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# OCEAN

THE LUXURY COASTAL LIFESTYLE MAGAZINE  
August + September 2015

# HOME

# TOP 20

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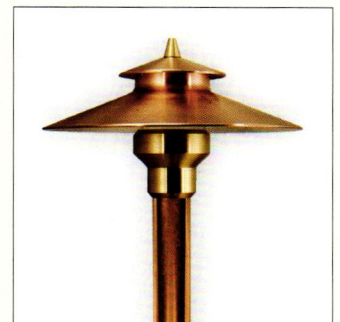
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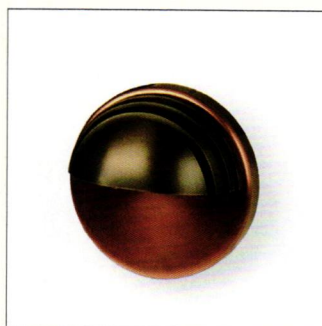
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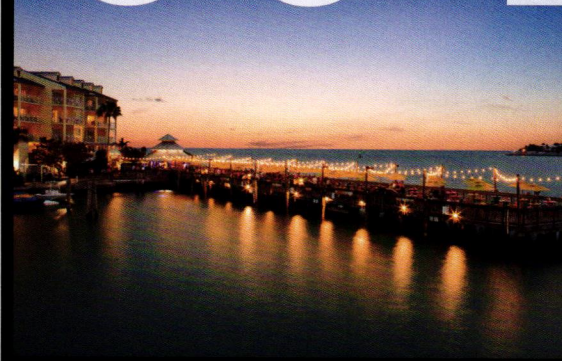
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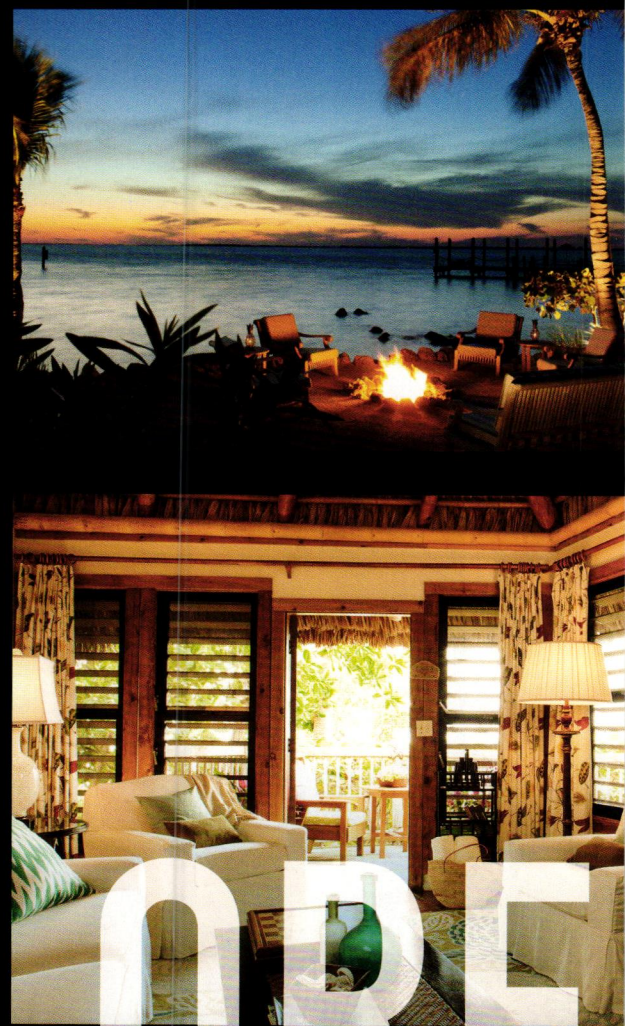
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FEATURES

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A breathtaking aerial view of Villa Maria, an expansive waterfront estate in the Hamptons (page 85).  
PHOTOGRAPH BY BRUNO R. SCHRECK

**This page**  
The landmark Seapoint Estate in Dartmouth, Mass. (page 86).

PHOTOGRAPH BY JEFF GOLDBERG/ESTO, COURTESY OF ROBERT PAUL PROPERTIES





## TOP 20 HOMES 2015

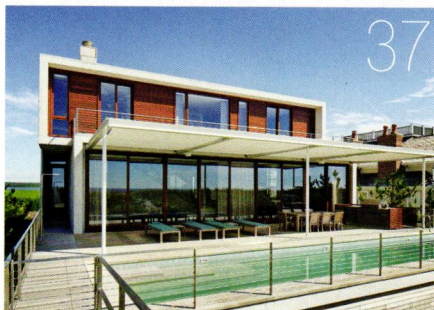
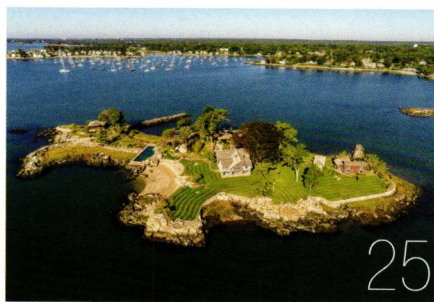
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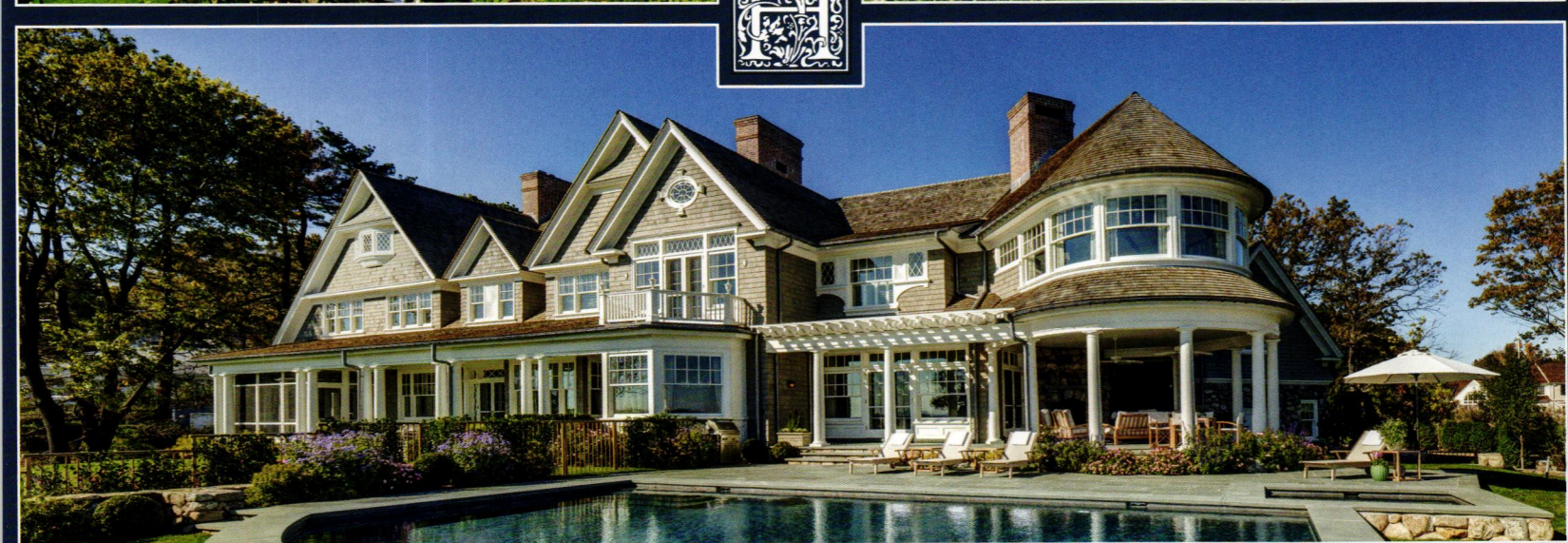
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*Continuing A 25 Year Tradition of Designing Beautiful Waterfront Homes!*

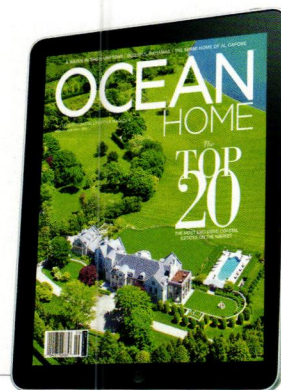
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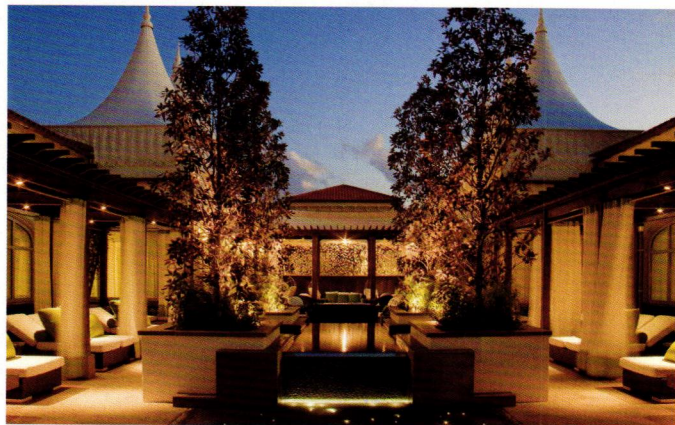
WHAT'S NEW ON

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## Beachside Retreat

**Eau Palm Beach Resort & Spa** infuses fun, passion and style into the world of Five Diamond beach resorts. This gorgeous luxury oceanfront resort in tony Palm Beach, Fla., was recently re-envisioned by top designer Jonathan Adler. An intimate vacation retreat and social hub, Eau Palm Beach is a breezy, blissful outpost where cutting-edge design and thoughtful service combine to create a must-visit destination. Read more about the resort and its fabulous spa at [oceanhomemag.com/Travel/](http://oceanhomemag.com/Travel/).

## WHERE WE'RE AT

Meet us in Santa Monica for the **3rd annual WestEdge Design Fair, October 22-25**. You'll also find us at the **International Pool, Spa and Patio Expo in Las Vegas, November 10-12**. Read more at [oceanhomemag.com/Calendar/](http://oceanhomemag.com/Calendar/).



## PULL UP A CHAIR

Summer is for lounging by the water and spending time with friends. We have discovered the ultimate in outdoor style, comfort and utility – and a must-have – the Sconset Adirondack chair. Made to order, they arrive fully assembled. All you have to do is place it in your favorite spot by the sea, pool or patio; then sit back and relax. See more at [oceanhomemag.com/Outdoor-Living/](http://oceanhomemag.com/Outdoor-Living/).

## SOCIAL CHAT

Luxury lifestyles are buzzing at @oceanhomemag:

@OceanEdgeResort So honored to be featured in our favorite coastal magazine! #visitcapecod

@elementdesigns Great tips when you're in the mood for a change in decor. RT @oceanhomemag: Keep your home on trend!

@DistinctVillas Looking for the best in luxury travel? We're right there. Thanks @oceanhomemag for our #2015PlatinumList award!

@chilewich Spotted! @chilewich Metallic Lace Runners/Placemats in the June/July issue of @oceanhomemag



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This beautiful estate in Smithcliffs, Laguna Beach, Calif., is one of our Top Homes of 2015.



### CONVENTIONAL WISDOM

Between editions, I had the pleasure of attending the 2015 Annual Convention of the American Institute of Architects at Atlanta's Georgia World Congress Center. With a fascinating keynote speech by former U.S. President Bill Clinton, the four-day event attracted more than 700 exhibitors and thousands of leading architects from around the world, including luminaries such as Moshe Safdie, Tom Kundig, Peter Bohlin and Frank Harmon. If the caliber of talent at the expo is any barometer, the future of architecture in America is in very safe hands. [aia.org](http://aia.org)

## TOP HOMES, SUPERLATIVE ARCHITECTS

I love my job, especially when preparing our annual *Top Homes* issue, a unique collection of the most spectacular and exclusive oceanfront properties currently on the market in the United States. This year's choices are breathtaking on so many levels – location, architecture, interiors and landscapes – and the last word in luxury coastal lifestyles (page 80). Speaking of exceptional homes and the people who create them, I was delighted to meet Steven Ehrlich and his design firm partner Takashi Yanai at the recent American Institute of Architects' annual convention in Atlanta. Los Angeles-based Ehrlich Architects won the annual Architecture Firm of the Year Award, and we

featured one of their remarkable homes in our *Platinum List 2015* issue last month. Superlative architects, such as Ehrlich and Yanai, are the foundation stones of *Ocean Home*, and I look forward to showcasing more work by them – and many other world-class designers – in future issues.



Me (center) with architects of the year Steven Ehrlich, left, and Takashi Yanai

*Andrew*

Andrew Conway

Editor

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



### A DESIGN DISCOVERY

As the editor of a leading luxury coastal lifestyle magazine, I'm constantly searching for design ideas and inspiration. One of my most recent discoveries is World of Architecture, a stylish and engrossing blog showcasing some of the best residential architecture and interior design around the world. Founded by Dino Vabec, an intuitive design graduate in Croatia, the online resource is brimming with must-see homes – many of them coastal – which will have you clicking and scrolling for hours. [worldofarchi.com](http://worldofarchi.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)





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## Contributors



**JEFFREY AND DEBORAH FISHER**  
*Ocean Home's* interior design experts and the  
 stylists of our popular section *The Fisher Files*.

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

We both love shagreen and backgammon and adore the stylish set offered by Aerin (page 32).

**Name three not-to-be-missed design shows.**

The Architectural Digest Show (NYC), WestEdge Design Fair (Calif.) and High Point Market (N.C.).

**A must-have home design accessory?**

Every home needs at least one decorative and practical tray, be it in bronze, lucite or shagreen.



**REGINA COLE**

Regina is a leading architecture and interior design writer based in Gloucester, Mass.

**What have you covered this issue?**

An eye-catching and contemporary family vacation retreat in the Hamptons (page 37).

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

The ingenious metal screens that play with the light and provide privacy and storm protection.

**Your favorite coastal locale?**

In summer, it's hard to beat Frenchboro Harbor, Maine, for its fabulous views, tranquility and lobsters.



**RYAN JOLLEY**

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

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

The breathtaking coastal residences across America showcased in our signature Top Homes issue (page 80).

**Which house would you choose to buy?**

The home in Carmel, Calif., (page 88) for its architecture and panoramic views of the ocean, bay and golf course.

**Your ideal place to own a home?**

Somewhere warm and tropical like the Florida Keys to escape the long, cold winters of New England.

Designed by architect Ken Tate, Honored with  
 the Shutze Award from the Southeastern Division  
 of the Institute of Classical Architecture



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THE LUXURY COASTAL LIFESTYLE MAGAZINE

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# OH Top Homes 2015







## THE ROYAL FAMILY

Our annual search for the best oceanfront homes currently on the market in America always delivers an array of magnificent mansions, and this year's jewel in the crown is nothing short of a palace. Fronting 465 feet of Atlantic

Ocean on Hillsboro Beach, Fla., the spectacular Le Palais Royal offers 60,000 square feet of unbridled opulence, including a private boat dock for a 185-foot yacht, and is listed for \$139 million by leading Coldwell Banker broker William PD Pierce. It's not actually the most expensive home on the market (sources say a Palm Beach, Fla., estate is being offered quietly for just under \$200 million), but it's certainly the most palatial. Our royal family of ocean homes (page 80 and online at [oceanhomemag.com](http://oceanhomemag.com)) is a dazzling showcase of real estate and the essence of luxury coastal living.

**Andrew Conway**, Editor





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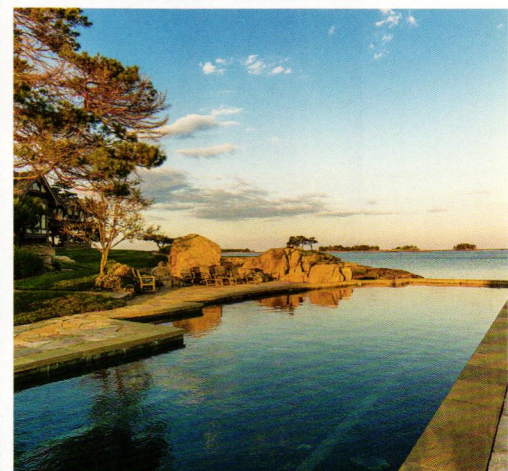


## A RARE FIND

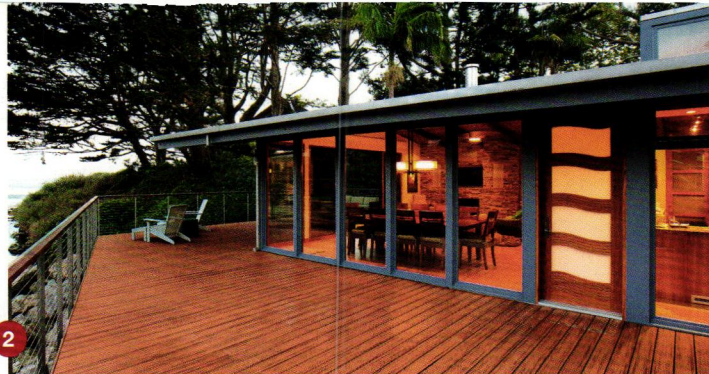
It's not every day that a private island – within sight of the bright lights of New York City – comes on the market, but Tavern Island is one of those rare finds. Located on Rowayton Harbor, Conn., an hour's drive from downtown Manhattan, this stunning three-and-a-half-acre romantic estate features a 6,000-square-foot main house, boathouse, caretaker's house dating back to the 1700s, tea house, two boats, a swimming pool, private beach and 360-degree views. Rich in history, this unique island was first inhabited by European settlers in 1651, witnessed the British invasion of Norwalk during the Revolutionary War, and housed author Lillian Hellman in 1938 as she finished her classic *The Little Foxes*. As rumor has it, Tavern served as a setting for many famous parties given by its then owner and legendary showman Billy Rose, who entertained guests like Marilyn Monroe and Barbra Streisand. Listed for \$10,995,000 by Rick Higgins, CEO of Higgins Group/Christie's International Real Estate.

[higgingsgroup.com](http://higgingsgroup.com), [tavernislandrowayton.com](http://tavernislandrowayton.com)

words by **Julia Johnson**







# First Impressions

A BEAUTIFUL FRONT DOOR SETS THE TONE FOR YOUR ENTIRE HOME

words by **Melissa C. Gillespie**



## 1 | Pop of Color

Give your door and trim a luxurious look by using rich, vivid colors. Aura Grand Entrance by Benjamin Moore cures to a lustrous, elegant finish. Door shown in Crete Countryside and trimmed with Snowfall White OC-118, both in a satin finish. [benjaminmoore.com](http://benjaminmoore.com)

## 2 | Peaceful Serenity

Blend your front door with the natural surroundings. This stunning in-swing white birch wood door, custom-made by Architectural Millwork, is in harmony with both the architecture and the calm coastal waterway. [archmillwork.com](http://archmillwork.com)

## 3 | Beauty and Brawn

Nantucket Island is stunning yet steadfast in the Atlantic's harsh coastal weather, and the Nantucket Collection by Simpson Door Company expresses that same resilient beauty. Solid yet stylish, this door makes a bold statement on any ocean home. [simpsondoor.com](http://simpsondoor.com)

## 4 | Let the Light Shine In

The design of your door can also impact your home's interior entry. Choosing a front door with a glass window, like this JELD-WEN IWP Aurora Custom Fiberglass Exterior Door in mahogany, allows more natural light into the space. [jeld-wen.com](http://jeld-wen.com)

## 5 | Looks So Real

Want the look of wood without all the pesky maintenance? Choose a realistic prefinished wood-grain fiberglass door. The Pella Architect Series is lined in oak with an optional mahogany frame – giving the illusion of a solid wood door. Shown in mahogany grain with wood grilles. [pella.com](http://pella.com)



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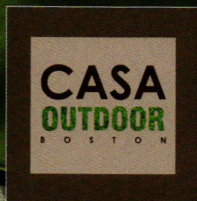
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## DANDY

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*designed by* **Rodolfo Dordoni**



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# A Grand Entrance

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styled by **Melissa C. Gillespie**



**1** | Rumi Silk Rug  
[wovenconcepts.com](http://wovenconcepts.com)

**2** | Glazed Eve Apples  
[shopjanusetcie.com](http://shopjanusetcie.com)

**3** | Blair Bench  
[ballarddesigns.com](http://ballarddesigns.com)

**4** | Minerva Mirror  
[munworks.com](http://munworks.com)

**5** | Cairo Pendant  
[curreycodealers.com](http://curreycodealers.com)

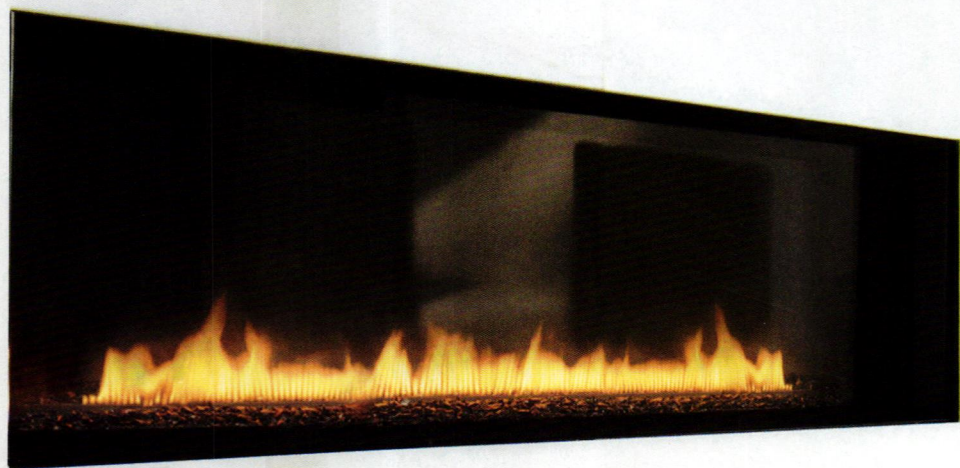
**6** | Acrylic with Polished Nickel Console  
[michaeldawkinshome.com](http://michaeldawkinshome.com)



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Greeneagle Residence  
Oakville, Ontario  
Architect: Guido Costantino  
Photo: Domenica Rodà



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Moen 1600 Series  
[moen.com](http://moen.com)

## FAUCETS

Moen STo Spot Resist  
[moen.com](http://moen.com)

## LIGHTING

CB2 Firefly Pendant Lamp  
[cb2.com](http://cb2.com)

## BACKSPLASH

Walker Zanger, Bianco  
Ondulare Marble Slab  
[walkerzanger.com](http://walkerzanger.com)

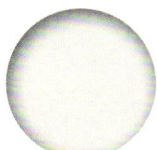
## REFRIGERATOR/FREEZER

SubZero BI-48SD/O  
Side by Side  
[subzero-wolf.com](http://subzero-wolf.com)

## VENTILATION

Wolf Cooktop Low Profile  
Wall Hood  
[subzero-wolf.com](http://subzero-wolf.com)

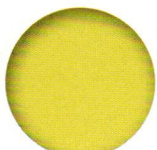
## COLOR SWATCHES



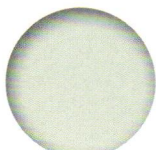
EXTRA WHITE



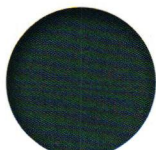
TRICORN BLACK



FUNKY YELLOW



WINDOW PANE



SEAWORTHY



"Color is so important for expressing personal style and creating a unique kitchen that either reflects your personality or exhibits one of its own. In this instance, we're using blue as a backdrop of saturated color in a neutral environment, and our pop of color comes out in the funky yellow accents. It's an exciting way for designers to bring bold color back into contemporary kitchens."

—Stephanie Pierce, Senior Design Studio Manager,  
MasterBrand Cabinets, [masterbrand.com](http://masterbrand.com)



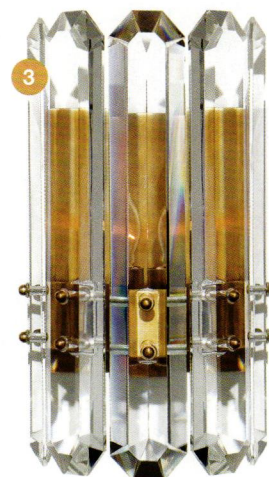
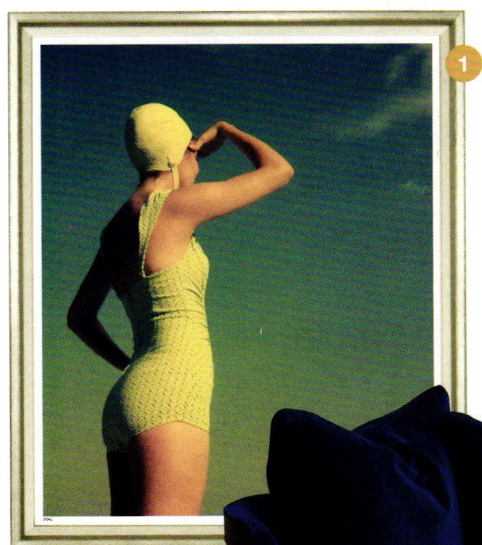


*Nicholaeff*



# Interior Motives

OUR INTERIORS EXPERTS JEFFREY AND DEBORAH FISHER UNCOVER FIVE FABULOUS DESIGNER FURNISHINGS AND ACCESSORIES



## 1 | The beach look

Whether you live by the sea or are simply dreaming of it, this retro Beach Girl photograph will look stylish in any room. [trowbridgegallery.com](http://trowbridgegallery.com)

## 2 | Raising the bar

Ageless interiors should have both a statement piece and a well-stocked bar. The Ava bar cart in smoked acrylic ticks both boxes beautifully as long as you keep it topped up! [interludehome.com](http://interludehome.com)

## 3 | Old or new?

When Deb first discovered this chic Bonnington wall sconce, she thought it was an antique. Turns out this hand-rubbed brass and crystal beauty just looks vintage. [aerin.com](http://aerin.com)

## 4 | The lotus position

With its graceful lines, supported by a hand-forged steel frame, the elegant Lotus sofa brings a stylishly modern approach to a timeless and supremely comfortable classic. [customfurniturela.com](http://customfurniturela.com)

## 5 | Let the game begin

As siblings, Deb and I have engaged in many a backgammon tournament, but never on a board as classy as this Aerin shagreen backgammon set. [aerin.com](http://aerin.com)



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Marrakech Palm by Barneby Gates



# A Taste of Summer

A NEW BOOK OFFERS DELICIOUS RECIPES AND MENUS FOR CASUAL OUTDOOR ENTERTAINING

words by **Karina Antenucci**

Entertaining in the summertime should be a labor of love, not laborious. The sultry days and evenings are a time to enjoy the alfresco gatherings of family and friends while serving up the fruits of the season. Fresh everything – from the catch of the day to summer’s delectable produce – is the name of the hosting game at this time of year.

To help home chefs prepare for company, Swedish veteran cookbook author and television chef Lisa Lemke dishes up laid-back menus that are anything but humdrum in her latest cookbook, *The Summer Table*.

“For me, summertime is the highpoint of the year when it comes to fresh produce. It feels like something new is ready to be harvested everyday,” says Lemke, who lives in a small town on the west coast of Sweden, where she regularly appears as a food expert on a popular Swedish morning show.

In her fifth cookbook, Lemke makes organizing meals for entertaining easy by creating 11 delicious and simply prepared menus for a variety of occasions.

Her Lazy Days at the Beach Buffet includes eight recipes, such as melon tricolore with olives, basil and mint; steak sandwiches with horseradish mayo; and strawberry semifreddo cones with biscotti streusel.

A Getaway Picnic serves up carrot and coconut soup; cheddar biscuits with roasted onion; and crispy hoisin chicken. Additionally, useful chapters are dedicated to marinades, rubs, butters, sauces and salsas.

As for one of the author’s favorite tastes of summer?

“My strawberry and grappa sorbet is a super dessert on a really hot day,” she says.

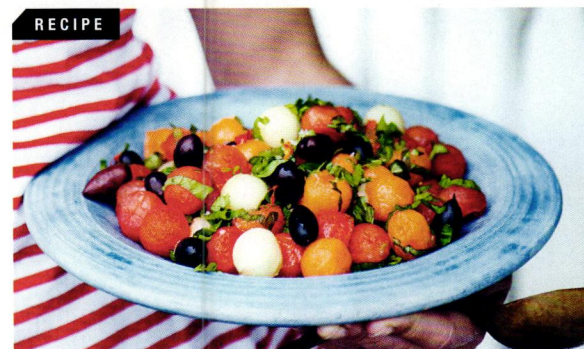
## THE DETAILS

Published by Sterling Epicure, \$24.95, available from Barnes & Noble.

*The Summer Table* sets the scene for easy, relaxed cooking with quality fresh produce and for having fun both in the kitchen and at the dinner table – or on a beach blanket. **OH**



## RECIPE

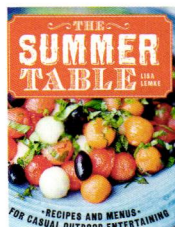


## MELON TRICOLEUR WITH OLIVES, BASIL AND MINT

My melon salad with salted olives and fresh herbs is so refreshing after a day on the beach. You can mix it up with different types of melon, but it looks and tastes just as good with only one variety.

- 2 1/4 pounds melon (with rind)
- 7 ounces (about 1 1/4 cups) kalamata olives
- 2/3 cup shredded basil
- 2/3 cup shredded mint
- 3 tablespoons freshly squeezed lemon juice
- 3 tablespoons olive oil
- Salt and black pepper

Cut the rind from the melon and remove any seeds. Cut the melon into small pieces (or use a small melon baller) and let them drain for a short while on a tray lined with a clean kitchen paper towel. Combine the melon with the rest of the ingredients in a bowl. Serve the salad at room temperature or slightly chilled. Makes 6.



**The top table**  
Swedish author and television chef Lisa Lemke, above, dishes up farm-fresh menus in her new book.



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# Coasting O/H

## MODERN FAMILY

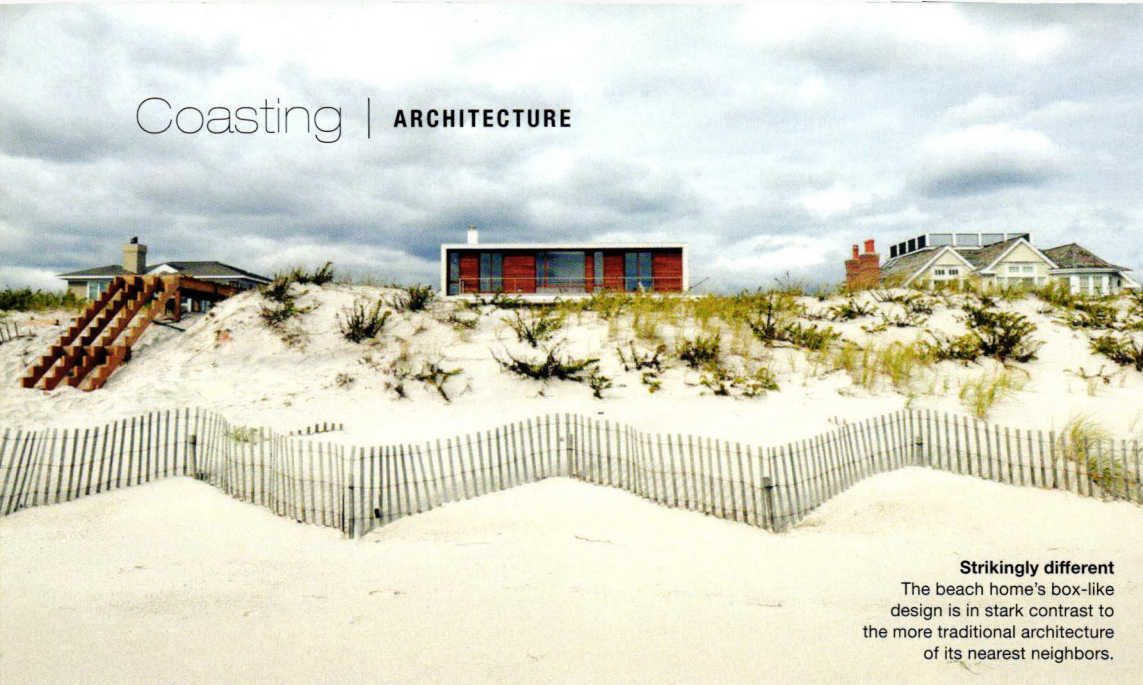
A FAMILY VACATION RETREAT IN THE HAMPTONS  
IS A MODEL OF CONTEMPORARY COASTAL LIVING

words by **Regina Cole**

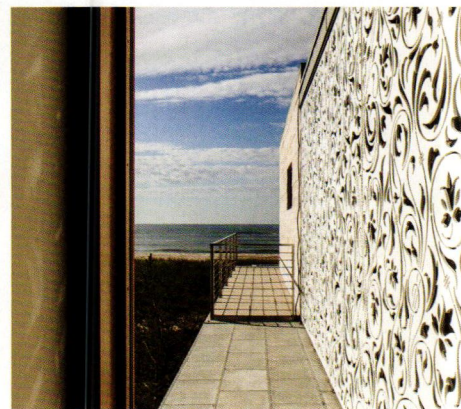
### Shingle minded

The owners of this contemporary home in the Hamptons told the architect to steer well clear of shingles in the design process.





**Strikingly different**  
The beach home's box-like design is in stark contrast to the more traditional architecture of its nearest neighbors.



The owners of this striking coastal home knew exactly what they did not want when they began thinking about building a Hamptons beach house on the south shore of Long Island, N.Y.

"There are a lot of architectural styles in the Hamptons, including many Shingle Style houses," explains Andrew Plumb, principal at Aamodt Plumb Architects of Cambridge, Mass. "The clients pointed to them and said, 'We want the opposite of that.'"

Nestled on a narrow barrier island, with dramatic exposures to the Atlantic Ocean and Shinnecock Bay, the resulting family vacation home is a 7,000-square-foot, three-level contemporary structure that has won industry accolades, including an award for design excellence from the Boston Society of Architects.

The prestigious American Institute of Architects Center for Emerging Professionals in Washington, D.C., also selected the design for display.

"Creating this house was like making a finely tailored suit," Plumb says. "It's an organic thing that grew out of conversations with the clients, and it's modern in the sense that it's of today, related to contemporary living."

The environmentally sensitive site, flanked by sand dunes and the beach on one side and a salt marsh on the other, presented a number of design and building challenges.

The flood plain location dictated breakaway walls on the ground level, and local building codes required hurricane-proof structures. "The site is also very corrosive, it's always in the sea air," Plumb adds.

His plan, developed with his wife and architectural partner Mette Aamodt, places the house on concrete pilings that lift all but the garage above the flood plain. Concrete also forms the bones of the house itself.

"Concrete is durable," says Plumb, "but there's also a beautiful relationship between the concrete and the





beach. Sand is used to make concrete and it's locally sourced, so the home's building material is rooted in context. It's both structural and a finish material, not hidden and clad in another material."

The concrete on the home's exterior has a rough texture that resists signs of weather damage, while interior walls wear a smooth finish. Some interior spaces, like the living room, have floors and ceilings sheathed in red oak.

To screen the interior from flanking neighbors and provide wind and storm protection, the architects devised a singular solution – pierced metal screens – which allow sunlight to flood in from the east and west while delivering privacy and shelter to the home's large windows.

The screens perform another service. Throughout the day, they cast ever-changing patterns of light onto interior walls, floors and ceilings, giving the rooms a unique and beautiful decorative complexity.

The main living area, a 500-square-foot space incorporating a dining area and kitchen, is squarely oriented towards the beach. It opens to a wide deck that becomes a continuation of the interior with sliding doors that make the walls disappear.

A custom trellis with a retractable awning acts as an extension of the ceiling plane. At the edge of the deck – beyond an outdoor kitchen, grill, dining and lounging

space – is a long and narrow swimming pool, its color echoing the hues of the expansive sky and ocean.

"The shape and size of the pool are those of the glass on that elevation," the architect explains.

A dramatic, two-story stair hall occupies the center of the house, with the large living room on one side and a family room and guest suite on the other.

The second-floor family bedrooms include a master suite, which features a sitting room and sybaritic bath, and three additional bedrooms on the other side of the central hall.

Hidden on the second story is one of this home's unique features – a garden composed of limestone pavers interspersed with sedums and other hardy species.

"It's a green roof, open to the sky," Plumb says. "In a house where all the other spaces are geared towards the ocean view, it's an intimate, contemplative place."

The home's thoughtful and compelling design has paid off, not just in terms of garnered awards and family happiness.

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

Just after the house was completed, Hurricane Sandy roared up the East Coast. Although the surrounding area saw a great deal of damage, this house performed beautifully, weathering the monster storm with nary a scratch. **OIH**

**Screen time**  
Clever screens allow sunlight to flood in, casting intricate patterns on the home's ceilings, floors and interiors.





## DISTINCTLY DOREVE

ARCHITECT DOREVE NICHOLAEFF TAKES A BOLD APPROACH TO HER SIGNATURE COASTAL HOMES

words by **Jennifer Sperry**

**D**oreve Nicholaeff embraces “bold.” Whether she’s ramping up a home’s geometry with curves or straight lines or reawakening stalwart New England traditions with modern tenets, she abstracts from the past to create the new.

“I do tend to make bold moves,” admits Nicholaeff, whose signature homes dot some of Cape Cod’s most prestigious neighborhoods, including Osterville, where Nicholaeff Architecture + Design is headquartered.

“When working within a certain vernacular, I believe in studying and understanding the existing architecture, and then pushing beyond it,” she adds. Local materials and methods of exacting craftsmanship complement this process.

Whether designing a shingled Cape Cod beauty or a crisp, contemporary Rhode Island retreat, Nicholaeff conceives of each residence as a three-dimensional

**In good hands**  
Leading architect Doreve Nicholaeff has created some of New England’s most distinctive coastal homes.



PHOTOGRAPHS BY ERIC ROTH




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whole, taking into account not just interior elements but the continuous interaction of structure and landscape.

"When I approach a project, I think about the composition of the home within the land and their geometry," explains the architect. "I am very passionate about how the pieces fit together and how they relate spatially. Each room and landscape is intended to evoke a special emotion. To me, that's the epitome of architecture: feeling good in your surroundings."

Before launching her own firm in 1986, Nicholaeff studied architecture at the University of Witwatersrand in Johannesburg and continued her education at the Massachusetts Institute of Technology, where she earned a Master of Architecture degree in Advanced Studies.

Specializing in architectural history, theory and criticism, Nicholaeff found herself drawn to practicing her subject matter rather than merely studying it.

Working for a series of prestigious firms in Boston and Los Angeles gained her valuable experience in both planning and commercial projects.

Establishing her own firm and focusing on residential design has given her the opportunity to work very closely with clients. Nicholaeff loves the process of working with her clients from inception to completion. "There is such a joy in creating a design solution," she says.



#### Inside and out

This lovely home in Harwich, Mass., has a traditional exterior, but the interior is much more contemporary and open than expected.





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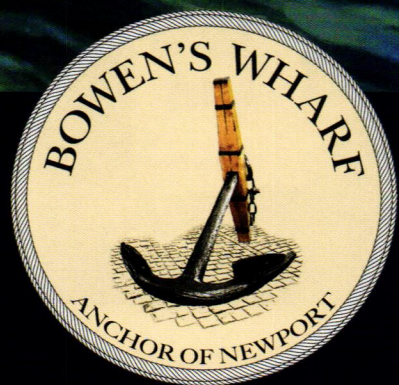


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This talented architect has transformed some of the coast's more enviable properties into summer retreats. The completed residences, ranging in location from New England to Florida and abroad, speak for themselves, fulfilling their owners' lifestyles while impressing from every angle.

Her distinctive stamp is apparent in a recently completed estate in Harwich, Mass., overlooking Wychmere Harbor. The project called for the design of a new main home, guest home and pool house.

While the prioritization of tradition was warranted – not only to accommodate the owners' tastes but also the neighborhood's aesthetic – Nicholaeff pushed for cleaner, simpler design elements when possible. "The exterior is traditional, but the interior is much more modern and open than expected," she says.

In conceptualizing the 4,000-square-foot main home, she decided on a courtyard-style layout, with two symmetrical wings reaching towards the harbor in an angled formation. This geometry assures maximized water views but also intricately connects the interior living spaces with the outdoor landscape beyond.

At the base of the angles is the kitchen. "The owners wanted the kitchen to be central; everything radiates from it. It's literally the heart of the house," says Nicholaeff.

The cupola-topped, two-story space receives natural light from above and opens to the dining room on one side and the family room on the other.

Centered on the angles, the pool stretches back towards the property's rear, away from the busy road. Just as the main home embraces harbor views, the



pool house similarly embraces the pool while creating privacy to the rear.

The perfect hangout spot, the pool house contains an open-air lounge area, complete with stone fireplace, and two covered wings for a hammock and dining table.

It also provides shelter for grilling and a bathroom for a post-swim shower. Meanwhile, the pool's terrace connects to an adjacent tennis court.

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

Equally enticing indoors and out, the estate fulfills its traditional destiny without sacrificing architectural intrigue. Classic with a modern twist, it looks good and feels even better. **ONH**

**Pool of talent**  
Centered on the angles of the home, the pool stretches back towards the property's rear and is nestled in beautiful gardens.



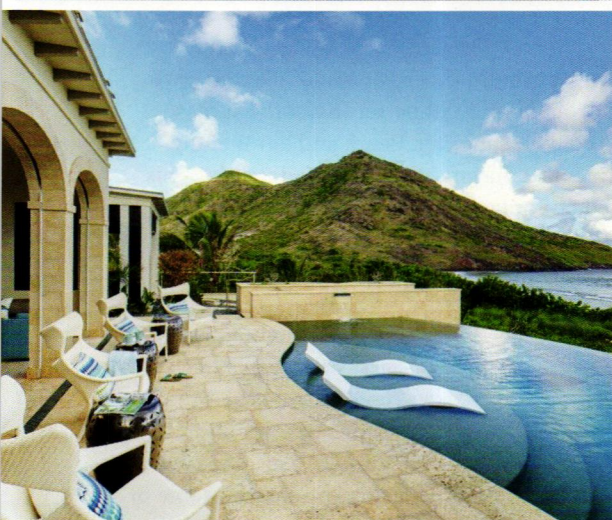


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## PEARLS OF WISDOM

A REVOLUTIONARY ORGANIC LAWN SEED OFFERS HOMEOWNERS LUSH GREEN GRASS YEAR ROUND

words by **Andrea Collins**

Looking forward to planting your new coastal home lawn next spring? Think again.

"Most people think spring is the best time to plant," says Jackson Madnick, an award-winning environmental water and energy conservation expert and the creator of Pearl's Premium, a low-maintenance and chemical-free lawn seed offering year-round lush green grass.

"If you plant in spring, the new shoots can't hold their own against invasive summer weeds," says Madnick. "If you plant a new lawn or overseed your existing lawn in fall, the seed benefits from warm days and cool nights, fall rain and moisture, and is mature by the following summer and can defend itself better against weeds."

According to the Environmental Protection Agency, homeowners spend 40 hours per year mowing their lawns, use large amounts of chemicals and spend half their yearly water bill on lawn irrigation.

Pearl's Premium, based in Wayland, Mass., aims to change these troubling statistics with its breakthrough fourth-generation lawn seed that is redefining the way people grow and maintain their lawns, especially in harsher coastal climates.

"Ten years of intense research, with support from four of America's top turf scientists, have resulted in a mix of the best native and adaptive seeds that grows much slower and develops much deeper roots than other grasses," says Madnick.

"Our eco-friendly grass is so low-maintenance that it requires 75 percent less water than other grasses, never needs chemicals, stays green all year and requires mowing only once a month or less."

The seed's roots, extending 12 to 14 inches deep, tap into naturally occurring moisture and nutrients to



**Lush lawns**  
Pearl's Premium founder Jackson Madnick with his low-maintenance organic lawn seed.



minimize watering, stop erosion and help the lawn tolerate drought and salt better than other grasses.

Inspired by his mother, Pearl, and her lifelong commitment to the environment, Madnick says his lawn seed not only saves people time, money and water but also addresses global concerns about water, health and climate change.

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

Grown in all 50 states, Pearl's Premium is the only grass to receive LEED credits from the United States Green Building Council, and was recently honored by the Boston Museum of Science as one of the three most important patented inventions to come out of New England. **OIH**



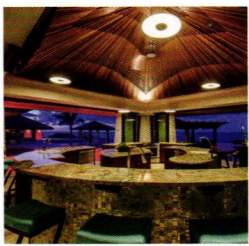


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## REACH FOR THE SKY

FLORIDA'S LAUDERDALE-BY-THE-SEA USHERS IN A CHIC NEW WATERFRONT TOWNHOME COMMUNITY

words by **Julia Johnson**

**T**he classic real estate adage – location, location, location – is one of the foundation stones of an exciting and stylish new waterfront townhome community in Florida's Fort Lauderdale.

Located in Lauderdale-by-the-Sea, the city's trend-setting beachside community, and surrounded by some of the most coveted real estate in America, SkY230 offers the opportunity to buy into a unique coastal community at a surprisingly affordable price.

With direct water frontage at 230 Shore Court, the master-planned community features only 29 three-story townhomes along with a fourth-floor rooftop terrace offering dramatic ocean, intracoastal and city views.

Ranging in size from 3,000 to 4,500 square feet, and priced from \$1 million to \$2.2 million, the contemporary townhomes include spacious balconies on every level, energy efficient smart-home technology throughout, and four-level elevators.

"This new community is a fitting neighbor to the multimillion-dollar homes and condominiums in Fort Lauderdale," says SkY230 marketing manager Lauren

Schmid. "With architecture reminiscent of South Beach Miami and a prime location between the Intracoastal Waterway and the beach, SkY230 offers a stylish and sophisticated lifestyle in a relaxed coastal setting."

Just 15 minutes' drive from Fort Lauderdale International Airport, and 45 minutes from Miami International Airport, the new community offers the best of urban and beach living with shopping, dining, green spaces and convenient transportation all close by.

Comprising four bedrooms and four-and-a-half baths, each townhome comes with contemporary interiors by Miami's design guru Steven G; fully furnished Steven G designer units are also available.

Kitchens feature quartz countertops and custom Sub-Zero and Wolf appliances; the bathrooms have a modern European design aesthetic, while blue mirrored and UV repellent impact windows keep the townhomes cool, light and airy.

SkY230 also offers 24 private boats docks on its waterfront seawall, catering to both the recreational and avid boating enthusiast, while a nearby marina offers berths and on-board supplies for larger yachts.

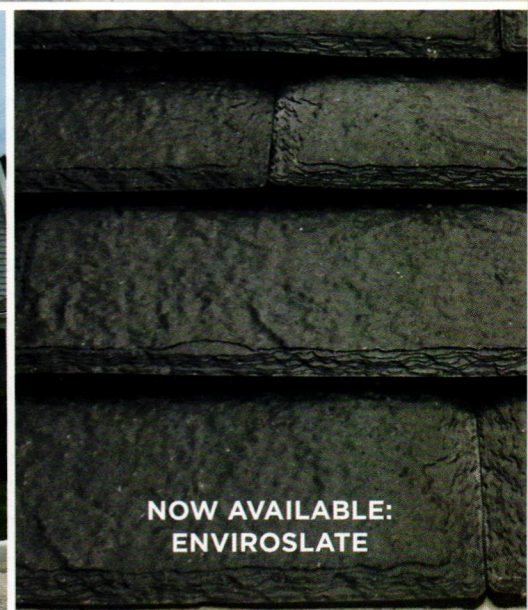
**THE DETAILS**  
For more information, visit [sky230.com](http://sky230.com).

Each townhome comes with a two-car garage, and everything in Lauderdale-by-the-Sea is within easy reach by electric golf cart, a popular way for residents to get around town. **OH**

**The sky's the limit**  
Private boat docks and a spectacular fourth-floor terrace are just two of the luxury amenities at the new SkY230.



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## SURPRISE PACKAGE

A BAYSIDE BOUTIQUE HOTEL IN SAN FRANCISCO OFFERS AN ARRAY OF UNEXPECTED SURPRISES

words by **Andrew Conway**

In a world-class city, perched on an iconic bay and awash with scores of high-end hotels, it's a surprise to discover that Hotel Vitale is the only waterfront luxury boutique hotel in San Francisco.

Located across the road from the landmark Ferry Building, at the intersection of Mission Street and the Embarcadero, this outstanding 200-room hotel delivers spectacular views of San Francisco Bay and the imposing Bay Bridge.

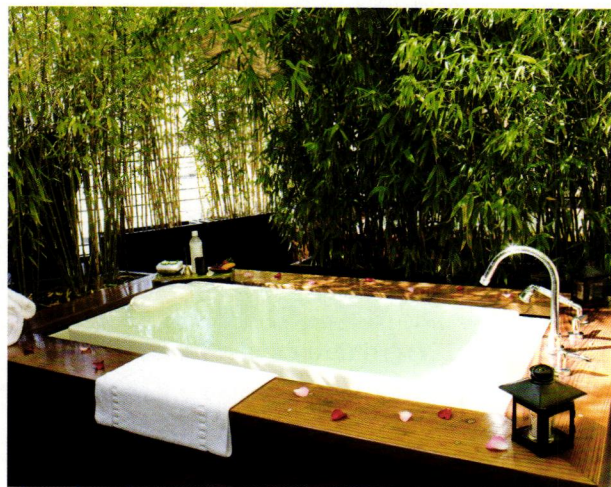
Its exclusive bayside location and panoramic vistas, however, are just two of the many pleasant surprises awaiting guests at this contemporary urban retreat.

Unique circular suites, terrace studios, a penthouse-level spa set in a tranquil bamboo garden, and a stylish restaurant sourcing produce from the neighboring Ferry Plaza Farmers' Market combine to make Hotel Vitale a standout among San Francisco hotels.

The least surprising aspect of Hotel Vitale is that it's part of a collection of upscale hotels across the United States operating under the brand Joie de Vivre, a name celebrating the joy of life and all it entails.

This inherent sensibility seems to flow throughout the hotel, from the welcoming, efficient and helpful staff at the reception desk to the 14 categories of rooms and suites, the whisper-quiet Spa Vitale and popularAmericano Restaurant & Bar at street level.

While all of the rooms deliver contemporary and comfortable accommodations, with neutral color palettes, limestone bathrooms and honor bars, this is



definitely a hotel to consider upgrading to one of the spacious terrace studios, circular suites or terrace suites, all with wonderful views of San Francisco Bay.

Instant relaxation can be found in the hushed confines of Spa Vitale, an intimate and soothing haven of pampering on the penthouse level. Treat yourself to the spa's signature Bathing Ritual, a leisurely affair enjoyed in one of two outdoor soaking tubs set in a rooftop bamboo garden.

Under the direction of executive chef Josh Perez, Hotel Vitale's Americano Restaurant & Bar offers a sophisticated menu of cocktails, small plates and

seasonal Italian cuisine served in a circular lounge, adjacent indoor dining room or on an outdoor patio.

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

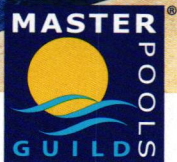
The hotel is an easy walk or cab ride to many of the city's best attractions, shops and restaurants, assuming you can tear yourself away from those surprisingly good views of bay and bridge. **OH**

**Very Vitale**  
San Francisco's Hotel Vitale offers a host of luxurious touches, including a peaceful rooftop garden spa and an upscale restaurant.



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French painter **Jean-Pierre Cassigneul**, renowned for his classic compositions of women of leisure, is ranked among the five best-selling living French artists today, and his impressive oeuvre is beloved by collectors worldwide.

A celebrated master of marine painting, French artist **Raoul du Gardier** is celebrated for his unique compositions and intimate impressionistic scenes of the modern yachtsman at sea.



**Jean-Pierre Cassigneul**  
**Le Soir**  
Oil on canvas • Signed

Circa 1975  
Canvas: 18"h x 24"w  
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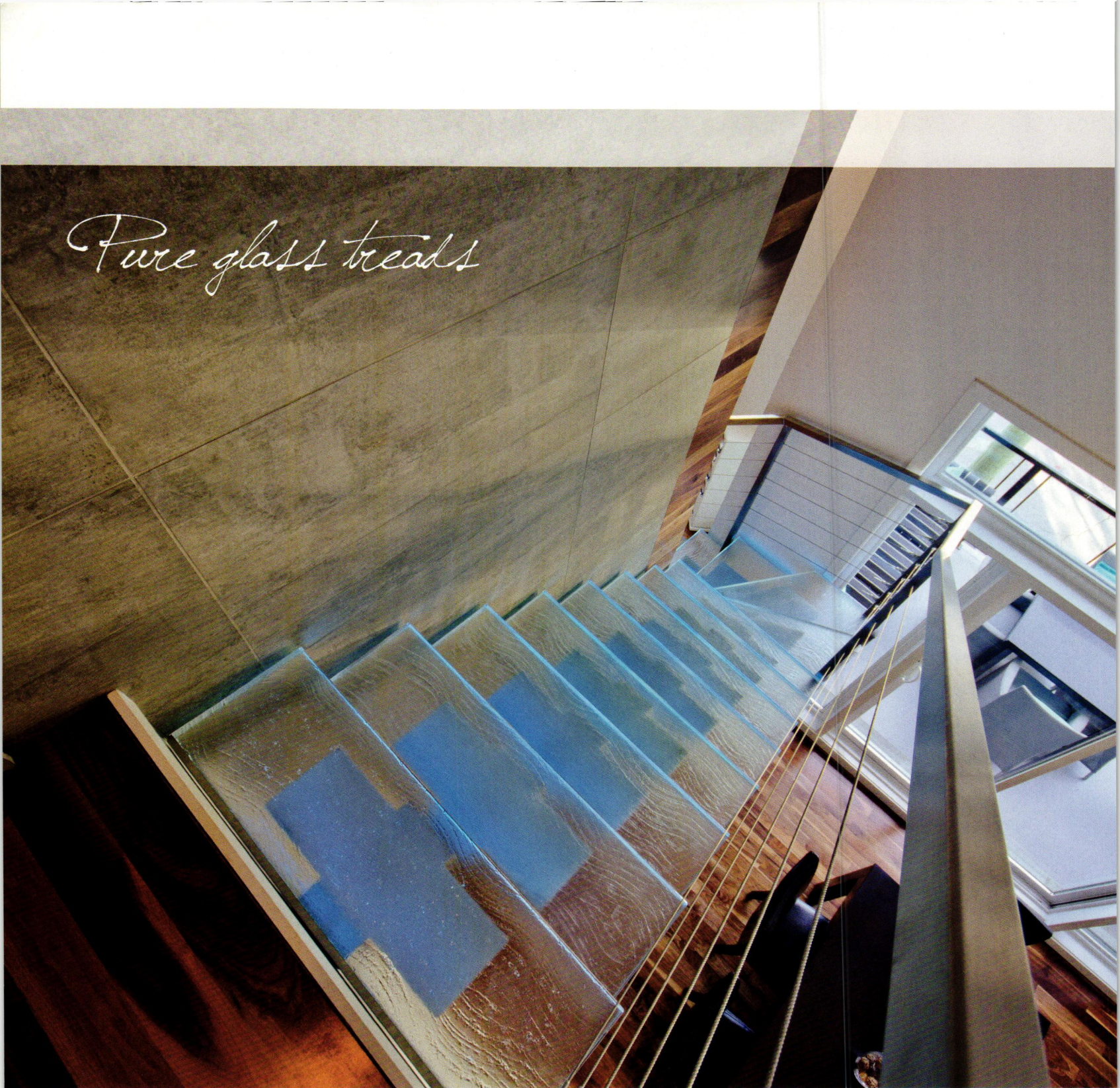
Raoul du Gardier  
*Casting Off*  
 Oil on canvas • Signed

Circa 1935  
 Canvas: 49½" h x 42½" w  
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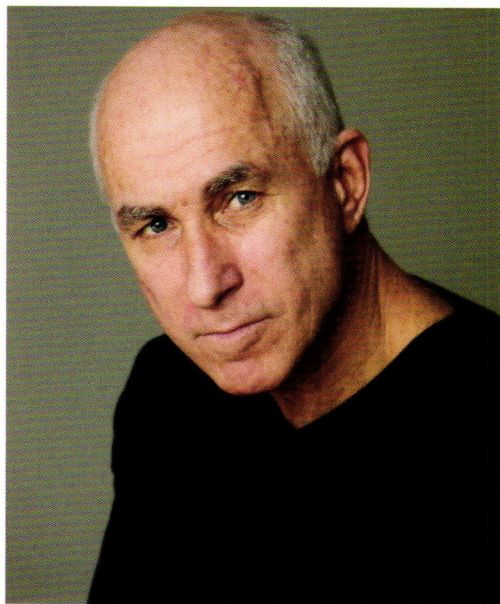
## INTERIOR INTUITION

LEADING DESIGNER EDWARD LOBRANO TURNED  
HIS PASSION INTO A STELLAR 25-YEAR CAREER

words by **Mary Grauerholz**

**Art and soul**  
Interior designer  
Edward Lobrano  
marries tradition  
with artful details  
in this chic home  
in the Bahamas.





Tapping intuition can be a thorny inner journey. But once the connection is made, it is worth its weight in gold. Edward Lobrano, the celebrated interior designer and former senior designer for Bunny Williams, was a successful business executive for many years – including a stint as a vice president of a leading brokerage firm at the age of 28 – when he suddenly jumped ship in his early 40s and followed his inner voice to a career creating artful rooms.

Today, Lobrano's stellar 25-year career is evidenced by a long list of private clients, both in the United States and abroad. "In interior design, I think you either get it, or you don't. I get it," he says with understated aplomb.

Lobrano designs are impeccably timeless. "I think a house done 10 years ago should look like it was done yesterday," remarks the New York City-based designer, a member of the Design Leadership Network, a community of interior designers, architects, landscape designers and construction managers who are among the highest-producing professionals in their industries.

He elaborates with his pink sport coat story: "You wear the coat to the first cocktail party, and everybody says, 'Wow, that's terrific.' The second time, they say, 'There's that sport coat; we love that sport coat.' By the third time, they say, 'Oh no, here he comes again in that pink sport coat!'" Lobrano laughs. "A great room should get better with age, not tiresome with age."

Timeless design, he insists, doesn't have to equate with money. "There are great things in inexpensive product



lines," he says, noting that he has shopped in Restoration Hardware and purchased beds from Pottery Barn and repainted them. "It's about choosing the right things from those lines that have a certain level and look of quality."

Whatever the client's budget, a meeting of the minds can make all the difference. One of Lobrano's recent projects, a plantation-style house in Nassau in the Bahamas for a couple with a small daughter, is a perfect example.

"We communicated well," Lobrano says of his clients, who are originally from Toronto. "That's how you do great

**Masterful work**  
Edward Lobrano, above, has forged a stellar 25-year career creating stylish interiors.





design, with clients who are willing to take a chance and spend the time to talk with you. That's the key."

While the house is on the ocean, the couple didn't want a traditional beach house. This home is their main residence, so, as Lobrano says, "it needed to be casual but still dressed up, serious but not overly formal."

The clients, though, had their own ideas about tone. "He's very traditional, she is much more edgy and part of my job is to make everyone happy," says Lobrano, who loves pushing boundaries to find a happy middle point. "I'm always looking for a challenge. That's what makes this business fun."

By marrying tradition with artful details, Lobrano has created a masterful work in the Nassau house. Every room in the two-story, 19,000-square-foot residence, designed by the late James Carmo of the Palm Beach, Fla., firm of Bridges, Marsh & Associates, is an experience of quiet fascination.

With soaring 22-foot ceilings, French plaster wall finishes, creamy colors and classic touches such as coquina stone door surrounds, this is a space to sink into. Amid the tranquility of the living room, raw silk drapes in soft aqua add a shot of color. Unexpected pieces – a large custom-made shell mirror, an 18th-century Italian chandelier and a cream-colored, brown-flecked rug by Stark – draw the eye.

In similar fashion, the entry hall is decorated with

imposing – and somewhat offbeat pieces – including an antique Karabagh Caucasian rug, sourced from New York City's renowned Beauvais Carpets, and a gilded bronze chandelier by the artist-designer Hervé Van der Straeten.

"I love quirkiness," Lobrano says. "Rooms should be a little quirky and layered. They have to be interesting, not static."

Lobrano's nontraditional approach fits with his core beliefs; after all, it takes a brave spirit to walk away from a thriving career. When Lobrano left the business world, he was enjoying success as the vice president of a real estate syndication company.

"I was very good at it, and I liked it," he says. "But I wasn't passionate about it. I love furniture and I love antiques. I came home from work and didn't read real estate magazines; I read home magazines."

He credits the late Antony Childs – the acclaimed neoclassicist interior designer who lived in

Washington, D.C., and Lobrano's friend – with leading him towards a career in design.

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

Childs surely must have appreciated Lobrano's eagerness to embrace a new path to creativity. As Lobrano sums up his own view of life: "Learn everything you can, and see as much as you can see." **OH**

#### Casually formal

The owners of this home in Nassau wanted the design to be casual but still dressed up, serious but not overly formal.



## EDGE OF THE OCEAN

AN HISTORIC MANSION ON CAPE COD DELIVERS A QUINTESSENTIAL NEW ENGLAND EXPERIENCE

words by **Mary Grauerholz**

The night is beautiful and mild, with Cape Cod Bay blanketed under a midnight blue sky, punctuated by the lights from a lone fishing boat. A beach bonfire crackles nearby, warming our toes.

Cocooned in the stillness and listening to the ocean lap at the shoreline – s'mores in one hand, a glass of wine in the other – I'm as happy as a clam.

The bonfire, built for us on a secluded beach, is one of many fun activities offered by Ocean Edge Resort & Golf Club in Brewster, Mass. This perfect night is the start of a three-day panacea for a group of friends, challenging us to let everything go.

Whether you come for nature or nurture, a weekend getaway or longer vacation, this delightful retreat delivers a quintessential New England experience.

Nestled in the inner elbow of the geographical arm that is Cape Cod, the 429-acre resort is surrounded by natural beauty, with plenty of room to roam. A private bayside beach offers warmer water than the open ocean and –



with west-facing views – an ideal sunset vantage point.

At Ocean Edge, you can be as busy as desired, breaking a sweat in one of the many sporting activities or meandering lazily through the day like a summer breeze.

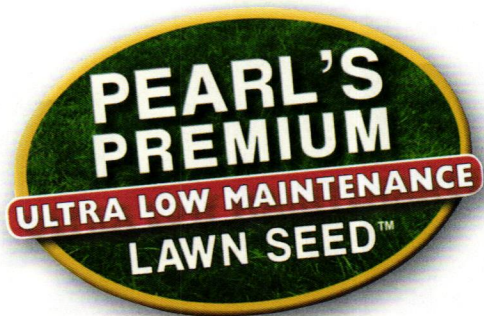
Many guests come here for the resort's private Nicklaus Design golf course (the only one on the Cape), driving range and putting green. For a more rousing workout, consider hitting one of the 11 tennis courts or taking a dip in one of five swimming pools.

Brand new this year is the Blueberry Pond freshwater activity center for kayaking and paddle-boarding, while a special children's program has plenty of options to keep little ones happy.

For an outdoor pastime that's as fun as it is intriguing, try a croquet lesson on the Mansion's rolling front lawn, or consider exploring on a bicycle from the resort's new

**Coastal retreat**  
The lovely Ocean Edge Resort, set in the inner elbow of New England's Cape Cod, offers everything from golf to relaxation.





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fleet (for a nominal rental fee). The 26-mile Cape Cod Bike & Rail Trail crisscrosses the Ocean Edge property and is a wonderful way to discover the area.

When it's time to retreat to your room, there are lots of options. Families and other small groups are drawn to the Presidential Bay Collection, a cluster of 31 two- and three-bedroom villas. Recently renovated, they include a gourmet-stocked fridge, handy washer/dryer facilities and concierge service.

The resort's 90 guestrooms, also newly renovated, are quiet and luxurious, with appealing, classic décor. Mansion-side rooms and the Presidential Bay Collection offer deep bathtubs. Most rooms and villas have a small balcony, the perfect spot for sipping a morning coffee or sundowner cocktail.

Ocean Edge's centerpiece is the iconic Mansion, the Nickerson family's former summer home and the hub of many resort offerings.

The gracious 1912 architectural beauty showcases the former home's history with old photos, mementos, and – new this year – a docent who leads complimentary tours.

Whether you're in one of the AAA Four Diamond-rated Mansion-side rooms or a villa in the Presidential Bay



Collection, you are just a short stroll from the beach.

While there are excellent restaurants nearby, opting for an Ocean Edge lunch or dinner is a must. Downstairs is Bayzo's Pub, with stonework from the Mansion's early days and the ambience of an English tavern. Another informal setting is the Linx Tavern off the golf green.

For dinner, consider the Mansion's three indoor dining rooms, where the home's history is on full display. For dinner with a view, try the open-air Ocean Terrace bar adjacent to the Mansion.

For the ultimate in local fare, don't miss the new Bay to Table program, which includes oysters harvested from the Ocean Edge beach and a new pale ale created for the resort by Cape Cod Brewery.

A guided stroll on the beach's Brewster Flats leads to a working oyster farm where the shellfish is harvested, just one of the new experiences the resort is introducing this summer. **OH**

#### Ocean fresh

The resort's 90 guest rooms and suites offer luxury accommodations, while excursions to nearby oyster farms will keep the whole family entertained.

#### THE DETAILS

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

#### THE AGENDA

**1** Rent bicycles (for a nominal fee) at the resort and cycle the **Cape Cod Rail Trail** to Orleans, where you'll find a selection of art galleries, shops and good restaurants. [orleanscapecod.org](http://orleanscapecod.org)

**2** Explore Brewster's many historical points of interest, including the **Cape Cod Museum of Natural History**, **Stony Brook Grist Mill and Museum**, **Crosby Mansion** and more. [capecodtravel.com](http://capecodtravel.com)

**3** Catch a glorious sunset on **Ocean Edge's** private west-facing beach. Every Thursday evening, staff fire up a beach bonfire for a night of s'mores and stargazing. [oceanedge.com](http://oceanedge.com)



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## A GLASS ACT

A TALENTED ARTIST CREATES OCEAN-INSPIRED CUSTOM MOSAICS IN GLASS, STONE AND METAL

words by **J. Michael Welton**

**S**ara Baldwin is into theater – literally and figuratively. The 49-year-old owner of New Ravenna Mosaics, located at Exmore on Virginia's Eastern Shore, is renovating a 1938 Art Deco movie theater in downtown Exmore.

She's transforming it from genteel shabbiness to a first-class office and showroom. "Instead of a theater for movies, it's a theater for mosaics," she says. "Instead of posters on the front, there are big Deco mosaics, larger than life."

Baldwin bought the theater in 1998 for \$27,000 and is just now getting around to working on 1,500 of its 9,000 square feet. To elicit the biggest bang for her buck, she's cladding its exterior in black granite and installing a projection system to present videos to her clients.

New Ravenna is a going concern these days, offering 500 mosaic patterns and an infinite number of designs in its 250-page catalog – many with a breezy coastal design aesthetic that is perfect for ocean homes.

"We use stone, glass and metal, and everything is made to order," Baldwin says. "We've also started to import some mosaics that we call ready-to-ship; these make up 20 percent of our business now."

Every year, New Ravenna purchases tons of stone, glass and metal from nearly every corner of the globe and transforms them into acres of mosaics that fulfill tens of thousands of individual jobs.

The glass is American-made, shipped in from factories in Washington and West Virginia. Gold and



### Coastal mosaic

New Ravenna's beautiful mosaics add a colorful and whimsical element to swimming pools and coastal home interiors around the world.

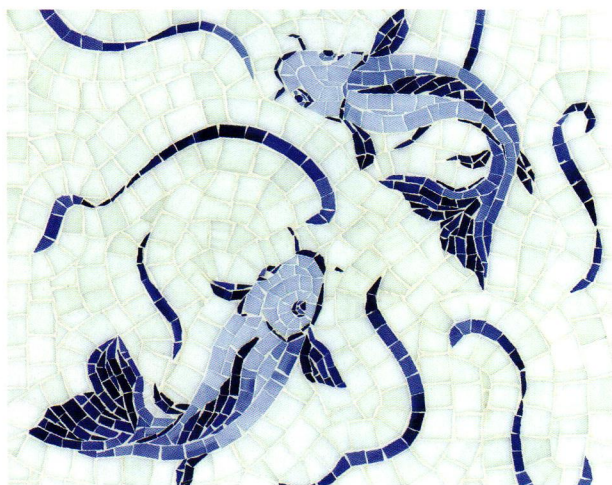
silver leaf are imported from Italy, while bronze is sourced from various parts of the United States.

Intricately patterned and carefully assembled by trained artisans, the completed mosaics grace pools, baths, kitchens, foyers, fireplace surrounds and feature walls worldwide. The smallest project to date is one square foot of tile for a shower niche; the largest is for a casino in Kansas City, Mo.

"In one pattern, the stone is from 12 different countries, with little bits of different places coming together and ending up in a bathroom as souvenirs," says Baldwin.

After getting her start in the late 1980s at the University of Pennsylvania, where she studied painting, Baldwin struggled with the direction it was taking her. She found she was attracted to the functional, rather than the cerebral. "I wanted to create something more practical," she says.

In 1990, she walked into New York City's iconic Metropolitan Museum of Art and came across a black-and-white Roman stone mosaic in a pattern of waves, with a figure at its center.





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"Something clicked – I had my 'aha!' moment – and I wondered if anyone made mosaics anymore," she says. "I decided that if nobody was, I was going to learn how to do it myself."

So she did, first researching and developing a graduate thesis on the topic, then writing a business plan. Back on the Eastern Shore, her parents agreed to back her for a year. She visited tradeshow with her mosaics and then she got her first order – for a \$6,000 project – which she and her sister fulfilled.

"We thought we were in heaven," recalls Baldwin. "We hired our first employee in 1992, and she worked with us for 20 years until she retired two years ago."

The company grew every year afterwards and now employs 115 people. But it's not growth that New Ravenna hangs its hat upon. High style, instead, is its calling card.

#### THE DETAILS

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

"Every designer sees the world through a unique filter and our filter is influenced by the wonders of nature," says Baldwin. "Earth and trees and

sky and ocean – the building blocks of nature – that's what it all boils down to for me."

And where other designers align themselves with a

#### Natural beauty

The ocean and its marine life are a major source of inspiration for New Ravenna Mosaic's owner Sara Baldwin, below.

single style – traditional or modern, understated or glam – New Ravenna tackles them all. Baldwin looks at mosaics as a medium, comparing her work to a painting. "It can be applied in any sort of style of building," she says. "It's very versatile."



Though she's not the only one working in the medium today – she says Miami's renowned Art Basel was jam-packed with mosaics last year – she still commands the leading edge for design and materials.

Take, for example, her newest collection, Sea Glass, inspired by the colorful glass that has drifted and churned in the ocean for centuries, eventually eroding to a texture that's soft and reflective.

"The glass gets tossed and turned and striated by the sand, salt and water," she says. "The older it is, the more beautiful it gets – like wine that ages gracefully." Which serves as a metaphor, too, for New Ravenna Mosaics. **OIH**



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## A VINTAGE IDEA

A RAPIDLY EXPANDING FAMILY SPARKS THE IDEA FOR A COLLECTION OF VINTAGE PORCH SWINGS

words by **Mary Grauerholz**

If porches could talk, what stories they could tell. Whether a heart-to-heart chat or a golden moment of solitude, some of life's great memories begin on a porch – especially when it's outfitted with a cozy swing.

Vintage Porch Swings, located outside Charleston on Johns Island, S.C., has graced hundreds of porches and patios – as well as interiors – with swings comfortable and plush enough for sleeping.

The swings are handcrafted in a range of decorative styles, including contemporary and shabby chic, and are hand-finished with paint or stain by artisans.

It was a business born of need – the mother of all needs, you might say. Seven years ago, Krista and Brent McHenry were parents of twins and a baby, and Krista was pregnant again.

She was in dire need of a place to lounge with the children and, as she says, “I selfishly needed a place just to go alone and swing.

“It started as a honey-do thing,” adds Krista, who designed a swing bed and asked Brent to make it. She loved it, and soon neighbors were noticing the creation and asking for one.

Today, the McHenrys operate their business from a warehouse-shop space near their South Carolina home, in quintessential Low Country, while Brent continues his work as a biostatistician.

The swings are even more important for this rapidly expanding clan, with seven children aged from two to 11 (including two sets of identical twin girls) and yet another baby on the way.

They act as sanctuaries, particularly on the family's screened porch overlooking picturesque Bohicket River.

Built in cypress or other woods upon request, the swings are named after the McHenry children, such as the Joshua, which hangs from nautical ropes. Wrought-iron hangers are also an option.

Kits to build the swings are priced from \$1,700 to \$2,200 and include hardware and the assembly

### THE DETAILS

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

instructions. Clients can choose from a variety of frame styles and textiles, with mattress protectors and pillows also available. **OH**



PHOTOGRAPHS BY HOLGER OBENAU (MIDDLE AND BOTTOM), COURTESY OF VINTAGE PORCH SWINGS (TOP)



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Of the 1,200-plus real estate offices in Plymouth County, Mass., Macdonald & Wood SIR currently (2015 to date) ranks #12 in dollar

volume with an astute team of seven agents working diligently to share their knowledge of the South Shore community and marketplace.

Particularly noteworthy is the office holds one-third of the current real estate inventory in Duxbury, making it the go-to company whether you're buying or selling a home.

"Right now the market is very strong," says Wood. "Inventory is on the increase and buyers are feeling much more confident about the economy and making decisions quickly."

"Real estate feeds our economy in so many ways; it's kind of the center of the circle," she adds. "And when real estate is moving, the plumbers are busy, Lowe's is selling things, people are buying fabric and rugs and it really resonates throughout the economy."

Three of Macdonald & Wood SIR premier properties include a distinctive waterfront home (326 Powder Point Avenue) on coveted Powder Point, listed for \$5,499,900; a landmark home

at 151 King Caesar Road, also on Powder Point, listed for \$3,350,000; and a beautiful Duxbury Bay home at 230 Marshall Street, listed for \$2,950,000. [macdonaldwoodsir.com](http://macdonaldwoodsir.com)

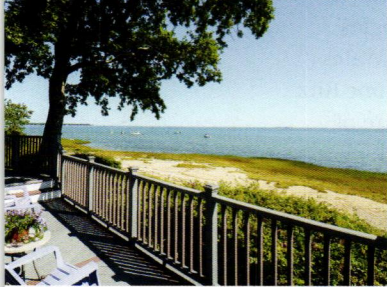
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151 King Caesar Road



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The property is just steps away from The Baths, Virgin Gorda's famous destination, and two unspoiled beaches, Little Trunk Bay and Valley Trunk Bay. A private movie theater, daily maid service, state-of-the-art gym and a chef (upon request) complete the villa's offerings.

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## LONDON TO A TEA

THE CLASSIC BRITISH TRADITION OF AFTERNOON TEA IS A HIGHLIGHT OF THE ICONIC RITZ LONDON

words by **Andrew Conway**

It is, quite literally, a feast for the eyes as a small army of neatly pressed waiters delivers tea stand after tea stand heaped with freshly cut finger sandwiches, warm baked scones with clotted Devonshire cream and strawberry preserve, and a mouthwatering array of cakes and pastries.

Polished silver pots of coffee and loose-leaf tea, bearing regal names like Ritz Royal English, Lapsang Souchong Imperial and Darjeeling First Flush, are poured into delicate china cups.

The elegant Palm Court, with its mirrored panels, marbled columns, gilded trellises and central glass ceiling, echoes with idle chatter as well-heeled guests catch up with family and friends.

Welcome to Afternoon Tea at The Ritz London, a classic British tradition in a quintessential British hotel, located in Piccadilly next to the leafy expanse of Green Park.

With its French chateau-style architecture, Louis XVI furnishings and Edwardian ambience, The Ritz delivers a grand and stately setting for this delicious ritual.

The Palm Court is a centerpiece of the Long Gallery, an architectural masterwork extending the length of the hotel from the entrance lobby at one end to the resplendent Ritz Restaurant at the other.

With the Afternoon Tea service offered in five sessions daily from 11.30 a.m. to 7.30 p.m., it's not uncommon for visitors to spend all day at the hotel, moving from cocktails in the late 1920s-inspired Rivoli Bar to Afternoon Tea in the Palm Court and dinner in the restaurant.

A vision in soft pink, pale green and white, with glittering chandeliers, floor-to-ceiling windows and a terrace overlooking Green Park, The Ritz Restaurant is an iconic London venue for dining in style.

The lavish Louis XVI décor extends to all 136 guest rooms, including 24 suites, skillfully blending antique furnishings with modern comforts and technologies.

The signature Piccadilly, Royal and Prince of Wales suites naturally come with the service of a full-time Ritz

Butler, who can take care of everything from unpacking to restaurant reservations.

Be aware, the Afternoon Tea service is hugely popular.

Reservations should be made

well in advance and a formal dress code of jacket and tie for gentlemen applies in the Palm Court. The Ritz really is London to a tea. **OH**

### Silver service

The Ritz London, set in the heart of Piccadilly, serves a quintessentially British Afternoon Tea, along with unbridled luxury in its 136 guest rooms and suites.

### THE DETAILS

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



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## NO PLACE LIKE HOME

THE NEWEST OCEANFRONT RESIDENTIAL DEVELOPMENTS FROM FLORIDA TO MEXICO

words by **Melissa C. Gillespie**

**VieVage Los Cabos**, a new luxury beachfront hotel and residential villa resort in Mexico's Chileno Bay, has released its first-phase villas for purchase. Part of the rapidly growing Auberge Resorts Collection, VieVage Los Cabos will comprise a 28-room boutique resort and 32 contemporary three- and four-bedroom beach villas, priced from \$1.6 million. Designed by Glazier Le Architecture and interiors firm BAMO, the low-profile villas maximize indoor-outdoor living with a southern California design style. Mark Cooley, partner of SV Capital Partners, says the development is on schedule for an October 2016 opening. [vievageloscabos.com](http://vievageloscabos.com)

A fortunate few now have the opportunity to own an oceanfront home at **The Cloister Ocean Residences** at Sea Island Resort in Georgia with the release of a limited remaining inventory of residences. The 22 furnished one-, two- and three-bedroom residences range from 1,104 to 3,102 square feet, and are priced from \$425,000 to \$1.1 million for a one-quarter deeded ownership. "It's a smart way to own and enjoy the best of Sea Island, with all the amenities and benefits of a five-star resort and none of the worries of maintaining a vacation home – all at a fraction of the initial and ongoing costs," says project director Randy Burgess. [cloisteroceanresidences.com](http://cloisteroceanresidences.com)

Real estate development firm Irongate has broken ground on the second tower of **The Ritz-Carlton Residences, Waikiki Beach** and launched the luxury residential community's final phase of sales. The development is approaching 90 percent sold out since it hit the market in the summer of 2013. The final phase includes a collection of studio, one-, two- and three-bedroom residences priced from \$949,800 to \$3.5 million, as well as a handful of penthouse estates priced from \$6.75 million to \$25 million. [theresidenceswaikiki.com](http://theresidenceswaikiki.com)

Windsor, a private residential community in Vero Beach, Fla., has launched the sales of its **Windsor Park Residences**. Designed by Merrill, Pastor & Colgan



Architects, the development will feature a collection of 12 residences within five connected buildings. Six floor plans, sized from 2,980 to 3,940 square feet, feature three to five bedrooms. Amenities include a beach club, golf course, putting green, gun club, equestrian center, polo field and tennis courts. Prices range from \$1.7 million to \$2.3 million. [windsorflorida.com](http://windsorflorida.com)

If you're looking for an intimate but beautiful New England coastal community, Seaside Village in Niantic, Conn., may be just the ticket. Residential options include spacious townhome-style condominiums with open floor plans, granite countertops, hardwood floors and custom details. Prices start from \$220,000. [seasideniantic.com](http://seasideniantic.com) **O/H**

**Living in luxury**  
From the top: the chic VieVage Los Cabos; Georgia's The Cloister Ocean Residences; The new Ritz-Carlton Residences at Waikiki Beach.



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# O/H Features

August + September 2015

## TOP 20 HOMES | 2015

### 80 GREAT ESTATES

A unique collection of the most exclusive and spectacular coastal homes currently on the market in the United States.

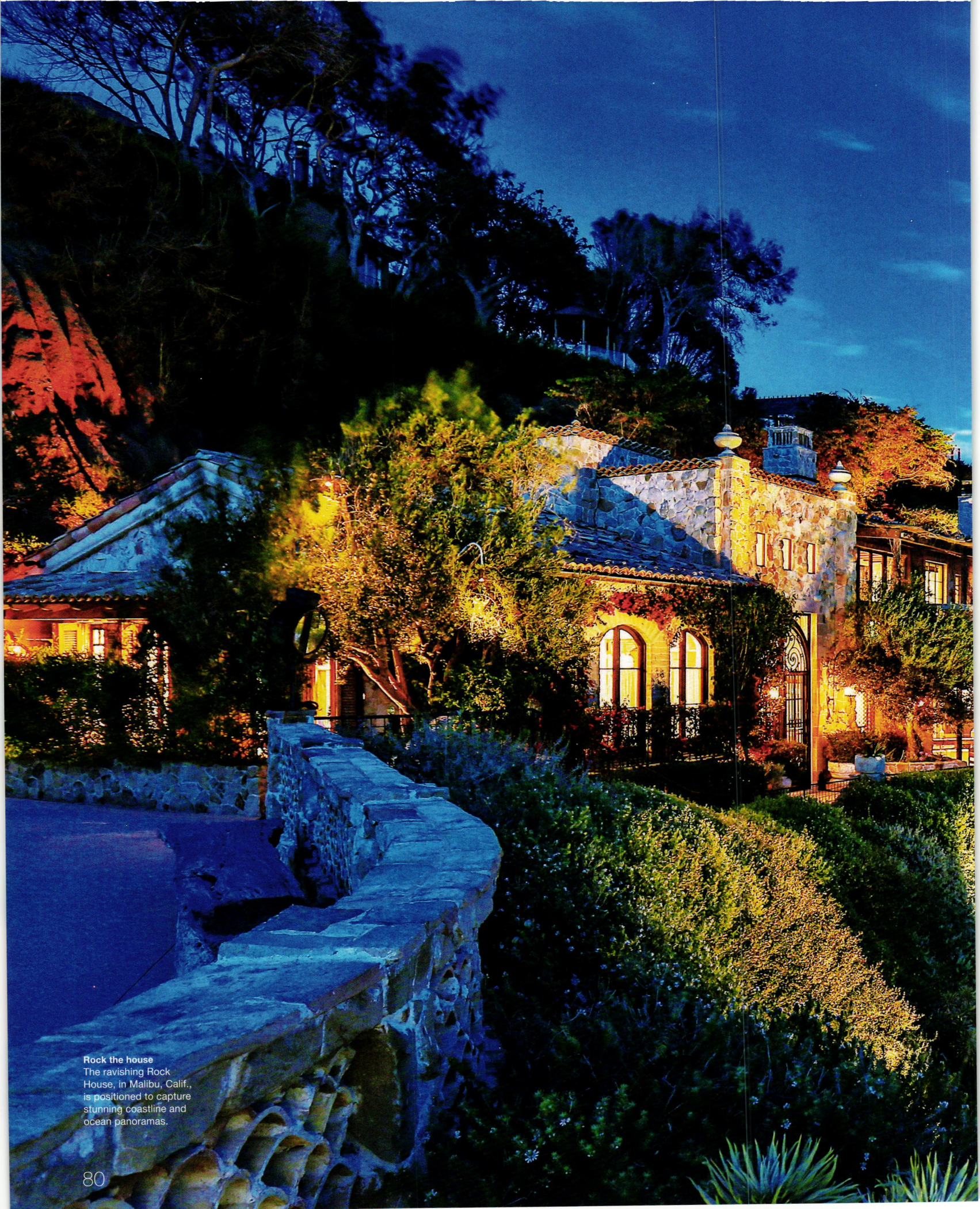
### 94 THE ONE AND ONLY

There's really only one thing to do at One&Only Ocean Club in the Bahamas, and that's surrender to its ravishing allure.

#### The suite life

This stunning coastal home, nestled in tropical gardens at Hualalai Resort on the Big Island of Hawaii, is one of our Top Homes of 2015 (page 90).





**Rock the house**

The ravishing Rock House, in Malibu, Calif., is positioned to capture stunning coastline and ocean panoramas.



# GREAT ESTATES

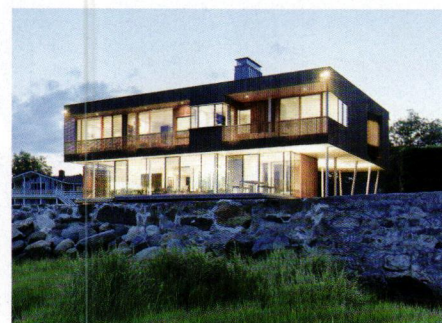
Welcome to our annual **Top Homes** issue, a unique collection of the most exclusive and spectacular oceanfront properties currently on the market in the United States. With prices ranging from \$6 million to \$139 million, and glorious coastal settings from Hawaii to the Hamptons, these magnificent private estates are the essence of luxury coastal living. And they're yours for the asking.

— Andrew Conway, Editor —



View more images of  
these iconic homes at  
[oceanhomemag.com/  
tophomes2015/](http://oceanhomemag.com/tophomes2015/)





**\$5 MILLION TO \$10 MILLION**

## 16 SHOREHAM CLUB ROAD

*Old Greenwich, Conn.*

This multi-award-winning home by leading Greenwich architect Joeb Moore offers an enviable contemporary lifestyle in a prime waterfront setting on Long Island Sound. Perched within a coveted private association, near Greenwich Point, this eye-catching four-bedroom residence features glass curtain walls and open living spaces that flow seamlessly to an outdoor deck and breathtaking water views to the horizon. The master suite includes a balcony, fireplace, gym, dressing room and spa-like bath. Built in 2009, this unique ocean home has won several awards from the American Institute of Architects and major design magazines for its cutting-edge construction and stylish interiors.

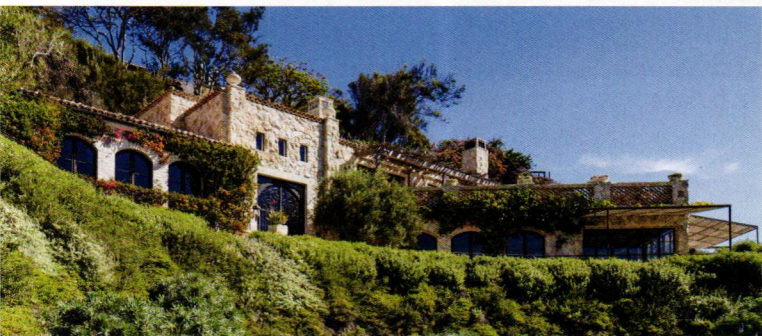
**Bedrooms: 4 • Bathrooms: 4 + 1 half**

**Price: \$5,995,000**

Listed by Joseph Barbieri, Sotheby's International Realty  
[joseph.barbieri@sothebyshomes.com](mailto:joseph.barbieri@sothebyshomes.com)  
[sothebyshomes.com](http://sothebyshomes.com)







**\$10 MILLION TO \$30 MILLION**

## THE ROCK HOUSE

*Malibu, Calif.*

One of the most captivating homes in Malibu, this Mediterranean-style residence, with spectacular coastline views and 266 feet of beach frontage, overlooks El Matador Beach. Designed by Michael Lee, and featuring architectural details imported from Spain, France and Argentina, this four-bedroom, three-and-a-half bath property has all the ambience of a classic European villa. Nestled in lush gardens, the home includes a romantic owner's suite with a wraparound stone veranda, a great room with wood-beam ceilings, stone floors, a gourmet kitchen, dining and seating areas and another veranda that's perfect for entertaining family and friends amid beautiful ocean panoramas.

**Bedrooms: 4 • Bathrooms: 3 + 1 half • Price: \$25,000,000**

Listed by Chris Cortazzo, Coldwell Banker  
[chris@chrisortazzo.com](mailto:chris@chrisortazzo.com), [chrisortazzo.com](http://chrisortazzo.com)







**OVER \$30 MILLION**

## LE PALAIS ROYAL

*Hillsboro Beach, Fla.*

If ever there was a coastal residence fit for royalty, this is it. Le Palais Royal is a majestic estate, perched on more than four acres of land on Hillsboro Beach with 465 feet of direct beachfront, 492 feet of land on the Intracoastal Waterway and a private dock for a 185-foot megayacht. The 60,000-square-foot residence is designed with a host of unique features, including a subterranean garage that can accommodate up to 30 cars, the first-ever IMAX theater contracted for private use, a \$2 million marble staircase, a vast infinity pool with a double-loop waterslide and state-of-the-art security technology.

**Bedrooms: 11 • Bathrooms: 17**

**Price: \$139,000,000**

Listed by William PD Pierce,  
Coldwell Banker

[william@perfectpropertyurchases.com](mailto:william@perfectpropertyurchases.com)  
[perfectpropertyurchases.com](http://perfectpropertyurchases.com)







## THE HAMPTONS

# VILLA MARIA

*Water Mill, N.Y.*

One of Long Island's most beautiful estates, with expansive views of Mecox Bay, Villa Maria is a mansion straight out of *The Great Gatsby*. Built in 1919 by shipping magnate Edward P. Morse, this grand 15-acre estate is now owned by world-renowned designers who embarked on a six-year project to recapture its 1920s grandeur. The home features a reception hall, 60-foot living room, formal dining room, 11 bedrooms – including a six-room master suite – and a gourmet kitchen. The stately grounds and gardens include a pool and cabana, tennis court, chic two-bedroom guesthouse and 1,200 feet of waterfront with a boat dock.

**Bedrooms: 11 • Bathrooms: 12 + 4 half • Price: \$85,000,000**

Co-listed by John McHugh and Harald Grant, Sotheby's International Realty  
[john.mchugh@sothebyshomes.com](mailto:john.mchugh@sothebyshomes.com) and [harald.grant@sothebyshomes.com](mailto:harald.grant@sothebyshomes.com), [sothebysrealty.com](http://sothebysrealty.com)  
 And by Tim Davis, The Corcoran Group, [tgDavis@corcoran.com](mailto:tgDavis@corcoran.com), [timdavishamptons.com](http://timdavishamptons.com)





## NEW ENGLAND

## SEAPOINT ESTATE

*Dartmouth, Mass.*

A landmark property perched on almost 10 acres of land on a peninsula stretching into Buzzards Bay, the breathtaking Seapoint Estate bears all the hallmarks of a classic New England manse. Designed in 2007 by renowned architect Robert A. M. Stern, the residence has deep covered porches running the length of both its sides that offer expansive ocean views from every room. With five bedrooms in the main home and another three in a separate guesthouse, Seapoint also features more than 1,500 feet of water frontage, an oceanfront infinity pool, custom-built hot tub and deep-water boat dock.

**Bedrooms: 8 • Bathrooms: 10 + 4 half • Price: \$25,000,000**

Listed by Robert Kinlin, Robert Paul Properties, [rklinlin@robertpaul.com](mailto:rklinlin@robertpaul.com), [seapointestate.com](http://seapointestate.com)





## THE CAROLINAS

### 90 JACKSTAY COURT

*Kiawah Island, S.C.*

A masterwork of craftsmanship and design, this magnificent estate captures the essence of Kiawah Island's breezy yet luxurious coastal lifestyle. A classic Shingle Style home, with 200 feet of ocean frontage and a separate guest-house, 90 Jackstay Court is a multi-generational homestead arranged on three levels with water views. Features include a three-story entry foyer with Palladian windows, light and airy great rooms, a billiard room, gourmet kitchen, Charleston-inspired formal dining room and sumptuous master suite. Outside, tiered verandas, a saltwater infinity pool, gazebo, lawn and fountains provide an idyllic setting for entertaining and enjoying the spectacular sunsets.

**Bedrooms: 8 • Bathrooms: 8 + 4 half**

**Price: \$24,000,000**

Listed by Kiawah Island Real Estate  
[kiawahisland.com](http://kiawahisland.com)







## WEST COAST

### 10 CARMEL WAY

*Carmel, Calif.*

Is there an ocean home with a more beautiful setting? Located just off 17 Mile Drive on a private road called Carmel Drive, this iconic estate sits on the largest beachfront parcel in Carmel-by-the-Sea and is widely regarded as the finest home on California's Central Coast. Built in 1932, and formerly owned by Hollywood legend Gene Hackman, the stately stone home enjoys breathtaking views of the Pacific Ocean, a picture-perfect beach and bay and the rolling greens and fairways of The Links at Pebble Beach. Designed and maintained to exacting standards in its architecture and interiors, this exceptional four-bedroom home features a separate guesthouse and additional acreage, making the estate ideal for extended family to follow.

**Bedrooms: 4 • Bathrooms: 5 + 2 half • Price: \$37,500,000\***

\* \$63,000,000 for the entire compound which includes an additional beach house and caretaker's house.

Listed by Shelly Mitchell Lynch and Lynn Knoop,  
Carmel Realty Company  
[shelly@carmelrealtycompany.com](mailto:shelly@carmelrealtycompany.com)  
[lynn@carmelrealtycompany.com](mailto:lynn@carmelrealtycompany.com)  
[carmelrealtycompany.com](http://carmelrealtycompany.com)





## SOUTHEAST COAST

### 1 CASUARINA CONCOURSE

*Coral Gables, Fla.*

Offering a rare level of luxury, even for Miami, this ravishing home is set in the exclusive gated waterfront community of Gables Estate. Nestled on a 3.6-acre lot that juts out into Biscayne Bay, the residence enjoys 270-degree water and skyline views and 937 feet of direct water frontage with a private beach. Built in 2000, the Mediterranean-inspired mansion offers three levels of living space, including an opulent master suite, two-bedroom guest apartment, chef's kitchen and 1,500-bottle wine room. The landscaped grounds feature a large heated pool and spa overlooking the bay and a 100-foot private boat dock.

**Bedrooms: 9 • Bathrooms: 10 + 5 half • Price: \$67,000,000**

Listed by Jill Hertzberg and Jill Eber, The Jills, [website@thejills.com](mailto:website@thejills.com), [thejills.com](http://thejills.com)





## HAWAIIAN ISLANDS

### 72-105 LAUEKI PLACE

*Kailua Kona, HI*

Looking for a slice of Hawaiian heaven, with sublime views of ocean, sunsets, mountains, lava rock, golf course and bristling coconut trees? This dazzling property, nestled on 1.8 tropical acres and two adjacent land lots at Hualalai Resort on the Big Island of Hawaii, features eight suites inspired by the stylish and luxurious Aman Resorts. The primary four-bedroom residence offers a stunning pool and spa and beautiful interiors with teak walls, hemlock ceilings and stone countertops. The guest accommodations include another four individual suites, all with views of the resort's golf course – a prime example of resort-style living at its best.

**Bedrooms: 8 • Bathrooms: 9 • Price: \$33,000,000**

Listed by Harold Clarke, Luxury Big Island  
[harold@luxurybigisland.com](mailto:harold@luxurybigisland.com), [luxurybigisland.com](http://luxurybigisland.com)





## PACIFIC NORTHWEST

**36044 HWY 101**

*Gold Beach, OR*

Capturing the essence of the Pacific Northwest's wild and romantic coastline, this mountain lodge-style home offers mesmerizing views of Oregon's iconic Three Sisters rock formation and private access to two very pretty coves. Constructed of the finest building materials, including cedar, mahogany, bronze, copper and reclaimed Heart Pine floors, the lodge combines old-world charm and contemporary comforts with four spacious bedrooms, four-and-a-half baths, a great room, family room, gourmet kitchen, media room and a deck for outdoor entertaining. The expansive and mature landscaped gardens also feature an enchanting Scandinavian-style log guesthouse with ocean and mountain views, a barn and greenhouse.

**Bedrooms: 4 • Bathrooms: 4 + 3 half • Price: \$8,000,000**

Co-listed by Bruce and Kiersten Lilleston, Cascade Sotheby's International Realty  
[bruce\\_lilleston@msn.com](mailto:bruce_lilleston@msn.com), [klilleston@gmail.com](mailto:klilleston@gmail.com), [cascadesothebysrealty.com](http://cascadesothebysrealty.com)



FOR 10 MORE AMAZING OCEAN HOMES, GO TO [OCEANHOMEMAG.COM/TOPHOMES2015/](http://OCEANHOMEMAG.COM/TOPHOMES2015/)



171 Terrapin Point, Vero Beach, Fla.



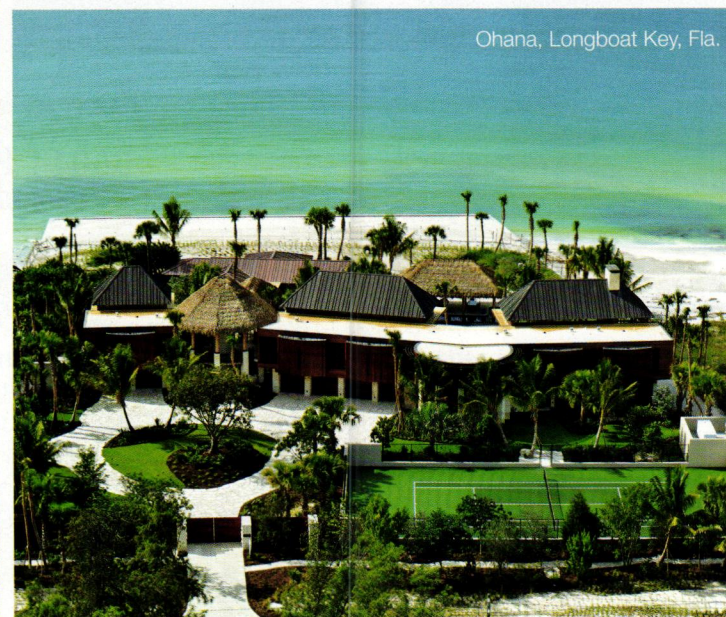
24910 Pacific Coast Highway, Malibu, Calif.



33 Smithcliffs Road, Laguna Beach, Calif.



La Villa Contenta, Malibu, Calif.



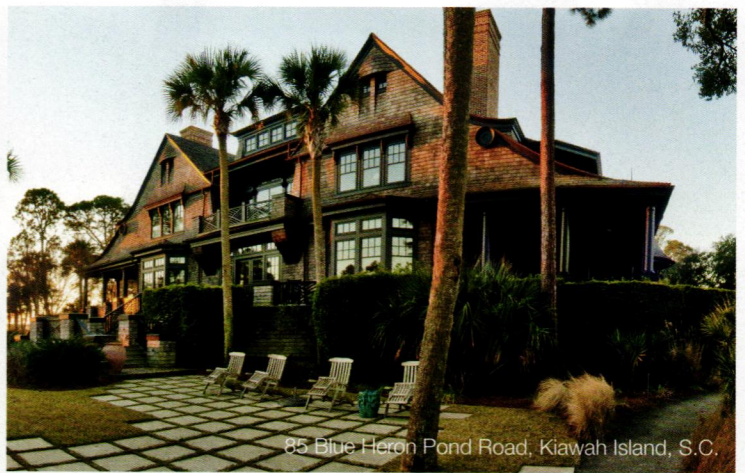
Ohana, Longboat Key, Fla.

PHOTOGRAPHS COURTESY OF THE REALTORS, BY DETLEV VON KESSEL (LONGBOAT KEY, FLA.)





123 Kailuana Loop, Kailua, HI



85 Blue Heron Pond Road, Kiawah Island, S.C.



The Oaks Estate, Cohasset, Mass.



326-328-332 Cobb Road, Water Mill, N.Y.



86 Halsey Road, Friday Harbor, Wash.

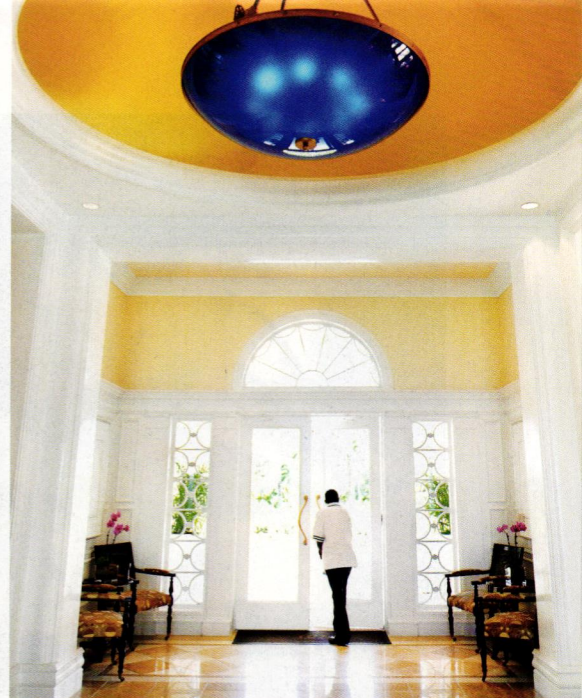


A full-page photograph of a tropical resort. In the background, a white villa with a tiled roof and columns is partially visible through the silhouettes of palm trees. The foreground is a lush green lawn with long shadows cast by the trees. The overall lighting is warm and golden, suggesting late afternoon or early morning.

# THE ONE AND ONLY

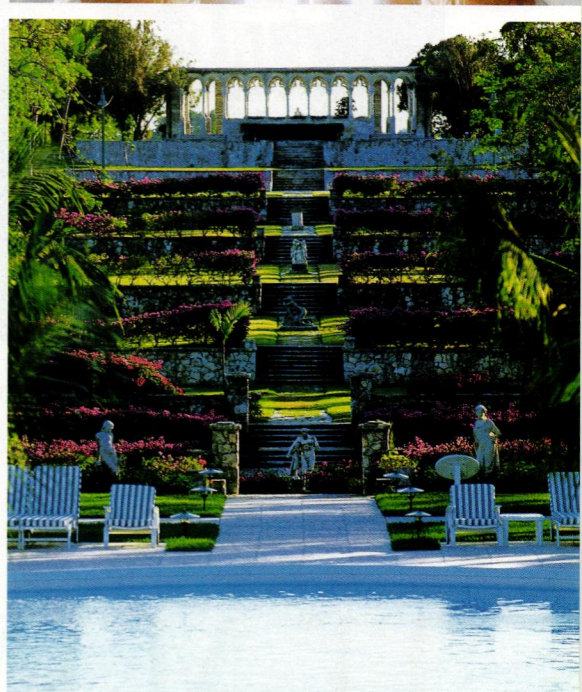
**Bahamian beauty**  
Nestled on the aptly named  
Paradise Island, One&Only  
Ocean Club Bahamas  
delivers an outstanding  
vacation experience.





THERE'S  
ONLY ONE  
THING TO DO  
AT ONE&ONLY  
OCEAN CLUB  
BAHAMAS,  
AND THAT'S  
SURRENDER  
TO ITS  
RAVISHING  
ALLURE

words by **Alexandra Pecci**







# IT MAY HAPPEN AS YOU SWAY

languidly on a crisp white hammock that's strung between two coconut palm trees, or while a massage therapist lavishes your skin with warm scented oil during a Balinese-style body treatment.

It could happen as you bury your toes into the powder-soft Bahamian sand and sip a ginger-infused margarita, or as you glide past rows of blooming bougainvilleas on a seaside bicycle ride.

Wherever it happens, though, it's inevitable – a blissful surrender to complete relaxation at One&Only Ocean Club Bahamas, nestled on the alluring and aptly named Paradise Island.

Set on 34 immaculate acres of meandering tropical paths, manicured gardens and expansive green lawns, One&Only Ocean Club, a member of The Leading Hotels of The World and a partner of Virtuoso, is a favorite with jet-setters and celebrities like Oprah Winfrey, Michael Jordan and Cindy Crawford, who was married there.

With only 105 guest rooms, suites and private villas, this ravishing resort still feels like the secluded private estate – fittingly dubbed Shangri-La – that it was in the mid-20th century. Even when the hotel is full, it's remarkably quiet and serene.

The refined glamour of One&Only Ocean Club is evident from the moment your car pulls into the gated entrance and winds up the sweeping driveway towards the resort's main Colonial manor house.

Guests are greeted with a celebratory ring of a bronze bell that hangs from the house's plantation-style porch and welcomed with a glass of *switcha*, a sweet Bahamian lemonade, before being shown to their accommodations.

Guest rooms, like the ground-level rooms in the Crescent Wing, are airy and elegant, with wooden louvered doors that slide open onto private patios on the edge of a wide lawn with sigh-inducing ocean views.

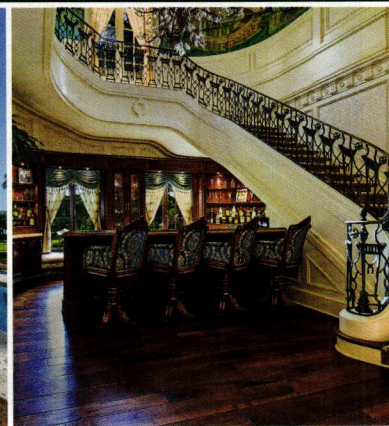
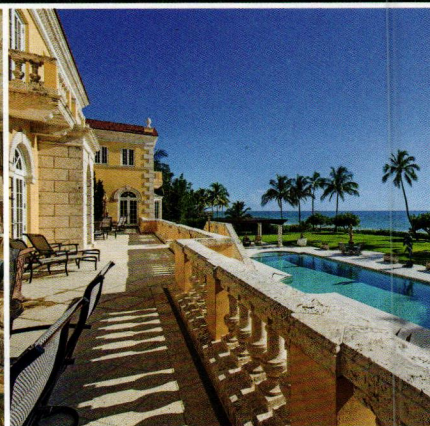
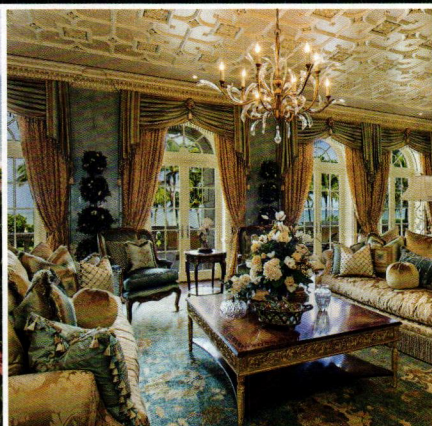
If you're too eager to explore before even unpacking, leave that task to your butler, who's available 24 hours a day with the push of a telephone button to do everything



Caribbean colors  
One&Only Ocean Club  
Bahamas is a sanctuary  
catering to guests' every  
need from poolside dining  
to sundowner cocktails.







## 3100 GORDON DRIVE - PORT ROYAL

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

One of the most significant beachfront residences ever created for the Gulf of Mexico. This magnificent Island-Colonial mansion is brilliantly orchestrated to capture stunningly beautiful views that sweep out across the Gulf. Crowning 4.8 acres of direct beachfront with 277 ft. of sandy shore this exquisite 15,995 sq. ft. home has

no equal. Designed by Smith Architectural Group and constructed by Newbury North Associates, the construction quality and materials used are unsurpassed. Eligible for an associate Port Royal Club membership and is only three doors away from the club.



**BILL EARLS**  
REALTOR





## 7621 BAY COLONY DRIVE - STRAND AT BAY COLONY

BEDROOMS: 7 +DEN  
BATHROOMS: 7.2  
LIST PRICE: \$19,900,000

This extraordinary beachfront estate embodies all the luxurious qualities that one would expect to find in a home of this magnitude plus much more. This 10,345 S/F residence was recently renovated with such enhancements as a state-of-the art Clive Christian kitchen and luxuriously updated sumptuous Master Suite with sweeping views to the south, fireplace plus

office/sitting room. Designed by David Humphries and built by Kurtz Homes in 2002, this estate is finished with a warm understated elegance and quality. Set against a dramatic Gulf of Mexico scene that permeates the entire house, this masterfully crafted residence is undoubtedly one of the "Crown Jewels" on the coast of Naples.



## MECOX BAY WATERFRONT COMPOUND

**Water Mill.** With nearly six acres and over 500' of water frontage, this spectacular estate compound is one of the most important waterfront homes ever built in the Hamptons. Dating back to 1904, this glorious traditional residence has been in the same owners for over 30 years. Deep wide porches from which there are spectacular panoramic waterviews as well as easy access to the swimming pool, tennis court, boat dock, gardens, terraces and guest house. Co-Exclusive. **\$32.9M WEB# 43621**



## MEADOW LANE BEACH HOUSE

**Southampton.** Come take advantage of the exceptional opportunity to own this contemporary home on world famous Meadow Lane with sensational ocean views and beautiful sunsets over Shinnecock Bay. This 4000 SF home comes with 5 bedrooms, 4 baths, open living area, 20x40 pool and tennis court make this a true beach experience with tremendous potential for future development. Exclusive. **\$16.5M WEB# 45153**



## COMMANDING BAYFRONT

**Sag Harbor:** This chic contemporary home offers stunning sunset and panoramic water views across Noyac Bay. Located a short distance to Sag Harbor Village, this sleek 5 bedroom, 6 bath home has walls of glass opening to a wide stretch of sandy beach. Privacy, quality and very special location make this new offering worth seeing right away. Co-Exclusive. **\$10.9M WEB# 47965**



## EAST HAMPTON: COVETED WEST END ROAD

**East Hampton.** With western facing views over Georgica Pond and Atlantic Ocean access across the street, this 5,500 SF home with swimming pool takes advantage of the serene natural setting of nearly 3 acres with several hundred feet of frontage on Georgica Pond. The quiet cove of its own affords an easy launch for paddle boards, kayaks and sailboats while across the street "surf is up" at the jetty. Exclusive **\$18.5M WEB# 18296**

*As a lifestyle investment, there is nothing better than waterfront/oceanfront property.*

**TIM DAVIS — Corcoran's # 1 Hamptons Agent: Wall Street Journal - June 2014**



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## WORLD CLASS OCEANFRONT

**Southampton.** With nearly 5 acres of dunescape and 500' of white sand beachfront this home enjoys panoramic water views including private frontage on Wickapogue Pond affording the ultimate of privacy. Nearly 7000 SF of living space includes principle rooms of great proportion which all open onto seaside terraces and ocean, dune, and pond views. Co-Exclusive. **\$39.995M WEB# 28945**



## ONCE IN A LIFETIME GIN LANE OCEANFRONT

**Southampton.** Nearly 4 acres, this exceptional oceanfront estate parcel is available for the first time in over 55 years. An exclusive offering of a modest guest house and carriage house. Protected frontage and away from public access, this site suited for development affords room for a 15,000 SF main house, guest house, pool and tennis court. Build your dream. Exclusive. **\$50M WEB# 48795**



## HAMPTONS AT FLYING POINT

**Water Mill.** Walls of glass open to panoramic Mecox Bay and Atlantic Ocean views from this spectacular Modern "Beach house". This home was conceived and created by a pedigree team which included architect Fred Stelle. Nearly 7000 SF of interior and exterior spaces which become one as this home floats above the dune. Online photos, video and floor plan offer further details. Exclusive. **\$19.985M WEB# 22594**



## OCEANFRONT: PRISTINE AND PRIME

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

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Lic. Assoc. RE Broker

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#1 Hamptons Agent: Wall Street Journal - June 2014

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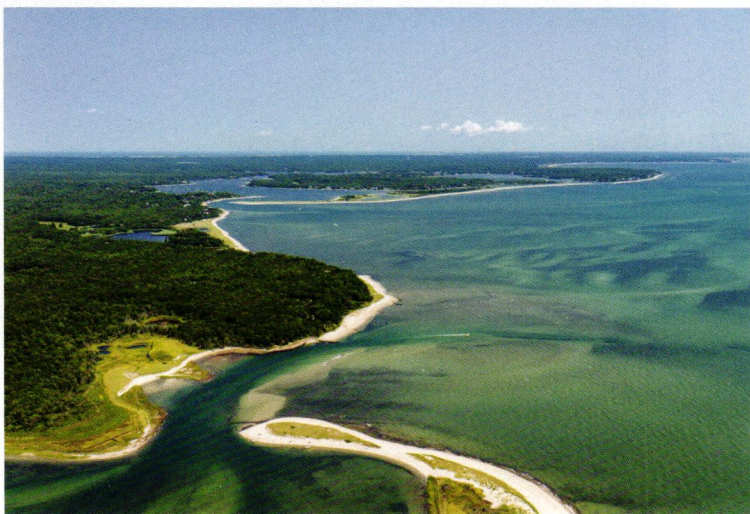
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**PRIVATE "SANDHAM" IN INDIAN NECK, WAREHAM**  
BARBARA HUSSEY | 508.274.1933 \$1.495M



**SERENE SETTING WITH POOL, TENNIS AND BEACH IN ONSET**  
ANNE BRAMHALL | 508.648.2739 \$2.795M



**STUNNING NANTUCKET SOUND VIEWS IN NEW SEABURY**  
PAUL GROVER | 508.364.3500 \$4.5M



**DISTINCTIVE WATERFRONT ESTATE IN NORTH FALMOUTH**  
BARBARA HUSSEY | 508.274.1933 \$4.985M



**GUNNING POINT WATERFRONT IN FALMOUTH**  
BARBARA HUSSEY | 508.274.1933 \$1.195M



**A BOATER'S PARADISE ON MONOMOSCOY ISLAND IN MASHPEE**  
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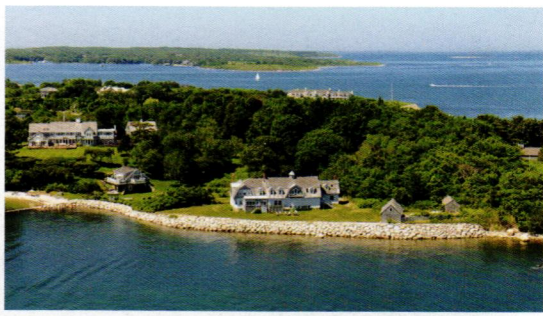
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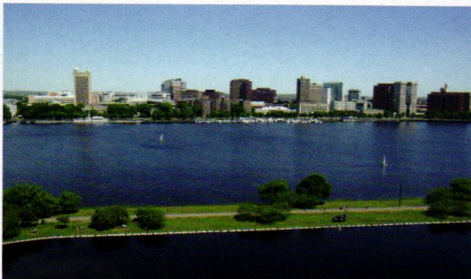
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### THE EXCLUSIVE HAMPTONS COMPOUND | \$9,850,000

This magnificent estate is elegantly sitting on over 8.3 acres located in the center of an exclusive, private waterfront community with access to Northwest Harbor. Over 9,000 sq.ft. home plus an elegant single story cedar shingled guest house of over 3,000 sq.ft. Featuring 2 gunite pools, a pool house, a fountain, a columned pavilion and croquet lawn. The main residence, named "Rollinson House", is comprised of 5 large bedroom/bathroom suites, a sitting room, a library/media room, a dining room, a morning room, a kitchen/breakfast room, a mud room, 3 powder rooms, 6 fireplaces, a screened porch, a gym, a wine cellar and elevator. The second house has 2 fireplaces, an entry hall that opens onto a sitting room, dining room and library/media room with a powder room. WebID 360384

**GEOFF GIFKINS** 516.429.6927 [geoffg@nestseekers.com](mailto:geoffg@nestseekers.com)

**DEBORAH GINSBURG** 215.260.5154 [deborahg@nestseekers.com](mailto:deborahg@nestseekers.com)



### 5 BEDROOM SOUTHAMPTON VILLAGE TRADITIONAL | \$4,175,000

Located in the Village of Southampton on a quiet tree-lined street and offers 5 bedrooms, including a master bedroom suite on the first floor with an adjacent office/sitting area, a grand master bedroom suite on the second floor with a cathedral ceiling and french doors which open to a balcony overlooking the backyard. The living room features a 11-foot coffered ceiling and french doors that open to a large wrap-around deck. Spacious open kitchen with Viking appliances, walk-in pantry, and large island. Brick fireplaces which are wood burning and gas exist in the dining room, living room, and second floor master bedroom. Gated 20 x 40 foot heated gunite pool and pool house which includes a kitchen, full bathroom, living room, shaded veranda, and attached garage. This beautiful home can be purchased fully furnished, ready for immediate occupancy. WebID 48611

**NICHOLAS AMATO** 516.680.1759 [nicholas@nestseekers.com](mailto:nicholas@nestseekers.com)



### 7 BEDROOMS 7 BATHS 7 ACRES TENNIS IN WATER MILL | \$5,995,000

This gated private sanctuary has all you can desire. First stop the interior. Upon enter to this home, you'll notice that the architect had a true eye for detail. The home offers an open layout that allows an abundance of natural light. Pay special notice to the designer kitchen with the high-end appliances perfect for gatherings and guest get-togethers. Buyers will also love the laundry units on the first and second level, heated three car garage and full finished basement with radiant heated floor. Second stop the exterior. Take advantage of warm summer days by exploring the property's seven acres, heated pool and hot tub and volleying around on the all-weather tennis court. IN # 19906

**GEOFF GIFKINS** 516.429.6927 [geoffg@nestseekers.com](mailto:geoffg@nestseekers.com)

**MICHAEL AMMAR** 631.456.3541 [michaela@nestseekers.com](mailto:michaela@nestseekers.com)



### LUXURY MEETS EUROPEAN DESIGN | \$1,575,000

With over 4300 sq. ft. of living space and a resort style backyard, stunning living room with soaring two-story ceiling, complete with fireplace and wood beams. All rooms are punctuated by designer and recessed lighting, spacious windows & custom moldings. Gourmet kitchen with all of the extras, including earth toned granite counters, spacious island with breakfast bar, stainless appliances, and brick alcoves for accented cooking areas. Easy access to backyard for entertaining, separate dining room for more formal events. Spacious first floor luxury master suite with glass block shower, dual sinks and Jacuzzi tub. Private French doors lead to outdoor patio and heated gunite pool. WebID 403305

**JOHN BRADY** 631.353.3048 [john@nestseekers.com](mailto:john@nestseekers.com)



**BEAUTIFUL ESTATE HOME SOUTH OF THE HIGHWAY | \$5,500,000**

Located south-of-the-highway, the house offers exceptional value at 11,000 sq. /ft. This beautiful home features 11 bedrooms, 8 full and 2 half baths, 5 fireplaces, renovated chef's kitchen with granite countertops, Bosch, Sub-Zero and Wolf stainless steel appliances, three story atrium, formal dining room and living room with direct access to the backyard - great for entertaining. Outdoors, enjoy the beautifully landscaped 1.11 acres with wonderful mature gardens, heated gunite pool and spa, covered porch, brick and bluestone patios. Priced at \$500 per sq. /ft. this home offers extraordinary value for the new owner and their family. This is a true family compound to be enjoyed for years to come and then passed on to the next generation. Conveniently located near village shops, restaurants and ocean beaches. WebID 466293

**KEN SMALLWOOD 917.797.9201 kens@nestseekers.com**

**ALEX PICCIRILLO 516.313.1110 alexp@nestseekers.com**

**ENDLESS VIEWS OVER ROBINS ISLAND | \$7,995,000**

This spectacular home situated on 5 glorious acres of land bordering 200 acre reserve enjoys expansive water views. The property features 6 gorgeous bedrooms, 9.5 bathrooms, 7 zone air conditioning. Magnificent pool with bath and recreational pavilion, and finished lower level. This home also features sunken tennis court North-South and over sized heated gunite pool with spa. Mature landscaping guarantees absolute privacy. This property has everything imaginable. WebID 33898

**GEOFF GIFKINS 516.429.6927 geoffg@nestseekers.com**

**JAMES GIUGLIANO 631.456.3567 jamesg@nestseekers.com**

**MEDITERRANEAN STYLE VILLA | \$2,525,000**

Absolutely stunning European Mediterranean Style Villa located in an exclusive neighborhood of Sag Harbor featuring 5000 square feet of living space. With 4 ensuite beds, 4.5 baths, large master suite on first floor, expansive open floor plan, chef's kitchen, library, 2 fireplaces, and a large living room space with 40' ceilings with French doors opening up to your beautiful blue stone patio, along with surround sound, Heated Gunite Pool with Waterfall, all on on 1.3 private acres just minutes to Sag Harbor Village and the local beaches! WebID 68399

**ROBERT CANBERG 631.816.0998 robertw@nestseekers.com**

**WATER MILL UPSCALE HOME | \$3,995,000**

Amazing newly built home of three floors with attention to details and perfect antiques, such as the front door made of cypress and mahogany nine inches thick which was a shop door in Buenos Aires, gracious dining room, chef's eat in kitchen, sitting room, balcony, pool room, wine room, bar, sauna, amazing movie theatre with seats from Al Capone's theatre in Chicago, 7 bedrooms, dramatic staircases, apartment above the 3 car garage, heat pool with hot tub, full size tennis court and spacious yard. WebID 343885

**LINDA KOUZOUJIAN 516.901.1034 lindak@Nestseekers.com**



# FRANK NEER : SPECIALIZING IN COASTAL PROPERTIES



**123 ATLANTIC AVE, COHASSET, MA 02025**  
**LIST PRICE: \$4,550,000**

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: \$1,985,000**

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.



# ON THE SOUTH SHORE AND THE ISLANDS.



**21 SHELDON, COHASSET, MA 02025**  
**LIST PRICE: \$4,795,000**

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: \$2,649,000**

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.

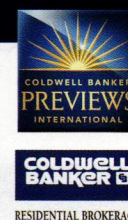
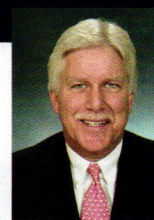


**355 JERUSALEM RD, COHASSET, MA 02025**  
**LIST PRICE: \$1,795,000**

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!

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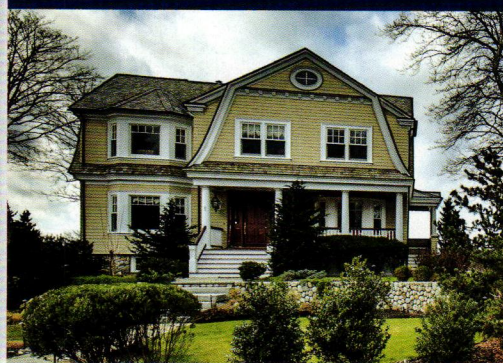
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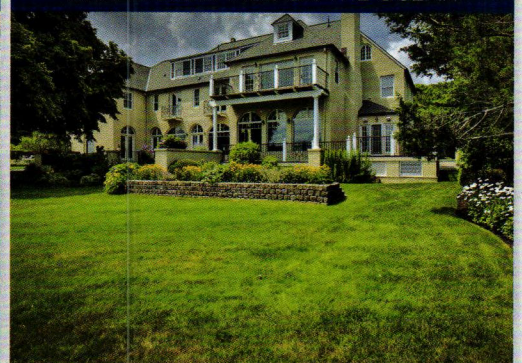
82 COPPERMINE ROAD  
TOPSFIELD  
\$2,349,500 | Heather Murray - 617.967.8231

"EUROPEAN" CONTEMPORARY



309 ATLANTICE AVENUE  
MARBLEHEAD  
\$699,900 | Dick McKinley - 617.763.0415

GRAND ELEGANCE ON THE OCEAN



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CONTEMPORARY | GREAT WATER VIEWS



72 NAUGUS AVE., MARBLEHEAD  
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CONTEMPORARY | OCEAN VIEWS



10 BRIDGE ST., MARBLEHEAD  
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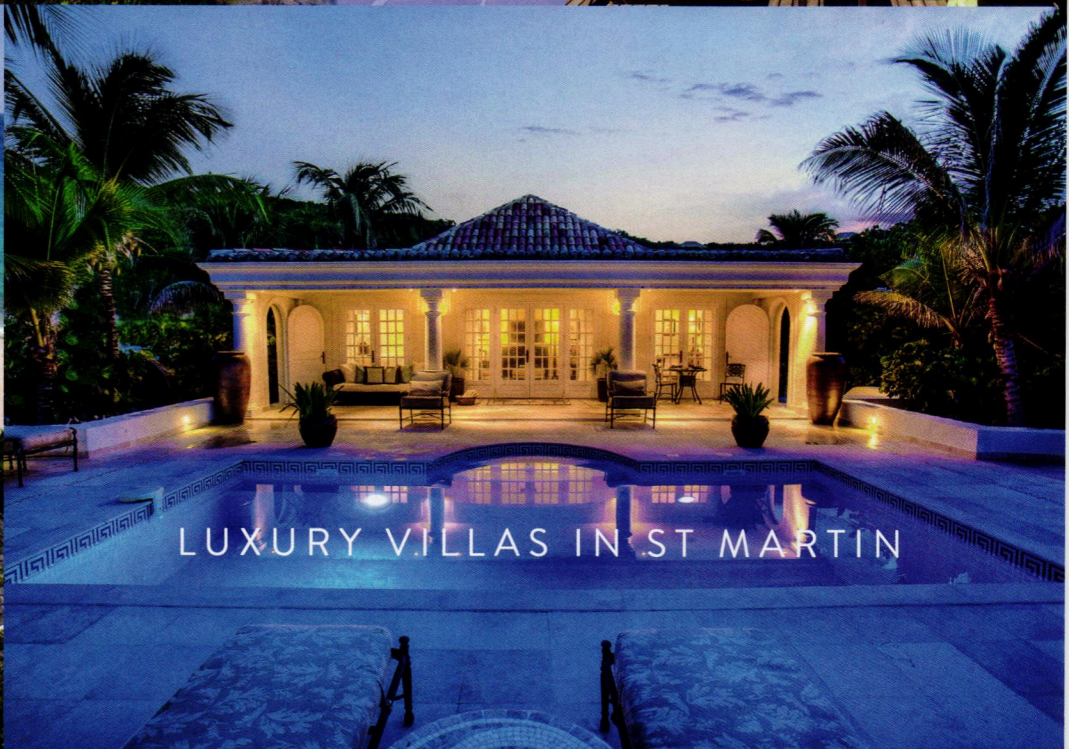
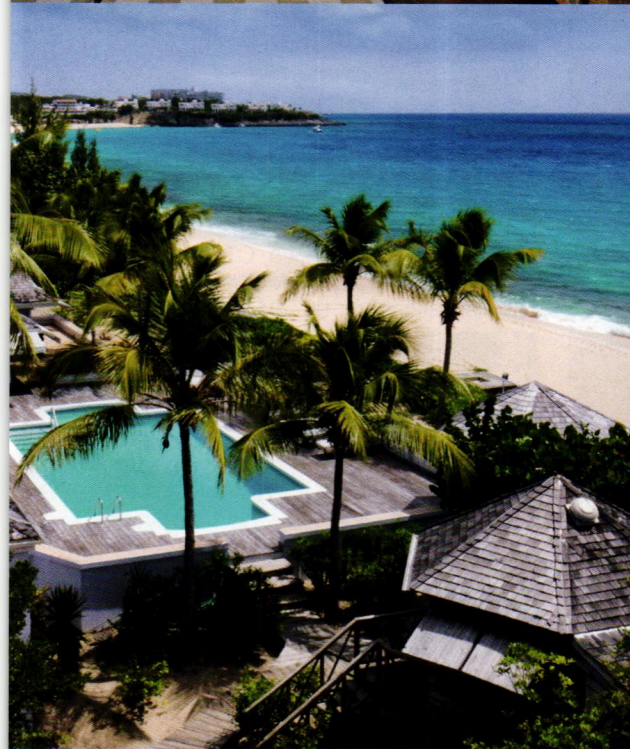


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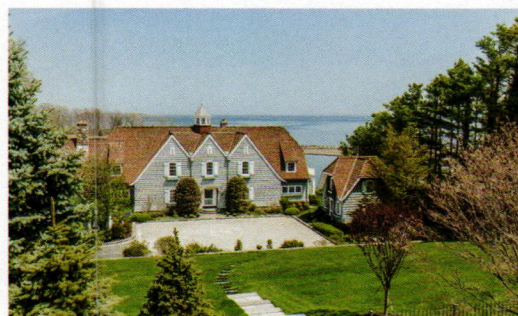
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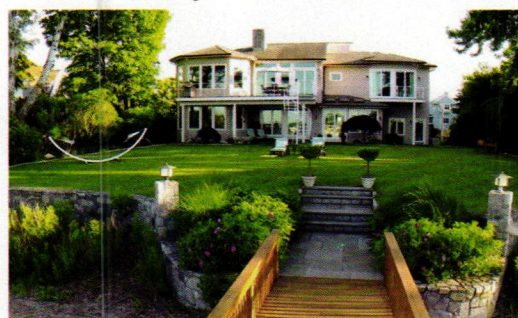
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Elaine Falkenberg, 917.941.5362/Delice Bolotin



Westport, CT  
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Meg Freeman, 203.856.6977



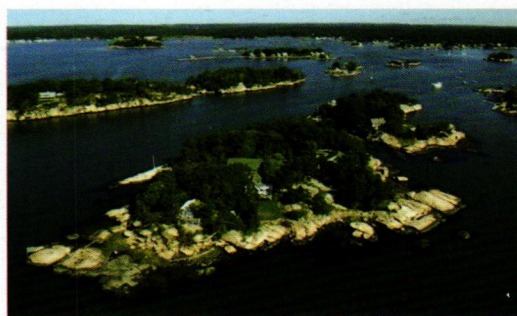
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Mimi Burke, 914.482.1420



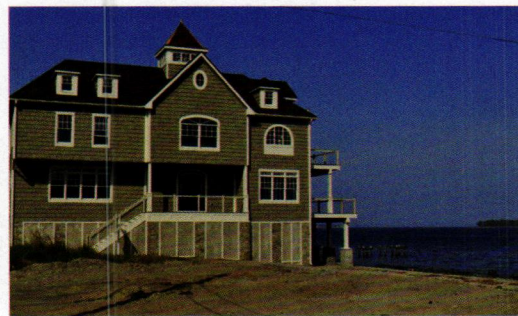
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Molly Lane Homes, 917.670.4842



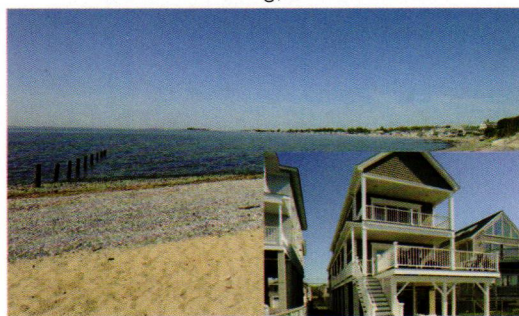
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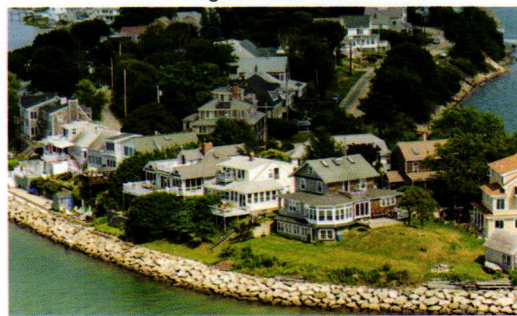
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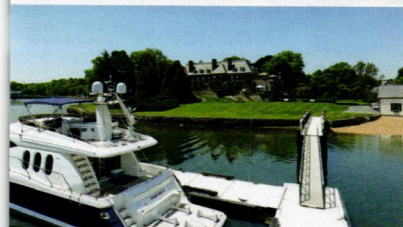
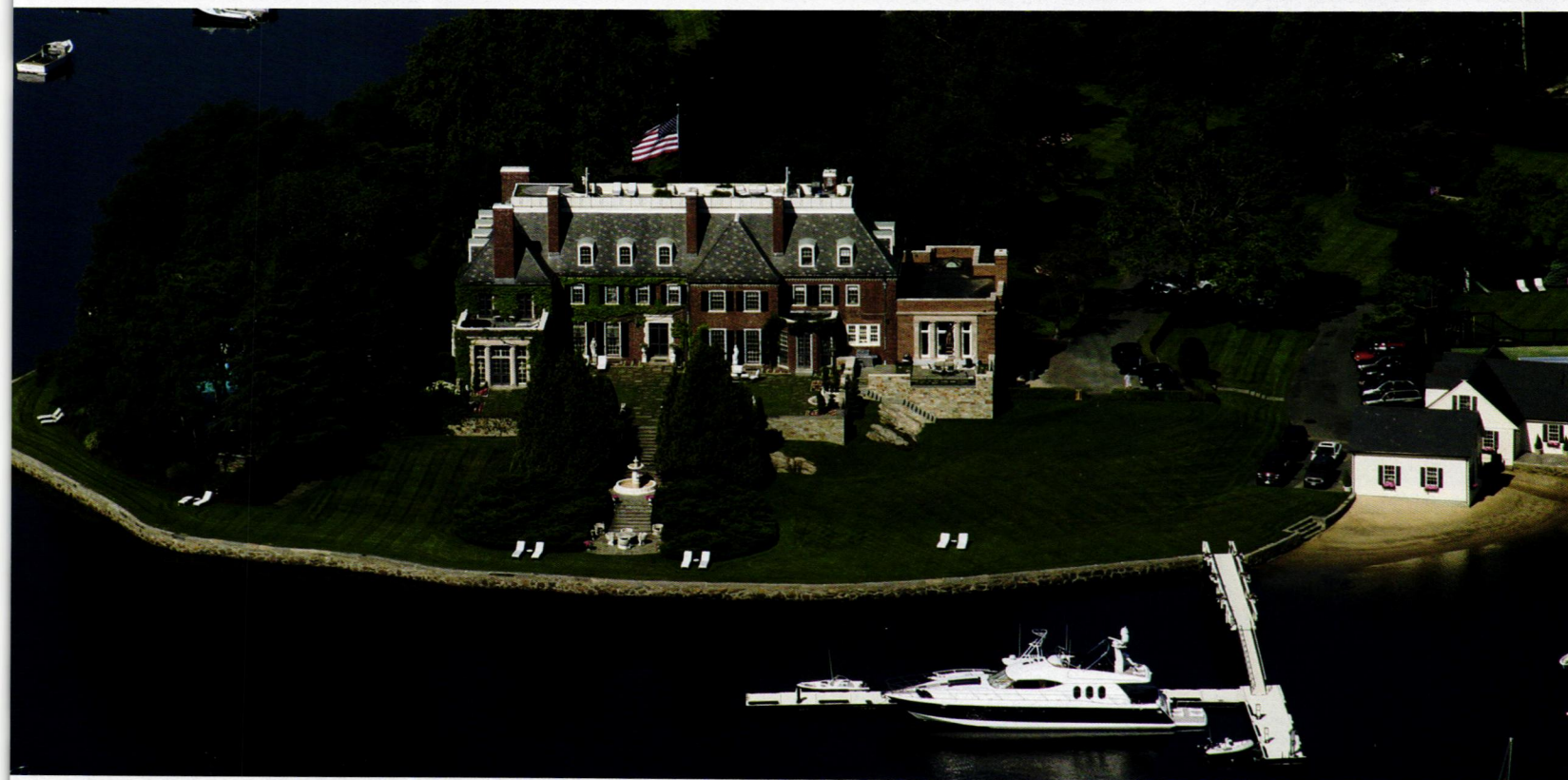
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**The Oaks**, a private 9.41 acre peninsula with 112' deep water dock, is New England's finest waterfront estate. Located 25+/- miles south of Boston, the magnificent 20,000+/- square foot Georgian Revival mansion is renovated to the highest standards and offers both grand reception rooms and comfortable family living spaces. Panoramic water views can be enjoyed from almost all rooms in the home and from all vantage points around the beautifully manicured grounds. A private sandy beach, tennis court, swimming pool, skating pond with pond house, and children's games lawn create the ultimate family resort and waterfront living experience. This historically significant estate has been home to Clarence W. Barron and family (owners of Dow Jones Company, the *Wall Street Journal* and *Barron's Weekly*) for 60 years, and to the current owners for the past 25 years. This is truly a once-in-a-lifetime opportunity! \$18,900,000

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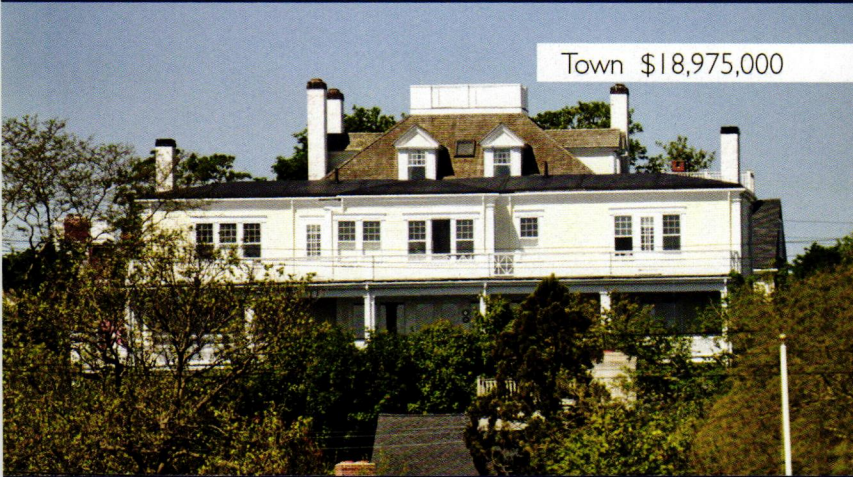


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People

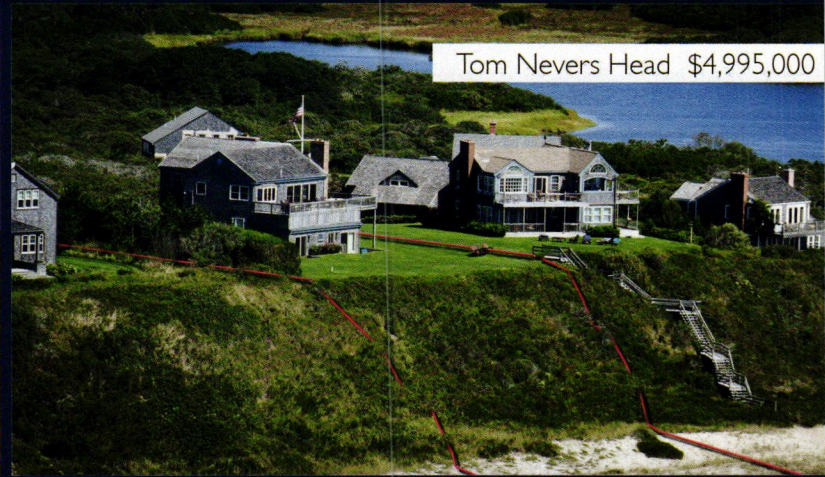
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# NANTUCKET ISLAND



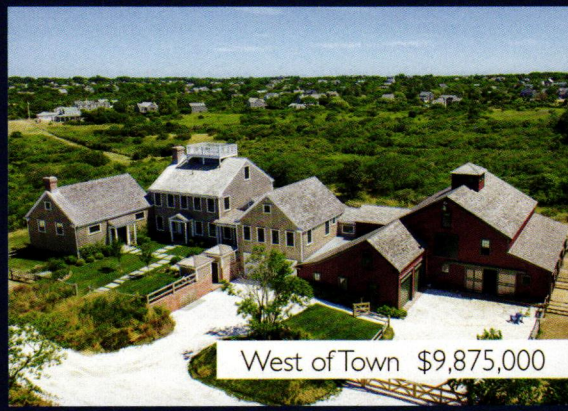
Town \$18,975,000



Tom Nevers Head \$4,995,000



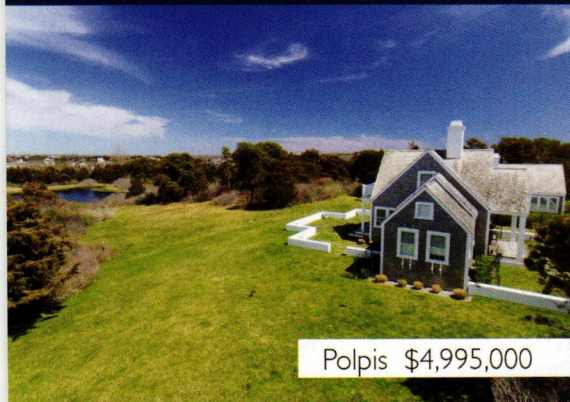
Sconset \$9,995,000



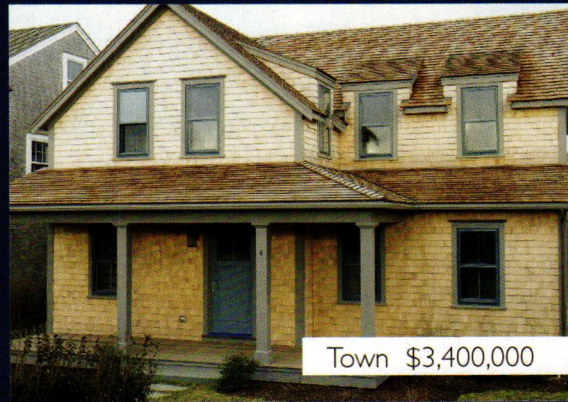
West of Town \$9,875,000



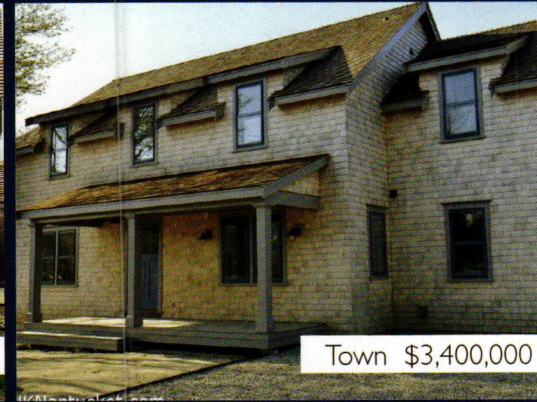
Monomoy \$7,500,000



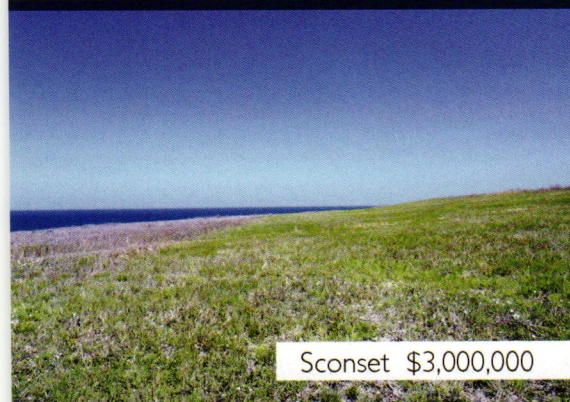
Polpis \$4,995,000



Town \$3,400,000



Town \$3,400,000



Sconset \$3,000,000

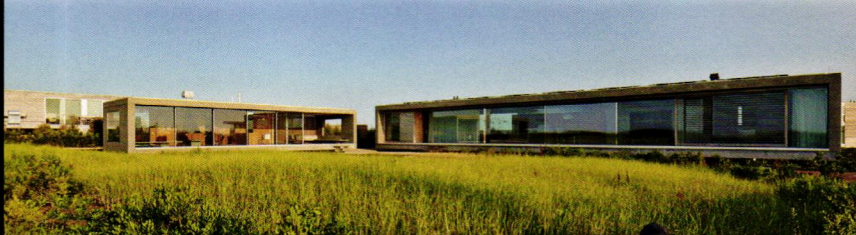


Quaise \$1,995,000



Sconset \$1,795,000

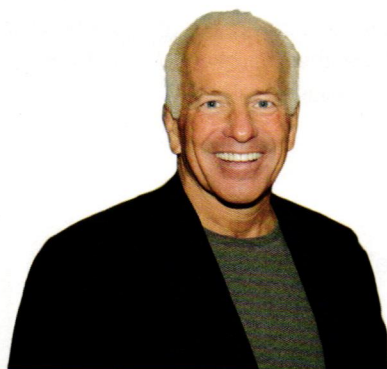




## A SINGULAR OCEANFRONT RESIDENCE ALONG THE DUNES OF WATER MILL

Water Mill. A new significant modern residence has come to market on 1.5 acres above the dunes of Water Mill along 180+ ft of bulk headed ocean front. A masterful collaboration between Steven Harris Architects, Taconic Builders, Rees Robert Interior Designs and Edmund D Hollander Landscape Design for exacting owners has resulted in the recent completion of a 3,500 SF +/-, 4 bedroom, modern stone edifice with unobstructed vistas looking out across both the Atlantic Ocean and Mecox Bay. Walls of glass, some of which recede hydraulically into the floors bringing the outside in, afford views of both the sunrise to the south over the ocean as well as the sunset to the north over the bay. The beautifully realized kitchen anchors an open floor plan that includes living room with fireplace, media room and dining area all looking out to a vast liquid backdrop. The master wing to the east features sleeping chamber with fireplace, sumptuous master bath and ample built in closets. Two bedrooms with baths ensuite plus a separate guest wing on the west, that closes off to the rest of the house, are wonderfully spaced to afford privacy. Radiant heat warms all the floors while superb finishes are evident throughout. State of the art systems include geothermal HVAC system, automatic shades, Lutron lighting and a Savant automation system which can be set up to monitor and control the house from anywhere. A garage below can accommodate two vehicles. Outside the 50' infinity edge pool is serviced by a unique 600 SF pool house with fireplace, cabana kitchen and grotto below offering underwater views into the pool. Call for your own private preview today in order to be in early for Summer 2015.

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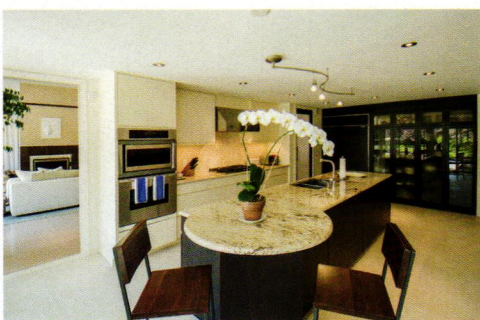
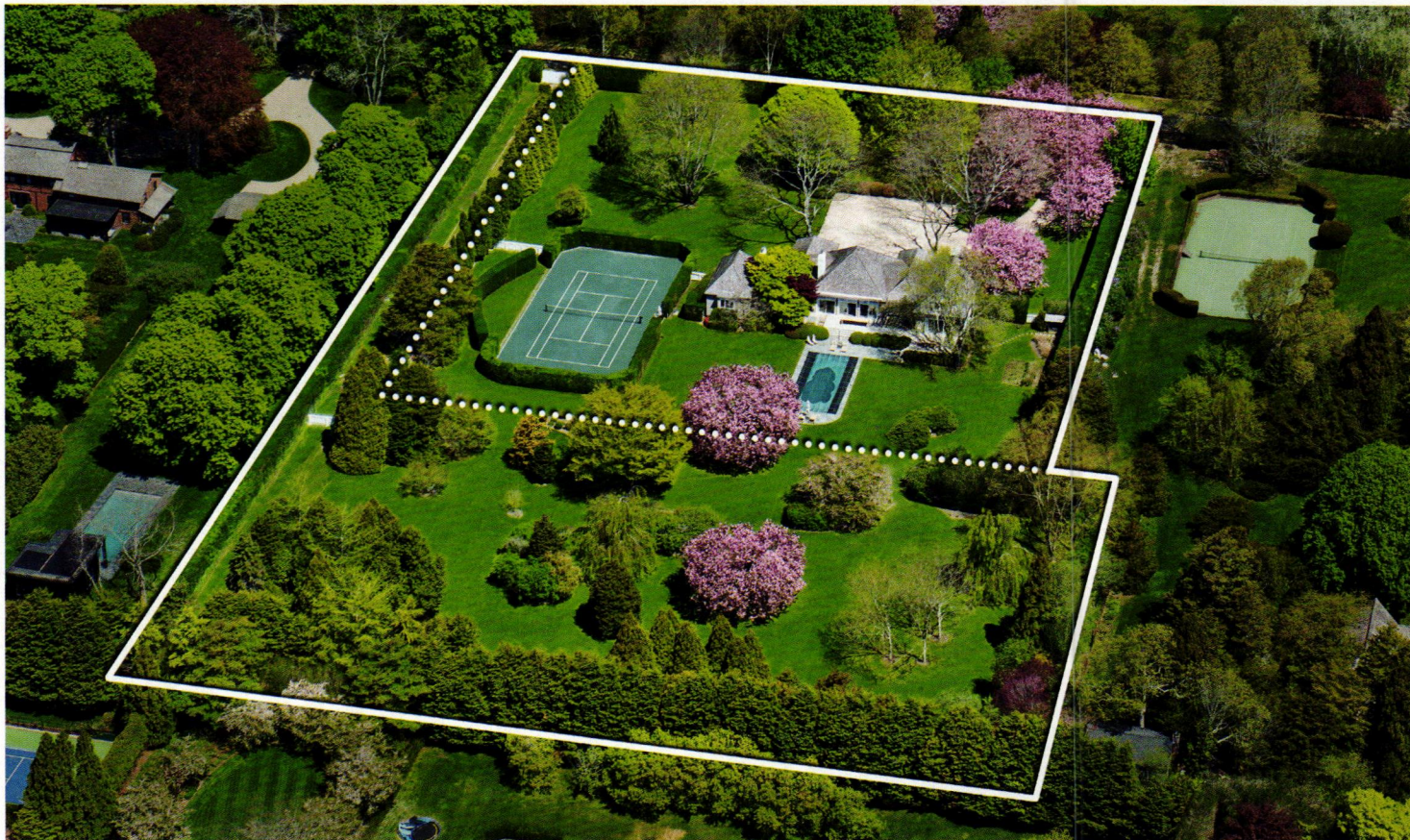
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gdp@corcoran.com



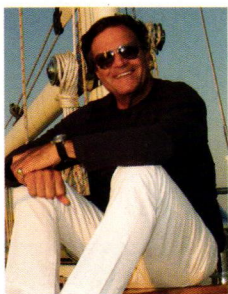
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SOUTHAMPTON, NY | \$21,500,000 | Web ID: 0056728

Key location in estate section, set well behind high hedges, this exquisite property comprises almost 4 acres in total, with residence, extensive outdoor decking and patios, heated 40'x20' Gunite pool, and all-weather tennis court. The property is offered as two connecting, single, and separate 1.85+/- acre parcels. Equidistant to ocean beaches and Village center.



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**PLYMOUTH, MASSACHUSETTS**

- Waterfront 3BR home with 83' beach ownership
- Adjacent, waterfront .58 ac buildable lot
- Outdoor granite kitchen with grill
- Open floor plan, 2nd floor bonus playroom
- **\$1,595,000**



**MARSHFIELD, MASSACHUSETTS**

- 4 year old custom built 4BR Nantucket Colonial
- Sweeping, panoramic views of the South River
- 3 levels/4,000sf of open living; entertainment size decks
- Private access to launch your kayak
- **\$1,190,000**



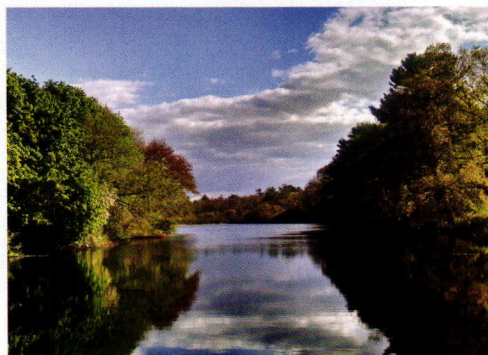
**DUXBURY, MASSACHUSETTS**

- Waterfront 3BR Cape with sunny open floor plan
- Master suite with whirlpool tub, patio
- Decorator stone/granite kitchen with island
- Spacious LR/DR with fireplace, sunroom, 2 offices
- **\$1,850,000**



**DUXBURY, MASSACHUSETTS**

- Well designed 5BR/4500sf home near harbor
- Granite kitchen with island and fireplace
- Spacious family room open to bluestone patio
- 2nd floor study and laundry, 3+Bths, hardwood floors
- **\$1,495,000**



**MARSHFIELD, MASSACHUSETTS**

- Waterfront, 5,000sf home on Little's Pond
- 4 bedrooms, 3 full baths, many custom details
- Sep entrance 28' room for art studio, office, in-law suite
- 7 fpls, exquisite grounds, private dock to fish, kayak!
- **\$919,000**



**DUXBURY, MASSACHUSETTS**

- Waterfront 4BR/4500sf home on lush 2 acre setting
- Rare beach ownership on desirable Standish Shore
- Walls of glass, waterside decks, tennis court, I/G pool
- Tranquil pond, private 2nd floor wing, 1st floor master
- **\$2,950,000**



**KINGSTON, MASSACHUSETTS**

- 3600+sf home with pond views, glorious 3 acres
- Designer granite kitchen; La Cornue French stove
- First floor master with office, great room
- Workshop/boat bay, pool house/pebble tech pool
- **\$2,100,000**



**DUXBURY, MASSACHUSETTS**

- Custom 5BR Colonial with peaceful marsh views!
- Fabulous neighborhood with access to the Back River
- Granite kitchen, deck, patio, screen porch
- Separate entrance au pair/in-law suite
- **\$1,349,000**



**KINGSTON, MASSACHUSETTS**

- Riverfront 3BR/2900sf home on 3.5 acre lot
- Two separate parcels offering building potential
- Many updates, custom gunite pool, manicured grounds
- Outdoor field and stream opportunities
- **\$599,900**



## 112 BEACH STREET, COHASSET

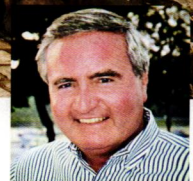
Spectacular New Construction Little Harbor Waterfront Nantucket Shingle Style Residence with a mahogany dock and amazing panoramic views of Little Harbor, Sandy Beach and the Atlantic Ocean. Nestled among ledges behind a stone wall, stone pillared entrance and a cobbled circular seashell drive, this coastal inspired masterpiece features wrap around covered porches, large mahogany decks and an expansive stone terrace, all overlooking the water and steps leading to swimming, boating and all water sports. A Very Special Home And Lifestyle!!!

**\$4,495,000**



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## ABACO, BAHAMAS

Gumelmi Cay. Private island, 8 acres with 3 private beaches part of the Baker's Bay Golf & Ocean Club community. Just a 1 minute boat ride to golf, fine dining and more. WEB: 25EWS7. \$17,900,000 US. George.Damianos@SothebysRealty.com

**Damianos Sotheby's International Realty**  
+1 242.424.9699 | SIRbahamas.com



## ELEUTHERA, BAHAMAS

Glenelg Estate. Private sea-to-sea estate. 60 acres with 1,300' of beachfront. Main house, 2 guest cottages. The Bahamas has no income tax, capital gains tax or inheritance tax. WEB: VMEBXV. \$5,500,000 US. George.Damianos@SothebysRealty.com

**Damianos Sotheby's International Realty**  
+1 242.424.9699 | SIRbahamas.com



## MALIBU, CA

Prime La Costa beach home beautifully updated with remarkable detail. Gated garden entrance leads to contemporary interior, floor-to-ceiling windows. Gourmet kitchen with center island flows to living areas, easily entertain on the ocean. WEB: 0027121. \$8,750,000. Leslie Kavanaugh.

**Sotheby's International Realty Beverly Hills Brokerage**  
+1 310.860.4516 | sothebyshomes.com



## CLINTON, CT

This magnificent home is a one-of-a-kind, historically significant residence built in 1869 as a grand summer cottage. Situated on .78 acre, overlooking Clinton Harbor and Long Island Sound, with water views from virtually every room. \$1,250,000. Allison Gentile-Pollack.

**William Pitt Sotheby's International Realty**  
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## NAPLES, FL

"Castle by the Sea," a beachfront estate w/ only 11 other estate homes in a gated community just a short walk to the Ritz Carlton. Over 12,500 sf of European craftsmanship and magnificent Gulf views, this is one of Naples finest homes. \$29,900,000. Shirlene Elkins & Anthony J. Gatto.

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+1 239.405.6220 | napolsluxuryproperty.com



## SOUTH TAMPA, FL

Custom-designed masterpiece by famed designer Thomas Everett Lamb, perched atop Tampa's most luxurious waterfront high-rise, The Bellamy. Offering gulf to bay views from downtown Tampa to the Sunshine Skyway Bridge. \$4,000,000. Rick Scherer and Kevin Reder.

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## WILMINGTON, NC

This West Indies infused masterpiece is sited high on a bluff overlooking the Atlantic Ocean. 5 BR, 6 baths, 5 fireplaces, wine cellar, infinity pool and over 7,400 sf of living space with spectacular finishes. \$5,500,000. Nick Phillips.

**Landmark Sotheby's International Realty**  
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## LARCHMONT, NY

Elegant and sunny Tudor on .96 acres on the Premium River. Privacy and serenity abound. 5 BR, 3 full baths, eat-in kitchen with attached family room, office, super master and bath. MLS: 4519716. \$3,300,000. The Rosenblum Team.

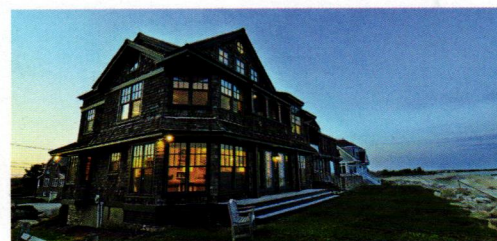
**Julia B. Fee Sotheby's International Realty**  
+1 914.629.3725 | juliabfee.com



## MONTAUK, NY

Turn-key luxury oceanfront. 4 BR, 3 baths, chef's kitchen, high-end finishes. Year-round staff, concierge service, porters, beach and pool attendants, on-site housekeeping, plus massage therapist and trainers. WEB: 0046321. \$3,950,000. Nanette Hansen.

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## CHARLESTOWN, RI

Central Beach Quonochontaug. Shingle style oceanfront/beach home, panoramic ocean views, 3 BR, 3 baths. Central Beach amenities: Beach/Quonnie Pond access, tennis, baseball field, playground. A gem. \$3,350,000. Raymond Mott. ray@mottandchace.com

**Mott & Chace Sotheby's International Realty**  
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## MIDDLETOWN, RI

Magnificent oceanfront. Unparalleled views and deeded access to a natural saltwater pool and rocky beach. Spacious and sun-filled with walls of windows, 2-story living room, master suite with balcony, and finished lower. \$5,250,000.

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+1 401.849.3000 | gustavewhite.com



## PORTSMOUTH, RI

Classic light-filled shingle-style at Carnegie Abbey on Narragansett Bay. Water views, private pool and fabulous covered terrace. High-end finishes and hardwoods throughout, with chef's kitchen, central air and 3-car garage. \$4,395,000.

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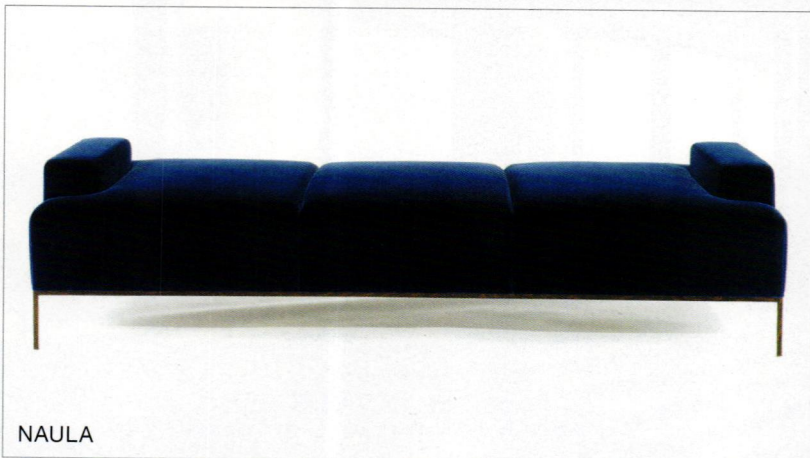
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October + November 2015

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## THE HOUSE OF CAPONE

If only these walls could talk. Once home to Al Capone, one of America's most notorious gangsters, this beguiling waterfront home in Miami Beach, Fla., has been restored to its former glory following an extensive restoration project by MB America, the property investment company that also bought the mansion on behalf of a private investor. Capone purchased the estate on Palm Island in 1928, during the height of Prohibition, and lived here (aside from an 11-year prison sentence) until his death in 1947. The Colonial-style, seven-bedroom mansion comprises three houses: a gatehouse, main villa and pool cabana. The new owner bought it for more than \$8 million, and has spent an additional \$1.8 million on ongoing renovations, according to Marco Bruzzi, cofounder and CEO of MB America. With its graceful arches, palm trees and pool, the mansion utterly belies its checkered past, and is now available for video and photo shoots. Tony Soprano would have loved it.

words by **Andrea Collins**