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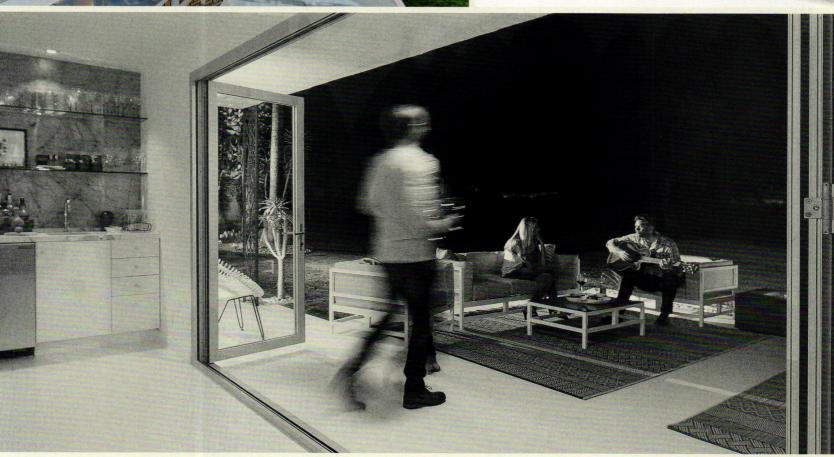


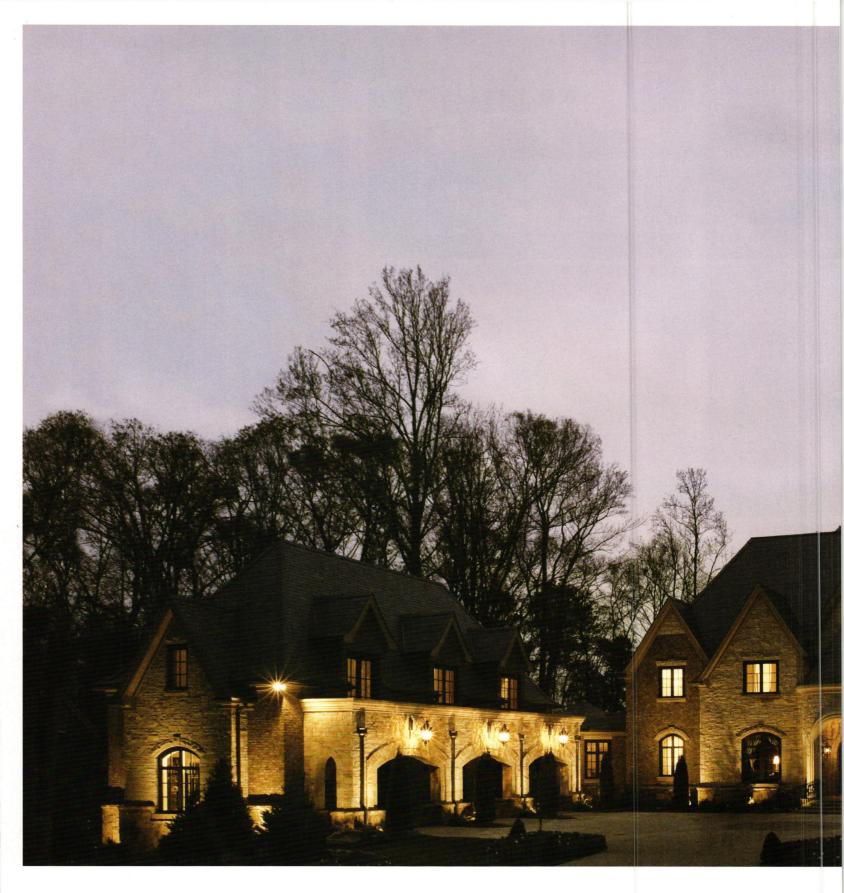










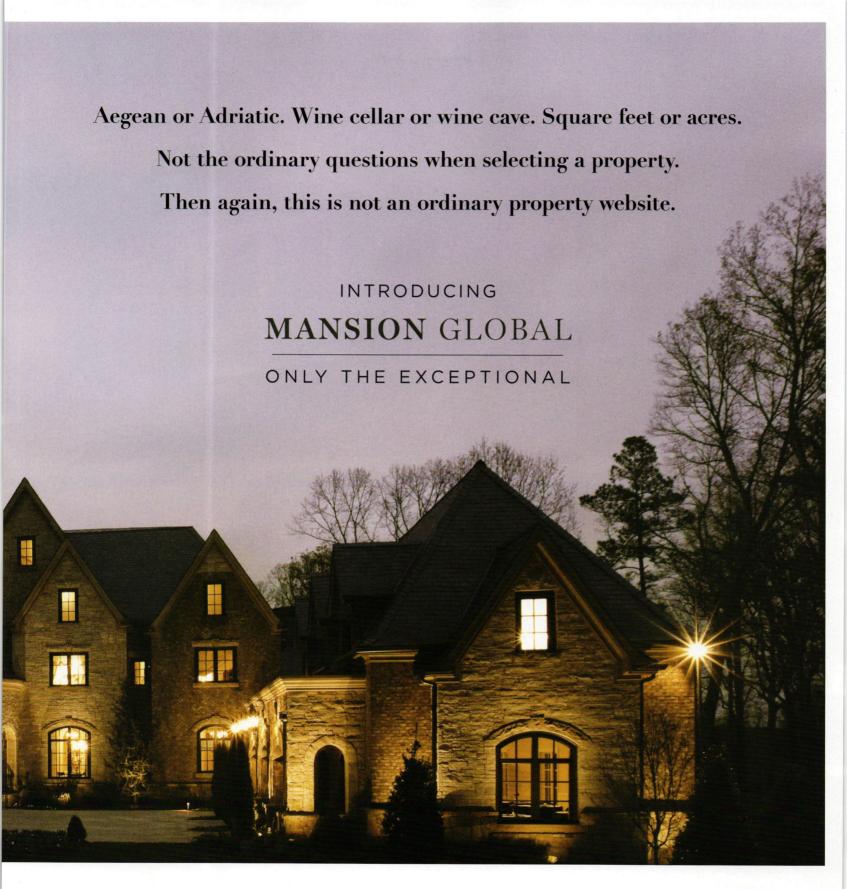


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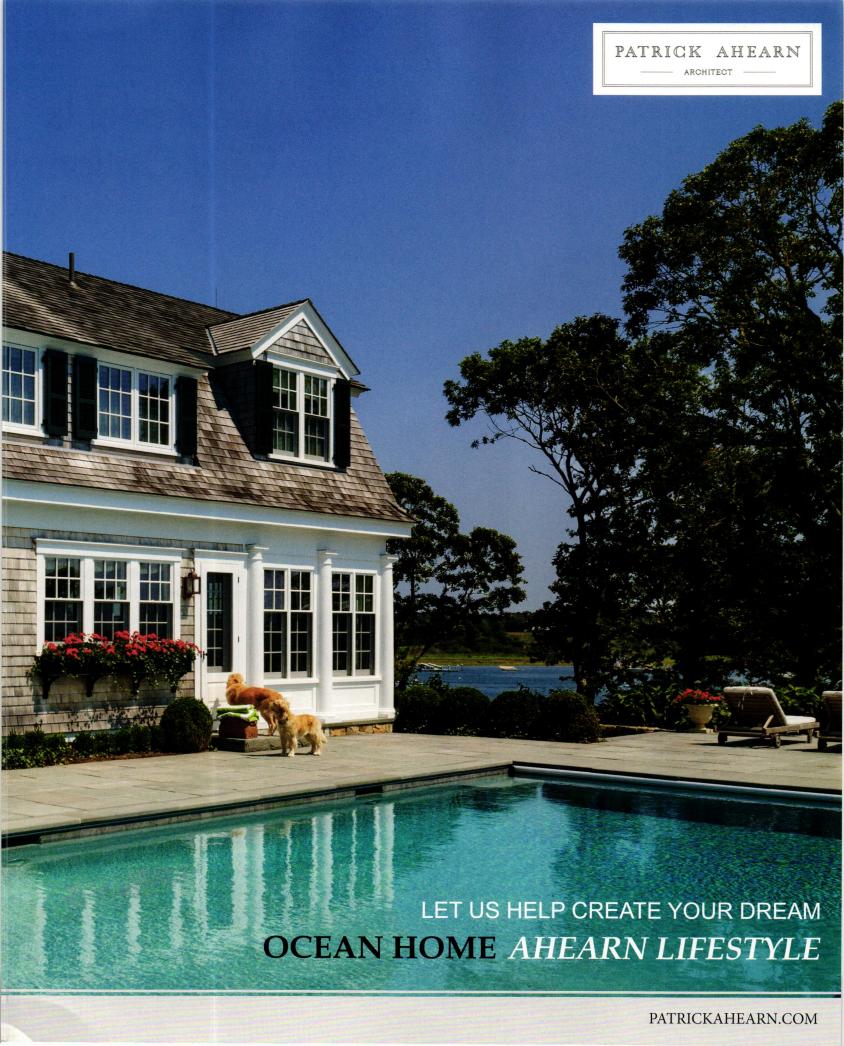




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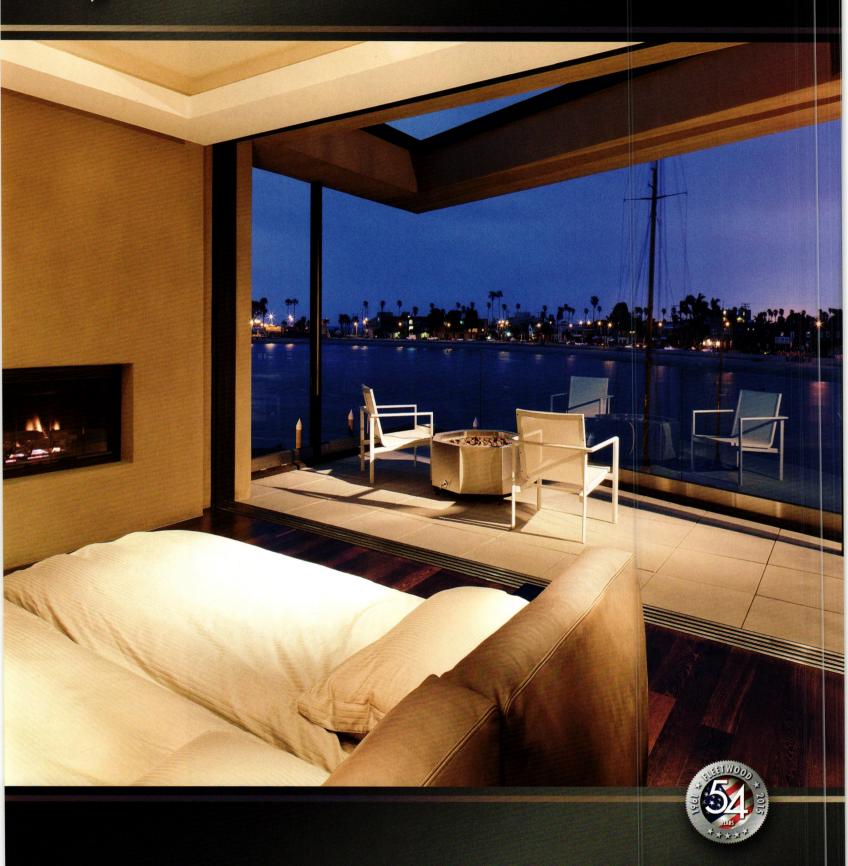






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Our Inaugural

Top Coastal Architects

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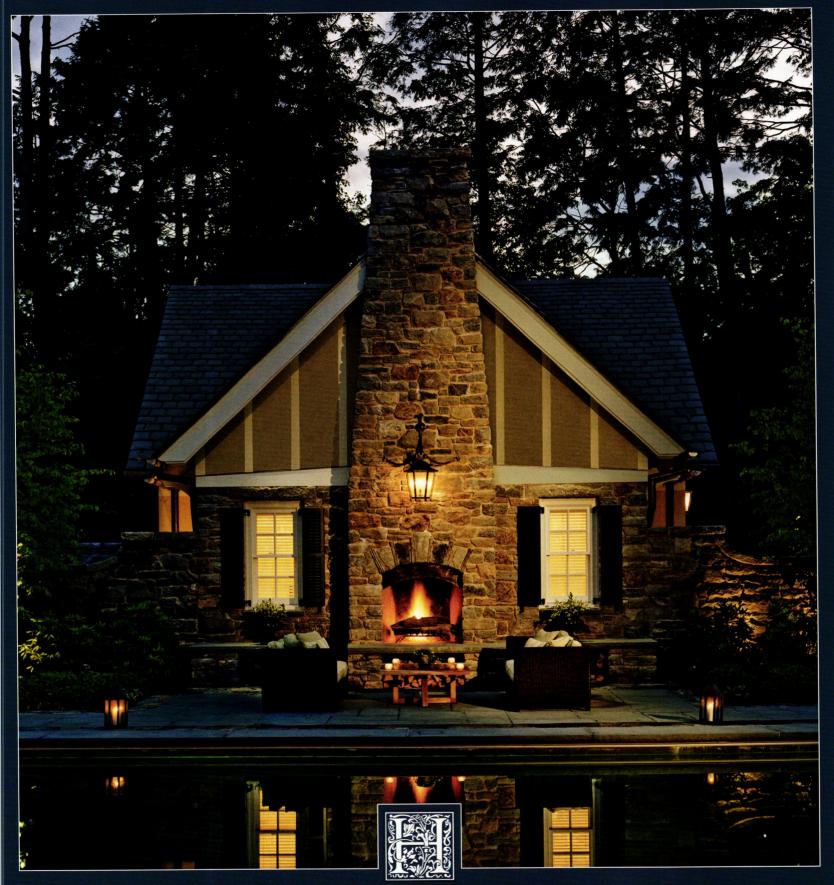
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LAST WORD

A magical "cocoon" lights up a coastal forest in New Zealand



Charles Hilton

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BOLD

BOLD (Business of Luxury Design) **Summit** attracted 150 leading designers from around the globe to the Riviera Resort & Spa in Palm Springs for two days of inspirational lectures, panels and networking. Martyn Lawrence Bullard. Kelly Hoppen and Joan Behnke were honored with the BOLD Master Award, sponsored by Baccarat, for pioneering new ground and realizing a lifetime of noteworthy projects within a framework of strong business practices. Ocean Home's managing editor, Melissa Gillespie (top, center), joined editors of Robb Report Home & Style and Traditional Home, among other leading publications, in a keynote panel discussion on design in the media.

See more at oceanhomemag.com/ BOLDSummit2015/



WHERE WE'RE AT

Meet us in Santa Monica for the 3rd annual WestEdge Design Fair, October 22-25, 2015. You'll also find us at the American Society of Landscape Architects Expo in Chicago, November 6-9, 2015, and the International Pool, Spa and Patio Expo in Las Vegas, November 10-12, 2015. Read more at oceanhomemag.com/calendar/.





Make a splash with this stylish handcrafted pool accessory by Wooden Diving Boards. Designed for any coastal climate and setting, saltwater and chlorine pools, each board is waxed or can be finished with a varnish and white Rhine sand mixture for extra adherence. See more at oceanhomemag.com/Outdoor-Living/.



SOCIAL CHAT

The luxury lifestyle is buzzing at @oceanhomemag:

@choirealty Choi International continues to be the luxury real estate market leader #TopHomes2015 @oceanhomemag



@discovercrc @oceanhomemag has VieVage Los Cabos on its radar for #mexicomonday

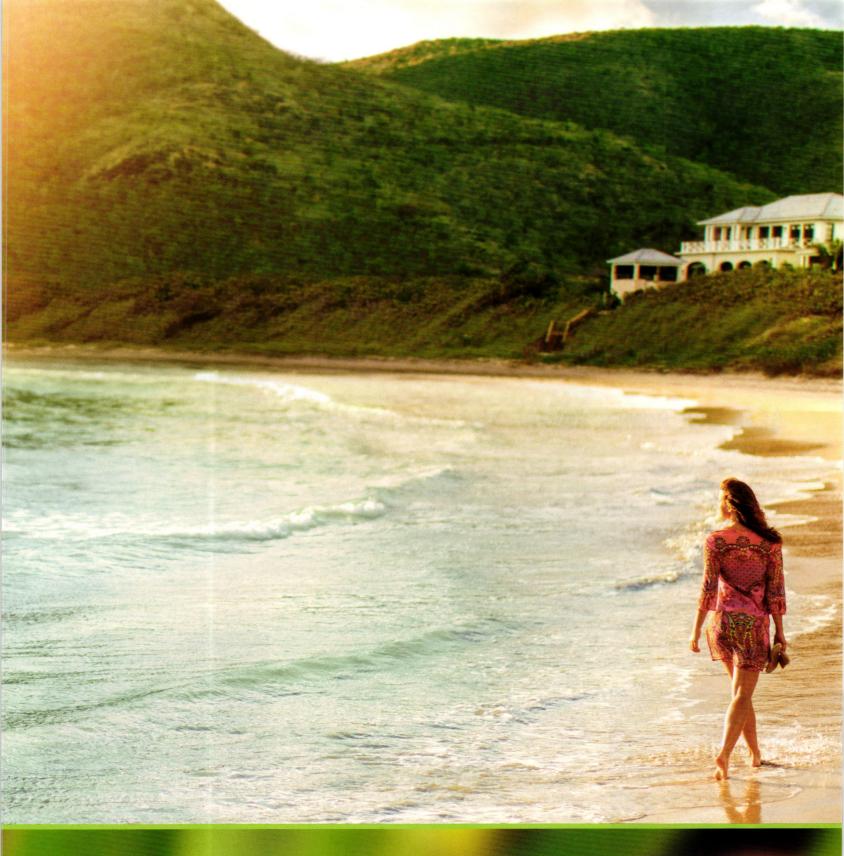


@MichaelSaunders Spectacular estates! Thrilled to see our Gulf-front home for sale #OhanaLBK on #LongboatKey! #florida



@bykimk Loved your BOLD Summit panel and can't wait to tell my clients with coastal homes #BOLDSummit

@LCA_US Coyote Outdoor Living joins the Platinum List 2015 in @oceanhomemag for the design and functionality of its grill



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BEAUTIFUL HOMES, SUPERLATIVE ARCHITECTS

Ocean homes come in many shapes and sizes - large and small, classic and contemporary, beachfront and bayside - but the finest coastal homes all have one thing in common: the DNA of a skillful and passionate architect. Constructing a new home or renovating an old one can be a stressful (not to mention costly) business for many homeowners, and it pays to have the best architect on your team. For this special edition, I'm excited to publish our inaugural Ocean Home 50 - an annual and exclusive list of who we believe to be the most outstanding coastal architects in the United States and the Caribbean. The list includes some high-profile names, and also some lesser-known but equally masterful architects, creating exceptional ocean homes from Hawaii to the Hamptons (page 72). This special architecture edition also showcases extraordinary homes, from traditional Shingle Style to modern glass-and-wood masterpieces, all of which prove that American coastal architecture is built on solid foundations. Any new



home, however, is less about building and more about living. "Once a home is completed, the greatest satisfaction for me is to witness the way in which my clients interact in their new home," says Peter Cadoux, a leading Westport, Conn., architect and one of our Ocean Home 50. And that, surely, is the mark of a true - and great - architect.



Andrew Conway

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We'd love to hear from you. Send your ideas and comments to editor@oceanhomemag.com or visit oceanhomemag.com



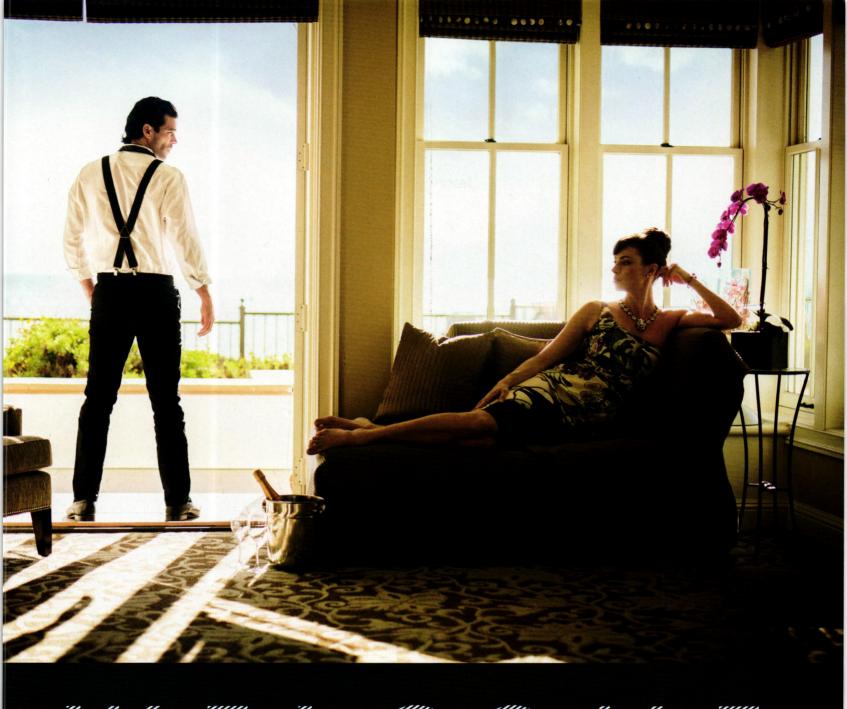
DESIGNERS OF DISTINCTION

Congratulations to the American Society of Interior Designers (ASID), which marks its 40th anniversary this year. More than 300 remarkable designers, including several founding members, assembled in Boston for the society's annual Chapter Leadership Conference and national awards gala dinner, a glamorous black-tie affair at the iconic Museum of Fine Arts. "Design is no longer an afterthought," says ASID CEO Randy Fiser. "It has become a powerful tool for addressing fundamental social issues in healthcare, education, sustainability, conservation, safety, resiliency and equal access, and continues to transform lives throughout the world." asid.org



THE CUTTING EDGE

Speaking of outstanding design talents, don't miss this year's WestEdge Design Fair, the West Coast's premier contemporary design event. A four-day showcase of some of the world's finest interiors and outdoor living designs - scheduled from October 22 to 25 at The Barker Hangar in Santa Monica, Calif. - WestEdge delivers a host of design-inspired shopping, programming and entertainment and offers the opportunity to meet and mingle with some of the finest American and international designers. Ocean Home is a proud sponsor of the event and we'd love to see you there. westedgedesignfair.com



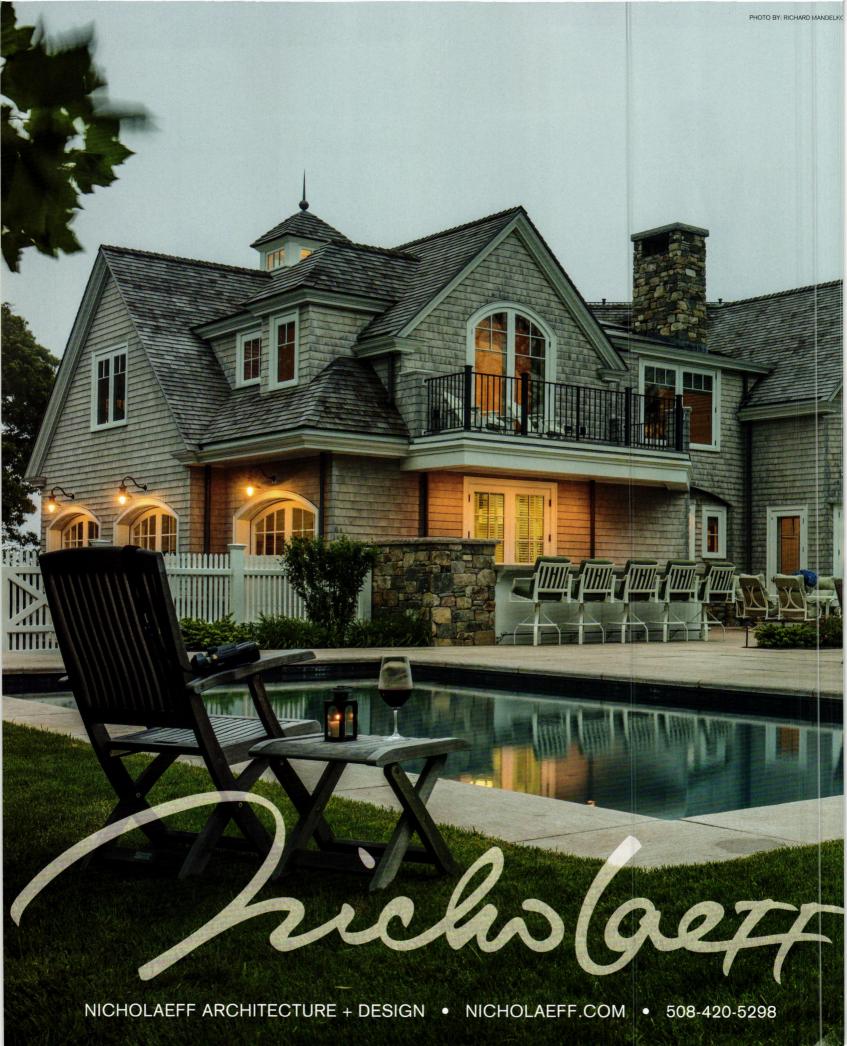
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J. MICHAEL WELTON

Mike writes about architecture and design and publishes a digital design magazine at *architectsandartisans.com*.

What have you written about this issue?

Four unique homes by top architects Tom Kundig (page 74), Jim Cutler (40), Frank Harmon (52) and Jacob and Melissa Brillhart (86).

What architectural style do you love most and why?

In the 1920s and '30s, my grandfather designed beautiful Tudor Revival homes in the West End of Richmond, Va.

Your perfect ocean home would be ...?

On Bald Head Island, N.C. It's accessible by ferry only, and the sole means of transportation is on foot, by bike or golf cart.



MARY GRAUERHOLZ

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

What home do you showcase this issue?

A new home on Cape Cod that gives a playful twist to New England's classic Shingle Style (page 80).

What do you love about this house?

The nuanced beauty of Shingle Style mixed with striking modern details – a singular accomplishment.

What's your personal home design style?

I love the simplicity of clean lines and color, ideally with the occasional burst of the unconventional.



CLAUDIA URIBE

Claudia is an award-winning architecture, interiors, food and still life editorial photographer based in Miami, Fla.

What did you shoot this issue?

A contemporary home close to the Miami River by husbandand-wife architects Jacob and Melissa Brillhart (page 86).

What do you love about this house?

The lush tropical vegetation and minimalist style of the house, which feels very warm and organic due to the extensive use of wood.

Your perfect ocean home would be...?

On the coast of Bali, Indonesia, preferably on a high bluff with a morning view of the ocean and a sunset view from the bedrooms.

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



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SOLY SOMBRA

VIRGIN GORDA, BRITISH VIRGIN ISLANDS

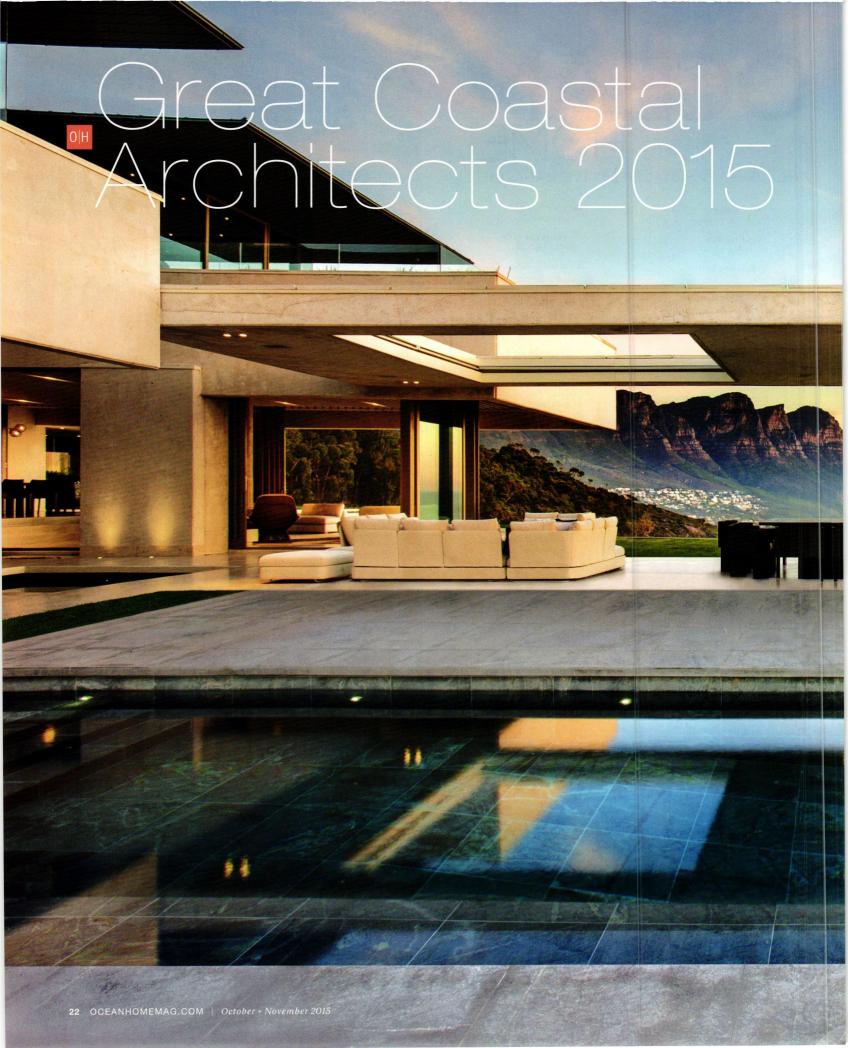
This spectacular beachfront villa has five bedrooms in four beautifully decorated air-conditioned suites, each furnished with custom-made teak furniture. A great room, office/library, formal dining room and fully-outfitted kitchen complete the indoor amenities. Outdoor amenities include an ocean-front infinity pool and lighted tennis court, all set within lush tropical gardens.

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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SIMPLY THE BEST Welcome to our annual Great Coastal Architects issue, and what better way to introduce this special edition than with a spectacular home nestled below the iconic Lion's Head in Cape Town. Designed by SAOTA, one of South Africa's foremost architecture studios, OVD 919 is a monumental form in concrete and copper that maximizes the panoramic views of Bantry Bay and the Southern Ocean. Like all the coastal architects featured in this issue - especially those who made our inaugural Ocean Home 50 Top Coastal Architects List (page 72) - SAOTA is at the forefront of an exciting architectural movement to redefine the meaning of modern coastal living. And if this edition is any barometer, the future of coastal architecture in America and overseas is in excellent hands. Andrew Conway, editor photograph by Adam Letch October + November 2015 | OCEANHOMEMAG.COM 23





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The Fab Five







Elite Retreats

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words by Melissa C. Gillespie



1 Blue Sky

Le Bleu is a spacious, contemporary and private retreat on the Caribbean island of Anguilla. Set on 2.5 acres of lush tropical gardens, this 10-bedroom villa offers two pools, a tennis court, gym, screening room and access to a secluded beach. villasofdistinction.com

2 Perfectly Punta Mita

Part of the exclusive Punta Mita resort, north of Puerto Vallarta in Mexico, Palmasola is an exquisite nine-bedroom estate with multiple living, dining, entertaining and outdoor areas, a pool, professionally trained staff and direct beach access. palmasola.net

3 Malibu Masterpiece

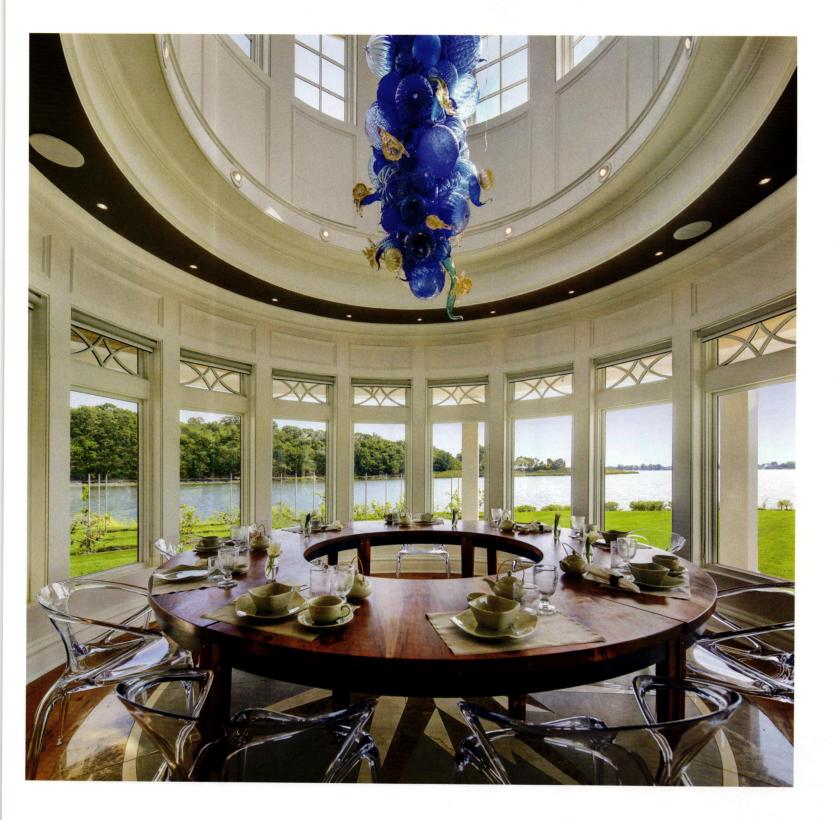
Perched on an oceanfront bluff with spectacular views of water, islands and mountains, this five-bedroom villa offers almost 10,000 square feet of living space, delivering the quintessential Malibu lifestyle. wolfworstervillas.com

4 Villa with a View

Surrounded by rainforest and the beautiful coastline of Manuel Antonio, Costa Rica's Villa Punto de Vista is a lavish sanctuary of peace and seclusion. The 10-suite estate accommodates up to 27 guests in 12,000 square feet of luxury. puntodevistacr.com

5 Greece is the Word

Located in the exclusive northeast corner of Corfu, near the glamorous Rothschild estate, this ravishing beauty features the longest private pool in Greece. The main villa and guesthouse are fully staffed and offer seven sublime suites and the services of a private concierge. fivestargreece.com



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COLOR AND TEXTURE BRING THE BEACH AND OCEAN INTO THIS CHIC CUSTOM DESIGN BY HOUSE OF LMD

- 1 Oversized slipcovers in grey poppy design fabric lorimorris.com
- 2 Tall bench in a turquoise velvet abstract design lorimorris.com
- 3 Hand-painted Ralph Lauren coffee table ralphlaurenhome.com
- Forties glass Murano leaf design chandelier Iorimorris.com
- 5 Vintage Bombay chest with custom lacquered finish lorimorris.com
- 6 Bella Notte bedding bellanottelinens.com
- 7 Double-sided cocktail lounge bench in velvet-tufted fabric lorimorris.com



foam greens to emulate the sea." - Lori Morris, owner and chief designer at House of LMD

COLOR SWATCHES



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CHARCOAL GREY







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1 Sound as a Bell

If I could own just one side table, this chic Bell Table by Sebastian Herkner would be my pick. Made of transparent hand-blown glass and metal, the award-winning design resembles the elegant, curving silhouette of a bell. sebastianherkner.com

2 Mirror, Mirror

A pioneer of the modernist design movement, the renowned Eileen Gray designed the Castellar mirror in 1927. So simplistically brilliant is her design that it continues to be relevant - and undeniably stylish almost 90 years later. m2l.com

3 The Light Fantastic

What's not to love about Tom Dixon's Etch shade, with its funky geodesic shape, digitally etched metal and on-trend brass finish? A set of three hanging above a kitchen island would work perfectly. tomdixon.net

4 Pull Up a Chair

The family-owned and in vogue Bright Chair Company has been producing exquisite handcrafted furniture with a modern sensibility for more than 80 years, and this sleek quilted Gosha Arm Chair is no exception. brightchair.com

5 The Spice of Life

Yabu Pushelberg is one of the world's leading interior design firms, and these whimsical salt and pepper shakers, crafted in silver plate, make me even more of a fan. avenue-road.com

Sotheby's International realty

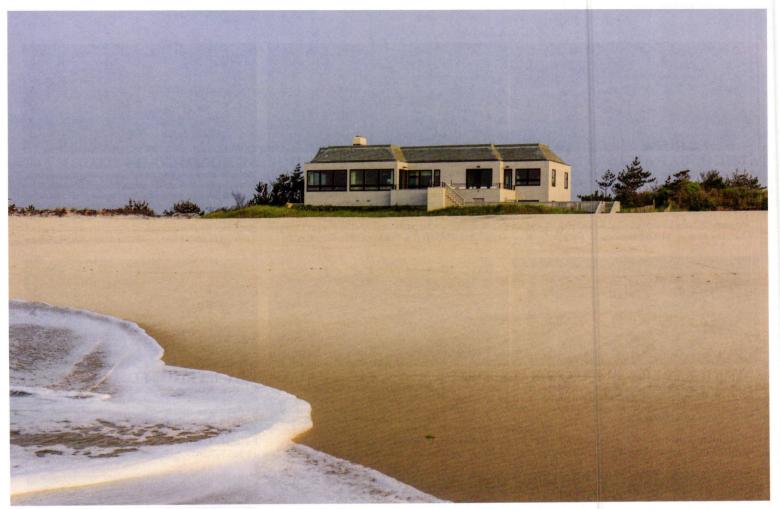
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BRIDGEHAMPTON, NY | \$32,000,000 | Web ID: 0037910
Set on the crest of a dune with 243+/- feet of beachfront in a coveted location, this lavishly renovated Michael Davis home on 1.5+/- acres borders forever reserve on two sides for unspoiled panoramic views of sunrises on the Atlantic and sunsets over Mecox Bay. An open living room, dining area, and kitchen present commanding views of both beach and bay with sliding doors that lead to an oceanside sundeck with beach walk and bayside dining terrace overlooking the heated, gunite, saltwater pool and Har Tru Hydrocourt. The sleek Bulthaup kitchen has a breakfast area with bar and banquette. Decorated with Jed Johnson's characteristic quiet grandeur, pocket doors partition a bayside media room and ocean side library. A broad master suite with private balcony and sundeck completes the main floor. One of only three Bridgehampton oceanfront homes in existence with tennis, a rare oceanfront opportunity awaits.



Dana Trotter

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Grilled to Perfection

View to a grill Outdoor kitchens and grills are ideal for cookouts with family and friends, but require careful planning at the design stage.

dining, entertaining or all of the above?" Next, consider the practical details as well as current

space as you would your interior, and decide what you're going to use the outdoor space for. Is it for cooking,

trends. "Decide what kind of cooking you'll do outdoors: charcoal, gas or a hybrid? Do you want refrigeration and side burners? How about a bar cooler, sink, warming drawers, a wok or teppanyaki grill?" adds Ginocchi.

"Depending on what you choose, you may need to run electricity. Obtain permits if you're going to run water; consider ventilation for your island; install a gas line," he notes.

Other important considerations that affect outdoor kitchen design are countertops and storage spaces.

Once you have an overall idea of what you want, Ginocchi advises consulting with a designer and also a landscape or hardscape architect.

"A good designer will be able to give you a 3-D drawing of the layout of your property. It will give you more of a feel of how the space will flow, and then you can make changes and decisions from that point," he says.

A landscape or hardscape architect will also be able to help with the more practical aspects, such as logistics,

> outdoor lighting, pavers and how to tie them all together.

"I'd recommend sourcing at least two or three quotes, and not just

for price, since the lowest price isn't always the best," says Ginocchi. "Let them come up with some ideas and then weigh what's best for you and your family." OIH

FALL IS A PERFECT TIME TO ENTERTAIN FRIENDS AND FAMILY IN YOUR PRIZED OUTDOOR KITCHEN

words by Karina Antenucci

utdoor kitchens and grills have grown to be an essential part of a home's living and entertaining space, and what better time of year to take full advantage of alfresco cooking and dining than the fall?

"Outdoor kitchens offer year-round entertaining spaces," says Jim Ginocchi, president and founder of Coyote Outdoor Living, a market leader in outdoor kitchens and grills. "From California to Georgia, people are using them far more than just during the summer months."

If you're planning to install an outdoor kitchen this fall, Ginocchi identifies several key considerations. "Research before you buy," he insists.

"Dedicate as much time to planning your outdoor

COOKING THE PERFECT STEAK

THE DETAILS

For more information visit

coyoteoutdoor.com.

It's every grill master's passion - how to cook the perfect steak. Here are four tips from celebrity chef Scotty Campbell:

CUT Always buy prime beef, and remember fat means flavor. Choice grade is often the equal of prime. And aging will always improve flavor and tenderness. When it comes to great steaks, the right cut is key.

RUBS A dry spice or spice-and-herb mixture to coat the meat

before grilling will add lots of flavor and crunch. My favorites are Montreal steak seasoning, Maldon Salt, freshly cracked black pepper and Penzeys' Sunny Paris.

TIMING Make sure to bring a steak to room temperature before grilling. Most one-inch-thick steaks will brown in 3 to 4

minutes a side and be cooked to medium rare after about 7 or 8 minutes. Always "rest" your steak for at least 10 minutes to allow the juices to reabsorb.

CHARCOAL OR

GAS? Charcoal delivers a better crust, with lump charcoal preferable to briquettes, but charcoal is more of a hassle and presents a limited window of cooking time. Gas is more convenient and produces similar cooking results.







sk Peter Cadoux to design a coastal or country home, large or small, classic or contemporary, and his central philosophy - that thoughtful design should enhance people's everyday lives - will come shining through.

"Once a home is completed," he says, "the greatest satisfaction for me is to witness the way in which my clients interact in their new home.

"Each and every home I design is customized for a particular lifestyle and detailed in a particular way to enrich their daily experience. That's what I love about what I do, and what I expect to see at the end of every project."

While many architects move swiftly onto their next commission, Cadoux has become friends with the owners of this elegant waterfront home in Westport, Conn., and loves calling by to see how they are enjoying it.

"The home is set on a navigable inlet with stunning

views of Long Island Sound," says Cadoux. "There's an outdoor covered porch at the back, a beautiful lawn, a seawall, sandy beach and deepwater boat dock.

"The couple has a sailboat and a powerboat; they love the water and teaching their two young twin boys to sail. It's a wonderful, active and outdoor lifestyle. It's a full-time home, but it's like they're on vacation every time they come home."

And that's exactly what his client - who works in the financial sector and moved from the countryside

Home front Architect Peter Cadoux gave the front of the house a timeless symmetry with natural wood shingles and tall stone chimneys.



of England to a new life on the coast of New England wanted for his wife and family.

"The owners were comfortably familiar with a more formal English Cotswolds vernacular," says Cadoux, "and desired a home that subtly addressed their love of steeply pitched roofs, prominent chimneys and arched doorways.

"But they also wanted the clean lines of a New England beach house with the details and interiors. This Fairfield Beach Residence Fairfield, CT Architect: Jim Denno Photo: Ken Kas House Proud ...inspired by Spark Modern Fires. Designed and engineered to be extraordinary. See our photo gallery at www.sparkfires.com or 203.791.2725 **SPARK** modern fires

Coasting | PETER CADOUX

home is a customized blend of both sensibilities."

The result is a beautiful and distinctive home of approximately 5,000 square feet that strikes the perfect balance between old English charm and New England contemporary waterfront living.

While the front of the home suggests a timeless symmetry, with natural wood roof shingles and siding, chimneys made of native New England fieldstone and deck rails in a classic English Chippendale design, the back is a different story.

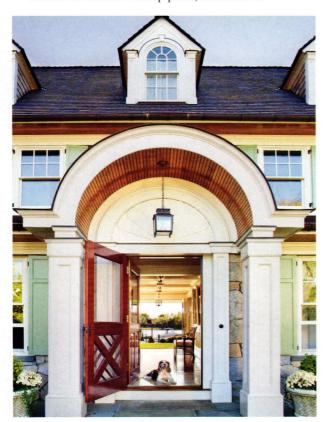
Here, the house connects the owners with their beloved coastal lifestyle by way of a more asymmetric look designed to capture and frame the water views with expansive glass windows, balconies and porches with French doors.

The uninterrupted view as you enter represents the initial balancing act between the two merging styles. "The view provides a sense of drama as soon as you walk in," says Cadoux.

The first floor comprises a spacious living room, formal dining room that segues through a butler's pantry into the kitchen, a family room and an orchid room off the kitchen (the client has a passion for growing orchids).

A second level contains a master suite with a balcony, children's play area and three more bedrooms, all en suite.

Thanks to the roof's steep pitch, a third level





accommodates a private library/office decorated with nautical flair. A strategically placed balcony delivers a view of the New York City skyline.

"The kitchen and bathrooms are detailed with full slabs of Carrara marble and glass tiles, offering elements of surprise in the interior aesthetic," says Cadoux.

But it's the rear of the home that constantly draws the eye with magnificent coastal views best enjoyed from the deck and lush lawn leading down to the beach and boat dock.

This talented and widely published architect who founded his eponymous and full-service design firm Peter Cadoux Architects in Westport, Conn., 18 years ago - brought all of his coastal knowledge and experience to the commission.

The son of a builder, graduate of the prestigious Rhode Island School of Design and active member of the American Institute of Architects, Cadoux is an expert in the complex and often challenging building codes and regulatory processes imposed on homes in this area and throughout coastal New England.

Sited on a half-acre block, the original home had no historic value, was below flood elevations and didn't meet FEMA regulations, so the decision was taken to raze it and start afresh. But one key element remained.

"The owners were very fond of an existing large copper beech tree at the rear of the house, so we made some design alterations to protect it," says Cadoux. "It's not only beautiful, but provides shade and doesn't take anything away from the views."

There goes that balancing act again, with Cadoux listening carefully to his clients' wishes and then creating a design solution that pleases everyone.

"I'd rather work for people than for projects," he

THE DETAILS For more information, visit cadouxaia.com.

insists. "These clients understood the value of good design and quality construction, and that makes for a much more engaging and enjoyable experience.

"I can work to all different scales and vernaculars, but great people, coastal waters and heavily regulated areas - these are my passions." OlH

Living by design The home's formal entrance and stylish interiors capture and frame the stunning garden and water views at the rear of the house

"Ascension" First in the series "If I Had Wings"







MASTER CRAFTSMAN

ARCHITECT MARK FINLAY DESIGNS A MASTERFUL HOME ON NANTUCKET TO RIGID BUILDING CODES

words by Regina Cole

ast swaths of Nantucket are covered with moors and low scrub oak that form a wild, evocative landscape unique to this windswept island 30 miles off the Mass. coast.

In an area where this kind of dense vegetation borders one of the island's exquisite beaches, a white shell lane leads to a courtyard composed of a cluster of buildings.

There is a small guest cottage, a tiny shed that now serves as a shaded seating area and bar, and a two-story gambrel-roofed main house that opens to the drive from a central section flanked by two wings. All are clad with the island's signature silver-grey cedar shingles.

The main house is sweetly traditional – there is even a widow's walk on the bell-shaped roof. Deep porches encircle the seaward-facing rear and sides, while the double-hung, six-over-six windows are adorned with glossy forest green shutters.

This is Nantucket architecture at its Neoclassical best - unassuming, mindful of the island's history and blending gracefully into the surrounding vegetation.

The water-facing side of the main house, however,



has a more outspoken personality. French doors open onto upstairs decks to take in glorious water views that are obscured by vegetation on the first floor.

But the biggest revelation is inside, where a high-tech, modern home serves as a family getaway with interiors inverted to maximize the ocean views. But easy as it looks, it was a challenging project.

"Designing a new house on Nantucket is like designing in a straightjacket," smiles Mark Finlay, AIA (MPFA), the Southport, Conn., architect responsible for the main house and its integration with the previously standing guest cottage and shed. "On Nantucket, we have to build brand-new old houses."

House rules

This alluring home on Nantucket meets the island's rigorous building regulations while delivering its owners a stunning oceanfront retreat.



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Coasting | MARK FINLAY

Nantucket grew rich in the first half of the 19th century as the capital of America's whaling industry. When the advent of kerosene made whale oil obsolete, the island entered into a long economic decline, leaving its superb Federal and Greek Revival buildings undisturbed until, in the middle of the 20th century, vacationers rediscovered the place.

In the face of intense development pressure, Nantucket's legislators took the unusual step of landmarking the entire island, turning all construction approvals over to the Nantucket Historic District Commission.

The height regulation keeps buildings to 28 feet or less; houses must have pitched roofs, not flat ones, and they must be clad in unpainted shingles that weather to a soft grey – hence the island's nickname, "The Grey Lady."

"The other major challenge," Finlay adds, "is that the vegetation surrounding the house, like so much on Nantucket, is eight feet tall."

To provide panoramic views of the ocean beyond the natural landscape, Finlay devised a 4,500-square-feet house with living spaces occupying the upper level while

en suite bedrooms and a billiards room are located on the first floor.

The gambrel roof makes for more space on the upper level, he explains, while its gentle bell shape meets historic-minded building codes.

This second story contains a spacious and dramatic great room with a native fieldstone fireplace wall, a kitchen centered around a brick fireplace and hearth and a ladder leading up to the rooftop widow's walk and its breathtaking views of the island.

A series of trusses along the great room's ceiling support its soaring height and expanse of space. "Inside this very traditional house is a commercial building's steel frame," Finlay explains.

Traditional elements include beaded and butted board sheathing on interior walls. "The bead board is a classic New England building material," the architect says.

"Butted board is an old southern house detail. I wanted a different feel when you walk upstairs and the wall finish changes. The fir flooring is also southern in origin, a nod to the family's roots," he adds.

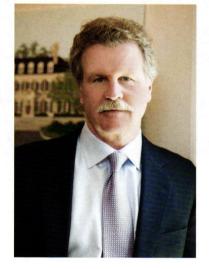
"We met some years ago and just clicked," Finlay recalls of the beginning of his relationship with these clients. "We've since worked together on some very nice houses in Virginia, Connecticut and the Caribbean."

Confessing that he always wanted to be an architect -









Living by design
Top architect Mark
Finlay designed the
living spaces on the
upper level and the
en suite bedrooms
on the first floor to
make the most of
the spectacular
ocean views.

and that he lied at age 15 to get a job in an architectural firm – Finlay now heads up an award-winning office of 30 design professionals.

The firm has restored historic structures, designed new houses based on venerable landmarks, created equestrian estates and clubhouses for some of the bestknown golf and country clubs as well as designed private homes in some of America's most desirable zip codes.

Originally from Kansas City, Mo., Finlay moved to New Canaan, Conn., the site of one of architecture's modernist monuments, Philip Johnson's Glass House. Finlay studied structural engineering and architecture, culminating his education with six months' study in Europe.

"That's where I learned about proportion," he says.

"It's the secret. When you walk into a room and it feels good, it's because the proportions are right."

His design inspirations include Wilson Eyre and the venerable firm of McKim, Mead & White. "So much was happening at the turn of the 20th century that architecture was explosive," Finlay explains.

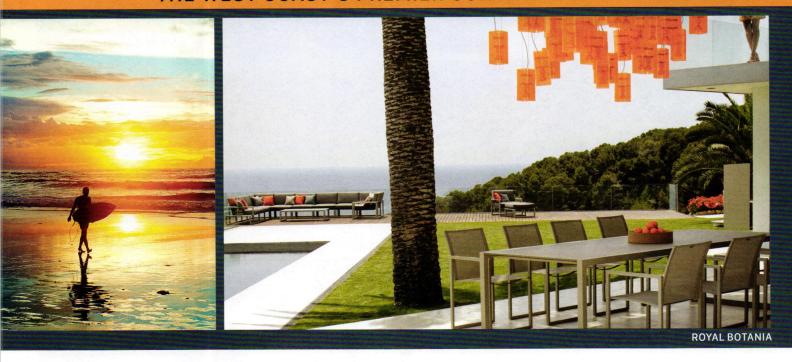
THE DETAILS
For more information, visit markfinlay.com.

"Some of the best houses in the United States were built between 1895 and 1925. They are modern inside but have beautiful traditional exteriors."

It's an apt description for this Nantucket home, which fits seamlessly into the island's historic fabric while suiting the needs of a thoroughly modern family. **OIH**



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From left: WestEdge Opening Night Party, Jenn-Air, Resource Furniture, Martyn Lawrence Bullard & Kathryn M. Ireland at WestEdge, Zia Priven, and Sorelle Fine Arts

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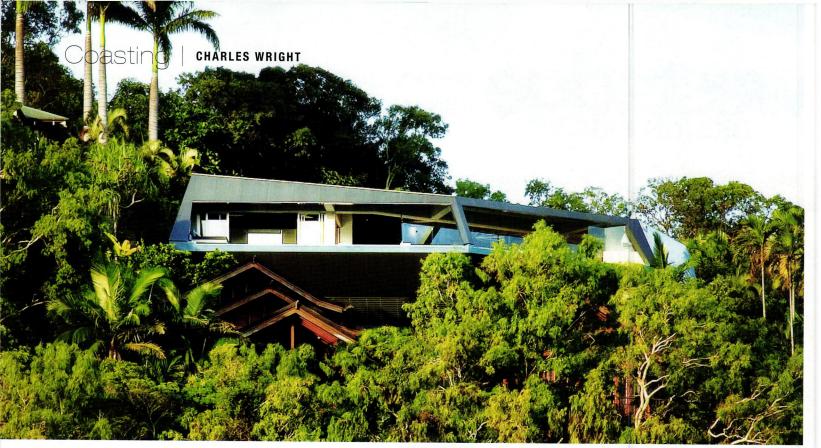












THE EDGE OF GLORY

AUSTRALIAN ARCHITECT CHARLES WRIGHT USES CONCRETE TO CREATE A STRIKING OCEAN HOME

words by Lucy Clark

he view is so dramatic and panoramic it's hard to know where to look first – a turquoise sea to the east, a swathe of tropical rainforest to the west and a near-perfect crescent of beach to the south.

Here on the far northeast coast of Australia, the Coral Sea laps gently onto the palm-fringed arc of Port Douglas's Four Mile Beach, a glorious vision of coastal scenery at its very best.

This is where the ancient Daintree Rainforest meets the waters of the iconic Great Barrier Reef, two unique World Heritage areas converging in one magnificent marriage of land and sea.

And this is where Claire Graham resides in her striking hillside home, a futuristic vision in concrete and a sleek counterpoint to the Bali Hai thatched roofs, wooden gables and shady verandas that surround it.

Designed by local architect Charles Wright for Graham and her late industrialist husband Peter, The Edge is a singular and arresting 21st-century addition to the Port Douglas landscape.

The words "tropical ocean home" may conjure up many visions, but generally not of an aluminium-clad concrete bunker with industrial-grade concrete interiors. It's more *Dr. No* than *South Pacific*.



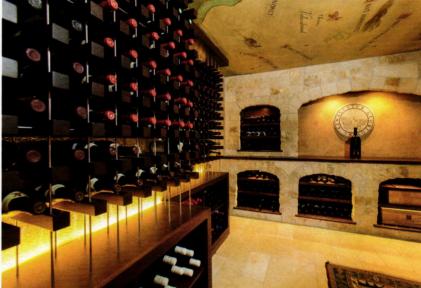
In part, Wright has established his award-winning reputation on his use of concrete in the tropics. His best-known work is the acclaimed Stamp House, a carbon neutral and self-sufficient residence built on wetlands in the Daintree Rainforest and invariably described as an "alien mothership" or a "fortress floating on water."

Stamp House is an extraordinary feat of modern engineering – in perfect unison with its sublime natural surroundings – that also welcomes in the outdoors and all its beauty.

So too is The Edge, which from the golden sands of Four Mile Beach looks like it has been plugged into an electrical socket on the side of Flagstaff Hill. Wizard of Oz A unique coastal home in Australia boasts panoramic views of the Coral Sea and Daintree Rainforest from its hillside perch.









Coasting | CHARLES WRIGHT

Its exterior lacks the classic verandas and outdoor spaces of traditional tropical dwellings, designed instead with vast openings that frame the breathtaking views.

"I'd always wanted this industrial-style concrete house; I just liked the idea of it," says Graham. "It's also maintenance-free. Timber in the tropics just means an endless job of maintaining it. It's unusual for the region, but there are a few more like it now because people are waking up to how clever concrete is for the tropics."

For Wright, the use of his favored material combines common sense and aesthetics. His clients wanted to feel protected from the elements on the only hill in Port Douglas – in short, the brief was for a "beautiful bunker."

"We get annual cyclone activity and, with climate change, it's only getting more frequent and intense," says Wright. "The idea was to provide a safe and secure retreat. If it's really intense, steel can warp and bend and timber will just splinter and shatter."

The steep site's biggest challenge was that it lies directly below a tourist lookout, where busloads come to gaze at the vista. The main concern was to not interrupt the public view of the beach.

"That limited us to a single-story development, which suited Peter and Claire just fine as they didn't want any steps. It became about maximizing this living platform, so to speak, which we cantilevered right off the hill," he adds.

This undertaking required some structural gymnastics. Concealed below the cantilevered platform are enormous concrete piers, which anchor the house to the hill, and the workings of sustainable initiatives, including a siphonic drainage system that harvests water from the roof.

The home's exterior is clad with muted dark bronze aluminium that blends unobtrusively with its



surroundings – a hard exterior much like a shell, says Wright. And like any shell, the interior is not revealed to the outside world.

Offering complete privacy, the interior is one big, open-plan living area with dominant use of polished Pilbara stone in tables, kitchen benches and walls. The stone's grey hues chime with the concrete.

Even the master bedroom, with a receding wall, is open to the view. A door system prefaces the outdoor platform and folds back to the walls, ensuring minimal interruption to the panorama. In the year she has been living here, Graham says she has closed the doors twice.

Even though other properties are abutted close on the hill, the home feels completely alone. There is no evidence

THE DETAILS
For more information, visit wrightarchitects.com.au
and australia.com.

of any neighbors and certainly no evidence of the daily stream of hundreds of people who trek up to the viewing platform just 60 feet behind the house.

And what do they see as they look down onto The Edge and beyond? A beautiful curiosity, seamlessly part of an unparalleled view. **O**|**H**

Set in concrete Architect Charles Wright designed the interiors as open-plan living spaces that offer complete privacy while capturing the extraordinary coastal views.



NAPLES & RISE

Mystique: The Ultimate Statement of Luxury in Naples



Photo is not the actual building but for demonstration purposes only

Saving the Best for Last in Pelican Bay, Naples, Florida.

The award winning developer of the legendary gulf front high rises in the exclusive Pelican Bay community, has saved two of their best sites for over 25 years, to build their last (2) ultra-luxury towers. The long wait is now over!

Mystique, the first of the ultra-luxury 22 story towers, is now taking reservation deposits, for what will be the best address in Naples. Each floor includes (4) estate sized units of 4,000 ft² and 5,200 ft². The top 4 units are being sold as penthouse units, each with their own private roof top terrace and pool.

41 West, a premier Naples general contractor, is well known for their interior build-out of luxury high rise units in Pelican Bay. 41 West creates inspired residences in collaboration with nationally recognized AIA architects and ASID interior designers from New York to Chicago, Boston to Miami.

41 West is offering build-out services to Mystique owners, and custom build & remodel services to all luxury home or condo owners.
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THE BIG SCREEN

RENOWNED NORTH CAROLINA ARCHITECT FRANK HARMON DESIGNS A CLEVER HOME ON A BUDGET

words by J. Michael Welton

ne of the hallmarks of a skilled architect is to keep a project on budget. But what if the commission is on a secluded coastal island, and the owners want a 1,600-square-feet home on a budget of just \$150,000?

"My initial response was 'No way!" says leading Raleigh-based architect Frank Harmon when he first met Boston couple Sabrina Terry and Jon Lampe at their 16.5-acre property on South Carolina's St. Helena Island.

"They'd been camping out there in the summer," says Harmon. "There was a bathroom structure and a tent with mosquito netting."

Harmon was taken with their south-facing landscape on the Harbor River, where cool breezes slipped across the water and the southern exposure delivered warmth in winter. But still, there were the limited finances.



Screen time

The owners of this unique home in South Carolina can live outdoors for nine months a vear thanks to the clever use of screened porches

The architect persevered, exploring options like homes on wheels to sidestep flood plain zoning issues, and even a trendy "tiny" home. Then he hit upon an idea, and it stuck.

The result is an eye-catching home, 50 percent of which is composed entirely of screened porches.

"Screened porches can be built for a fraction of the cost of heated space," says Harmon, "and since the climate in Beaufort County rarely freezes, the owners can live outdoors for nine months of each year."

To comply with flood plain regulations, the house sits on 14-foot pilings and is sited to maximize solar orientation, capture prevailing breezes for natural ventilation, and enjoy the idyllic river and island views.

A siding glass door protects most of the screened-in living area from cold north winds. The cypress framing and rain-screen exterior, as well as the heart pine floors, were felled and milled within 50 miles of the property.

The sloped aluminum roof reflects heat in summer and provides a corrosion-resistant, energy-efficient roofing system ideal for this coastal climate. A deep overhang shields the interior from the high summer sun,

but allows the lower winter sun to enter the space.

A mini split-HVAC system heats and cools the interior when needed. The house

operates on a tankless water heater, and the couple benefit from \$100-per-month electricity bills - a big result on a small budget. OIH



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From Napatree Point to Rome Point, the southern Rhode Island shoreline is a festival of natural beauty as well as birding and wildlife viewing. Dazzling birds put on a show throughout South County as they begin their migration, winging their way to winter grounds. Seals sun themselves on beaches and rock formations. Farther out to sea, whales flirt with whale watchers as they cruise by. We will share a rake with you to pull your own treats from the sea, as nature provides the learning experience in the shallows of Potters' Pond. It's all good and it's all natural!

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SEASIDE ENCLAVE

A PRIVATE LUXURY BEACH RETREAT IS JUST STEPS FROM SAN DIEGO'S ICONIC HOTEL DEL CORONADO

words by Melissa C. Gillespie

t's early afternoon and the sun is shimmering inside my poolside cabana. A ready supply of snacks and beverages keeps me anchored to my sun lounger and, as the ocean waves lap outside, I immediately feel at home and relaxed.

This poolside oasis, lined with private cabanas and fan palms, is the centerpiece of Beach Village at The Del, a place where everything is designed to orient you back to the spectacular ocean view.

Located 15 minutes from San Diego International Airport, Hotel del Coronado is an alluring luxury resort. Registered as a National Historic Landmark, the hotel has hosted presidents, royalty and movie stars, among other famous guests, and it's easy to understand why.

With its breezy mix of Southern California seaside charm, upscale facilities and elevated service, the hotel encourages guests to relax and enjoy personalized attention in a thoroughly private enclave.

Life is equally beautiful at the neighboring Beach Village. Just steps from the iconic hotel, it offers 78 beachfront suites with one, two or three bedrooms, spacious living and dining rooms, fireplaces and gourmet kitchens.

Many suites like mine have ocean-facing balconies, and were it not for the activities on the bicycle-friendly Silver Strand below, I could lounge on my terrace all day, waiting for the next pod of dolphins to appear.

What to do next? A bike rental, perhaps, followed by a surfing or paddleboard lesson? A round of golf at one of San Diego's 80 courses, a more leisurely afternoon of



Sands of time Guests at Beach Village at The Del are encouraged to relax and unwind in their luxury suites and cottages set by the ocean.

shopping, a treatment at the hotel's full-service spa or a sundowner at the hotel's new private beach club?

Every detail of a stay here is perfectly orchestrated. From the poolside cabanas to toasting s'mores on the beach, the Beach Village delivers on one's desire for

relaxation and indulgence.

THE DETAILS

For more information, visit beachvillageatthedel.com.

If you're looking for a lifelong vacation, Beach Village ownership opportunities are also available. Owners can enjoy up to 90 days

of unbridled luxury in their private cottage or villa and share in the rental revenues the rest of the year. OlH

THE AGENDA

1 Dine at 1500 OCEAN. where talented Chef de Cuisine Meredith Manee cultivates The Del's herb and vegetable garden and creates deliciously fresh garden-to-table menus. hoteldel.com

2 For a fun outing with the kids, rent a sevenspeed, tandem or even a four-person surrey at PeDels and cruise along the Silver Strand, especially at sundown. wheelfunrentals.com 3 After dinner one night, enjoy a private beach bonfire, tuck your toes in the sand and toast marshmallows for an evening of s'mores under a canopy of stars. hoteldel.com





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ABSOLUTE POWER

A PIONEER OF MODERN POWERBOATS COMBINES ITALIAN STYLE WITH PERFORMANCE AND SAFETY

words by Julia Johnson

or many people, it's the ultimate in luxury coastal lifestyles. A sleek powerboat or motor yacht with sharp lines, spacious cabins styled by an interior designer and ample deck space for alfresco dining, sun lounging, even a Jacuzzi.

The yacht will be large and powerful enough to handle challenging ocean conditions, allowing for extended vacations in the world's most beautiful yachting destinations, yet comfortable and intimate enough to entertain family and friends in style on a casual weekend cruise.

The yacht, of course, will be built to exacting marine design and technology specifications, ensuring maximum performance, safety, functionality, fuel efficiency, comfort and serviceability.

But what if your prized yacht could also come with contemporary Italian design, the kind that makes Italy a world leader in fashion, shoes, furnishings, automobiles and home wares?

Welcome to the world of Absolute Yachts, a pioneer of modern powerboat manufacturing. Based in Podenzano, southeast of Italy's fashion capital, Milan, Absolute is home to some of the brightest talents in powerboat design and construction.

With more than 40 years' experience and a host of global awards to its name, Absolute initially began designing and manufacturing boats in the early 1960s under the Gobbi brand, but formed as Absolute S.p.A. in 2002.







Today, the family-owned firm produces powerboats that set the standard in design excellence - including recent accolades for its 72Fly, 70STY, 58 Navetta and 53/56STY models - and launches at least two new models and two upgrades every year.

"The past 13 years have been an incredible journey for Absolute," says Constantine Constantinou, CEO of Absolute North America. "We're dedicated to designing, engineering and building yachts of distinction for boaters seeking something special."

Featuring its proprietary Integrated Structural System, Absolute yachts are built for strength and durability.

Fiberglass hulls are reinforced with a unique multidimensional grid structure occupying the entire length and breadth of the hull, ensuring low interior noise levels, minimum vibrations and sharp handling.

The boats offer superior on-the-water performance in raw acceleration, cruising, top speeds, handling and seakeeping as well as the ability to select cruising

THE DETAILS

For more information, visit absolutevachtsna.com.

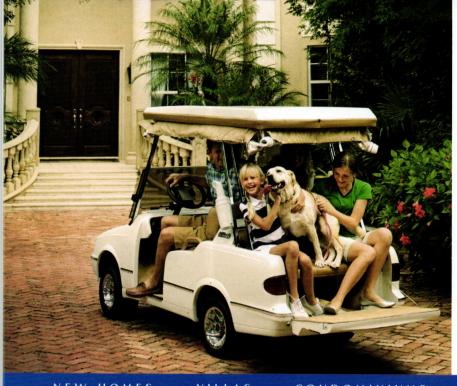
speeds between 22 and 30 knots without impacting fuel economy.

And Italian style - crafted from quality wood, stone and

leather material - is apparent throughout with welldesigned helms, generous deck space for relaxing and entertaining, spacious cabins and abundant storage. OlH Luxury at sea

Style, safety and performance are the hallmarks of a sleek yacht or powerboat by award-winning Absolute Yachts

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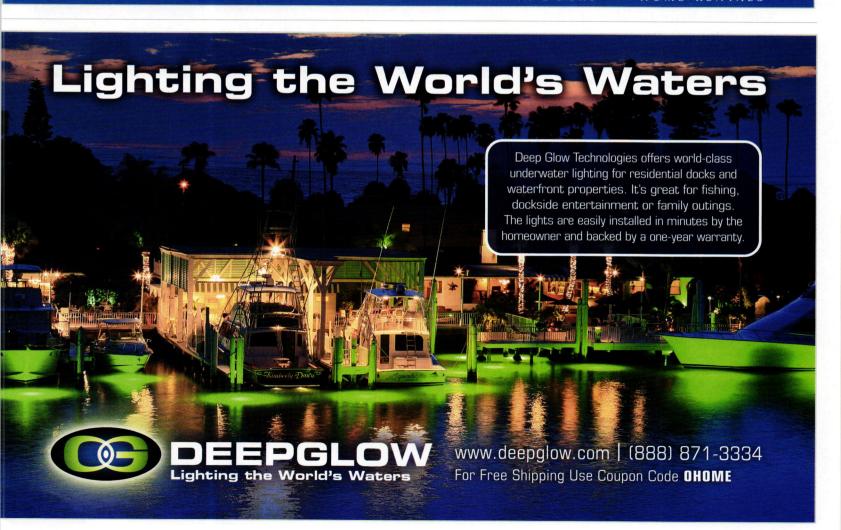
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HOME RENTALS



Coasting | GILLESPIE GRAPEVINE



STRIKING DESIGNS

NEWS AND HAPPENINGS AT FIVE TOP OCEANFRONT LUXURY DEVELOPMENTS

words by Melissa C. Gillespie

Hawaii's Turtle Bay Resort, the only resort on Oahu's fabled North Shore, has unveiled its 42 renovated cottages. The beachfront retreats round out Turtle Bay's \$45 million renovation, which includes upgrades to all 410 guestrooms, an expansion of the spa and fitness center and the addition of 1.500 solar panels, making Turtle Bay the first resort in Hawaii to complete a major solar project. turtlebayresort.com

Park Grove, a new residential development by Terra Group and The Related Group, is ready to reign over Miami's Coconut Grove, offering majestic views of Biscayne Bay. Leading architectural firm OMA/Rem Koolhaas has delivered a sophisticated design featuring three striking residential towers with units ranging from 2,200 to 3,600 square feet. Groundbreaking is set for fall 2015, with completion of phase one projected for spring 2017. Prices start at \$2 million. park-grove.com

Construction on the 10-story Palazzo del Sol's 47 residences is well under way, making it the first new construction on Florida's Fisher Island since 2007. Developer Fisher Island Holdings engaged Miamibased architect Kobi Karp and Swiss landscape designer Enzo Enea to design Palazzo del Sol as an exclusive reserve for the next wave of Fisher Island owners. Residences range from 3,800 to 9,800 square feet and are priced from \$6.5 million to \$35 million. The development recently set an island record when a penthouse went under contract for \$35 million. Completion is scheduled for first quarter 2016. palazzodelsol.com

Crescent Communities has invested more than \$150 million in the next phase of development at Palmetto Bluff in Bluffton, South Carolina. The investment includes the expansion of the Inn at Palmetto Bluff, as well as the next residential development, known as Moreland Village. The first phase of Moreland will span 60 acres and feature 92 residential lots; the completed village will consist of 600 acres and 500 home sites. A limited number of home sites are now available,









ranging in price from \$275,000 to more than \$1 million. moreland.palmettobluff.com

Miami Beach has an exciting residential offering at IRIS on the Bay, featuring 43 four-story townhomes in Normandy Isles being developed by The Spear Group and Braddock Financial Corporation. "Our buyers love the location," says developer Jeff Spear of The Spear Group. "They can play golf on the Normandy Shores course or sail out to the Atlantic Ocean from one of our private docks." The project is being designed by Beilinson Gomez Architects, while the creative teams of Michael Wolk Design Associates and TUI Lifestyle will style the interiors. Prices start from \$786,000. irisonthebay.com OlH

Elite retreats

From the top, Turtle Bay Resort, Hawaii; Park Grove in Miami; the chic Palazzo del Sol; and IRIS on the Bay at sunset.



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Behind all great architects are masterful custom builders, stylish interior designers and skillful landscape architects bringing a luxury developer's grand vision to life.

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REGALIA: A MODERN MASTERPIECE

A spectacular new residential tower in Florida offers the very best in luxury oceanfront living.

It's a dream ocean home scenario – a stunning private residence in a luxurious high-rise condominium, designed by a world-class architect, decorated with bespoke interiors, and perched on a pristine beach.

Regalia, a new 46-story contemporary residential masterpiece in Sunny Isles Beach, features characteristics that have never been constructed before in a Miami skyscraper.

With one residence per floor – and only 39 residences total – Regalia sets itself apart from other condominium communities, combining the convenience of high-rise building services, security, amenities and lifestyle with the privacy, intimacy and spacious living of a house.

Regalia has the ambience and facilities of a five-star vacation resort, with a beautiful Beach Club and dedicated spa and fitness center, among other upscale amenities.

While family and friends relax, a highly trained staff operates diligently around the clock tending to every need, managing security arrangements, pool and garden maintenance and concierge services.

Regalia's extraordinary two-level penthouse features almost 20,000 square feet of indoor and outdoor living space, up to eight bedrooms and 9.5 baths, a partial third floor with a spectacular rooftop pool, as well as a sun deck and private spa.

A stylish two-story, full-floor Beach House on Levels 3 and 4 offers almost 17,000 square feet of indoor and outdoor living space, eight bedrooms and 9.5 baths, along with a private plunge pool, Jacuzzi and spa.

Superb craftsmanship, quality and style define the contemporary interiors. Topof-the line materials are used to create a symphony of color, texture and fine design throughout the residences.

Full-size gourmet kitchens feature European cabinetry and the latest state-of-the-art technology in appliances, while sumptuous master bathrooms feature soaking tubs, designer fixtures and a spa-like ambience.

Regalia's tropical pool deck merges effortlessly into the broad beach washed by the blue-green waters of the Atlantic Ocean. Its landscape also captures the rhythm and form of the expansive beach in long sweeping curves parallel to the shore.

Attention to detail throughout creates a sophisticated and uncompromising world for those who expect the best, achieving a five-star level of service and the ultimate in residential luxury living.

"The standards of service and facilities of Regalia will serve as a benchmark for all luxury condominiums around the world," says Michael Gilbert, Vice President of Operations and Hospitality.

Regalia was awarded Best Residential High-Rise Development in the United States at the 2014 International Property Awards.

REGALIA Limited Edition Living

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BELL LANDSCAPE ARCHITECTURE, INC.

The founder, Deena Bell Llewellyn, ASLA, Florida Registered LA #0001620, is the creative visionary and driving force behind all design for the firm. Mrs. Bell Llewellyn graduated from the prestigious School of Environment and Design from the University of Georgia, magna cum laude, and began her career in Miami, Florida in 1991. Being a "type A" personality and energetically ambitious, she was professionally licensed in 1996 and became a partner in her firm at a young age.

Experience the irresistible charm and legendary history of this iconic oceanfront resort, which seamlessly blends with an amazing range of modern amenities. Deena Bell Llewellyn has over two decades of years of experience in the practice of Landscape Architecture in Florida and the Caribbean. Her staff consists of professionals trained in landscape architecture, design,

and building construction. Employing professionals with diverse professional training and skills allows the firm of Bell-la to provide a potential client with a full scope of services from conceptual design, to detailed construction documents, to building department permitting, to construction management and supervision in a detailed and cohesive manner.

Bell-la's projects vary greatly in size and

architecture, engineering, accounting,

Bell-la's projects vary greatly in size and scale and consist of residential estates, boutique hotels, commercial buildings, public parks, condominium developments, public schools, and institutional site development projects throughout Florida and the Caribbean. Deena Bell Llewellyn's extensive education and training in architecture, art, engineering, urban planning, sustainable design, green building, and horticulture are brought together to create built and natural masterpieces that are meticulously custom-designed for the client's style, intended use, and way of living.

Deena Bell Llewellyn and her team of professionals collaborate with the client from the very beginning to ensure that the client's dreams and desires are realized in the final product of every detail of

At Bell Landscape Architecture
Inc., we implement interdependent
yet related classic design
principles and engineering
disciplines to create outdoor living
spaces of timeless distinction.









every project. Mrs. Bell Llewellyn prides herself on her ability to intently listen to a client, and as a result learn how to design to the exact specifications of the client's wish list and program to fit the client's lifestyle before putting pencil to paper. Bell-la collaborates closely and seamlessly with professionals of other disciplines on a project including the Architect, Interior Designer, Engineers, and Client representatives to bring projects to life within established budgets, fluidly, creatively, yet on a strict schedule.

The professional landscape architectural design scope of services Bell-la offers includes conceptual site master-planning, tree disposition plans and reports for tree removal or relocation, hardscape layout design and construction detailing of the built elements of a site, site grading design, irrigation design, and landscape lighting design. Deena Bell Llewellyn considers the "hardscape" or

architecturally built elements of a site or garden to be the elemental bones of the design. As a result, Bell-la puts a significant amount of thought and detail into the individualized design of driveways, fences, gates, fountains, swimming pools, docks, terraces, pergolas, gazebos, courtyards, and other various site furnishings. To further reinforce the custom detailing of every project, Deena Bell Llewellyn has created her own custom line of outdoor furnishings "Bell-la Furnishings" where she designs and manufactures her own line of planters, benches, fountains, sculptures, tables and other site furnishings specifically conceived for each project so that the individual soul and theme is carried through to the final minute detail like a fingerprint.

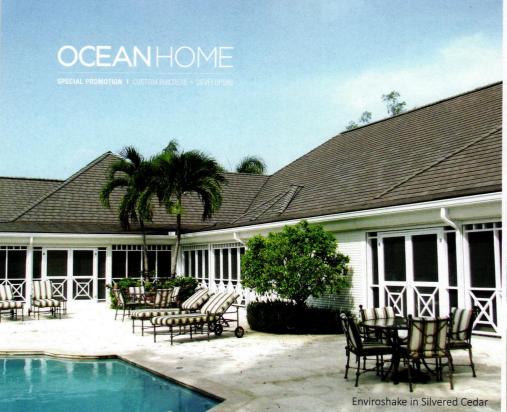
Deena Bell Llewellyn collaborates with her husband and in-house Florida licensed and insured building contractor, Mr. Charles A. Llewellyn of 'Frontier Improvements Inc.' (CBC1259128) to offer the additional professional services in building department permit expediting, construction management and supervision. Because of this interdisciplinary collaborative effort, Bell-la is truly a full scope of services firm offering all or any combination of the above—mentioned scope of services any client or developer would require.



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CORONADO: AUTHENTIC LUXURY LIVING

A new exclusive community comes to Quivira Los Cabos, Mexico.

Located high above the ocean at Land's End on the Baja Peninsula, Coronado is Quivira Los Cabos, Mexico's latest and most exclusive luxury residential resort community, with more than three miles of pristine golden beaches, picturesque desert cliffs and panoramic ocean views. The premier 22-acre community will feature 68 one-story, hacienda-style homes that reflect the vernacular architecture of the region. Each home offers breathtaking ocean views as well as views of the rolling fairways of Quivira Golf Club, a Jack Nicklaus Signature golf course, complemented by an exclusive oceanfront clubhouse.

Surrounded by a spectacular natural landscape, the homes at Coronado boast the high-quality finishes and materials that residents have come to expect from high-caliber luxury homes in Los Cabos. Interior courtyards, indoor/outdoor patios, marble floors, granite countertops,

Viking appliances, cedar woodwork and handcrafted forged ironworks are only a few of the top-of-the-line amenities that accent a Coronado residence.

Beautifully designed outdoor living areas feature organic pools with swim-up bars, relaxing Jacuzzis, fully-equipped barbeques, cozy fire pit areas and convenient outdoor bathrooms, among other resort-style amenities.

Quivira Los Cabos is located at the southernmost tip of the Baja Peninsula, where the Pacific Ocean meets the Sea of Cortez. Scenic mountain foothills provide residents and guests elevated views while creating a sense of privacy and isolation. Coronado offers the casual charm and timeless beauty, with all the luxuries associated with a beautifully appointed ocean-view retreat.

Founded by renowned resort developer Ernesto Coppel, is a paradise of elegance,

serenity and service. Quivira Los Cabos is the ultimate destination for residents and guests to live, love and celebrate life.



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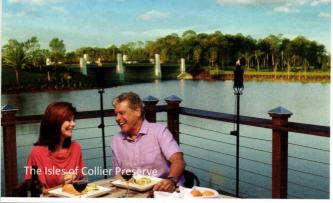




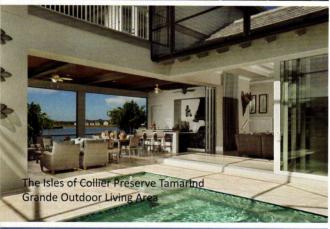














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Villas By The Sea offers the last of luxury oceanfront living in the vibrant seaside village of Lauderdale-By-The-Sea, just north of Ft. Lauderdale. These innovative oceanfront residences feature brand new designs and a fabulous oceanfront lifestyle. Floor plans include gourmet island kitchens, luxurious master suites, sun splashed balconies, and spacious living-dining areas offering breathtaking ocean views. Residents enjoy spectacular oceanfront resort amenities including a beautifully designed 2-story clubhouse. state-of-the-art fitness center, and oceanside pool complete with private cabanas and spa overlooking miles of white sand beach and the blue Atlantic.

Harbour Isle is a private island oasis overlooking the sparkling waters of Anna Maria Sound, just moments from world-famous Anna Maria Island and conveniently located between Tampa and Sarasota. Minto proudly introduces our newest addition of waterfront resort homes, Marina Walk. These innovative two- to three-bedroom residences feature large island kitchens, walk-in closets, screened lanais, and breathtaking sunset views. A rich array of resort amenities makes every day a getaway at your private island paradise featuring the brand new 23,000-sq. ft. waterfront Beach Club with private clubhouse, 2nd floor Sky Bar lounge, resort-style pool and spa, poolside Cabana Bar, fitness center, yoga lawn,

sandy beach, and kayak launch. Three additional neighborhood amenities include pools, a fire pit, outdoor kitchen and dining area and more! The planned marina will offer wet and dry storage, restaurants, and a ship's store.

Nestled within a pristine natural setting on the southwest coast of Florida, The Isles of Collier Preserve captures the timeless architecture and traditions of Old Naples. Over half of the 2,400 acres are dedicated to lakes, nature preserves and natural habitat. Elegant single-family. villa and coach homes overlook miles of scenic kavak and biking trails along the tranguil Cypress Waterway. Construction is nearing completion this fall on The Isles Club, a classic old Florida clubhouse with fitness & wellness center, resort-style pool, tennis and bocce ball courts and more. Best of all, the shopping, dining and cultural attractions of downtown Naples are only 5 miles away!

Founded in 1955, Minto is a family-owned business that has grown over the last 60 years into one of North America's leading builders, with more than 80,000 homes built, including 20,000 in Florida in 44 communities throughout the state.



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The enormous success of Bennett Hofford Construction is largely attributed to its client-oriented team of professionals, all of whom have been with the company for years. The wealth of talent, dedication and experience of the team further sets Bennett Hofford Construction Company apart from the competition. Hofford's far-reaching vision and strong leadership have proven to be a successful guide to the company for 28 years and counting.

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Top Coastal Architects 2015

PHOTOGRAPH BY SIMON WATSON

The roofs of this eye-catching home in Maui by architect Tom Kundig harness cool (page 74)

74 AS THE WIND BLOWS

Leading architect Tom Kundig harnesses Hawaii's powerful winds at a spectacular home on Maui's northwest coast.

80 SHINGLE MINDED

An architectural firm gives a playful twist to America's timeless Shingle Style at a beautiful Cape Cod home.

86 A GLASS ACT

Husband-and-wife architects create a stunning glass pavilion home for themselves in a lush, tropical enclave of Miami.

92 THE NEXT BIG THING

Nicaragua is luring savvy travelers and investors with its beauty, history and luxury real estate opportunities.

OCEAN HOME

Our Top Coastal Architects of 2015



Welcome to our inaugural *Ocean Home* 50, a unique and exclusive collection of the finest coastal architects in the United States and the Caribbean. From California to Connecticut and Hawaii to The Hamptons, these exceptional architects design outstanding contemporary and classic coastal homes in some of the world's most spectacular locations.



Discover more about these leading architects at oceanhomemag.com/OH50/





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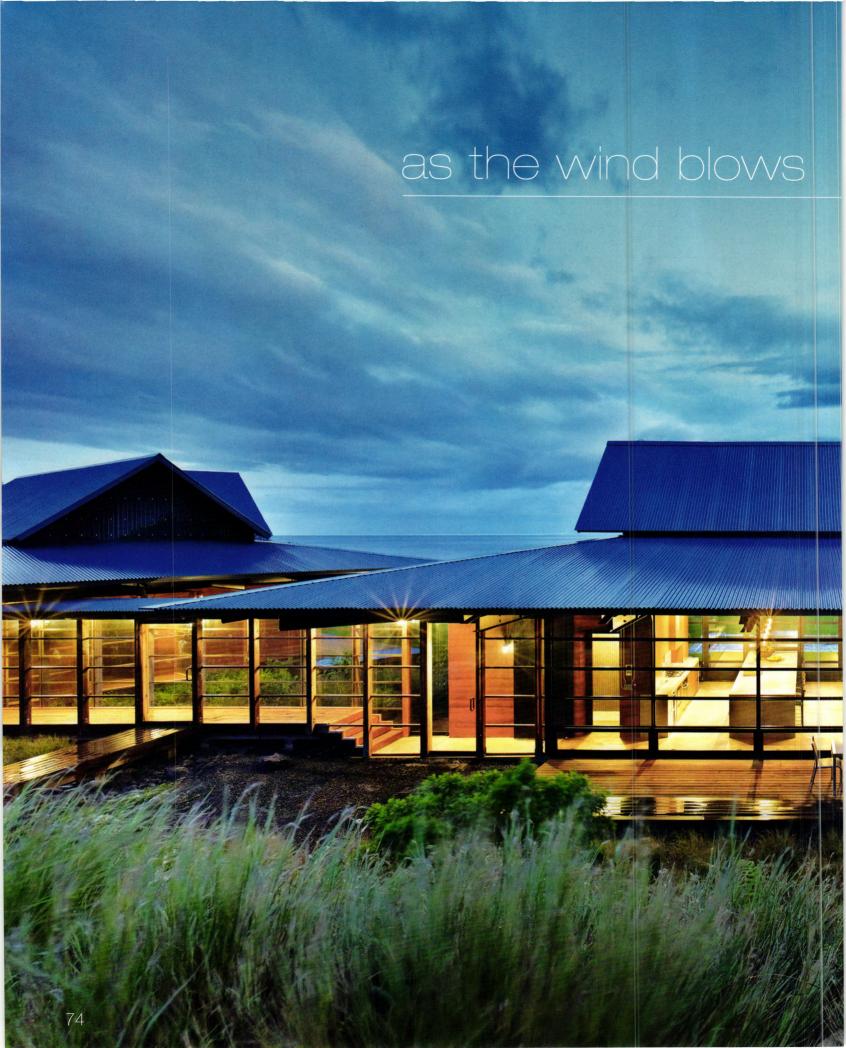
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As
if
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Three's company
Architect Tom Kundig, right,
designed the home as a trio
of individual buildings in
a typical Hawaiian enclave,
with each unit protected by
the surrounding landscape.

at Slaughterhouse Beach on Maui's dramatic northwest

at Slaughterhouse Beach on Maui's dramatic northwest coast aren't frisky enough already, renowned architect Tom Kundig has turbocharged them in his design for a stunning home overlooking this legendary surfing spot.

"Rather than push the air through, the house pulls it through like a Formula One race car," says the principal/ owner at Seattle's Olson Kundig Architects.

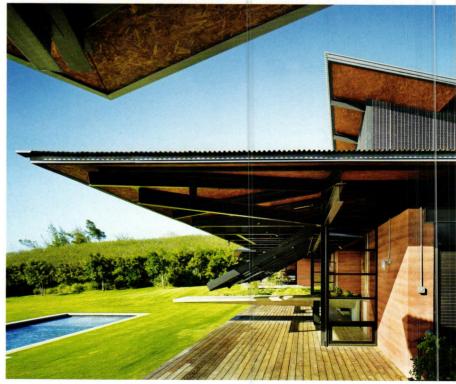
The innovative, multi-award-winning architect – a specialist in iconic and one-of-a-kind residential designs that respond keenly to their surroundings – started by working up models of the home's six-and-a-half-acre site on a point high above the beach.

He then called in RWDI Consulting Engineers, a team of noted wind specialists based in Toronto, Canada.

They conducted wind tunnel tests to measure how best to channel the prevailing trade winds so they would travel up and over the home's roofline, drawing air throughout the living spaces.

The clever idea was part of an overall design scheme to take maximum advantage of the wind, the land and the breathtaking views over the beach, where ships once landed regularly, unloading their cargo of cattle destined for Honolua Ranch's slaughterhouse at the cliff's edge.

That structure and a tanning shed were demolished









in the mid-1960s, but the beach's unconventional name stuck. The coastal point was gifted to the state, which then restricted any building to a two-acre plot set just back from the cliff, where the winds still persevere.

"The trade winds can be gentle, but also fierce," says Kundig. "So there's a quiet side towards the road, with berms [grassy banks] between. Then there are the buildings themselves and the big view looking out over the point, over two other islands, the surf break and whale lines."

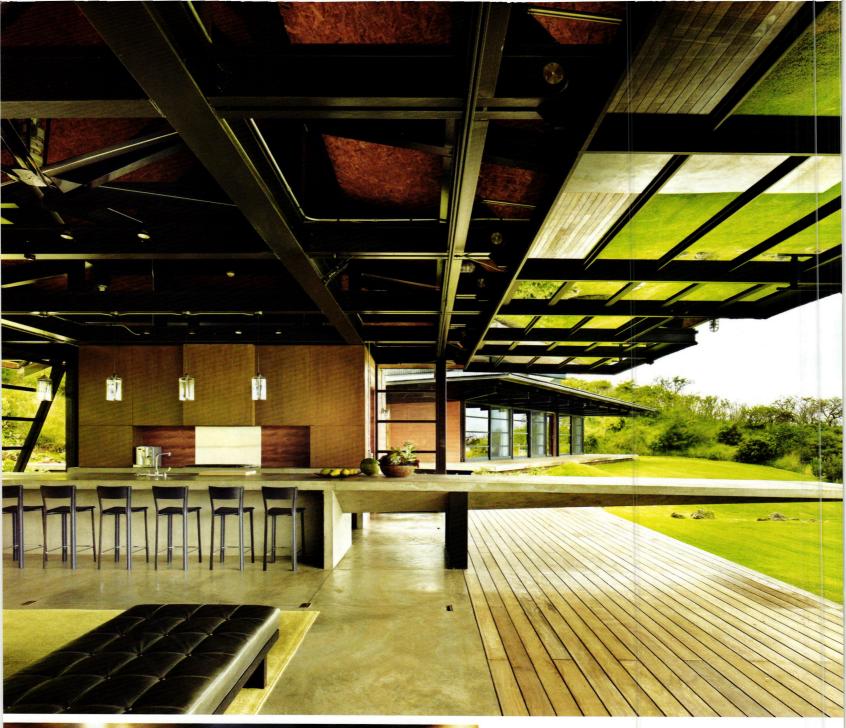
Those trade winds regularly blow in from the Pacific Ocean to the northeast, while Kona winds stream over the island from the southwest. Kundig positioned the home to take advantage of both, while intentionally tucking it down and out of view from land and sea.

"An important design driver here is the environment of Hawaii's relentless climate," he says. "So the house is hidden from the water side, the beach side and the road side – it's kind of hunkered in."

Kundig looked back to Pacific Island plantation precedents on Maui for its Dickey roof, modifying a ventilating system named for the architect who made it popular in the 1920s and '30s.

In essence, it's a peaked form with a high spot in its center designed to pull breezes up like a chimney and send hot air out through the top. "It's a roof like a big parasol to protect the house from the sun, but it's also a breeze harvester, so air-conditioning is used as little as possible," says Kundig.

Still air is almost unheard of on the point. The wind moves through the house for most of the day, since the





roof is equipped with electrically controlled louvers that can be opened or closed depending on the weather conditions. "It's a breathing shelter, much like an air machine," he adds.

Harvesting the wind is an intriguing concept, but negative pressure could tear a standard roof up and off. Kundig's solution was a prefabricated steel roofing frame, a plywood diaphragm with exposed SIPs and corrugated, zinc-coated aluminum on top of that.

The home he designed comprises three individual buildings, separated one from another in the style of a typical Hawaiian enclave, with each unit protected by the surrounding landscape.

Eighty feet of pivoting window walls connect inside



Interior motives
Some 80 feet of
pivoting windows
connect the home's
sleek interiors with
the swimming pool,
garden and rugged
coastal landscape,
offering dramatic
views from every
vantage point.

with outside, and each hut is allowed to breathe in its environment as its louvers open and close. "You can leave them open 70 percent of the time," the architect says. "They're just a cover over your head."

Initially designed for a family of four, its central structure is a gathering hut that's centered on an oblong swimming pool facing the kitchen and dining room.

At one end is the master bedroom hut, and at the other is a three-bedroom hut with moveable walls to make room for children and an *au pair*. "I opted for a classic Japanese





fusuma screen concept," says Kundig. "In that tradition, translucent screens are used for privacy or separation."

The home's walls are rammed earth, 18 inches thick, because the land the home sits on is battered relentlessly by high winds and corrosive salt air.

"The hurricane winds come across this point, so there aren't many tall trees, and we needed a tough wall to take on the forces of this location," he adds. "The contractor took it on to learn how to do rammed earth. It's a material that's obviously beautiful and handmade, but expensive to do because of labor costs."

There's little maintenance for the home because of the durable nature of the materials used and the fact that it's so well protected by the surrounding landscape. "It's kind of like nice camping," says Kundig. "It's laid-back, but it's also tough as nails."

Originally built for a family, the home is now owned by Peter Lik, the noted Australian landscape photographer – several of his highly prized photographs can be found inside the compound. And if you're interested in buying the estate, Lik has it listed for sale by Sotheby's International Realty for \$19.8 million.

But its best value lies in its spectacular ocean views, and not just of the surfers who constantly challenge the breakers below. Islanders flock to the point also.

"It's used as a lookout for fishing," says Kundig. "It's a

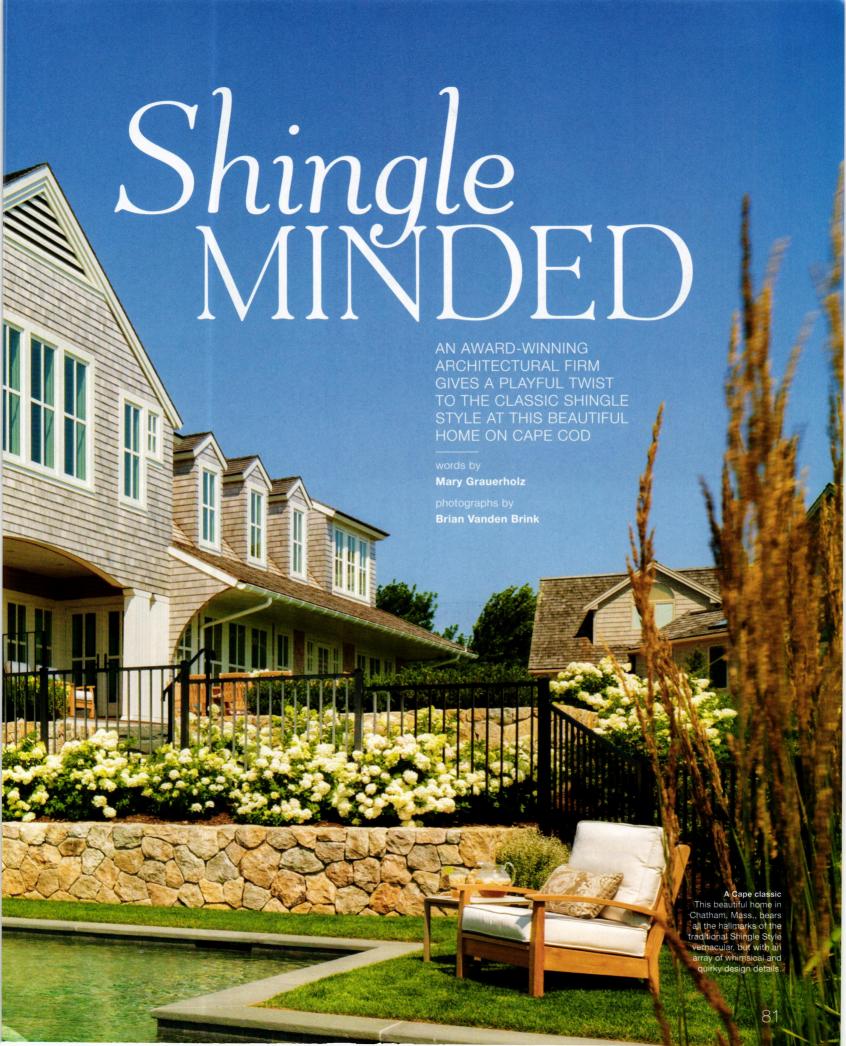
THE DETAILSFor more information, visit olsonkundigarchitects.com.

prominent spot for views of the ocean – the locals signal when they see a school of fish or whales or turtles. It's a pretty spectacular piece of property."

On it stands one of Kundig's finer odes to the environment – one that merges graciously into the natural elements of the wind, land and ocean around it. **OIH**









Shingle Style architecture began to establish its graceful notes along

New England's coastal boulevards in the 19th century, when the notion that grand houses needed heavy ornamentation was cast aside.

Composed as beautifully as a symphony, the style's casual but elegant looks became *de rigueur* for wealthy city-dwellers who escaped in the summertime to these sumptuous oceanfront "cottages."

While many architects today replicate traditional Shingle Style in new houses, John R. DaSilva decided to tweak the iconic vernacular when he designed a beautiful seaside home in Chatham, Mass., on Cape Cod.

Encouraged by the homeowners, DaSilva – a principal of Polhemus Savery DaSilva Architects Builders, based in nearby East Harwich – embraced the chance to get playful.

"It's meant to be a contemporary Shingle Style," DaSilva says of the new home, named Windy Brae. The quirky touches, he says, are very much in keeping with the style's original intention. "There's a lot of Shingle Style built today, but most is strict replication," he adds.



"This is really contrary to the spirit of Shingle Style to begin with, which is very eclectic."

Today Windy Brae has all the beauty of the beloved architectural style, but peppered with present-day details. Front porch columns, marked with vertical grooves, are blown up in scale and flattened to meet the same plane as the front of the house.

A fanlight above the front door, abstracted and oversized, looks almost as if cut from paper, while a screened-in porch with a contemporary "grotto" extends from one end.

These creative design aspects, combined with Shingle Style's traditional dormers, overhangs and gambrel, lend the home a subtle, whimsical charm while allowing it to fit in with the neighboring houses.

"The house is a Shingle Style for today," DaSilva says.
"Traditional Shingle Style builds up pieces. Windy Brae's form is more subtractive than additive."

It helped greatly that the homeowners were heartily on board with the concept, and that the woman of the house is an artist with a keen eye and excellent design sense.

"The owners said right from the start that they're interested in things that are quirky and unique, within limits," DaSilva says. "The wife is very aesthetically inclined, artistic and perceptive. She was very much involved in the design of the house, as much a collaborator as a client."

Windy Brae, named after a cottage in Bermuda where the couple often vacationed with their three daughters, is a natural fit with its classic oceanfront setting.

The garden landscape, designed by Hawk Design Landscape Architecture and Land Planning, located in Bourne, Mass., is framed with classic white hydrangeas and several strategically placed trees. Chatham Harbor, within view, is a major source of pleasure for the homeowners.

"We love watching the activity on the harbor during the day, the working fishing boats as well as recreational sailboats," says the husband. "And then at night the ocean calms, the activity stills, the moon rises and we only hear the waves beyond the sand bars."

When the couple's daughters, now grown, visit, the family enjoys spending afternoons by the pool, tucked in a low point in the home's rear.

The owners requested that as many rooms as possible have a water view, which led DaSilva to a rectangular footprint for the bluff-top site, running parallel to the waterfront.

The sensitive landscape decreed careful attention to environmental concerns. "Like any waterfront site on Cape Cod, there were environmental challenges from the start," he says. "By law and good practice, you have to treat the site lightly."

















Polhemus Savery DaSilva, founded in 1996 by architect Peter Polhemus and Cape Cod builder Leonard Savery (now retired), has deep roots in classic seaside design.

DaSilva joined the firm shortly after its formation and became design principal in 2000. Aaron Polhemus, the company's president and chief operating officer and the son of Peter Polhemus, led the construction of Windy Brae.

The firm has designed and built a variety of projects, receiving a bundle of awards and national recognition from the American Institute of Architects and the Design Build Institute of America, among other organizations. Recent commendations include three 2015 Chatham Preservation Awards and a 2014 Bulfinch Award from the Institute of Classical Architecture & Art.

Windy Brae's easy, elegant tone carries seamlessly into its interior, with a pleasing balance of horizontal and vertical elements built at scales ranging from small to large.

The home's gently curving exterior lines, including those on the ends of the exterior columns, are carried inside to columns and arches, such as the opening between the dining and living rooms.

Tall windows open the home to sunshine and spectacular views, including the outer beach and the Atlantic Ocean. The open grotto, with table and chairs, offers a special place for shaded relaxation.

Measuring just over 5,000 square feet, Windy Brae's

two floors are divided by function, with living spaces downstairs and bedrooms upstairs.

Curving architectural details, which boost the interior's casual feel, are juxtaposed with sharp vertical lines, such as those in the white enameled walls that frame the stone surrounds of the home's four fireplaces.

The kitchen, designed by Classic Kitchens & Interiors in Hyannis, Mass., has the same graceful lines, including a soffit with a soft curve on one end, positioned above the round breakfast table.

Throughout the interior, muted tones of white and taupe are accented by burnished quarter-sawn oak floors and classic, clean-lined furniture, including upholstered pieces from Darby Road Home in Waltham, Mass.

For DaSilva and his colleagues, Shingle Style is a special subject, expressed in DaSilva's books, Shingled Houses in the Summer Sun and Architecture of the Cape

For more information. visit psdab.com.

THE DETAILS

Cod Summer. It also has a special place in architectural history, as the first style developed in America and not a European import.

"I love it because it is a complex architecture that accommodates

rather than excludes," DaSilva says. "It allows invention that might be quirky, playful and interesting. Shingle Style is so flexible. It's really about mannerism, not strict rules." OIH

Inside and out Each room and outdoor space is designed to maximize the alluring views of Cape Cod.





words by J. Michael Welton | photographs by Claudia Uribe, Bruce Buck and Stefani Fachini



A love of transparent houses designed by modern masters inspired Jacob and Melissa Brillhart's new home, just a stone's throw from the Miami River in southern Florida. "We're enamored by the typical American glass pavilion," says Jacob.

A few years back, he was attending undergraduate classes at Tulane University in New Orleans before moving on to the Graduate School of Architecture at Columbia, N.Y. Melissa studied at the University of Virginia, with graduate work at the University of Miami.

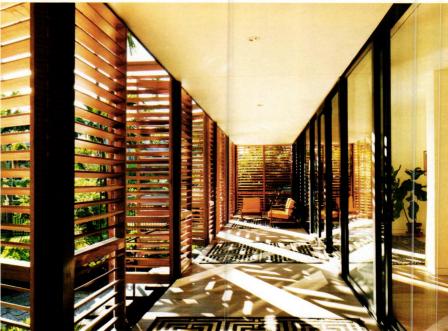
Today, they're the principals of Brillhart Architecture, a successful Miami firm whose output clearly demonstrates their appreciation for three contemporary icons of the past century: Mies van der Rohe's Farnsworth House in Plano, Ill., Philip Johnson's Glass House in New Canaan, Conn., and – closer to home – Paul Rudolph's Cocoon House in Sarasota, Fla.

"We love the way Rudolph made it vernacular and put louvers on it," says Jacob. "He said: 'I want to do a glass house, too, and make it tropical.'"

The couple also studied the vernacular of the rustic Florida dogtrot, with sleeping areas on one side, living areas on the other and an open, covered porch sandwiched in between.









For their eponymous Brillhart House, they took cues from all of these examples, merged them together and made them work in a tropical landscape on a tight halfacre lot in one of Miami's oldest platted neighborhoods.

They cleverly set the shutter-covered, plantation-like home 120 feet back from the street, aligning it with an aging bungalow to the west and creating a cinematic approach through a lush and verdant jungle.

"You park in a little forest that blocks the view of the house and the street," says Jacob. "There's a walkway of natural oolitic limestone quarried from the Florida Keys. It's in two-inch slabs that are four feet by four feet, but I purposely took a sledgehammer to them and broke them up so they look much more organic."

The couple planted the forest after a trip to Fairchild Tropical Botanic Garden in Coral Gables, Fla., whose 83 acres are dedicated to conserving native plants. "We walked through and wrote down all the plants we wanted to surround us at home," Melissa says.

They chose stoppers, bay rums, crabwoods and palms, among other species, to complement the site's 100-feet-tall climbing figs and the soaring 70-feet-tall Washingtonian palms next door.

Just eight- to ten-feet tall when planted three years ago, the young trees are now almost 15 feet high and act as effective screens of the neighboring homes.

Exit the faux forest and you're on an axis perpendicular to an oblong house that's elevated five feet above ground level.

Step up eight stairs made of ipe, walk through louvered doors of western red cedar and you're perched on a porch that's neither inside nor out, sheltered in dark brown cedar louvers contrasted by a natural blond cypress floor.

"You sort of have a series of filters," Jacob says. "There are the trees in the forest, then the louvers for privacy, air flow and light – and then the large panels of thermal glass

that filters the air, the sunlight and the temperature."

The home features 100 feet of uninterrupted glass – 50 feet spanning the length of both the front and back – with four sets of sliding glass doors that allow the house to be entirely open when desired.

Eight-foot overhangs form two shaded porches – south-facing at the front of the house and north-facing to the rear – and reduce heat gain during the summer. Burlap drapes provide privacy for anyone inside. Both eastern and western exposures are paneled in ipe for opacity.

Clearly, the architects have thought carefully about their 1,500-square-feet glass pavilion home, adapting it to its natural landscape and manipulating its physical environment.

"You walk through a forest and then a clearing, then up into the house, and then through it and back into the landscape," Jacob says. "That's how we packaged it up."

"Conceptually, anyway," Melissa agrees.

The home's interior layout takes its dogtrot antecedents seriously. There's a central foyer with a light and spacious kitchen straight ahead, two en suite bedrooms on the immediate left and, to the right, a 30- by 18-foot living space.

White oak flooring echoes the front porch's blond cypress floor. Cabinets in the kitchen and bathrooms – as well as doors and their frames throughout – are American cherry, collected by Jacob's father for the past 20 years.

Besides a small dining area next to the kitchen, the main sitting area is centered in front of a log fireplace. While not an essential feature in Florida, it provides welcome heat in



Miami modern
Architects Jacob and
Melissa Brillhart, top,
pictured on the stoop
of their unique home
surrounded by lush
jungle and close to
the Miami River.







Brilliantly Brillhart Inspired by Florida's traditional dogtrot vernacular, the Brillhart House interiors are infused with stylish and contemporary furnishings.

THE DETAILS

For more information, visit

brillhartarchitecture.com

the cooler months and anchors the living room visually.

An open bookcase – filled with personal tomes, objets d'art from the couple's travels and a unique original model of the home, encased in melted amber soap and illuminated atop a light stand – spans the entire width of the living space.

Behind the sofa lies another box containing a design model that didn't come to fruition. The Brillharts were chosen as one of five finalists to design an art installation for New York City's iconic MoMA PSI art institution earlier this year.

Their multisensory Drones' Beach submission, which sought to bring a beach environment into an urban setting, didn't win, but it reaped valuable national exposure and further cemented their reputation as architects on the ascendant.

Where Paul Rudolph's modernist Cocoon House struggled with limitations inherent in mid-2oth-century materials, Brillhart House harnesses the many advantages of modern technology.

"Today, glass is insulated so you can live in a glass house and not have a huge energy bill," Jacob says. "The new technology in glass and insulation makes a building like this doable."

To achieve \$70 monthly energy bills, they used 9/16th-inch thermal glass that's hurricane-proof (and also burglar-resistant) along with spray-foam insulation.

"You can get incredible thermal values," says Jacob.
"It's a thin, sexy profile and you get R30 [a high rating of the window's ability to resist heat traveling through it] – the technology of materials has come so far."

The architects not only collaborated on the home's design and landscape – Jacob was initially more involved in structural issues, Melissa with landscape and interiors – but also on its construction. "We were hands-on," Melissa says. "We were the general contractors."

"We also did a lot of the work ourselves, but we brought in an electrician and a plumber," Jacob adds. "We did the millwork on the louvers, the ipe and the interiors."

The entire house sits on three concrete stem foundation walls, arranged parallel and 15 feet apart. Six steel beams were laid on top of these walls, creating the home's substructure.

"Air can move through underneath," says Jacob. "And

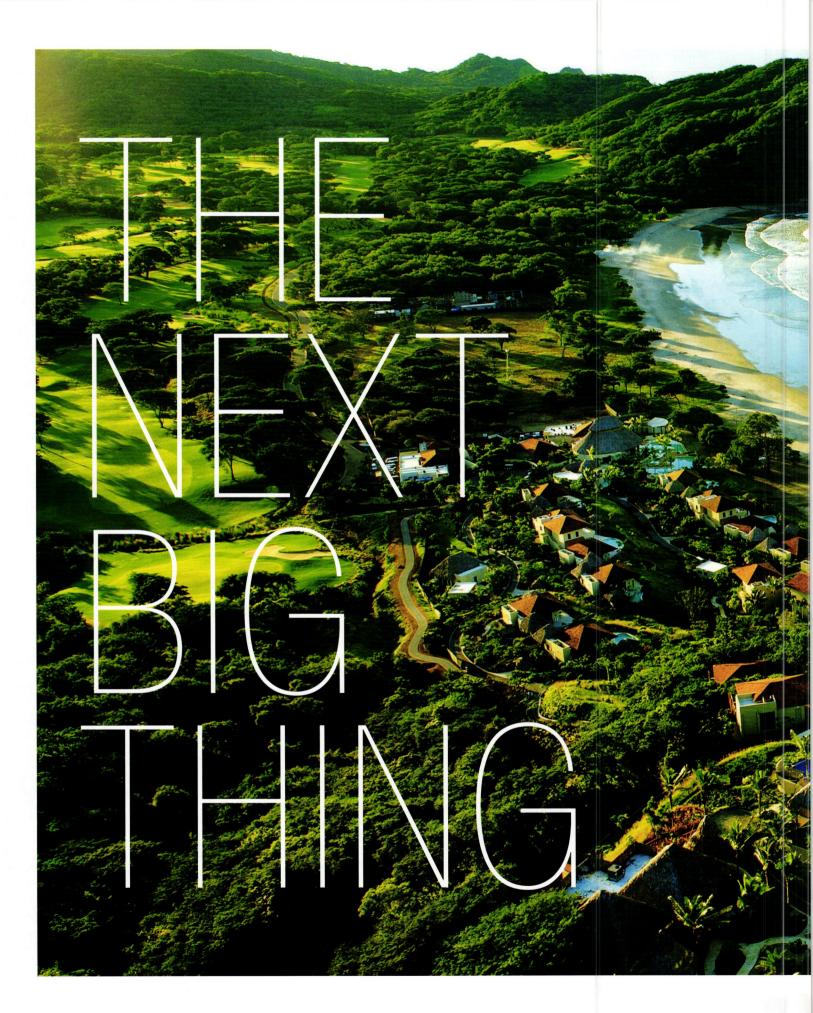
it's also easy to fix a pipe because you just crawl around under there and do what you need to do."

Visually, the house seems to melt into its environment

as it rises above the tropical floor. "It feels like it's floating," Melissa says. And like its 20th-century precedents, it looks like it too. **O**|**H**





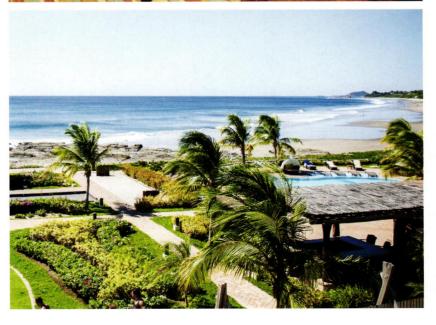




PHOTOGRAPH BY RYAN FORBES







Central America has a new star on the rise.

Some 25 years after the end of the brutal and devastating Contra War, Nicaragua is emerging as a new and exciting destination for sophisticated travelers and savvy real estate investors.

Blessed with miles of pristine coastline – fronting the Pacific Ocean to the west and Caribbean Sea to the east – along with beguiling beaches, a rich cultural history and rare natural beauty, Nicaragua is positioning itself as the next Costa Rica, offering an array of luxurious vacation retreats and exclusive oceanfront real estate options.

Carlos Pellas, one of the country's wealthiest businessmen, launched the multi-award-winning Mukul Beach, Golf & Spa at Costa Esmeralda on Nicaragua's southwest Pacific coast, and believes the new surge in interest in Nicaragua goes way beyond travelers' bragging rights.

"Many people have been to Mexico, Costa Rica and the Dominican Republic, but everyone is looking for a place that is truly unspoiled and underdeveloped, that is authentic, where you can see culture," he says. "That is what is making Nicaragua so popular right now."

Pellas is also investing in Costa Esmeralda Airport, opening this November, so private jets can fly directly from the United States and commercial flights arrive in 25 minutes from Nicaragua's international airport in Managua and Costa Rica's Liberia International Airport.

The Emerald Coast is home to an array of luxurious resorts and exclusive oceanfront residential offerings, including Mukul, Rancho Santana and Aqua Wellness Resort, soon to become a Six Senses retreat.

Pellas believes a stable government and currency, safe and secluded beaches and good value for money are attracting American buyers.

"Beachfront property is so scarce these days," he says.



"You go to Jumby Bay in Antigua and the land lots and homes can be priced at \$25 million. Nicaragua's value proposition is much more attractive."

Rancho Santana, a rambling 2,700-acre estate featuring a new 17-room boutique hotel and upscale private residences, offers guests five different beaches.

At Playa Santana, the beach directly in front of Rancho's main clubhouse, locals haul in their fishing boats with the catch of the day while guests recline under rustling palm trees and sip freshly squeezed juices.

The retreat's food and beverage director, Brian Block, formerly of Boqueria, Socarrat and Aldea in New York City, has a farm-to-table approach, sourcing ingredients from the ranch's farm to deliver delicious and creative cuisine.

Rancho's general manager, Chris Currey, who has spent 10 years in Nicaragua, says more Americans are discovering the country's natural beauty and equally attractive real estate opportunities.

About 400 homeowners from California, Florida, Texas and New York have purchased residential lots, accounting for about 80 percent of the estate's inventory.

Rancho Santana's CEO, Matt Turner, says perceptions

Emerald coast Rancho Santana delivers an upscale oceanfront lifestyle with five beaches, a clubhouse, surf club, restaurants and beach shack.

are changing. "Ten years ago I'd talk about Nicaragua to friends at home and there were awkward silences. It's not that way anymore."

Turner has his own private villa. "Those same friends and family come down to stay with us and enjoy the ranch just as much as we do. It's an easy place to feel at home."

For guests and homeowners, Rancho recently opened a surf club with a traditional open-air Nicaraguan beach shack, world-class surf shop and breezy restaurant and bar.

Aside from lounging and swimming, guests can ride horses through mango groves and the local town, where families cook on outside ovens and children greet visitors with beaming smiles.

On the beach route home, surfers dot the waves and families play at the shore. There are also nature walks and hiking trails, kayaking, bird watching tours and tidal pools.

A massage with pure coconut oil at the alfresco Pura Spa Cabanas will have you in instant relaxation mode. There's no spa music, only the sound of ocean waves and howler and spider monkeys playing in the trees.

Rancho Santana currently offers seven casitas, a dozen Puerta del Mar villas (condominiums), 17 guest rooms













LIAM ALION DO VOTE TO VOTE WELL

and suites at The Inn at Rancho Santana and 22 private ocean-view homes.

Land lots cost from \$150,000 to \$595,000; building a three- to four-bedroom home costs from around \$125 per square foot depending on the finishes.

At nearby Aqua Wellness Resort, a tree house-style retreat 15 minutes' drive from Rancho Santana, the vibe is relaxed and welcoming. Guests range from young honeymooners to yoga enthusiasts and savvy international travelers.

Lionheart Nica, the Nicaraguan subsidiary of Lionheart Capital LLC (developer of the Ritz-Carlton Residences Miami Beach), is upgrading the 50-villa property, set to re-launch in November 2016 under the Six Senses Nicaragua brand.

There will be significant upgrades to the guest accommodations as well as two new tree house villas, a new pool and restaurant, expanded spa and yoga offerings, new walking trails and a butterfly garden.

Over the next three to five years, Lionheart Nica will add 40 new residential villas next to the resort. The one-, two- and three-bedroom villas will offer up to 3.500 square feet of indoor/outdoor living space, plunge pools and ocean and forest views, and are listed for pre-sale from \$450,000 to \$1.2 million.

Lionheart plans to develop several luxury resorts in Nicaragua, some operated by Six Senses, including one in Ometepe – an island on Lake Nicaragua – and another in the colonial city of Granada.

The Mukul Beach, Golf & Spa resort is only a 15-minute drive from Aqua. Pellas has invested \$250 million so far in Guacalito de la Isla, his legacy project, resulting in a stylish oceanfront residential community with home sites, villas and condominiums perched on 1,670 acres of wilderness and a four-mile sweep of private beach.

There are expansive home sites with breathtaking ocean views at La Reserva, along with stylish four- and five-bedroom ocean-view villas at Verdemar, and three-and four-bedroom residences at Las Terrazas.

Guests enjoy two secluded beaches, a dedicated spa and a David McLay Kidd-designed, 18-hole golf course set on coastal bluffs.

Beachfront lots range from \$2.7 million to \$3.5 million, while Antal Legacy Villas with five to seven bedrooms range from \$1.3 million to \$1.5 million.

New condos are on offer for between \$495,000 and \$685,000. Many owners decide to put their properties in the rental program come summer.

Mukul is also on Hollywood's radar screen with recent guests including actors Michael Douglas and Morgan Freeman.





Tropical luxury
Opposite page:
Tree house-style
accommodations
at Aqua Wellness
Resort provide an
alternative to the
luxury of Mukul
Beach, Golf &
Spa, above.

Pellas admits there's still work to be done to enhance Nicaragua's reputation. "We have a problem with the country's image. A significant number of people –

THE DETAILS
For more information,
visit mukulresort.com,
aquanicaragua.com and
ranchosantana.com.

educated people – still think we are at war here when the war ended 25 years ago," he says.

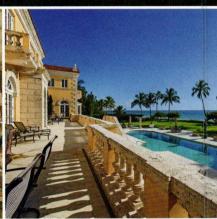
"Now people are talking about massive investment and stability. When people

visit they see that it is very, very safe. It is something new and unspoiled. It's an adventure, and Americans love adventures." OIH











3100 GORDON DRIVE - PORT ROYAL

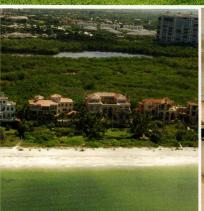
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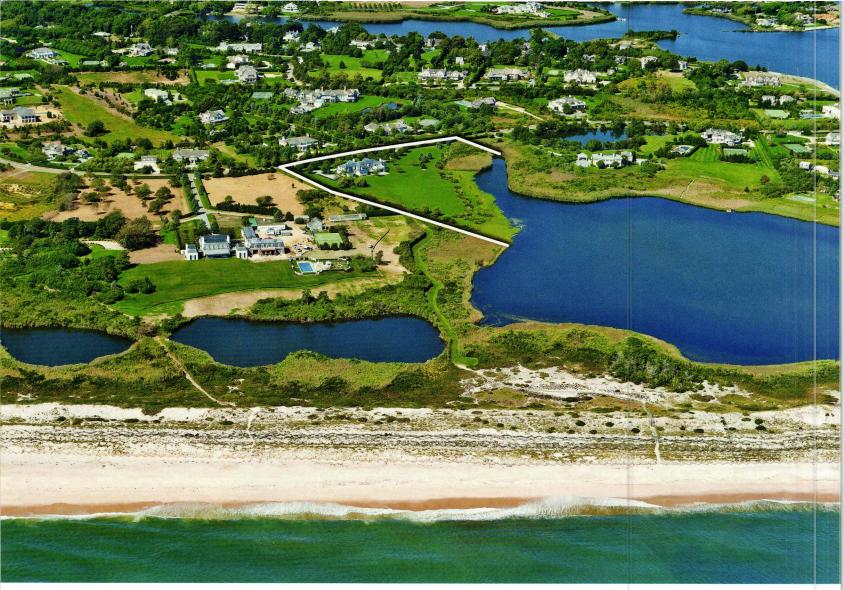


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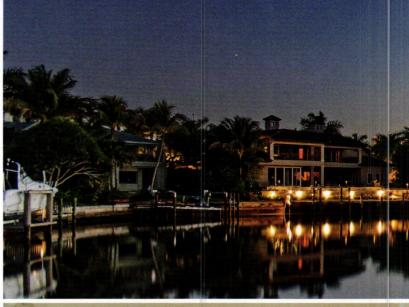
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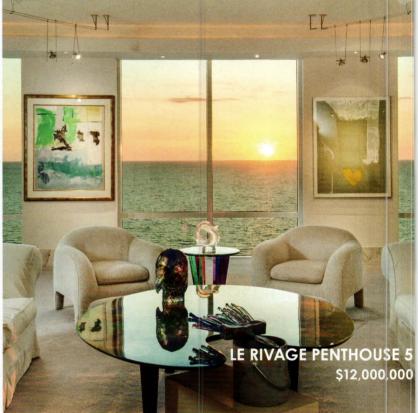
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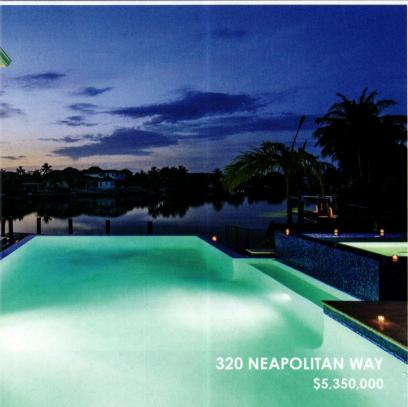
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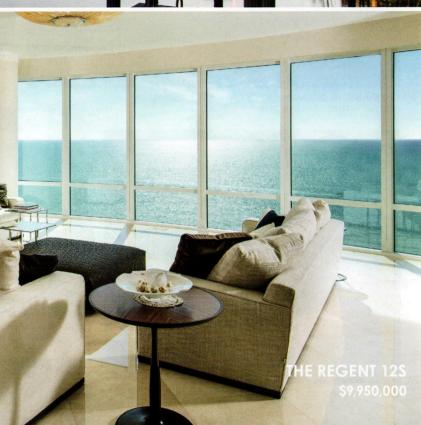








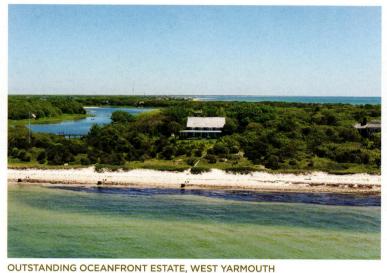




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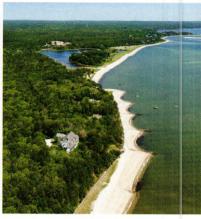
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BEAUTIFUL ESTATE HOME SOUTH OF THE HIGHWAY | \$5,500,000

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 countercops, 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



ALL SEASON BEAUTY WITH FABULOUS WATERFRONT SUNSETS | \$2,495,000

This beautiful bayfront traditional, features 3 bedrooms, 2 baths in main house, plus full bath in pool house. Eat in kitchen, stainless appliances, open floor plan, living room with fireplace, A surroom where you can enjoy fabulous sunsets. The lower level features a bedroom with fireplace, full bath and door with access to the water and dock..Swim in the heated gunite pool.The pool house has a recreational room, sitting room, and full bath, Enjoy the 2 outdoor showers, and waterside decking, Boat dock with ramp for launching watercraft. WebID 37850

NANCY SKULNIK 631.356.3566 nancys@nestseekers.com



IMMACULATE 6,000 SQFT NEW CONSTRUCTION SOUTHAMPTON VILLAGE | \$5,500,000

This magnificent newly constructed 6,000 sqft home is completely customized in every detail. Perfectly suited and built to entertain, this home boasts 7 bedrooms, all en-suite with oversize baths, walk in closets, and fabulous ceiling height creating an open and fluid floor plan. Conveniently located on the first floor is a sprawling Master Suite along with a sumptuous second floor Master Suite which is a sanctuary in itself, featuring vaulted ceilings, stone fireplace, a huge bath and large walk in closets, offering ample accommodations for so many to enjoy. First floor features formal dining, butlers pantry and wine bar, a stone and marble themed chef's kitchen, professional grade stainless steel appliances. Blue stone patio, heated gunite pool. WebID 472837

ROBERT CANBERG 631. 816.0998 robertw@nestseekers.com

EAST SIDE MIDTOWN WEST SIDE GREENWICH VILLAGE SOHO WILLIAMSBURG LONG ISLAND CITY WESTHAMPTO

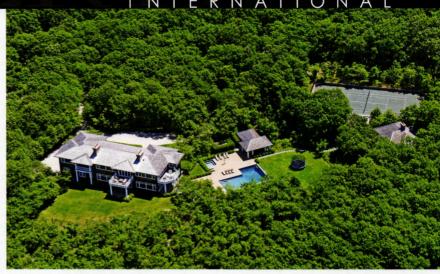
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5 BEDROOM SOUTHAMPTON VILLAGE TRADITIONAL | \$4,175,000

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



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 jamesq@nestseekers.com



BRIDGEHAMPTON - LUMBER LANE | \$2,500,000

Lumber Lane at its best! Private and hidden down a treelined driveway with mature landscaping on 1.98 +/and detached two car garage. Just half a mile from Main Street, Bridgehampton. WebID 68399

JANICE ROST 516.381.8905 janicer@nestseekers.com



EAST HAMPTON- 4 BEDROOMS- .33 ACRES ON OSBORNE | \$2,550,000

south and west leads to a totally private rear yard. Multiple entertaining areas of mahogany decks and blue stone overlooks the rear patio, viking range, pool and lighted landscaping. WebID 343885

ALEX PICCIRILLO 516.313.1110 alexp@nestseekers.com

FRANK NEER: SPECIALIZING IN COASTAL PROPERTIES



38 ATLANTIC AVENUE COHASSET, MA 02025 LIST PRICE: \$3,459,000

Iconic 1903 Italian Villa built high on 1.7 Ac. by Boston Architect George F. Newton in Sandy Cove neighborhood. This masterpiece offers panoramic ocean views, landmark presence, privacy with walled forecourt & yards. 12 rooms exquisitely restored in extraordinary detail include stunning façade upgrades, 7 zone HVAC, Brazilian walnut flooring, travertine baths, imported iron railings, base reliefs & mural, intricate moldings, Enrico Cassina hardware. Terraced gardens feature classic statuary, ponds, pergolas, fountains, mosaics, ceramics. Fabulous New Master Suite /Tower Room. Detached Carriage House/Garage.



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.



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!

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.



39 GLADES ROAD SCITUATE, MA 02025 LIST PRICE: \$2,455,000

Grand Minot Victorian-unobstructed Minot Beach, Lighthouse & Atlantic views from everywhere. Quality throughout-gleaming hardwoods, chef's granite kitchen, 3 unique fireplaces, custom moldings/built-ins. Dramatic open foyer; dreamy FP master suite w/ocean view balcony, elegant bath; +4 generous BR-great closets; uniquely beautiful 3rd floor office turret-incredible views; charming playroom w/window seats. Pella windows, great outdoor beach shower; finished basement; heated 3car garage. A treasure!



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.



11 SHELDON ROAD COHASSET, MA 02025 LIST PRICE: \$2,150,000

Gorgeous year round beach home built circa 1880.Easily the best value on Cohasset's coast today. This home boasts 3739+ sq ft, 6 bedrooms,3.5 baths with panoramic Atlantic Ocean views of Mass Bay and the North Shore from Graves Light to Gloucester. The open floor plan includes a large dining room off the kitchen and a large Family Room. Sit on the wonderful porch and see the ocean life in front of you. Situated on a quiet private road with deeded rights to Sandy Beach thru a hidden stairway as well as direct ocean access in the back yard for swimming or easy access boating. This property also has a classic boat house and shop that is equipped to hold up to a 38 foot boat. Come experience the feeling of being on vacation every day!



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.













Known as one of the most in-demand beach communities in the U.S., Manhattan Beach is acclaimed as a well rounded, desirable, luxurious paradise. In addition to having one of the best beaches in the US, Manhattan Beach is described by GQ Magazine as "America's Best Beach for Chowing Down". Manhattan Beach is not just a magnificent beach town, it is considered one of the top ten cities to raise a family in Southern California. Forbes Magazine has rated Manhattan Beach's Mira Costa High School as one of the best in the country and the entire public school system ranks as one of the best in the nation. Plus, its unbeatable small-town beach vibe is an irresistible lure to all. Hollywood Reporter has designated Manhattan Beach as "one of the most on-fire real estate markets in the L.A. area." Many high profile people such as Steve Nash, Zooey Deschanel, Vince Vaughn, Maria Sharapova and many of the current NHL L.A. King members call Manhattan Beach Home. Its desirability is demonstrated by its having the most \$1 million-plus home sales of any Southern California City in the past few years. Who can resist the A-list cuisines, the bold blue ocean, the high quality school system, the wonderful sense of community, and the booming real estate? Whether you're looking for a primary or secondary home, Manhattan Beach is one of the best places to live in the world.



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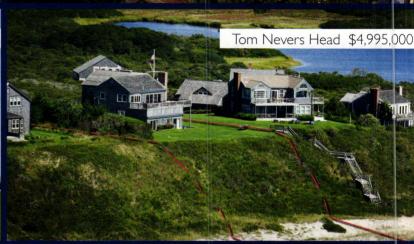
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NANTUCKET ISLAND











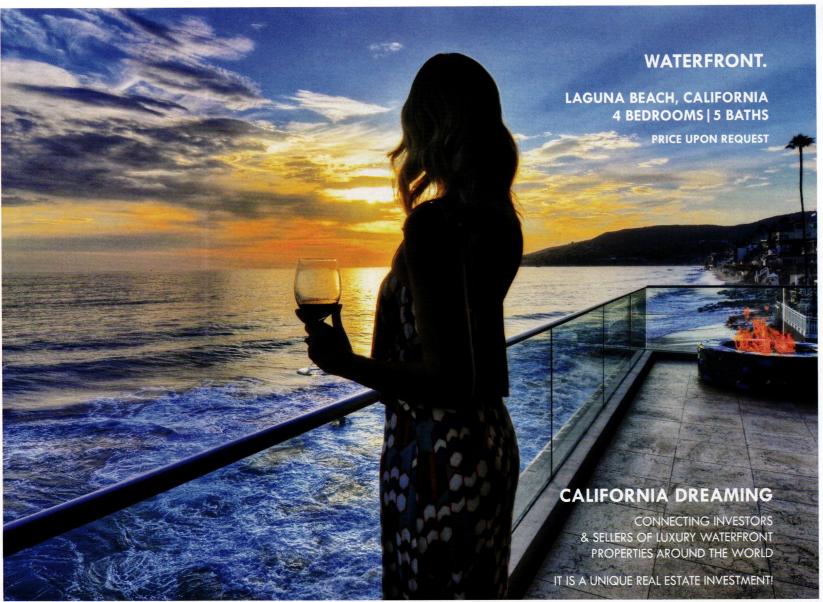


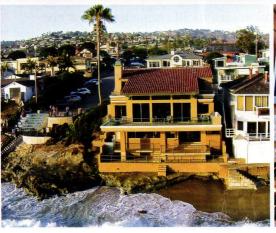


















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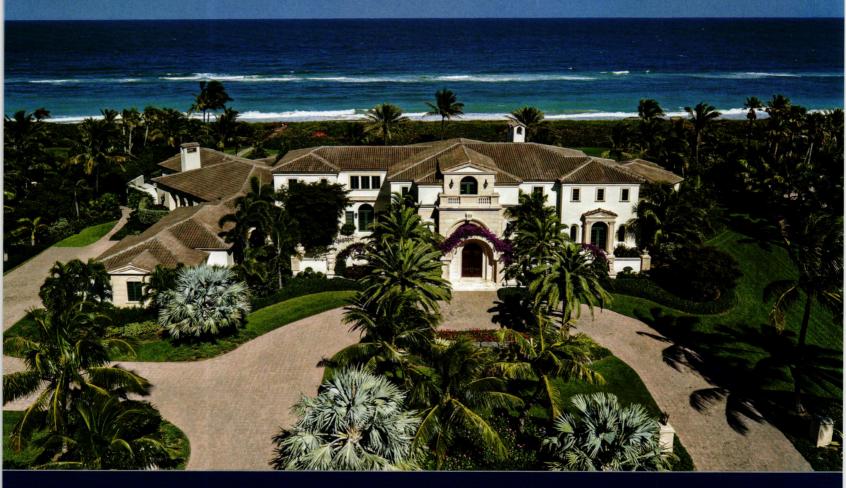
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PLYMOUTH, MASSACHUSETTS

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



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



DUXBURY, MASSACHUSETTS

- · Seasonal waterviews, 5BR home, deeded beach rights
- · Updated granite kitchen leads to large deck
- · 24' master suite with balcony, fireplaced family room
- · Separate entrance in-law apt, 2-car det gar/room above
- · \$1,275,000



DUXBURY, MASSACHUSETTS

- · Lovingly restored 4BR antique Cape on .46 acre lot
- · Attached barn/loft, stone/granite kit, Viking appliances
- · Master suite with fireplace, gracious flow of rooms
- · Screened porch, bay views, steps to beach
- . \$1,495,000



DUXBURY, MASSACHUSETTS

- ·Village 5BR Cape; outstanding period detail
- · Updated kitchen and baths, sun-kissed, walkout LL
- · 3-story barn with loft and garage
- · Acre lot, two patios, 6 fireplaces
- . \$949,000



DUXBURY, MASSACHUSETTS

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



DUXBURY, MASSACHUSETTS

- · Renovated 4BR home near new school campus
- · Center island kitchen; bright family room/sunroom
- · 1.26 ac lot with tennis court, waterfall
- · Launch your boat; steps to Old Cove beach
- . \$1,395,000



PLYMOUTH, MASSACHUSETTS

- · Waterfront 4BR custom home on 3 acre private setting
- · 1st floor bedroom with French doors to deck
- · Master suite with Jacuzzi tub, deck
- · Lower level office with bath, 2-car under garage
- · \$699,000



NORWELL, MASSACHUSETTS

- · Custom 6BR Colonial on pastoral 16 acres
- · 9300sf; first floor 2BR suites, full in-law suite
- · Private entrance office, half bath, kitchenette, workroom
- · Glassed conservatory, terrace, indoor lap pool, exercise rm
- · \$2,999,000



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BE Long Bay is limited to five magnificent homes offering a low-density beachfront living experience, blending barefoot Caribbean living with a contemporary elegance. The 4 and 5 bedroom SWA Architects custom-designed homes are available in two designs with over 100ft of beach frontage and 0.7 acres each.

BE Long Bay follows the successful BE Beach Enclave development, which is opening Christmas 2015.

Beachfront Villas featuring over 100ft of beachfront: USD **3.85m** for 4 bedroom. USD **4.15m** for 5 bedroom.



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Situated on the grounds of the 1,800 acre Colleton River Club, this stunning custom home comes with a membership to the club and its two world class golf courses, one designed by Jack Nicklaus and the other by Pete Dye, host to the 2015 Jr. Amateur. Stunning views of the Atlantic Ocean, over 5,000 square feet of casual luxury living. Grand entrance features double curved sweeping staircases, exceptional millwork with exotic hardwoods and stone flooring throughout. Four gracious bedrooms including a master suite w/ exceptional views, luxurious Jacuzzi, and his and her bathrooms. A spacious three car garage located under the home with an elevator going from the ground/top. Gourment kitchen and magnificient porches for entertainment on the river. A magnificent property! - \$2,895,000





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





24 ATLANTIC AVE, COHASSET

A romantic respite from the day's trials awaits as you enter the cobbled courtyard surrounded by Tuscan arches, fountains and urns. Climb the steps through secret gardens and terraces to the front door of your truly unique home overlooking Cohasset Harbor on 3 wooded acres. Enter a magic world featuring a solarium, fireplaced Living Room and Dining Room with museum quality painted walls and ceilings and a separate carriage house. All within an easy walk to the Yacht Club and Harbor as well as the quaint Village of Cohasset. An enchanting turn of the century Italianate Villa!

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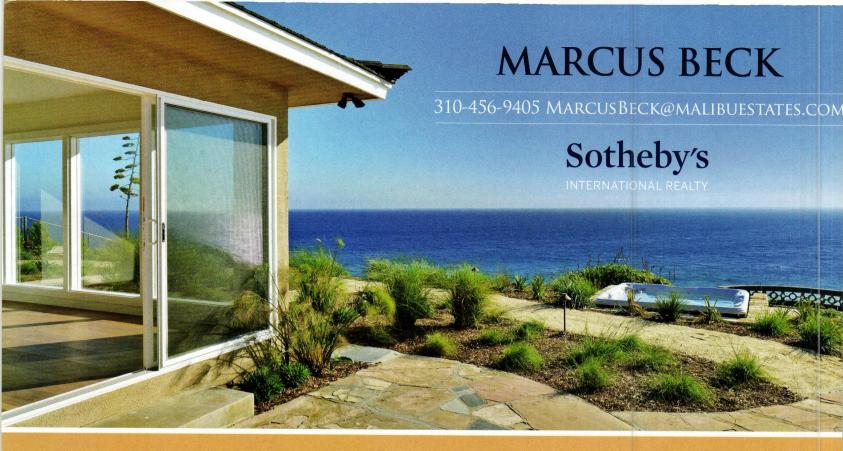






ZERO MAIN STREET NANTUCKET, MA SSNANTUCKET.COM 508-228-5668

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Beautifully renovated pied-a-terre located on the picturesque Malibu bluffs of Point Dume. With stunning coastline, ocean and white water views, this home is situated on one acre with a private path leading to the beach below. Positioned to take full advantage of the location, views and privacy, this is a rare opportunity to have a truly wonderful retreat. **Offered for Sale at \$11,995,000.**





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New Zealand may be the stunning backdrop for The Lord of the Rings and The Hobbit, but not even Hollywood could conjure up the real-life fantasy that is The Redwoods Treehouse. Set deep in a coastal forest on the North Island of New Zealand, 45 minutes north of Auckland, this dream-like design is the masterwork of Auckland-based Pacific Environments Architects. Commissioned in 2008 as part of a marketing campaign for New Zealand's Yellow Pages and operated initially as a restaurant, the treehouse is now available for hire as a private venue for weddings, parties, corporate events and other celebrations. Built from sustainably grown pine, poplar and redwood, the pod concept was based on a chrysalis or cocoon, hugging the trunk of a redwood and accessed via an elevated walkway. Some 32 feet wide and 40 feet high, the pod holds 30 people seated at tables or 50 guests for a stand-up function and glows like a beacon in an enchanted forest in the moonlight. "It's the treehouse we all dreamed of as children but could only do as an adult fantasy," says principal architect Peter Eising. Frodo Baggins would love it. pacificenvironments.co.nz and redwoodstreehouse.co.nz

words by Andrea Collins