sculpting expert Marianne van den Broek, who has been building sand-sculptures for 15 years with her company **Sand Isle**. [sandisle.com](http://sandisle.com)

**3:** Hire a bike and explore Key West with "**Sides**," a go-to guide to the so-called Conch Republic's best stores, art galleries, dining, clubs, bars and lounges. [gosides.com](http://gosides.com)



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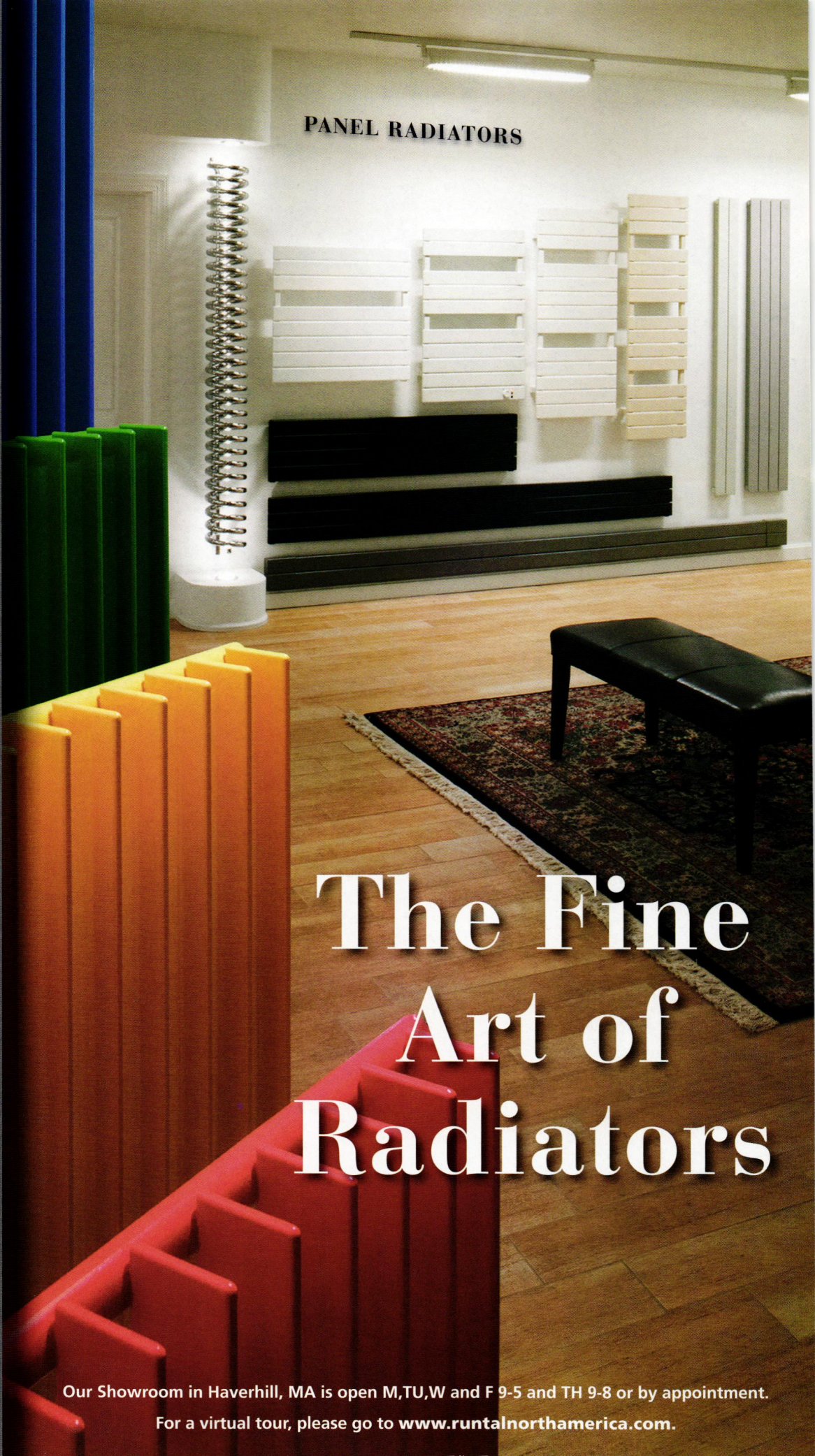


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## THE LIGHT FANTASTIC

A CREATIVE UNDERWATER LIGHTING COMPANY DELIVERS A MAGICAL QUALITY TO BOAT DOCKS

words by **Andrea Collins**

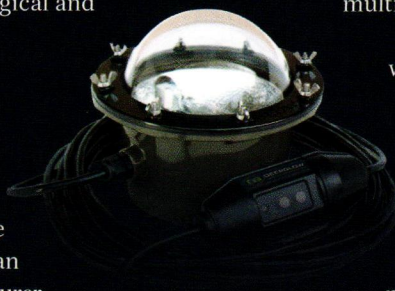
It's an underwater light show like no other. As the sun sets over a handsome waterfront home in St. Petersburg, Fla., something quite magical and unexpected happens.

More than a dozen emerald green underwater lights, placed strategically around the boat dock and home's perimeter, bathe the waterfront in a rich, deep and ethereal glow.

This spectacular effect is created by the aptly named Deep Glow Technologies, an innovative underwater lighting manufacturer in Clearwater, Fla., which services residential boat docks, waterfront marinas and commercial properties across America and worldwide.

Founded in 2006, Deep Glow manufactures high-quality and American-made underwater lights that can be ordered online, and installed easily in around 15 minutes following simple instructions and without the need for an electrician.

"The metal halide lights are highly energy efficient, protected inside a sturdy polycarbonate housing with a thick glass lens, and weighted, so when you throw it into the water it always lands on its bottom facing up," says Deep Glow's co-founder Brad Ball.



The lights work most effectively in depths of six to 12 feet, and can rest on the sea floor or fixed on a mounting bracket to a pier, boat dock or pontoon. "They're so easy to install, you don't even need to get wet," adds Ball.

Green is Deep Glow's primary color, because it penetrates various levels of water clarity and delivers an attractive, iridescent hue in saltwater or freshwater. The company also offers different bulbs and lenses to create other colors, such as red and blue, for multiple lighting effects.

The idea for Deep Glow came when Ball's wife tried to buy him underwater lights as a birthday gift.

"They seemed to be thrown together from hardware store parts, so I called around to the various people selling them and asked if anyone wanted to build a real product," Ball says.

With marine-related experience of his own, Ball met Kevin Ahearn – an accomplished underwater lighting manufacturer – and Deep Glow was born.

Ahearn is now company president, and the firm operates from a 2,500-square-foot warehouse where all of Deep Glow's products are made.

**THE DETAILS**  
For more information, visit [deepglow.com](http://deepglow.com).

"The effects can be spectacular," says Ahearn, "and the lights attract enormous amounts of sea life, with pools of fish swimming in the glow. It's like watching the 'Discovery Channel' at night." **OH**

**Easy to install**  
Deep Glow's clever underwater lighting is simple to install without the need for an electrician.



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## A MONTAGE OF MAUI

THE BEAUTIFUL MONTAGE KAPALUA BAY OFFERS A RELAXED RESIDENTIAL VACATION EXPERIENCE

words by **Melissa C. Gillespie**

It's just after sunrise at Montage Kapalua Bay, and I've woken early to explore the Kapalua Coastal Trail, one of the most intimate and scenic oceanfront walks on the Hawaiian island of Maui.

The early morning air is cool and fresh, the sky has that soft pale pink glow before the intense blue of a classic Hawaiian day kicks in, and I'm excited to see what lies ahead.

Within minutes, I'm in a scene straight out of a "Discovery Channel" travel documentary with rolling waves crashing against the jagged black rocks of Maui's northern shoreline, and breathtaking views across to the neighboring island of Molokai.

Stretching an undemanding mile-and-a-half from start to finish, this beautiful hiking trail winds from

Kapalua Bay Beach north along the ocean's edge and across sand dunes at Oneloa Bay to the popular D.T. Fleming Beach Park, should you choose to go all the way.

With my camera in overdrive, and so many beautiful vistas to see and photograph, I only manage part of the walk before it's time to return to the resort for a well-deserved breakfast and a couple of hours chilling poolside.

This lovely coastal trail is just one of many natural and resort-centric attractions at Montage Kapalua Bay, an exceptional resort and private residence retreat nestled beachside on Maui's northwest coast, a short drive from the bustling township of Lahaina.

Comprising an all-suite hotel with 50 luxurious accommodations, alongside 54 spacious Montage-branded residences, this first-rate destination resort is the essence of modern Maui from its architecture and interior design to its culinary and spa offerings.

Fresh from a multi-million-dollar refurbishment, the new-look resort features a striking multi-tiered lagoon pool, the alluring Cane & Canoe signature restaurant, Spa Montage, and designer accommodations with spacious living rooms, private lanais and gourmet kitchens.

**Home in Hawaii**  
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While the overall look and feel is Hawaiian contemporary, the resort's neutral color palettes are accented with splashes of vibrant colors and vivacious floral tapestries to capture the natural beauty of Maui.

Created specifically for living rather than visiting, each of Montage's private ocean view residences is a design masterwork, offering owners generous private lanais and expansive interior and exterior floor plans with options for three or four bedrooms.

The residences are sold unfurnished, but Montage partners with top local and national designers to offer three custom interiors packages, ranging from traditional island style to a more sophisticated and contemporary design aesthetic.

These exceptional residences offer the space and comfort of a private home with all of the services and amenities of Montage Kapalua Bay on the doorstep.

"Many of our buyers are initially guests at the resort, and are able to experience first-hand the personalized service and the access they will have to countless resort and local experiences. Once here, they never want to leave, so we help them make that a reality," says director of sales Lisa Hatem.

"Our owners are looking for special gathering places



and the open entertaining and cooking areas and expansive lanais create exactly that," she adds.

"As families grow and visit more often, our homeowners love having the flexibility of access to the resort for those times when they need additional accommodations."

Homeowners and resort guests can enjoy a diverse range of activities from Hawaiian-inspired treatments at the excellent Spa Montage, to in-residence private chef dining, golf at Kapalua championship courses, and rich cultural experiences such as the ancient art of lei making.

#### THE DETAILS

For more information, visit [montageresidenceskapalubay.com](http://montageresidenceskapalubay.com) or [montagehotels.com/kapalubay](http://montagehotels.com/kapalubay).

An array of more active pursuits is also on offer, including some of the best snorkeling in Maui just steps from the resort, paddle boarding in the calm bay, and hiking along the coastal trails.

If you want to be part of the Montage Kapalua Bay lifestyle, you might want to move quickly. As of early 2015, only a few private residences remain, priced from \$3.4 million. **OIH**

**Island in the sun**  
Montage's resort and private luxury residences exude a contemporary Hawaiian interior design aesthetic.

#### THE AGENDA

**1** Rejuvenate mind, body and soul with a **Sunset Restorative Yoga** class at Montage Kapalua Bay's lovely Kuunaakaiole ("The Point"), overlooking the ocean, coastline and beach of Kapalua Bay.

**2** Enjoy sundowner cocktails and a relaxed dinner at the popular **Merriman's Kapalua**, located on the south end of Kapalua Beach, the ideal spot for a fiery sunset. For reservations, [merrimanshawaii.com](http://merrimanshawaii.com)

**3** Montage Kapalua Bay is fortunate to have a guardian of Hawaiian culture in residence. Schedule some time with **Silla Kaina**, the resort's fascinating Cultural Ambassador.



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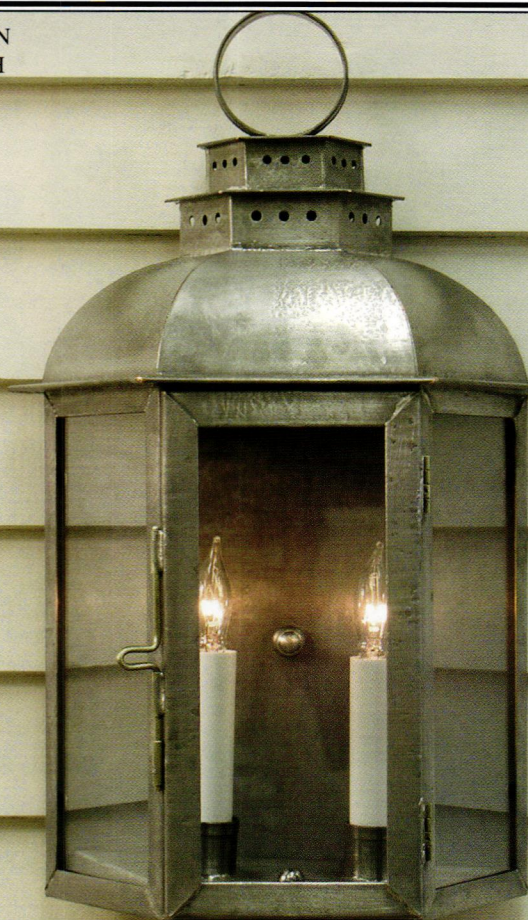
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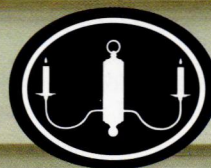
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## HOUSE OF DREAMZ

A FORMER OLYMPIC GYMNAST AND PR SUPREMO FASHIONS A STUNNING OCEAN HOME IN FLORIDA

words by **Nanci Theoret**

For Carrie and Curtis Zimmerman, their four-story Gulf of Mexico beach home in Seaside, Fla., is the antithesis to their frenzied workdays.

Opening the infinity doors and savoring the blue, emerald green and white tapestry of ocean, pool, palms, and powder-soft sand just outside signals a slow-down for the owners of Florida's largest public relations firm, The Zimmerman Agency, based in Tallahassee.

"It makes me relax, the views are so calming," says Carrie. "The moment you walk in and see the pool seemingly spilling into the Gulf, it's hypnotizing. It's like you're on a 300-foot luxury private yacht on the ocean."

The six-bedroom Greek and Mediterranean-inspired home, nestled along scenic highway 30-A, comprises 3,800 square feet of covered balconies spanning the length of each level. All rooms but one enjoy a view, even if it's just a peek through a shell-accented porthole in a bathroom shower.

As the first home to the east of Seaside's official boundaries, the Zimmermans' coastal retreat – aptly named Beach Dreamz – is twice as tall as its neighbor.

### THE DETAILS

For more images of Beach Dreamz, visit [oceanhomemag.com/Zimmerman/](http://oceanhomemag.com/Zimmerman/)

The breezy rooftop Sky Pergola, inspired by the Greek island of Santorini, seats six in its built-in chaise and sofa.

The roof deck is perfect for sunbathing, sunsets and sweeping views of Seaside, the

iconic Florida Panhandle beach town and setting for the movie "The Truman Show."

"Our children love sleeping on the roof," says Carrie.

"It's literally the best place in the house to sleep. You hear the seagulls and see the stars and water."

The landmark property wasn't even on the market when the Zimmermans got wind of a potential sale in 2010. Carrie cut short a meeting in New York and flew back for a lightning-quick tour of its 5,800 square feet. "I opened the front door, saw the view and didn't need to see the rest of the house," she remembers.

The Zimmermans outbid two professional athletes and spent the next six months exacting the interior design and outdoor living elements.

The first U.S. gymnast to score a perfect 10 in the floor routine, and a member of the 1976 Olympic team, Carrie is a stickler for perfection, and she knew white would work best inside as a canvas to the views.

Interior finishes include the kitchen's rare pewter fossil countertops, Italian stone and white oak flooring, river rock-clad fireplaces, and Douglas fir beamed ceilings.

The home has a dramatic four-story cantilevered elliptical spiral staircase illuminated by a 40-foot hanging wrought-iron light sculpture. "We really made the home our own," Carrie says. "We wanted to make sure it was perfect." **OIH**



**Beach beautiful**  
The Zimmerman's home has the feel of a luxury private yacht on the ocean.





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## COOL POOL TOOLS

THE NEXT GENERATION OF POOL TECHNOLOGY OFFERS CONTROL AT THE TOUCH OF A BUTTON

words by **Michael J. Solender**

As any ocean homeowner knows, a pool can be both a blessing and a curse. The joys of long, lazy days poolside with family and friends often come with the headache of controlling, maintaining and cleaning the complex equipment.

But help is at hand. A new generation of cutting-edge technology, notably with fully automated controls and innovations in pool cleaning and water sanitation, are putting owners in control at the touch of a button.

Here are four cool tools which will change the way you operate – and enjoy – your prized pool:

### CONTROL SYSTEMS

Pentair's IntelliTouch is a market leader in automated pool controllers. The advanced system supports many styles of swimming pool designs, delivering intuitive programming that's easy to use and adjust.

Menu-driven touch screens allow homeowners to control everything from water temperature to salt chlorine generation and pump system settings, and set up remote monitoring from afar via the internet.

Pre-programmed configurations eliminate the need for memorizing operating sequences or resetting time clocks or thermostats, and the system's ScreenLogic2



interfaces are designed for use with iPad, iPhone, iPod, Android devices, and PC or Mac.

"Our system allows settings for up to eight different pools," says David MacCallum, Pentair Aquatic Systems' product manager.

"As owners go from their summer to winter homes, they can adjust pool settings remotely and have the pool and spa set just as they like it upon arrival."

IntelliTouch's built-in diagnostics continuously monitor the water and pool operating systems, and there's even a handy email notification feature to alert owners when things are amiss.

And for special pool lighting effects – think red, white and blue for Independence Day – Pentair's IntelliBrite system can mix and match individually colored LED lights, projecting brilliant, crisp color and a rainbow of hues to set the mood.

Hayward's OmniLogic – a collaboration with home

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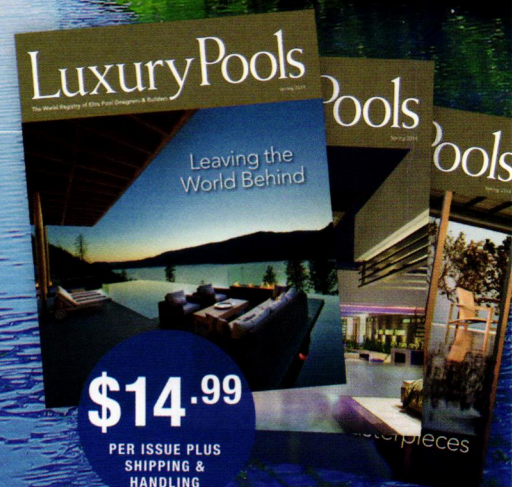
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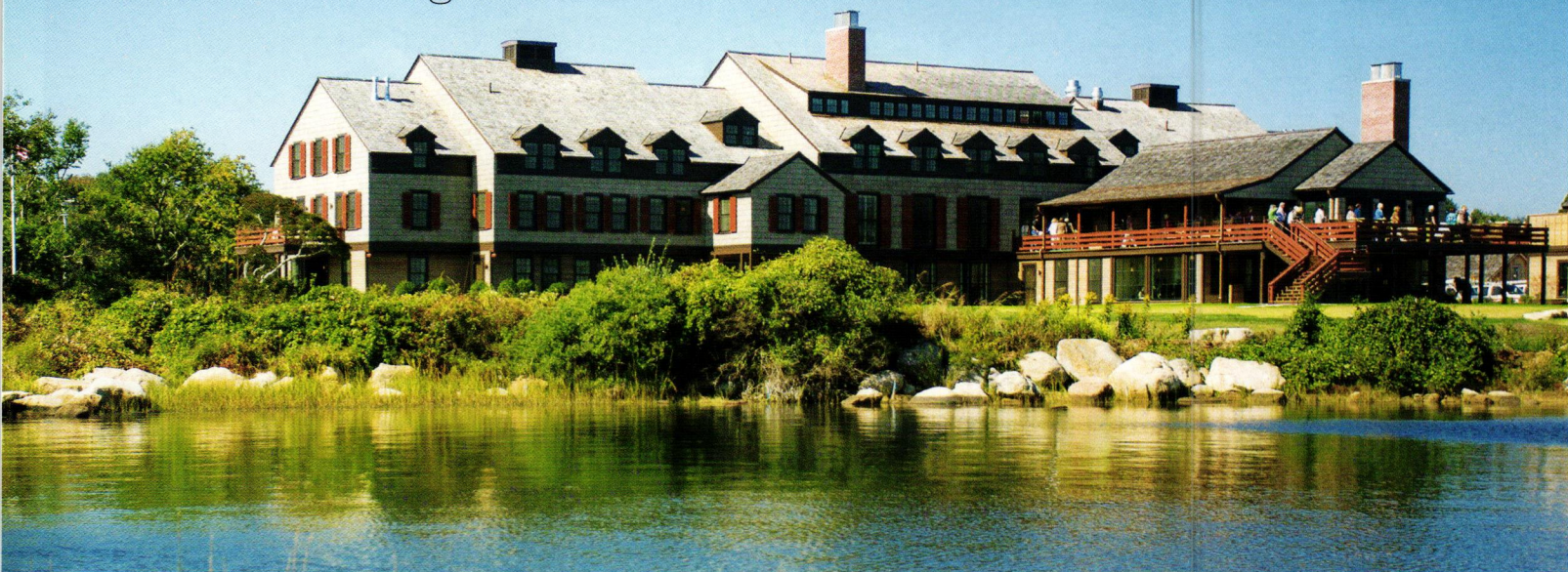
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## PERFECTLY NATURAL

TWO COASTAL RHODE ISLAND HOTELS COMBINE NATURE WITH EFFORTLESS LUXURY AND STYLE

words by **Alexandra Pecci**

Weekapaug Inn's resident naturalist, Mark Bullinger, cuts the engine of our boat, the Quonnie Queen, and points silently toward the shore.

An otherworldly stillness descends as a black cormorant glides gently onto a rock at the edge of Quonochontaug Pond, one of many saltwater lagoons – or “salt ponds” – dotting the wild Rhode Island coastline.

Sitting comfortably in royal blue-cushioned wicker armchairs on the canopied deck of the small wooden vessel, fellow passengers take turns peering through Bullinger's binoculars to watch the seabird stretch out its slick, wet wings.

After a few moments, the cormorant takes flight again, and we head off to explore Quonochontaug Pond a while longer, before returning to the inn's private boat dock.

What to do now? A luxurious spa treatment at Ocean House, a sister hotel to the inn located just a few miles away, or a glass of Burgundy in front of the fire at the Weekapaug's cozy lounge?

It's this alluring combination of natural beauty and effortless luxury that makes a weekend or longer vacation at one of these two Rhode Island retreats – both members of the exclusive Relais & Châteaux portfolio – such a delicious treat.

Located in Westerly, on the southern edge of Rhode Island, each hotel offers a very different kind of getaway, from the naturalistic charm of Weekapaug Inn to the sumptuous splendor of the grand Ocean House.



Guests can access an array of high-end amenities and activities at both hotels, while more family-oriented seaside suites are available at a third sister property, Watch Hill Inn, also in Westerly.

Recalling the relaxed and intimate elegance of early 20th century New England guesthouses where the same families returned each and every summer, Weekapaug Inn encourages its guests to socialize.

The inn's 27 comfortable guest rooms and four

**A natural choice**  
Weekapaug Inn in Rhode Island fuses contemporary style with its spectacular coastal setting.



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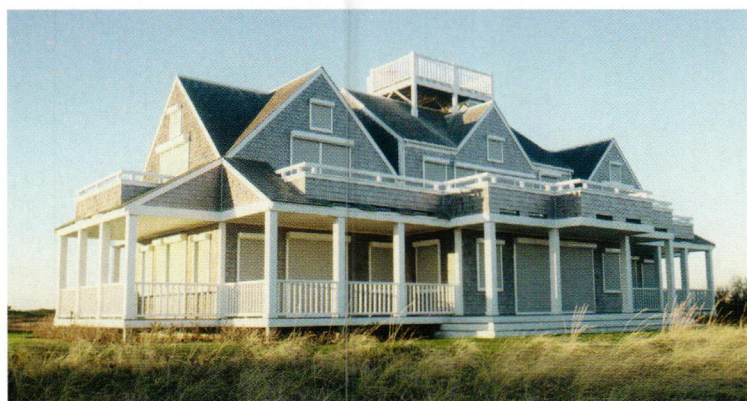


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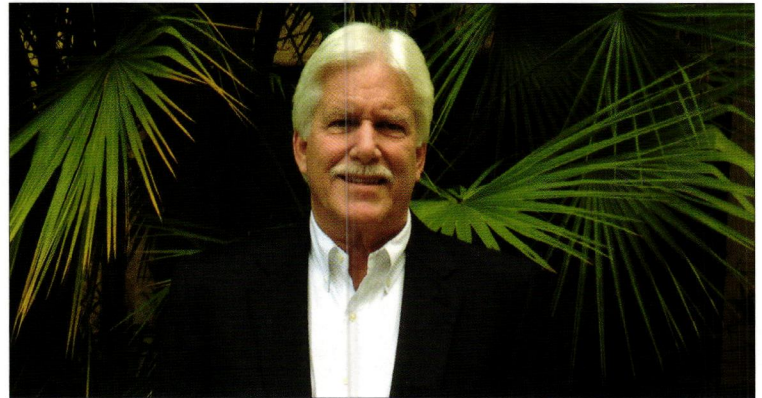
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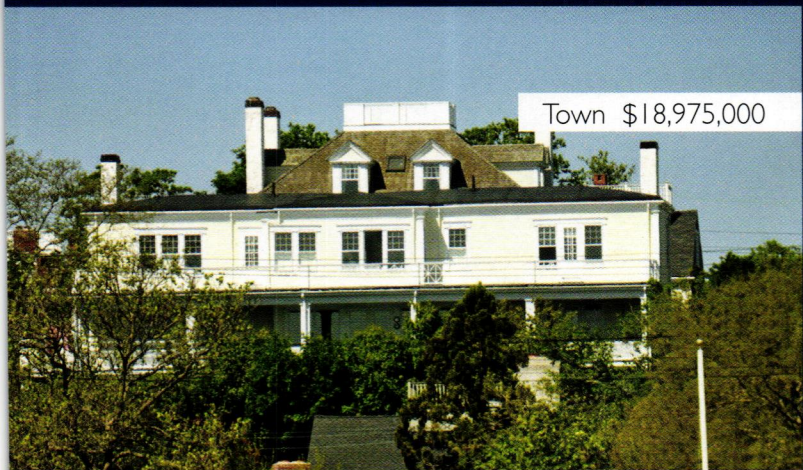


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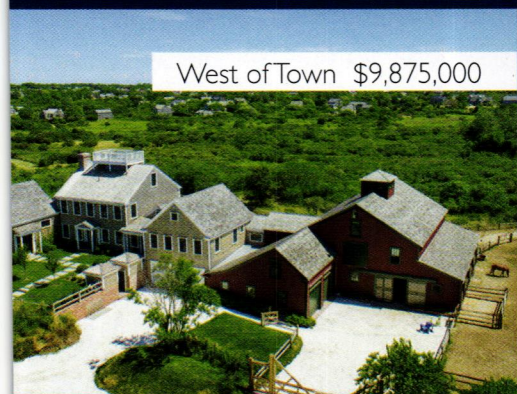
# NANTUCKET ISLAND



Town \$18,975,000



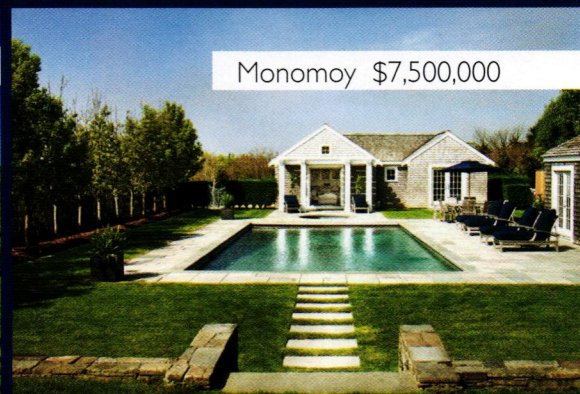
Sconset \$9,995,000



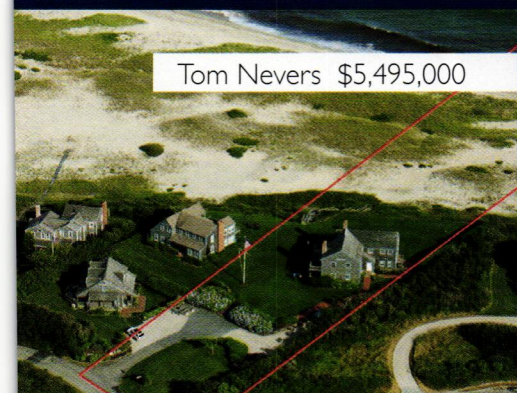
West of Town \$9,875,000



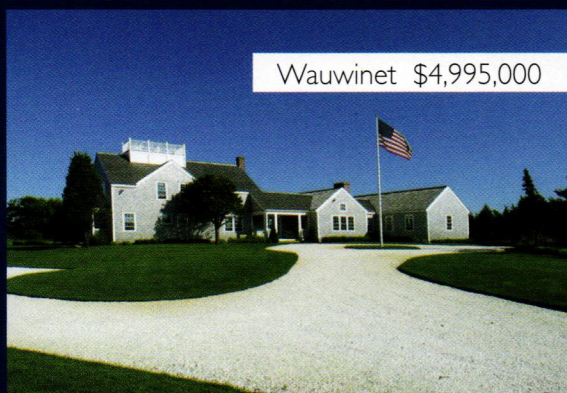
Sconset \$5,995,000



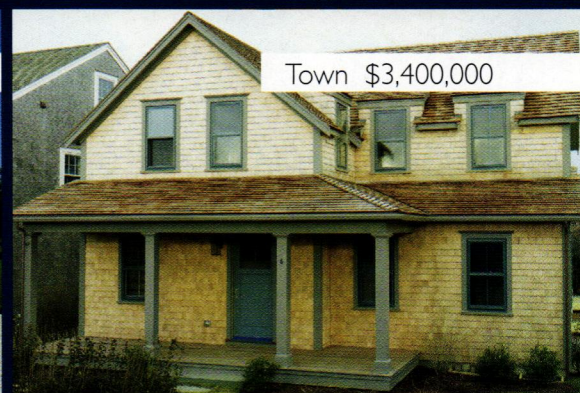
Monomoy \$7,500,000



Tom Nevers \$5,495,000



Wauwinet \$4,995,000



Town \$3,400,000



Polpis \$4,995,000




Sconset \$1,795,000



Madaket \$2,895,000

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123 ATLANTIC AVE, COHASSET, MA 02025

LIST PRICE: \$4,695,000

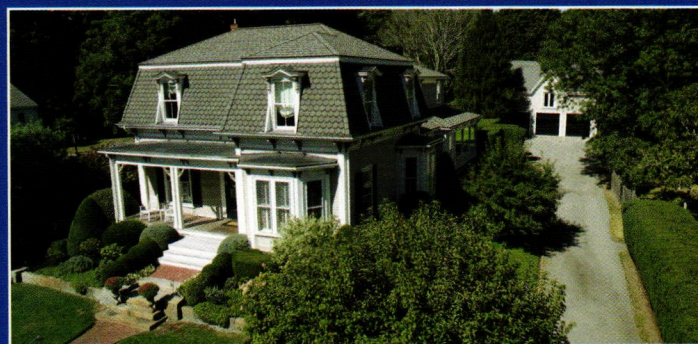
Direct Oceanfront on exclusive Sandy Cove, this spectacular custom built home has been designed and built with entertaining and family living in mind. Built in 2008 this exquisite 12 room home boasts 6,200 sq feet of living space with 5/6 bedrooms, 4 full baths and 1 half bath. The custom built kitchen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

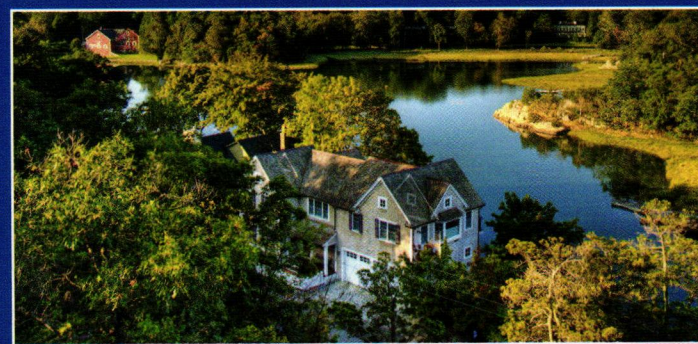
Fabulous totally renovated 1830's home in the heart of the Cohasset steps from the harbor and village. This magnificent residence offers unparalleled period craftsmanship and custom architectural detail combining understated elegance with modern day convenience. The open floor plan blends intimate and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



30 HOBART LANE, COHASSET, MA 02025

LIST PRICE: \$3,499,000

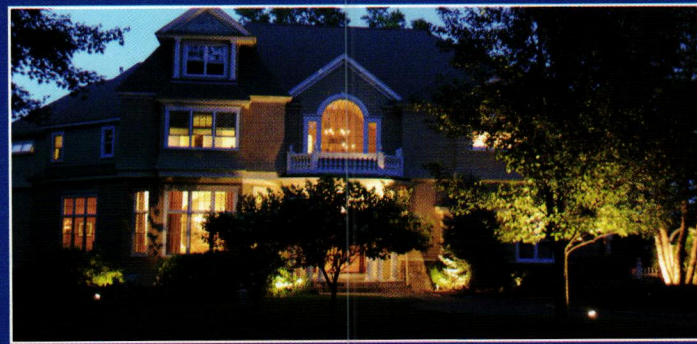
On the mouth of Little Harbor, this is the chance of a lifetime to create a waterfront estate. With 2 acres of rolling lawn to waters edge the opportunities are endless. Renovate the existing Boat House, or build your dream home with spectacular views, sunsets and private beach. This property is set amongst multi-million dollar mansions on much sought after Hobart Lane.



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.



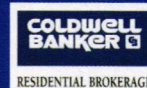
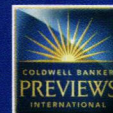


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### 21 SHELDON, COHASSET, MA 02025

**LIST PRICE: \$4,925,000**

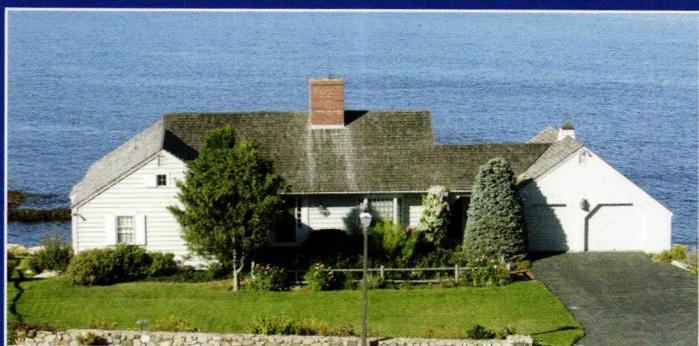
Welcome to "The Ledges" with panoramic views from Boston Light to Minot Lighthouse. This new construction Coastal Shingle-Style home was completed in 2011 and boasts over 250 feet of oceanfront living. The 13-room property is resplendent with incredible attention to detail that includes a curved-wall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



### 82 WHITEHEAD RD, 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**

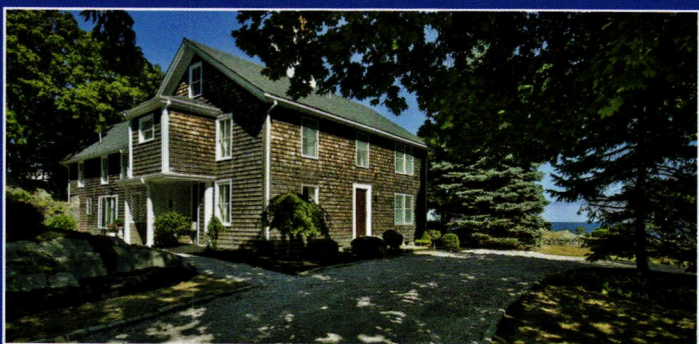
Direct Ocean front property along the Cohasset Gold Coast. Ever changing views which span 190 degrees. See Boston, the North Shore and Minot's light all from this spectacular location. Open floor plan which is ready for entertaining or great family living. Currently one floor living allows easy living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



### 355 JERUSALEM RD, COHASSET, MA 02025

**LIST PRICE: \$1,995,000**

First time on the market in over 30 years! Sought after Jerusalem Road address with spectacular ocean views! Large open rooms, walls of windows, front & back stairwells & sprawling lawns invite one in. Recent upgrades include: kitchen (granite & S.S.) 1/2 bath, home office, stone driveway, additional parking, furnace & 6 heating zones. This property is a rare opportunity!



### 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.

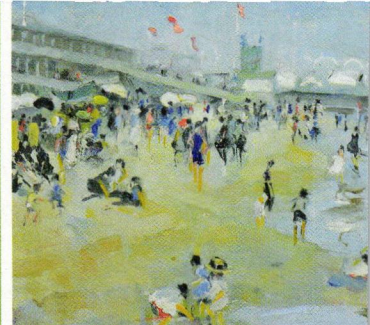




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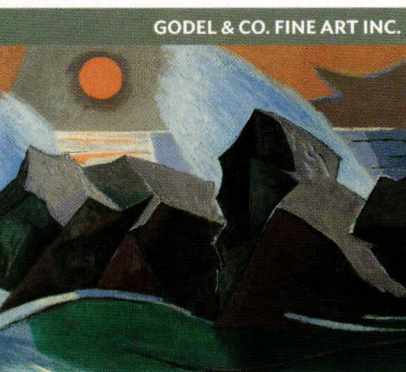
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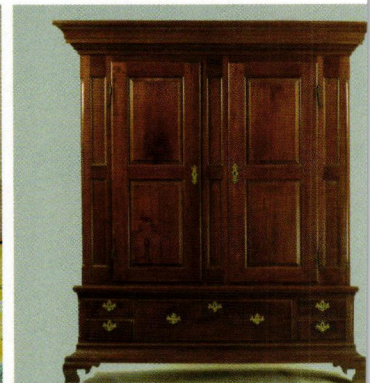
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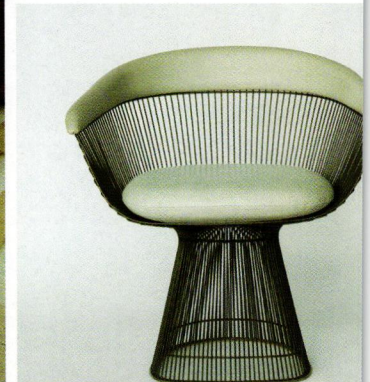
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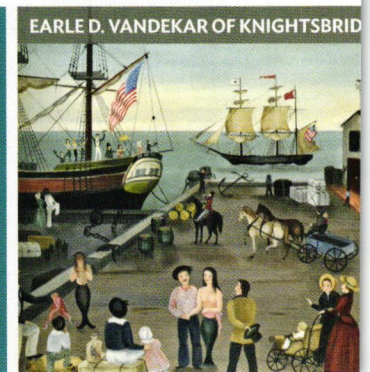
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# OH Features

## Basking in reflected glory

This stunning infinity pool is a centerpiece of Colison Point, the private residence of Scotts Miracle-Gro CEO Jim Hagedorn and his wife Karli, nestled on the lovely island of Virgin Gorda.

# Outdoor Living

April  
+  
May  
2015

80

## THE VIRGIN QUEEN

More than a decade in the making, a stunning private home on Virgin Gorda is now one of the finest in the Caribbean.

88

## PLANTING THE SEED

One of America's leading landscape architects, and a client passionate about plants, create a ravishing garden in Florida.

94

## A HOME IN THE HAMPTONS


Oceanfront real estate in the Hamptons is booming with luxury homes setting new records for sales and summer rentals.





# THE VIRGIN QUEEN





**Hilltop hideaway**  
A private home with panoramic views of all the British Virgin Islands, Colison Point proved to be a trial of vision and willpower for its owners and designers.

A DECADE IN  
THE MAKING, A  
SPECTACULAR  
PRIVATE RESIDENCE  
ON VIRGIN GORDA  
IS NOW ONE OF  
THE FINEST HOMES  
IN THE CARIBBEAN

words by **J. Michael Welton**  
photographs by **Susan Teare**



# A DECADE IS A LONG TIME

to take to build a home. Just ask Jim and Karli Hagedorn. They thought that long ago, their two children would have been frolicking for years in the infinity pool that surrounds Colison Point – their spectacular retreat atop the Caribbean island of Virgin Gorda – but it wasn't to be.

Their two sons are now fully grown and married, with careers to boot. A grandchild is on the way. And the pool was completed only last year.

Their new home – actually a hilltop compound with majestic views of all the British Virgin Islands – turned out to be a long-term trial of vision and willpower. “It really was an endurance test,” says Karli, whose husband is the corporate visionary and CEO of Scotts Miracle-Gro.

And not just for the two of them. The interior designers at the helm of its decor bore more than their share of the burden, too. “It was a marathon,” says Nick Hertneck, a principal of the Los Angeles firm of Nicholas Lawrence Design.

Not to mention the landscape designer. “It seemed to take forever, but it took the time it had to take,” says Julie Moir Messervy, who heads up the Vermont-based landscape company that bears her name.

The Hagedorns' venture on Virgin Gorda began in fits and starts. They discovered a brochure for the property at the Rosewood Little Dix Bay resort early in the 2000s, then hiked 250 feet up a goat path to view it. Its owners promptly took it off the market, later putting it back on.

Finally, the couple purchased it in 2004, and set about clearing the way for their home. “There was a lot of site work,” Karli says. “We had to blast the top of the hill.”

The four-acre property is on a promontory, a projection jutting out into the ocean on three sides, with a mountain on the fourth. “To perch a house up there is not the easiest thing to do,” says Messervy.

Early on, the Hagedorns had handed a sketch of what they wanted to architect Jon Osman, known for his work on a number of houses in the Caribbean, including that of Virgin founder Sir Richard Branson. “We gave Jon a drawing that he turned into a real design,” Karli says. “There are five structures on the property, so it was complicated. He did a nice job.”

But once the site and structural work were complete, management of the entire project fell to Hertneck and his design partner Lawrence Lazzaro. “It was as if we were starting fresh. We had a massive concrete foundation and cisterns to start from,” says Hertneck.



“Changes were made to the original plans, bathrooms reconfigured, door and window openings enlarged. The gallery upstairs, which was originally an enclosed space was reconfigured and became an outdoor space, and the outdoor dining pavilion was added,” Hertneck adds.

The design duo was tasked with creating an environment that would age gracefully and require the least amount of maintenance. It was also to feel intimate, accommodate an extended family, and give everyone staying at the house a sense of privacy.

“The design was a thrill,” Hertneck says. “It was creative and fanciful in some areas because the client gave us leeway to do what we wanted.”

The logistics proved to be the most daunting element. Because it's an island, everything on Virgin Gorda must arrive by boat, including a labor force with its own rules of engagement.

“Things happen more slowly here,” Hertneck adds. “They work eight months of the year, with six to eight weeks off for the holidays. And then they take off for the hurricane season.”

**Virgin territory**  
Colison Point's hilltop location offers beautiful views as well as a sense of privacy and exclusivity.





A team of 30 to 40 seasoned stonemasons worked on the project, coursing coral into the interior walls of blasted granite remnants, using hand tools and Old World methods. "That's why it took so long," says Hertneck. "But one of the things I like about the house is its sense of being handmade."

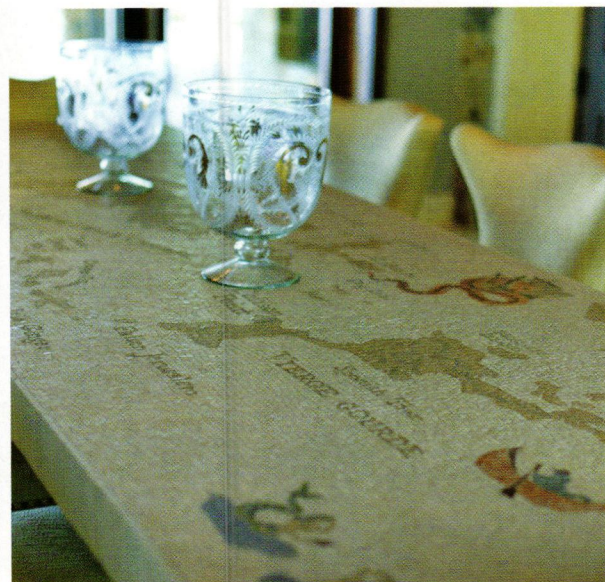
Then there was the shipment of artisans' work from Los Angeles to the Caribbean. "We'd consolidate it all in a warehouse in California and pack the containers ourselves," Lazzaro says. "We'd inspect them to catch any problems, then we flew out to meet them to make sure there was no damage on the other end."

Lighting and door fixtures were manufactured out of heavy brass to withstand maritime rust; limestone for floors was quarried, measured and cut in Italy; and Honduras mahogany panels were tailored for a library's paneling, along with Ipe wood for beams. Spanish Cedar, Massaranduba and Sapele were also applied to marine grade plywood, some of their finishes painstakingly stained and distressed.

Not to mention the pivoting front doors, which were







made in California, taken apart, shipped, and reassembled on site. Inspired by the massive entry doors of the airport on the neighboring island of Tortola – which are shaped like an aircraft's wings – they stand open all day to reveal the main home's eclectic foyer, where water flows ceaselessly from a Moroccan fountain. It's a defining centerpiece for the space.

"I was in Morocco and found the fountain there and sent it back," Karli says. "It sat in storage for four or five years from the time I bought it and put it in the house."

The foyer leads through an arched vestibule to the dining room where a table stands – 42 inches wide and 110 inches long – laid with a mosaic design inspired by a 19th century map of the British Virgin Islands.

On it, the owners can position scaled-down wooden ships to plan excursions throughout the Caribbean. "We embedded a piece of eight from the 16th century, one that we bought online from a pirate treasure site," Hertneck says. "It marks the location where the property is."

The map is to scale, a unique collaboration between

**Pieces of eight**  
The luxury interiors of the home include a mosaic dining table inspired by a classic 19th century map of the British Virgin Islands, top right.









**Two's company**  
The design duo of Lawrence Lazarro and Nicholas Hertneck, right, was charged with creating a space that would age gracefully, feel intimate and provide a sense of privacy to everyone staying at the house.







the interior designers and Virginia-based New Ravenna Mosaics. "There are probably 40,000 mosaic pieces or more," says Sara Baldwin, of New Ravenna.

Interiors of the main residence are relatively dark, while the surrounding terraces are bathed in light reflected by the infinity pool. In between are spaces that are neither inside nor out – verandas and porches soaking in an impressionistic shimmer off peach and yellow walls. "It's a beautiful experience of popping in and out of the light," Messervy says.

The expansive ocean and island views from the inside edges of the infinity pool are equally dramatic. "The only way you know you're not floating out on the sea is because of two palm trees anchored nearby," she adds.

The five structures – main home, casitas for each of the two sons and their families, caretaker's cottage, and games building – are all stitched together, separate but connected by coordinated gestures between those who designed its interiors and its landscape. The main house in particular appears to have been absorbed into its surroundings.

"The landscape architecture mission was to create a house that didn't look like a new building," says Hertneck.

"The plantings live up to the scale of the building, making it feel as though it has grown through the plants," adds Messervy.

The Virgin Gorda compound is the seventh home the Hagedorns have built or renovated during the past

30 years, each with design assistance from Hertneck and Lazzaro. By far, it took the longest to complete.

So was it worth the wait? "We've got it and

we enjoy it," Karli says. "When we see our kids there – and next Christmas we'll have our first grandchild there, too – I'd say yes."

After all, in the whole scheme of things, a mere decade over two generations of a family is actually just a scant moment in time. **OIH**

#### THE DETAILS

For more information, visit [nicholaslawrencedesign.com](http://nicholaslawrencedesign.com) and [jmmds.com](http://jmmds.com).









A full-page photograph of a tropical garden. In the foreground, there's a large, spiky palm plant. To the left, a swimming pool is visible with a concrete deck and two lounge chairs. The background is filled with dense tropical vegetation, including several tall palm trees and large-leafed plants. The lighting is bright, suggesting a sunny day.

# *Planting the Seed*

LEADING LANDSCAPE  
ARCHITECT KEITH  
WILLIAMS – AND A  
CLIENT PASSIONATE  
ABOUT PLANTS – TOOK  
INSPIRATION FROM  
ENGLAND TO CREATE  
A RAVISHING AND  
ENVIRONMENTALLY  
SENSITIVE GARDEN IN  
SOUTH FLORIDA

words by **Mary Grauerholz**  
photographs by **Michael Stavaridis**

**Perfect timing**  
The plants for this  
sublime garden in  
Palm Beach, Fla.,  
were chosen to be  
at their best in color,  
shape and texture  
when the owners  
live here in winter.





## A Home in the Hamptons







**Four degrees of separation**  
 These magnificent Hamptons homes are currently listed. Clockwise from top left, 1320 Flying Point Road, Water Mill (Corcoran); 612 Halsey Lane, Bridgehampton (August rental only via Corcoran); 38 Two Mile Hollow Road, East Hampton (Sotheby's); 51 and 55 Halsey Lane, Water Mill, (Sotheby's).

THE LUXURY OCEANFRONT REAL ESTATE MARKET IN THE HAMPTONS IS BOOMING WITH PREMIUM PROPERTIES FETCHING RECORD PRICES FOR PRIVATE SALES AND SUMMER RENTALS

words by **Julie Earle-Levine**







## The Hamptons are the iconic summer playground

of New York City's wealthy elite, where a fortunate few pay for rentals far more than most people's annual salaries. Incredibly, half a million dollars or more for a summer rental from Memorial Day to Labor Day is not unusual.

Naturally, direct oceanfront property is the most desirable when it comes to private sales and summer rentals, and where cashed-up corporate titans, high-flying hedge fund managers, and Hollywood celebrities gravitate for beachside privacy and exclusivity.

According to leading brokers, the Hamptons real estate market is booming thanks to a shortage of prime oceanfront and bayside homes that has pushed up prices

to record post-recession levels and sparked fierce bidding wars.

The deals are mostly all cash, and the buyers are usually from New York, New Jersey and Connecticut. In the Hamptons, a "mid-range" property starts from \$3 million to \$5 million, and beach shacks are "cheap" at \$1 million.

Last year, oceanfront homes sold for as much as \$140 million.

"The Hamptons are a unique and special place unlike anywhere else in America. Whether a home is \$1 million or \$100 million, when you get to the \$20 million and upwards range, there's not much inventory," says leading Sotheby's International Realty broker Harald Grant.

The commute from the global financial center of downtown Manhattan to some of the best ocean



beaches in the world is just a few hours by car, and even less by helicopter if you happen to own or charter one.

The high-profile hotelier Andre Balazs even offers a seaplane service from Manhattan, serving his signature champagne in-flight.

The in-demand areas to buy and rent right now are Montauk – on the eastern tip of Long Island's South Fork – Southampton, East Hampton, the neighboring Sag Harbor and North Haven, and Sagaponack.

Quogue, a village in Southampton, is also grabbing attention with gorgeous oceanfront estates, including a \$24.95 million nine-bedroom Dune Road property with a tennis court and boat dock. Gary DePersia, a leading broker with The Corcoran Group, predicts that home will set a new price benchmark for Quogue.

There are two distinct areas of the Hamptons – east of the canal (Southampton to Montauk) and west of the canal (Hampton Bays to Remsenburg in the hamlet of Southampton).

"Prices have traditionally not been as high west of the canal, but just like in New York as other prices have shot up, we are going to see Quogue come up in price too," says DePersia.

## MONTAUK

Montauk has never been more popular, and counts Hollywood actors Robert de Niro and Julianne Moore, designer Ralph Lauren, and "Rolling Stone" publisher Jann Wenner among its high-profile summer residents, who come for the most relaxed vibe in the Hamptons.

Montauk still has the look and feel of a village with local fishermen and surfers, but now it also has great restaurants (Navy Beach, Gurney's) and bars.

TV host Bill O'Reilly recently bought a tear-down house on the bluffs in Montauk, and built a stunning oceanfront home.

"So much of Montauk's appeal is its natural beauty, open space and incredible ocean views. There is a lot of preserved land and there are hills you can build up high on to see the ocean, and the lake to watch the sunset," says leading Sotheby's International Realty broker Ed Bruehl.

He is listing two prime lots of oceanfront land that almost directly overlook de Niro's home. The land is also close to Bernie Madoff's former home that real estate magnet Steve Roth bought in 2009 for \$9.4 million.

One parcel can accommodate a 5,000-square-foot home with a pool and pool house; combined it could



Clockwise from opposite, 88 Surfside, Montauk; 260 Old Montauk Highway, Montauk; and 380 Old Montauk Highway, all listed by Ed Bruehl of Sotheby's; village life in the Hamptons.





contain a 10,000-square-foot home with panoramic views of the Atlantic Ocean.

## SOUTHAMPTON

Southampton is all about the beaches. Sotheby's Harald Grant cited a Gin Lane oceanfront property that sold last year for \$75 million. Six months later, the same property sold for \$85 million.

"There are buyers in this price range just waiting for oceanfront exclusive areas," he says, noting Meadow Lane, Gin Lane and Halsey Neck Lane in Southampton as the most prized locales. Designer Calvin Klein is among the A-listers living in the neighborhood.

Grant says the Hamptons are all about the water. "Even though we have classic and beautiful inland properties, life here revolves around the beaches,

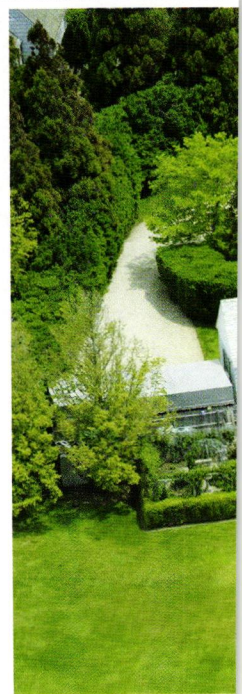
boating, fishing, and relaxed lifestyle," he says.

Grant is listing a turn-of-the-century estate, Captains Neck, that is perched on five acres of bay waterfront. "The property is completely surrounded by water and borders a reserve," he says. The 11-bedroom, seven-bath estate with a pool and tennis court is offered for \$29.5 million.

Hamptons power broker Tim Davis has sold major estates in his 33-year career on the East End. Last year, he closed a \$50 million sale, a Tudor-style oceanfront home on five acres in Southampton.

"Southampton, Sagaponack, Water Mill and Amagansett are most prime for being on the ocean. It's

Above, 612 Halsey Lane, Bridgehampton (available for an August rental via Corcoran's Gary DePersia); right, 595 Captains Neck Lane, Southampton, listed by Harald Grant of Sotheby's; far right, 64 West End Road, East Hampton, listed by Corcoran's Tim Davis.







PHOTOGRAPH COURTESY OF CORCORAN (TOP LEFT, BOTTOM RIGHT);  
COURTESY OF SOTHEBY'S (BOTTOM LEFT)

where you have the biggest sales, largest properties and greatest demand," says Davis.

He is currently listing a stunning contemporary residence at 1320 Flying Point Road in Water Mill for \$19.98 million. Walls of glass open to panoramic Mecox Bay and Atlantic Ocean views. The home "floats" above the dunes, and the open floor plan offers direct access to the white sand beach and miles of pristine coastline.

## EAST HAMPTON

The best addresses for oceanfront homes in East Hampton include Further Lane and Lily Pond Lane that are popular with financiers and celebrities, including Jerry Seinfeld, Martha Stewart and investor Carl Icahn.

Tim Davis says waterfront is key. "There is an incredible amount of wealth here and an amazingly strong market. Anything that has water – access, view, location – whether ocean or bay, that is the hot spot."

DePersia agrees, saying demand for direct ocean or bay frontage is unsurpassed. "Those buyers who want ocean, they want to be able to see it, smell it and touch it," he adds.

Bruehl says wealthy buyers are looking for more than just a summer rental. "People are starting to come year-round, not just for the eight weeks of summer, and this is also driving demand," he says.

"Wealthy New Yorkers want a city and a country residence, and the Hamptons offer country since there are estates, horse studs and farm stands, all with the added bonus of the ocean." Bruehl adds.







## SAG HARBOR/NORTH HAVEN

Sag Harbor, once regarded as the “un-Hamptons” of the Hamptons and a former whaling village north of the highway, abounds with stunning bayside homes and celebrity residents.

Billy Joel and TV anchor Matt Lauer are among its more famous residents, as is former supermodel Christie Brinkley, who owns several homes in the historic village on Peconic Bay.

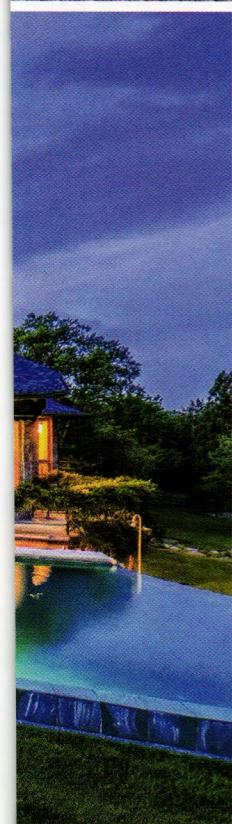
There is no other Hamptons village that hugs the water like Sag Harbor, with its spectacular marina, a main street with water views, the Bay Street Theater Company, and excellent restaurants like The American Hotel. Many residents boat and kayak directly from their homes.

DePersia has seen a spike in prices in recent years. “Last year, a property sold for \$32 million on five acres on the bay and there are three or four other listings



This page, 6 Bay View Court, Sag Harbor, listed by Harald Grant of Sotheby's; opposite page, 139 Crestview Drive, Sagaponack, listed for a September rental by Ed Bruehl of Sotheby's.





PHOTOGRAPHS BY JAKE RAUS (LEFT); COURTESY OF SOTHEBY'S (RIGHT)

available from the mid-\$20 million to the \$50 million mark," he says.

Like everywhere else, water is the most finite commodity. "Prices on the water, depending on what it is, how large the lot is, how nice it is, and its potential, are very high," DePersia adds.

Douglas Elliman has a listing for Richard Gere's home Strongheart Manor in North Haven, on Actors Colony Road, for \$47.5 million. Built in 1902, the home has two guesthouses, and an outdoor meditation pavilion on the banks of a beautiful coastal pond.

## SAGAPONACK

Sagaponack, a village in the town of Southampton, has several vast estates – former potato fields now crowned with magnificent shingled mansions. Comedian and talk show host Jimmy Fallon, model Christy Turlington Burns, actress Molly Simms, and Wall Street executives all have homes here.

"Sagaponack is one of the most expensive zip codes

in America. Everyone wants to be here because it is so spectacularly beautiful," says Bruehl.

The bounty of farm stands, vineyards and some excellent takeouts (Loaves & Fishes) are part of its lure. Bruehl cites a home the owner loves, but likes to rent out for an eye-watering \$100,000 a week, or \$50,000 a weekend in September.

"The contemporary oceanfront home has panoramic views on two full acres. It's an incredible property with six bedrooms, six bathrooms, an oceanfront deck, and a private boardwalk to the wide sandy beach," Bruehl adds.

He says Sagaponack is the "old-fashioned" Hamptons, with an historic main street and farmlands, where buyers can build their dream home right

### THE DETAILS

For more information, visit [sothebyshomes.com/hamptons](http://sothebyshomes.com/hamptons) or [corcoran.com](http://corcoran.com).

on the ocean. "There are breathtaking ocean views everywhere," he adds, "even from the heated pool where you can watch glorious sunsets." **OIH**



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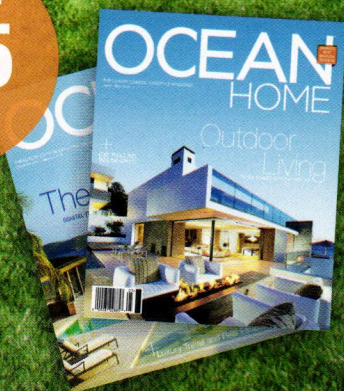




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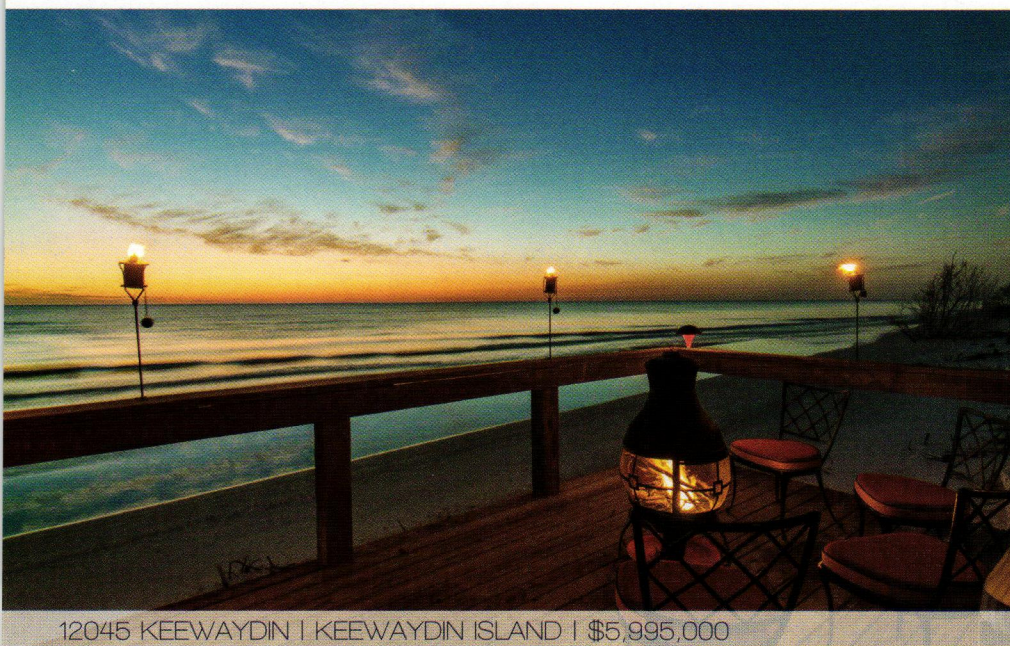
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12045 KEEWAYDIN | KEEWAYDIN ISLAND | \$5,995,000

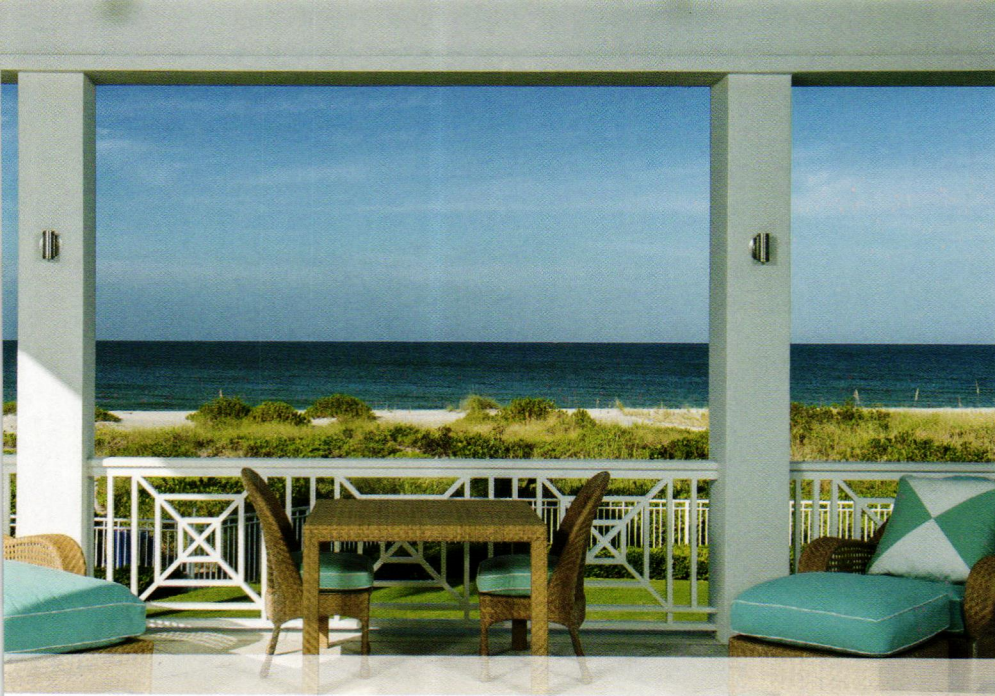


334 PIRATES BIGHT | PARK SHORE | \$6,250,000

746 & 770 SPYGLASS LANE | PORT ROYAL | \$14,800,000



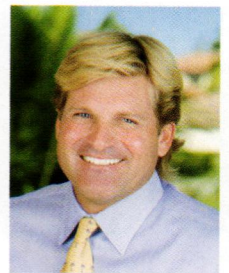




1270 GALLEON DRIVE | PORT ROYAL | \$7,995,000

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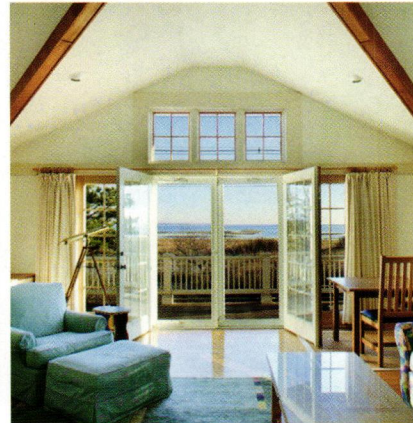




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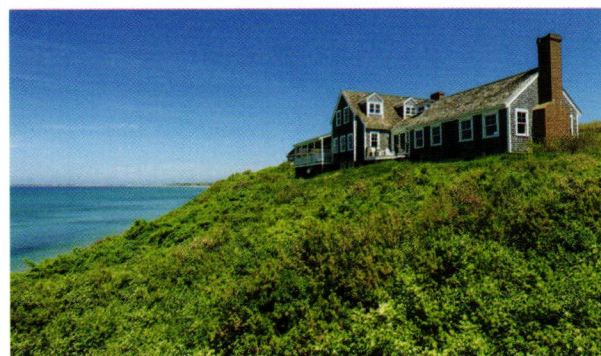
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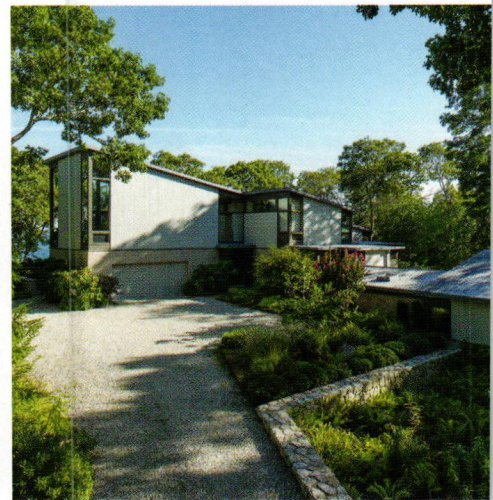
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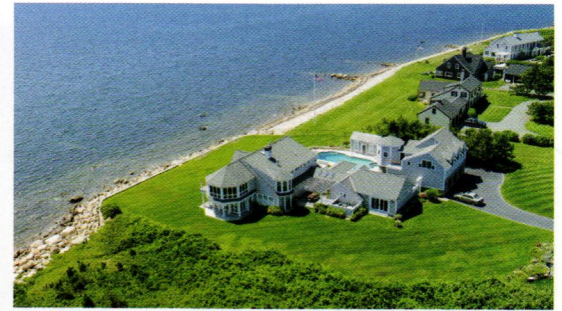
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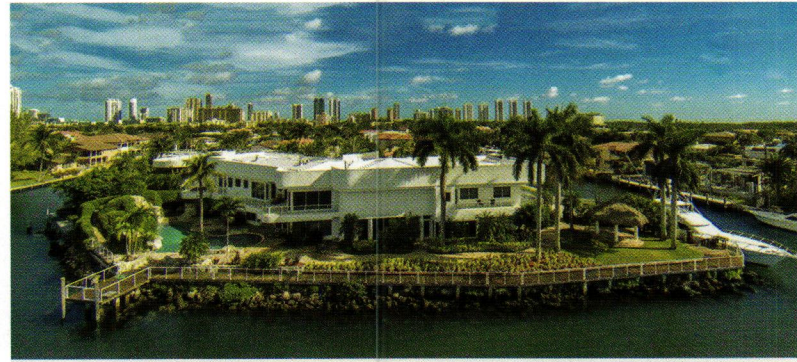
4855 PINETREE DR | MIAMI BEACH | STUNNING WATER VIEWS  
\$18.77M | 6BR/6+2BA | LA:10,383 SF | LOT: 39,700 SF | WF: 100' | DOCK



101 20 ST | TH-A | THE SETAI | MIAMI BEACH | EXPANSIVE BALCONIES  
\$17.9M | 4BR/4BA | 3,627 ADJ SF | DIRECT OCEANFRONT TOWNHOUSE



1600 W 25 ST | SUNSET ISLAND II | MIAMI BEACH | PRIVATE DOCK  
\$8.6M | 4BR/4BA | 3,628 SF | LOT: 24,080 SF | WF: 120'



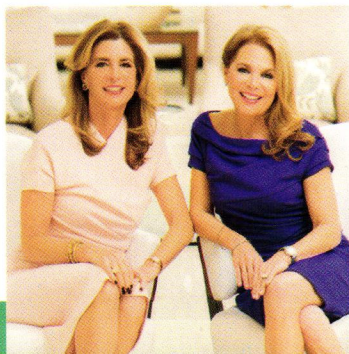
3142 NE 166 ST | EASTERN SHORES | NORTH MIAMI | VILLA DEL SOL  
\$8.5M | 5BR/6+2BA | 9,340 SF | LOT: 28,500 | WF: 397' | WIDE LAKE VIEWS



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\$6,999,999 | 3BR/3.5BA | 3,350 SF | GORGEOUS BAY & OCEAN VIEWS



7861 FISHER ISLAND DR | FISHER ISLAND | 3,140 SF  
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\$11M | 5BR/6+1BA | ±10,000 SF | LOT: 17,661 SF | WF: 190'



11 PALM AVE | PALM ISLAND | MIAMI BEACH | STUNNING BAY VIEWS  
\$7.5M | 5BR/3+1BA | 3,821 SF | LOT: 17,674 SF | WF: 120'



1500 OCEAN DR | 801/802 | MIAMI BEACH | IMPECCABLY RENOVATED  
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668 GOLDEN BEACH DR | GOLDEN BEACH | WATERFRONT HOME  
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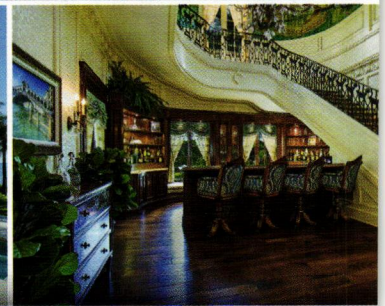
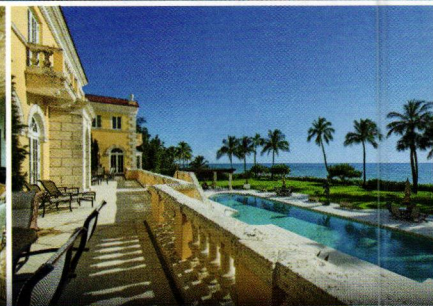
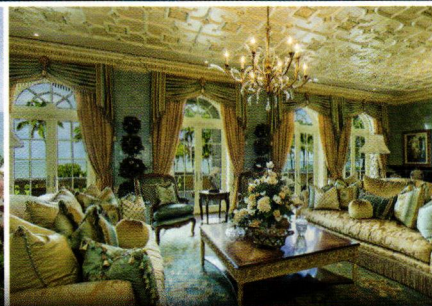
1445 16 ST | PH4 | CAPRI CONDO | MIAMI BEACH | ROOFTOP TERRACE  
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BEDROOMS: 5 +DEN  
BATHROOMS: 6.2  
LIST PRICE: \$68,000,000

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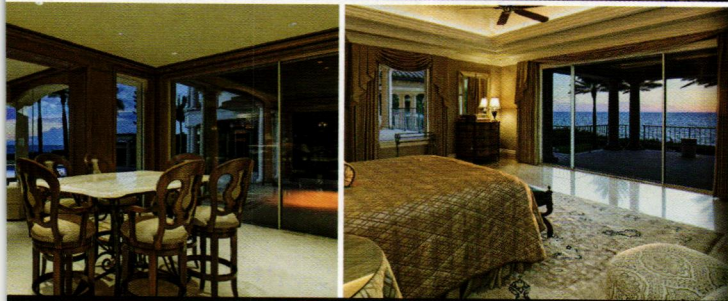
## 2750 GORDON DRIVE

BEDROOMS:  
7 +DEN

BATHROOMS:  
9.7

LIST PRICE:  
\$58,000,000

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.



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LIST PRICE:  
\$25,000,000

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Exclusive Representation

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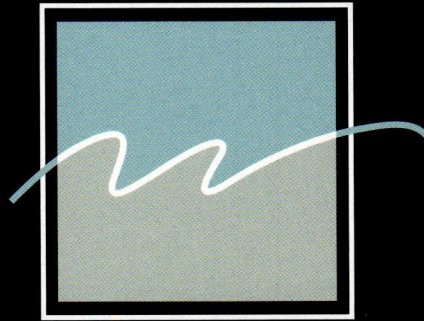
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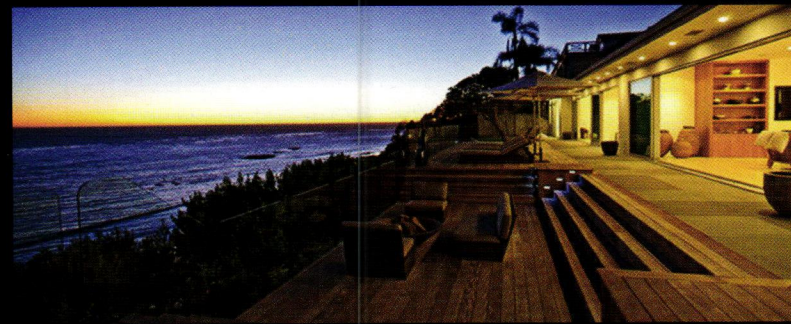
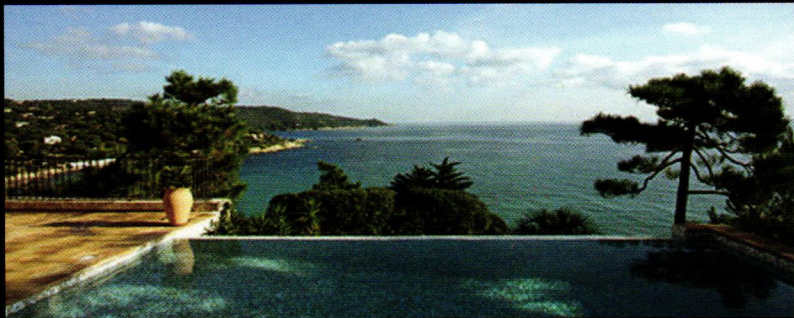
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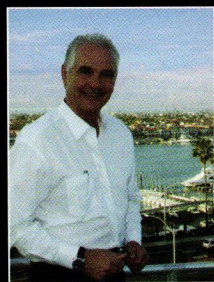
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Amy Ann Cinelli ■ direct: 631.537.4347 ■ [mcinelli@bhshamptons.com](mailto:mcinelli@bhshamptons.com)

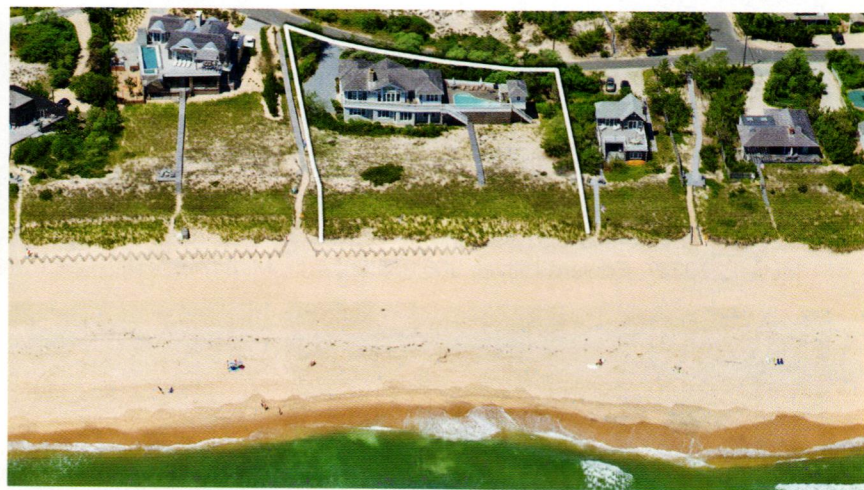


## CLASSIC OCEANFRONT BEACH HOUSE • MONTAUK, NY

Exclusive. On a level section of bluff, among the last houses before Montauk village, this classic beach house 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)

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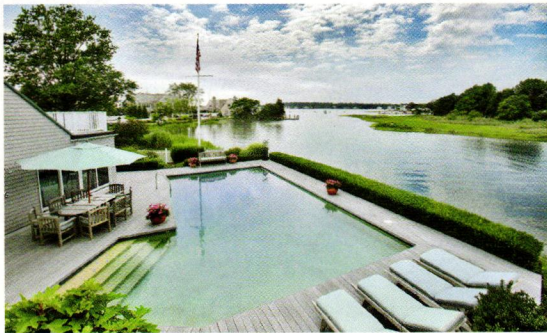
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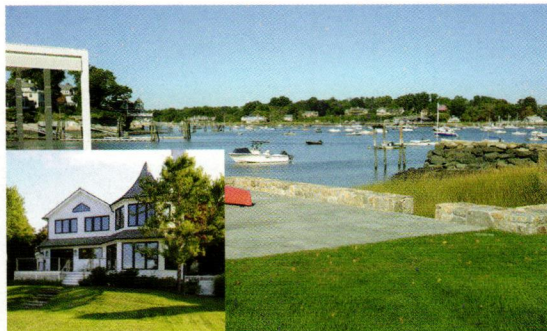
Westport, CT \$5,998,000  
MLS#99019723, Michelle&Company, 203.454.4663



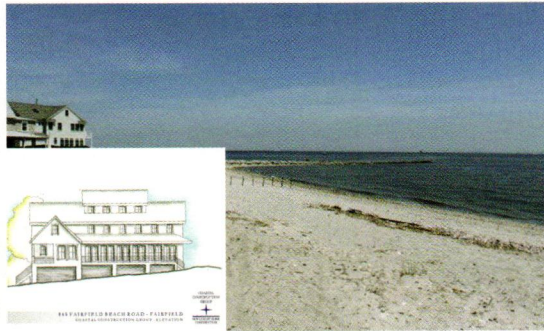
Bourne, MA \$4,699,000  
MLS#21410216, Dane Kimmerle, 508.495.0056



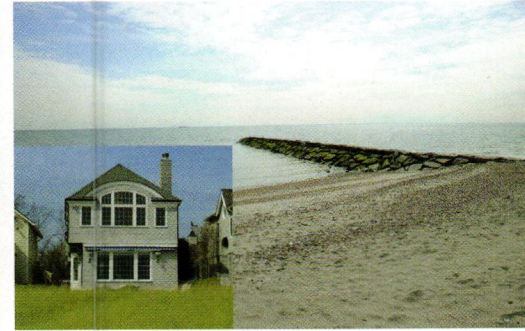
Niantic, CT \$4,475,000  
MLS#E281144, Edward Hillyer, 860.235.3424



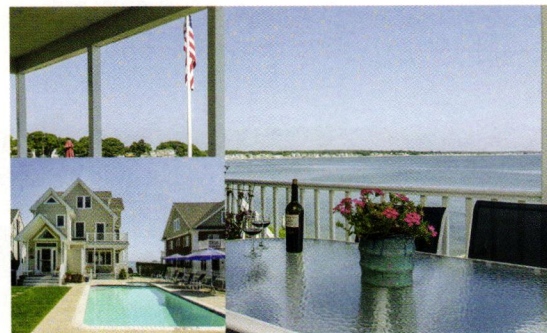
Rowayton, CT \$3,850,000  
MLS#99081487, Steve Scatamacchia, 203.858.4784



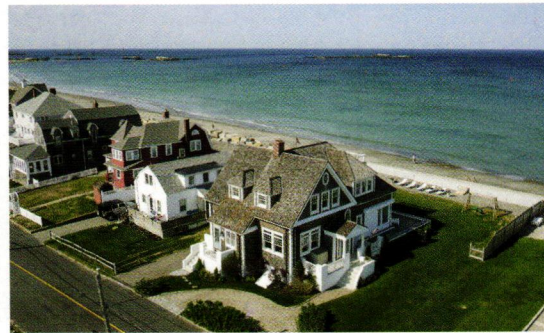
Fairfield, CT \$2,795,000  
MLS#99083505, Linda Raymond, 203.912.4440



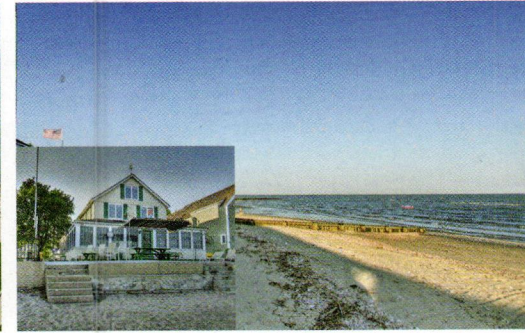
Fairfield, CT \$2,350,000  
MLS#99082584, Denise Walsh & Partners, 203.259.76



Clinton, CT \$1,990,000  
MLS#E279237, Edward Hillyer, 860.235.3424



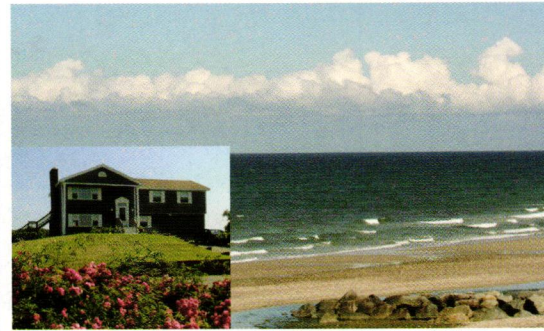
Scituate, MA \$1,685,000  
MLS#71674560, Caffrey/Neagle Team, 781.603.9763



Fairfield, CT \$1,500,000  
MLS#99074169, Becky Gangemi, 203.913.02



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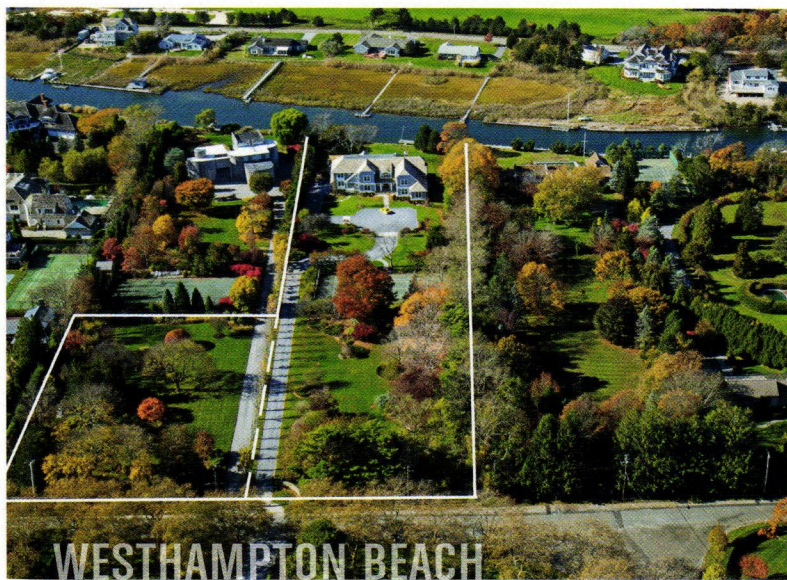
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This magnificently landscaped estate is elegantly sitting on over 8.3 acres located in an exclusive, private waterfront community with access to Northwest Harbor. 9,000 sq.ft. 5 bedroom 6 full and 3 half baths plus an elegant single story cedar shingled 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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## NEW SOUND FRONT CONSTRUCTION | \$1,295,000

Just completed this new 4500 sq ft 4 bedroom 3.5 bath home with sweeping sound views has it all. Open living spaces throughout, formal living and dining areas, custom designer kitchen with glass counter tops and high-end appliances. 900 sq ft master suite with fireplace private balcony, walk in closets, and a like bathroom. A must see, private beach access and close to all. WebID 66316

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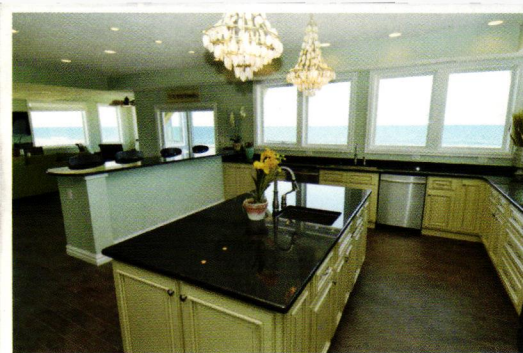
**4 HOMES | 8,850 SQ. FT. | 9 BEDROOMS | 9 BATHS**

*Plus manager's 1 bed and 1.5 bath house.*



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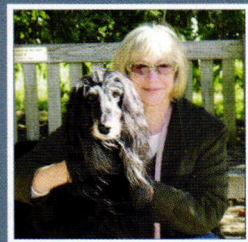
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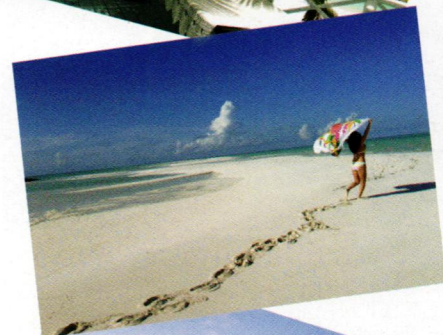


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June + July Issue

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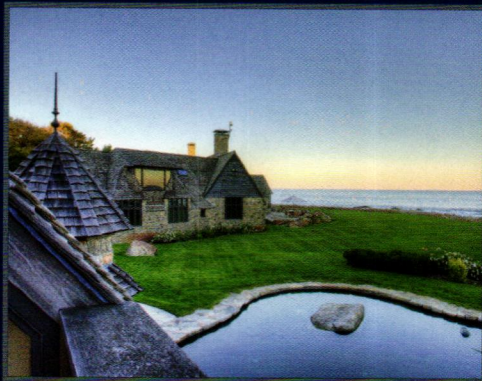


# By The Sea | Sotheby's

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*Killybracken on Eastern Point, Gloucester, MA \$9,750,000*



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**View video at [killybracken.com](http://killybracken.com)**



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## A WORK OF ART

Many artists will go to the ends of the earth to find inspiration, but only a few are lucky enough to experience the breathtaking Squish Studio on Newfoundland's remote and rugged Fogo Island. Perched on a rocky, windswept bluff, with spectacular views of the Atlantic Ocean, this strikingly contemporary artists' studio is one of six on Fogo designed by the award-winning Saunders Architecture, based in Bergen, Norway. The Fogo Island Arts Corporation and its partner The Shorefast Foundation commissioned Todd Saunders – a native of Newfoundland – to design the studios for an artists-in-residence program aimed at preserving Fogo's traditions through art and culture. Located just outside the small town of Tilting, on the island's eastern seaboard, and clad in sturdy spruce, Squish Studio offers only 323 square feet of space with a small kitchen, bathroom and deck. But with water views all around, who needs creature comforts when your ocean studio is such a masterful work of art? [saunders.no](http://saunders.no)

