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OCEAN HOME™

THE LUXURY COASTAL LIFESTYLE MAGAZINE
December 2015 + January 2016

TRENDS 2016

COASTAL
ARCHITECTURE,
LANDSCAPES,
INTERIOR DESIGN
AND MORE

STUNNING BEACH
HOUSES, WATERFRONT
ESTATES, PRIVATE ISLANDS
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THE
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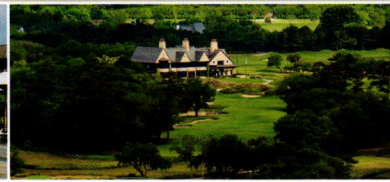
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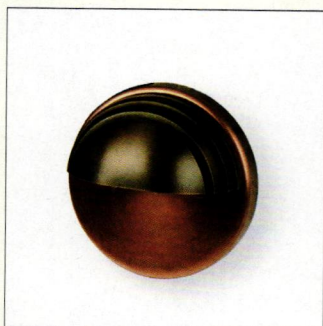
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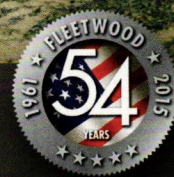
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Superb craftsmanship is a cornerstone of a masterful home in Connecticut overlooking Long Island Sound.

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A beautiful outdoor living space, designed by Katherine Field and Associates, graces a waterfront home in Jamestown, R.I. (page 82).

PHOTOGRAPH BY
RICHARD MANDELKORN

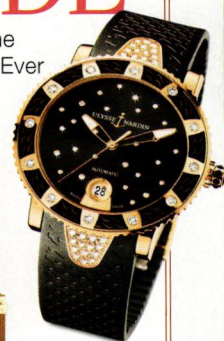
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OCEAN
HOME

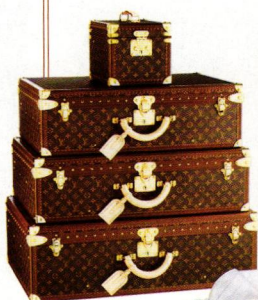
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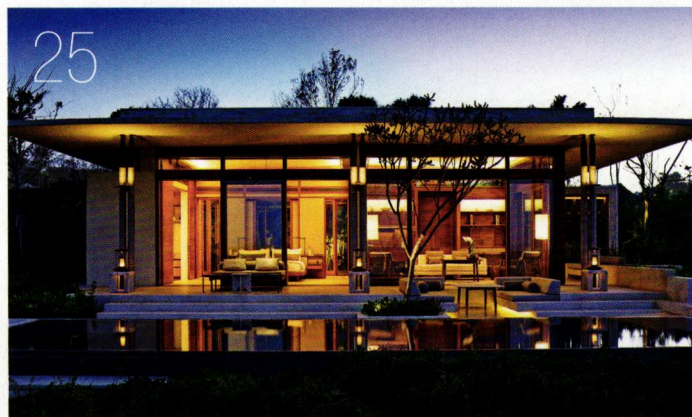
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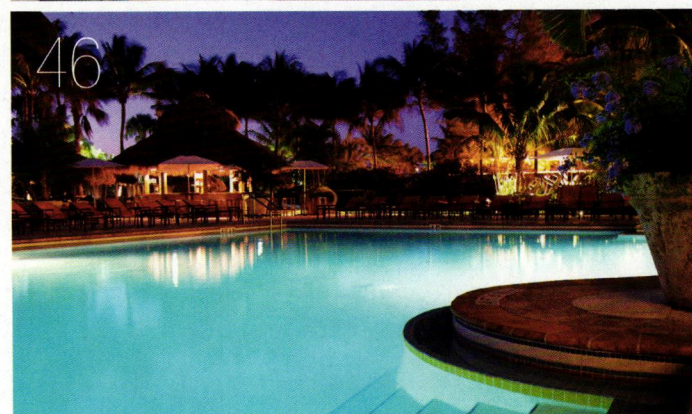
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PHOTOGRAPHS, CLOCKWISE FROM LEFT, COURTESY OF THE MANUFACTURERS, COURTESY OF AMAN, BY JESSIE PREZA, COURTESY OF THE PALMS HOTEL & SPA, COURTESY OF AZAMARA CLUB CRUISES



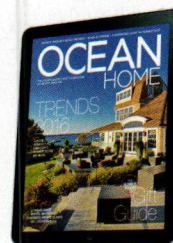
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The Next Big Thing

Ocean Home's editorial team will bring you all the news, trends and exciting products at **KBIS**, the annual Kitchen and Bath Industry Show, being held in Las Vegas from January 19-21. At the center of it all, the KBISNeXT Stage, where topical panels will be held on all three days. One such panel, "Outdoor Living: The Power of the Outdoor Kitchen," will be moderated by *Ocean Home* Managing Editor Melissa Gillespie, and feature kitchen design, landscape and luxury outdoor appliances experts who will explore outdoor living trends and how design professionals collaborate to meet the needs of consumers when creating effective outdoor spaces. See more at oceanhomemag.com/KBIS2016.

PRODUCTS WE LOVE

Be the envy of your neighbors with the highest quality engineered roofing and siding from Enviroshake. Designed to authentically replicate the look of natural weathered cedar, this terrific product costs the same as wood, but will last three times as long with next to no maintenance. Highly resistant to wind, moisture and insects, the designs are practical and beautiful. See more at oceanhomemag.com/Outdoor-Living/.



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SOCIAL CHAT

The luxury lifestyle is buzzing at @oceanhomemag:

@EhrlichArch Thank you @oceanhomemag for featuring us in your #OH50 Top Coastal Architects for #residentialdesign!

@CoastalDecor So simple and yet so beautiful. Love this monochromatic look courtesy of @oceanhomemag. #livingroom

@discovercrc Congrats @SB_Architects for being included in @oceanhomemag's Top 50 Coastal #Architects!

@kassatex Beautify your bath with @oceanhomemag's list of spa-worthy collections including our Abeille #bathrobes

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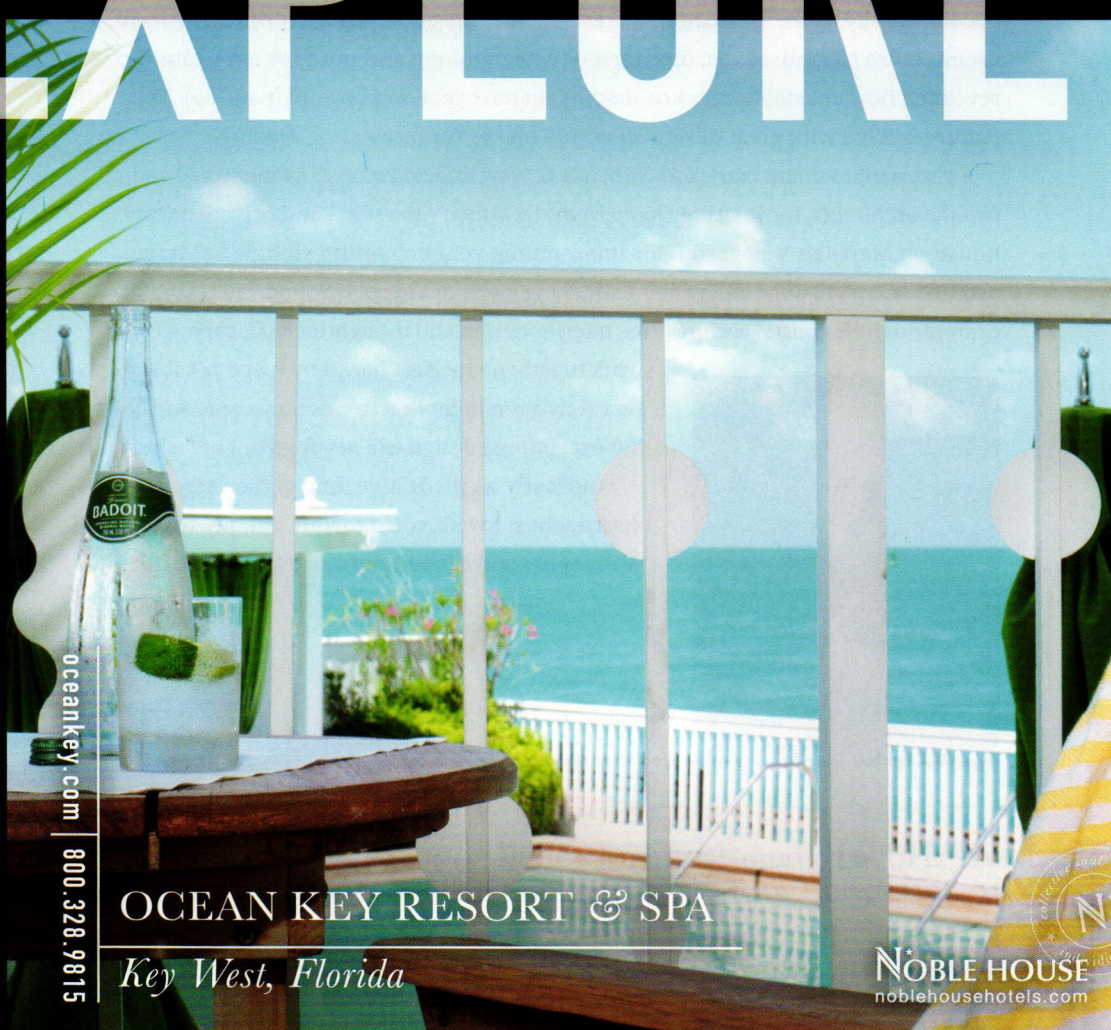
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A chic pool terrace in Brookline, Mass., by Katherine Field and Associates.

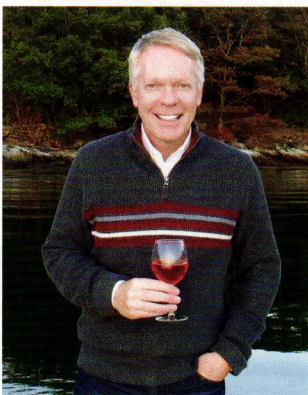
TRENDING NOW IN OCEAN HOME DESIGN

The old saying – there's nothing new under the sun – doesn't quite hold true when it comes to coastal home design. Clever architects, interior designers and landscape architects – not to mention savvy ocean homeowners – are constantly pushing boundaries, creating trends that set new and exciting benchmarks in luxury oceanfront lifestyles. This edition takes a look at the emerging trends in 2016, from architecture to landscapes, interiors, new technology and outdoor entertaining, revealing how coastal homes are shaping up next year and beyond (page 82). The feature is filled with great design ideas and makes for fascinating reading.

I also want to thank Patrick Ahearn, one of New England's most distinguished and prolific architects, for inviting *Ocean Home* to his very personal and private beach house on Martha's Vineyard. This unassuming yet enchanting shingled cottage, perched on a sand dune and with breathtaking views of Vineyard Sound, is a textbook example of how coastal architecture, interior design and thoughtful landscaping can

work together in perfect harmony (page 74). It also serves as a reminder that trends may come and go, but exceptional design will never go out of fashion.

And lastly, as the festive time of the year rapidly approaches, I wish you a joyous holiday season with family and friends and a prosperous 2016.



Me pictured at Arrowhead in Boothbay, Maine.

Andrew

Andrew Conway
Editor

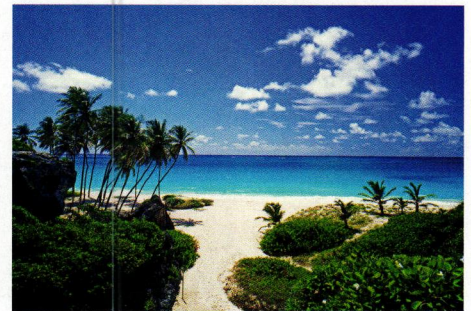
aconway@oceanhomemag.com

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



A WEEK TO REMEMBER

The *Ocean Home* editorial team is gearing up for the biggest and most exciting design event of the year: Design & Construction Week in Las Vegas from January 19-21. Featuring the National Association of Home Builders' International Builders Show and National Kitchen and Bath Association's Kitchen and Bath Industry Show, the event is the largest annual light construction expo in the world, attracting more than 50,000 exhibitors from over 100 countries. We'll be checking out all the latest products, materials and technologies in the coastal home sector – including the signature The New American Home and its cutting-edge efficiencies and sustainability – and will report back with our findings in future issues. Watch this space. designandconstructionweek.com



BLUE SKIES FOR BARBADOS

Just in time for New England's oh-so-chilly winter season, JetBlue Airways will launch a seasonal weekly nonstop Caribbean service from Boston's Logan International Airport to sunny Barbados. The new service, on a 150-seat Airbus A320, launches November 7 and complements the airline's existing daily service from New York's JFK to Barbados. With fares from just \$149 one-way and the opportunity to combine your flights, hotel and car rental with JetBlue Getaways, this beautiful island makes for the perfect winter vacation. Read more at oceanhomemag.com/Barbados

PHOTOGRAPHS, CLOCKWISE FROM TOP LEFT, BY RICHARD MANDELKORN, COURTESY OF DESIGN AND CONSTRUCTION WEEK, COURTESY OF BARBADOS TOURISM AUTHORITY

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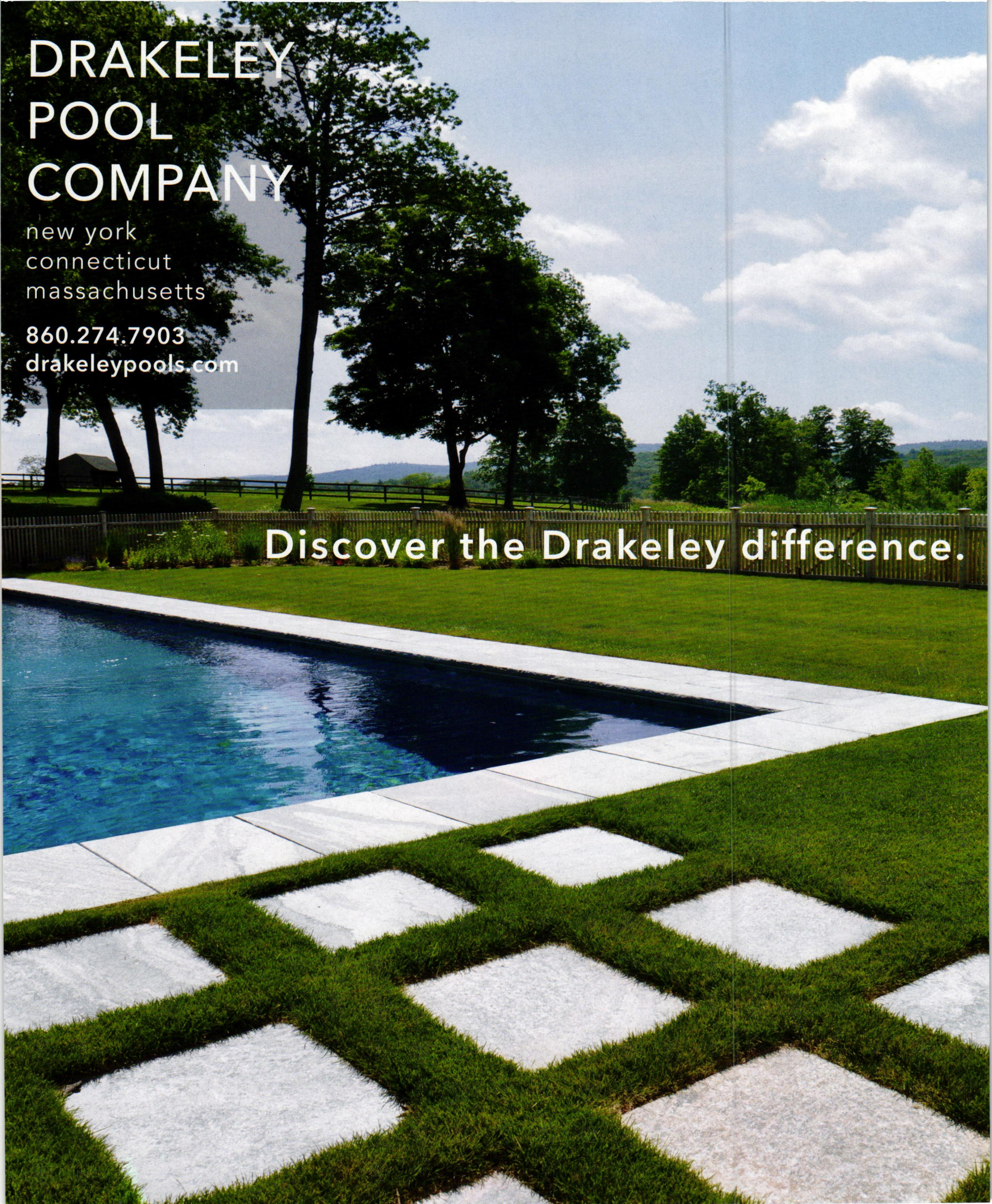
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O.H Contributors



GREG PREMUR

A leading photographer based in Boston, Greg specializes in residential and commercial interiors and architecture.

What have you photographed this issue?

A beautiful beach house on Martha's Vineyard designed by Patrick Ahearn, one of New England's top architects (page 74).

What do you like most about the home?

I love the classic beach house vibe. The architecture, interior design, antiques and colorful floral prints work together perfectly.

Your dream ocean home would be ...?

A 1920s vintage fishing shack (with modest upgrades) sited on a private bluff on the southern coast of Martha's Vineyard.



JENNIFER SPERRY

Ocean Home's senior copy editor, Jennifer is a writer, editor and stylist based in coastal Mass.

What catches your eye in this edition?

A handsome residence in Connecticut, on Long Island Sound, designed by Charles Hilton Architects (page 90).

What do you love about this home?

Its grandeur – the millwork is incredibly detailed. With each look you notice a new and interesting trim detail.

My perfect winter vacation is ...

... a week in Mexico's Cabo San Lucas to be pampered by balmy breezes, gorgeous beaches and glasses of chilled Champagne.



KARINA TIMMEL

Karina is an Atlanta-based freelance writer specializing in design, style, travel, beauty, health and wellbeing.

What have you written about this issue?

Beautiful table linens (33), a top realtor in California (44) and a "concierge" who makes bucket list dreams a reality (56).

What's your personal home design style?

A blend of contemporary and eclectic – furniture with clean lines, and Asian antiques and artworks from my travels.

All I want for Christmas is ...

... a trip to Cartagena in Colombia, and also Panama for history, beaches, adventure and Latin dancing. Perfect.

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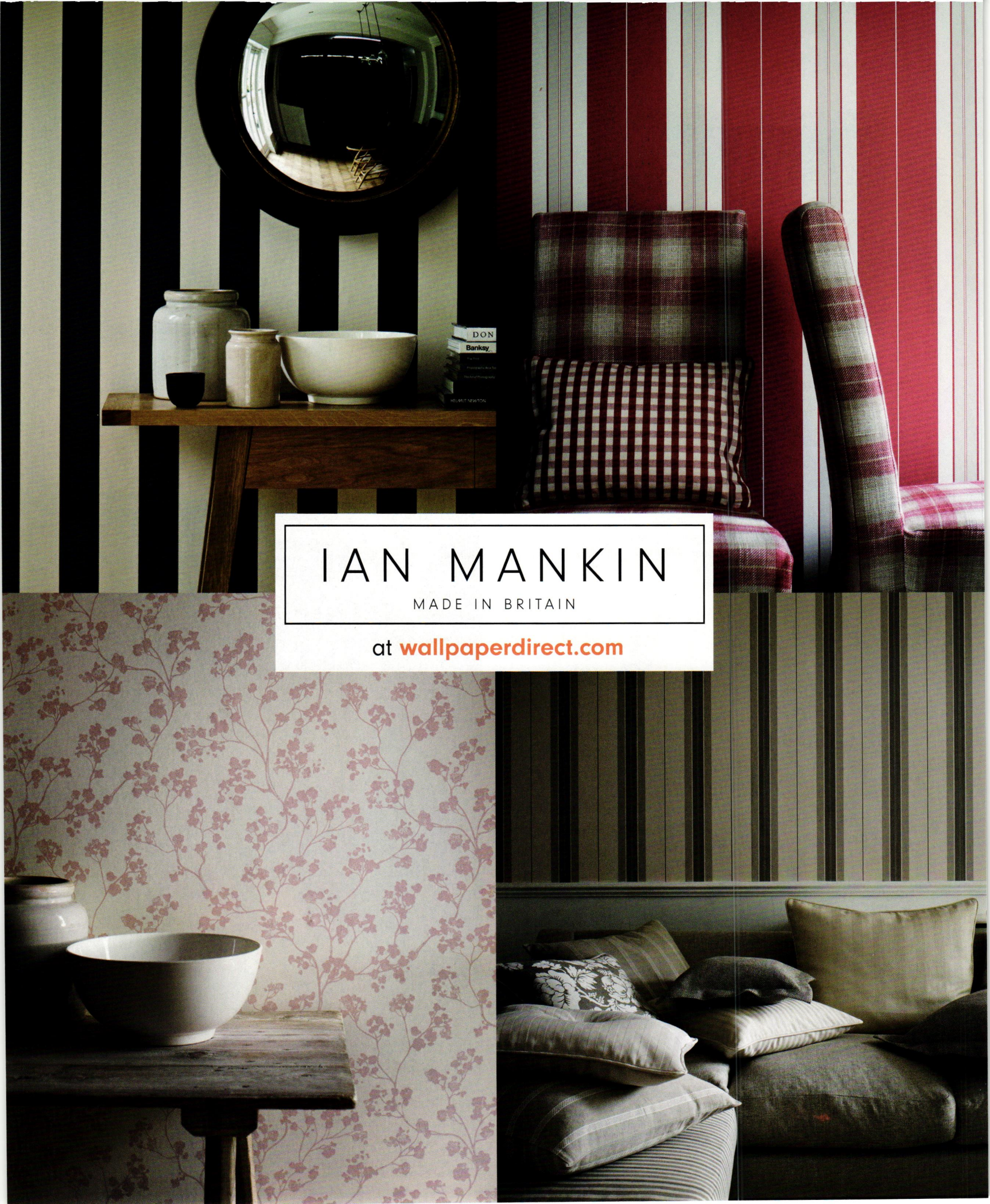
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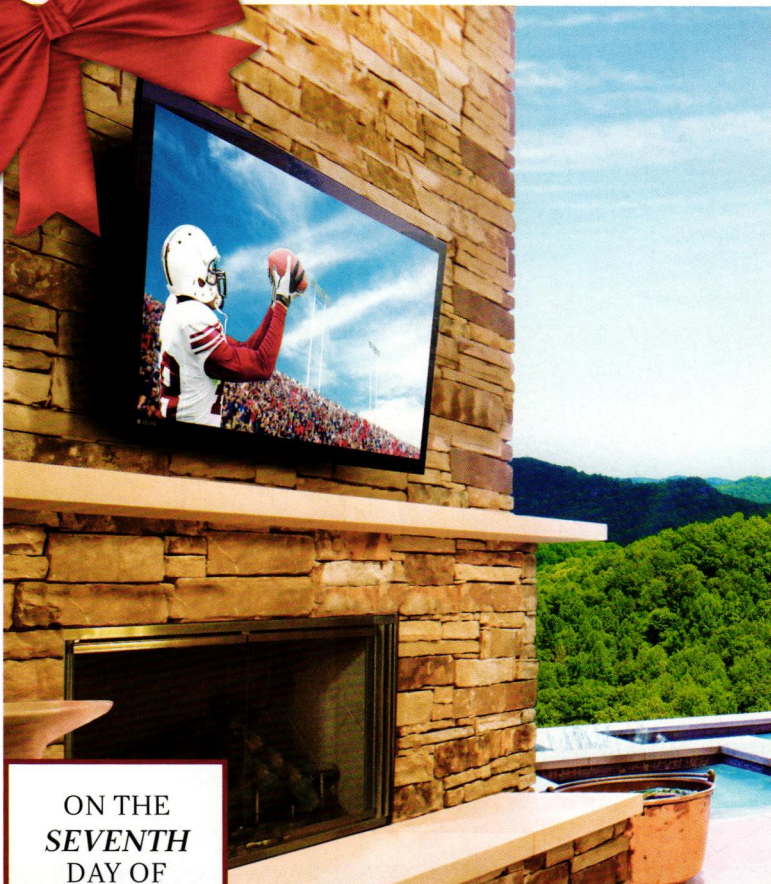


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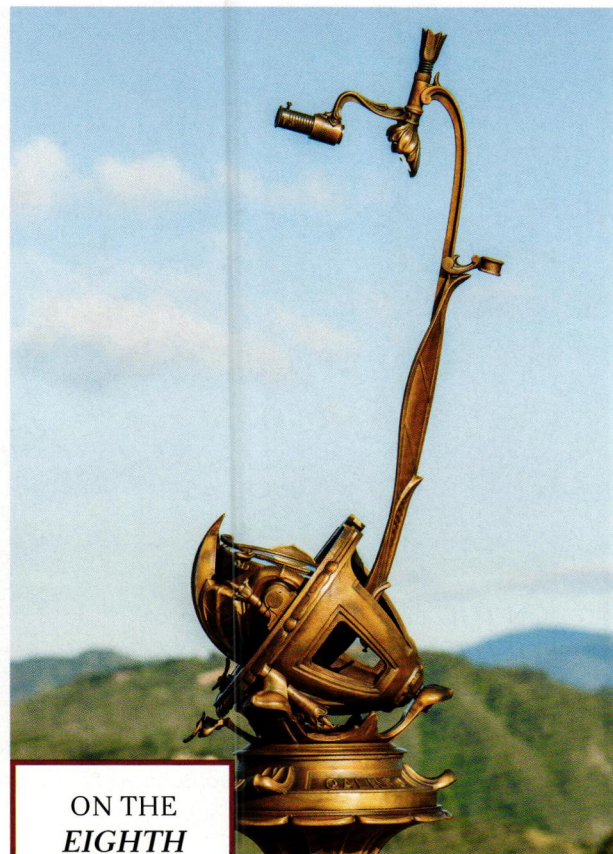
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ON THE
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\$3,920, onean.com

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\$47,650, gibbssports.com



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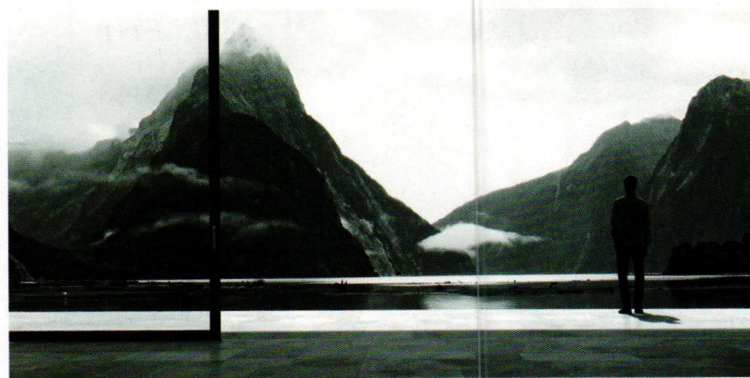
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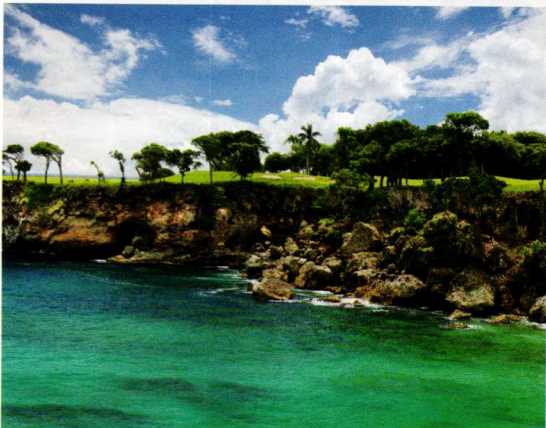
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AMAN FOR ALL SEASONS

One of the world's finest luxury resort brands, Aman, will open its newest property, Amanera, this November – a spectacular private and tropical retreat in the Dominican Republic. Surrounded by verdant jungle and perched on a cliff-top overlooking Playa Grande Beach, Aman's first foray into the Caribbean will offer only 25 casitas and topnotch dining, spa and recreation facilities. Amanera will also be the first golf-integrated Aman, boasting the highest number of ocean-side holes in the Western Hemisphere. Each handcrafted casita will combine contemporary flair with raw, organic design that captures the relaxed essence of the Caribbean and the alluring natural setting. The new resort follows the reopening of the iconic Amanjena in Morocco, after a three-month enhancement project, and precedes the launch in spring 2016 of exclusive Aman Private Jet Journeys in China and Indonesia, offering immersive and authentic travel experiences accompanied by knowledgeable Aman general managers. The brand encompasses 30 resorts in some of the world's most exotic destinations. aman.com

words by **Julia Johnson**

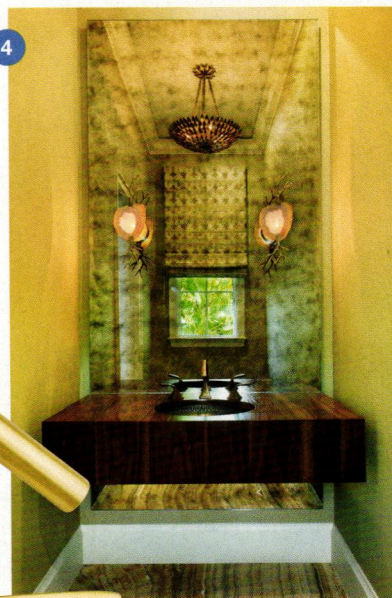


Trending at Home

OUR INTERIORS EXPERTS JEFFREY AND DEBORAH FISHER UNCOVER FIVE FABULOUS TRENDS IN CHIC COASTAL HOME DESIGN



For more Fisher Files, go to oceanhomemag.com/fisherfiles-DecJan2016/



5

4

1 | Flights of Fancy

Delicate butterfly motifs seem to be everywhere these days, flitting across fabric, artwork, lighting, furniture and tableware. This whimsical wallpaper, titled *Butterfly Parade*, is a joyously colorful creation by iconic fashion designer and perennial trendsetter Christian Lacroix for Designers Guild. designersguild.com

2 | Kitchen Confidential

Choosing a bold and vibrant color for kitchen cabinetry is not for the faint-hearted, but the "wow" factor and design payoff make it worth it in the end. Take inspiration from this contemporary and eye-catching Poliform kitchen by Matt Garcia Design. mattgarcia design.com

3 | Bold as Brass

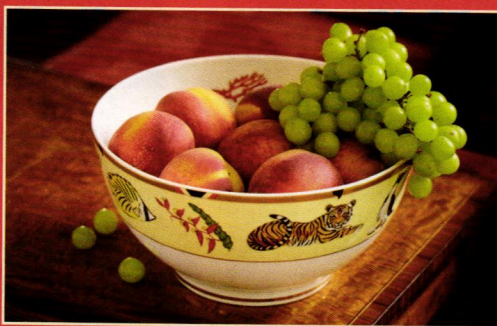
Antique bronze continues to be the style of choice when it comes to metal finishes, but keep an eye out for satin brass – the latest finish grabbing the attention of fashion-forward ocean homeowners. This beauty by Emtek is a favorite door hardware of ours. emtek.com

4 | Going Nuts for Walnut

We love walnut flooring for its unusual grains and natural tones, but lately we've been using walnut for cabinetry in kitchens, bathrooms and built-ins. Deb and I designed this handsome floating walnut vanity for a client's powder room and we're both really pleased with the finished look. jeffreyfisherhome.com

5 | A Way with Wearstler

Deb and I are long-time fans of leading interior designer Kelly Wearstler's oh-so-chic style, so we were delighted when Wearstler recently launched her own collections of fabrics, wallpapers, china, lighting and furniture. Our favorite items? The Kelly Wearstler Furniture Collection. kellywearstler.com



Exotica

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



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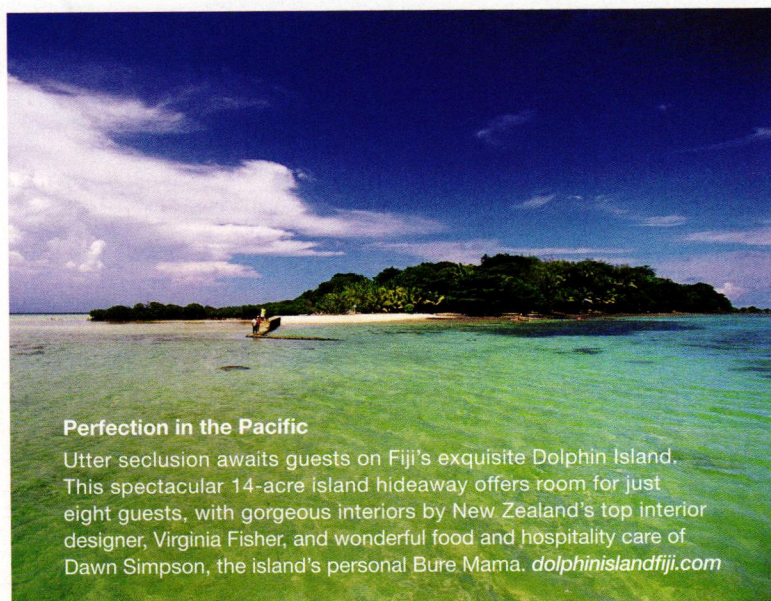
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words by **Melissa C. Gillespie**

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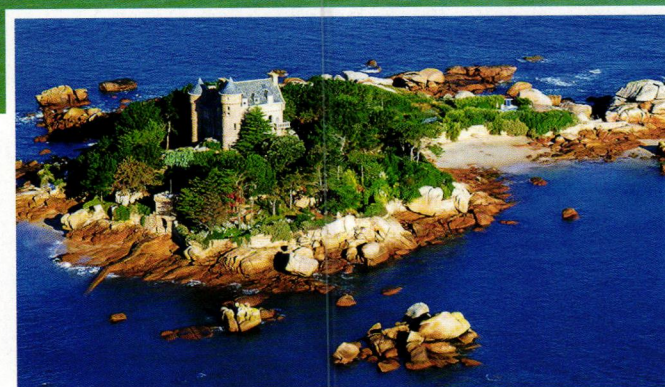


Perfection in the Pacific

Utter seclusion awaits guests on Fiji's exquisite Dolphin Island. This spectacular 14-acre island hideaway offers room for just eight guests, with gorgeous interiors by New Zealand's top interior designer, Virginia Fisher, and wonderful food and hospitality care of Dawn Simpson, the island's personal Bure Mama. dolphinislandfiji.com

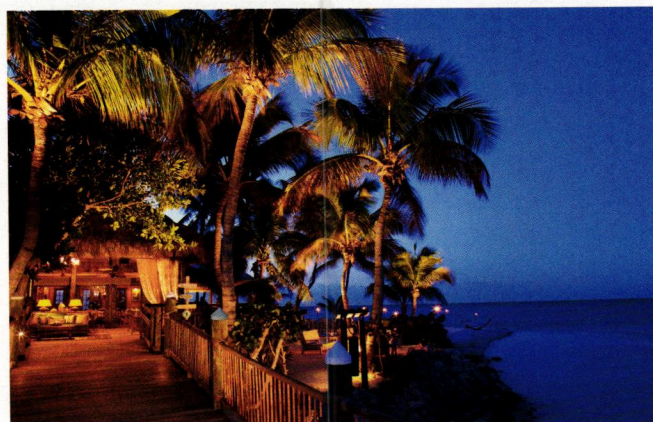
Caribbean Castaway

The beautiful Cayo Espanto, perched off the coast of Belize, is a luxurious, contemporary and intimate island retreat in the Western Caribbean. A sandy path, winding through a forest of palms, leads to seven breezy and romantic villas nestled on this four-acre piece of paradise. aprivateisland.com



King of the Castle

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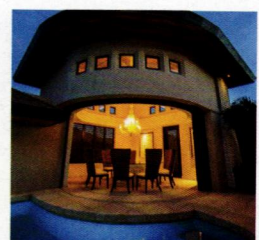
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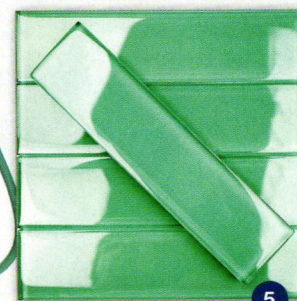
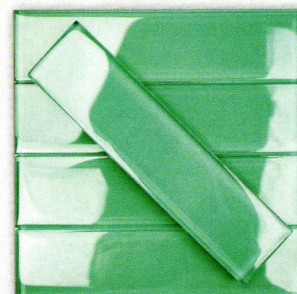
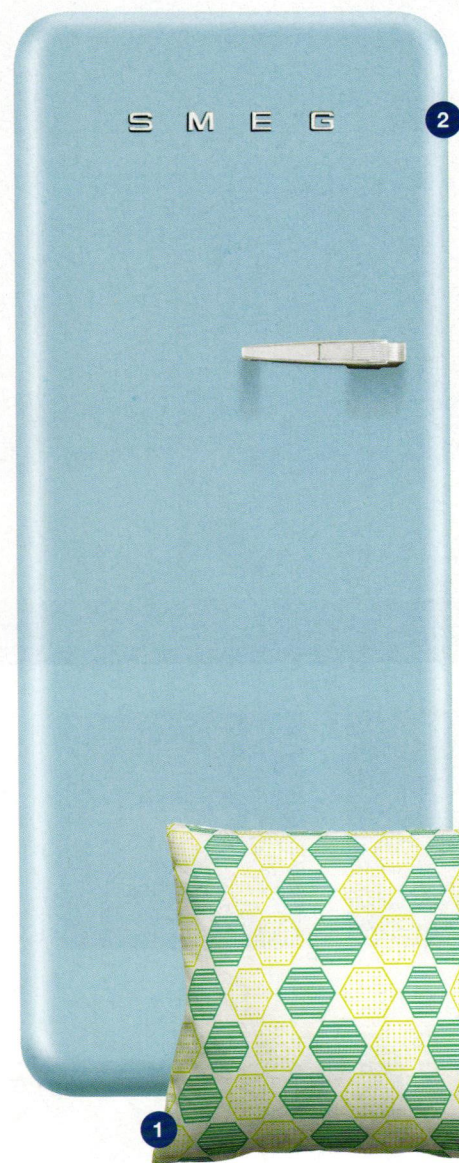
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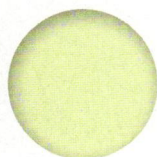
"We wanted to bring to life the spirit of the Mexican Riviera in a manner that goes beyond mere replication. A rare and extraordinary assembly of custom millwork, stone artistry, textiles and one-of-a-kind antiques infuse this villa with a rich palette of elements that the owners describe as feeling like living in a modern-day masterpiece."

Kirk Nix, principal at KNA Design
knadesign.com and kirknix.com

COLOR SWATCHES



NATURAL LINEN



CELADON GREEN



WHISPER GREY



WHITE

A photograph of a modern, minimalist villa with a large infinity pool. The pool is built into a stone terrace and overlooks a lush green landscape with palm trees and a rocky coastline. The sea is visible in the distance under a twilight sky. The villa's architecture is clean and contemporary, with large glass railings and a white curtain visible on the left.

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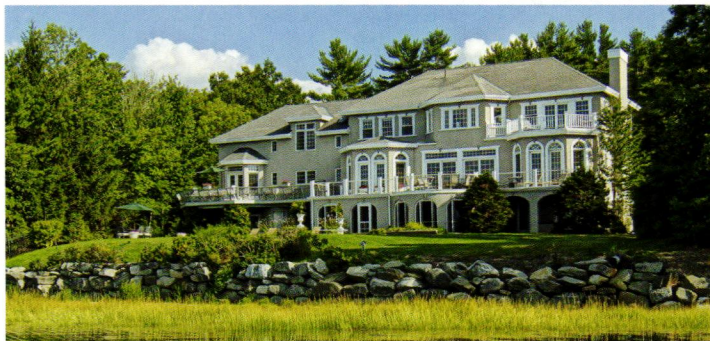
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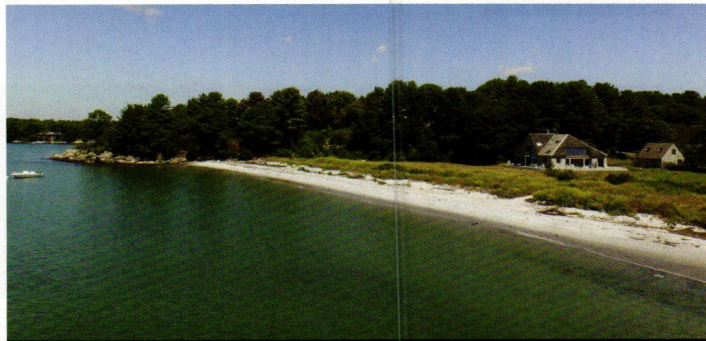
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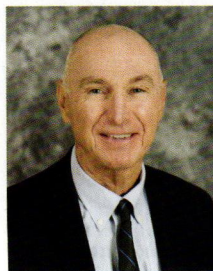
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Home for the Holidays

AN AMERICAN LINEN COMPANY INSPIRES HOLIDAY AND DINING TRADITIONS WITH STRIKING DESIGNS

words by **Karina Antenucci**

Hen House Linens' mission is not just to sell table linens; it's to bring people back to the dining table. "We believe people need to be getting back together and connecting with those they live with, whether that's family, a partner or roommates," says Katherine Poole, the firm's creative director.

Poole, who lives in Raleigh, N.C., and Hen House founder Jenny Davids, who is based in Severna Park, Md., were college friends at the University of North Carolina. Both women were raised in the South, "where family is first, hospitality is second and food comes third at home," Poole says.

Casting disposable paper products aside, the design duo set out to create authentic and enduring traditions with their own families, like dining together around a table with cloth napkins.

Davids noticed a lack of quality cloth products that were easy to use for everyday meals and entertaining, and, in 2009, Hen House Linens came home to roost.

The company has typically shied away from doing a traditional holiday collection. "We really believe if you have easy-care linens in a great red and green, you can use them all year long," Poole says.

This year the creative team decided to branch out for the holidays and added Christmas-oriented items, such as a simple stocking, tree skirt and a few fun pieces.

Coasters, guest towels, kitchen towels and throw pillows feature holiday words like "Bright," "Peace on Earth" and "Have Yourself a Merry." And in keeping with the company's "use them everyday" mantra, all of the items wash beautifully.

"When you actually take time to sit down around the table, it's a completely different experience than a buffet where you stand around with a plate," says Poole. "It's much more comfortable and intimate, and you'll have conversations you wouldn't normally have."

Poole insists holiday table decorating should be



Home to roost
Hen House Linens is a labor of love for founder Jenny Davids (left) and creative director Katherine Poole.

fun. "Pull out all of that crazy-good family china and incorporate some of the ornaments that didn't make it onto the tree," she says. "It's a fun time to play with the Christmas china or silver that you inherited and never use otherwise."

She also advises keeping the dining room table set. "When you have the table set – and it doesn't have to be a formal setting, just tablecloth and napkins – it reminds everyone that, at the end of the day, you are going to be together," she adds.

"In my family, whoever is the last one at the breakfast table clears the dishes and throws down a cloth and napkins to have it ready for the rest of the day." **O/H**

THE DETAILS
For more information, visit henhouselinens.com.

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words by **Regina Cole**

Three's company
Coastal Georgia, the
flavors of the Caribbean
and a dash of 16th-century
Italy combine in this lovely
home on Hawkins Island
by Harrison Design.



At first glance, a family home on a small coastal island in Georgia, infused with the flavors of the Caribbean and a splash of 16th-century Italian architecture, might seem like an unlikely scenario, but the result is little short of spectacular thanks to the masterful creative team at Harrison Design.

The global and award-winning architecture and design company, based in Atlanta and with offices in St. Simons Island, Ga., New York, Washington, D.C., California and Shanghai, took the three distinctive elements and turned them into a beautiful custom-designed residence on secluded Hawkins Island.

"Hawkins Island is an interior island wedged between the mainland and St. Simons Island," says Chad Goehring, a principal associate at Harrison Design who heads up the firm's St. Simons Island office.

"These clients had purchased a really special lot, perched on a point and with a 270-degree marsh view that includes the Frederica River and the Intracoastal Waterway.

"They came to us with an idea sparked by their travels in the Caribbean," he continues. "They wanted to build a family home in the vernacular style of the islands, where they could live with the doors open and enjoy indoor spaces that flow seamlessly outdoors."

As the home's principal designer, Goehring also turned for inspiration to the company's long-held regard for



Classicism, an abiding design influence since leading architect Bill Harrison founded the firm in 1990.

"We are deeply rooted in classical style. Palladio is a major influence," says Goehring, referring to the seminal 16th-century Italian architect Andrea Palladio, whom Harrison studied when he toured the palaces and villas of Italy as a young man.

Goehring set to work on the 6,000-square-foot Hawkins Island residence, designing an H-shaped house

The home front

The house speaks a stylistic vocabulary of the West Indies, with a second-story gallery, overhangs, louvered shutters and railings and tall French doors.

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that opens seamlessly onto terraces, porches, patios, decks and courtyards. These outdoor living spaces add another 2,500 square feet of seasonal living options.

The house speaks the stylistic vocabulary of West Indies architecture with a second-story gallery, deep overhangs, louvered shutters and railings, tall French doors and a formal, arched central entry, all crowned with a distinctive zinc double-hipped or bonnet roof.

A two-story central block is flanked by master bedroom, guest room and garage wings; approaching the house, these wings create a formal entry courtyard. To the rear, they encircle a courtyard and pool court, which, in turn, open to the far-reaching water views.

Indoors, pavilion-like rooms echo the Caribbean sensibility with butted-board ceilings, louvered window elements, travertine and mahogany flooring and windows designed to take in the beautiful panoramas.

"The owners have wonderful artwork and we had to find room for its display," says Goehring. "With such fabulous views, we struggled to remember to leave wall space for their paintings."

Besides art, the owners are avid wine collectors, so Goehring's design for the dining room includes a wine room entered via an arched mahogany door.

Interior designers Lisa Torbett and Dee Simmons, both based in St. Simons Island, executed a chic interior décor in the muted colors of sand and sea.

Classic upholstered furniture suits the view-centric rooms and complements the homeowners' collections of art glass and antique light fixtures.

Three bedrooms and a large screened porch occupy the main house's upper floor, while the guest and master suites are located on the first floor.

For the homeowners, a favorite feature of the master suite is how the sitting area opens to a private screened porch, an example of the way the outdoors is brought into even the most private spaces.

While the house is traditional in appearance, with millwork a defining element of its architectural style, it was



actually designed to be as low maintenance as possible.

The second story's plank siding looks like cedar or oak, but is actually cement board. The louvers that form a recurring design motif throughout the house are not wood but painted PVC.

The cornice, rafters and trim work are also all constructed of composite materials, making them long on wear and short on maintenance.

"This is truly easy coastal living," says Goehring. "Not only does the house look as though it could be in the Caribbean, but the owners can live that way too."

With 25 years of luxury custom residences across America to its credit, the firm is celebrating this year with the release of a special monograph of Harrison Design homes.

THE DETAILS

For more information, visit harrisondesign.com.

"The company shares a singular belief that a well-designed home is a work of art,

an enduring investment and a place to express a client's individuality," says Goehring. Much like this family home on Hawkins Island. **OH**

Art and soul

Interior designers Lisa Torbett and Dee Simmons executed a chic décor in muted colors of sand and sea to complement the owners' array of artworks collected on various travels.





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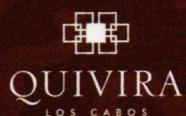
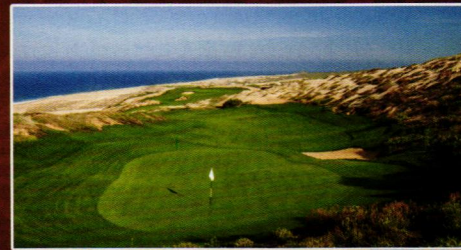
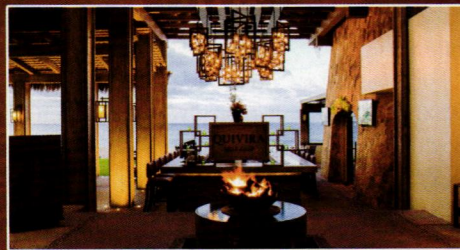
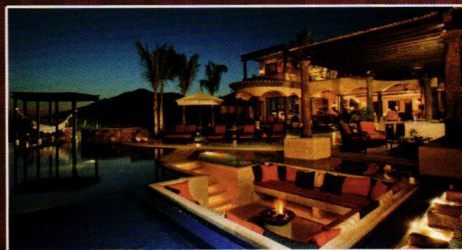
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INTO THE BLUE

A TALENTED INTERIOR DESIGNER INFUSES A HOME IN FLORIDA WITH MODERN MEDITERRANEAN STYLE

words by **Mary Grauerholz**

For a deep sense of wellbeing, step inside a Mediterranean-style home. With influences from Italy, France, Spain and other countries that hug the Mediterranean Sea, this is a style that offers as much easy-living attitude as formal elegance.

When Florida-based interior designer Constance S. Riik saw a family home in coastal St. Augustine imbued with the architectural vernacular, she knew she wanted to design the interior in transitional Mediterranean style, giving tradition a twist to complement the home's beautiful water views.

"I wanted to create a coastal feel and bring in furnishings and lighting that reflected that," says Riik, owner of CSR Interiors in Jacksonville and a former president of the American Society of Interior Designers' Florida North Chapter.

She points to the living room, with its soft spa-blue

accent pieces instead of the more typical earthy, dusky colors of traditional Mediterranean. "The blue we chose is a coastal color but not in a clichéd way," she says. "I always try to do something a little different."

The home is indeed different, in all the right ways. The main living area's soft, neutral palette is easy on the eyes and a serene backdrop for the blue tones.

A tabby-stone fireplace, custom-built by TabbyStone in Jacksonville, forms a cozy focal point surrounded by a sumptuous and roomy sofa and chairs.

Green accents add a charge of resonant color amid a swath of light, bright tones and delicate crystal touches.

Iron grillwork is minimal; while Riik and the homeowners chose an iron railing for the stairs leading to the second floor, its lines are not as heavy as more traditional Mediterranean. "I wanted to respect the architecture of the home but keep it lighter," Riik says.

The homeowners, a couple with two school-aged sons, live an active lifestyle that's clearly reflected in the views. A swimming pool is visible from the entire rear of the home; beyond it, a lake and golf course beckon.

Riik says she was fortunate to be in on the process almost from the start, since the house – built by Dean

Interior motives
Top Florida interior designer Constance Riik opted for a soft, neutral color palette in the living room of this St. Augustine home as a serene backdrop to the spa-blue accents.

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Russell Custom Homes in Jacksonville Beach – was not quite complete when she entered the picture. “It’s a great house with great bones,” Riik says. “It was a really lovely home to work on.”

The results were fine enough to garner an Honorable Mention Award in the 2015 ASID Florida North Design Competition in the “Residence Over 3,000 Square Feet” category.

In concert with the builder’s project manager, Riik collaborated on many of the interior finishes and major components – including the fireplace design, cabinetry, lighting, tile work and countertops – while working collaboratively with the homeowners to finish the look with furnishings and décor items.

“It’s always nice to come in at the beginning of a project like this,” she says. “There were many decisions to be made. That’s the kind of design work I like to do.”

Perfect harmony
A close collaboration between the home’s builder, designer and homeowners resulted in an exquisite design that fully complements the home’s European style and ambience.

The kitchen is quietly elegant, with cream-colored cabinets and style statements such as onyx perimeter stone and hand-glazed backsplash tiles.

The master bedroom, also on the first floor, offers a quiet sitting area, a sunny alcove furnished with a skirted ottoman and a pair of upholstered and contemporary blue wingback chairs framed by generous windows.

A delicate crystal chandelier and a valance accented with blue medallions, repeated on throw pillows on the bed, complete this inviting space.

Upstairs, the two boys’ rooms are suitably casual and unfussy and reflect their favorite activities: fishing and being out on the water.

The wallpaper in the older son’s room replicates the look of wooden planks, an inventive way to reduce cost while creating a rustic feel. The second floor also accommodates a games room and guest suite.

The mood of the entire home is soft and inviting, elevated by an easy elegance. “The homeowners knew they wanted this to be a retreat, a place that’s uniquely theirs to call home,” Riik says.

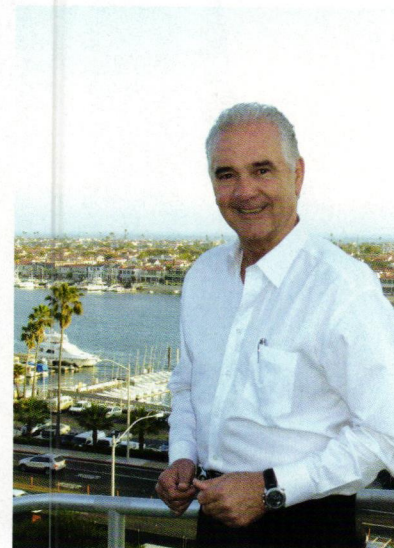
THE DETAILS
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“I prefer that my work not be immediately recognizable as mine,” she adds. “Rather, I want my projects to reflect each client and their individual personality and style and be unique to them.” **OH**



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THE HOME FRONT

LEADING REALTOR STEPHEN SUTHERLAND GOES BACK TO HIS ROOTS IN SOCAL'S NEWPORT BEACH

words by **Karina Antenucci**

For most of his life, Stephen Sutherland traveled abroad six to eight months of the year for his major architecture and development projects.

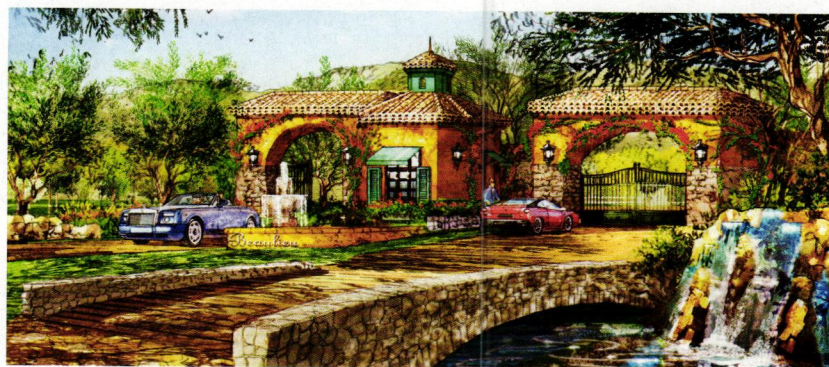
"I got tired of it a few years ago," says Sutherland, whose large-scale undertakings included remodeling the Las Hadas Golf Resort and Marina in Mexico and designing the 2002 FIFA World Cup main stadium in Korea.

Now back in Newport Beach, Calif., where he grew up, he is the president of Waterfront Collection and has become one of the top real estate experts for buying and selling luxury waterfront homes in Southern California.

"Even though I have a diverse background, it all has to do with one thing, and that's dirt. My focus now is to build Waterfront Collection into the go-to source for people who demand the ultimate in service and knowledge of the area and values of waterfront properties," he says.

These days, his burgeoning portfolio of clients is searching for modernist designs. "One of the big trends now for the super wealthy who are buying second, third or fourth homes is minimal architecture on the exterior that blends in with the environment. They don't want them to stand out," he explains.

While they may want their homes to look simple, homebuyers do not want them to be simple – smart design is of utmost importance. "New technology comes



out on a daily, weekly, monthly basis, and people want the very latest incorporated into their homes," he adds.

Sutherland hasn't quite hung up his design cap just yet, either. He is working on a couple of exciting development projects in SoCal, including a concept called Beaulieu Ranch in San Juan Capistrano inspired by a 900-year-old Roman vineyard.

A little over 200 acres in size, the property will encompass 20 luxury estates with an average eight to 10 acres each, as well as vineyards, equestrian facilities and helicopter landing pads.

And The Lido Resort in Newport Beach on the bay, still in its early design stages, will be a luxury yachting

resort with a marina for sailboats and yachts up to 175 feet that guests can charter.

THE DETAILS

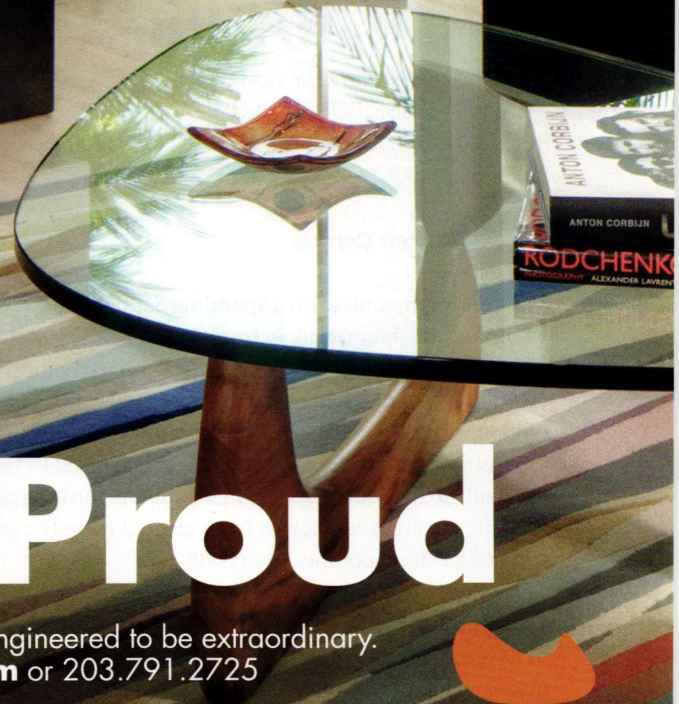
For more information, visit waterfronthomecollection.com.

The lobby structure is reminiscent of the waves at the end of the Balboa Peninsula in Newport Beach, where Sutherland bodysurfed when he was 12 years old. Looks like he's home to stay. **OIH**

Coming home

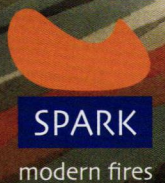
Leading realtor and developer Stephen Sutherland (above) is back in Newport Beach, Calif., with two major projects in design stages.

Courtney Ave Residence
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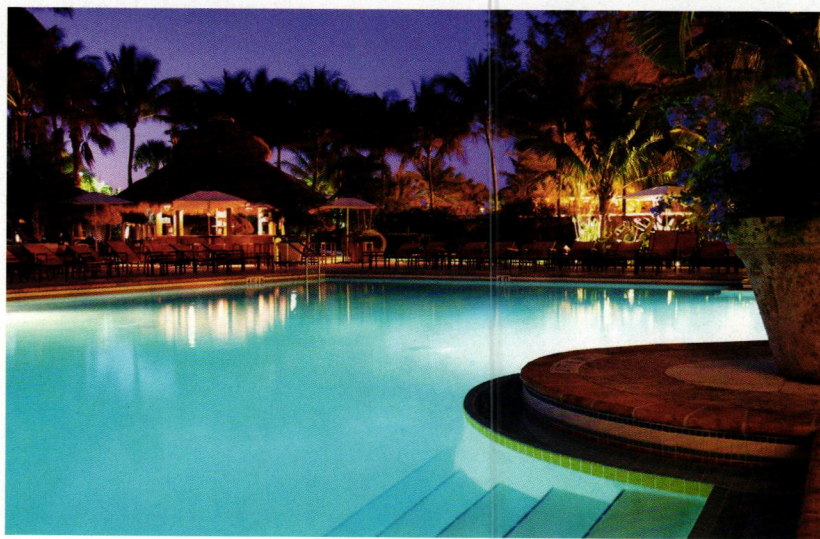
words by **Andrew Conway**

It's just after sunrise on a sparkling September day and already the boardwalk in front of The Palms Hotel & Spa Miami Beach is a hive of activity. With early morning sunlight shimmering on the Atlantic Ocean, a throng of joggers and swimmers is on its daily workout regimen.

I retreat behind the private gate of the hotel to find a tropical garden infused with Zen calm. As most guests are still rousing themselves from sleep, I have the palm-fringed garden and pool to myself.

Today, I'm barely leaving the confines of the hotel, starting with a leisurely breakfast on the outdoor terrace of Essensia Restaurant, followed by a deep-tissue massage in The Palms Spa Aveda.

After a light lunch by the pool, enjoyed in a thatched



tiki cabana, I muster the energy for a rapid retail raid on nearby Lincoln Road Mall before returning to the hotel for sundowner cocktails and an early dinner back at Essensia.

Why stretch yourself when everything you need for a perfect day in Miami is right here in front of you?

In a city that positively bristles with sensory

Direct beachfront
The Palms Hotel & Spa Miami Beach enjoys a city block of secluded tropical grounds, alongside a wide stretch of beguiling beach.

PHOTOGRAPHS COURTESY OF THE PALMS HOTEL & SPA; CIRCA 38 HOTEL; RED, THE STEAKHOUSE; AND PROVIDED BY GREATER MIAMI CONVENTION & VISITORS BUREAU, WWW.GMCVB.COM

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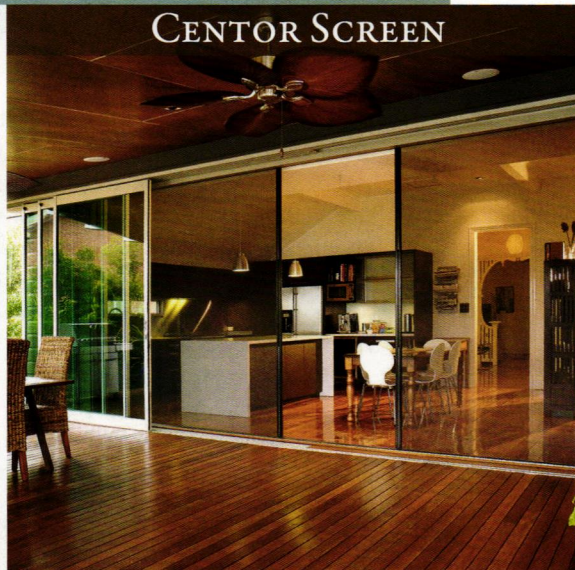
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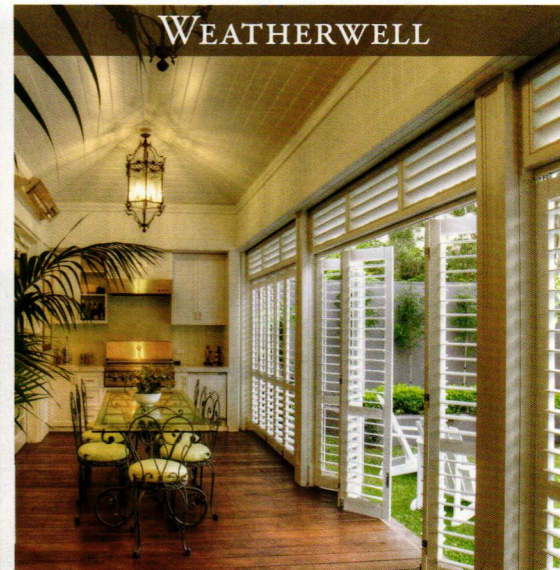
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experiences, from sleek luxury hotels and resorts to upscale restaurants, cutting-edge design districts, high-end fashion, high-rise real estate and high-octane bars, it's nice to find a relaxed and comfortable retreat that's inspired by nature rather than a manmade metropolis.

Such is life at The Palms, a family-owned boutique hotel and spa located at 3025 Collins Avenue – just a few minutes from the heart of South Beach – and perched oceanfront with a city block of secluded landscaped grounds alongside a wide stretch of alluring beach.

Set in a classic white-painted Art Deco building dating back to 1939, The Palms successfully bridges the gap between old-style Miami and contemporary coastal living and offers 251 guest rooms, the best being the 13 superior oceanfront rooms overlooking the pool and beach.

With rattan chairs and whirring overhead fans, the main lobby lounge, restaurant, terrace and bar exude a tropical colonial air, while the guest rooms are comfortably modern, featuring floor-to-ceiling panoramic windows, mosaic and marble baths and a stylish décor in varying shades of brown, cream and turquoise with orange accents.

The Palms is a place to relax and recharge between shopping and sightseeing excursions around Miami, whether you walk or cycle to nearby South Beach



attractions or hop in a cab to the city's many vibrant design, cultural and residential districts.

For spectacular new architecture, head north along Ocean Drive and Collins Avenue or west to downtown Miami to see extraordinary high-rise and multimillion-dollar condominiums and hotels – designed by some of the world's best architects – which are dramatically changing the city and Miami Beach skylines.

Miami's architectural heritage is best seen in the Art Deco District along Ocean Drive, or north in the MiMo Historic District (roughly from 50th to 77th Streets on Biscayne Boulevard), where handsome Miami Modernist architecture thrived during the post-war period and is now being beautifully restored.

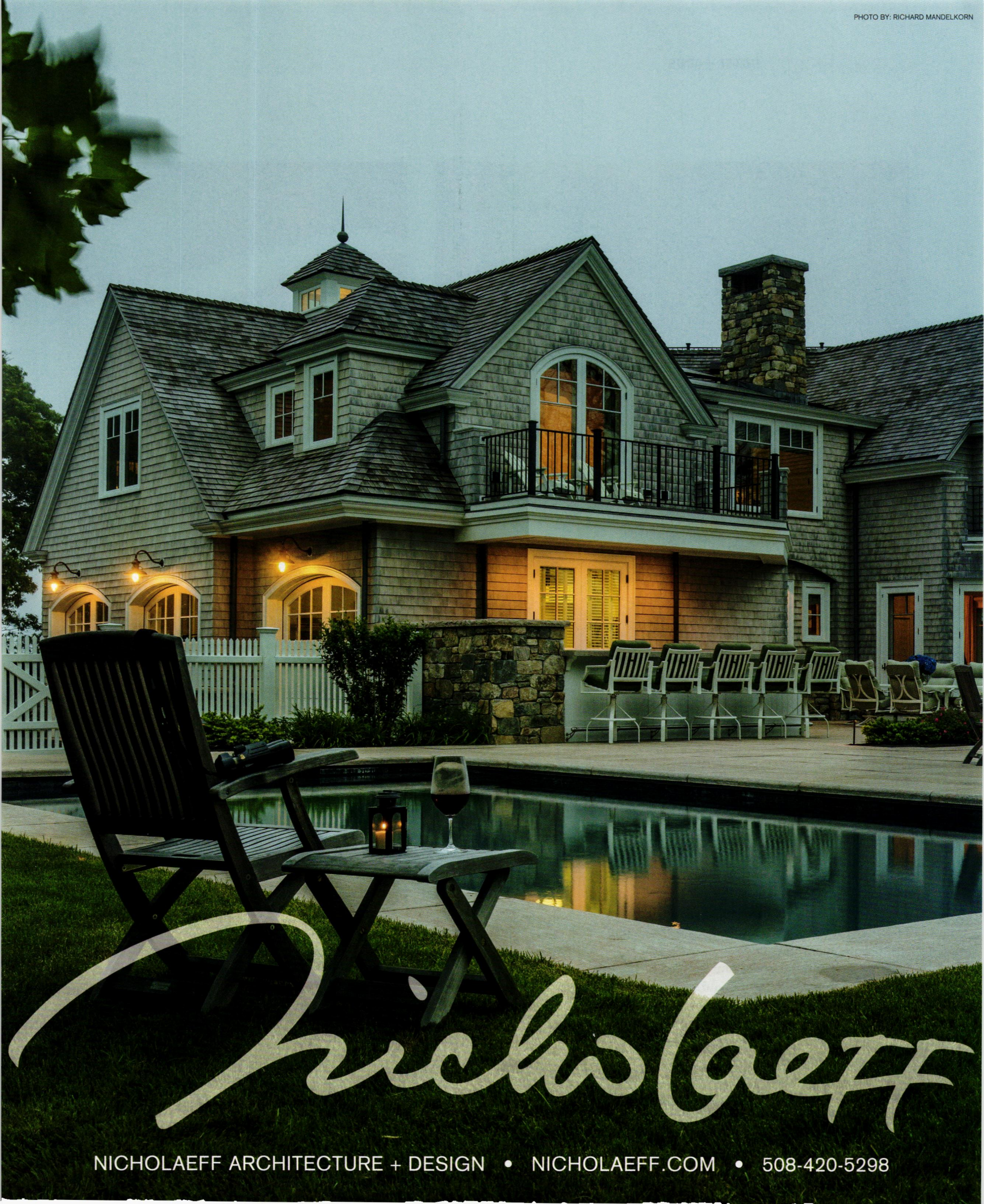
The hub of the city's arts and design culture can be found in two adjacent but very different neighborhoods: the high-end and stylish Miami Design District and the much edgier but equally fascinating Wynwood Arts District.

A fusion of fashion, design, art, architecture and dining, the ever-changing Miami Design District – just north of Midtown – attracts well-heeled locals and tourists to its upscale boutiques, eye-catching art installations and bustling restaurants and cafés.

Designers from Armani to Zanotta vie side-by-side for business in a planned and pedestrian-friendly district that captures the essence of its historic, urban and tropical setting.

Sister act

The guest suites and restaurant at The Palms Hotel & Spa (above), and the Art Deco design and bar of its sister hotel, Circa 39 (left), fuse old-style Miami with a contemporary metropolitan vibe.



Nicholaeff



Nearby Wynwood attracts a younger and hipper crowd searching for edgy and eclectic art, clothing, antiques, cafés, bars, boutique beer breweries, design centers and nightlife, all thriving in a rehabilitated warehouse and manufacturing district swathed in striking street art and graffiti.

A cab ride north of the Miami Design District will take you to Ironside, a quieter and leafier enclave of architects, interior designers, material and furniture designers, boutique retailers, creative services and art galleries, which is also well worth a visit.

And no trip to Miami would be complete without calling by Little Havana to the west of downtown. Yes, it's touristy and a tad seedy but a great place to order a Cuban coffee, buy a Cohiba at the Little Havana Cigar

Red-letter day
The best steak in Miami is at Red, The Steakhouse (top), the perfect dining spot after a day's shopping for homewares in the Miami Design District (above) and souvenirs in Little Havana.



Factory and watch elderly men playing dominos along the main Calle Oche.

Ocean-fresh seafood, classic cocktails and sizzling steaks are the foundation stones of Miami's food scene. Sugarcane Raw Bar Grill, at 3252 Northeast First Avenue, infuses its robata

grill and raw bar with South American influences to deliver a first-rate menu and a cool indoor/outdoor dining experience for lunch or dinner.

For great cocktails, head eight blocks north of The Palms Hotel & Spa to its sister Circa 39 Hotel, a smaller and more intimate boutique hotel just a block from Miami Beach whose poolside WunderBar specializes in dynamic rum-based libations.

The best steak in Miami? Undoubtedly from Red, The Steakhouse, at 119 Washington Avenue, where Executive Chef Peter Vauthy and his culinary team take the finest Certified Angus Beef prime steaks and sear them to perfection.

The sleek dining space, designed in wood, stone, leather and glass, is a magnet for Miami's sports stars and social milieu, but unless the entire Miami Heat team walks through the door, it's hard to take your eyes off the food.

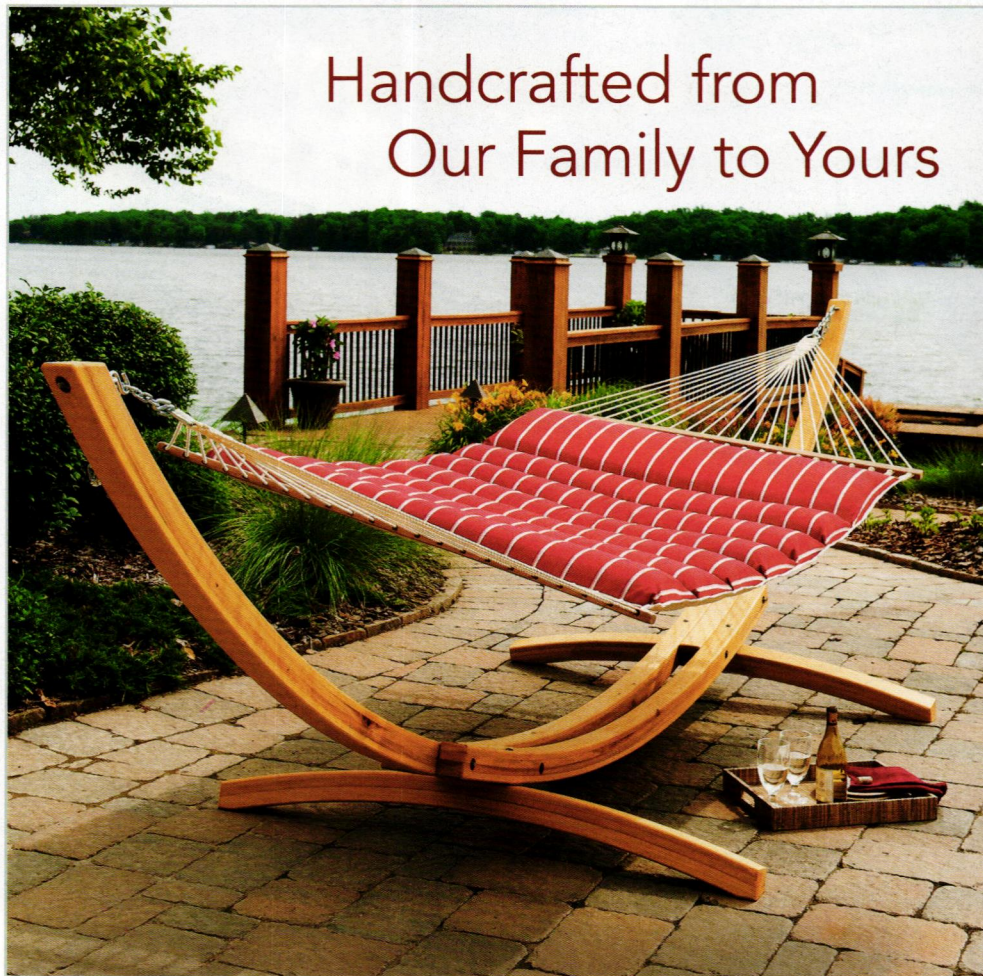
Back at The Palms, the pace of life slows again and the hustle of the city recedes.

As a crescent moon rises over the ocean, the pool and garden are whisper-quiet in readiness, naturally, for another perfect day in Miami tomorrow. **OIH**

THE DETAILS

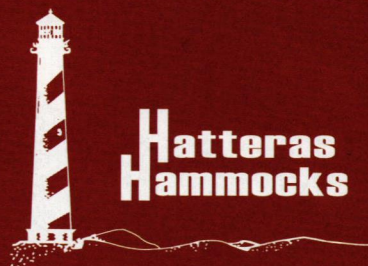
For more information, visit thepalmshotel.com, circa39.com, redthesteakhouse.com and miamianbeaches.com.

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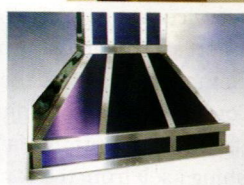
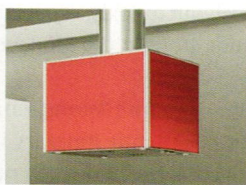
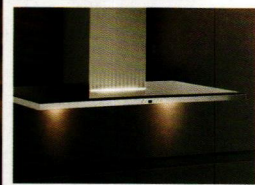
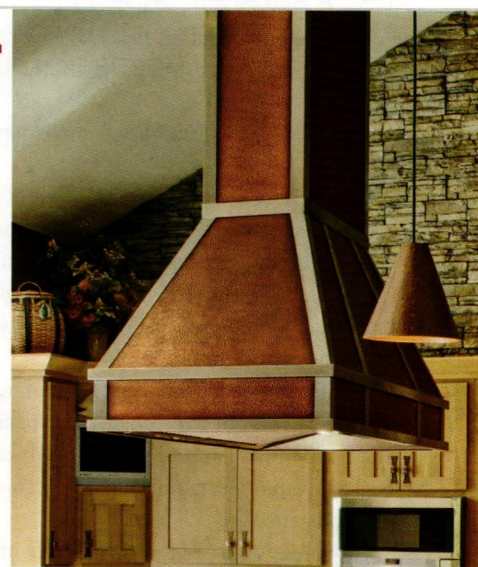


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A TRUE OCEAN HOME

AZAMARA OFFERS A LUXURY CRUISE EXPERIENCE TO THE WORLD'S MOST BEAUTIFUL DESTINATIONS

words by **Debbi K. Kickham** and **William D. Kickham**

There's an old saying: the best two days in a boat owner's life are the day he buys his vessel – and the day he sells it. Some people simply don't want their own yacht. Instead, they prefer to cruise on a posh luxury liner and leave the steering – and the headaches – to someone else.

Which is exactly why sailing on Azamara Club Cruises is such a joy. With two stylish and spacious liners – *Journey* and its identical sister ship *Quest*, which each carry only 686 passengers – Azamara makes cruising easy, elegant, fabulous and fun.

Why Azamara? For a start, you're on a floating boutique hotel with first-class service. Azamara also offers more overnight and longer port stays than many other leading cruise lines. So, for example, after hitting the beach of St. Tropez on France's Côte d'Azur, you can enjoy the nightlife instead of departing for the next port mid-afternoon.

Further distinguishing itself from the competition, Azamara is renowned for its "AzA-mazing experiences," which are complimentary for all passengers. In the Turkish port of Kusadasi, for instance, Azamara hosts an exclusive and memorable classical music concert and reception in



the ancient Roman amphitheater in Ephesus.

That said, you should book sooner rather than later for Azamara's summer 2016 cruises to the Mediterranean – the top suites sell out quickly, especially on popular sailings, which include stops at the Monaco Grand Prix in May and British Open in July.

Recently, Azamara's *Journey* embarked on a 16-day, extended trans-Atlantic itinerary from Miami to Athens, Greece, reflecting the new trend of passengers booking longer sailings from 14 to 100 days.

According to the Cruise Lines International Association (CLIA), more passengers are foregoing the typical seven-night sailings – by the time you acclimate to the ship and

Cruise control
Azamara's *Journey* charts a course to some of the world's most exotic locales, accommodating just 686 passengers in consummate style.

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establish a routine, it's time to disembark. As a result, experienced cruisers now book much longer itineraries.

Azamara also doesn't have a formal dress code, with no jackets or ties required for men. Pack your sexiest Chanel LBDs and snazzy Tom Ford ensembles because casual elegance is the name of the game.

The cuisine on Azamara is excellent, from simple paninis and culinary-themed nights in the informal Windows Café to the delicacies of the main dining room Discoveries, where lobster is ever-popular.

Daily specials include vegan, vegetarian, healthy-choice and gluten-free options, along with 12 flavors of gelato. Gourmands will also rave about the Chef's Table, which, at \$95 a person, offers Italian, French or California cuisine complemented by distinctive wines.

Two alternative onboard restaurants include Aqualina for elegant Mediterranean fare and Prime C, a steakhouse that equals any starred restaurant in New York City. These specialty restaurants charge a nominal fee of \$25 per person, a small price to pay for a gourmet experience.

If you've booked a suite, such as the 266-square-foot Continent, it comes with luxury amenities, spacious closets, a bathtub, butler services, Internet access and four bottles of top-shelf spirits.

All alcohol, soft drinks and gratuities are included with every Azamara cabin as well as 19 different complimentary table wines. You can also bring your own alcohol on board for a \$10 corkage fee. Dessert wines cost extra, so pack that special bottle of Château d'Yquem you've been saving.

When it's time for some pampering, the Astral spa's facials, manicures and pedicures, as well as its specialist teeth-whitening and skin treatments, are just the ticket.

Adjoining the spa is a fitness center with a wide array of Life Fitness equipment featuring cardio theater treadmills, ellipticals and cycles along with weight machines. The pool? It's outdoors, spacious, quiet and inviting.

Azamara's nightly entertainment is also topnotch, from classical music performances in the intimate Cabaret theater to comedic pianist Richard Rubin – a cross between Elvis Costello and Woody Allen – who typically plays to a packed and appreciative house in the Casino Lounge.

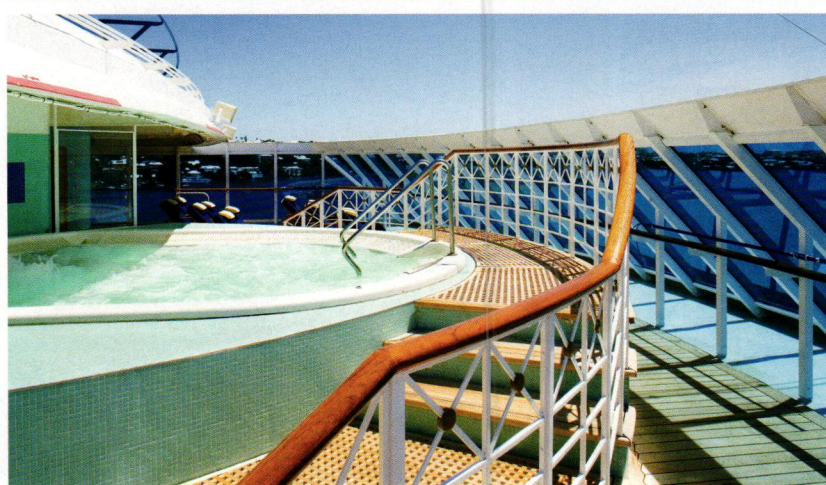
Indulge at the Caviar & Champagne Bar, and if you're celebrating an occasion, birthday or anniversary, Azamara's talented chefs will gladly prepare a special meal or cake.

THE DETAILS

For more information, visit azamaracruises.com.

Cruise aficionados Linda and Daniel Bartlow of Arkansas have sailed on eight Azamara cruises since 2010. "We like the amazing service, the size of the ship and

how the crew recognizes us and takes care of us," they enthused. "Ever since we found Azamara, we don't travel on any other ships." **OH**



Silver service
Azamara doesn't have a formal dress code on either of its two liners but casual elegance is the name of the game.



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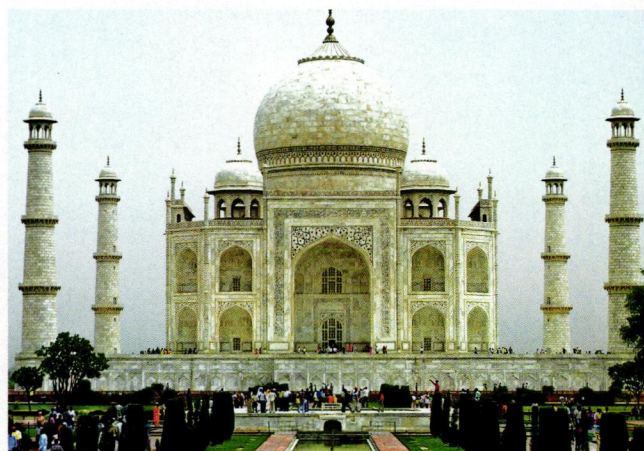
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WISH UPON A STAR

AN EXCLUSIVE CONCIERGE AND EVENTS EXPERT TURNS EXOTIC VACATION DREAMS INTO REALITY

words by **Karina Antenucci**

What's on *your* bucket list? Victoria Hoffman, president of Miami-based Concierge & Events by Victoria, creates exclusive, once-in-a-lifetime experiences for her discerning clientele, who are looking for much more than a luxury hotel or private island resort.

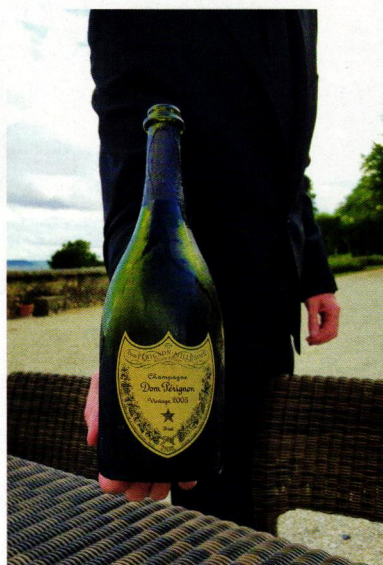
Since 2007, Hoffman's boundless sense of adventure and creative spirit have guided her to exotic locations around the world to seek out and deliver new and exciting opportunities for her burgeoning portfolio of private and corporate clients.

Rub her genie lamp and you might get a chance to star on Broadway; access international fashion shows and mingle with top designers; go on a James Bond-esque espionage adventure; explore a vineyard not typically open to the public; visit a pop-up hotel in the form of an igloo; or join Fabien Cousteau for an underwater expedition.

No two experiences are ever the same – each one is tailored to fit your lifestyle and personal tastes.

On any given day, Hoffman can be found visiting a vineyard, château or UNESCO World Heritage site with her trusty notebook and camera in hand, planning the next big adventure for a wealthy client.

"We travel often to explore and experiment, and we really listen to our clients and ask them what they'd like to see as a bucket list experience," says Hoffman, who has worked with music artist Pitbull and New York Yankee Carlos Beltran.



With more than 16 years of advertising sales and marketing experience at major entertainment companies such as Discovery Networks, Sony Pictures and MTV, Hoffman maintains an extensive roster of discerning and worldly clients.

Among the many places she loves personally, Hoffman points to Italy for its open-air museum atmosphere steeped in thousands of years of history and civilization, and France for its inherent style and passion for gastronomy, art and fashion.

She also adores Scotland for its fine whiskeys, windswept moors, romantic castles and beautiful golf courses, and India for a glimpse into an intriguing and ancient culture that is rich and complex in its traditions and religions.

In 2016, Hoffman's concierge service will launch LuxePass, a rewards program designed to give her top clients additional privileged access to the best in art, fashion, gastronomy, sports, travel and entertainment. The more experiences a client purchases, the bigger the return on the investment.

"Whatever is on your bucket list," says Hoffman, "we can make it a reality." **OH**

Global concierge
Unique experiences, like the Taj Mahal in India, Champagne in France or meeting New York Yankees' star Carlos Beltran, are the lifeblood of Victoria Hoffman's concierge service based in Miami.

THE DETAILS
For more information, visit conciergebylvictoria.com.

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RESORTING TO LUXURY

THE LATEST IN OCEANFRONT DEVELOPMENTS, HOTELS AND RESORTS FROM THE HAMPTONS TO THE FLORIDA KEYS

words by **Melissa C. Gillespie**

Hawks Cay Resort in the Florida Keys has unveiled its new Stargazer and Coastal penthouse suites. With a starting price of \$1,500 per night, each luxuriously appointed, 1,400-square-foot suite accommodates up to four guests. The suites offer a spacious living room, two bedrooms, two full baths and a private rooftop terrace spanning 3,200 square feet. These are the only two suites on the resort's top floor, providing a completely private and intimate experience. hawkscay.com

Ocean breezes and the sound of waves will greet homebuyers at **Echo56**, Taylor Morrison's latest coastal community in Newport Beach, Calif. With the beach just steps from Echo56's front doors, this upscale community offers new luxury homes infused with the classic Californian coastal lifestyle. Thoughtfully designed floor plans offer rooftop terraces, outdoor showers, master suite decks, up to three bedrooms and private side yards. Homes start from the low \$2 millions and range in size from approximately 1,700 to 2,600 square feet. taylormorrison.com

Summer Hill, a 14-acre oceanfront enclave of 12 custom homes in Manchester-by-the-Sea, Mass., offers a new hassle-free community designed with New England charm and contemporary comforts. Artfully positioned to enhance the expansive coastal views, these three- and four-bedroom residences are perfect for empty-nesters looking to downsize while still maintaining the luxury of a beautiful custom-built home. Summer Hill is complete and ready to move in, with prices ranging from \$1.3 to 1.6 million. summerhillmanchester.com

Designed by Zyscovich Architects, **Ponquogue Point** is a new luxury development on Shinnecock Bay on New York's Long Island. In keeping with the architectural tradition of The Hamptons, the townhomes feature a classic Shingle Style design with handsome fieldstone chimneys. The development also offers a resort-style swimming pool, boat launch facilities and a marina.



The residences include one to three bedrooms, range in size from 1,000 to 2,500 square feet and are priced from \$700,000 up to \$2.5 million for homes with direct ocean fronts and rooftop decks. ponquoguepoint.net

Mexico's Playa del Carmen is home to a new luxury resort, **Grand Hyatt Playa del Carmen**. Opened in June 2015, the resort is directly adjacent to the iconic Mamitas Beach and a few blocks from the boutiques of Fifth Avenue. The 314-room, Mayan-inspired retreat, designed by the Sordo Madaleno and Rockwell groups, blends contemporary design elements with bold textures and materials. Resort facilities include eight stunning pools, several dining options and a curated in-room music program. playadelcarmen.grand.hyatt.com **OH**

Elite retreats
From the top: The new Stargazer suite at Hawks Cay Resort in the Florida Keys; living by the sea at Summer Hill, Mass.; stylish guest rooms at the Grand Hyatt Playa del Carmen.

PHOTOGRAPHS BY JASON STEMPLE (HAWKS CAY RESORT), COURTESY OF SUMMER HILL AND GRAND HYATT PLAYA DEL CARMEN RESORT

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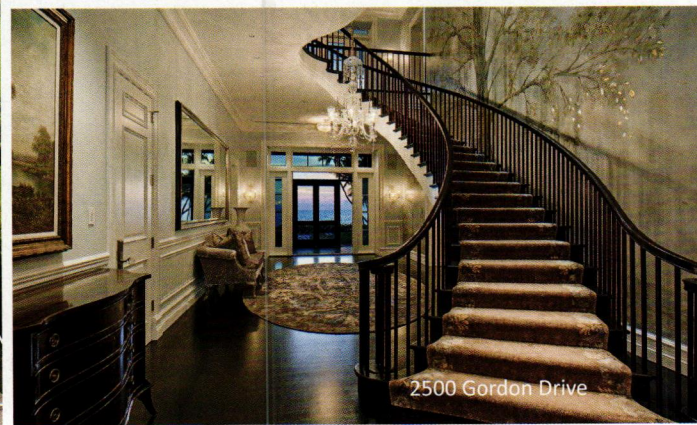
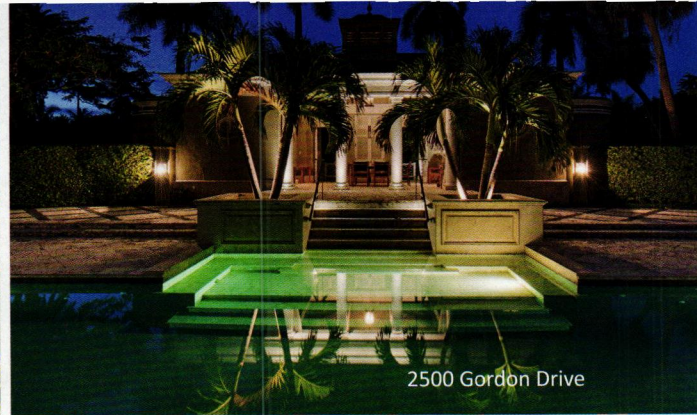
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With the chill of winter just around the corner, the balmy ocean breezes and sun-splashed beaches of Florida are beckoning. From the high-rise metropolis of Miami to the palm-fringed shores of the Gulf Coast, the finest waterfront developers, real estate experts, custom builders and other luxury coastal lifestyle specialists are standing by to entice you away for the vacation of a lifetime – or to a whole new life in a quintessential ocean home.

Photography by Soaring Lens | Naples, Florida



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Gulf Coast International Properties is recognized as the finest luxury boutique real estate company in Southwest Florida with offices in Naples and Boca Grande, Florida.

Home to some of the most prestigious real estate in the USA, Naples, Florida, is one of the country's most desirable second-home destinations. The high-class, cosmopolitan lifestyle that the city's luxurious neighborhoods offer blends effortlessly into the surrounding lush golf courses, sugar-sand beaches, and beautiful nature reserves of Collier County on the Southwest coast of Florida. Culture and lifestyle are crucial aspects of what makes Naples so attractive to its elite residents. Throughout the city, an abundance of cafés, gourmet delicatessens, and chic bistros nestle alongside elegant artisan stores, designer boutiques, antique dealers, and art galleries. The busy array of local events includes festivals, regattas, and fundraising benefits, as well as theater productions, orchestral performances, and jazz concerts. Sports and outdoor activities are particularly popular, with tennis and golf being at the heart of many communities—socially and geographically. Golf courses are both plentiful and notable. Jack Nicklaus, Gary Player, and Arnold Palmer have all made their mark here, bringing with them a reputation for world-class golfing excellence.

Property here in Naples is usually purchased as a second home or winter retreat by wealthy owners who often have several other properties in the USA and overseas. GCIP takes great pride in serving as their luxury real estate advisors by offering the very best sales and purchase opportunities including an exclusive list of

private placement properties.

Gulf Coast International Properties currently represents three of the finest beachfront properties available for sale in Naples, Florida. The estate at 2500 Gordon Drive in Port Royal, is a true beachfront compound with approximately 327 feet of beach along the Gulf of Mexico. The original owners of this estate chose a Lowcountry style home architecture, one of the most distinctive elements of South Carolina and Georgia developed in the late 1700s. The finest team of craftsmen was assembled to create this breathtaking vision whose true success lies in its welcoming Presidents, huge charity events, casual family gatherings and private contemplation, all with the same grace and charm. An enchanting setting through ornate gates opens to stands of palm trees, verdant lawns and privacy hedges surrounding the multi-level main home, multiple guest facilities, pool, pool house, various garages and service buildings, and even your own 'secret garden'.

A beachfront estate in Port Royal at 4228 Gordon Drive is uniquely sited on a homesite with over 200 feet of wide sandy beach and spectacular sunsets over the Gulf of Mexico. This well-constructed property offers 9,000 square feet under air and presents an opportunity for refurbishing to suit your individual tastes or to build new. Rarely is a property of this size with this much beachfront available in Naples. Residents may join the Port Royal Club, one

of the finest beach clubs in the country. From world-class dining to a terrific tennis and fitness center, top-notch service and an active social calendar, it adds to the allure of one of the most prestigious waterfront communities in the United States. This idyllic location is just minutes from the Third Street South shopping district with charming historic architecture, lushly landscaped promenades, and the latest in couture design, fine art and creative fare from around the world.

"Hermitage on The Strand" in Bay Colony at 7409 Bay Colony Drive offers true exclusivity in a private beachfront enclave of only 12 residences with membership in the prestigious Bay Colony Club. Walk out to the private, white sugar sand beach just beyond your Disney-like "Animal Kingdom" with waterfalls, slide, pool and spa. This multi-level architectural masterpiece encompasses 5 bedrooms, den, family room and 4 baths with marble and hardwood floors, high ceilings and an elevator. Floor-to-ceiling windows and terraces boast breathtaking views over the Gulf of Mexico to the West and conservation areas and Bay to the East. The Strand offers extreme security with a 24/7 guard-gated entry plus an additional electronically-operated security gate. The Bay Colony Club features world-class cuisine

and the amenities of a 5-star resort with an attentive staff. There is also a Tennis Club with six state-of-the-art hydro clay courts, pro shop, and experienced professionals and if you enjoy golfing, you may join the exclusive Bay Colony Golf Club nearby.

Gulf Coast International Properties (GCIP), owned by Michael McCumber and Timothy P. Savage, Realtors, specialize in prestigious homes in the communities of Port Royal, Old Naples, Aqualane Shores, Royal Harbor, Park Shore, The Moorings, Grey Oaks and The Estuary. GCIP has distinguished itself by continuing to set record sales prices. They are dedicated to ensuring that both buyers and sellers enjoy a luxury experience when exchanging property through GCIP. As a result, they have established, along with their team, a solid reputation for service excellence, and professional integrity, earning them hundreds of discerning clients. GCIP's offices in Naples and up the coast in Boca Grande are both represented on the highly prestigious Board of Regents Luxury Real Estate— an exclusive network of the world's most elite luxury real estate brokers. In fact, while the ethos of "live exceptionally" has become a trademark of GCIP, it's an attitude that is shared and savored by hundreds of homeowners who, thanks to Tim and Mike and their team, now

enjoy the famed Gulf Coast sunsets from their very own Naples home.

For additional information on the luxury real estate market in Naples please contact Gulf Coast International Properties at 239.434.2558, vip@gcipnaples.com or visit www.gcipnaples.com.



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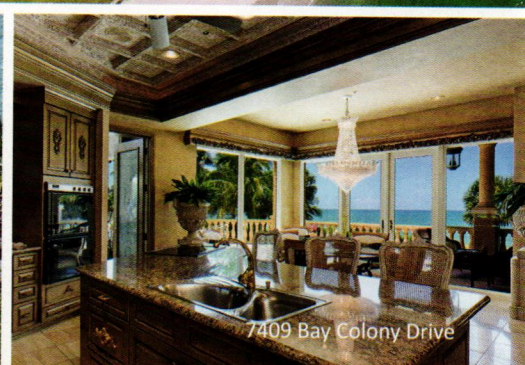
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INSIDE THE OCEAN-FRONT MARKETS OF THE PALM BEACHES

with the area's experts,
Randy Ely and Nicholas Malinosky.

The coastal communities of the Palm Beaches offer some of South Florida's most desirable oceanfront residences. By specializing in the beach area market, Randy Ely and Nicholas Malinosky of the Corcoran Group have become the go-to experts when dealing with high-profile and confidential oceanfront estate properties and their owners. They have represented the finest waterfront properties along the Atlantic Coastline in Manalapan, Ocean Ridge, Gulf Stream, Delray Beach and Highland Beach and have achieved record-breaking transactions year after year resulting in enviable and continued accolades.

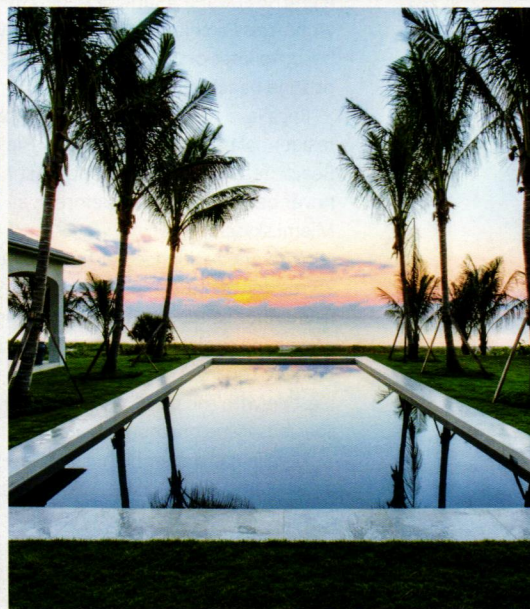
Randy and Nick were recently ranked #1 in Florida and #9 in the nation for Top Team Average Sales Price by 2015

REAL Trends/The Wall Street Journal, The Thousand. With a sales volume of over \$116M last year, this means that Randy and Nick are competing with the luxury markets in California and New York and are the team leaders in Florida with an average sales price of \$8.17M.

The seaside towns of the Palm Beaches have become the number one destination for the most affluent northeast and west coast California buyers. There is also a growing trend among younger buyers who want to enjoy all that South Florida has to offer. Whether seeking a private retreat or fun in the sun, the coastal communities of the Palm Beaches have it all.

Palm Beach, Delray Beach and Boca Raton offer some of the world's finest dining and first-class shopping. Palm Beach County's coastline offers beautiful blue seas and world class fishing while endless beaches provide the perfect setting for relaxing at five-star resorts. With three international airports conveniently located in West Palm Beach, Fort Lauderdale and Miami, residents can fly non-stop to anywhere in the world.

Manalapan is known for its sprawling ocean-to-Intracoastal lots offering direct waterfrontage on the Atlantic Ocean and



dockage on the Intracoastal for the best of both worlds. The town of Manalapan is also home to Eau Palm Beach Resort and Spa.

Ocean Ridge is a quiet, low-profile community with a strong tradition of the protection and beautification of the nature habitat. The Estate Section of Ocean Ridge features great elevation with spacious oceanfront parcels.

The town of Gulf Stream is known for its beautiful direct oceanfront estates. Historically an exclusive winter resort for the wealthy, many residents now remain in Gulf Stream year round enjoying the privacy.

Delray Beach is a favorite location to enjoy the famed Atlantic Avenue and beautiful beaches. This booming seaside town offers a myriad of restaurants and shops with live entertainment and an arts district. The Estate Section of Delray Beach has incredibly deep, direct oceanfront parcels with stunning ocean vistas.

Highland Beach is a small seaside town that encompasses a total area of 1.1 square miles. The large, direct oceanfront estates enjoy solitude and privacy. Conveniently located between Delray Beach and Boca Raton, fine dining and shopping are always nearby.

With over 35 years of combined experience, Randy Ely and Nicholas Malinosky of the Corcoran Group have become the number one team in the oceanfront market of the Palm Beaches. Working with Randy and Nick, oceanfront clients are assured the utmost dedication, discretion and attention, as well as the superior knowledge and reputation of two premier luxury market specialists.

Please visit RandyandNick.com if you would like to view Randy and Nick's exclusive listing, solds and read about the services they offer.



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corcoran

corcoran group real estate

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901 GEORGE BUSH BOULEVARD
DELRAY BEACH, FLORIDA 33483

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. Top-of-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.

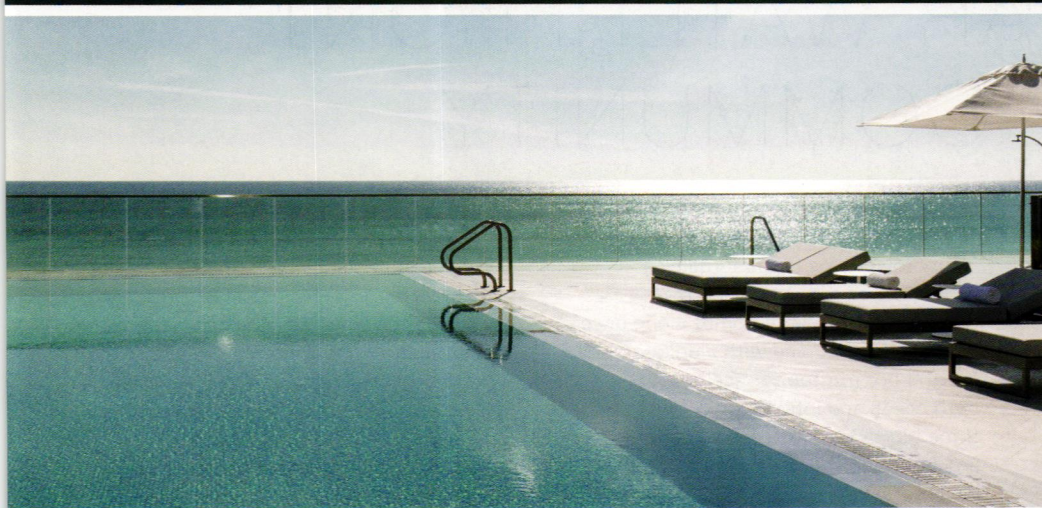
Regalia was awarded Best Residential High-Rise Development in the United States at the 2014 International Property Awards.

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SPECTACULAR WATERFRONT TOWNHOME COMMUNITY

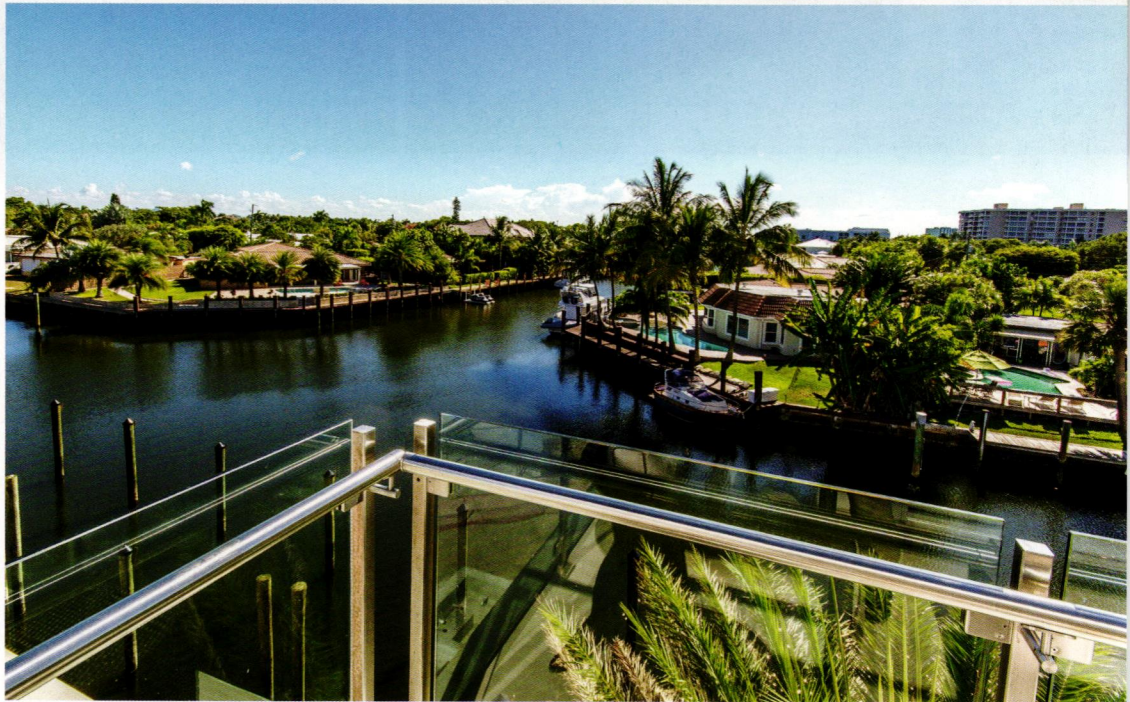
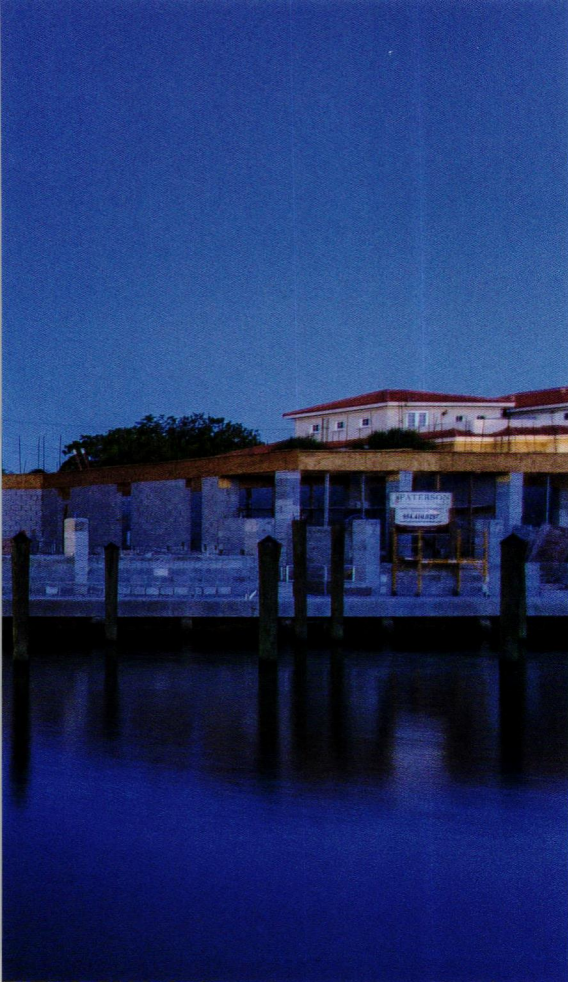
A master-planned community located among some of the country's most expensive real estate in one of its most prestigious communities!

The rare opportunity to own a new luxury townhome in Lauderdale by the Sea, Fort Lauderdale's trendy beachside community, comes along once in a lifetime. Coupled with a unique fourth floor rooftop terrace boasting both ocean and intracoastal views three blocks from the beach, dining and boutique shops, this opportunity becomes even more extraordinary.

Introducing SKY230; a contemporary collection of twenty-nine waterfront town homes designed to exude finesse, sophistication, and luxury. Homes range up to forty-five hundred square feet and incorporate a myriad of opulent features that distinguish them as palatial architectural marvels. Outstanding features such as four level elevators and soaring ten foot ceiling heights promote an ambience of grandeur and elegance.

SKY230 is a master-planned community located among some of the country's most expensive real estate in one of its most prestigious communities. Located in the yacht capital of the world, SKY230 offers private boat docks with unrestricted ocean access catering to both the recreational and avid boating enthusiast. Upscale waterfront dining and entertainment are only minutes away with convenient dockside service giving you the true experience of Fort Lauderdale, the Venice of The Americas.

Interiors are uniquely tailored to individual reflections of style and are personalized with the dedicated assistance and expertise of the well sought-after interior designer Steven G, renowned as the interior design guru of Miami. From his exquisite selection in custom cabinetry, fixtures, lighting, wall colors, and materials



throughout each and every ,SKY230 unit, Steven's detail driven expertise will aid and cater to the most discerning client. Innovative architecture, elite craftsmanship and detail driven interior design mark the cornerstones of this environmentally conscious luxury community.

In Fort Lauderdale, where million dollar plus homes abound, SKY230 will be a fitting neighbor. With its architecture reminiscent of Miami South Beach and it's location nestled between the main Intracoastal waterway and the beach, SKY230 provides the perfect venue for shopping, dining, green-living and convenient transportation. There are only twenty-nine homes here. Don't let this incredible opportunity slip away.



SKY 230
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ECHELON ON PALM SARASOTA, FL

A residential enclave on a tree-lined street in the heart of downtown Sarasota, Echelon is an innovative new bayside condominium with a sense of tranquility, exclusivity and personal luxury. Just 1 two-story city townhome and 16 full-floor residences are available and ready for customizing by pre-construction buyers.

The sleek coastal contemporary building was designed by Alcides Santiesteban, principal with Santiesteban & Associates Architecture, Tampa FL, whose other local designs include Aria Longboat Key, Ovation St, Petersburg and Seaglass at Bonita Bay in Naples. Soaring walls of glass, volume ceilings, light-filled living spaces flowing to terraces in every direction, private elevator entries, delightful summer kitchens and the flexibility to customize a home that's uniquely your own make Echelon unrivaled.

Three and four bedroom residences of 3,086 to 4,437 square feet are priced from

\$2,150,000 to \$4 million. Construction starts in Fall 2015.

Residents' fitness center, club room, pool area with spa, fire table, bar, and yoga terrace, and dramatic rooftop terrace are all conveniently situated just seconds from your door.

Echelon is being developed by The Ronto Group, Inc. of Naples Florida. Designer finishes include solid core interior doors, Sub Zero, Wolf and Miele appliances, custom-crafted solid wood cabinetry, impact resistant windows and 9' high sliding-glass doors throughout. For the full list of finishes, floor plans and views visit www.EchelonOnPalm.com.



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THE SKY-HIGH LUXURY OUTDOOR KITCHEN

Taking Grilling to a Whole New Level

Smell the aroma of your food cooking on the grill while enjoying beverages and time with friends and family. Grilling outdoors is a common scene around the country and in other parts of the world. But it is not a common occurrence in a high rise environment. That is, until now.

ElectriChef Flameless Electric Grills make it possible to have the same experience on the balcony of your condominium as you have in the backyard of your home. There is no need to give up the outdoor lifestyle you have come to expect when you go from one home to the next, even if it is 12 or 20 floors up. This literally takes grilling to a whole new level.

Experience the performance and versatility you take for granted with an open flame grill, yet comply with the no-open flame regulations that dominate most high rise condominium developments around the country today. Picture the view from your balcony overlooking the ocean or inland waterway. Your yacht is in the slip

below, and you take it all in while waiting to turn the steaks on the grill. This is the life.

There are a number of developers providing outdoor kitchens as an amenity on the balcony of their condominiums. A spacious balcony, a wonderful view and taking food straight from the grill to the table, it just doesn't get any better. You have gotten where you are, and have what you want, so why compromise now.

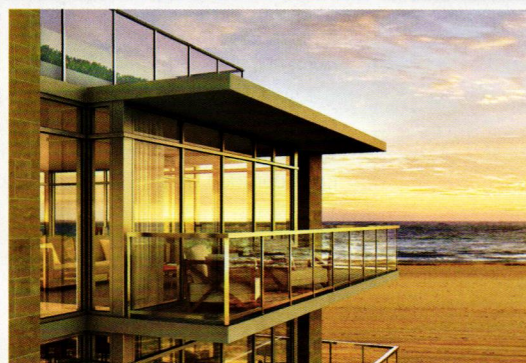
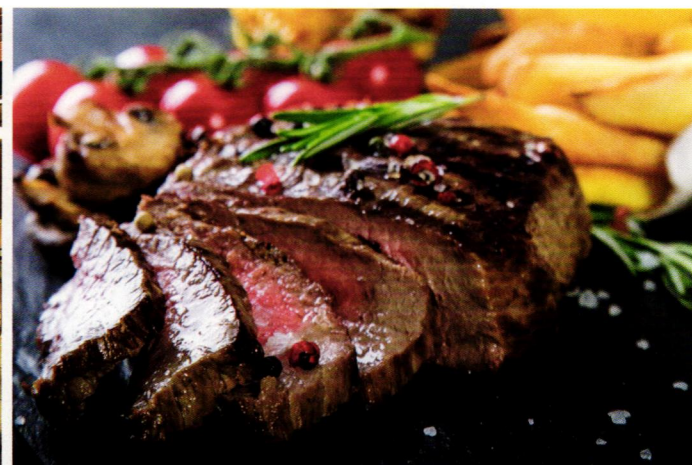
ElectriChef Flameless Electric Grills are manufactured in Texas from high grade 304 stainless steel and are designed with long life and uncompromising quality in each and every grill. The grills are available in a number of styles and sizes. All of the larger grills are powered by 220 volts single phase current giving the high temperatures you desire in a short amount of time for searing steaks, chops, and sushi grade seafood. Yet, the touch panel digital control gives you the ability to set cooking temperatures precisely for a variety of meats, vegetables and fruits so you can cook your complete meal on

your grill. Take it from the grill to the table for the very best taste for your family, guests or just that special someone.

To learn more about ElectriChef Flameless Electric Grills, go to our website at www.electri-chef.com, call us 800-442-7207, or email us at info@electri-chef.com. We look forward to your grilling questions. Why compromise, get ElectriChef.



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cedar and slate with
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Enviroshake Inc. products not only offer the most authentic cedar shake and slate look, they are designed to offer superior performance in coastal climates. All Enviroshake Inc. products can withstand winds up to 180 MPH, are fire retardant, not damaged by UV or saltspray, and are mold, mildew, and insect resistant.

In addition, all Enviroshake Inc. products are maintenance free, and the run off water is potable. When roofing your coastal property don't think cedar or slate, think Enviroshake. Don't just take it from us, Peter Minior, a happy Enviroshake Inc. customer commented, "I had Enviroshake® shingles installed on my saltbox home in Portsmouth R.I. in 2007. I was the first one in my neighborhood to consider a substitute for red cedar shingles.

The Sea Meadow Farms neighborhood has 85 colonial homes and has a roof restriction via deed covenants that basically does not allow asphalt roofs. Up to 2007, all roofs were red cedar wood shingles, which have a life of only 20-25 years maximum. Since we are a seaside development with heavy moisture and strong winds that really affects life of wood roofs, I needed to find a suitable long life replacement that would closely simulate a red cedar shingle roof.

My neighbors were very concerned that I was not installing a real wood roof and would negatively affect the look of the neighborhood with my new technology

roof. I explained all the advantages of Enviroshake® shingles (50 year life warranty, moisture and rot resistant, better fire retardance than wood roof, great rating on wind resistance, and finally great look of thick shake style shingles). Since having it installed, the product has weathered nicely with a soft grey look and no evidence of any mold/mildew on product after 4 years of installation.

It has also survived many Northeaster windstorms and summer gales with no shingles becoming loose and absolutely watertight. My neighbors have often stopped by and commented on how great the Enviroshake® shingle roof looks even though it is not the traditional wood roof to which the neighbors have been used to seeing. I have had several local contractors stop by and inquire about the roof since it looks so great.

Overall, I am very satisfied with the Enviroshake® roof and strongly recommend it as a cost efficient, long lasting substitute for a traditional cedar wood roof."

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AFFINITI ARCHITECTS

Legacy Architecture for Generations

When it comes to the design of resplendent homes, the award-winning team at Affiniti Architects is just as concerned about tomorrow as it is today. Creating legacy homes for more than 30 years in the industry, the Boca Raton-based architectural firm focuses on people working together toward a common goal: exceptional, timeless homes that enhance their clients' lifestyles and quality of life. Affiniti Architect's design work is valued in excess of \$12.5 billion USD and has been recognized as exemplary by over three hundred fifty national and international industry design awards. Many designs have been featured in numerous regional and national architectural publications. Affiniti's architectural influences can be seen throughout the United States, the Caribbean, Central America, and overseas.

Diverse architectural styles are the driving force of their philosophy, their Pacific Modern Estate defines modern contemporary architecture by creating a modern feel with geometric roof forms, large overhangs, and minimal fascia supported by slender multi-story columns supported by stone bases. Affiniti's Tropical Rustic Estate provides a rustic modern architectural style using blends of warm, natural materials with contemporary shapes for definition. Blending elegant exterior elements of classical Georgian and Palm Beach styles can be seen in their most recent Oceanfront Transitional Estate. The Transitional Estate features extra-wide doors, which frame views of a lush, resort-like landscape and a magnificent ocean view.

The firm prides itself on preferring to remain involved in projects from inception to completion to ensure that designs are constructed as intended. Every house the firm is involved with should be

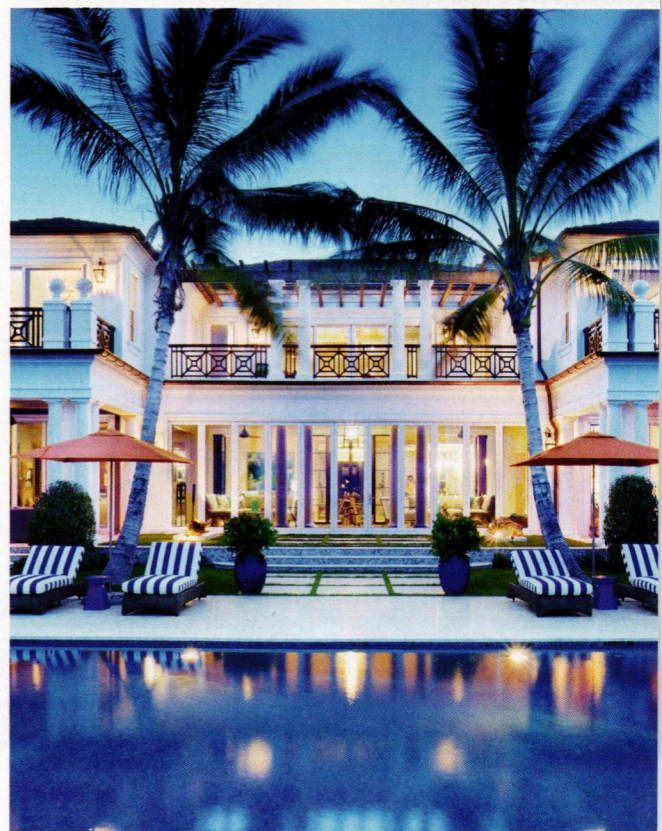
iconic, and no matter the project, each client thereafter benefits from the firm's continued experiences. More than ever, there is an emotional attachment to the homes—so it's very important that we are creating timeless and enduring residences that will last for generations.

Affiniti Architects carries a great deal of respect in the industry and is aligned with the best professionals for each type of rule required. The firm prefers not to compartmentalize design processes, which leads to the talented specialists with whom they join force. Whether interior designers, landscape architects or builders, Affiniti and these professionals begin the process together, which ensures the total integration and continuity of all project components. Diverse educational backgrounds, temperaments and skills matched with urban and exurban upbringings create a multi-partnered knowledge base leaving no gaps. Exploring each style for scale, detail, massing and combining those elements with an enhanced concept for the site is something about which the team at Affiniti is truly passionate.

As the firm continues to evolve they have remained true to their philosophy, creating *Legacy Architecture For Generations*.



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OH Features

December 2015 + January 2016

74 **A COTTAGE BY THE SEA**

Leading architect Patrick Ahearn creates a very personal and private family beach retreat on Martha's Vineyard.

82 **GENERATION NEXT**

A new wave in coastal trends is shaping the future of ocean home architecture and interior design in 2016.

90 **BODY & SOUL**

Superb craftsmanship is a cornerstone of a masterful home in Connecticut overlooking Long Island Sound.

Simply sublime
A new beach house on Martha's Vineyard, owned and designed by leading architect Patrick Ahearn, is perched on a sand dune with beautiful panoramas of Vineyard Sound (page 74).

A COTTAGE BY THE SEA



RENOWNED NEW
ENGLAND ARCHITECT
PATRICK AHEARN
INVITES *OCEAN HOME*
INSIDE HIS VERY
PERSONAL AND PRIVATE
FAMILY BEACH HOUSE
ON MARTHA'S VINEYARD

words by **ANDREW CONWAY**
photographs by **GREG PREMUR**

Picture perfect

This classic seaside cottage is a textbook example of coastal architecture, interior design and thoughtful landscaping working in perfect harmony.



T

he sense of anticipation is exhilarating. As my car turns off a tiny one-lane dirt track, almost at the westernmost tip of Martha's Vineyard, the first thing I hear is the crunch of tiny seashells beneath the wheels.

Dense native vegetation, including bayberry, beach plum, clethra, rugosa rose, viburnum and spruce, forms a welcome guard of honor as I drive through a sturdy cedar gate and past a modest shingled shed that doubles as a whimsical gatehouse.

The shell driveway curls gently to the left, revealing a storybook coastal cottage replete with a pretty white-painted pergola, silvery shingles, jaunty blue window shutters and flower boxes plump with colorful blooms and verdant coleus.

A forest-green Land Rover, a surfboard on its roof and a paddleboard on the gravel, stands idle in a small parking area next to another larger shingled cottage framed by a cloudless sky.

I'm here to meet Patrick Ahearn, one of New England's most renowned and prolific residential architects, and see the very personal and private retreat that he has built for Marsha, his wife of 28 years, their five adult children and baby granddaughter.

Good manners dictate that I should knock politely on the front door, but I can't resist the temptation. In a few leaps and bounds, I race up the stone path beside the house, along a short sand trail, over the crest of a dune and down to a beach and ocean that are, quite literally, breathtaking.

Throwing caution (and shoes) to the wind, I bury my toes in the soft sand and look across to a thin sliver of island – that reveals itself only at low tide – and the glorious Vineyard Sound beyond.

Many ocean homes boast spectacular locations and jaw-dropping views, but this little beach cottage, located in this monumental island setting off the coast of Massachusetts, is little short of sublime.

Rather embarrassingly, Ahearn has spied my audacity and is standing atop the sand dune. "That's exactly how I feel, and how I want my guests to feel, when they come here," he says with a broad smile.

"There's this incredible sense of anticipation as you pull into the driveway," he adds. "You know you're close to the ocean because you can smell the salt in the air, see gulls flying overhead and hear the waves, but from the driveway you can't tell which direction it is.



"It's only when you reach the house and walk up the stone path that you get this incredible view and have a 'Whoa!' moment. This really is a very special place."

We walk back to the main house, a surprisingly modest but nonetheless beautiful and quintessential coastal cottage, rising two stories above the natural sand dune.

One might think an architect of Ahearn's standing – he has designed more than 200 residences on Martha's Vineyard, including his own home in Edgartown on the island's eastern side – would be a tad blasé about an unassuming beach cottage.

But this private haven, specifically designed to lure him away from the ever-expanding project load at his architectural offices in Edgartown and downtown Boston, Mass., is one of his favorites.

It's not hard to see why. The main cottage is a delightful cluster of three bedrooms – two on the first floor and a third in a loft in a cathedral ceiling, accessed via a ship's ladder – three bathrooms, a spacious open kitchen, and cozy living and dining rooms that open via sliding glass windows to a sunny outdoor deck.

A warm welcome
Patrick and Marsha Ahearn (left) on the porch of their alluring new beach cottage, mere steps from a pristine beach and stunning views of Vineyard Sound.



The adjacent guest cottage is entirely self-contained with one master bedroom and bathroom; a combined kitchen, living and dining room; and a pergola-shaded deck for casual relaxation.

The beach house was actually Marsha Ahearn's idea, stemming from a long-held desire for a house on the water. "So I threw out the challenge to her to find a beach house on the island within a certain budget and one we could make over, and she did," he laughs.

"She pitched it to me as the Montauk of the '50s, where I grew up, telling me it would be like going back to my youth, and that I needed downtime and space to reenergize. It would also be a multigenerational place for our kids and grandkids, so they could experience some of the lifestyle that I talk about all the time."

The 2.8-acre lot Marsha found up-island – in a small and secluded oceanfront community on the island's western peninsula – was highly unusual in that it had two separate (but rundown) beach shacks and a stretch of private beachfront.

The Ahearns purchased the property in November 2013 and immediately set about the designs and local planning board and conservation commission approvals.

"The boards are very protective of change and anything that might affect the nature of the community, but that was never my intent," he says. "So I had to assure them that I wanted to maintain the character of what was there, but just make it livable."

With planning approvals granted, construction work ran from March to August 2014, and extensive native vegetation landscaping followed in the spring of 2015.

The two existing shacks came with their own challenges and welcome surprises. The larger shack closest the beach, which would become the main house, had previously been built on cement piers, adding crucial elevation and, happily for Ahearn, passing FEMA regulations.

"I have flood insurance for the smaller house, but the larger shack was raised before I bought it, so I didn't have to deal with FEMA on that one, which was really good," he says.

Both shacks, however, required gutting to their shells, allowing Ahearn to change the vernacular from non-architecture shack to quintessential New England coastal cottage with new roofs, shingles, doors, mullion windows and horizontal V-groove, beaded board and wainscoted interior walls.

Restricted to no more than 2,000 square feet in terms of the footprint of the house, Ahearn had some room to expand and added a new deck, hot tub and an enlarged bedroom and bathroom in the main house, the pergola on the guest cottage and enhanced landscaping.



A long list of other essential improvements, including new insulation, wiring, plumbing, heating, air conditioning and appliances throughout, brought the property into the 21st century while maintaining the innate character of a classic coastal beach house.

Natural light also plays an important part, with two-story glass windows and skylights in the main house providing spectacular views to the beach and ocean, and sliding doors from the living and dining rooms offering a breezy indoor-outdoor connection to the deck.

Having designed the interiors of all of her and her husband's homes, Marsha Ahearn happily undertook the décor of their new beach house, opting for a coastal shabby-chic style that's both beautiful and supremely comfortable.

Blending neutral sand-hued walls, floors and furnishings with pops of ocean blues and bright summer floral colors in the soft furnishings, her finely tuned interior design aesthetic fully complements her

Coastal hues
Marsha Ahearn's deft and delicate finesse with the home's interiors fully complement the architectural skillfulness of her husband, Patrick.





Bed and board
The loft bedroom and master suite in the main house (above and below) mirror the relaxed, coastal vibe that extends throughout the cottage and out to the sunny deck.



husband's architectural finesse.

Whimsical elements such as the beach-stone fireplace in the main living room and a 1963 VW microbus drinks cooler – a housewarming gift from a friend that sits on the main house deck – add a personal touch to the thoroughly relaxed ambience.

Ahearn's passion for design is the inspiration for Ahearn Lifestyle, a new line of custom furniture and home accessories designed to complement his hugely successful architecture firm.

He is currently working with a Maine boatbuilding company to produce his first line of nautically inspired teak furniture, scheduled for release in summer of 2016.

"People appreciate the way my houses appear timeless and appropriate in scale, so I thought maybe we can do something with furniture in the same aesthetic," he says.

Meanwhile, his own beautiful beach house is just 19 miles from bustling Edgartown and a million miles from care. So what does Ahearn – elected to the prestigious

American Institute of Architects' College of Fellows in 2015 – love most about his new home?

"The water, the sky, the stars, walking miles along the beach, it just replenishes you," he says. "It has all the modern technologies, but is very secluded with that sense of being miles away from everything." **O/H**

THE DETAILS
For more information, visit patrickahearn.com.



Guest of honor
The self-contained guest cottage (above) is as pretty as the main house, with a delightful master bedroom and bath and a spacious kitchen, dining area and living room.





Generation Next

THE WINDS OF CHANGE ARE BLOWING THROUGH
OCEAN HOME ARCHITECTURE AND DESIGN WITH AN
ARRAY OF EMERGING COASTAL TRENDS IN 2016

words by J. MICHAEL WELTON

Modern versus classic
Contemporary homes, like the beauty in Bay Harbor Islands, Fla., by KZ Architecture and Bell-la / Bell Landscape Architecture (opposite), are making their mark, but classic homes, like this residence in South Carolina by architect Christopher Rose, remain the style of choice for many coastal homeowners.

Tradition, technology and transitions

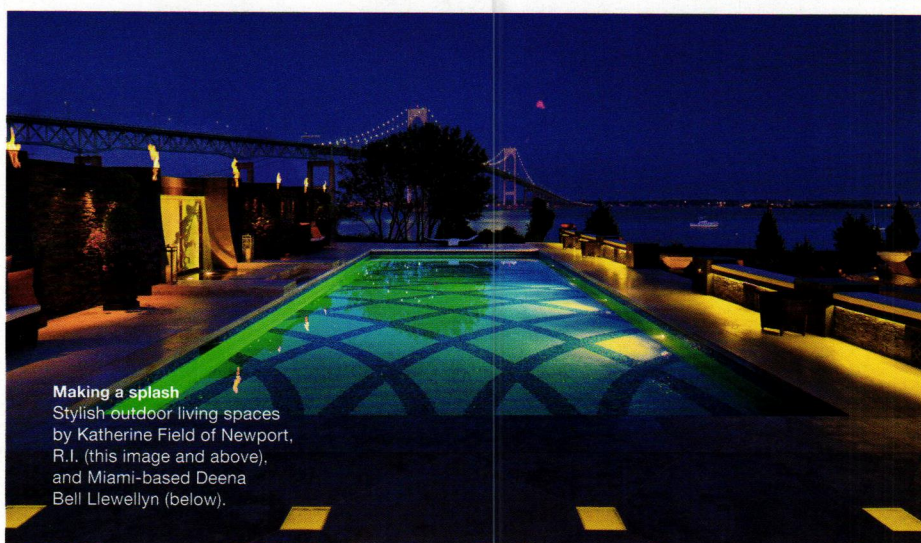
are the drivers for coastal home design in 2016. In oceanfront landscapes, that means simplifying – even when fully mature trees are planted and massed for grand effect.

In architecture, the Shingle Style still rules, although modernism is making advances on contemporary homes located along the Atlantic seaboard. On the West Coast, cutting-edge glass and steel still rule the roost.

Inside, smart appliances in living rooms, kitchens and bathrooms are radically changing the way ocean homeowners interact with technology for easy, no-fuss and fully automated living.

As for color, crisp white is fading fast while coastal blues of all hues are on the march. Grays and taupes are sprucing up modern kitchens and baths, accessorized with fixtures in natural brass and gold finishes.

So let's take a tour of emerging coastal trends for 2016 – from lush landscapes to design-driven interiors and expansive outdoor entertaining spaces for relaxing with family and friends in style and comfort.



Making a splash
Stylish outdoor living spaces
by Katherine Field of Newport,
R.I. (this image and above),
and Miami-based Deena
Bell Llewellyn (below).



OUTSIDE THE BOX

In New England, leading Rhode Island landscape architect Katherine Field says her clients no longer have the patience to watch plants mature on site. Instead, they want their trees fully mature – in some cases 30-feet tall – and right now. “Nobody wants to wait,” she says.

The shift for 2016 is away from expansive and busy landscapes and back towards simpler yet spectacular outlooks. “It’s not Zen, but people are just getting smarter with outdoor design,” she says. “They want a little less, and that makes for a smaller footprint in the landscape.” katherinefield.com

Miami-based landscape architect Deena Bell Llewellyn sees a move to minimalism, although South Florida’s distinct architectural heritage is more of an influence. “What we’re seeing is architecture with the Miami Modern style,” she says. “People are renovating

old midcentury buildings, and clients want to translate that into their homes."

So 2016 Miami is all about the *Mad Men* look of the 1940s, '50s and '60s. Old properties are being preserved, and new construction is inspired by it, including modern landscapes.

"Minimalism is about using large massings of plant materials and very few different species in one garden, and then using geometric forms with very clean lines and few curves," Bell Llewellyn says. bell-la.com

South Carolina-based architect Christopher Rose reports the Shingle Style endures as the favorite for coastal homeowners in that region, with most residences in the 5,000 to 6,000 square foot range.

But owners are also dipping their toes into a new twist in swimming pool design. "Clients are requesting a shallow ledge on the edge of their pools where they can put lounge chairs in four to six inches of water," he says. christopherrosearchitects.com

In Wilmington, N.C., architect Michael Kersting is seeing a more contemporary touch inside and out for upscale beach homes, with fewer requests for classic Carolina cottages and more clients asking for clean, crisp architectural designs.

"Outside, there are still quite a bit of wood shingles, but we're contrasting them with HardiePanel material, and organizing it in modular panels for a more modern look," says Kersting. kerstingarchitecture.com

In Denver, Colo., E. J. Meade, a partner in Arch11, calls his aesthetic "unapologetically modern." Residences he designs have dropped in size significantly from the 15,000-square-foot homes of 2009.

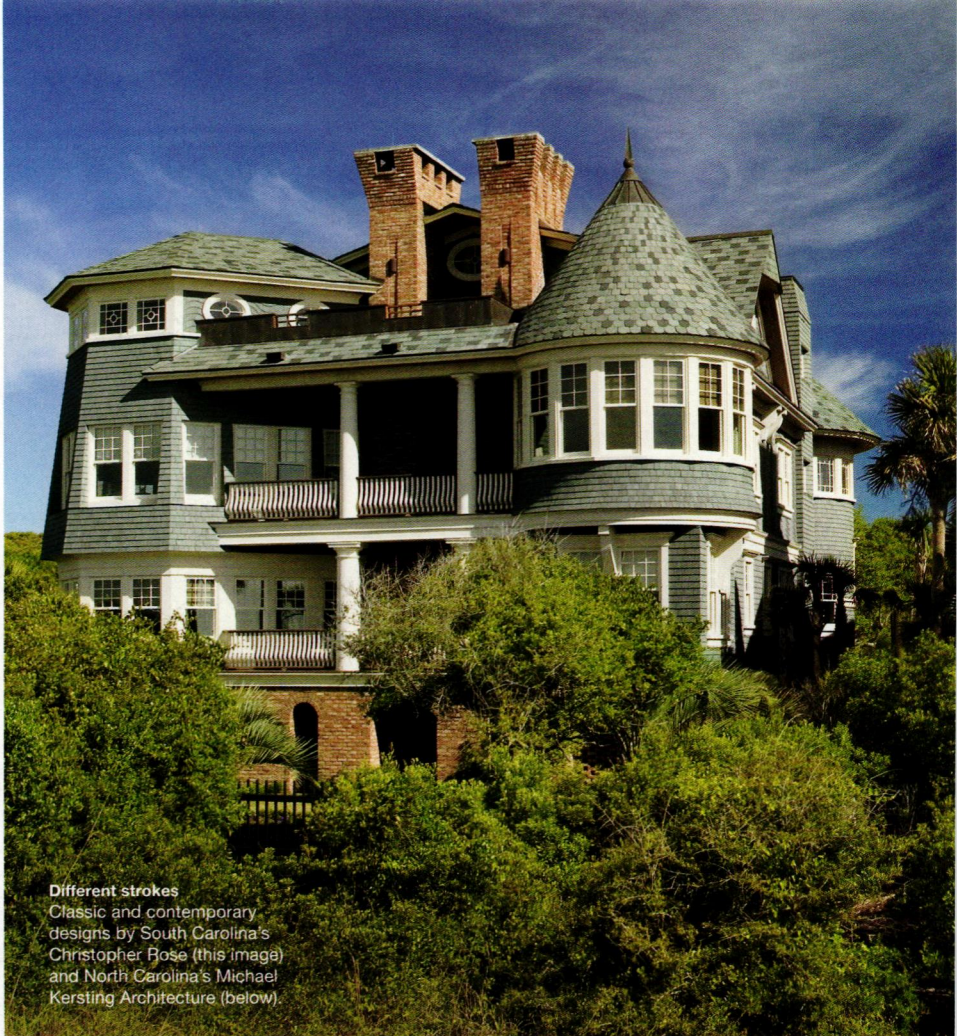
"There is a marked increase in quality and a distinct decrease in square footage," he says. "Now we're seeing a lot of new homes in the 4,000 to 6,000 square foot range."

Arch11's striking glass and steel structures are renowned for merging seamlessly into their landscapes. "The homes we are designing use a 50-percent glass envelope, which allows the house to be of the site rather than on it, whether mountainside or oceanfront," he says. arch11.com

THE INSIDE TRACK

When it comes to coastal home interiors, America is racing rapidly towards George Jetson's futuropolis – and to hear Randy Fiser talk about it, we may already be there.

"There's a refrigerator on the market now that not only understands when you're out of milk but will also place the order for the milk and have it delivered," says Fiser, CEO of the American Society of Interior Designers, based in Washington, D.C.



Different strokes
Classic and contemporary designs by South Carolina's Christopher Rose (this image) and North Carolina's Michael Kersting Architecture (below).





Fiser also cites a washing machine that powers down automatically if the dryer is running too hot and spiking energy use, and a light that knows where you are, even when you're not home. "It tracks the GPS of your phone and turns on when you're nearby," he says. asid.org

With offices in Banner Elk, N.C., and Port Saint Lucie, Fla., interior designer Dianne Davant keeps her finger on the pulse of the East Coast. And to her, de-cluttering is today's watchword.

"People have collected so much and are now looking for a more calming, simpler environment," she says. "The things you want to keep you find a spot for, and the other things you donate, give away or put in a closet."

Palette-wise, blue is the color du jour. "Turquoise is huge right now. It works well with any color and can be mixed and looks great," Davant says. davant-interiors.com

Tile specialist Deborah Osburn is also heading into the blue. The owner of San Francisco-based Clé Artist Tiles unveiled her indigo-stained porcelain tiles in 2014 and is now seeing Prussian blue for kitchen cabinets, along with shades of gray. "Ten years ago, everything was Tuscan and modern," she says. "Now it's more like Belgian farmhouse."

That means wood, steel and metal in the kitchen, with a shelf replacing upper cabinets, and refrigerator and range at lower levels.

"Command central is happening below the counter, and maybe there's a shelf up there, with a pot or a plant," she says. "Walls are stripped of utility and people are tiling the entire wall, with nothing to mar the look but a decorative shelf." cletile.com

Gray is the new white for hard surfaces in kitchens and baths, says Sara Baldwin, CEO of New Ravenna in Exmore, Va. "Gray lends itself to pops of color for contrast," she says. "And color is coming back, especially peacock blue, emerald green, forest green, cranberry and saffron."

Like Osburn, Baldwin is seeing combinations of textures in kitchens and baths but more in stone, glass and metal. They're complemented by brass fixtures – not the shiny stuff of 20 years ago but something with an older look to it. "We take the sealer off the brass fixtures and dissolve it," she says. "If you allow it to patina naturally, it's pretty classic and back to basic." newravenna.com

David Emmons, director of marketing for Newport Brass, confirms the trend towards brass, adding that it's important to be sure that brass is the fixture's base material.

"People like the aged look, but it's difficult to control how the product will change over time," he says. "Some parts might age more than others, depending on what area of the country you're in."

Based in Santa Ana, Calif., Newport Brass offers

Inside and out
Above left, coastal blues inspire this interior by Florida-based designer Dianne Davant; above right, the modern kitchen as envisioned by Denver's Arch11.

Opposite clockwise from top, Clé Artist Tiles; a faucet by Newport Brass, and a bathroom mosaic by New Ravenna.

PHOTOGRAPHS, LEFT TO RIGHT, BY DAN FORER, BY RAUL J. GARCIA, OPPOSITE PAGE, CLOCKWISE FROM TOP, COURTESY OF CLÉ ARTIST TILES, COURTESY OF NEWPORT BRASS, AND BY SARA BALDWIN





Bath and beyond
THG Paris (top image)
and Hastings Tile and Bath
are market leaders in sleek
modern bathroom design.

fixtures with a coating called Physical Vapor Deposition that works well in coastal environments. "It's durable and also resistant to corrosion, tarnishing and discoloration," he says. newportbrass.com

Pedro Uranga, managing director for THG Paris, also sees brass hitting its stride, with gold coming on strong as well. "We introduced rose gold to our collections this year," he says. "You can put it in a contemporary white bath for a little touch of class." thgusa.com

At Hastings Tile & Bath, with a showroom in midtown Manhattan, Director of Bath Products Bob Gifford says natural brass mingles well in baths with his company's contemporary mix-and-match colors for vanities.

"We design bathrooms that fit your needs," Gifford says. "So instead of buying a vanity unit out of a box, you can have a blue drawer and a white drawer if you want. Flexibility is the key." hastingsstilebath.com

THE ENTERTAINERS

Outdoor spaces have gone from humble backyards to extraordinary entertaining spaces that are mirroring glamorous landscapes and interiors on almost every front.

"People want to be outside as much as possible, especially on the coast," says Newport, R.I.-based landscape architect Katherine Field. "They want outdoor showers and spas, and they're paying attention to the sky and lighting and making sure there are enough attractive furnishings." katherinefield.com

They're cooking, too, and not just with gas and charcoal but with high-end electric grills like the Electri-Chef. Introduced in 2000 for condos and apartments, sales have soared as its market has expanded.

"It's electrically powered and performs like a gas or charcoal grill with high temperatures to sear steaks, seafood or vegetables," says Bill Jones, president of Electric Grilling Technologies, located in Temple, TX. electri-chef.com

In a similar timeframe, Connecticut-based Brown Jordan Outdoor Kitchens has evolved from outdoor cabinet manufacturer to the creator of entire outdoor living, dining and entertaining spaces.

"What we're seeing is the outdoor space as more for entertainment with music, movies, TV, wine, beer and cocktails," says Mitch Slater, president of Brown Jordan's parent company. brownjordanoutdoorkitchens.com

That makes perfect sense at a time when nearly every architect, interior designer and landscape specialist works overtime to bring the outdoors in – but now it's vice-versa. And that's a trend the pundits say will be around for a long time to come. **OIH**



Cooking with style
Brown Jordan Outdoor
Kitchens is revolutionizing
coastal home designs and
lifestyles across America.

Body & Soul

ONE OF AMERICA'S LEADING COASTAL ARCHITECTS,
CHARLES HILTON, DESIGNS A MASTERFUL HOME IN
CONNECTICUT OVERLOOKING LONG ISLAND SOUND

words by Mary Grauerholz

photographs by Woodruff/Brown Architectural Photography
and Stefen Turner Aerial Photographer





Grand design
The revered lines
of New England's
Shingle Style lend
this beautiful estate
home in Connecticut
a familiarity that stirs
the heart and soul.



Woods and water
William Rutherford of Rutherford Associates in Old Greenwich, Conn., completed the design of the three-acre property, ringed by a thicket of woods and the waters of Long Island Sound.

To see a dazzling transformation

of wood into exquisite artful form, look no further than this handsome family home perched on a point overlooking Long Island Sound in Riverside, Conn.

The classic Shingle Style residence, designed by Charles Hilton of Charles Hilton Architects in nearby Greenwich, changes simple, straightforward wood into an ethereal showstopper.

In the entry hall, the stairway's custom newel post and balusters, partnered with three different spindle designs reminiscent of ropes, shine with nautically inspired lines.

White oak floors, ranging from wide plank to narrow and laid in both herringbone and straight patterns, reflect the sunlight streaming through deep windows framed in elegant custom molding.

In the breakfast bay and upstairs master suite, ceiling beams – gorgeous in their heft and form – mimic traditional New England wooden boat frames. This is

clearly a home designed for both the body and the soul.

“Great millwork is one of our unique signatures,” says Hilton, a member of the American Institute of Architects and the sole principal of his eponymous, multi-award-winning firm that specializes in fine residential architecture.

While Hilton happily took the helm throughout the construction of the Riverside home, he also drew from his talented 19-member staff and his associate partners, Daniel Pardy, RA, and David Newcomb, AIA. Pardy oversaw much of the home's beautiful wood-crafted design elements.

The earthy touch of wood and stone coupled with the revered lines of the Shingle vernacular lend the home a soul-stirring familiarity, especially for people who love New England and its popular coastal aesthetic.

“These are elements that are very familiar to everyone,” Pardy says of the imposing house, designed to serve



generations of families. "It's part of our built fabric."

The clients, a couple who use the 11,800-square-foot home year round, wanted an architectural style that would sit comfortably on the land and allow Hilton's staff abundant freedom to create spaces where family and friends could enjoy the spectacular waterfront setting.

"The water and views were the focus of every major space in the home," Hilton says. "The choice of Shingle Style allowed us the opportunity to dress up and formalize a home of this significance while keeping it comfortable enough to live well day to day."

Comfort, tradition and room for their now adult children to visit were paramount to the couple. The home's two floors, with six bedrooms, offer plenty of places – both indoors and out – to gather or escape quietly for a peaceful recharge.

A long central porch on the home's waterside, adjoining screened porch, separate pergola-covered porch and curved projecting porch equipped with a fireplace offer places to breathe the sea air and enjoy



Exceptional team work
Principal Charles Hilton (center) worked closely with his associate partners, David Newcombe (left) and Daniel Parry, on the design of the Riverside residence.

PHOTOGRAPH BY NICHOLAS ROTONDI PHOTOGRAPHY





the views. In clement weather, the homeowners may be whisking around Tod's Point, just offshore, in their speedboat or kayaks.

The water, naturally, rules the roost in the home's setting and design. Hilton understood this from the beginning of the project. "What I find really special about the character of the water here is that it's always changing," he says. "You can be here when it's raining or foggy, when the tide comes in or out, and it's always different – spectacular but different."

The interiors, cloaked in white- and gray-toned walls, with silky blue and green décor touches, complement the breathtaking water views.

Shingle Style, with roots in 19th-century waterfront summer homes built for wealthy urban dwellers, quickly became an iconic tradition in American architecture.

The Riverside home's exterior embodies the style's classic hallmarks and blends seamlessly with other houses in the locale. "One of the nicest things about Shingle Style is its tactile, earthy nature," Hilton says.

Cedar shingles clad the home's sheltering gabled roof and glimmer in the sun. Two massive brick chimneys, placed on either side of a Chippendale-railed widow's walk, crown the rooftop. Just below, the front door – framed with traditional leaded sidelights and transoms – beckons on dusky evenings.



The eye is naturally drawn to the second story's flared shingled walls, bolstered by the first floor's stonewalls. The fieldstone is another crucial part of the design, Hilton says. "These old houses had big, old stones dug off the property," he explains. "We worked very hard to get those large stones, which anchor and tie the house to the land."

Hilton has practiced in Greenwich for 27 years. He primarily designs residences but also takes on pro bono architectural projects, such as the new Greenwich, Conn., 9/11 Memorial, and contributes

Welcome home
Architect Charles Hilton and leading interior designer Amy Andrews of Katherine Cowdin, Inc., of Greenwich, Conn., fashioned stunning interiors that complement the architectural style perfectly.





financial help to the construction of homes and schools in Third World countries.

He had undertaken several previous projects for the Riverside homeowners and was confident about all-important client communication when they asked him to build their new home. “The first time you work with someone, you’re really getting to know them,” Hilton says. “In subsequent projects, you build on that trust.”

The trust factor surely was strengthened by Hilton’s robust list of awards and accolades, which include an appearance on *Ocean Home’s* 2015 Platinum List last spring and, most recently, being named to the inaugural *Ocean Home 50*, an exclusive list of the top 50 coastal architects in the United States and Caribbean.

One of Hilton’s first big steps in the home’s design was to organize the private contractors who would bring their individual and collective talents to the project.

The white oak floors – created from new wood that was aged by fuming and treated with the same finish for consistency – are by Historic Floors in Greenwich, Conn.

Hilton and the interior designer, Amy Andrews of Katherine Cowdin, Inc., also based in Greenwich, shopped together for hardware, tiles and other décor details.

William Rutherford of Rutherford Associates in Old Greenwich completed the design of the three-acre landscape, ringed by a thicket of woods and the ever-present water.

Everyone – contractors and Hilton staff alike – shared ideas and tasks along the way. “It’s a very collaborative environment here,” Hilton says.

Woven into the home’s framework is a bounty of

technological wonders that support wise and efficient energy use. The firm supervised the installation of a Yanmar cogeneration system, which burns natural gas to make electricity, capturing almost all the energy that is often wasted.

The system, combined with a geothermal HVAC system and a very tight building envelope, makes the house a paragon of “green” construction. The modern technology is hidden in the bones, notes Hilton, “so it feels like a very old, warm, traditional home.”

Hilton Architects, known for developing environmentally sound solutions to design challenges, worked hard to maintain the integrity of the Riverside home, especially with its siting on a flood plain.

The real test, Hilton says, came when Hurricane Sandy hit in 2012 just after the home’s completion. “I was nervous,” he says, especially when news reports of extensive coastal damage were first broadcast.

He and the homeowners couldn’t have asked for a better outcome. “Post-storm inspections revealed the flood elevations were spot on, and all building

components performed exactly as planned,” Hilton says. “The house came through the storm unscathed.”

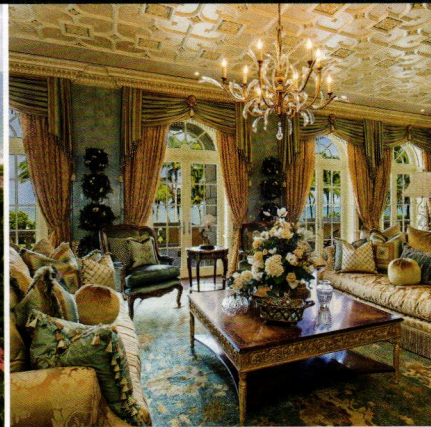
The home’s beautiful design, combined with

Hilton’s exacting standards of architecture, construction and attention to detail, has created a private and elegant residence that will be enjoyed for generations to come. **01H**

Inside and out
The Riverside home’s exterior embodies the Shingle Style’s iconic hallmarks, offering beautiful outdoor spaces for its owners to relax in comfort.

THE DETAILS

For more information, visit hiltonarchitects.com.



3100 GORDON DRIVE - PORT ROYAL

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

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



BILL EARLS
REALTOR

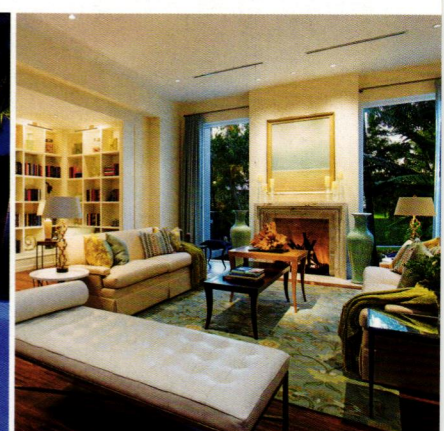
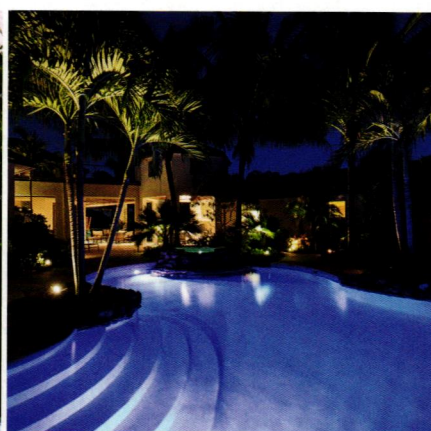


4100 GORDON DRIVE - PORT ROYAL

HOME SITE: 200' x 234' x 200'
(BEACHFRONT) x 236'
LOT AREA: 47,377 SQ.FT.
LIST PRICE: \$27,500,000
INDIVIDUAL LOTS: \$14,950,000

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nearest public beach access point offering optimum privacy and tranquility. This property can be purchased along with the adjacent property at 4144 Gordon Drive to assemble 200' of Gulf Frontage to create a one of a kind Beachfront Estate.



450 GULF SHORE BLVD NORTH

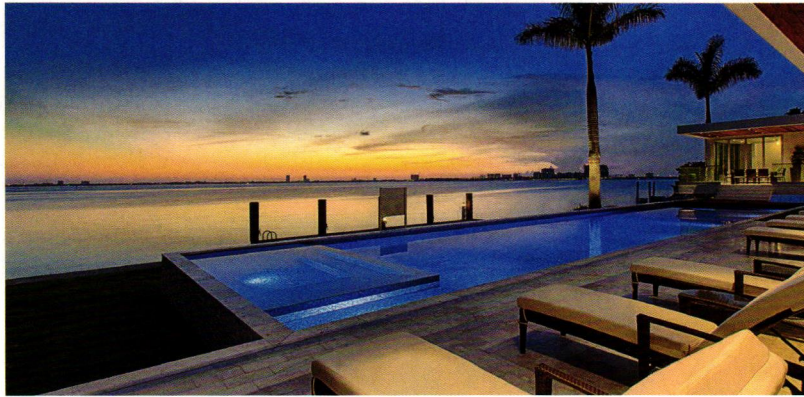
BEDROOMS: 5 + DEN
BATHROOMS: 6.5
LIST PRICE: \$12,500,000

This masterpiece estate, built in 2010, blends sophisticated artisanship with superb craftsmanship throughout its 11,516 Sq.Ft. of living area. Located just one block to the beach with big beautiful lake vistas. Featured Cover home of "Home & Design" magazine,

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\$37M | 8BR/8+2BA | 13,000 SF | WF: 186' | WIDE BAY & DOWNTOWN VIEWS



6385 PINETREE DR CIR | MIAMI BEACH | STUNNING WATERFRONT VIEWS
\$25M | 9BR/11+2BA | 12,101 SF | LOT: 43,763 SF | WF: 175' | DOCK



68 LA GORCE CR | MIAMI BEACH | BAY VIEWS | BOAT DOCK
\$11.9M | 5BR/6+1BA | 6,190 SF | LOT: 19,095 SF | WF: 104'



815 E DILIDO DR | MIAMI BEACH | VENETIAN ISLANDS | BAY VIEWS
\$11.8M | 6BR/5+2BA | 8,243 SF | LOT: 13,408 SF | WF: 102'



8034 FISHER ISLAND DR | FISHER ISLAND | SE OCEAN CORNER
\$6.25M | 3,140 SF | 3BR/3+1BA | OCEAN, BEACH & GOV'T CUT VIEWS



55 E SAN MARINO DR | VENETIAN ISLANDS | MIAMI BEACH | BAY VIEWS
\$5.9M | 3BR/3+1BA | 3,384 SF | LOT: 9,779 SF | WF: 59'



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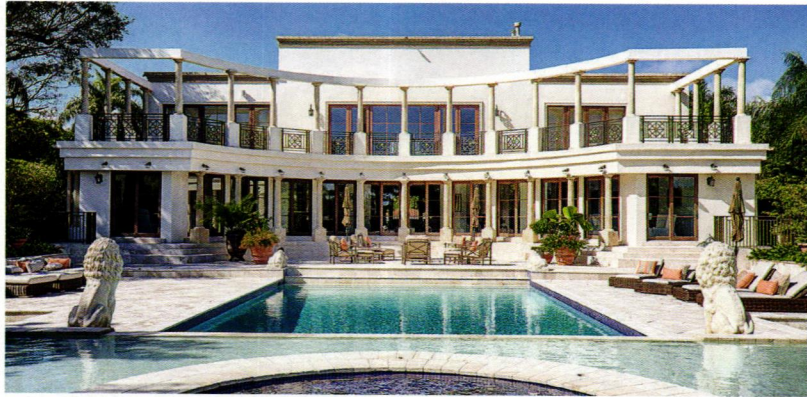
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5282 FISHER ISLAND DR | FISHER ISLAND | BAYVIEW | 6,795 SF
\$14M | 5BR+OFFICE/5+1BA | BAY, CITY & OCEAN VIEWS



6455 PINETREE DR CIR | MAIMI BEACH | BUILD YOUR DREAM HOME | WF: 343'
\$13.8M | TIP LOT: 27,860 SF | OPEN WATER VIEWS | BAY/OCEAN ACCESS



7164 FISHER ISLAND DR | FISHER ISLAND | 5BR/4+1BA | 3 BALCONIES
\$8.9M | 3,690 SF | IMPECCABLY DECORATED | CITY & OCEAN VIEWS



503 E DILIDO DR | VENETIAN ISLANDS | MAIMI BEACH | BAY VIEWS
\$5.75M | 5BR/4+1BA | 3,917 SF | LOT: 10,500 SF | WF: 60'



440 GOLDEN BEACH DR | GOLDEN BEACH | BOAT DOCK
\$5.3M | 5BR/6+1BA | 6,961 SF | LOT: 13,125 SF | WF: 76'

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FLORIDA OCEANFRONT ESTATE



6 BR | 6.3 BA | 12,732 SF | \$18.9M

This Gulf Stream oceanfront masterpiece offers the very best in luxury living.

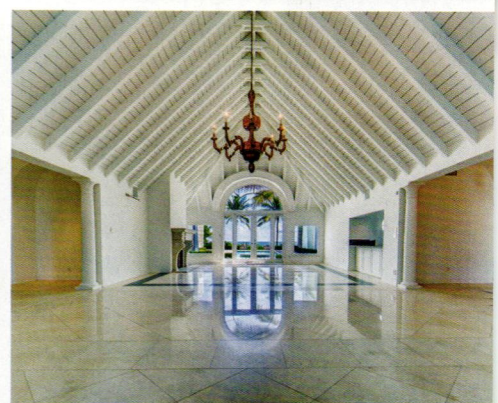
Newly completed and located on over an acre, the compound is accessed through a gated entry and private drive through a pergola that leads to the palm-lined motor court and courtyard.

Additional amenities include gourmet chef's kitchen, extraordinary woodwork & beamed ceilings, guest house, elevator, outdoor dining & entertaining, full house generator, incredible finishes and outstanding craftsmanship.

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TROPICAL OCEANFRONT ESTATE



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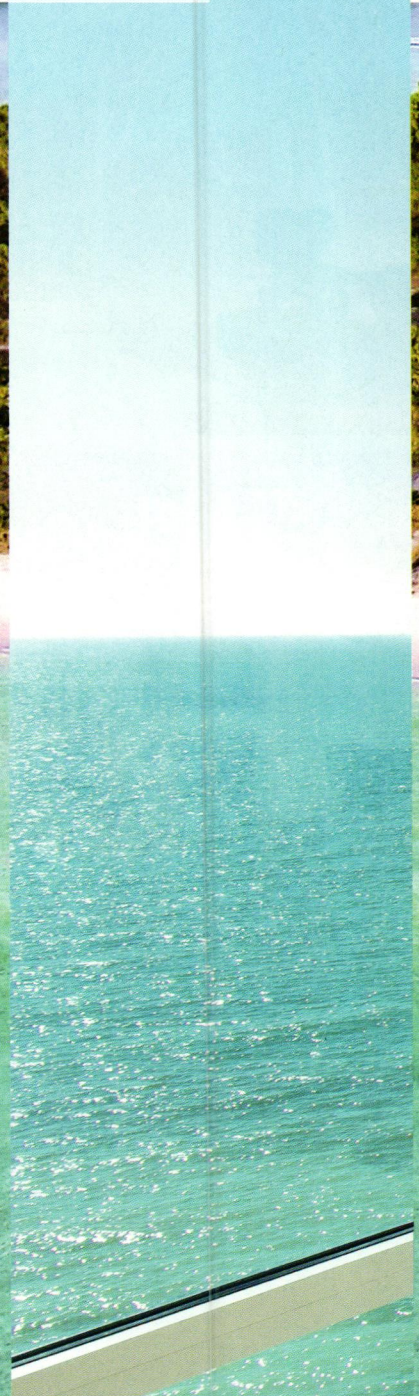
4351 GULF SHORE BLVD N
\$12,000,000

PORT ROYAL



4233 GORDON DRIVE
\$14,500,000

REGENT 12S



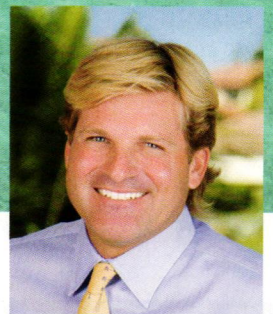
4101 GULF SHORE BLVD N
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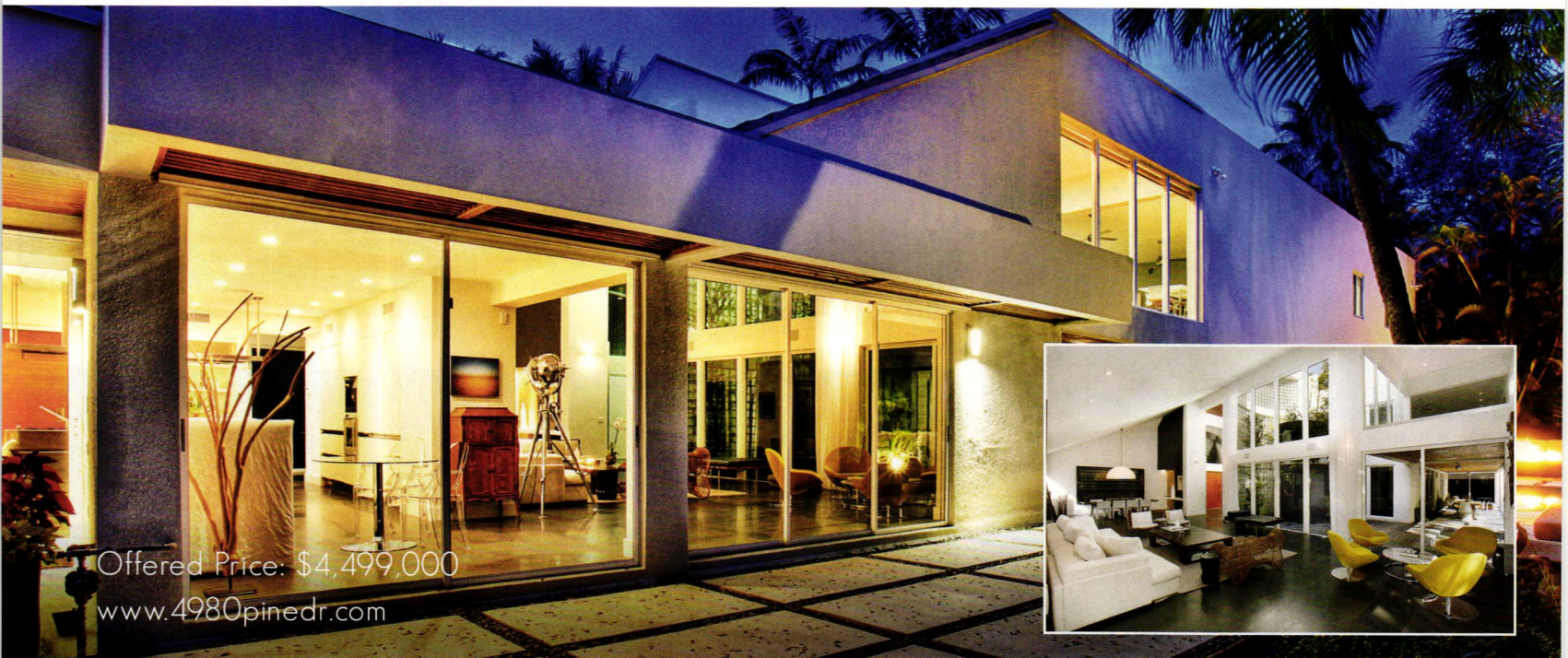


Offered Price: \$5,700,000

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www.4980pinedr.com

4980 Pine Drive, Miami

37,157 lot / 9,580 sf total living area | 5 bedroom / 4.5 bathrooms | Modern open concept built for entertaining

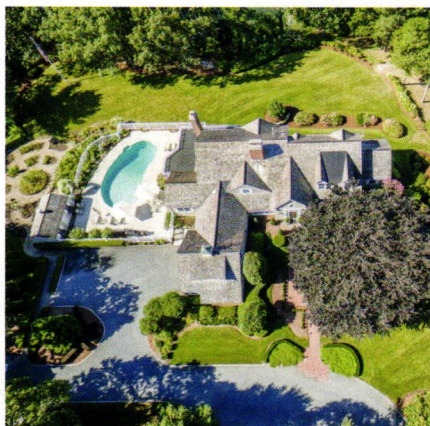


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A WATERFRONT PARADISE, CHATHAM
TEAM GUTHRIE-MABILE | 508.274.1933 \$4.499M



DEEP WATER DOCK, POOL & TENNIS COURT, OSTERVILLE
PAUL GROVER | 508.364.3500 \$6.95M



NANTUCKET SOUND BEACHFRONT, COTUIT
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STUNNING WATERFRONT COMPOUND WITH PRIVATE BEACH & COMMANDING BAY VIEWS, TRURO
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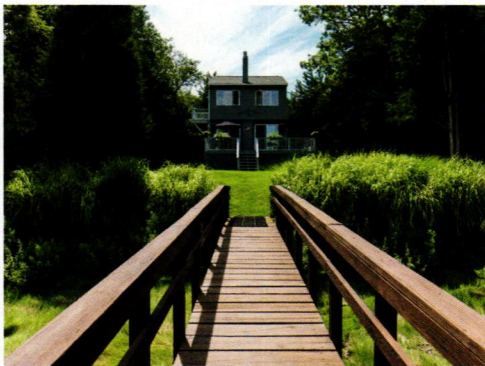
CUSTOM BUILT WITH 250' DOCK, MARSTONS MILLS
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MATTAPOISETT HARBOR WITH DOCK, MATTAPOISETT
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38 ATLANTIC AVENUE COHASSET, MA 02025
LIST PRICE: \$3,459,000

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

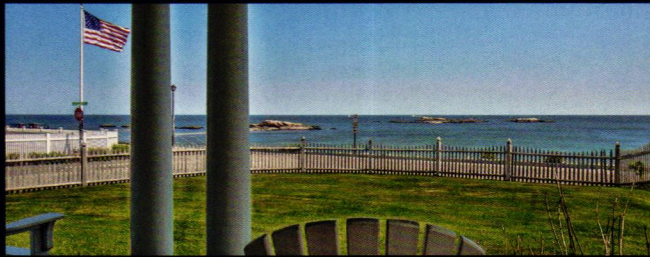
First time on the market in over 30 years! Sought after Jerusalem Road address with spectacular ocean views! Large open rooms, walls of windows, front & back stairwells & sprawling lawns invite one in. Recent upgrades include: kitchen (granite & S.S.) 1/2 bath, home office, stone driveway, additional 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: \$2,345,000

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!

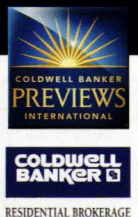
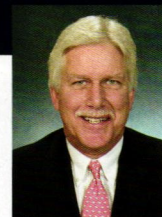


84 ELM ST, COHASSET, MA 02025
LIST PRICE: \$1,985,000

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.

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Nest Seekers INTERNATIONAL



THE EXCLUSIVE HAMPTONS COMPOUND | \$9,850,000

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

GEOFF GIFKINS 516.429.6927 geoffg@nestseekers.com

DEBORAH GINSBURG 215.260.5154 deborahg@nestseekers.com



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

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

KEN SMALLWOOD 917.797.9201 kens@nestseekers.com

ALEX PICCIRILLO 516.313.1110 alexp@nestseekers.com



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 sunroom 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

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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 jamesg@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 +/- acres. This traditional home features three bedrooms, two and one half baths, upstairs sitting area, heated pool and detached two car garage. Just half a mile from Main Street, Bridgehampton. WebID 68399

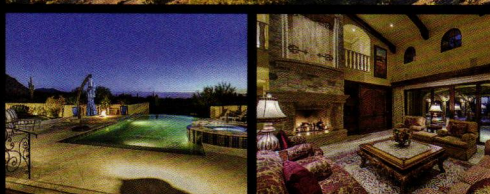
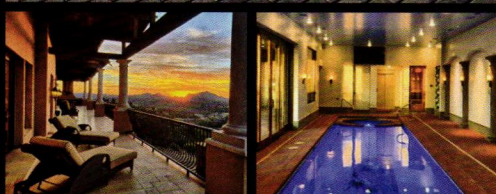
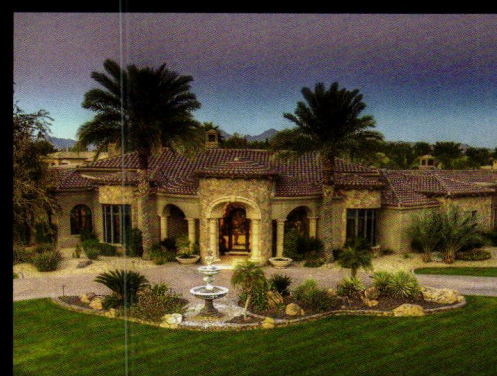
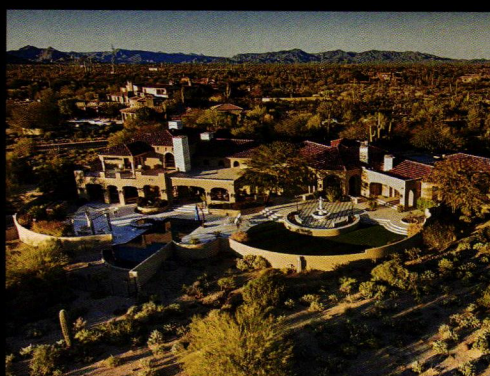
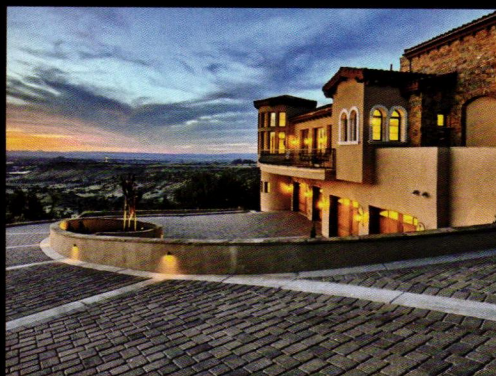
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EAST HAMPTON - 4 BEDROOMS - .33 ACRES ON OSBORNE | \$2,550,000

In town on a village street, this 4 bedroom, 3+1/2 bath home is just off Cedar Street. A country porch wrapping south and west leads to a totally private rear yard. Multiple entertaining areas of mahogany decks and blue stone patios invite outdoor entertaining. Inside you pass a 1st floor secondary Master bedroom, as the VIEW towards the rear yard draws you through the Great Room with a fireplace and gourmet kitchen. The large upstairs Master overlooks the rear patio, viking range, pool and lighted landscaping. WebID 343885

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3 BR 5 BA 11,072 SQ FT \$12,450,000

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6 BR 9 BA 8,320 SQ FT \$4,750,000

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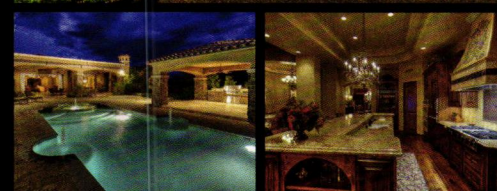
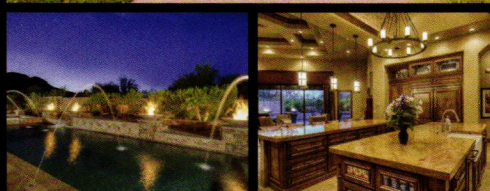
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www.ParadiseValleyContemporary.com

5 BR 6.75 BA 9,559 SQ FT \$4,500,000

PARADISE VALLEY

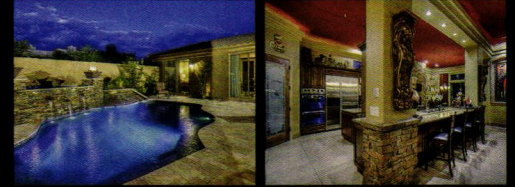
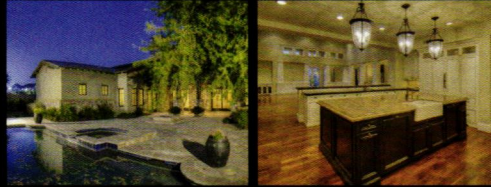
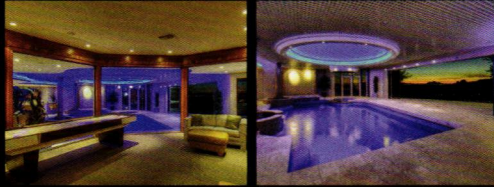
www.ParadiseValleyChic.com

5 BR 6 BA 9,615 SQ FT \$4,000,000

SCOTTSDALE

www.CollinaVista.com

5 BR 6 BA 7,433 SQ FT \$3,795,000



FOUNTAIN HILLS

www.FirerockContemporary.com

4 BR 7 BA 10,800 SQ FT \$3,499,000

SCOTTSDALE

www.ArcadiaSilverleafHome.com

4 BR 4.5 BA 6,016 SQ FT \$2,600,000

SCOTTSDALE

www.AncalaCountryClub.com

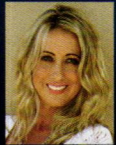
5 BR 5.5 BA 5,656 SQ FT \$1,590,000



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Susan Mills
602.980.2006



Julianna Eriksen
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Mary Ann Kelley
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480.266.0240



MESA

www.LasSendasResidence.com

5 BR 4.5 BA 5,315 SQ FT \$1,995,000

PHOENIX

www.PhoenixHillsideEstates.com

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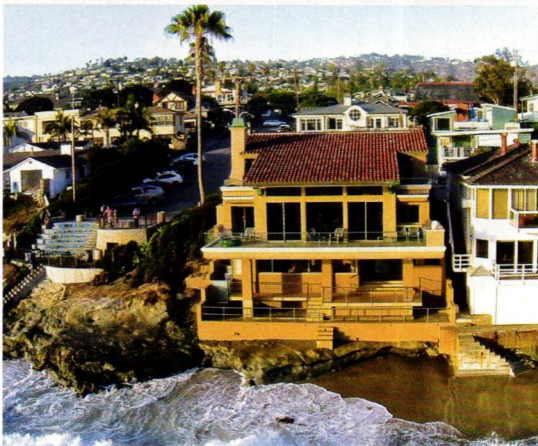
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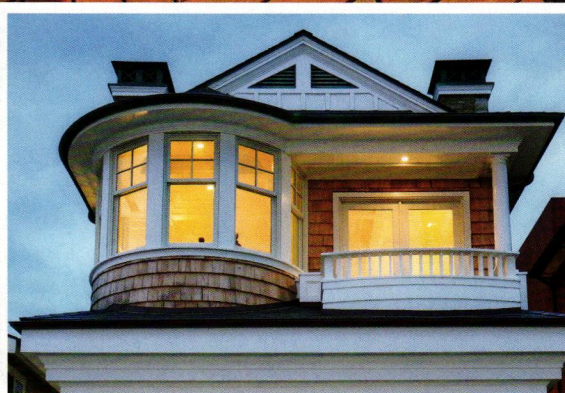
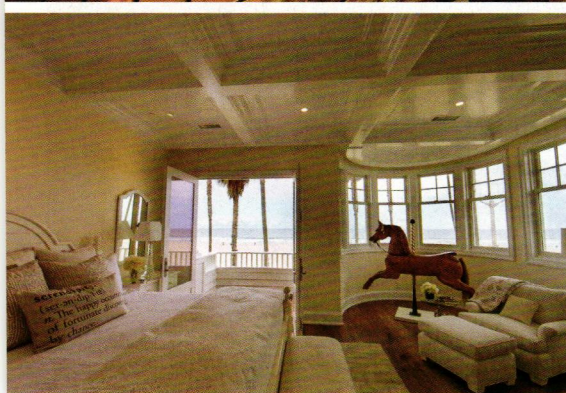
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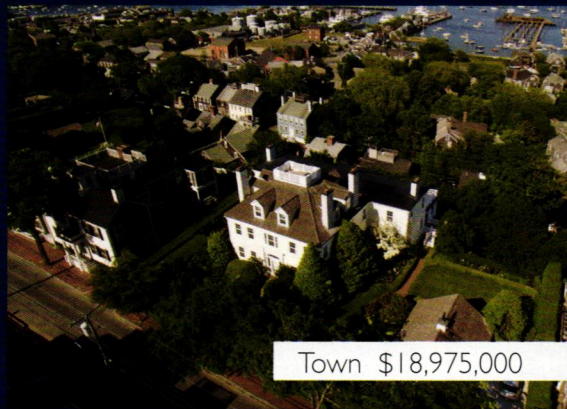
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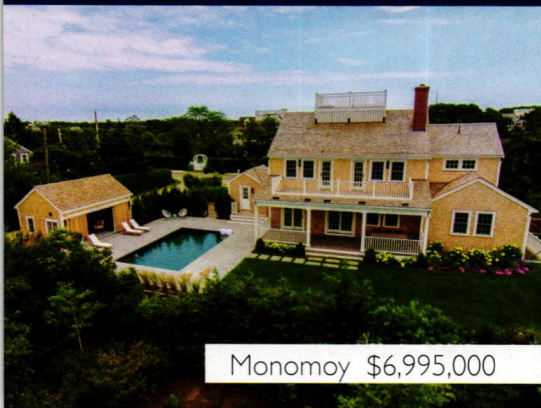
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Monomoy \$7,500,000



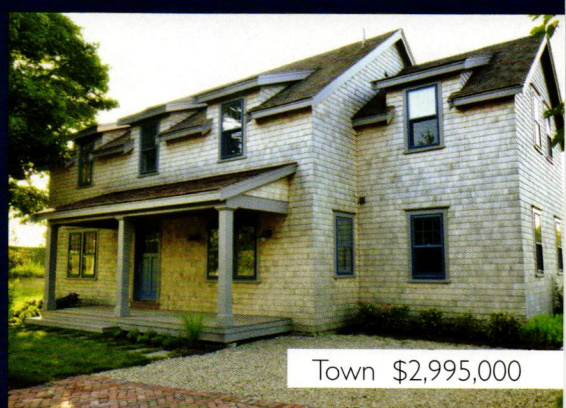
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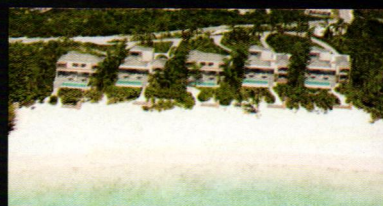
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BE Long Bay combines low density, secluded and private beach living with tailor-made management services, on the stunning Long Bay beach, voted one of "Top 10 International Islands for Beaches" by Condé Nast Traveler. The property has a 520 foot long and 75 foot deep beach with calm waters and soothing breezes year-around, ideal for families and kitesurf lovers alike.

BE Long Bay is sophisticated, barefoot Caribbean beach living at its best. Each of the five homes - available in two custom-designed layouts - has 4 to 5 bedrooms on 7,000+ sq ft of indoor and outdoor space, ultra-wide living areas facing the beach, and 0.7 acres within a secure, gated villa enclave, complemented by resort-style amenities. More details on be-residences.com.



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Nina Siegenthaler at 649.231.0707
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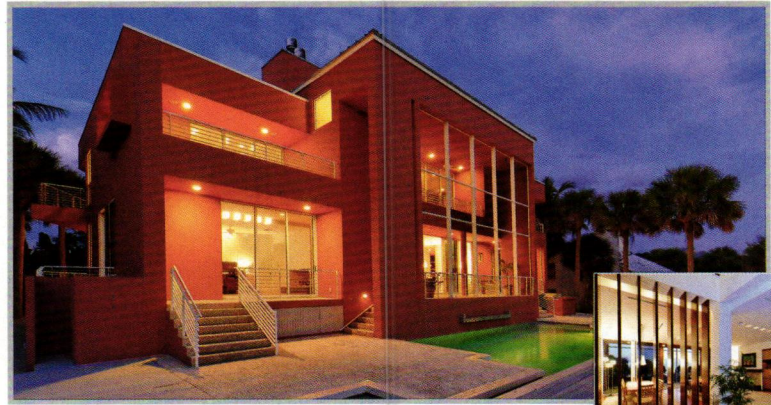
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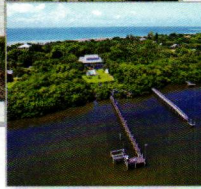
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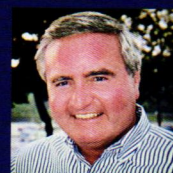
Exquisite Arts-and-Crafts Stucco overlooking Cohasset Harbor. Nestled behind privet hedges, the activity of the lobster fleet & sailing craft is enjoyed from many of the rooms. The kitchen is open to casual living and dining spaces overlooking the harbor. Craftsman Style is echoed throughout the home on all 3 levels, including a family room with stone fireplace and walls of glass overlooking a bluestone terrace & large backyard. The master suite with French doors leads to a delightful harborside porch. A prized Cohasset Classic!

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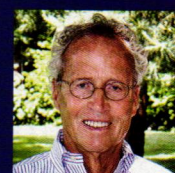


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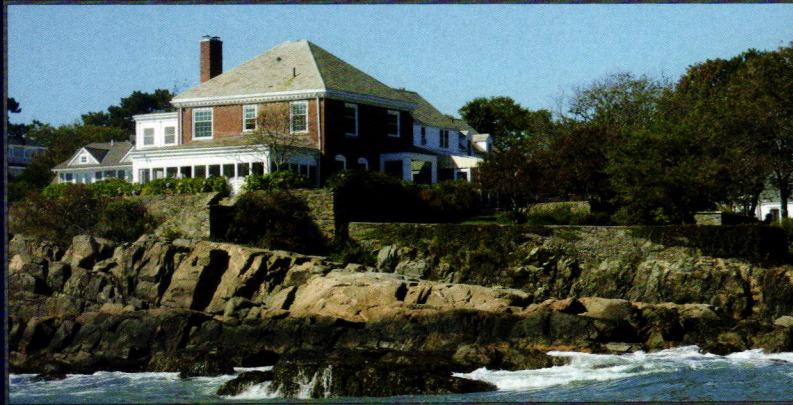


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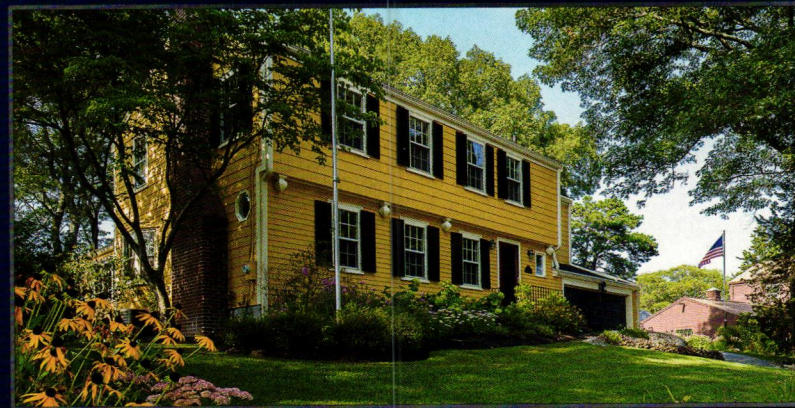
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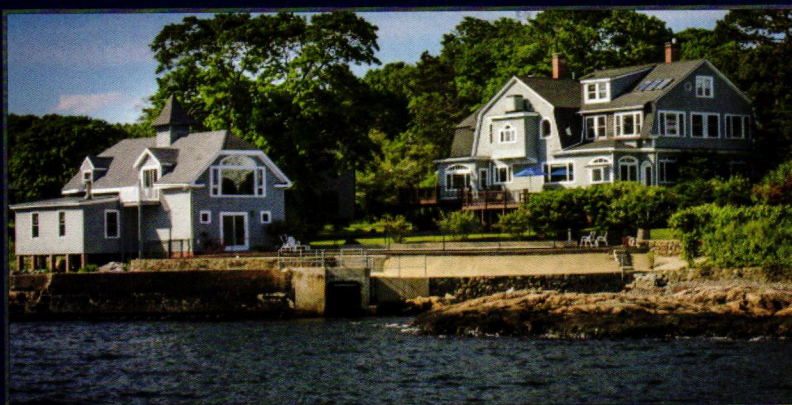
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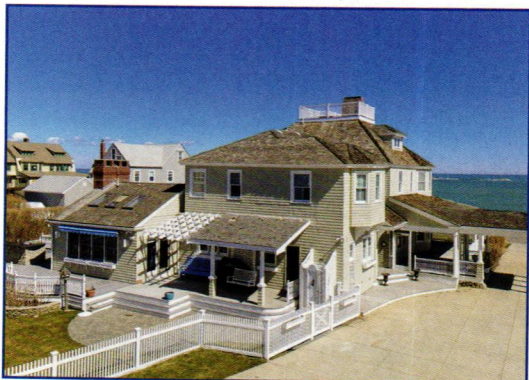
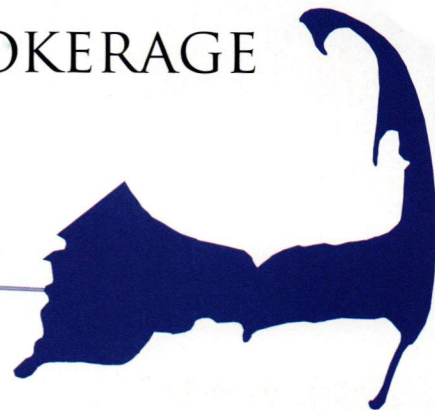
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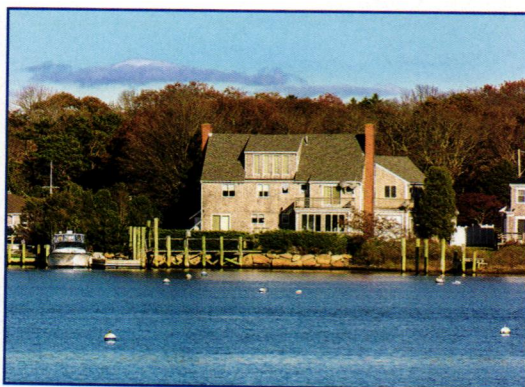
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