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June + July 2016

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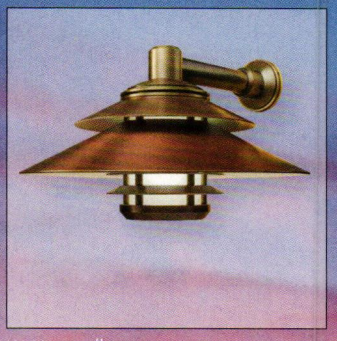

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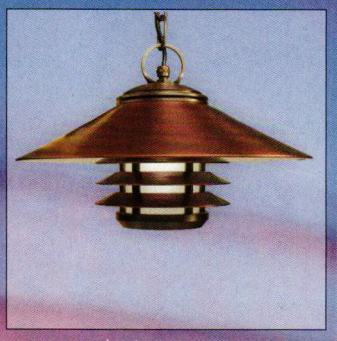

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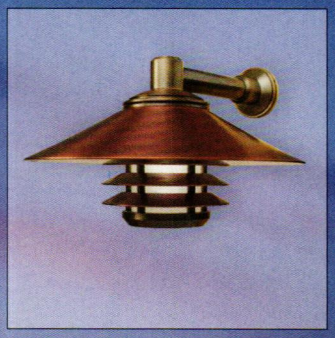

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Contents

FEATURES

June + July 2016 // Volume 11, Issue 4

74
PLATINUM LIST 2016
Our annual showcase of the **BEST OF THE BEST** in luxury coastal lifestyles.

84 **GRAND CANAL**
Architect Max Strang designs a striking contemporary home in Coconut Grove, south of Miami, with beautiful canal, bay and ocean views.

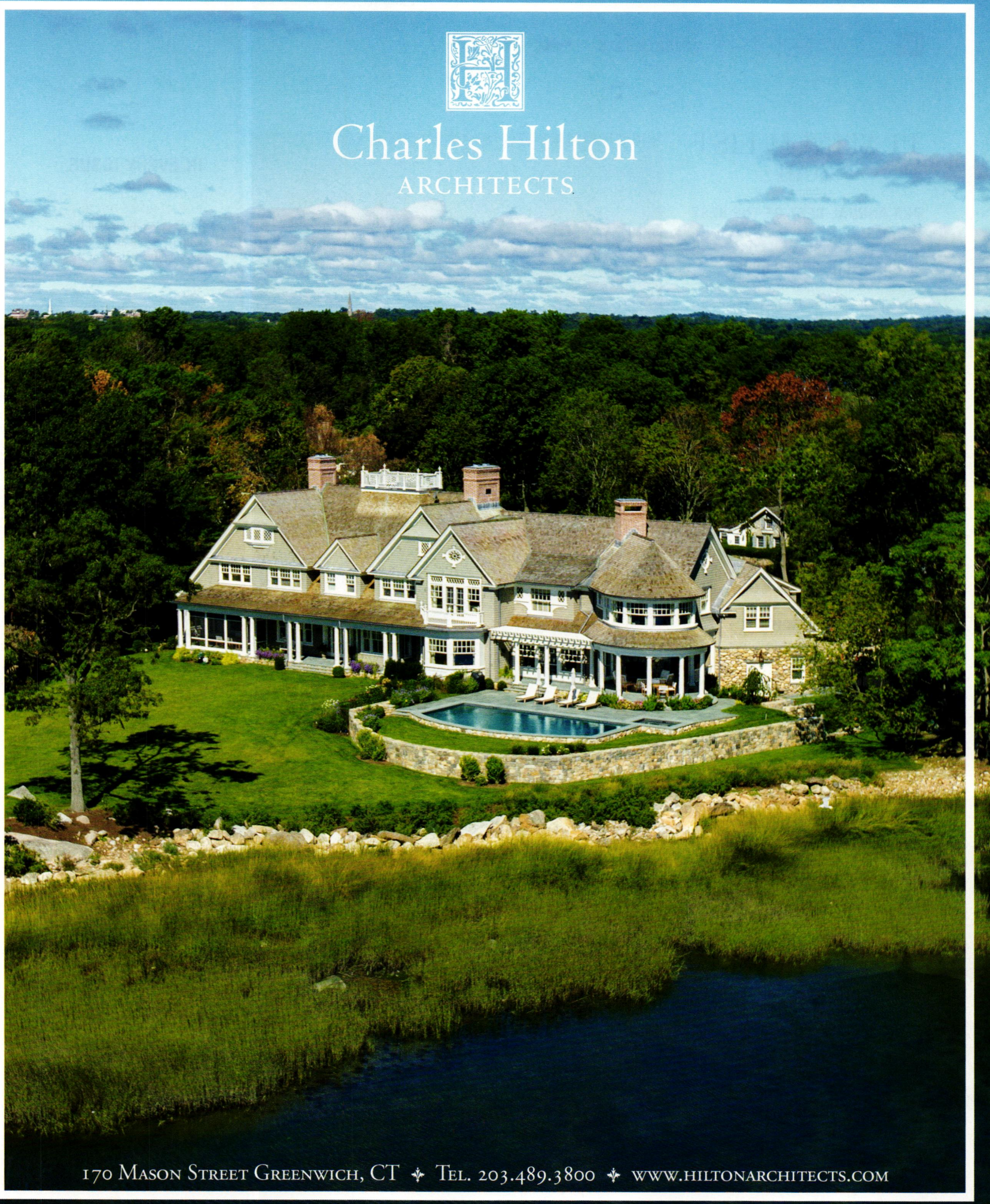
92 **ENDLESS SUMMER**
The Hamptons is a playground for the rich and famous during high summer but offers an exceptional oceanfront lifestyle year round.

This page
Sunlight streams into a contemporary oceanfront home in Sagaponack in The Hamptons, one of the most expensive and exclusive tracts of real estate on the planet (page 92).

On the cover
This magnificent home on the coast of Massachusetts is a masterwork by top architects Carpenter & MacNeille (page 34).

PHOTOGRAPH BY RICHARD MANDELKORN

MICHAEL MORAN/OTTO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PLATINUM LIST 2016

OUR ANNUAL BEST OF THE BEST

29 **SHADES OF OCEAN BLUE**
Coastal colors inspire the designer of a beautiful vacation home in Delaware

33 **THE ART OF THE SAIL**
Vintage sailing posters can be stylish wall art and a colorful collector's item

34 **SHINGLE BELLE**
Top New England architects design a home that pays homage to its heritage

42 **THE PAPER TRAIL**
Move over, paint. The most exciting trend in coastal décor is wallpapers

46 **POOL CHAMPIONS**
A third-generation builder is creating a quiet revolution in luxe pool design

52 **BOATER'S PARADISE**
Step aboard a membership mariners club offering a breezy boating lifestyle

54 **WORKING IN UNISON**
A modern waterfront home on Cape Cod is a true testament to teamwork

62 **THE PERFECT STORM**
An artful boutique hotel in Manhattan delivers a calm and stylish sanctuary

IN EVERY ISSUE

8
OCEAN HOME ONLINE
Top coastal homes on the market, exotic destinations and leading design events

10
FROM THE EDITOR
Introducing The Platinum List 2016; a tribute to Zaha Hadid; an awards celebration

17
OCEAN HOME LOVES
It's part furniture, part art installation – a wave cabinet that's pure design in motion

18
PRIME FINDS
These sleek kitchen and dining essentials will add a shine to your ocean home

20
THE FAB FIVE
Plan a summer escape to one of these five fabulous beachfront destinations

22
FISHER FILES
Our savvy interiors experts uncover five stylish finds for modern ocean home living

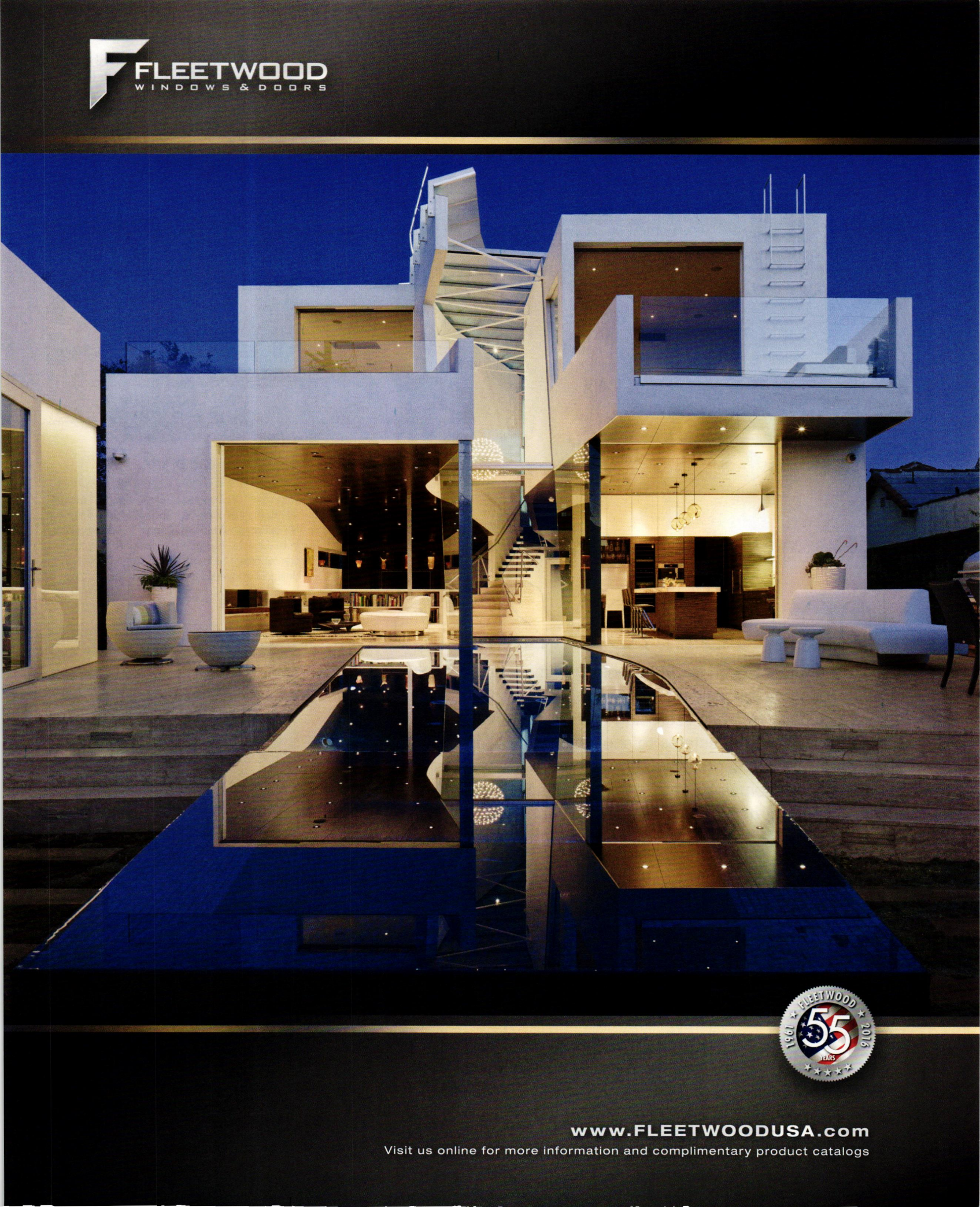
24
STYLE
Top Miami design firm Britto Charette creates a masterful contemporary condominium

26
ENTERTAINING
Cookbook author and Food Network star Katie Lee offers tips for summer entertaining

64
GILLESPIE GRAPEVINE
News and developments at five luxury waterfront retreats from California to Anguilla

128
LAST WORD
Cool Italian pots and vases in vibrant colors that will light up an ocean home terrace

PHOTOGRAPHS (FROM TOP) BY GEOFFREY HODGDON, COURTESY OF WALLPAPERDIRECT.COM, COURTESY OF DRAKELEY POOL COMPANY, BY GREG PEMRU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Ocean blue
One of our top homes of 2015 in Malibu, Calif.

Top Homes 2016

If you're a luxury realtor, have an oceanfront home for sale or know of a fabulous coastal residence on the market, we want to hear from you. *Ocean Home* is searching for the most exclusive and spectacular waterfront estates to showcase in our Top Homes 2016 issue (August/September). Email your finest luxury listings to *editor@oceanhomemag.com*, then see what last year's top homes sold for at ***oceanhomemag.com/tophomes2015/***.

MAIL ROOM: OUR OH50 TOP COASTAL LANDSCAPE DESIGNERS OF 2016

Thank you for naming Greg Bilowz as one of your OH50 Top Coastal Landscape Architects in the United States. We are honored to be in receipt of this very prestigious award.
Ann St. Jean-Bilowz
Bilowz Associates

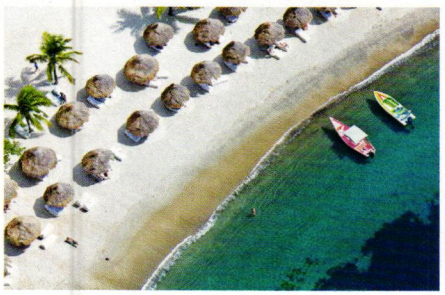
What a great honor to be on your OH50 List for Top Coastal Landscape Architects. Having been been in the business for more than 20 years, we are thrilled to receive such recognition.
David Hawk
Hawk Design Inc.

I'm excited and honored to be recognized in your OH50 List with so many esteemed landscape architectural designers throughout the country. I love *Ocean Home* and its inspiring articles.
Bruce John Riddell
Landscape Architect

Send your feedback, comments and ideas to *editor@oceanhomemag.com*.

DATES FOR THE DIARY

Ocean Home is excited to be a media partner with Dwell on Design, America's largest design event, in New York City from May 13-16 during NYCxDesign Week, and again in Los Angeles from June 24-26 at the Los Angeles Convention Center. We'll be reporting back with all of our design discoveries in future editions.



A WORLD OF CHOICE

Longing for some vacay time away with your significant other, family or friends? Check out our Top 10 most exciting destinations, from the Galápagos Islands to the magnificent wildlife-filled plains of East Africa – it's a bucket list like no other at ***oceanhomemag.com/10-of-the-worlds-best-vacation-destinations-for-2016/***.

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Masterful design
A striking contemporary home in The Hamptons by award-winning Barnes Coy Architects (page 92).

THE BEST IN LUXURY COASTAL LIFESTYLES

Just when we thought the winter chills would never come to an end, up pop the first delicate shoots of spring, heralding the long and glorious summer months ahead. It's also the signal for *Ocean Home*'s Platinum List, our annual Best of the Best in luxury coastal lifestyles (page 74). This year's worthy winners are selected from thousands of peer and reader nominations, then hotly debated by our expert team of editors, resulting in a showcase of outstanding home design talents from interiors, kitchens and baths to custom builders, pools and spas. This issue also heads to The Hamptons for a fascinating look at one of the most exclusive summer vacation destinations, not to mention one of the most expensive tracts of real estate on the planet (page 92).

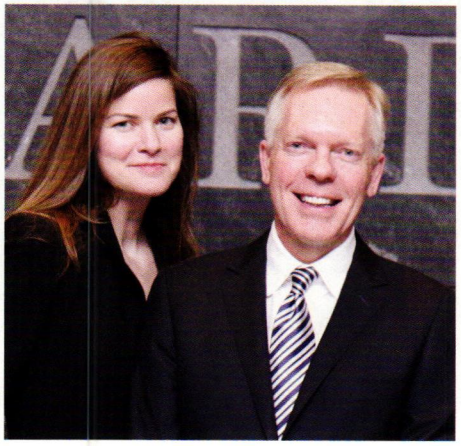
On a sadder note, the international architecture world lost one of its brightest stars recently when Zaha Hadid, the Iraqi-born British architect, died of a heart attack in a Miami hospital where she was being treated for bronchitis. Hadid was the visionary designer behind some of the world's most unique and distinctive buildings – including Miami's One Thousand Museum luxury condominium development overlooking Biscayne Bay. The 65-year-old Pritzker Prize-winning architect challenged the very notion of contemporary design, creating stellar architecture that never failed to provoke and fascinate. Hadid may be gone, but her legacy will endure forever.

Zaha Hadid
1950 - 2016

Andrew

Andrew Conway
Editor
aconway@oceanhomemag.com

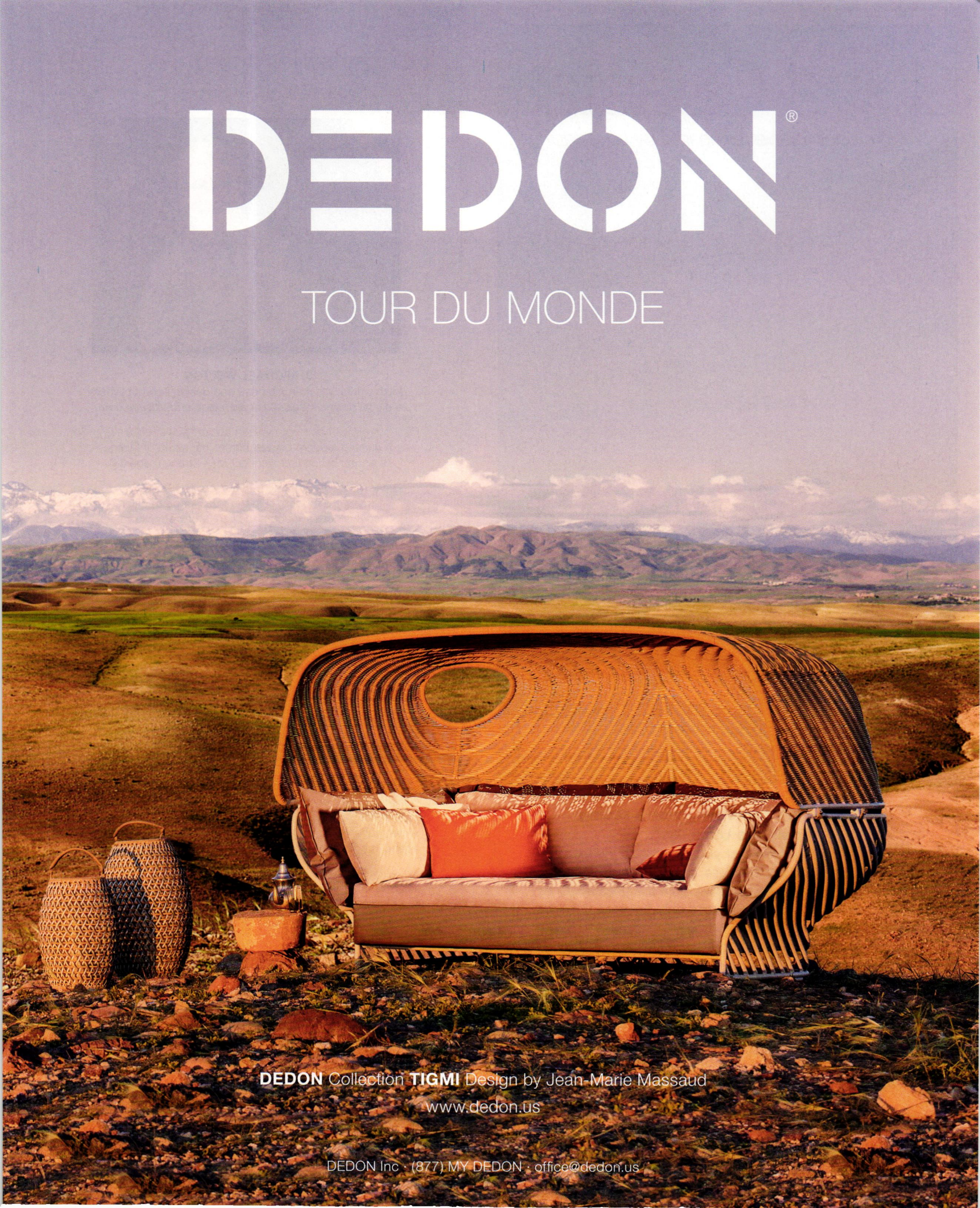
We'd love to hear from you. Send your ideas and comments to *editor@oceanhomemag.com* or visit *oceanhomemag.com*.



DESIGN NEW ENGLAND STYLE

One of the most enjoyable things about my job is the wonderful people I meet across the country, notably at the recent annual awards gala of the New England chapter of the American Society of Interior Designers. The master of ceremonies and Grammy winner Patti Austin, pictured top, fired up the festivities at the imposing Edward M. Kennedy Institute in Boston with a memorable rendition of the national anthem, before bestowing accolades on four exceptional interior design talents: middle image from left, Genella McDonald (commercial), Michael J. Lee (photography), Jean Verbridge (residential) and Rose Mary Botti-Stanley (educator). Above, Nancy Berry, my colleague and editor of *Ocean Home*'s sister publications *Northshore* and *Northshore Home*, and I connected with old and new friends, and can attest that New England style and design are in excellent hands. ***asidne.org***

PHOTOGRAPHS BY PAUL DOMZAL/EDGEMEDIAPROD.COM (TOP LEFT), BY MARY MCCARTNEY (BOTTOM LEFT) AND BY PRETTY INSTANT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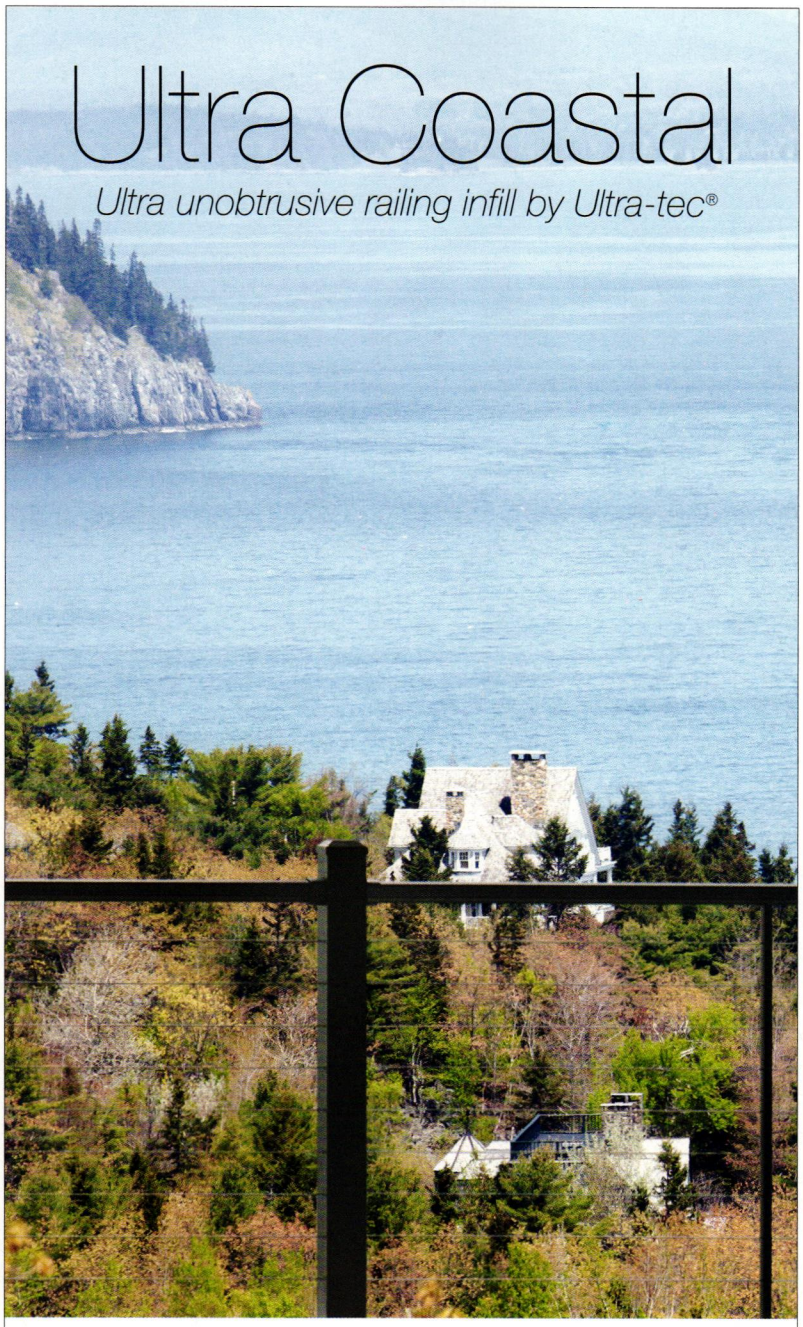

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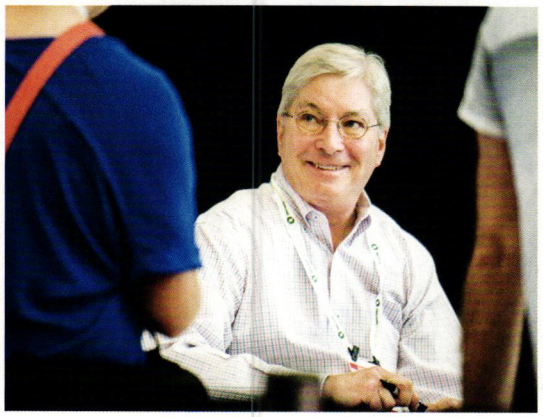

J. MICHAEL WELTON

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

What have you written about this issue?

A striking modern coastal home, just south of Miami, designed by leading architect Max Strang (page 84).

What do you like most about the home?

Strang is a modernist in the true Florida tradition, so this house is about the light and water views.

Three coastal architects you most admire?

Alexander Gorlin (New York), Rene Gonzalez (Miami) and Tom Kundig (Seattle) – all unique and masterful.

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 contemporary, colorful and stylish home on Cape Cod – a new twist on New England design (page 54).

What do you love about this home?

Its irrefutable connection to the landscape; its artistic approach to form, light, space, color and and texture; its individuality.

What's your personal home design style?

My style is classic: nature-derived colors accentuating historic details and framed art by talented friends.

GEOFFREY HODGDON

Geoff is a leading residential and commercial architecture and fine arts photographer based in Deale, Maryland.

What have you photographed this issue?

A beautiful oceanfront home in Bethany Beach, Delaware, by leading interior designer Erin Paige Pitts (page 29).

What do you love about this home?

The home envelopes you in the colors and textures of the beach. It's inviting, relaxed and quality workmanship abounds.

My perfect ocean home would be...

Cedar shake. Antique fishing rods. Surfboards. Artifacts washed ashore. No locks. Louvered doors and sandy floors.

PHOTOGRAPH (J. MICHAEL WELTON) BY CARL BOWER

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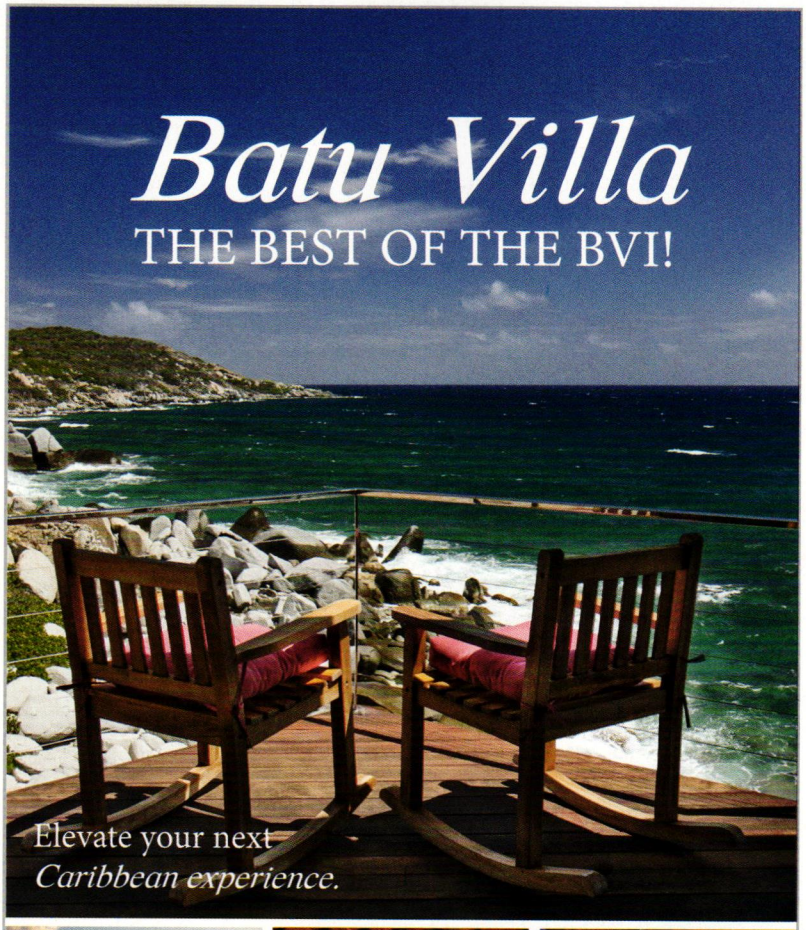

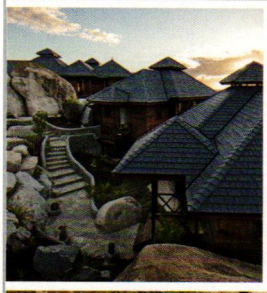

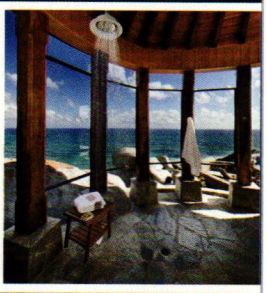

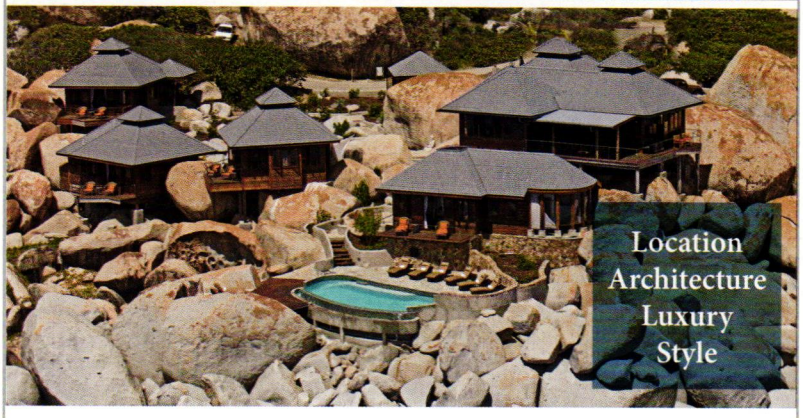

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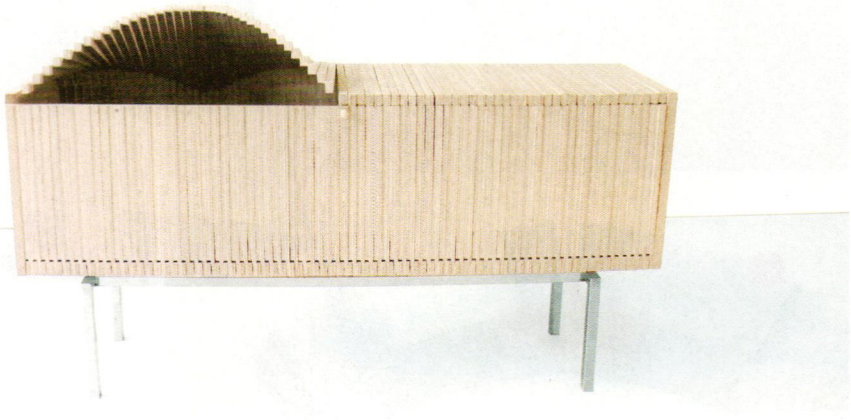
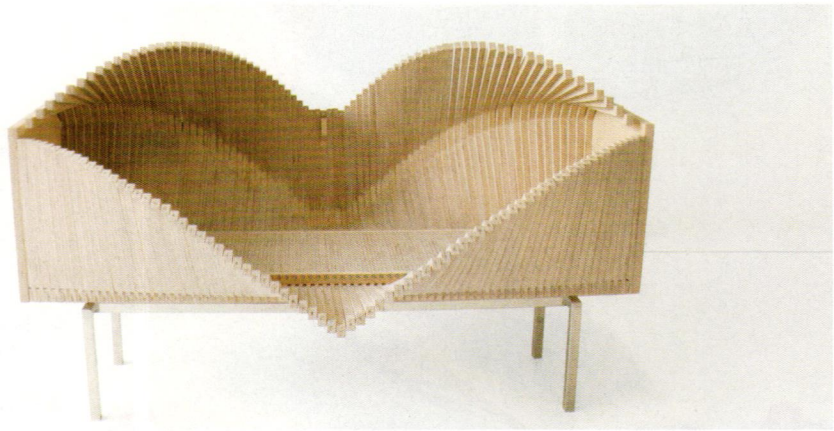
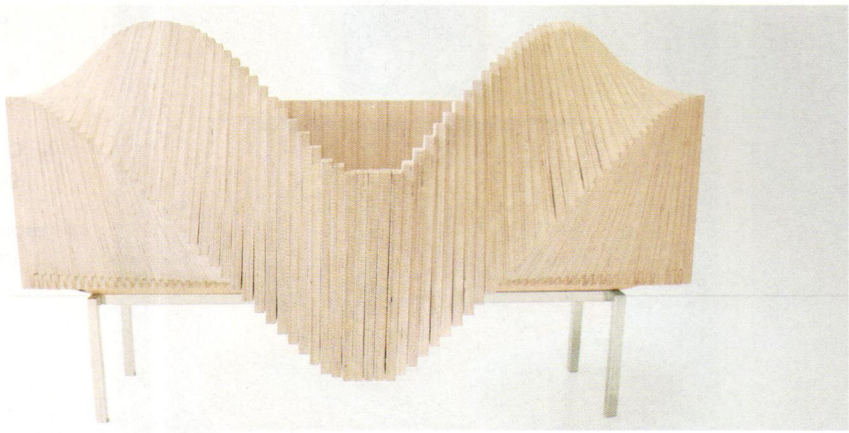




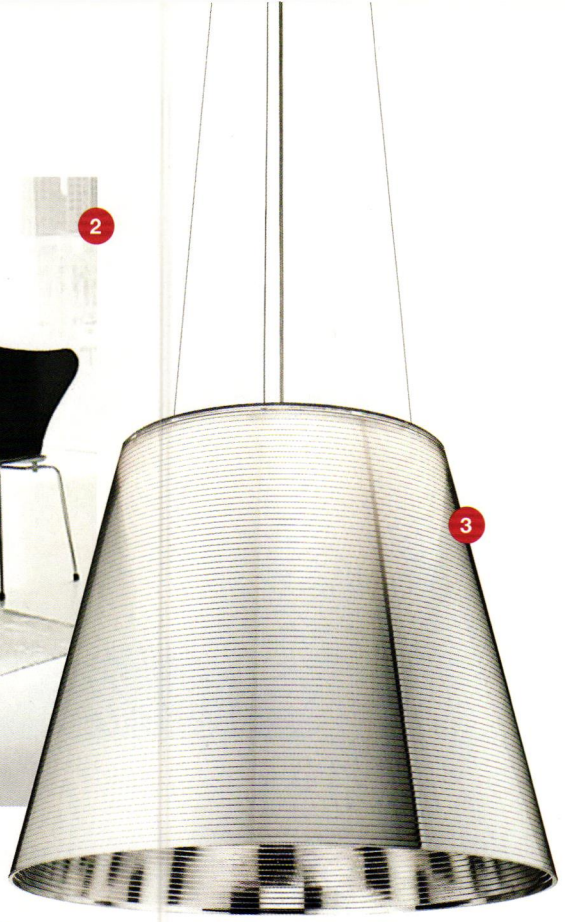


CATCH THE WAVE

Once in a while, a design comes along that takes your breath away. The Wave Cabinet, by Chilean-born, New York-based artist and designer Sebastian Errazuriz (above), is made of thin, narrow pieces of wood. When the cabinet opens, each slat pulls the next one in a series of undulating movements, much like a wave rolling onto a beach. Part furniture, part art installation, it reinvents the familiar process of opening and closing, taking one of the simplest forms of furniture and turning it into a design sensation. "I love the idea of creating beautiful furniture, but I'm much more interested in using the medium as an excuse to trigger people's curiosity and create a connection with them," says Errazuriz. The ingenuity and beauty of the cabinet is best viewed on the designer's video (*oceanhomemag.com/cabinet/*). It's pure art in motion. ***meetsebastian.com***

words by **Andrea Collins**

PHOTOGRAPHS BY ARI ESPAY, COURTESY OF SEBASTIAN ERRAZURIZ



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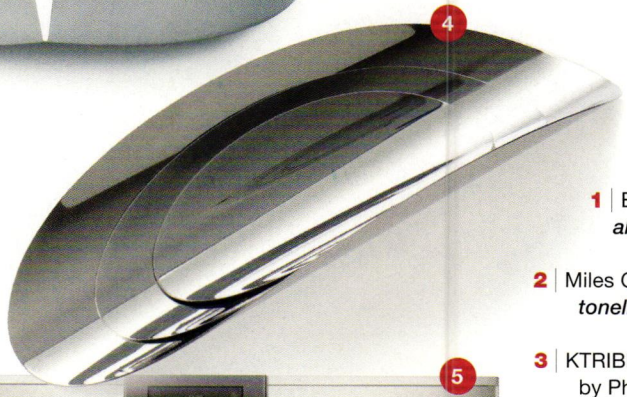

1 | Broken Bowl
alessi.com

2 | Miles Glass Dining Table
tonellidesign.com

3 | KTRIBE S Pendant Light by Philippe Starck
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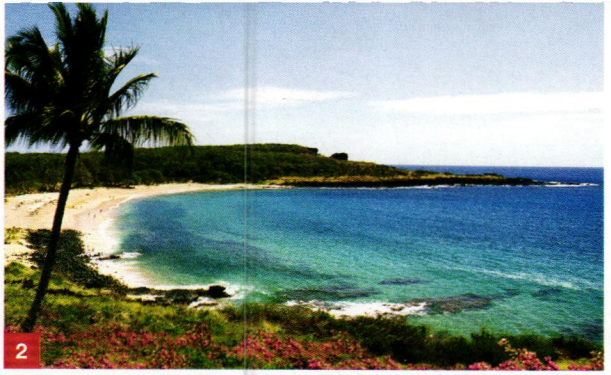
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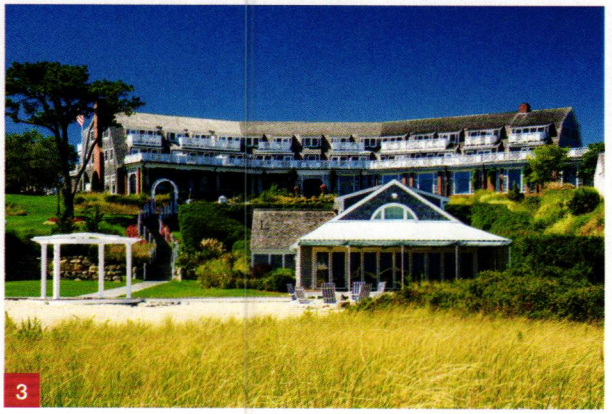
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Beach Oases

PLAN A SUMMER ESCAPE TO ONE OF THESE FIVE FABULOUS BEACHFRONT DESTINATIONS

words by **Melissa C. Gillespie**

4

5

1 | Captivating Captiva

Chalk-white beaches, pastel seashells, miles of bicycle trails and spectacular sunrises and sunsets await visitors to Captiva Island, perched just offshore of southwest Florida in the Gulf of Mexico. South Seas Island Resort basks in summer sun and will have you in instant vacation mode. ***southseas.com***

2 | Lazing On Lanai

You won't find a single traffic light on the Hawaiian island of Lanai. Home to luxurious retreats like the Four Seasons Resort Lanai – with its magnificent golf course and cliff-side fairways – the island also has rugged back roads leading to natural treasures like Polihua Beach. ***fourseasons.com/lanai***

3 | Cape Crusader

The charming township of Chatham on Cape Cod is the stuff of childhood memories: shingled vacation cottages, scenic beaches, a classic New England lighthouse, lobster rolls and ice cream cones. Chatham Bars Inn delivers luxury accommodations and relaxed beachfront dining in this majestic coastal setting. ***chathambarsinn.com***

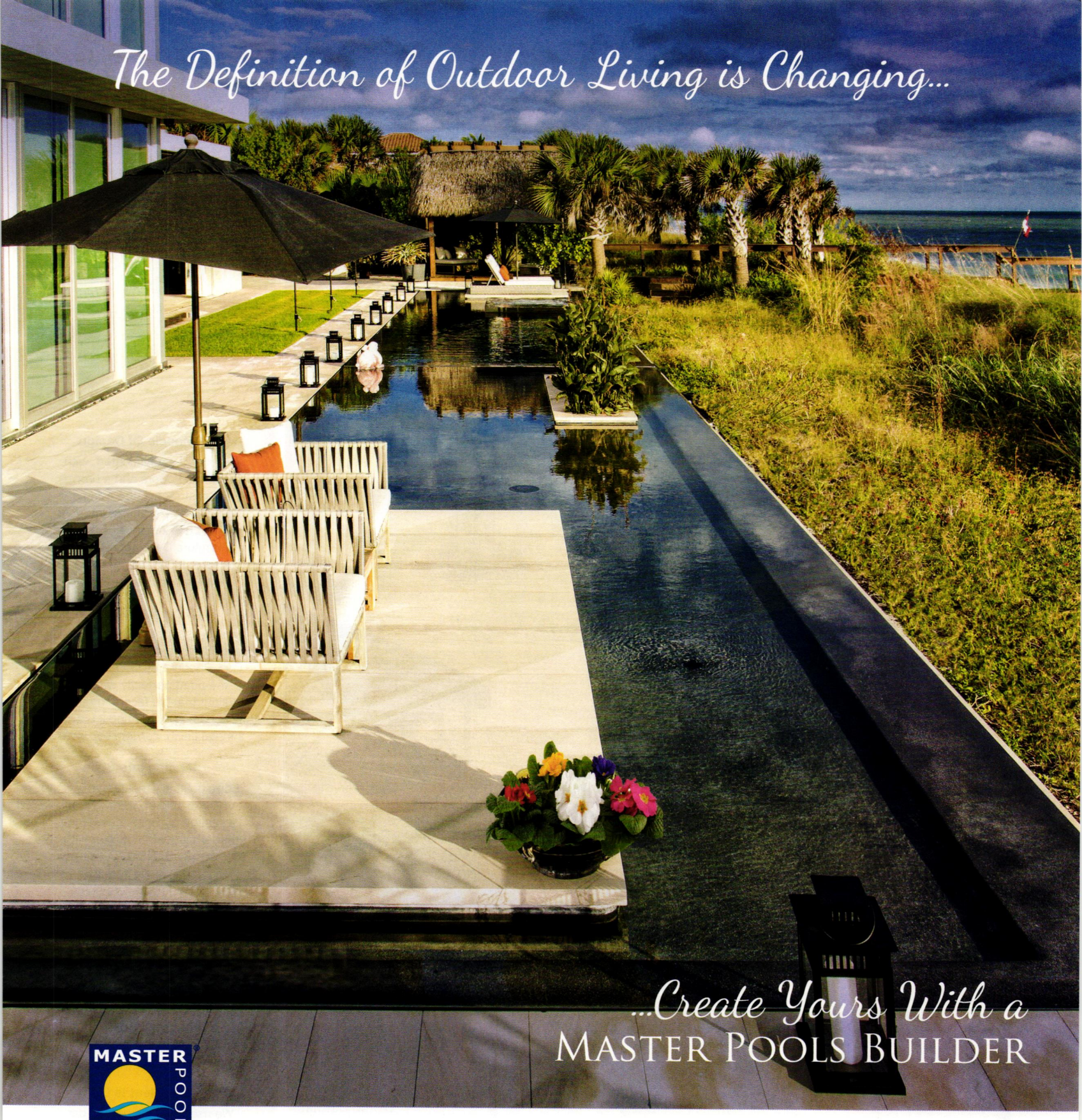
4 | Sunset Strip

New York City's fashion-forward crowd heads to Shelter Island's Sunset Beach Hotel, a stylish seaside retreat nestled at the eastern end of Long Island. Designed by top hotelier André Balazs, the chic hotel features just 20 guest rooms, beachside cocktails, casual dining and, naturally, fiery sunsets. ***sunsetbeachli.com***

5 | Salted Carmel

Historic Carmel-by-the-Sea is a West Coast gem, inspiring writers, artists and photographers; sparking heady romances, and attracting high-profile celebrities for decades. The European-style village, set above a crescent of white-sand beach, offers luxury inns, gourmet restaurants, shops, art galleries, wine tastings and so much more. ***carmelcalifornia.com***

PHOTOGRAPHS COURTESY OF SOUTH SEAS ISLAND RESORT; PETER VITALE/FOUR SEASONS; CHATHAM BARS INN; SUNSET BEACH HOTEL AND CARMEL-BY-THE-SEA



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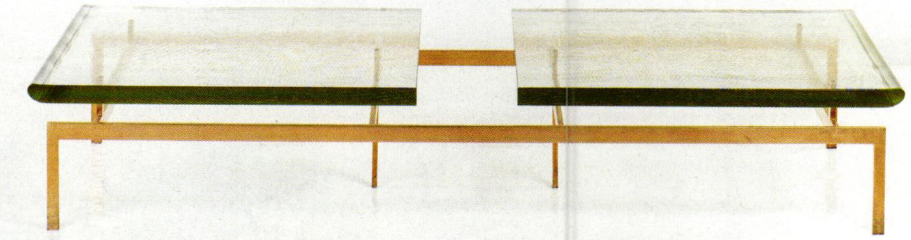
The Style Counsel

OUR DESIGN EXPERTS JEFFREY AND DEBORAH FISHER UNCOVER FIVE FINDS FOR MODERN COASTAL HOME LIVING



1 | Pinnacle Of Design

Sleek and sophisticated, with Capiz shell doors and a bronze finish stretcher, the Adagio credenza by Bernhardt Interiors won a 2015 American Society of Furniture Designers Pinnacle Award. It certainly gets our vote. ***bernhardt.com***

2 | Simply Beautiful

Simple shapes and materials are often the most stylish. The Calx Pendant by Cerno proves the point perfectly with its walnut triangle facets forming a square aperture and lined in a metal finish. ***cernogroup.com***

3 | Tapping into Style

Form definitely meets function with the chic new Litze Bath Collection by Brizo, combining modern industrial design with a decidedly Bauhaus sensibility. Deb and I will be specifying this faucet for years to come. ***brizo.com***

4 | A Touch Of Glass

Deb's current design obsession involves seriously thick glass top tables and the Duran Coffee Table by KGBL, with its hand-poured 1 3/8" Borosilicate glass slab top, hits all the right notes for her. ***kgblnyc.com***

5 | The Heat Is On

We used to think heated car seats were pretty cool until we discovered Galanter & Jones' award-winning collection of outdoor heated furniture. We're especially partial to the Evia Lounge and Helios Love Chair. ***galanterandjones.com***

For more Fisher Files, go to ***oceanhomemag.com/fisherfiles-JuneJuly2016/***

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Design duo
Jay Britto, seated, and David Charette

"The views of Florida's Intracoastal Waterway informed our design. From the 18th floor, the 180-degree vistas are nothing short of spectacular. We brought cool sandy hues and vibrant pops of maritime colors into the home to complement the natural beauty of the environment. Creating this room was such a pleasure. We really hit it off with the owner and loved helping him translate his personal vision into the perfect contemporary retreat."

David Charette, Principal, Britto Charette
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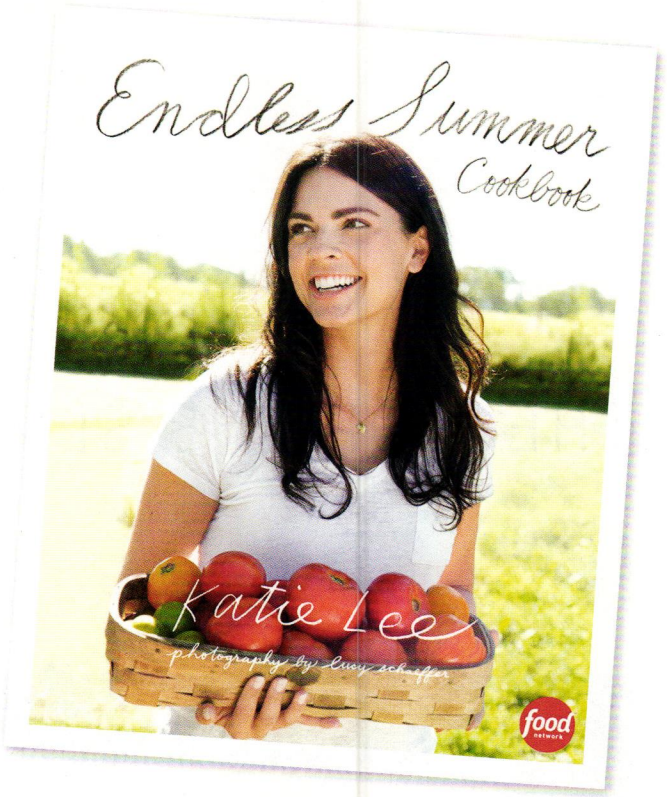
Easy, Breezy Beach Bites

TV HOST KATIE LEE DISHES ON RELAXED SUMMER DINING AND RECIPES FROM HER NEW COOKBOOK

words by **Karina Antenucci**



Savoring summer Katie Lee's colorful new cookbook offers an array of delicious recipes and practical advice for throwing the perfect coastal summer party.

Summer is a glorious time of year for outdoor entertaining, with sultry evenings encouraging relaxed and casual dinner parties by the ocean.

"It's the most exciting time to cook with all of the fresh food that's available, from seafood to fruit and vegetables," says Katie Lee, cohost of Food Network's *The Kitchen*, three-time cookbook author and star of the new *Beach Bites* with Katie Lee, a Cooking Channel series in which the self-proclaimed "beach bum" samples local fare from Mexico to the Caribbean.

Lee, who lives mostly in The Hamptons when she isn't filming or traveling, is passionate about entertaining.

She believes the key to throwing a coastal summer dinner party is curating a menu with quality, flavorful and seasonal ingredients that are prepared simply – something she learned from her grandmother while growing up in West Virginia, and the inspiration for her most recent title, *Endless Summer Cookbook*.

To maximize time with guests, Lee suggests preparing cocktails and side dishes in advance. Instead of mixing drinks on demand, she fills pitchers with icy blueberry daiquiris or honeydew melon margaritas, incorporating sweet summer fruits.

She also likes to craft a few different salads, such as quinoa tabouli, Moroccan carrots or her lightning-fast cucumbers with sea salt and chili flakes.

For a main dish, Lee often serves a large piece of grilled fish like halibut with chopped cherry tomatoes, lemon zest, capers and basil. And for dessert, she suggests choosing something decadent and easy to make, such as pecan ice cream balls with hot fudge.

The talented cook favors a casual-elegant, eclectic dinner table setting to enhance the breezy summer ambience. "The Hamptons is fantastic for yard sale shopping. I pull together table collections with different napkin prints, fabrics, glasses and vases of different sizes and shapes," Lee explains.

Though the look is mismatched, she recommends coordinating the color scheme, such as a palette of ocean blues and whites, and keeping flowers like hydrangeas and dinner plates monochromatic. "I find inspiration everywhere," Lee says, invariably while watching a fiery sunset from a Sag Harbor beach, with a glass of rosé in hand and her beloved pug Fionula by her side. **O|H**

THE DETAILS
Endless Summer Cookbook is published by Stewart, Tabori & Chang, RRP $29.95, available from Barnes & Noble.

COCKTAIL RECIPE

HONEYDEW MARGARITAS

Serves 2

- **1/4** whole honeydew, seeded, peeled and cut into chunks (about 2 cups)
- **3** tablespoons fresh lime juice
- **1** tablespoon orange liqueur (such as Cointreau)
- **1/2** cup silver tequila
- **1** teaspoon light agave syrup
- **1** teaspoon sugar
- **1/2** teaspoon coarse salt
- Lime wedges

Put the honeydew in a blender and blend until smooth. Pour into a large cocktail shaker. Add the lime juice, orange liqueur, tequila and agave syrup. On a small plate, combine the sugar and salt. Rub the rims of two glasses with a lime wedge and dip the rims into the sugar mixture to adhere. Add a handful of ice cubes to the shaker and shake until cold. Fill the sugar-rimmed glasses with ice, strain the cold margaritas into them and serve.

For more recipes, go to ***oceanhomemag.com/katie-lee/***

PHOTOGRAPHS BY LUCY SCHAEFFER

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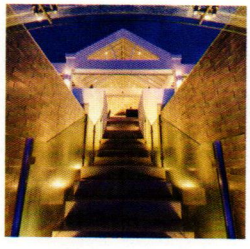

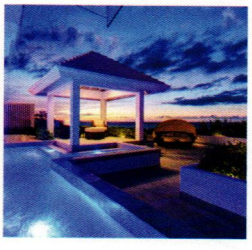

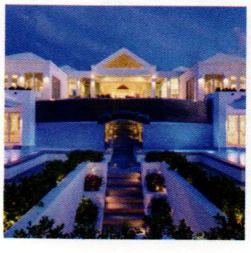

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SHADES OF OCEAN BLUE

CLASSIC BEACH AND OCEAN HUES INSPIRE LEADING INTERIOR DESIGNER ERIN PAIGE PITTS AT A FAMILY VACATION HOME IN DELAWARE

words by **Mary Grauerholz**
photographs by **Geoffrey Hodgdon**

Bed and beyond
Interior designer Erin Paige Pitts always kept the ocean in mind – and in view – in every design decision at this beautiful family home in Bethany Beach, Delaware.

Singing the blues The calm coastal colors and tones in every room create a welcoming and relaxed ambience.

When interior designer Erin Paige Pitts saw a new waterfront home in Bethany Beach, Delaware, she knew her greatest design tool was just offshore. The ocean – alluring and always entertaining – was destined to make a splash throughout the classic shingled home.

"I believe it's all about the view and complementing the exterior environment," says Pitts, principal of Erin Paige Pitts Interiors in Delray Beach, Fla., and Gibson Island, Maryland. "This is how I work."

Today the 8,000-square-foot family vacation home evokes many shades of ocean blue. A clear blue Venetian plaster artwork on the dining room wall, deep-blue tiles around the living room fireplace, soft pillows in various subtle blue tones, and the occasional piece of furniture serve up the coveted color.

"I did everything with the ocean in mind," Pitts says. "Your interior and exterior environments need to be seamless in a property like this. If I'm not using blues, I'm using neutrals."

Tranquil blue works beautifully with the décor's comfortable coastal ambience. The three-story house, designed by Christopher L. Pattey, a senior associate at Becker Morgan Group in Salisbury, Maryland, is an upside-down house, with the main living area on the top floor. The view, through the mostly glass ocean side, is dazzling: sea and sky lit by the spring sun.

The home's architecture gave Pitts plenty to work with. On the lower floor are bedrooms for the owners' three teenage children, a "bunk room" for guests, a media room and a TV room with blue sliding barn doors. Upstairs is the primary living space: kitchen, living room, dining room, guest room, master suite, office and a vast screened porch off the kitchen.

The interior designer says the owners wanted a breezy, coastal aesthetic, but nothing too beachy, so she

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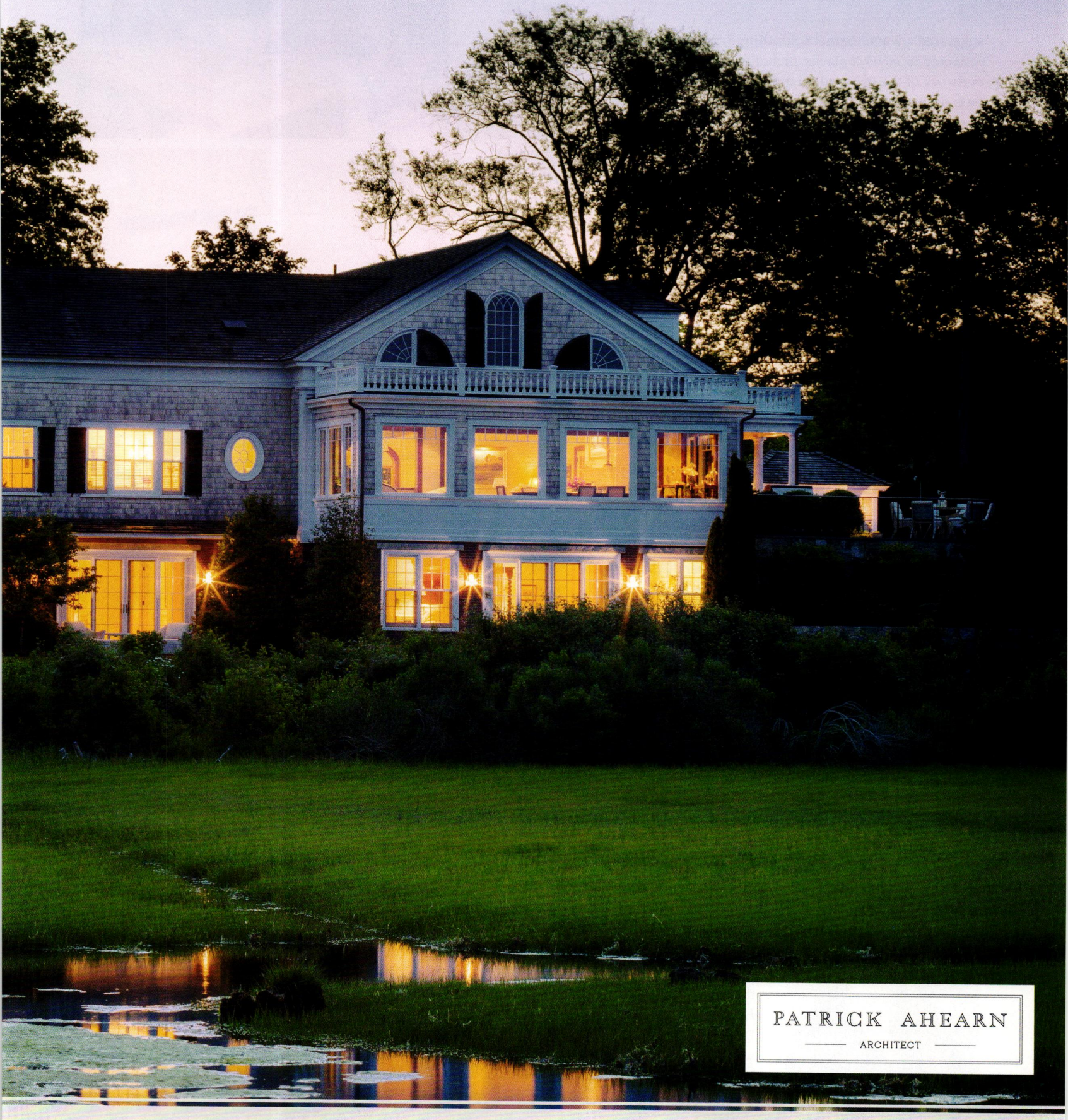

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suggested a wave theme. A soothing wave motif is reflected in several places, including the white painted millwork of the living room mantel and bookshelves. Pitts designed all of the home's millwork and cabinetry as well as some of the furniture.

The homeowners are very relaxed, Pitts says, and desired a very "comfortable and livable" interior. They also opted for a mix of textures, so every room has fabrics and materials that beg a closer look: a sisal rug in the living room, wicker here and there, a beaded light fixture.

The living room, dining room and kitchen are bright and open, asserted by soft white walls; cerused oak floors, which were hand scraped for texture variation; and a custom linen rug.

Two off-white sofas are upholstered in Sunbrella fabric, which Pitts loves for its looks and easy care.

Set against these neutrals are the blues – in pillows, accent pieces and artful touches such as the living room's beaded chandelier. The casual, classic look continues in the dining room with table and chairs finished with the look of driftwood.

Pitts had the two end chairs slipcovered "for a bit of substantiality." The nearby kitchen is bright and homey, with two islands and two sinks to suit a family that loves entertaining.

The master bedroom is a peaceful sanctuary with a ceiling of light blue and walls in a warm sandy tone. Comfortable chairs placed near the window are neutral: "They disappear when you're looking out," Pitts notes.

Behind the sisal bed is a hanging panel where a wall was intended to be. "I requested to take the wall out, much to [architect Pattey's] chagrin," she says.

Touches of blue are carried through the other bedrooms and bathrooms, except for the daughter's room, which is filled with shades of soft purple. "It's a fun room," Pitts says. "What girl doesn't love purple?"

Pitts, 44, grew up in Maryland, where her mother studied interior design when Pitts was a girl. "I remember being very captivated," she says. "I remember watching my mother draw perspectives and do different things. I was very taken with it."

A graduate of the Bradley Academy for the Visual Arts in Pennsylvania, Pitts has won several awards, including making the list of *Traditional Home*'s "20 Young Designers to Watch" and also winning the National Kitchen & Bath Association 2014 Kitchen of the Year award (in the Large Kitchen Category).

Pitts' own Delray Beach home, which she and husband Gregory gutted and renovated, was showcased recently in *Luxe Interiors + Design*.

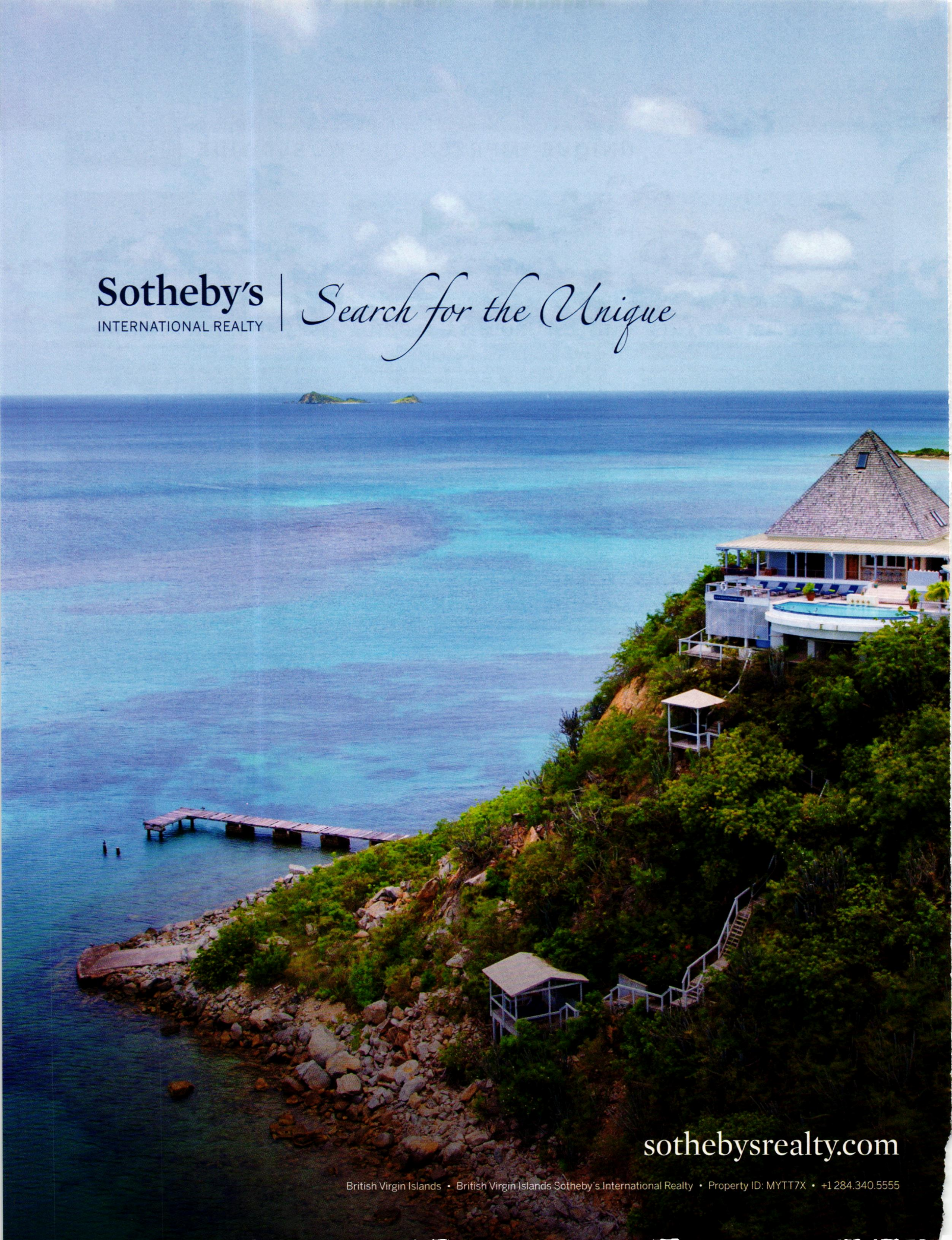
When the couple tackled the project, they brought plenty of expertise, with her countrywide interior design work and his career in his family business, David Edward, a commercial furniture manufacturer based in Baltimore.

Pitts is known for her deft touch with coastal décor and wouldn't have it any other way. "From early on in my practice," she says, "my loves have always been the water and ocean and they flow through to my designs." **O|H**

THE DETAILS
For more information, visit *erinpaigepittsinteriors.com.*

Coastal comfort
The homeowners wanted a breezy coastal aesthetic, says designer Erin Paige Pitts, left, who opted to work with a variety of textures, prints and fabrics to create a warm and comfortable retreat.

PHOTOGRAPH OF ERIN PAIGE PITTS BY GERARDO JACONELLI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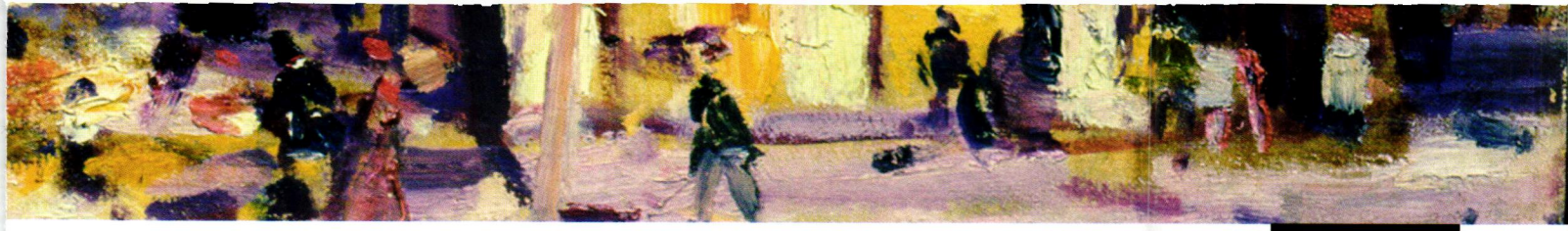

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Ocean front Mediterranean home w/ private stairs to the sand below. Beautiful 3 BR, 3 bath main house with elevator & full finished basement for a guest w/ full bath. Luxurious master BR encompasses the entire 2nd floor & has ocean views with Jacuzzi off private deck. **$4,950,000**. Eric Iantorno, Clinton Selfridge & Marissa Maddux.

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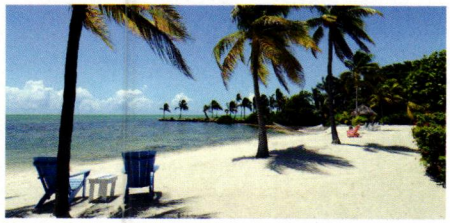

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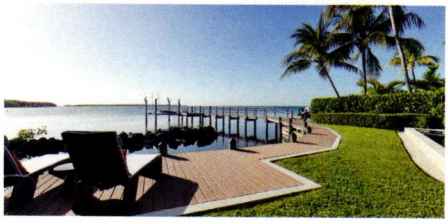

PLANTATION KEY, FLORIDA

Custom bay front home offers open floor plan with 4 BR, 4.5 baths, gym/office and gourmet kitchen with state-of-the-art appliances. Complete with swimming pool and spa, covered patio, protected boat basin and 50' pier and dock. **$3,490,000**. Bill.Hart@sothebysrealty.com

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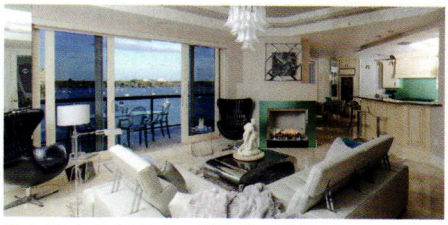

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La Bellasara on Golden Gate Point offering captivating views of Sarasota's downtown skyline, complete with deeded 65' boat dock, private 2-car garage and every luxury amenity available. **$3,250,000**. Joan Koplin. joan.koplin@sothebysrealty.com

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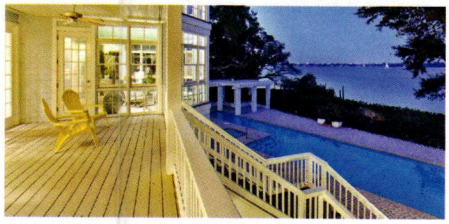

SIESTA KEY, FLORIDA

Enchanting 2.6 acre bayfront home estate, this tropical paradise gives way to over 200' of direct waterfront. Key West style main house includes a tennis court, pool, sport court and dock. **$4,995,000**. Joel Schemmel. joel.schemmel@sothebysrealty.com

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AMAGANSETT, NEW YORK

Opposite the ocean with deeded beach access. Open ocean views from this multi-level Hamptons beach house with 3 BR, 3.5 baths, den and waterside swimming pool. WEB: 0046908. **$4,900,000**. Nanette Hansen. Nanette.Hansen@sothebyshomes.com

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BRIDGEHAMPTON, NEW YORK

Family compound on 2.9± acres reminiscent of years past. Main house, guest cottage and 2 car garage. Ample room for expansion including tennis court and pool. WEB: 0037995. **$7,995,000**. Sally Thompson. sally.thompson@sothebyshomes.com

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WATER MILL, NEW YORK

A country drive leads to this 6 BR, 6.5 bath traditional on 1.8± acres. Lushly landscaped grounds highlight a heated gunite pool, pool house, tennis, English cutting garden and a 2-car garage. WEB: 0037313. **$3,900,000**. Angela Boyer-Stump.

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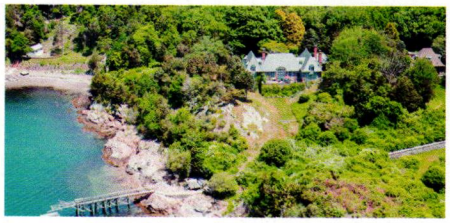

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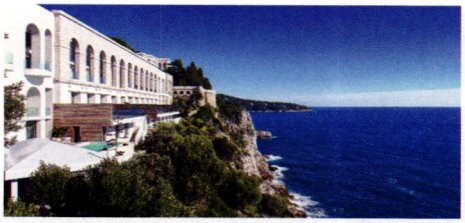

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HOPE TOWN, ABACO, BAHAMAS

Upscale island home with all the extras! Newly renovated, 3,600 sf, 4 BR, 4bath, plus poolside studio apartment. 142' of unspoiled shoreline with panoramic water views. Private boat slip in Dorros Cove. WEB: 20194. **$2,400,000 US.** Kerry.Sullivan@SIR.com

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ST. JOHN, US VIRGIN ISLANDS

One Peter Bay. Swaying palm trees and sugary white sand are just the beginning of this ultra-private, world class villa. Subtle design choices throughout pay homage to the beauty of this truly singular location. **$14,250,000 US.** Corby.Parfitt@sothebysrealty.com

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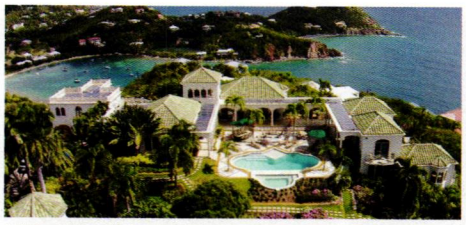

ST. JOHN, US VIRGIN ISLANDS

Villa Kismet. A bold architectural statement within a private setting offering 360° panoramic views, numerous guest suites, common living areas, billiards room, home theater and separate caretaker's residence. **$13,500,000 US.** Corby.Parfitt@sothebysrealty.com

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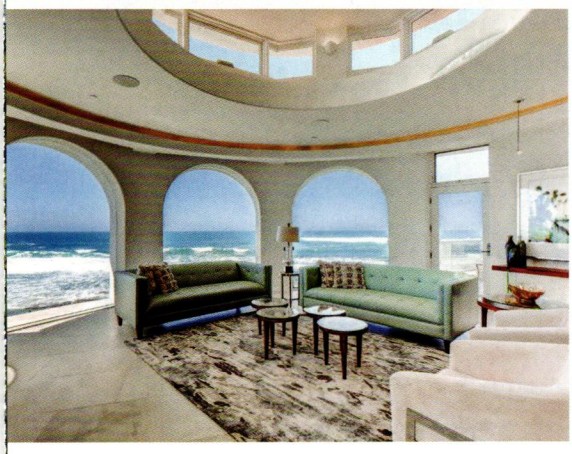
VISTA DEL MAR
LA JOLLA, CALIFORNIA



Directly on the sand at one of La Jolla's premier beaches sits a stunning 8,300 SF estate designed by award-winning architect Don Edson. With over 100 ft of beach frontage on a quarter acre lot, the iconic Santorini-inspired build features 7 bedrooms and 10 baths across 3 masterfully planned levels, all enhanced by breathtaking ocean views from nearly every room. This exclusive site is one of only 10 homes at Marine Street Beach, a favorite spot for locals and international travelers. Few homes in La Jolla truly achieve the elegance and luxury of Vista Del Mar. The unique design of this exceptional property allows the soothing Pacific to envelope at every turn, ultimately creating a euphoric escape. **$26,588,000**

View HD property video at www.lajollaoceanfrontestate.com

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THE ART OF THE SAIL

VINTAGE SAILING POSTERS CAN ELEVATE OCEAN HOME DÉCOR AND BE A CHIC COLLECTOR'S ITEM

words by **Shaun Tolson**

During the late 1990s, vintage ski posters skyrocketed in popularity. Today, desirable examples can sell for tens of thousands of dollars and are often used to enhance the ambience of mountain lodges and ski homes.

Similarly, vintage sailing posters can add character to coastal residences, bringing the ocean theme indoors. However, unlike the acquisition of ski posters, finding vintage advertisements with sailing motifs requires far more patience and tenacity.

"One of the great things about poster collecting is that you can always find something that caters to your interests," says Nicho Lowry, director of the vintage poster department at New York City's Swann Auction Galleries.

Even so, Lowry explains that a sailing niche within vintage poster collecting has yet to develop, which means that aspiring collectors – or coastal homeowners simply looking for distinctive wall art – must scour catalogues dedicated to sporting posters, travel posters, even product advertisements to find the occasional sailing-themed art. "Collectors like the hunt," says Lowry. "They really like searching, but finding sailing posters is going to be difficult."

Robert Chisholm, owner and founder of Chisholm Larsson Gallery in New York City, concurs. As a solution, he suggests taking a broader approach.

"If you're open to general sailing posters, you can come up with some very interesting pieces," he says. "But if you are looking to decorate your home and you only want America's Cup posters, for instance, you're going to have a tough time, and you will need to have a lot of patience."

Sarah Stocking, owner of her eponymous antique poster gallery in San Francisco, discovered this a few years ago when, to coincide with San Francisco's hosting of the America's Cup in 2013, she attempted to curate an exhibition of vintage America's Cup posters.

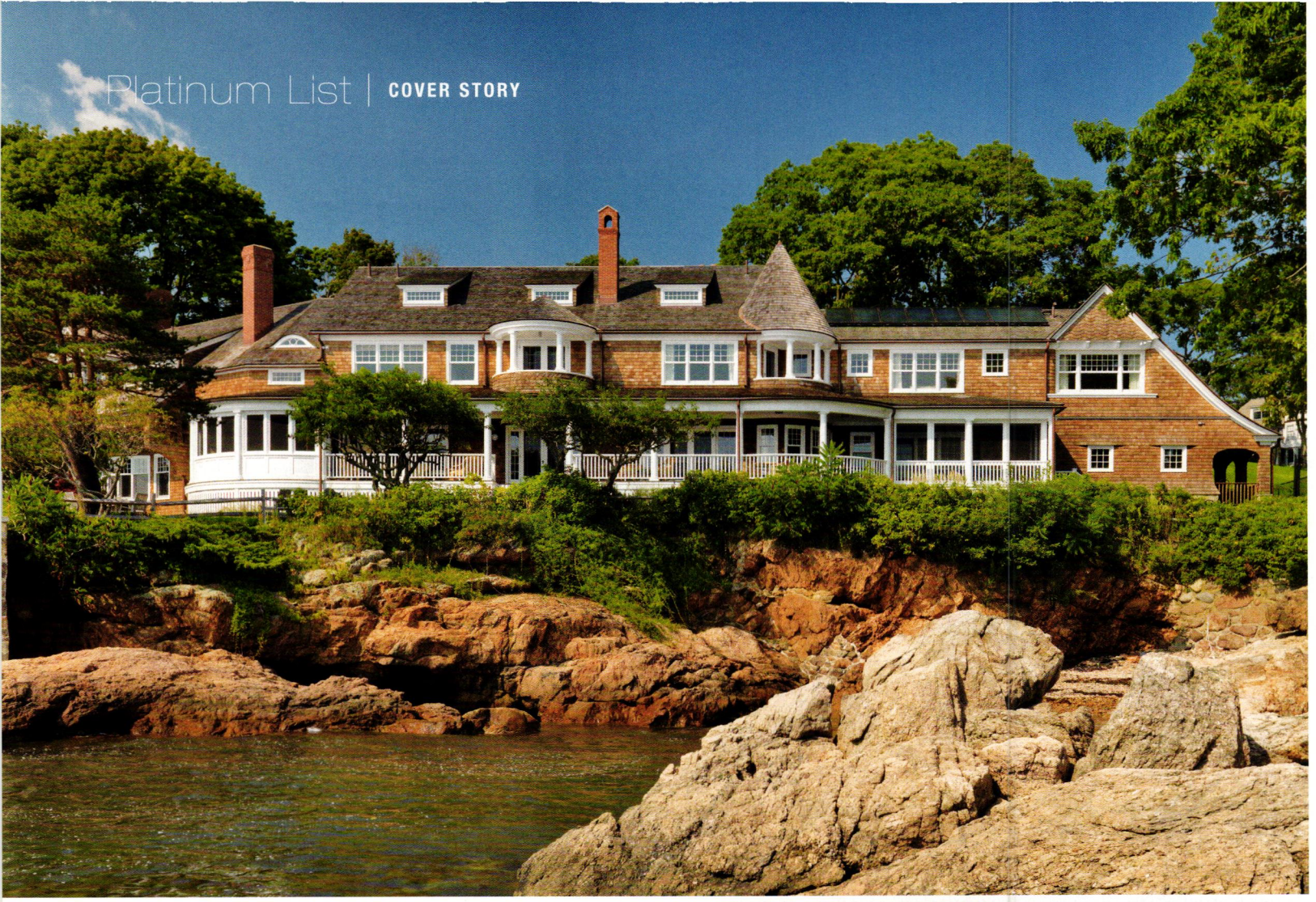
The only examples she could find – aside from posters for that year's race – were various pieces from a series promoting the 1987 event in Australia. "If yachting enthusiasts go looking for these posters, they're going to find virgin territory," says Lowry. "It's an uncharted world."

As for how to judge the quality of a vintage sailing poster – should you happen to find one – Lowry assures that's a much easier task. "The test," he says, "is whether or not it makes you smile. Posters were originally created to catch someone's eye; they were made to be enjoyed. So if your initial reaction to the artwork is enjoyment, it's probably a good poster." OH

THE DETAILS
For more information, visit *swanngalleries.com, chisholm-poster.com* and *sarahstocking.com.*

Water world
Next year's 35th America's Cup in Bermuda is likely to spark renewed interest in vintage sailing posters, but they can be difficult to source, according to top gallery experts.

PHOTOGRAPHS COURTESY OF THE GALLERIES



SHINGLE BELLE

LEADING ARCHITECTURAL FIRM CARPENTER & MACNEILLE CREATES A NEW ENGLAND HOME THAT PAYS HOMAGE TO ITS ORIGINAL FORM

words by **Mary Grauerholz**
photographs by **Richard Mandelkorn**

As striking as a coastal home can be on first glance, sometimes it is the details that tip it to breathtakingly beautiful. One such house is OakLedge in Manchester-by-the-Sea, Mass.

Set on an oceanfront rocky outcrop, its shingled cladding shining in the sunlight, the home achieves that elusive stature of appearing delicate in its artisanship yet formidable enough to withstand anything the Atlantic Ocean can throw at it.

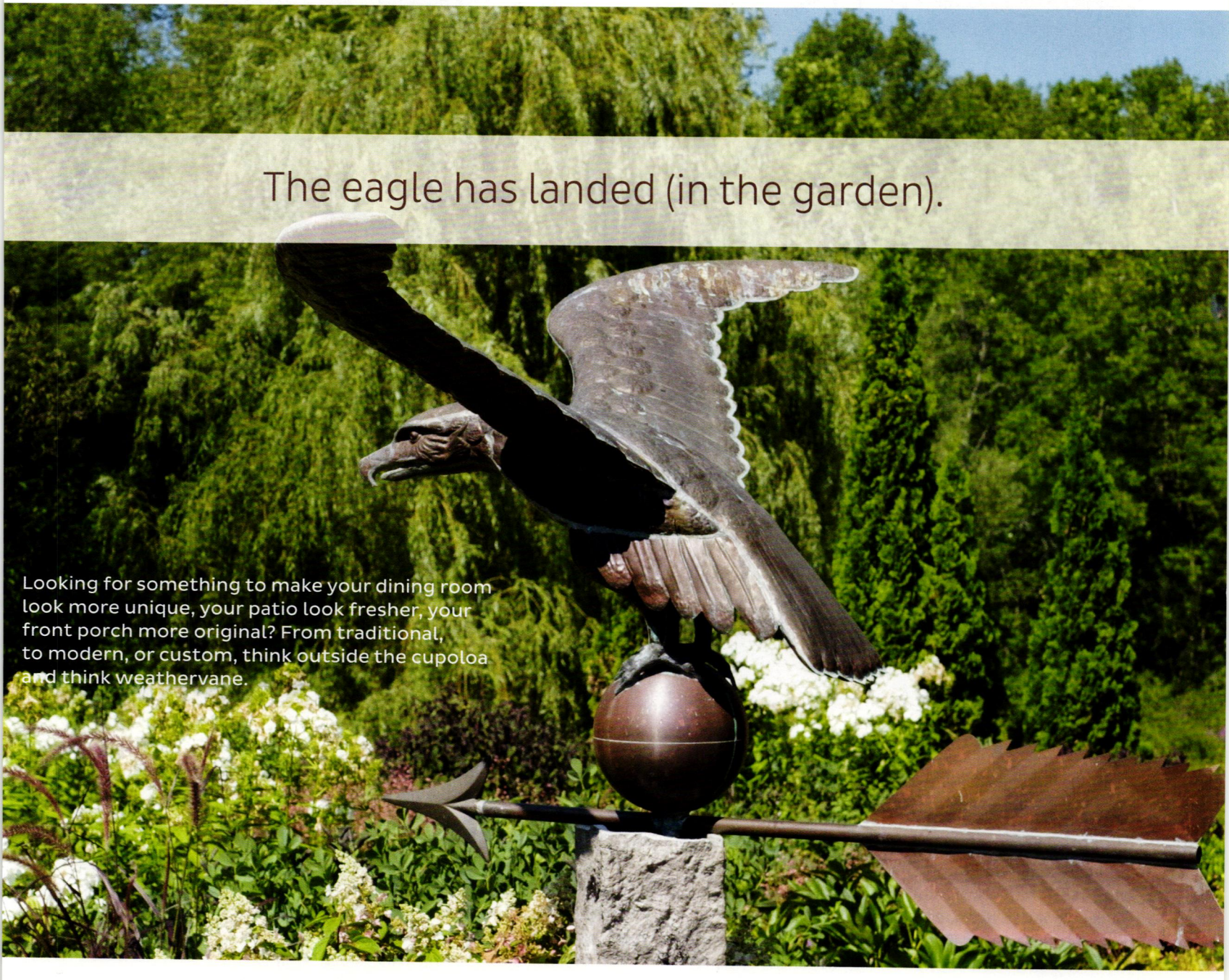
The home, designed and constructed by Carpenter & MacNeille Architects and Builders in nearby Essex, is a New England classic, reflecting the late 1880s heyday of Shingle-style architecture.

Eyebrow dormers, artisanal millwork and decorative shingle patterns punctuated by unique shingle voids give the home a powerful, distinctive appearance.

The condition of the original house on the property was too poor to save it entirely, although some features, including much of the foundation, remain.

"The original structure was a cow barn, a small cottage

Light and shade
This lovely manse, shaded by mature trees, is perched on an oceanfront rocky outcrop on the coast of Massachusetts.



NEW ENGLAND WEATHERVANE SHOP

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that was originally built in 1873," says Michael T. Gray, AIA, managing director of Carpenter & MacNeille and the project director.

"The structure had grown over the years and became a long rectangular house." Gray and his colleagues also retained an entire wing, added in 1896 and called the Music Room. "It became the living room," Gray says.

While the exterior fits seamlessly with the area's historic character, many of the materials and techniques are new. The floor plan has some modern features to suit the needs of the homeowners, who have two children.

Unseen, but significant, is an innovative 21st-century geothermal and solar mechanical system, that supplies hot water to heat the swimming pool and most of the house's heating and cooling needs.

The home's interior hums with historic style. The centerpiece of the design is the Living Hall, a traditional Shingle-style space in the front entryway that actually serves as a room.

With a fireplace – crowned by an original mantel – and nearby seating, the hall has a graceful, curved panel archway that frames a water view ahead. "Obviously the 'wow' factor walking into the door is the view, looking straight out at the ocean," Gray says.

In the 19th century, the Living Hall set the tone for Shingle-style homes, Gray says. "People would make it the most elaborate room, because that was the first room guests would see. It's the first experience of the house."

Just beyond the archway is the library, a singular space. While an open floor plan is a hallmark of original Shingle style – and radical for its time – the OakLedge layout is more modern, designed for good flow, pleasing sight lines and plenty of sunshine and water views.

Small rooms, including a comfortable study with a handsome paneled mahogany interior and a fireplace surround with hidden doors to contain computer wiring, provide other modern touches.

The interior designer, Ashley Scott of Niles-Scott Interiors of Manchester, Mass., injected shots of color and texture throughout the house with accent pieces,

Old and new
The living spaces pay homage to the home's history and heritage, but come with the comforts and technologies required for the owners' modern coastal lifestyle.

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It's all in the detail
All of the home's custom millwork, such as the wall paneling, grand staircase and balustrade, was made at Carpenter & MacNeille's own design workshop.

chunky sisal and, as Scott says, "hints of surprise" in lamps and other pieces.

The paneled stair hall's grand staircase leads to the second-floor landing nook, a quiet space with a pretty decorative stained-glass window by a local Essex artist. The family also loves the new ocean-facing porch, outfitted with a pizza oven and fireplace of stacked granite.

The interior's custom millwork – such as its beveled wall paneling, staircase and balustrade – was designed and made at Stephen Terhune Woodworking, Carpenter & MacNeille's own shop.

Housed in a trolley car barn next to the architectural offices, the shop turns out custom millwork, furniture and some of OakLedge's finest details, such as the wave-patterned shingles over the portico.

A majestic oak tree sweeps a leaf pattern across the shingles and stands in testament to OakLedge, whose name derives from that very tree and the waterside granite ledge. "There's a lot of movement and texture in the shingles," Gray says.

The shingle voids (openings in the shingles), which wrap around the front and back of the Music Room and allow light to filter through, are special to Gray.

The architect recalls working on an 1880s house, designed by renowned American architect William Ralph Emerson, which had the same motif.

"Emerson created a rhythm of space in that detail," Gray says of the shingle voids. "I said to myself, if I ever have the opportunity to do this, I'm going to. It's one of my favorite details. There's a lot of character there."

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Let there be light
Sunlight streams into the home and covered veranda, creating warm and welcoming spaces to relax and enjoy the beautiful water views.

Some of the home's original features were used in the new iteration of OakLedge. The foundation stone for the new work is actually veneer granite that was hand cut from the original foundation, Gray says. Tinged orange and brown, the Cape Ann granite (also called Rockport granite) was locally sourced in Manchester.

Another high point of the exterior is the square tower with a brick chimney, made to match the original. "We took it down brick by brick," explains Gray. "We wanted to recreate that tower."

Today, the tower stands as a symbol of how OakLedge came to be. As Gray says, "I like to think that if someone who knew the original house came back and saw it years later, they would still recognize it." **O|H**

THE DETAILS
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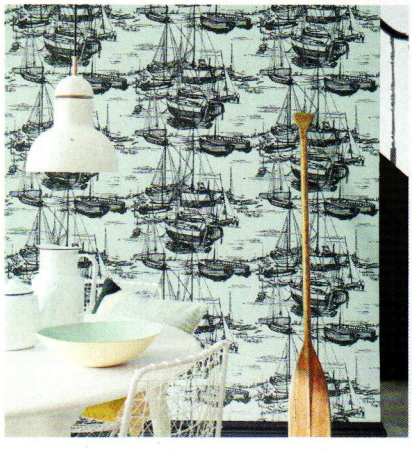
Against the wall
Faux but very realistic wood paneling, along with aqua blue colors, are trends for 2016 in wallpaper prints and designs for creative ocean homeowners.

THE PAPER TRAIL

MOVE OVER, PAINT. THE MOST EXCITING TREND IN OCEAN HOME DÉCOR IS WALLPAPER PRINTS

words by **Andrea Collins**



When it comes to ocean home décor, vibrant paints in a spectrum of cool coastal blues, greens, taupe and crisp whites have long ruled the roost. But a new generation of American homeowners is now discovering the joys of a very different style of wall covering.

Once traditional wallpapers are making a spectacular comeback, fueled by stunning contemporary designs and new technologies and techniques in paper and handling, making wallpaper easier to apply and remove than ever before.

One of the design firms leading the charge is Wallpaperdirect, a long-established British company that has launched Wallpaperdirect USA to meet the demands of American professional interior designers and amateur home decorators.

"Everyone has been experimenting with paints for many years but now they want something different, fresh and exciting," says Alise Heemstra, who heads up the U.S. online operation as well as a sampling and customer service office in Tennessee.

"There's also a generation of people who are buying their first homes, don't have any prior experience with wallpaper and are finding it so easy to use," she adds.

"And the designs we offer by top British brands,

PHOTOGRAPHS COURTESY OF WALLPAPERDIRECT.COM

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such as Cole & Son, Little Greene and Farrow & Ball, are so beautiful and inspiring. These are not your grandmother's wallpapers."

Heemstra says aqua blue is a color trend for 2016, making it ideal for coastal homes. Faux but very realistic brick and wood paneling papers are also in demand, along with animal prints, oriental birds, florals, eye-catching geometrics and metallic and beaded styles.

"White brick with a smooth or textured look is very popular," she adds. "And the wood prints are so realistic, they look like you're going to get a splinter if you rub your hand over them."

Heemstra advises requesting samples of wallpaper designs to test them before purchasing. "Especially with the metallic prints," she notes. "You really need to see these prints in the light of your own home to make sure you pick the right one."

While the majority of wallpapers come from England, Heemstra says delivery of in-stock designs direct to American homes usually takes just three to four days by DHL (a little longer if the paper is not stocked by Wallpaperdirect). The Tennessee office also handles returns for added convenience.

Advances in natural and manmade paper fibers and handling techniques are making wallpaper much easier to apply and remove, adds Heemstra.

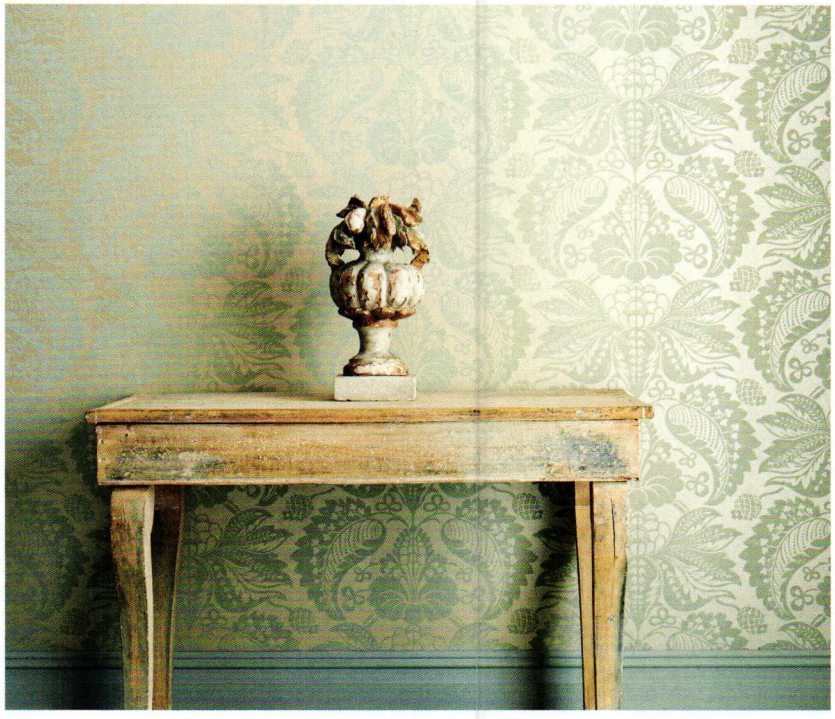
"Paste the Wall is a growing trend in Europe, with papers being developed to allow the paste to be applied to the wall for ease of application and better results," she says.

"The new wallpapers don't expand or change their shape, so you just apply the adhesive to the wall and press the paper to the adhesive. It's less messy and goes up very quickly because you are not working with water or waiting for the paper to accept the adhesive.

"It's also much easier to remove because the paper stays as one unit and you are not trying to scratch and scrape off tiny strips."

One area of confusion that Heemstra advises clients to watch for is the size and lengths of British wallpapers.

"Our rolls are European size, called metric rolls or bolts," she says. "They can also be known as a double roll because they are twice the length of a standard American single roll.



"Typically, there are almost 33 feet of wallpaper on one roll," Heemstra adds. "The price you see on the website is the price you pay for a roll of that size."

While some suppliers vary, a European roll is generally 21 inches wide (although some can be 27 inches wide). "The wallpaper calculator on our website can help you estimate how many rolls to order based on the size of the rolls we sell," says Heemstra.

Wallpaperdirect's website allows clients to view rooms with any choice of wallpaper, to give an idea of scale and pattern repeat, and provides handy decorating tools and "how to" videos.

The firm also offers fabrics that are available as beautifully handmade curtains, cushions and art accessories to complete your home design. OH

THE DETAILS
For more information, visit *wallpaperdirect.com/us.*

The wow factor
Stylish prints, such as Albany Wow, top, and Larkhill, are not only beautiful to look at but are very easy to apply thanks to advances in paper and handling, says Wallpaperdirect's Alise Heemstra, left.

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POOL CHAMPIONS

A THIRD-GENERATION BUILDER, BASED IN CONNECTICUT, IS AT THE VANGUARD OF A QUIET REVOLUTION IN LUXURY CUSTOM POOL DESIGN

words by **Andrew Conway**

Next time you look at your swimming pool, ask yourself this simple question: how does it make you feel?

Do the style, shape, size, vanishing edge, color, surface and surrounding space inspire you? Do the cutting-edge technology, automation, water quality, carbon footprint and eco-friendly features excite you? Does the space work for your unique coastal lifestyle?

If the answer to all these questions is a resounding yes, you're tapping into a quiet revolution in luxury custom residential pool design that's changing the very nature – not to mention the look and feel – of the classic ocean home swimming pool.

Once the domain of burly builders – who dropped a precast and kidney-shaped pool shell into a hole in the ground, added a water slide and a fake rock waterfall and called it a day – high-end pool design and construction are diving into a brave new world.

"A lot of people can build pools, and some can build good pools, but it's really about how the clients feel when they're in that space; that's what makes us different," says Bill Drakeley, principal of Drakeley Pool Company, based in Bethlehem, Conn.

This third-generation builder, who founded his own pool company in 2000, is at the vanguard of a new breed of pool designers and builders who are championing a much more thoughtful, collaborative and intuitive approach to creating the perfect pool.

Olympic gold
This sleek Olympic-style residential pool in Woodbridge, Conn., has a hidden stainless steel gutter system, automatic cover, sun shelves with glass tile accents and organic ozone sanitation.

PHOTOGRAPHS COURTESY OF DRAKELEY POOL COMPANY

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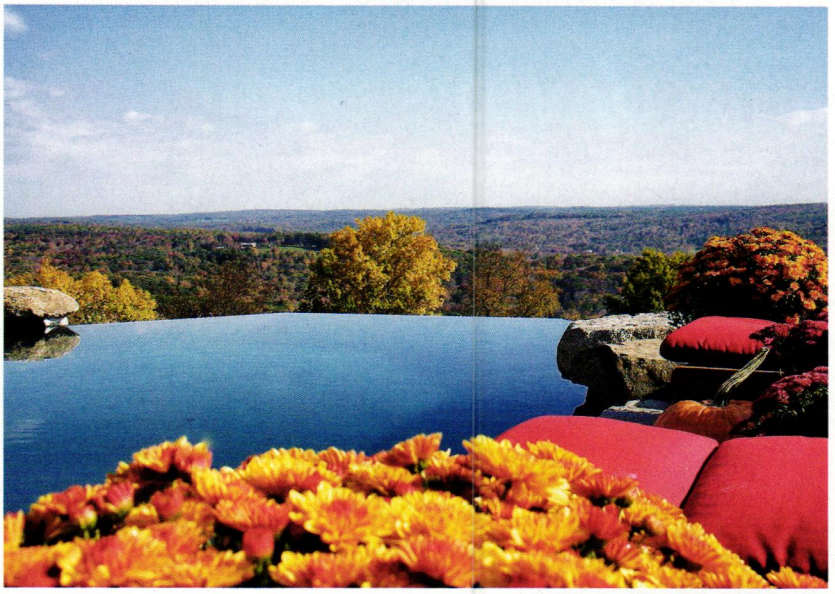

Dynamic design duo Bill Drakeley and Lily Samuels are the driving forces behind Drakeley Pool Company; above, a vanishing edge pool in Woodbury, Conn.; this image, a large free-form pool with Lautner edge (perimeter overflow) for a reflective glass look in North Salem, N.Y.

"Everything before seemed forced and contrived and I knew it wasn't right," says Drakeley. "Our designs are into the psychology of the pool space, both mental and physical.

"We ask questions about air flow, the track of the sun, how our clients are going to use the space and how can we ensure they're in a positive frame of mind when they come into the environment. It's very subtle, but this idea of being intuitive is what sets us apart."

This forward-thinking approach – linking a pool with a client's state of wellbeing – results in little more than a dozen residential pools a year of exceptional design and construction quality.

"It's about creating a pool space that's restorative, intuitive, elegant, sleek and supremely luxurious without being overwrought," says Lily Samuels, a Columbia graduate and company vice president who heads up a high-energy executive team with Drakeley.

The dynamic duo – Drakeley with his expert construction skills and Samuels with her contemporary sensibilities – works in partnership with every client, getting to know them, their families and lifestyles before even putting design pen to paper.

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While a pool is a quintessential feature of a coastal home, Drakeley argues it should never be a focal point. "It should blend in seamlessly with its surroundings and never compete with the ocean," he says. "A pool has to look right, but it also has to work right."

Working closely with leading architects, landscape architects and even sound technicians and energy space experts, Drakeley and his team of master craftsmen create design-centric pools that will last for decades.

Using quality materials sourced from around the world – travertine from Italy, Canadian marble, glass tiles from Spain – and even rocks indigenous to a unique coastal home site, Drakeley is a full-service pool company that refuses to cut corners.

"Our clients are making a huge investment in their home and lifestyle," says Samuels. "Every single detail matters, to us and to them."

Samuels lists a number of pool trends for 2016: the continuation of rectangular pool shapes; vanishing edges where appropriate; shallow ledges for lounging; perimeter overflows; cutting-edge technology and "green" practices, especially in terms of water sanitation and purification; and pool automation.

Drakeley says pool textures and colors are also changing, driven by extensive use of glass tiles. And many clients are requesting a more natural, mirror-still water surface to create the effect of a stunning reflection pond, which is especially pretty when surrounded by vibrant fall colors.

"A pool is obviously a place to swim, relax and lounge, but today's pools have dual, even multiple purposes to them," he says.

Drakeley's 35 years of experience in construction stands him in good stead. He's currently president of the American Shotcrete Association, is a well-respected voice in the industry and is committed to elevating construction and pool design through education. His many industry awards further cement his reputation.

"There's often a disconnect between the daily lives of a client and the construction and pool company," he says. "We bridge that disconnect and have the intuition to know who the client is and what they want."

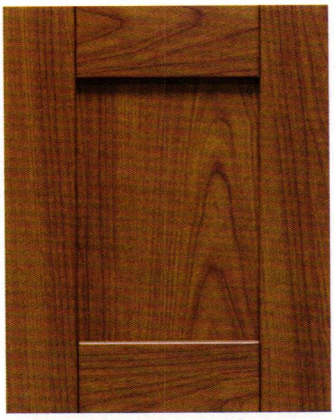
But the true test of the firm's success lies with its clients. "We have clients who say they've seen our work, been in one of our swimming pools and trust us implicitly," says Samuels.

"And with our waiting list, we have more than a few clients who are willing to wait to work with us. It's very flattering that our pools are coveted spaces that speak to the quality of what we're doing." **O|H**

THE DETAILS
For more information,
visit drakeleypools.com.

Making a splash
From the top, a classic rectangle pool with custom granite coping and grassline accents; a pool and spa with blue glass tile steps, and a geometric vanishing edge pool showcase Drakeley's style and design quality.

Amarant Design & Build Center | Chipper Hatter Photography | Key West Door Styles | Cherry Flame Powder Coat



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BOATER'S PARADISE

STEP ON BOARD A MEMBERSHIP MARINERS CLUB OFFERING THE BEST OF THE BOATING LIFESTYLE

words by **Shaun Tolson**

Ten years ago, Tim Barton and Doug Gray, two experienced boaters and longtime friends, launched Barton & Gray Mariners Club out of two harbors on Nantucket.

The premise of the club was – and remains – a simple one: to provide all of the perks and pleasures of the boating lifestyle without the hassles or responsibilities that come with owning or operating a boat.

"We wanted to deliver the best part of boating," says Barton, who grew up sailing Optimists on Long Island Sound. "Having a captain on board means our members don't need to have any prior boating experience."

The club currently operates out of 17 ports along the East Coast and northern Caribbean, moving its fleet of more than a dozen Hinckleys between 10 northeastern harbors (from Boston to New York City) in late spring and throughout the summer, and seven harbors in Florida and the Bahamas from mid-fall to early spring.

Three tiers of membership exist, ranging in price from $25,000 to $50,000 annually and requiring a $10,000 initiation fee. The higher the tier of membership, the more boating days a member can reserve at any given time.

Through the club's strategic partnerships with Wheels Up, BMW and other leading luxury lifestyle companies, member experiences – which take place aboard 36-foot Hinckley picnic boats, a variety of 40- and 44-foot Hinckley Talarias and one 38-foot Hinckley Talaria Convertible – include special events, such as on-the-water spectator passes for America's Cup trial races.

Rock the boat
Enjoy all the perks of luxury boating with none of the expenses or hassles of owning a boat, thanks to the innovative Barton & Gray Mariners Club.

However, Barton says that most members join the club for the quintessential day-trips that it offers.

In the summer, those itineraries typically feature jaunts from Nantucket to Edgartown Harbor on Martha's Vineyard, with a stop at Tuckernuck Island for a swim and sunbathing on a private beach.

"The boats offer all the things that are necessary to provide members with luxury hotel-level pampering, including hot-water showers," Barton adds.

During the winter, day trips in the Bahamas typically include snorkeling, swimming or offshore fishing, although Barton says that sunset cocktail cruises and private beach getaways are also popular with members.

"Our boats can back right up onto the beach," he says, "and they're stocked the night before with any provisions that you would like, so you only have to bring yourself. Just step off the stern into 18 inches of warm Caribbean water and enjoy the day." **O|H**

THE DETAILS
For more information, visit ***bartonandgray.com***

PHOTOGRAPHS COURTESY OF BARTON & GRAY MARINERS CLUB

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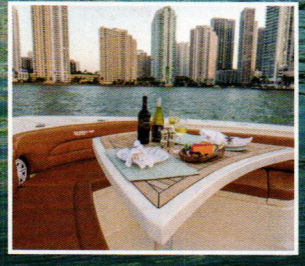
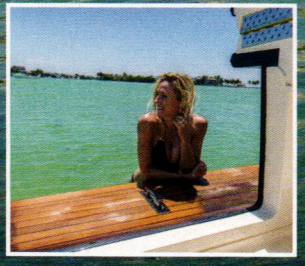
(LUXURY SPORTFISHING...)





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words by **Maryann Hammers**
photographs by **Greg Premru**

Hearth and home
With its cantilevered granite hearth and red artisan glass tiles, this eye-catching fireplace is a centerpiece of the home's interior design.

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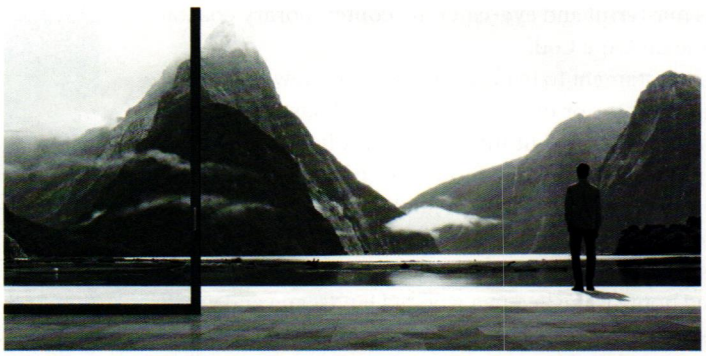

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Cape modern
This striking home in Falmouth on Cape Cod enjoys panoramic water views and is a showcase of contemporary living.

If three's a crowd and too many cooks spoil the broth, clearly no one told the talented design teams behind this masterful and eye-catching contemporary coastal home on Cape Cod.

In a testament to teamwork, a leading New England architect, interior design company and custom builder played separate – but integral – roles in creating this stunning residence that showcases beautiful water views and promotes modern family living.

Pond View Home in Falmouth, Mass., is not your classic Cape Cod summer cottage. The striking glass-walled home is nestled in a wooded landscape and yet its transparent living spaces, viewing platforms and terraces all look out to picturesque pond and ocean views.

Complementing its bold, cutting-edge architecture and crisp angular lines are colorful interior features, including a tiled red fireplace, mirrored red kitchen cabinets and elegant floating stairs.

Boston-based architectural firm Schwartz/Silver

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designed the home's exterior and open-concept floor plan. After the glass-and-stone envelope was complete, LDa Architecture and Interiors of Cambridge, Mass., stepped in.

Interior and exterior interact faultlessly, a fact that is especially notable because LDa – which handled the interiors – was not part of the original project team.

"That made for an unusual situation," acknowledges designer John Day, who leads LDa's interiors department. "We usually come on board a lot earlier, but with this home we took it forward from the shell."

LDa's team, which included Boston-based C.H. Newton Builders, was responsible for everything from designing the stairways to selecting floor materials, cabinetry, built-ins, fireplace, railings, furnishings and décor.

"We did the bathrooms, kitchen, millwork, floors and stairs – essentially all of the interior architecture, design

Taking the floor
The home's open floor design offers few walls, so rugs serve as works of art while imparting color and texture to living spaces.

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and decorating – but we also needed to be sensitive to the architect's original vision," says Day.

"Warren Schwartz [founding partner of Schwartz/Silver] is a master of contemporary architecture. We didn't want to change his message. We wanted to work in chorus with it," adds Day, noting that a contemporary home is not simple to construct.

"With clean, spare lines and an absence of extraneous details such as crown moldings, baseboards and heavy draperies, there's nowhere to hide," says Day. "We relied on and appreciated the meticulous craftsmanship of the builders, C.H. Newton."

The client, who was closely involved throughout the process, wanted an artistic yet playful design. Most importantly, though, the home had to be livable and not just a contemporary showpiece.

"She wanted a home that you could walk into with sandy feet and gather around the hearth," Day says. "Her mantra was, 'Beautiful, but first [it must be] functional.' "

With that mantra constantly in mind, Day knew the family home had to be so much more than merely modern.

"It would have been easy to make the home a contemporary case study," he says. "But this client didn't want it to have just one single message. Her taste is eclectic. The home had to be pragmatic. It had to marry contemporary design with a livable, approachable feel."

That dual desire presented a design challenge. "With a much wider palette than the typical modern home, it became even more important that the exterior architecture, interior elements and décor aligned and did not feel oddly disjointed," Day says.

The LDa team looked for options to soften and add warmth and character to the design. A hand-tufted wool Tibetan carpet in the entrance foyer warms the granite floor while adding color. Walnut cabinets bring a measure of softness to the kitchen and grass reeds are sandwiched within shower panels.

Warm welcome
The client wanted a home that family and guests could walk into with sand on their feet and gather around the hearth, says John Day, who oversaw the interior design.

The wide open floor plan offers few walls, so rugs serve as works of art while imparting texture and pattern.

The client expressed her love of color. "She especially loves red," Day says, hence the inclusion of the mirrored-back frosted red resin kitchen cabinets. "She adores the impact of the red kitchen – she loves the depth, shimmer and sparkle of the cabinets," he adds.

Day is especially proud of the fireplace, with its cantilevered granite hearth and red artisan glass tiles. "It supports the architecture as well as the client's taste for pops of color," he says. Swirls of undulating glass add depth and character.

The overall effect is dramatic: a sleek, uncluttered, contemporary home that is also comfortable, livable, stylish and visually stimulating.

THE DETAILS
For more information, visit *lda-architects.com*, *schwartzsilver.com* and *chnewton.com*.

"It took many conversations with the client, imagery, showroom visits, three-dimensional renderings and design mockups to make sure we successfully hit the mark," Day says. "With such a multi-faceted project, everything and everyone had to work in unison." **O|H**

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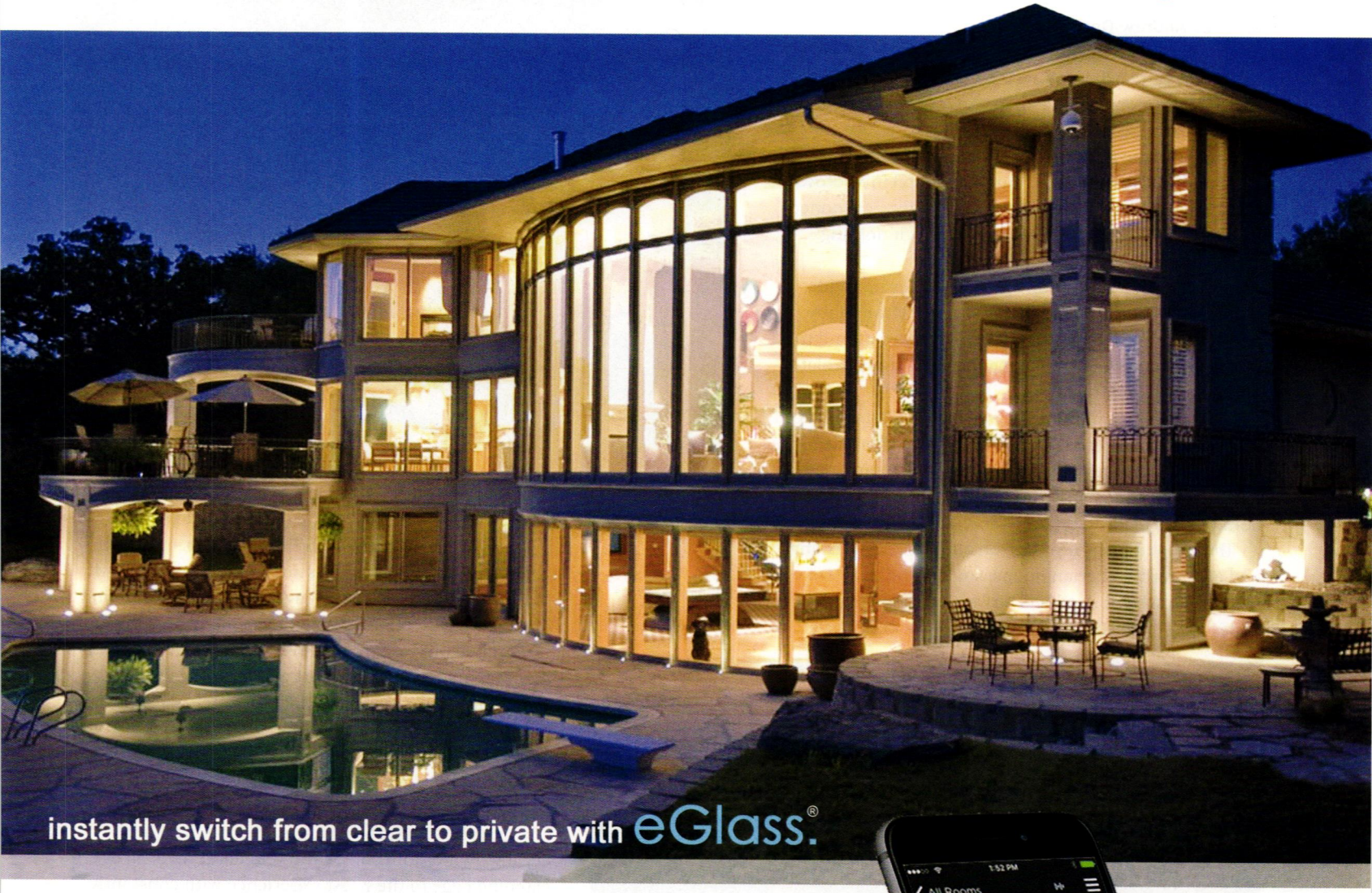

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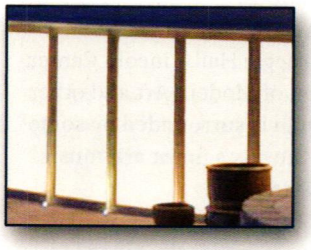

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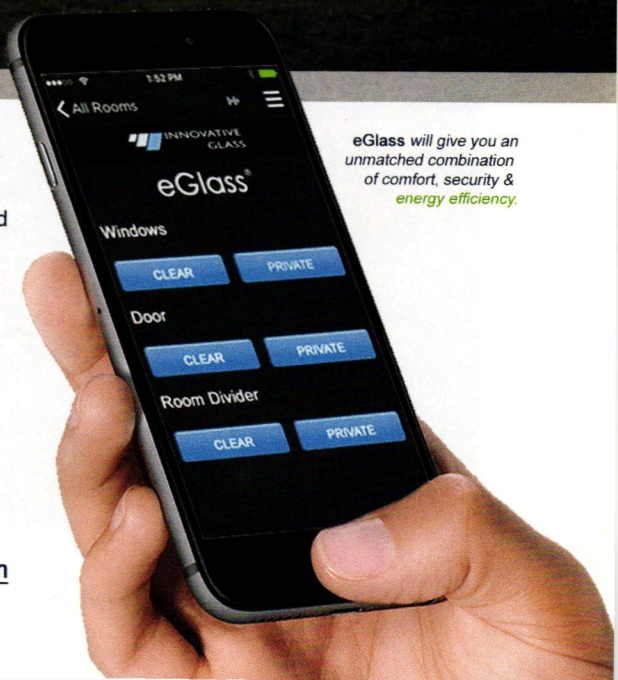

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THE PERFECT STORM

AN ARTFUL HOTEL IN THE HEART OF MANHATTAN DELIVERS A CALM SANCTUARY IN A SNOWSTORM

words by **Andrew Conway**

The blizzard of January 2016 is raging around us, dumping more than two feet of snow on the almost deserted streets of New York City and bringing the entire city to a close.

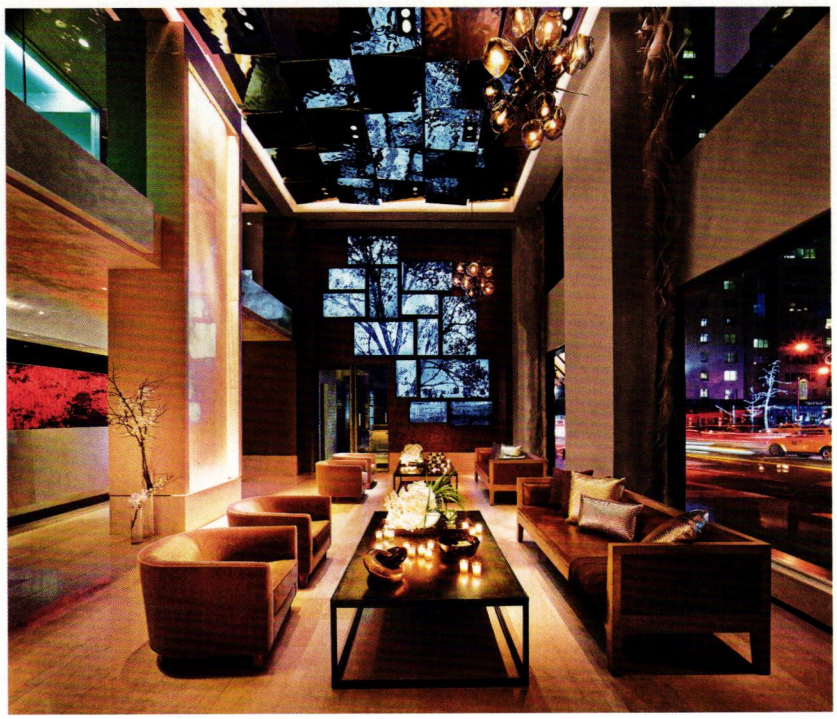
Inside the Quin, a luxury boutique hotel in Midtown Manhattan, we're safely – and very happily – cocooned in a sanctuary of calm and composure as if nothing whatsoever is happening outside.

A giant video art wall projects splashes of vivid color across the sleek yet intimate reception lobby; neatly pressed staff hover unobtrusively to attend to guests' needs; pots of steaming coffee and hot chocolate await in an adjoining lounge.

Upstairs in our junior suite – one of the hotel's 208 stylish rooms, suites and a new triplex penthouse – our generous sitting room, bedroom and streamlined marble-and-stone bath offer an even quieter and more comfortable place to relax.

The temptation is to snooze on our king-size Duxiana bed and Sferra Venetian linens, soak in the oversize tub with Fresh spa products or watch a movie on the widescreen LED HDTV and order room service.

Cool and calm
From the top, the Quin's new triplex penthouse terrace, a stylish guest suite and art-filled lobby.



Instead, we head down to The Wayfarer – the Quin's contemporary spin on a classic American grille – and tuck into an excellent Saturday brunch while watching the near-record blizzard blanket the city with snow.

Perched on the corner of West 57th Street and Sixth Avenue, in the cultural heart of New York City, this welcoming and visually stimulating hotel takes the art of luxury, comfort and service to a new level.

A member of Small Luxury Hotels of the World, the Quin opened in late 2013 and quickly established itself as a fixture on the city's art, foodie and social scene.

The hotel's unique Quin Arts creative program, curated by DK Johnson of The Arts Fund, adds an eye-catching edge to the guest experience with constantly changing artworks and installations.

Just one block from Fifth Avenue, two blocks from Central Park and a stroll to Carnegie Hall, Lincoln Center, Rockefeller Center, the Museum of Modern Art and other top cultural institutions, the Quin is surrounded by some of the city's finest art, music and fashion.

THE DETAILS
For more information, visit *thequinhotel.com* and *slh.com*.

But for the snow, we'd have been ideally placed to explore all the attractions New York City has to offer. But on this wild weekend, in this amazing blizzard, we were in the perfect hotel in the perfect storm. **OH**

PHOTOGRAPHS COURTESY OF THE QUIN

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THE BEST OF ALL WORLDS

THE LATEST IN OCEANFRONT REAL ESTATE AND RETREATS FROM HAWAII TO ANGUILLA

words by **Melissa C. Gillespie**

The beautiful **Terranea** in Rancho Palos Verdes, Calif., has unveiled new-look ocean golf villas, created by top interior designers Christine M. Stahlberg and Barclay Butera. Stahlberg's showcase villa captures the rich heritage of the local culture while infusing it with a stylish and contemporary southern California design. Fully furnished, the beach home is on the market priced at $1,945,000. The new-look villa comes hot on the heels of another ocean golf villa, masterfully crafted by Los Angeles designer Barclay Butera. Terranea Real Estate's Director of Sales and Marketing Terry Niemann told me on a recent tour only five golf-front properties remain for sale. *terraneareal estate.com*

Designed by leading Caribbean architect Lane Pettigrew and developed by the Goldstein family, based in New York City, the beguiling **Zemi Beach House** is the first new-build hotel on the Caribbean island of Anguilla in six years. Launching with 70 luxurious accommodations, featuring balconies or terraces with water views, the new resort will grow to 129 units – a mix of hotel rooms and suites and residences – by the end of 2016. Beachfront residences with terraces and plunge pools start at $2.1 million. *zemibeach.com*

The vision of renowned Mexican architect Miguel Ángel Aragonés, **Mar Adentro Hotel & Residences** is the first design-forward luxury resort of its kind in Baja California. Each home at this tranquil all-white retreat in Los Cabos will be custom designed with contemporary furnishings by Poliform, Miele appliances and Samsung sound systems. Amenities on property include gourmet restaurants, yoga and fitness facilities, a spa and a private beach club. One-bedroom apartments start at $826,800 up to $5.55 million for a five-bedroom villa. The homes will be available at the end of 2016. *maradentrocabos.com*

Montage Hotels & Resorts has announced its first East Coast location, **Montage Residences Palmetto Bluff**, in South Carolina. Developed by The Athens Group and designed by Pearce Scott Architects, Palmetto Bluff offers 35 single-family homes featuring two to five bedrooms and 2,200 to 4,200 square feet of living space. Community facilities include a fitness center, Jack Nicklaus-designed 18-hole course, equestrian facility and community garden. Home prices start from $1.2 million. *montageresidencespalmettobluff.com*

Perched on Mokapu Beach, on Maui's spectacular southwest coastline, **Andaz Maui at Wailea Resort** has unveiled three new oceanfront and residential-style villas, bringing its collection of partial and full ocean-view villas to 10. "Today's discerning traveler seeks the luxury of choice and personalization, which is why we've added three new villas, all with a flexible configuration, to our portfolio," says Scott Allen, the resort's general manager. Designed by the award-winning architecture and design firm Rockwell Group, the chic new villas feature custom furnishings, private plunge pools or hot tubs and lounge areas. *maui.andaz.hyatt.com* OH

Living in luxury Top to bottom, the beautiful Terranea in California; sleek and stylish outdoor living at Mexico's Mar Adentro; and inside a new villa at Andaz Maui at Wailea Resort.

PHOTOGRAPHS BY JASON SPETH (TERRANEA) AND COURTESY OF THE DEVELOPERS AND RESORTS

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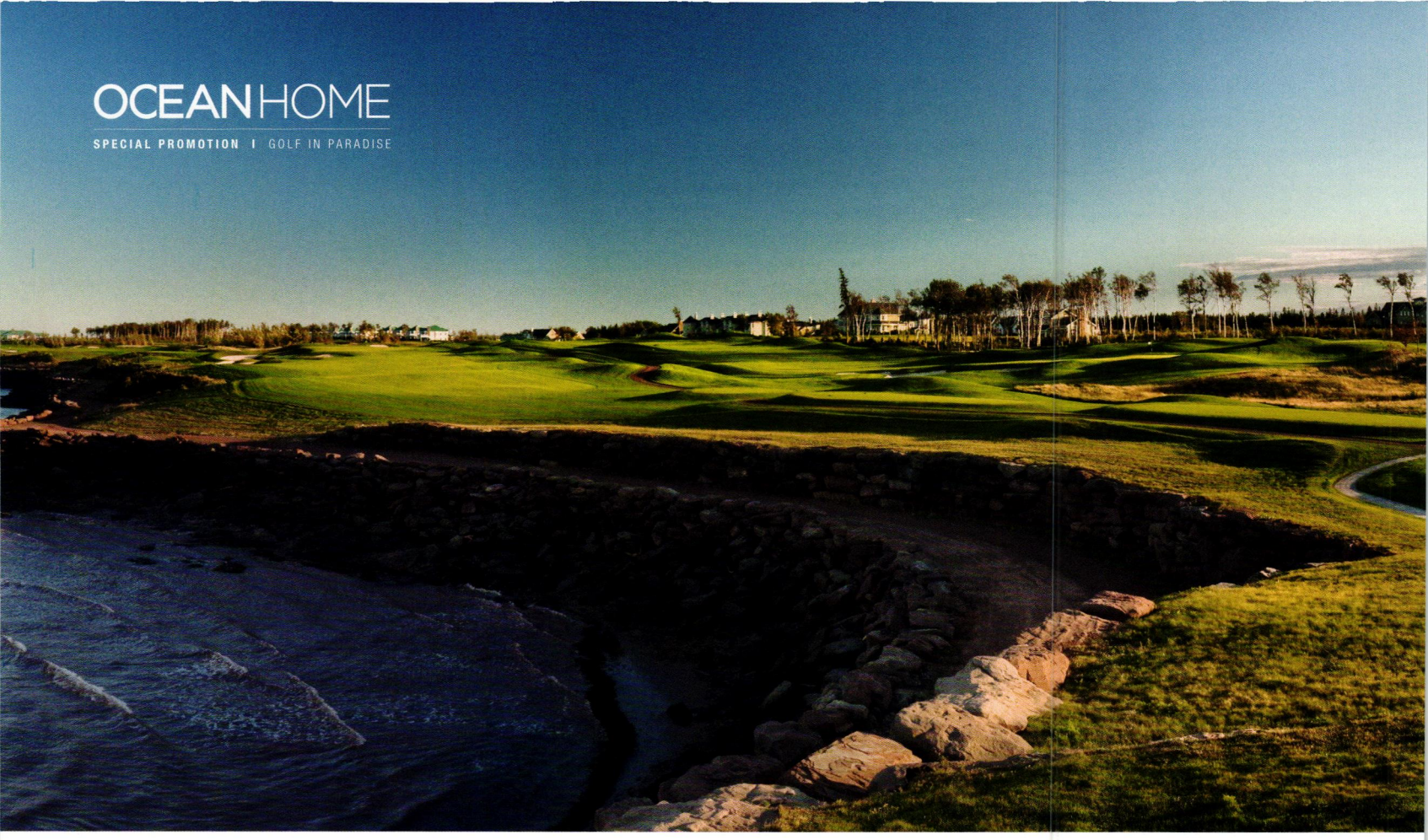

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World class Golf with spectacular Oceanfront views. Fox Harb'r is an inspired blend of Scottish links and traditional parkland golf, rated by *Golf Digest* as Canada's Best New Course on its opening, Canada's Top Golf Resort in 2011, and was also rated in the Top 20 Golf Resorts in North America and the Caribbean. Designed by renowned course architect and Golf Hall of Fame member, Graham Cooke, Fox Harb'r achieves a seamless combination of natural beauty and challenging layout. With its spectacular fairways, classic greens and breathtaking scenery, Fox Harb'r will redefine your golf dreams.

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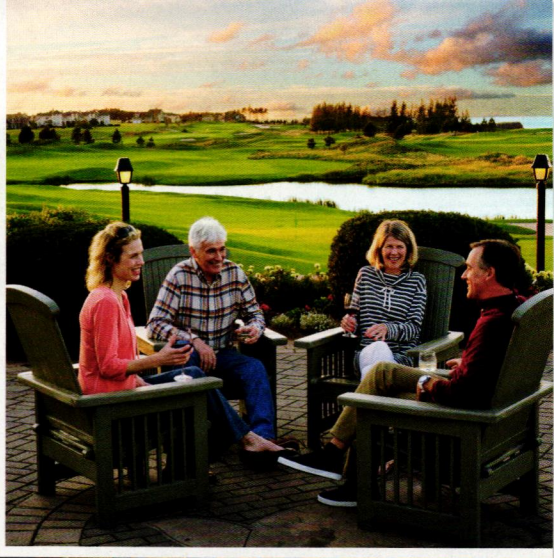

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Beyond the glorious setting, the championship golf, the blue ocean and the tasteful cuisine, the one thing people remember most about visiting Fox Harb'r is the warm and honest maritime welcome they receive from each person they meet. Smiles and waves are genuine and the staff are known to go out of their way with personalized service. There's nowhere else in the world quite like Fox Harb'r, Nova Scotia, and that's a welcome thought.

To learn more about ownership opportunities at Fox Harb'r Resort including Custom Homes, Executive Towns and Homesites, call1.866.257.1801. Or download a brochure at foxharbr.com/oceanhome/.

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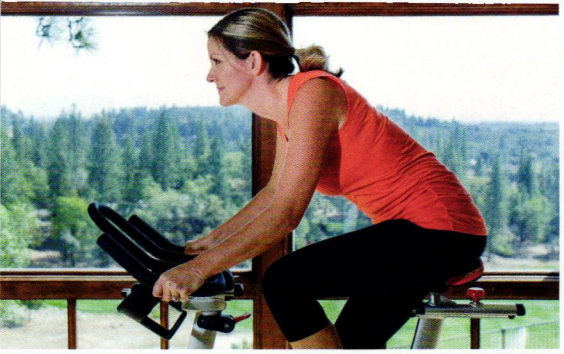

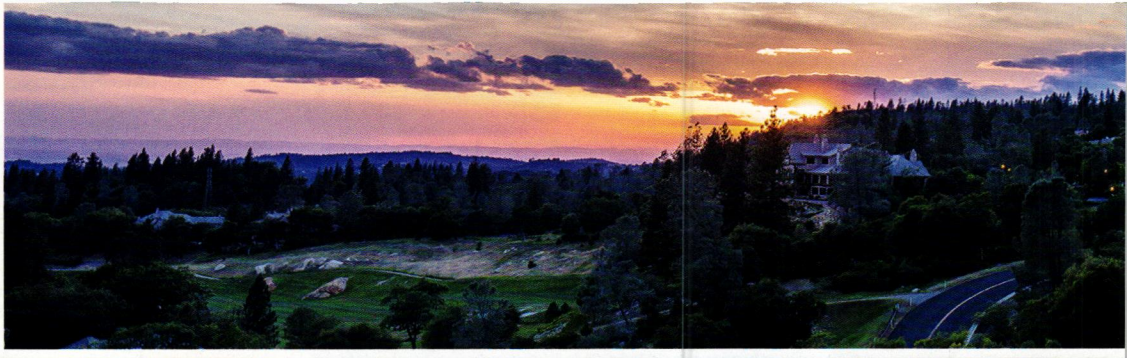

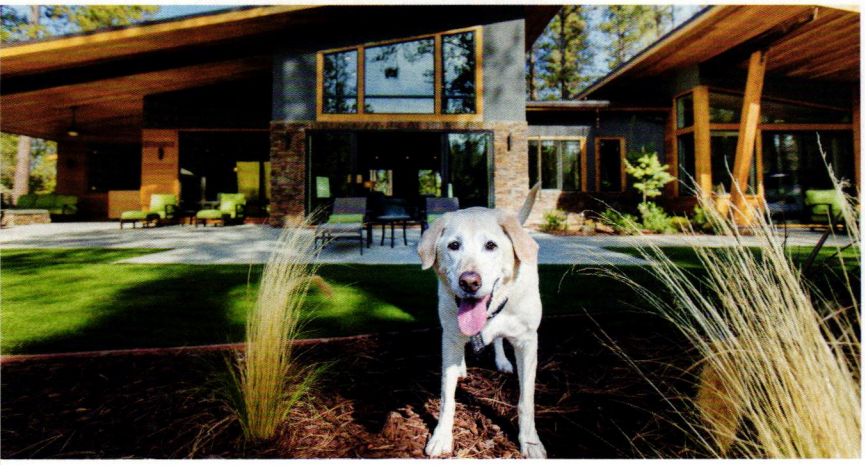

Spectacular golf awaits at Winchester, paradise in the Sierra Nevadas.

AN EXQUISITE OASIS

California's Winchester Country Club offers world-class golf with an ideal location and breathtaking views.

Few places in the world offer award-winning golf, easy access to some of the most desirable ski resorts, breathtaking views, and proximity to two major urban cultural centers. Add in a remarkable community lifestyle, delightfully charming nearby towns, fresh semi-custom home designs, and discerning golf and club members will understand that Winchester Country Club is the hidden gem of a lifetime.

The 18-hole course, the final and stunning design by Robert Trent Jones Sr. and Jr., is both challenging and beautiful, garnering a multitude of accolades including being named among the "Top 100 Golf Courses" by *Golfweek Magazine*. Golfers of all abilities love the course's abundant challenges and its beautiful layout tucked amid panoramic views of the Sierra mountains and Sacramento valleys. Measuring 7,144 yards from the back tees and playing to a par 72, the golf experience at Winchester blends engaging play seamlessly with the dramatically scenic landscapes and mountain vistas.

As the heartbeat of this golfing community, the newly renovated and lodge-style Clubhouse features a private main dining room and pub, pro shop, locker rooms, swim, tennis, full gym fitness center and more. The club is expertly managed by Troon®, the leader in golf course and club management.

In addition to the remarkable golf experience, the lifestyle at Winchester Country Club is simply one-of-a-kind. With strikingly fresh architecture, quick and easy Tahoe ski access, a full array of community activities, and luxurious yet approachable club living, Winchester is a unique and remarkable way of life, a Northern California hidden gem that must be seen to be believed.

The finishing touch to this remarkable golf and lifestyle community are the fantastic Winchester homes that are now available, specifically designed for the ultimate in foothill living. These remarkable, livable designs create a special connection between home and nature. Unique architectural approaches and elegant natural finishes are evident throughout each Winchester masterpiece, with designs that nestle perfectly into some of the world's most beautiful vistas.

For a golf experience that is below the snow and above the fog in the magnificent Sierra foothills, Winchester Country Club has it all. Custom home sites range from one to six acres and start at $200,000, while semi-custom-built homes start at $1.175 million. For more information on Winchester Country Club, visit www.winchestercountryclub.com.

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Not All Oceanfront Communities are Created Equal.

At the southern tip of Hutchinson Island in South Florida lies Sailfish Point, an unspoiled island paradise where the Gulf Stream keeps waters temperate while onshore breezes moderate the climate.

This 532-acre secluded sea-island community is surrounded by the Atlantic Ocean, St. Lucie Inlet, and the Indian River. Residents enjoy five miles of pristine shoreline, an oceanfront Jack Nicklaus Signature golf course, elegant beachfront clubhouse, full-service marina with immediate ocean access, and the ultimate in private security.

Here, at one of Florida's most prestigious addresses, is a most comfortable lifestyle with a breathtaking array of living possibilities from spacious beach and harborfront homes to intimate oceanfront condos, link-side villas and townhomes with private docks.

For those who enjoy life on the water, everything comes together at Sailfish Point. Travel easily by boat into town for dinner or over to the Bahamas, only 60 nautical miles east. From Sailfish Point Marina and Yacht Club, one of the largest private marinas in Florida, you are merely five minutes to open water.

While water surrounds life here, there are also plenty of activities on dry ground. Har-Tru tennis courts maintained to professional standards, a fitness and aquatic center with professional trainers and a luxurious full-service spa and salon are all available for residents and their guests.

An excellent par-72 Jack Nicklaus Signature golf course, stretching along ocean and river, offers 7,088 yards of challenging fairways and no tee times – essentially your own private 18 holes of exceptional golf. Of all private Florida golf communities, Sailfish Point is anything but par for the course.

Every hole has water views, whether ocean, river or lake, while some are graced by all three. Play begins just steps from the practice area, moving throughout the island and culminating in the par-4 signature 18th, dubbed "Window on the Sea" for its remarkable ocean view.

Five tee boxes make for great play at every skill level and balmy breezes complement every round. Four full-time teaching professionals are on staff to help you make the most of your play, while the pro shop offers an extensive range of equipment for your game.

Connected to the mainland by a fixed-span bridge, residents of Sailfish Point are 10 minutes from the restaurants, shopping, medical services and small town charm of downtown Stuart. A private airport is minutes away and bustling Palm Beach is just an hour south.

Sailfish Point is life as you choose it, surrounded by astonishing beauty.

Sailfish Point
Hutchinson Island, Florida

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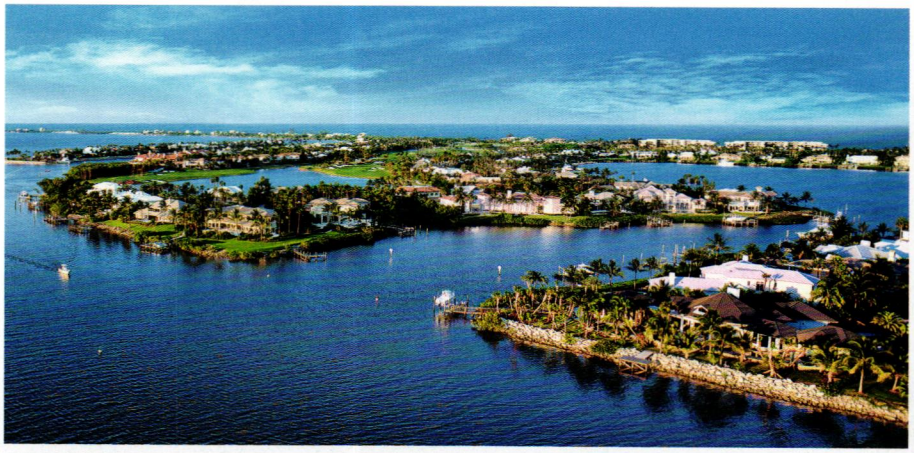
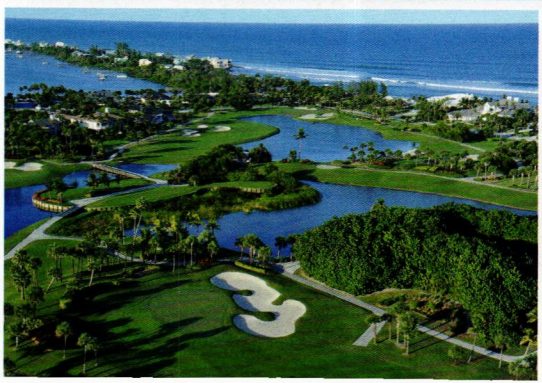
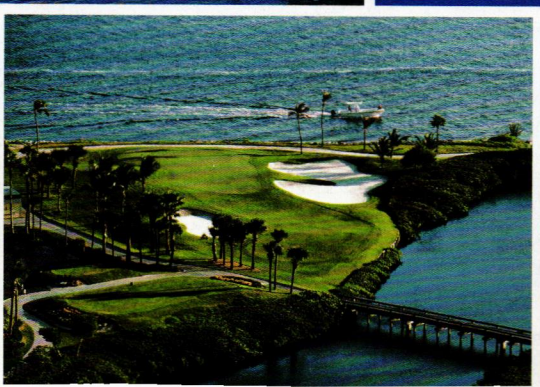
772.225.6200
SAILFISHPOINT.COM







VICTORY RANCH

Luxury Mountain Homes In Utah's Great Outdoors

On the edge of Utah's Wasatch Mountains, just minutes from Park City and Deer Valley, lies the private, year-round residential community, Victory Ranch. Set along a majestic stretch of the Upper Provo River and amidst 6,700 pristine acres of rolling hills and aspen groves, Victory Ranch offers an unmatched setting for active individuals and families to escape from the everyday and reconnect with nature's untouched beauty.

Owning at Victory Ranch puts one of America's finest private golf courses right outside the front door of your modern mountain vacation home. Carved from the dramatic high-country landscape and surrounded by the picturesque natural beauty of Deer Valley and the Uinta Mountains, the 18-hole Rees Jones-designed course challenges all skill levels while sweeping views in every direction test your focus.

Away from the course, owners enjoy Victory Ranch's world-class fly fishing, miles of private mountain biking and hiking trails, water sports on the Jordanelle, yurt camping, 5-stand shooting and a host of beautifully appointed amenities such as a ski-in/ski-out lounge in the heart of Park City, The Post clubhouse with its pool and fitness center, a riverside restaurant and a host of kid-centric activities.

Originally conceived as one of the lowest density communities in all of Park City, the developer, Sterling Bay, has elected to reduce density further from 700 homes to approximately 350, providing unmatched exclusivity for a legacy home. The majority of homes at Victory Ranch are being constructed on remarkable one- to four-acre lots within walking distance of core amenities.

With the growing demand for luxury mountain living at Victory Ranch, the developer has released new homesites and cabin home collections, and has introduced new amenities to enhance the Victory Ranch lifestyle. This past winter, Victory Ranch opened its newest amenity The Post, and it will soon break ground on a new activity clubhouse, The Barn. Inspired by the classic western barn house, this new amenity will host an array of family and kid-friendly activities, including a wellness center with juice bar, full fitness facility, full-service spa and paddle tennis and tennis courts. An entire barn will be dedicated to teens and children, complete with a pizzeria, ice cream bar, game room and half-court basketball gym.

Homesites and custom cabin homes are priced from $425,000 and $1,485,000 respectively. For more information about Victory Ranch, please visit VictoryRanchUtah.com or call 435.785.5000.

VR

VICTORY RANCH

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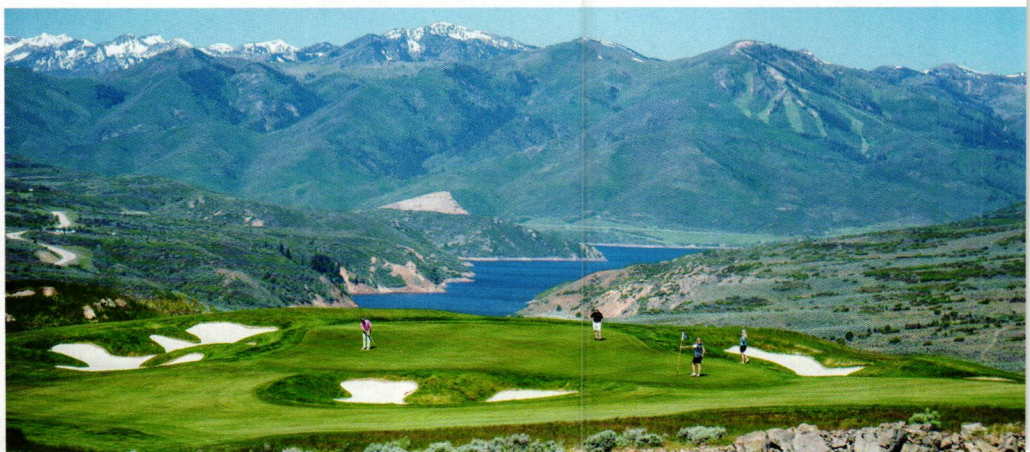

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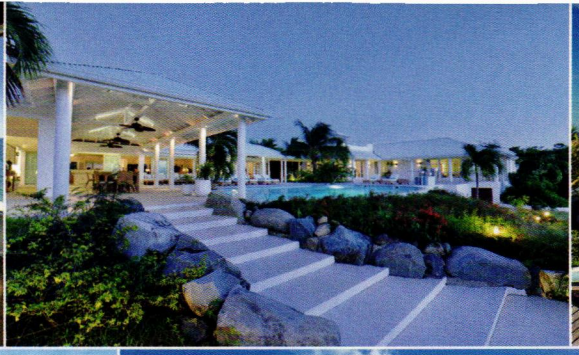

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74
PLATINUM LIST 2016

Our annual showcase of the **BEST OF THE BEST** in luxury coastal lifestyles.

84 **GRAND CANAL**
Award-winning architect Max Strang designs a striking contemporary home in Coconut Grove, just south of Miami, with beautiful canal, bay and ocean views.

92 **ENDLESS SUMMER**
The Hamptons is a playground for the rich and famous during high summer but offers an exceptional oceanfront lifestyle year round.

Wide blue yonder
An overwater sanctuary at Jumeirah Dhevanafushi in the Maldives, one of our Platinum List 2016 top luxury island resorts (page 83).

PHOTOGRAPH COURTESY OF JUMEIRAH DHEVANAFUSHI

PLATINUM LIST 2016

BEST *of the* BEST

Welcome to *Ocean Home*'s **Platinum List 2016**, our third annual showcase of the Best of the Best in luxury coastal lifestyles. Nominated by thousands of readers and industry peers, and selected by our panel of expert lifestyle editors and tastemakers, these exceptional creative talents are the essence of stylish and sophisticated ocean home design.

INTERIORS

Furniture & Décor

1stdibs
Baker Furniture
DDC
Donghia
Graye LA
Hive Modern
Kravet
Lee Jofa
Michael Dawkins Home
Minotti
Mitchell Gold + Bob Williams
Nathan Anthony
Poliform
Ralph Lauren Home
Roche Bobois
Spark Modern Fires
Surya
Sutherland
ThinkGlass

PHOTOGRAPH BY CRAIG DENIS, COURTESY OF MICHAEL DAWKINS HOME

Michael Dawkins Home

Gaggenau

KITCHENS

Appliances & Accessories

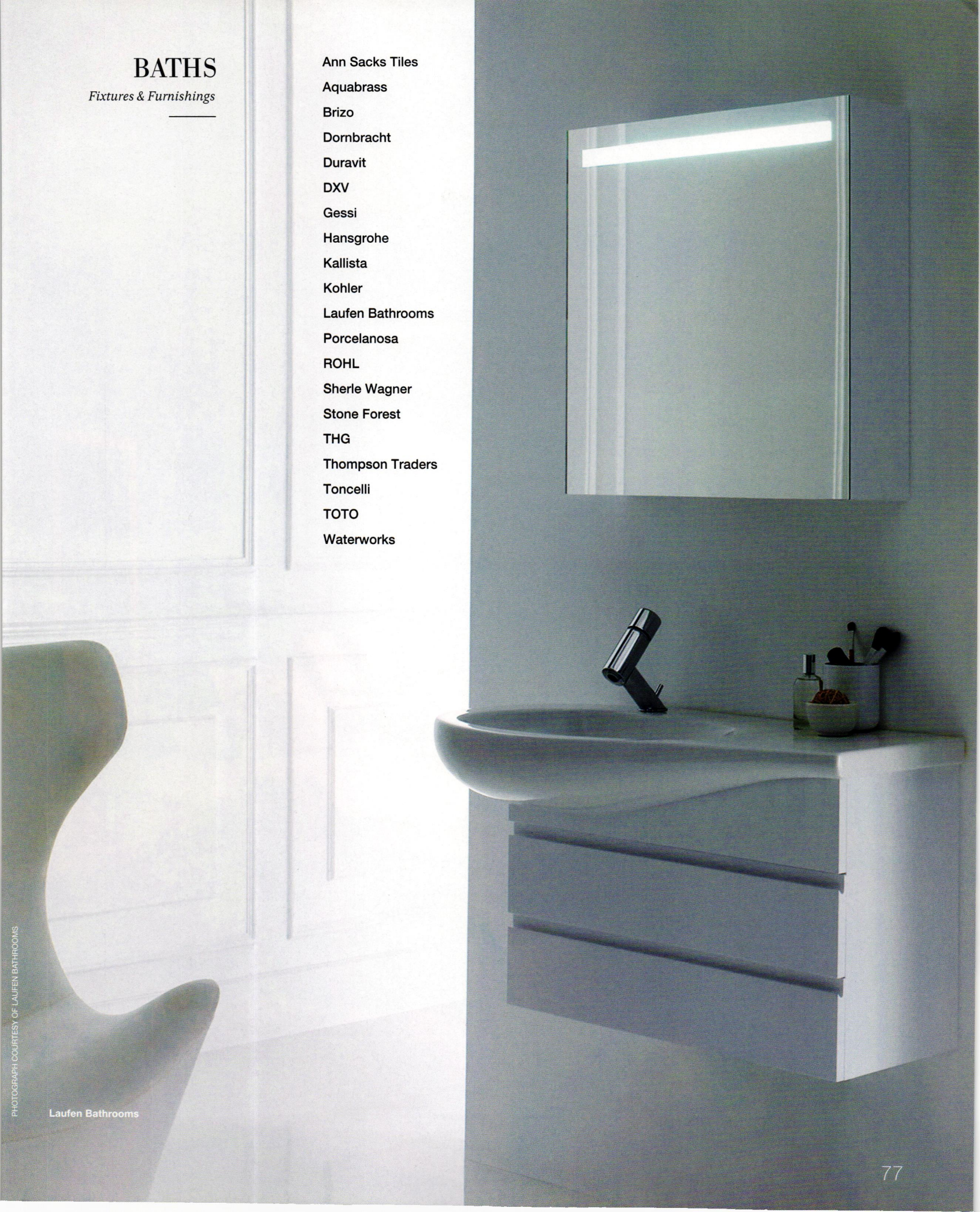
American Standard
Bertazzoni
BlueStar
Bosch
Corsano
Gaggenau
Jenn-Air
Liebherr
Miele
Samsung
SieMatic
Thermador
Viking Range
Wolf Gourmet

PHOTOGRAPH COURTESY OF GAGGENAU

BATHS

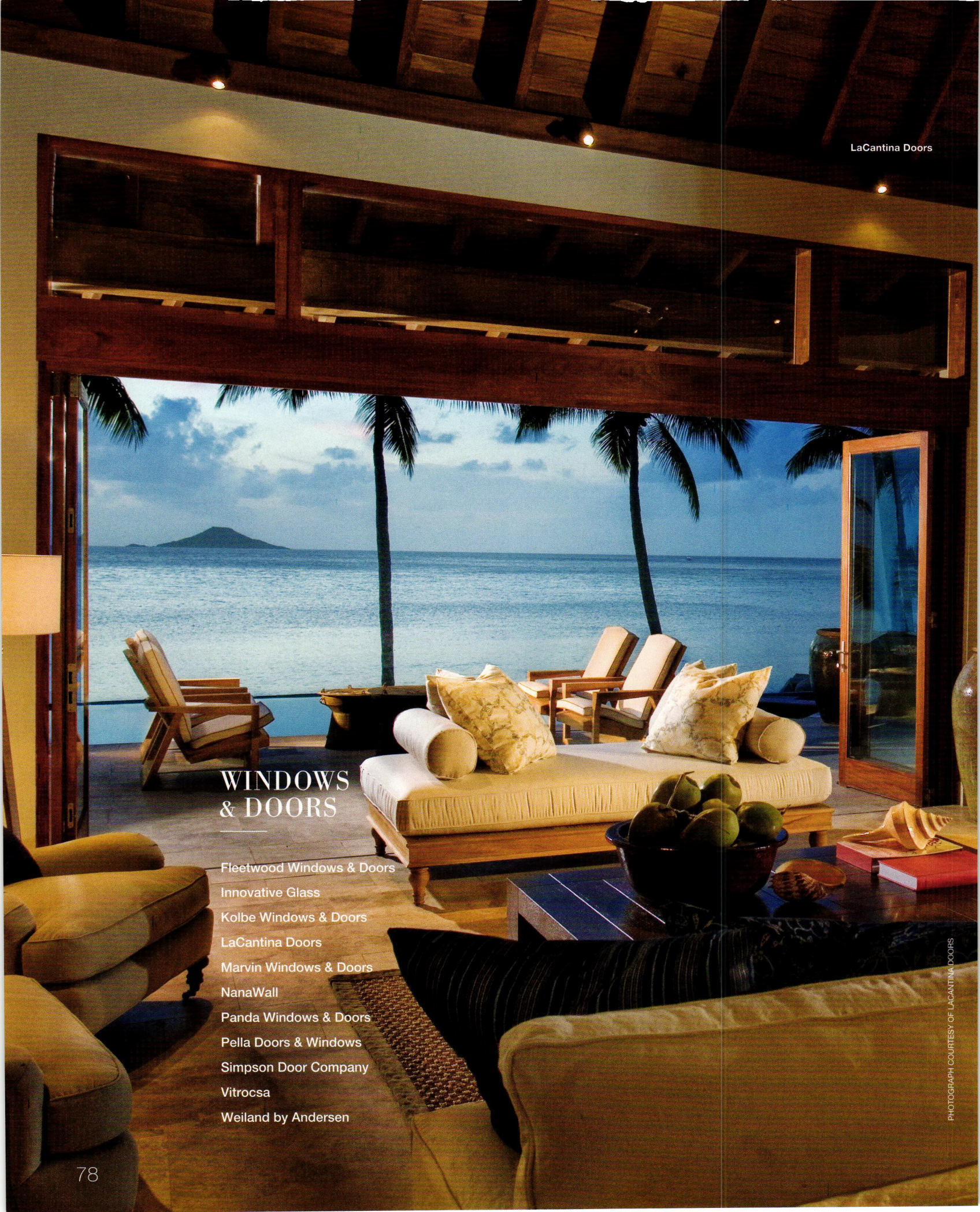
Fixtures & Furnishings

Ann Sacks Tiles
Aquabrass
Brizo
Dornbracht
Duravit
DXV
Gessi
Hansgrohe
Kallista
Kohler
Laufen Bathrooms
Porcelanosa
ROHL
Sherle Wagner
Stone Forest
THG
Thompson Traders
Toncelli
TOTO
Waterworks



Laufen Bathrooms

PHOTOGRAPH COURTESY OF LAUFEN BATHROOMS



WINDOWS & DOORS

Fleetwood Windows & Doors
Innovative Glass
Kolbe Windows & Doors
LaCantina Doors
Marvin Windows & Doors
NanaWall
Panda Windows & Doors
Pella Doors & Windows
Simpson Door Company
Vitrocsa
Weiland by Andersen

PHOTOGRAPH COURTESY OF LACANTINA DOORS

RESIDENTIAL DEVELOPMENTS

Christophe Harbour, St. Kitts
February Point, Exuma, Bahamas
Kiawah Island, S.C.
Kukui'ula, Kauai
Muse, Sunny Isles Beach
One Thousand Museum, Miami
Quivira Los Cabos, Mexico
Regalia Miami, Fla.
Sailfish Point, Hutchinson Island, Fla.
The Concession, Bradenton, Fla.
Wexford Plantation, Hilton Head Island, S.C.

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Drew Fenton, Los Angeles
Tim Davis, The Hamptons
Stanley Lo, San Francisco
Ben Bacal, Los Angeles
Chris Cortazzo, Malibu
Jade Mills, Los Angeles
Aaron Kirman, Los Angeles
Susan Breitenbach, The Hamptons
Raju Chhabria, Hermosa Beach
Paulette Koch, Palm Beach
The Jills, Miami

Kukui'ula, Kauai

Farrell Building Company

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Christopher Burton Luxury Homes
Farrell Building Company
Finton Construction
Hart Homes
JJK Construction
Karp Associates
Kean Development Company
Koral Bros. Inc.
M. G. Flynn Contracting
Perrone Construction
Phil Kean Design Group
Plum Builders
Prutting & Company
Sater Group
Solaris, Inc.
Taconic Builders

PHOTOGRAPHS COURTESY OF KUKUI'ULA (TOP) AND FARRELL BUILDING COMPANY (BOTTOM)

OUTDOOR KITCHENS & GRILLS

Alfresco Grills
Brown Jordan Outdoor Kitchens
Bull
Coyote Outdoor Living
Earthstone Wood Ovens
Electri-Chef
Fontana Forni
Kalamazoo Outdoor Gourmet
Komodo Kamado
RH Peterson
Viking Range
Vintage Luxury Grills

Brown Jordan Outdoor Kitchens

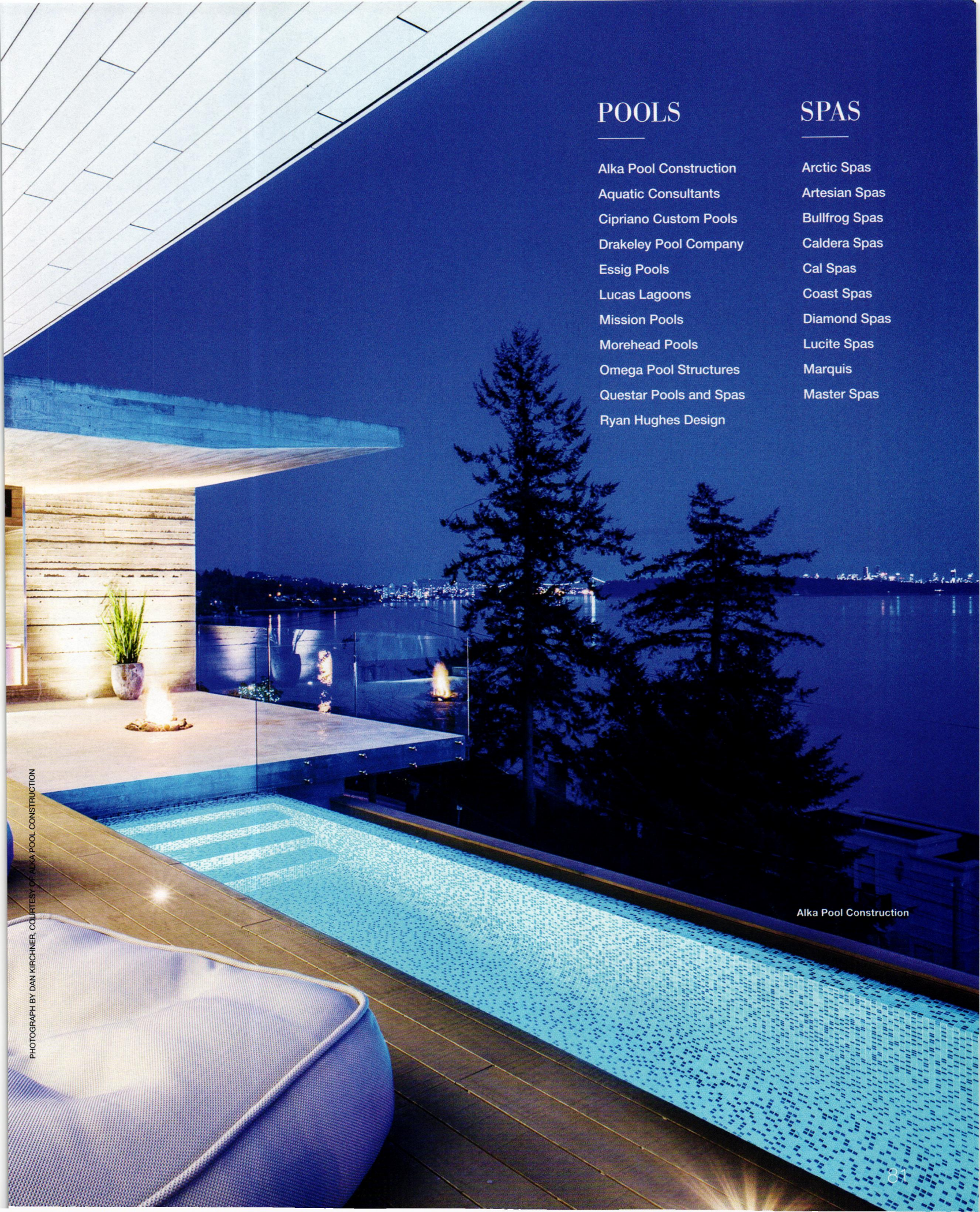
Casa Outdoor Boston

OUTDOOR LIVING

Furniture & Décor

Auroralight
Bobé Water & Fire
Casa Outdoor Boston
Dedon
Fire by Design
Haddonstone
Hatteras Hammocks
Janus et Cie
Kingsley-Bate
Neoteric Luxury
Restoration Hardware
Royal Botania
Sunbrella
Tuuci
Vondom
Weatherend
Westminster Teak

PHOTOGRAPHS BY CHIPPER HATTER (TOP), COURTESY OF CASA OUTDOOR BOSTON (BOTTOM)



POOLS

Alka Pool Construction
Aquatic Consultants
Cipriano Custom Pools
Drakeley Pool Company
Essig Pools
Lucas Lagoons
Mission Pools
Morehead Pools
Omega Pool Structures
Questar Pools and Spas
Ryan Hughes Design

SPAS

Arctic Spas
Artesian Spas
Bullfrog Spas
Caldera Spas
Cal Spas
Coast Spas
Diamond Spas
Lucite Spas
Marquis
Master Spas

Alka Pool Construction

PHOTOGRAPH BY DAN KIRCHNER, COURTESY OF ALKA POOL CONSTRUCTION

BOATS

Back Cove
Beneteau
Contender
Cruisers
Danalevi
Everglades Boats
Hatteras
Hinckley
Hodgdon Yachts
Intrepid Powerboats
Marlow Mainship
MJM Yachts
Sabre
Scout Boats
Sea Ray
Viking

FLOORS, DECKS & PAVING

Archetypal New York
Cancos
Carlisle Wide Plank Floors
Del Conca USA
Eldorado Stone
Gaetano Hardwood Floors
Goodwin Heart Pine
Lauzon Hardwood Flooring
Listone Giordano
Mullican Flooring
Natural Wood Floor Studio Miami
Paris Ceramics
Pavé Tile, Wood & Stone, Inc.
Real Antique Wood
Royal Building Products
Techo-Bloc
The Garrison Collection
Trex

Royal Building Products

PHOTOGRAPH BY YASAKI PHOTOGRAPHIC, COURTESY OF ROYAL BUILDING PRODUCTS

VACATIONS

U.S. & CARIBBEAN

Amanera
Playa Grande, Dominican Republic

Batu Villa
Virgin Gorda

Beach Village at The Del
Coronado, Calif.

Dorado Beach, A Ritz-Carlton Reserve, Puerto Rico

Four Seasons Resort Lanai
Hawaii

Little Palm Island Resort & Spa
Florida Keys

Mandarin Oriental Miami
Brickell Key

Ocean House
Watch Hill, Rhode Island

Sugar Beach, A Viceroy Resort
St. Lucia

The Cloister at Sea Island
Georgia

INTERNATIONAL

Alila Villas Uluwatu
Bali, Indonesia

Belmond Hotel Splendido
Portofino, Italy

Dolphin Island
Fiji

Eagles Nest Lodge
Bay of Islands, New Zealand

East Bedarra Island Retreat
Queensland, Australia

Ellerman House
Cape Town, South Africa

Fogo Island Inn
Newfoundland, Canada

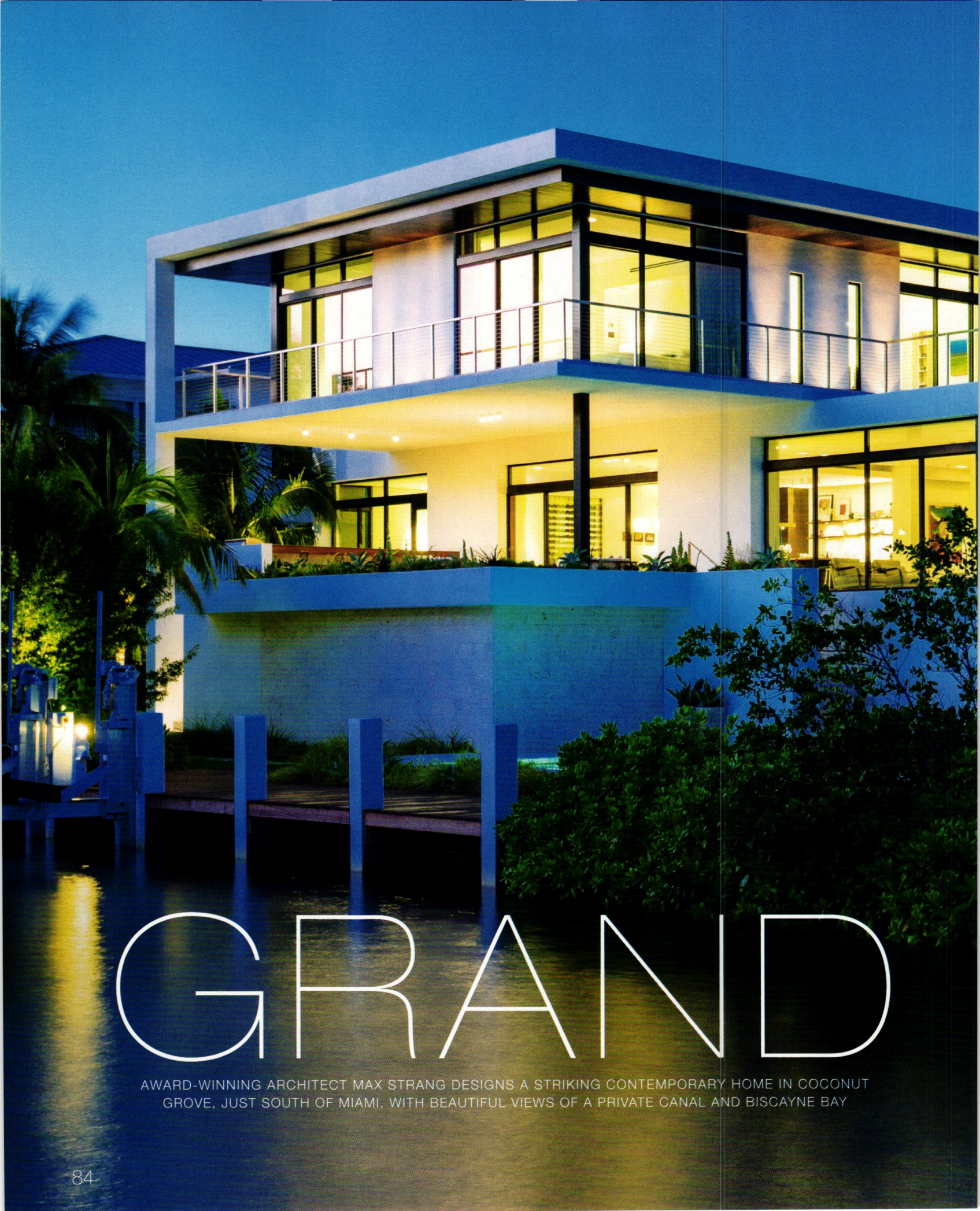
InterContinental Thalasso
Bora Bora, Tahiti

Jumeirah Dhevanafushi
Maldives

Nizuc Resort & Spa
Cancun, Mexico

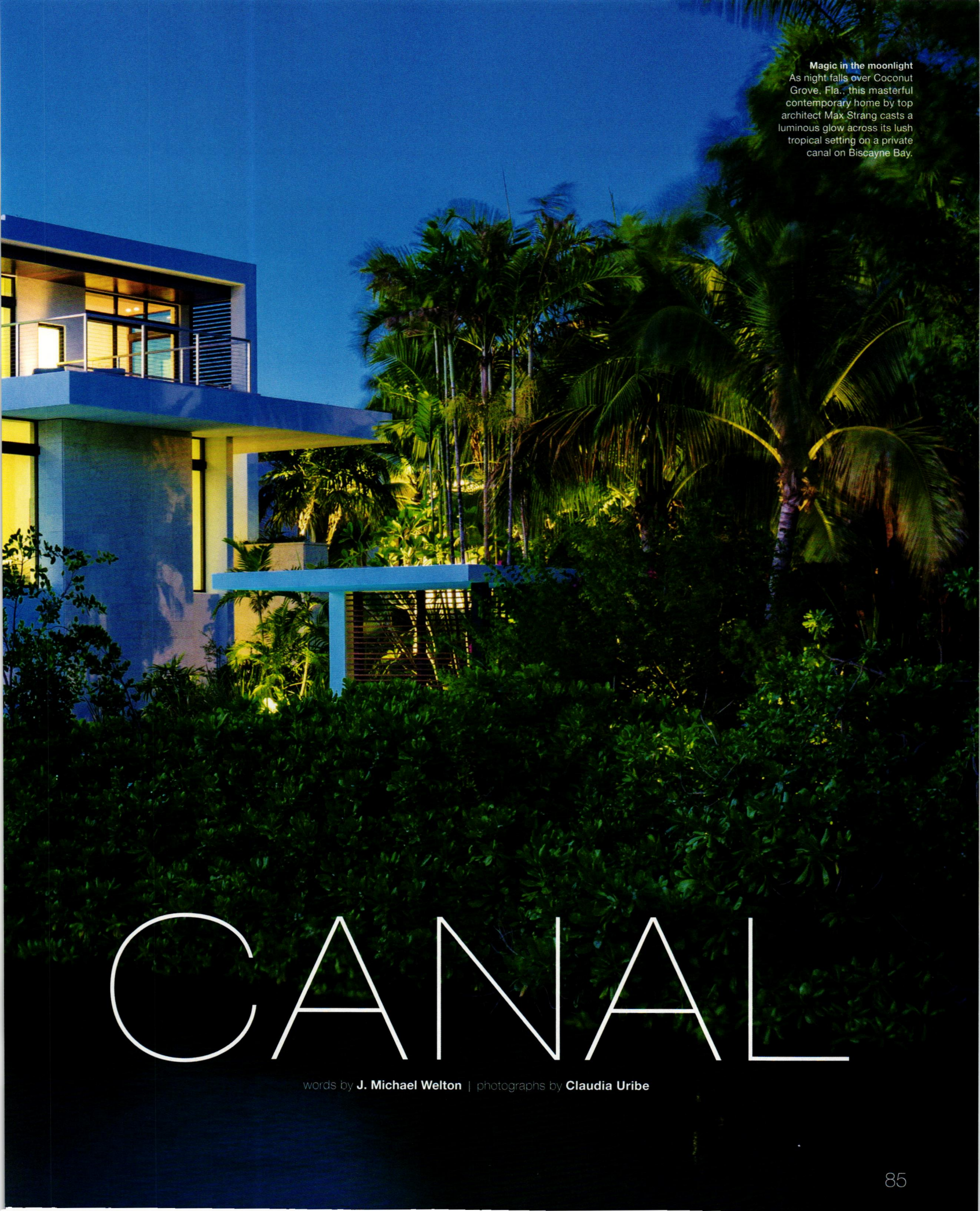
Little Palm Island Resort & Spa, Florida Keys

PHOTOGRAPH COURTESY OF LITTLE PALM ISLAND RESORT & SPA



GRAND

AWARD-WINNING ARCHITECT MAX STRANG DESIGNS A STRIKING CONTEMPORARY HOME IN COCONUT GROVE, JUST SOUTH OF MIAMI, WITH BEAUTIFUL VIEWS OF A PRIVATE CANAL AND BISCAYNE BAY



Magic in the moonlight
As night falls over Coconut Grove, Fla., this masterful contemporary home by top architect Max Strang casts a luminous glow across its lush tropical setting on a private canal on Biscayne Bay.

CANAL

words by **J. Michael Welton** | photographs by **Claudia Uribe**

All about the view
The Hucker residence is designed in the tradition of of Florida modernists and positioned to maximize the alluring views of the canal, bay and ocean beyond.

A telescopic view of a private and tropical canal, the blue waters of Biscayne Bay and the Atlantic Ocean in the far distance are the *raisons d'être* for architect Max Strang's newest residential design in Coconut Grove, Fla.

"It's all about the trajectory of the view," the award-winning architect says. "On the horizon you can see Stiltsville, the remaining houses of a historic fishing camp out there in the middle of the bay. It's a great artifact."

The Hucker residence may have been inspired by that vista, but this striking home is also a vision unto itself, and one that crisply articulates a finely honed sense of contemporary architecture and design. A sparkling white stone and stucco gem, it was masterfully designed in the tradition of Florida modernists like Paul Rudolph and Gene Leedy.

And that's no accident. Midcentury modern design is woven into this architect's DNA. Strang not only grew up in a home designed by Leedy, but he considers the modern master his mentor too.

Leedy was a friend of the family when Strang was young, and the two used to tour construction sites of Leedy's midcentury modern homes in Sarasota and Winter Haven.

"In Winter Haven, I was constantly surrounded by Gene's work," says

Interior motives
The crisp, clean lines of the home's exteriors flow inside, with all white walls showcasing the stylish and contemporary furnishings, artworks and bathroom.

Strang. "Aside from many homes of family friends, he designed the city hall, police station, fire station, doctors' offices, garden club and the country club [with Paul Rudolph]. I was immersed in modernity."

Once Strang graduated from the University of Florida, he interned at – where else? – Leedy's office. Then he was off to Columbia for a graduate degree, interning with rock star architect Zaha Hadid in 1996 before returning to Florida to set up his own fledgling practice in 1998.

Since then, Strang has thrived in a design environment that's dually challenged by rising sea levels and a complex set of zoning restrictions. In Miami Beach, that means building six to seven feet above grade. In Coconut Grove, flood restrictions demand even loftier heights.

"Coconut Grove is not on a barrier island like Miami Beach," he says. "You have to build higher on the water because it comes in and then has nowhere to go. The coastline is like a catcher's mitt – water gets caught up in there."

Strang designed the Hucker home to stand two stories tall, starting at eight feet above grade. It's actually a compound with two buildings: the main house comprising four bedrooms and five and a half baths and a smaller structure that serves as an office, guest suite and art studio.

His clients, Rupert and Katherine Hucker – he's English, she's Australian – moved from Trinidad to Coconut Grove seven years ago with their then nine-year-old daughter. They liked the neighborhood and wanted a home with a view of the water and a place where they could entertain friends and family.

Strang and his Hucker residence project team, comprising Alexandra Mangimelli, Maria Ascoli, Jason Adams and Jordan Johnson, delivered it all, in spades.

In addition to maximizing that compelling view to the southeast, he gave the Huckers a spacious, 5,200-square-foot home with long, clean lines, deep overhangs and a relatively simple but eye-catching architecture.

The overhangs give the house its strong identity but are a necessity too. "You've got to get out of the sun," Strang says, "but they also define it as a Florida house."

Guests drive up to the home, which is sited on a cul de sac, park on the street and pass through a wooden gate opening to a lush private garden. They can choose between walking up a formal staircase to the front door or taking a shorter, more informal route along stepping stones leading to a pool terrace.

Adjacent to the 53-foot-long swimming pool and small Balinese-style pavilion is a set of stairs rising to

Maximum impact
Sleek and minimalist cabinetry of dark brown oak in the open kitchen is repeated on the stairs and floors in the upper-level bedrooms, creating a cohesive design style throughout the home.

the home's central terrace. That's the spot where breezy outdoor grilling and entertaining are *de rigueur*.

"I placed more emphasis on the casual arrival than the formal," says Strang. "There's the obligatory front door, but 90 percent of the time guests arrive at the lower-level entrance."

That might be attributed to the allure of the pool, clad in Balinese blue limestone tiles that are cream and turquoise in color and sourced from a single mine in Indonesia. "The minerals in the pool tiles help cleanse the water," says Katherine Hucker. "We had been to Bali and knew exactly what we wanted."

The pool terrace is surrounded by a garden rich in sumptuous plantings indigenous to Florida: succulents, gardenias, bougainvillea and coconut palm trees. "It's well kept, but fairly untamed," she adds. "It's sublime – not just visually, but to walk around it; the scent is just heavenly."

Should they choose to ascend the staircase for the more formal approach, visitors arrive at an overlook of garden and pool. Through the front door and foyer, that telescopic view opens up to the southeast while interior spaces are all about merging inside and out.

"The living area, kitchen and outdoor terrace are all one," adds Hucker. "Max achieved the open living space that we wanted."

Because she's an artist, Hucker was specific about colors and materials to be used – first the stone and wood, then the fittings and fixtures. "We used local keystone and Italian basalt, gray with specks of cream in it, and gray-veined travertine," she says.

"All the basalt slabs were cut into three-foot by three-foot tiles for the entire first floor, and we used the gray-veined travertine outside, so there's continuity."

In the kitchen, there's minimalist cabinetry of dark brown oak, which is repeated on the stairs and floors in

Grand entrance
Guests can opt to walk up a formal staircase to the front door or take a shorter and more informal route along stepping stones that lead to a beautiful pool and terrace.

upper-level bedrooms. All the walls are white, with the exception of a feature wall in the main room, a space that's filled with light thanks to its oversized windows.

"That room is phenomenal. It's so cool when it's all open, and it's a great place for us to hang out," adds Hucker. "The whole room is pointed in the direction of the bay, overlooking the pool."

One wall features a large print of a photograph from the artist Christo's 1983 landmark art project in Florida, which he wrapped 11 tiny Miami islands in pink fabric. One of Hucker's friends worked on *Surrounded Islands* and gave her the print as a gift.

"You see this big pink photo that's one meter by three meters," says Hucker. "It picks up the blue of the bay and the sky and the green of the garden."

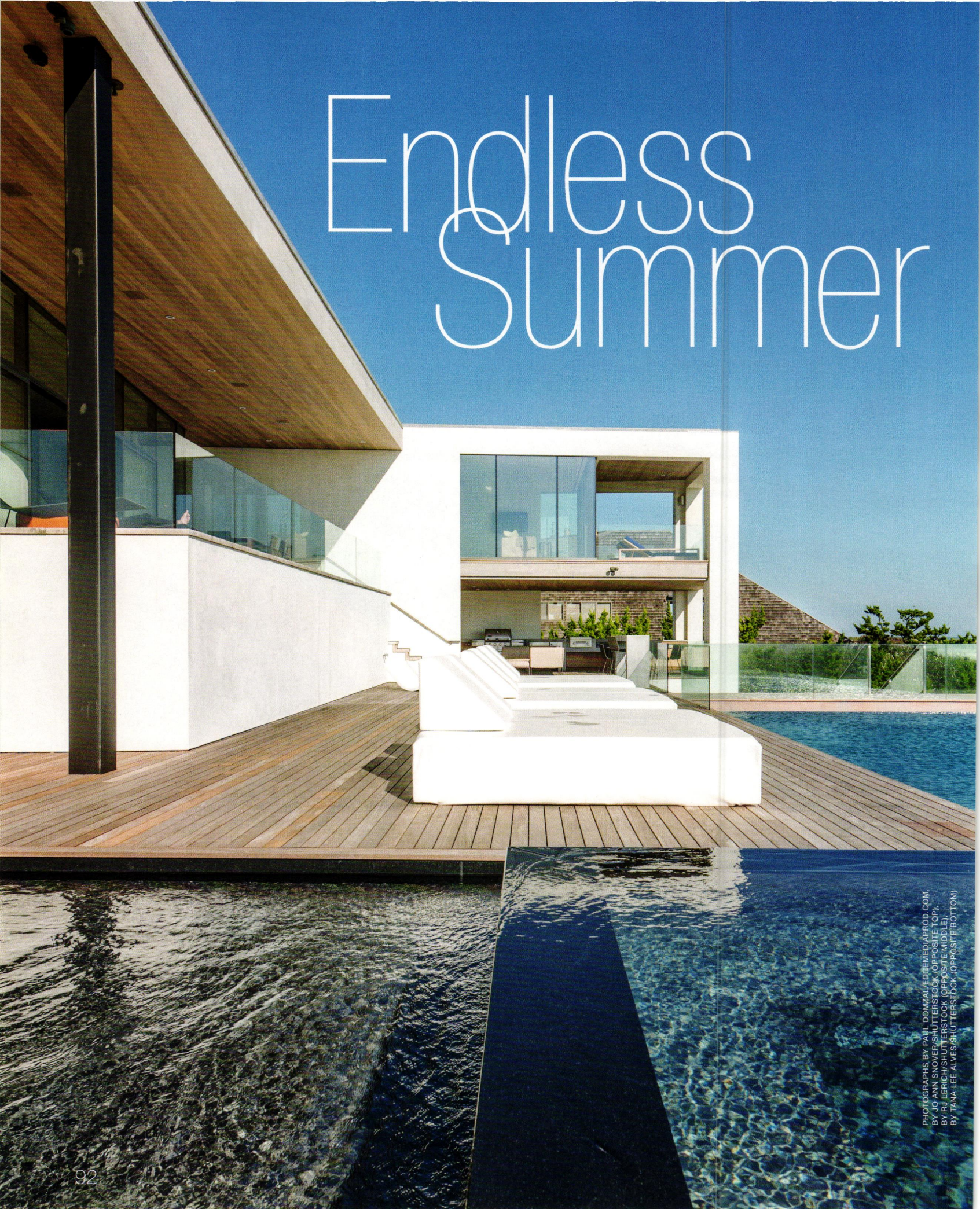
Hucker's own paintings are displayed throughout the residence and will soon be joined by new works, created since the end of the home's design and construction phases in 2015. "I've gotten back to painting in the last three months," she says.

She works in charcoal, acrylics and oil, and her new home serves as her muse. "I was intimately involved in its design and it provides me subject matter, but not in a literal translation," she says. "It's abstract, more and more, and each time I take a section and paint it on a larger scale. There's an interplay between shapes and spaces and colors and textures."

THE DETAILS
For more information, visit *strangarchitecture.com.*

The home has resulted in an enduring friendship between clients and architect. "Often when I come back to Miami, I stay in their guest house," says Strang, who recently opened an office in Telluride, Colo. "This home has become more than a commission – it's an abiding friendship." **O|H**

Endless Summer



PHOTOGRAPHS, BY PAUL DOMZAL/EDGEMED/APROD.COM.
BY JO ANN SNOVER/SHUTTERSTOCK (OPPOSITE TOP).
BY RJ LERICH/SHUTTERSTOCK (OPPOSITE MIDDLE).
BY TANA LEE ALVES/SHUTTERSTOCK (OPPOSITE BOTTOM)

THE HAMPTONS IS A PLAYGROUND FOR THE RICH AND FAMOUS DURING SUMMER BUT OFFERS AN EXCEPTIONAL OCEANFRONT LIFESTYLE YEAR ROUND

words by **Andrew Conway**

Home in The Hamptons
Extraordinary oceanfront homes, like this contemporary masterpiece in Bridgehampton by Barnes Coy Architects, are the essence of The Hamptons, along with relaxed summer days at the beach, surfing and polo.

It's a quiet Friday

morning in late March. The sky is clear, the sun is shining and the air is cool and crisp, with just a hint of early spring in the breeze – one of those days that makes you feel good to be alive.

The neat hedgerows and mature trees lining Atlantic Avenue, in the tiny hamlet of Amagansett, surround grand but pretty homes with gambrel roofs, shingled walls, white-painted shutters and clipped lawns.

At the end of the street is a classic beach hut, closed up tighter than a lobster trap, and four salt-encrusted surfboards standing guard at the entrance. The small parking area is empty, covered by windblown sand, with a narrow path leading over a sand dune.

And there, in all its glory, is the vast panorama of the Atlantic Ocean, its white-tipped waves roaring and crashing onto an entirely deserted beach, dotted with a handful of imposing mansions and stretching to the horizon.

I'm in the heart of The Hamptons, one of the most expensive and exclusive tracts of real estate on the planet, and life is looking very good indeed.

An iconic playground for the rich and famous during summer, The Hamptons actually offers an exceptional coastal lifestyle throughout the year – assuming you have the money (and lots of it) to buy into it.

The pot of gold at the end of the rainbow for high-flying hedge fund executives, cashed-up corporate titans, global oligarchs and Hollywood celebrities, this glorious stretch of Long Island coastline – less than 100 miles from New York City – is a place like no other.

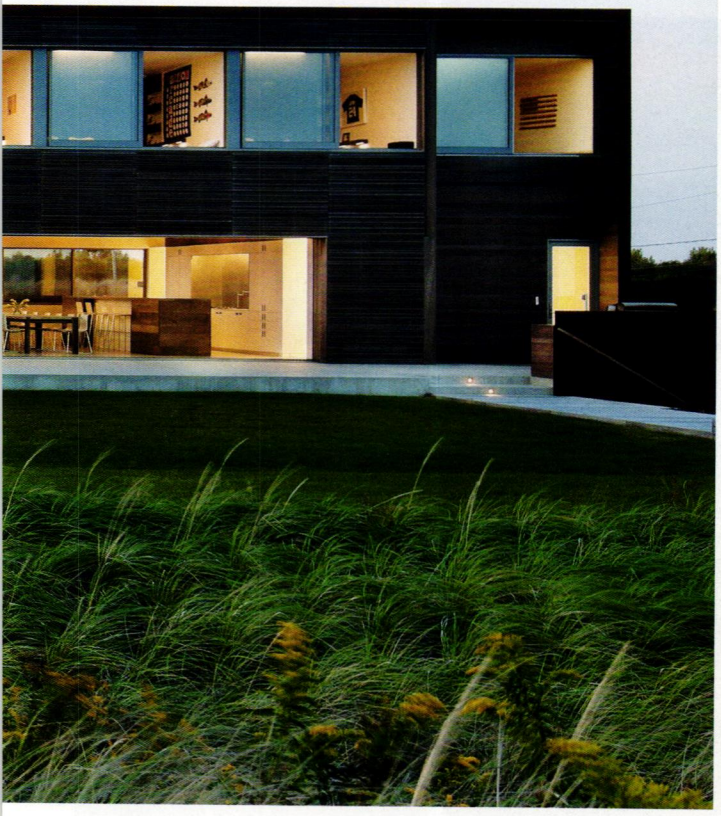
"There's really nowhere for wealthy people in New York who have children to go away on the weekend," says leading Corcoran realtor Susan Breitenbach, a long-time resident of The Hamptons and one of the nation's top brokers with sales of more than $3 billion.

"They're not flying to Nantucket and getting fogged in. They're not going to the Jersey Shore. The Hamptons is so accessible. They can get everything out here that they can in the city – good caterers, yoga teachers, child care – and enjoy this wonderful coastal lifestyle in a great family community."

Tim Davis, a lifelong Long Island and Hamptons resident and fellow Corcoran power broker with sales of $3.5 billion, agrees. "This is a lifestyle destination," he says. "It's safe, clean, naturally beautiful and there's

On the market
Two very different styles of Hamptons homes currently on the market; above, a sleek contemporary oceanfront home in Sagaponack, listed for $54 million by top Corcoran realtor Susan Breitenbach; right, a vast estate in Bridgehampton listed by Corcoran power broker Tim Davis at $50 million.

PHOTOGRAPH BY MICHAEL MORAN/OTTO



something for everybody here. "There are so many different communities, all within easy driving distance of each other, and there's a real diversity of people, amenities and attractions," he adds.

While maps of The Hamptons list more than 20 distinct towns and villages, from Westhampton and Quogue in the west to Montauk in the east, there are eight that shine brighter than others, all linked by the busy – and in summer gridlocked – Montauk Highway.

The largest of the eight key communities, and closest to New York City, is Southampton, with its bustling and historic town center and immense oceanfront estates to the south along Meadow Lane and Gin Lane.

A few minutes' drive to the east is Water Mill, a blink-and-you-miss-it village with high-end homes extending south to Flying Point, overlooking the beautiful Mecox Bay and ocean.

Neighboring Bridgehampton has a more rural look and feel with exclusive homes north and south of the highway, many with stables and set on sprawling lots that were once open farmlands and potato fields.

Sagaponack is reportedly the most expensive zip code in the nation, with even larger estates and mansions, like

PHOTOGRAPH BY BRUNO R. SCHRECK (TOP), BY JAKE RAJS (MIDDLE AND BOTTOM)

"This is a lifestyle destination. It's safe, clean, naturally beautiful and there's something for everybody here."

— **TIM DAVIS** HAMPTONS POWER BROKER

industrialist Ira Rennert's $100 million-plus palatial Italianate compound on Daniels Lane.

North of Sagaponack is Sag Harbor, a compact but charming former whaling town – mentioned in *Moby Dick* – with historic homes clustered around the curved Main Street, lined with antique stores and boutiques. Take in a performance at the iconic Bay Street Theater and dinner at The American Hotel, a Hamptons social institution.

In the heart of The Hamptons lies East Hampton, a bucolic residential enclave with a pond, swans and stone church straight out of an English period novel. Main Street is lined with upscale designer stores, where cashmere and linen seem to be the standard dress code.

More oceanfront estates along Lily Pond Lane and Further Lane, separated by Hook Pond and the elite Maidstone Club, regularly sell for record prices. Leading Compass broker Ed Petrie recently sold a trio of Lily Pond Lane properties, belonging to a prominent hedge funder, for $110 million.

Farther to the east, Amagansett has the most "old Hamptons" feel. It's the one community that appears to have changed the least with the influx of serious money in the past few decades.

"I call it the Tribeca of The Hamptons," says Breitenbach. "It's not as built up as the rest and is a bit tucked away. There's a farmers' market there and it has more of a country feel to it."

Montauk is the most easterly community, located on the farthest reaches of Long Island's South Fork and almost separated from the rest of The Hamptons

Nature and nurture Above, Montauk Point Light stands guard at the most easterly tip of Long Island's South Fork. Opposite top, the magnificent Villa Maria in Water Mill is listed at $72 million by Bespoke Real Estate, or you can rent 61 Startop Drive, Montauk, right, for a week during summer for a cool $65,000.

PHOTOGRAPHS BY MNAPOLI/SHUTTERSTOCK, COURTESY OF BESPOKE REAL ESTATE (OPPOSITE TOP), BY MICHAEL MORAN (OPPOSITE BOTTOM), COURTESY OF SAUNDERS ASSOCIATES

Who Lives Where

SOUTHAMPTON
Calvin Klein
Tory Burch
Brooke Shields
Howard Stern
Kelly Ripa

WATER MILL
Matt Lauer
Jennifer Lopez

BRIDGEHAMPTON
Christie Brinkley
Madonna

SAGAPONACK
Jimmy Fallon

EAST HAMPTON
Steven Spielberg
Martha Stewart
Ina Garten
Donna Karan
Katie Couric
Jerry Seinfeld

AMAGANSETT
Alec Baldwin
Gwyneth Paltrow
Sarah Jessica Parker
Paul McCartney

MONTAUK
Robert De Niro
Ralph Lauren
Dick Cavett
Paul Simon
Bill O'Reilly

NORTH HAVEN
Jimmy Buffett
Richard Gere

Heavenly Hamptons
From the top, a stylish contemporary home by Barnes Coy Architects; a vine romance at the alluring Wolffer Estate Vineyard, and one of the mega-yachts that sail into Sag Harbor during the summer.

(see "A Fork in the Road" next pages). Its dunes and oceanfront attract a younger surfing-and-party set during the summer season.

Summer is naturally the peak of The Hamptons' vacation and social scene – kicking off with Fourth of July celebrations and running through Labor Day. There's a whirl of glamorous society and sporting events, from beach parties to polo, and house rentals can fetch from $30,000 a week up to half a million dollars.

"Rentals are definitely increasing; it's going to be another busy summer," says Krae van Sickle, a leading broker with Saunders Associates.

"Our rental season is very much tied up with the financial markets," adds Davis. "If the financial people are making money, they're happy to spend more on a rental, and that affects our buying season too."

After three record years from 2013 to 2015, real estate sales in The Hamptons also show no sign of contracting. "It's going to be very hard to compete with 2015 because it was such an incredible year," says Breitenbach. "But prices for premier properties in good locations, especially oceanfront, just keep going up.

"I've sold a home for $2.1 million, then for $4 million. The owners knocked it down, built again and sold it for $12 million. And it just sold again for $29 million. That's over the course of many years, but even in the past five years, the prices have gone crazy," she adds.

"Waterfront really garners the highest premium across the board, there's no doubt about that," says Michael Cantwell, chief marketing officer of Water Mill-based Bespoke Real Estate, which launched in 2014.

"We're dealing with very special properties on unique parcels of land and waterfront. Homes this rarified in The Hamptons are comparatively less affected by the ups and downs of the financial markets than your average properties," he adds.

One of Bespoke's trophy homes currently on the market is the magnificent Villa Maria on Halsey Lane, Water Mill, which is listed for $72 million. Cantwell says the firm's average sales are in the mid to high $20 million region.

Despite its enormous wealth, exclusive homes and celebrity status, The Hamptons is a surprisingly welcoming, inclusive and unpretentious destination. There's a relaxed country-meets-coast vibe; the various beaches are open to the public (albeit with parking permits) as are many social, culinary, arts and sporting events.

Another surprise is the region's diverse residential architecture, with an eye-catching patchwork of traditional shingle, gambrel and gabled homes set alongside striking and cutting-edge contemporary residences.

"Modernism is making a huge comeback in The

PHOTOGRAPHS BY PAUL DOMZAL/EDGEMEDIAPROD.COM (TOP), COURTESY OF WÖLFFER ESTATE VINEYARD (MIDDLE), BY RICHARD GOLDBERG/SHUTTERSTOCK (BOTTOM)

Hamptons," says Chris Coy, a principal of leading modern architecture firm Barnes Coy, based in Bridgehampton and New York City.

"A modern home can lend itself beautifully to an ocean setting," he adds. "We use lots of warm materials – teak, cedar siding, stone and stucco – and lots of glass to capture the ocean panoramas.

"People want to have an intimate experience with the view, especially after they've paid $25 million for a property. They want to embrace that ocean view; they want it to come inside and be part of their lives."

The juxtaposition of classic and contemporary homes in The Hamptons might appear jarring to some, but it actually makes for an interesting, unique, even quirky architectural tour of the region.

One of the most fun things to do is drive around the wealthiest neighborhoods – especially out of season when there are no leaves on the trees and hedgerows – and enjoy a jaw-dropping glimpse of luxury coastal living at its finest.

The seasonal rhythm of The Hamptons is also changing. Once largely a summer playground, with many vacation homes shuttered for the rest of the year, it's now encouraging increasing numbers of homeowners to relocate family and work from New York City and stay for weekends and longer periods throughout the year.

This ongoing "sea change" is creating year-round activities – beachcombing in the spring, apple picking in the fall, sledding in the winter, to name a few – and adding a new layer of community to the year-round local population.

It's not all happy Hamptons, however. Some communities are concerned about the rapid growth and changes brought about by the "new money" and are fervently protective of zoning restrictions. Route 27's traffic chaos in summer is also a persistent annoyance.

Regardless, The Hamptons remains a solid real estate investment. "It's definitely a safe haven, with inherent natural beauty, great recreational amenities, geographic limitations and lots of zoning restrictions that keep it from getting over-developed," says van Sickle. "It's also surrounded by water and close to New York City, and these are durable market attributes," he adds. Breitenbach agrees. "It's very hard to lose money on real estate here," she says.

And if you can't afford to buy in, just head down Atlantic Avenue in Amagansett and claim your own beachfront slice of The Hamptons, if only for an hour or two.

THE DETAILS
For more information, visit *susanbreitenbach.com*, *timdavishamptons.com*, *hamptonsrealestate.com*, *bespokerealestate.com* and *barnescoy.com*.

The Hamptons in Summer

A DOZEN OF THE BEST THINGS TO SEE AND SAVOR

1
HAMPTONS BEACHES
Pick a beach – any beach – and see the Atlantic Ocean at its best.
purewow.com/hamptons

2
PARRISH ART MUSEUM
Exceptional American art in a modern gallery in Water Mill.
parrishart.org

3
THE LIVING ROOM
A quirky, fun and social place to dine at c/o The Maidstone.
themaidstone.com

4
THE HAMPTON CLASSIC 2016
Rub saddles with horses and high society (Aug 28-Sept 4).
hamptonclassic.com

5
TUTTO IL GIORNO
Seriously good Italian dining in Sag Harbor and Southampton.
tuttoilgiorno.com

6
WÖLFFER ESTATE VINEYARD
European-style winery hosting free jazz every Friday evening.
wolffer.com

7
NAVY BEACH
Breezy seafood restaurant set right on the beach in Montauk.
navybeach.com

8
ART SOUTHAMPTON
A modern art fair representing more than 85 global galleries.
art-southampton.com

9
POLLOCK-KRASNER HOUSE
Visit Jackson Pollock's studio at The Springs, East Hampton.
pkhouse.org

10
THE AMERICAN HOTEL
The place to see and be seen on Main Street, Sag Harbor.
theamericanhotel.com

11
HAMPTONS FILM FESTIVAL 2016
Hollywood hits The Hamptons in a star-filled movie fest (Oct 6-10).
hamptonsfilmfest.org

12
TOPPING ROSE HOUSE
Top chef Tom Colicchio's new restaurant in Bridgehampton.
toppingrosehouse.com

GETTING THERE: TRAINS, PLANES & AUTOMOBILES

FROM NEW YORK CITY

Depending on the season and traffic, it can take 90 minutes to four hours to drive from New York City to The Hamptons. You can also go by regular Jitney bus service (***hamptonjitney.com***) or Long Island Rail Road (***mta.info/lirr***).

For a fast and fashionable arrival, Blade is an Uber-like helicopter service offering flights from Manhattan to East Hampton (***flyblade.com***), or you can opt for a scenic seaplane flight from NYC to Shelter Island operated by StndAIR (***stndair.com***).

Be aware, however, you'll definitely need a car if you want to explore The Hamptons and all it has to offer.

FROM BOSTON

Take I-95 south to the New London ferry terminal and the Cross Sound Ferry to Orient Point on Long Island's North Fork. You can shortcut to Sag Harbor on local ferries, via Shelter Island and North Haven, or drive through the charming Long Island wine country around Great Peconic Bay, via Riverhead and Hampton Bays.

MONTAUK

A Fork in the Road

It's Friday evening at Scarpetta Beach, the stylish restaurant at Gurney's Montauk Resort & Seawater Spa, and the joint is jumping. Cocktails are crossing the bar faster than a sailfish in the ocean and diners are ordering dishes heaped with seafood and pasta.

A fire pit is roaring on the adjoining deck, warming other guests who are braving the late-March chill. The night sky is clear, with an almost full moon casting shadows across the wide beach and dunes below.

The air is thick with the aroma of sea salt, and all around is the intoxicating roar of the Atlantic Ocean as wave after wave rolls continuously onto the beach.

Welcome to Montauk, the most easterly coastal community in The Hamptons, and arguably the most special. Perched on the farthest reaches of Long Island's South Fork, Montauk enjoys a more remote and secluded lifestyle than its upscale neighbors.

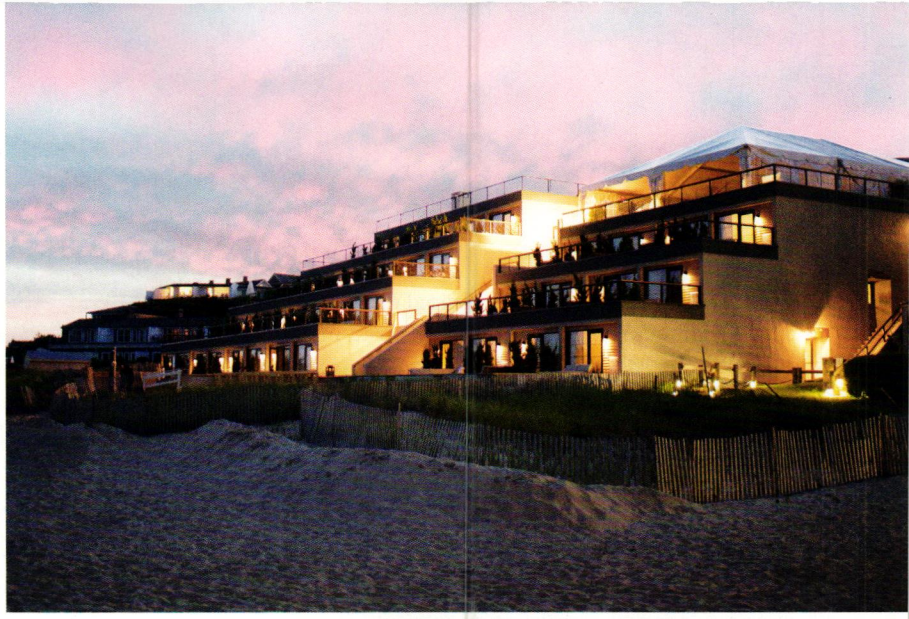
While the town itself is nothing to write home about – a low-key fishing village, almost at the end of Montauk Highway, with a smattering of shops and restaurants – the coastline is sensational.

Cocooned by Hither Hills Preserve on one side and Montauk Point State Park and its iconic lighthouse on the other, Montauk offers calm bay waters to the north and wild oceanfront to its south.

Take the fork in the road on Old Montauk Highway and you'll be rewarded with classic seaside vacation resorts, vast hilltop mansions and tiny beach shacks, all vying for their own private haven in The Hamptons.

Ours, happily, is Gurney's Montauk – a breezy oceanfront retreat and Hamptons institution for 90 years that is undergoing a multi-year and multimillion dollar renovation by its owners and real estate moguls George Filopoulos and Lloyd Goldman.

Their goal is to transform the only year-round resort in Montauk into a stylish and contemporary vacation retreat and a lively social center of The Hamptons for a new generation of guests.



Beach hideaway Gurney's Montauk Resort & Seawater Spa is undergoing a major renovation, resulting in a fresh new look from the swimming pool to the guest rooms and restaurant.

The first two phases of the renovation have delivered 38 refurbished oceanfront guest rooms, a revamp of the Beach Club, a redesign of the resort's ocean-fed seawater swimming pool, updated common spaces and five new dining and social venues, including Scarpetta Beach.

This summer's rollout includes an additional 42 ocean-view renovated rooms and the start of a major head-to-toe overhaul of the spa, slated for completion in 2017.

The prime accommodations are the 38 ocean-side guest rooms in Forward Watch, tiered in four levels that cascade like a waterfall down to a 1,000-foot private sand beach.

Designed by Michael Kramer, of New York City's Michael Thomas and Co., the new-look rooms are a blend of Hamptons sophistication and beachside comfort with a calm, neutral color palette.

Reclaimed cedar siding, oak and driftwoods play central roles in ceilings, floors and wall accents, along with modern interpretations of vintage furnishings. Custom dip-dyed ombré drapery complements the

PHOTOGRAPH BY FILIP WOLAK (TOP)
ALL OTHERS COURTESY OF GURNEY'S MONTAUK RESORT

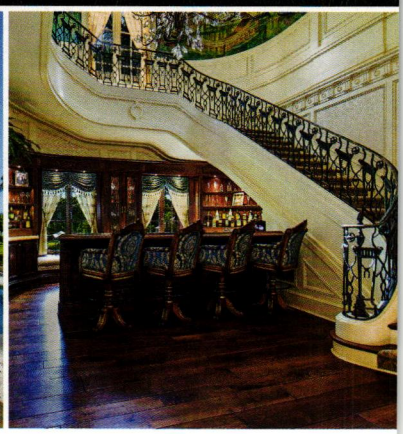
ocean, while the compact but efficient bathrooms have crisp white tiles with black fixtures.

The public areas have a relaxed beach vibe: more chic and upscale in Scarpetta Beach, more casual in the adjacent bistro (serving breakfast and lunch) and retro lobby bar offering coffee, snacks, pastries and ice cream.

Various outdoor decks create plenty of room for alfresco dining, relaxing and enjoying the panoramic ocean views. Gurney's is also partnering with a collection of fashion brands for a series of "pop-up" outlets on weekends throughout the summer.

As part of the major restoration, the resort has a new executive team led by General Manager Michael Nenner, who joins from Four Seasons with more than 15 years of luxury resort experience across America. "We want this to be the Post Ranch Inn of the East Coast," he says.

Montauk itself is changing, attracting a younger and very social beach crowd during the summer season, and Gurney's is riding the wave. It's not quite there yet, but it will be soon. ***gurneysmontauk.com*** **O|H**

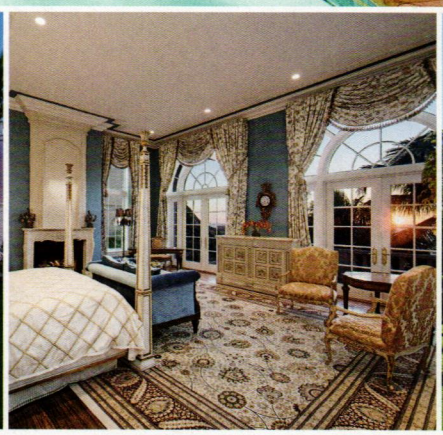


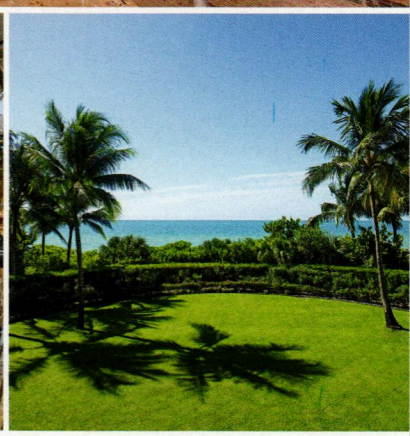
3100 GORDON DRIVE - PORT ROYAL

BEDROOMS: 5 +DEN
BATHROOMS: 6.2
LIST PRICE: $59,990,000

One of the most significant beachfront residences ever created for the Gulf of Mexico. This magnificent Island-Colonial mansion is brilliantly orchestrated to capture stunningly beautiful views that sweep out across the Gulf. Crowning 4.8 acres of direct beachfront with 277 ft. of sandy shore this exquisite 15,995 sq. ft. home has no equal. Designed by Smith Architectural Group and constructed by Newbury North Associates, the construction quality and materials used are unsurpassed. Eligible for an associate Port Royal Club membership and is only three doors away from the club.

BILL EARLS
REALTOR





7613 BAY COLONY DRIVE

BEDROOMS: 7 +DEN
BATHROOMS: 7.1
LIVING AREA: 12,505 SQ.FT.
LIST PRICE: $28,990,000

Known as the "Castle by the Sea", this magnificent Naples beachfront estate is just a short walk to the Ritz Carlton, and minutes to premier golf courses. This custom designed home is in a class by itself with Palladian architecture and exquisite details. Completed in 2000, this luxurious 12,500 S/F home offers walls of glass providing postcard views of the Gulf and an infinity edge pool with playful fountains that seems to connect with the horizon affording a sense of joyfulness. The architectural details are a handcrafted gourmet kitchen, 1000+ bottle wine cellar, world-class library, and alluring outdoor terraces that are cleverly lowered to maximize views and perfect for dining, relaxing and entertaining. The beautiful flooring is a combination of umber and cream travertine with Verdi marble or hand hewn walnut. Notable features include European draperies, remarkable chandeliers, elegant craftsmanship and detail throughout, a marble paved motor court with 4-bay garages.

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1958 JOHN R. WOOD PROPERTIES

Hamptons Luxury Portfolio

SOUTHAMPTON MODERN WATERFRONT MAGNIFICENCE WITH OCEANVIEW

Southampton. Absolutely the most stunning modern custom home on perfect setting with almost 3.5 waterfront acres on Jule Pond and just steps from the ocean. Drive up to this magnificent estate, which is tucked away and set back for total privacy where a dramatic reflecting pool greets you by the front entrance with floor to ceiling glass walls along with a David Harber sculpture. Using only the best of the best, not a thing was missed in quality or design excellence! Impeccably designed by architect Blaze Makoid, built by premier builder Breitenbach Builders, with landscape architecture by renowned Edmund Hollander and lighting design by notable Nathan Orsman. Major one of kind estate with 13,000 SF of incredible open living space and everything imaginable - soaring ceilings, huge open kitchen, dining room, living room theatre, and gym. Totally integrated amazing indoor/outdoor entertaining space with multiple outdoor covered living spaces, limestone patios with combined living/dining room, pergola, pool cabana with outdoor theatre, 20'x65' pool with spa, tennis court, and 2 exterior fireplaces. A Hamptons getaway and retreat better than any 5 star resort! First offering! **$29.95M WEB# 17667**

STUNNING TRADITIONAL

Southampton. In the heart of the estate section, situated on approximately 2 lush green private acres. Primary 10,000 SF home with pool, spa, and pool house. An elevator accommodates all floors including finished lower level which offers a workout room, media room, laundry facility, walk-in cedar closet and bath. Outside the bluestone entertainment patios look out to the broad green lawn, perennial flower beds, the heated Gunite pool with spa, and pergola. **$12.9M WEB# 51096**

BREATHTAKING OCEAN VIEWS

Southampton. Hear the ocean roar from this beautiful 10,500 SF masterpiece, just seconds from the Atlantic and Phillips Pond, on a meticulously landscaped, almost 3 acre estate. Featuring abundant custom details with 8 bedrooms, professional kitchen, great room, living room, custom library, formal dining room and multiple fireplaces. The finished lower level complete with gym, sauna, steam room and wine cellar. Fully landscaped with heated gunite pool, pool house, spa and tennis. **$19.495M WEB# 17050**

Susan M. Breitenbach | *Licensed Associate Real Estate Broker* | m: 631.875.6000 | smb@corcoran.com

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SPECTACULAR SAGG POND MODERN COMPOUND

Bridgehampton. Once in a lifetime opportunity to own this spectacular 15,000 SF modern masterpiece, brilliantly designed by Timothy Haynes and built to the highest standards. Set on 3 beautifully landscaped waterfront acres with 358' of Sagg Pond frontage, this totally custom estate has everything imaginable, including dramatic 30' ceilings with glass walls overlooking sweeping water views. The entrance pavilion is all glass with a stunning reflecting pool, the extensive master suite has sitting room, dressing room, private terrace with beautiful views, and his and her baths. There are 10 bedrooms, 12 bathrooms plus 2 powder rooms, a 2-story guest wing, huge screened in porch, expansive playroom, 1,800 bottle wine cellar by David Spon, 4 car garage, and 3 fireplaces. All done with the latest high-end technology; full home Crestron automation, Lutron lighting, Jandy pool system, geothermal HVAC system, back-up generator, and full security system. The incredible exterior and grounds, which is totally integrated and impeccably done by renowned landscape architect Edmund Hollander, has barbeque areas, gorgeous terraces, heated gunite pool and spa with electric cover, pool house, and an all-weather tennis court done to US Open standards. Not a thing was missed! Just reduced to $29.95M. Possibility of adding an additional abutting single and separate 1.9 acres could be added should someone want an ultimate dream compound! Do not miss this first offering and totally unique opportunity which can never be reproduced! Co-Exclusive. **$29.95M WEB# 48487**

#1 Corcoran Agent in Hamptons

The Only Hamptons Agent Ranked Top 5 Nationwide Multiple Years - WSJ

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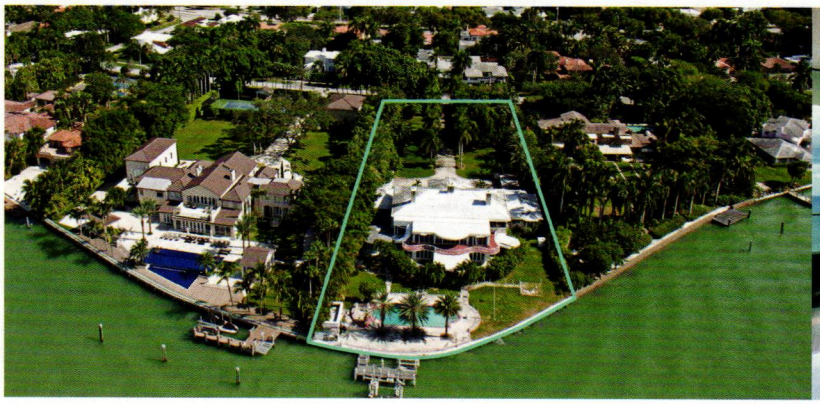
MIAMI LUXURY LIVING

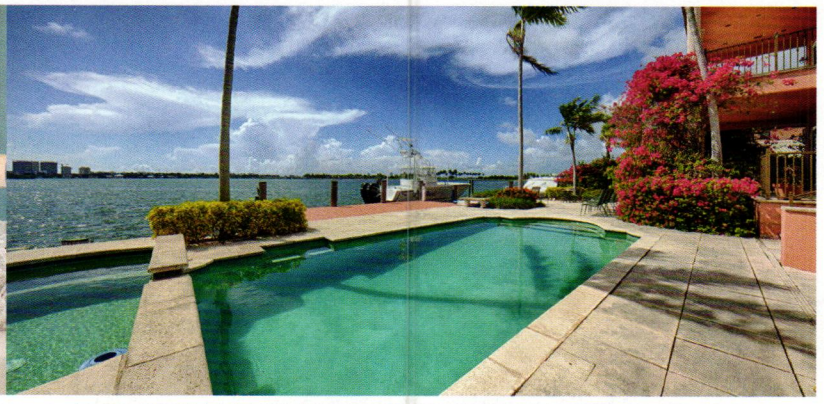
THE JILLS | THE Nº 1 REAL ESTATE TEAM IN FLORIDA | THEJILLS.COM



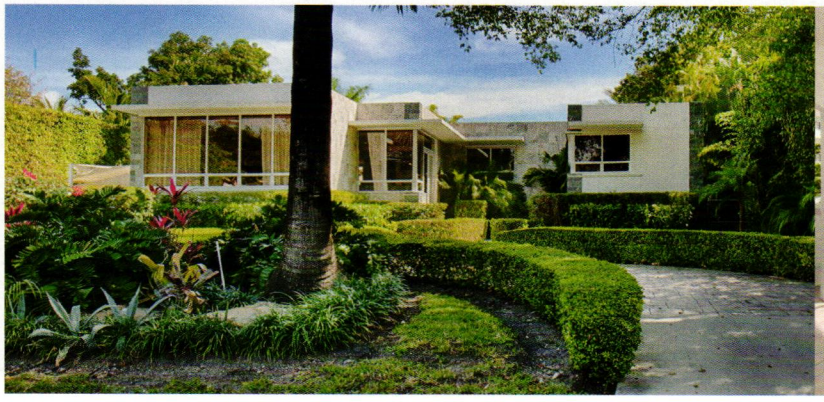
5930 N. BAY RD | MIAMI BEACH | EXCLUSIVE DEVELOPMENT OPPORTUNITY
$29.5M | LOT: 73,480 SF | WF: +/-200 FT | WIDE BAY & DOWNTOWN VIEWS

19575 COLLINS AVE APT 33 | SUNNY ISLES BEACH | REGALIA
$11.39M | 3BR/5+1BA | 5,515 ADJ SF | 360° INTRACOASTAL/OCEAN & CITY VIEWS

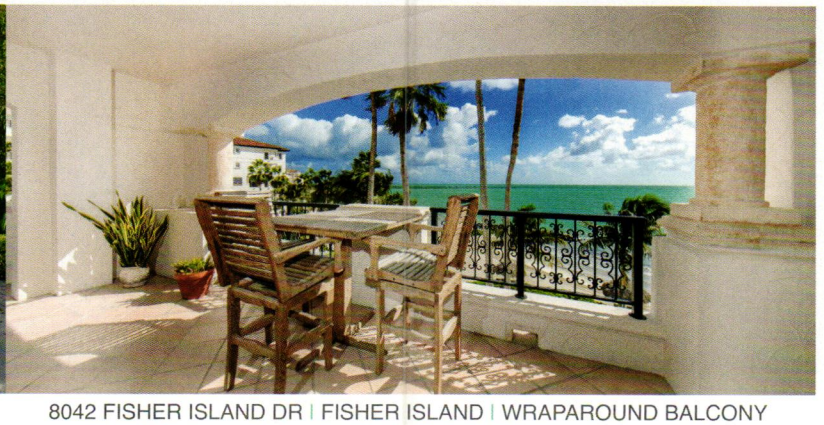
50 S. POINTE DR 1101/8 | CONTINUUM II | MIAMI BEACH | 3,497 SF
$7.75M | 4BR/4BA | 2 UNITS EXPERTLY COMBINED | CITY/BEACH/OCEAN VIEWS



12485 KEYSTONE ISLAND DR | NORTH MIAMI | BAY & CITY VIEWS
$5.29M | 5BR/5+1BA | 7,550 SF | LOT: 15,393 SF | WF: 102'



2815 REGATTA AVE | MIAMI BEACH | SUNSET ISLAND I
$3.1M | 3BR/3BA | 2,403 SF | LOT: 11,475 SF | MODERN ARCHITECTURAL DETAILS



8042 FISHER ISLAND DR | FISHER ISLAND | WRAPAROUND BALCONY
$2.8M | 2BR/2+1BA | 2,420 SF | DIRECT BEACH & OCEAN VIEWS

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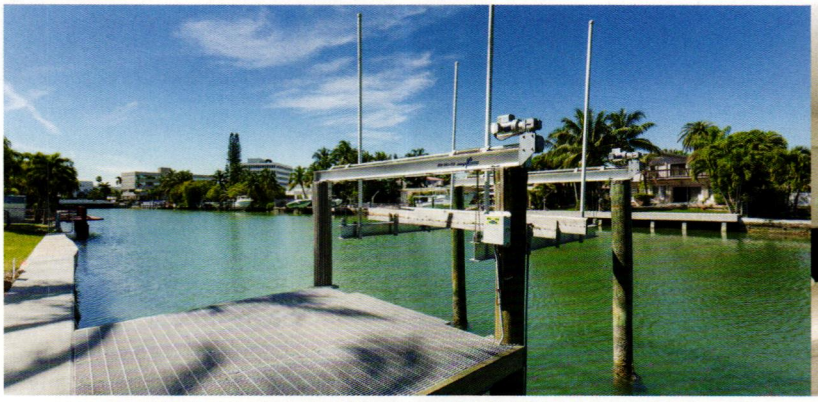
2122 BAY AVE | SUNSET ISLANDS | MIAMI BEACH
$9.8M | BUILD YOUR DREAM HOME | LOT: 13,636 SF | WF: 82'

10101 COLLINS AVE | #17E/17F | BAL HARBOUR | THE PALACE AT BAL HARBOUR
$7.95M | 6BR/7+1BA | 7,380 SF | BREATHTAKING DIRECT OCEAN VIEWS

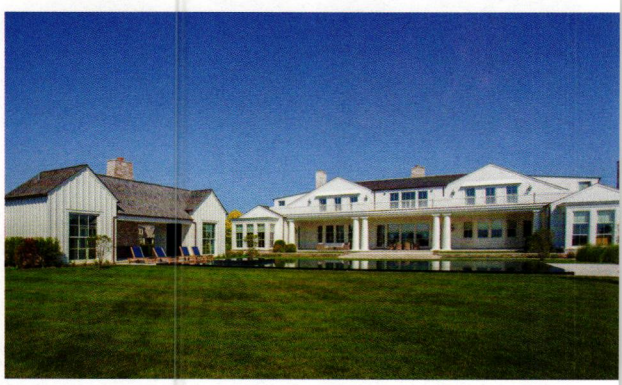
5123 FISHER ISLAND DR | FISHER ISLAND | BAY VIEW RESIDENCE | 3,580 SF
$3.995M | 3BR/3+1BA | EXPANSIVE BALCONY | BISCAYNE BAY/DOWNTOWN VIEWS

135 WOODCREST LN | KEY BISCAYNE | HIGH END FINISHES
$3.297M | 6BR/6+1BA | 3,641 SF | LOT: 7,500 SF



4210 CHASE AVE | MIAMI BEACH | BISCAYNE WATERWAY VIEWS | WF: 50'
$2.1M | 4BR/3BA | 2,445 SF | LOT: 9,669.3 SF | NEW SEAWALL W/DOCK & BOAT LIFT

150 SUNNY ISLES BLVD 1-PH1 | SUNNY ISLES BEACH | ST TROPEZ | PENTHOUSE
$1.995M | 4BR/4+1BA | 2,914 SF | CITY & OCEAN VIEWS | READY TO MOVE IN



Mecox Farm

Water Mill. A magnificent 3 acre estate, anchored by a fully furnished, James Michael Howard designed, 12,000 SF+/-, 7 bedroom residence, overlooks Water Mill's bucolic farm fields and the broad waters of Mecox Bay. The journey begins as you enter the grand foyer with inlaid marble patterned floors. Sun-drenched by day, the two story, 21' x 30' Long Room, will at night, be the focal point for all your entertaining with custom Scagliola fireplace below lime washed ceiling beams. Quiet reflection can be found in the 21' x 19' library with hand cut vellum walls and Soanian mahogany fireplace. The 21' X 18' dining room with fireplace is serviced by a nearby glass-walled wine room. The expansive kitchen with adjacent breakfast room includes custom wood and stainless steel cabinets, a large island and professional appliances. Nearby, an 18' X 22' informal living room has coffered ceiling and a 90" flatscreen TV. A first floor guest master suite including fireplace and large sitting room is joined by two elegant guest suites. Upstairs, a groin vaulted vestibule opens to the master wing offering large sleeping chamber with paneled walls and fireplace, a separate sitting room boasting lacquered walls and a bar area. Notable his and her dressing and bathing areas find mutuality in a common showering room. The master and three additional guest suites have access to a second floor recreation room as well as expansive balcony overlooking the bay. A short staircase leads to a roof terrace with heroic views all the way to the Atlantic Ocean. A covered, 77' veranda looks out to the glimmering, mirror pool with spa serviced by a cabana with outdoor fireplace and professionally landscaped grounds including orchards, meadows and estate plantings. An enchanting and substantial piece of real estate with architecture, furnishings and property that are heart stopping...a place you will want to draw your last breath, all tied up in a beautiful package which is all too easy to open.

Co-Exclusive. $19.75M WEB# 40700

GARY R. DePERSIA

Licensed Associate Real Estate Broker

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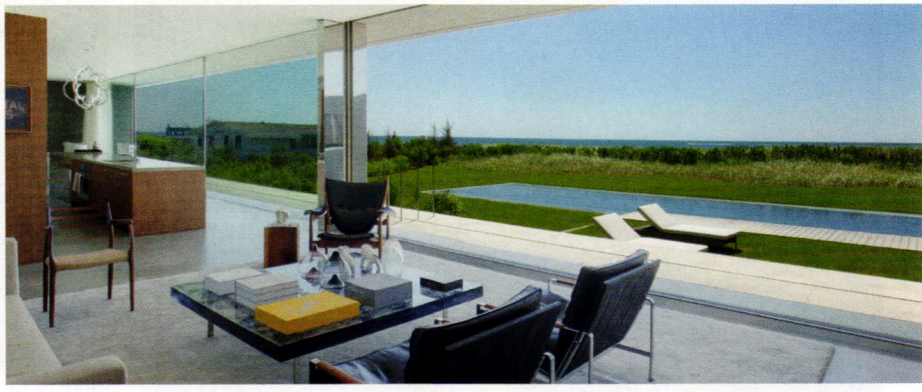

A Singular Oceanfront Residence Along The Dunes

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

Tri-Exclusive. $25M WEB# 41537

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The Hamptons for Buyers, Sellers, Renters & Investors

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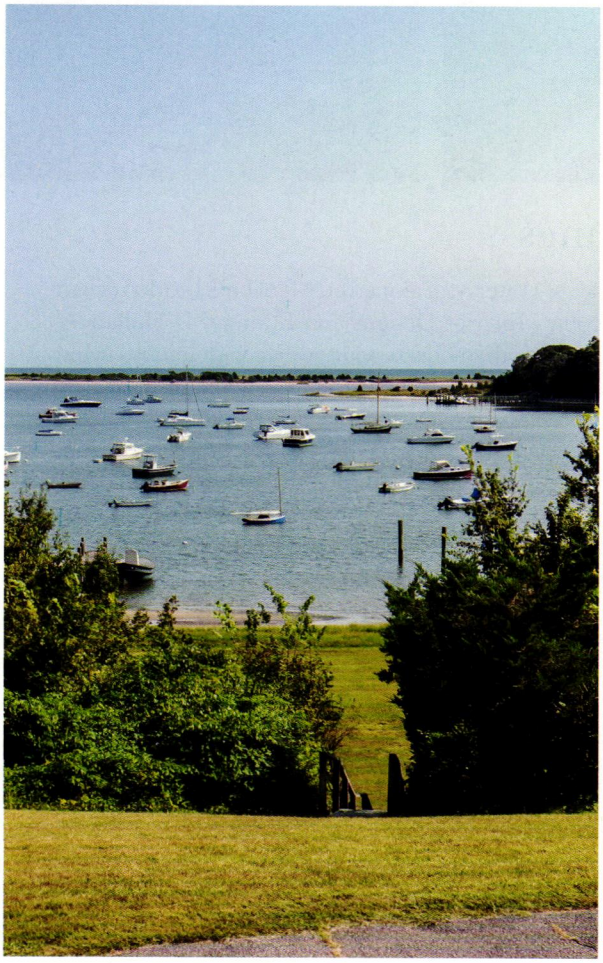
ROBERT PAUL PROPERTIES
ROBERT KINLIN AND PAUL GROVER

LANDMARK WATERFRONT HOME, ORLEANS $4.95M
Tony Guthrie 508.246.3236 | Sharon Mabile 508.776.4645

BEAUTIFUL 2.5 ACRES, TRURO $3.195M
Paul Grover 508.364.3500 | Fran Schofield 508.237.0006

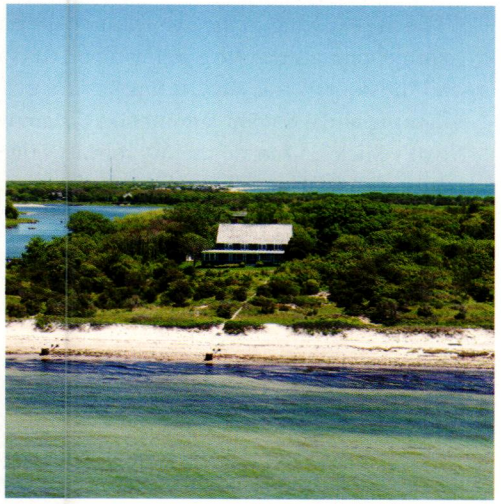
SEASIDE ESTATE, BARNSTABLE $2.3M
Laurie Bailey-Gates & Laurie Hayes | 508.265.6722

BEACHFRONT ON NANTUCKET SOUND, CHATHAM $4.395M
Tony Guthrie 508.246.3236 | Paul Grover 508.364.3500



WATERFRONT WITH DOCK, COTUIT $2.250M
Paul Grover 508.364.3500

VINEYARD SOUND VIEWS, WOODS HOLE $4.1M
Robert Kinlin 508.648.2739



OCEANFRONT ESTATE, WEST YARMOUTH $9.6M
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GREEK REVIVAL, SOUTH DARTMOUTH $1.495M
Cassy West 508.395.6391

UNPARALLELED WATER VIEWS, EAST SANDWICH $2.495M
Robert Kinlin 508.648.2739

IMMACULATE HOME, CHATHAM $949,900
Tony Guthrie 508.246.3236 | Sharon Mabile 508.776.4645

OVERLOOKING CAPE COD BAY, TRURO $7.950M
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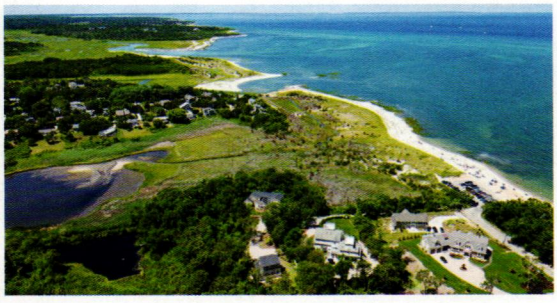
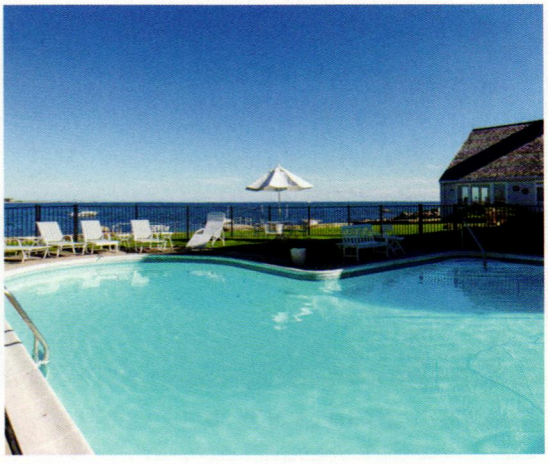


MAGICAL SETTING, BREWSTER $2.695M
Fran Schofield 508.237.0006 | Paul Grover 508.364.3500



PRIVATE WATERFRONT, SOUTH DARTMOUTH $1.650M
Anne Bramhall 508.763.2236

STUNNING 7 BR WATERFRONT HOME, MARSTONS MILLS $6.950M
Paul Grover 508.364.3500

BAYFRONT WITH 200+ FOOT PRIVATE SANDY BEACH, BREWSTER $2.999M
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SENSATIONAL RENTAL AT TWENTY TWO LIBERTY, BOSTON $30,000/MONTH
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UNIQUE, ELEGANT WATERFRONT ESTATE — BRIDGEHAMPTON, NY

Exclusive. This exquisite 5 bedroom, 6 bath gated waterfront estate on 1± acre offers expansive views over three bodies of water - Mecox Bay, Swan Creek, and the Atlantic Ocean. Waterside heated gunite pool, elegant gardens, terraces, covered verandas capturing dramatic views. The finest materials imported from Italy were installed here by Italian craftsmen. Custom details include Venetian plaster walls and ceilings, custom Murano glass chandeliers and fixtures, terra cotta roof tiles, Botticino marble, and intricate iron work. An elegant, artfully crafted home. $11,900,000. WEB# 27389.

ANDREA L. ACKERMAN | 631.537.4340 | aackerman@bhshamptons.com

FLYING POINT OCEANFRONT — WATER MILL, NY

Exclusive. This superb 1± acre property provides the opportunity for the ultimate oceanfront dream home. The large building envelope can accommodate a new 5,000± sf house & pool. Enjoy the existing 3-bedroom, 3-bath cottage while designing a new oceanfront estate. $12,500,000. WEB# 35197.

MARY ANN CINELLI | 631.537.4347 | mcinelli@bhshamptons.com

TWO OCEANFRONT PROPERTIES — QUOGUE, NY

Exclusive. A) Eclectic AIA architectural award winner. $5,200,000. WEB# 36250.
B) Five bedrooms with pool & 3 car garage. $4,800,000. WEB# 35574.
Combine the two parcels for 2.5± acres and 295± feet of oceanfront. $10,000,000.

MARCIA ALTMAN | 631.288.5004 | maltman@bhshamptons.com

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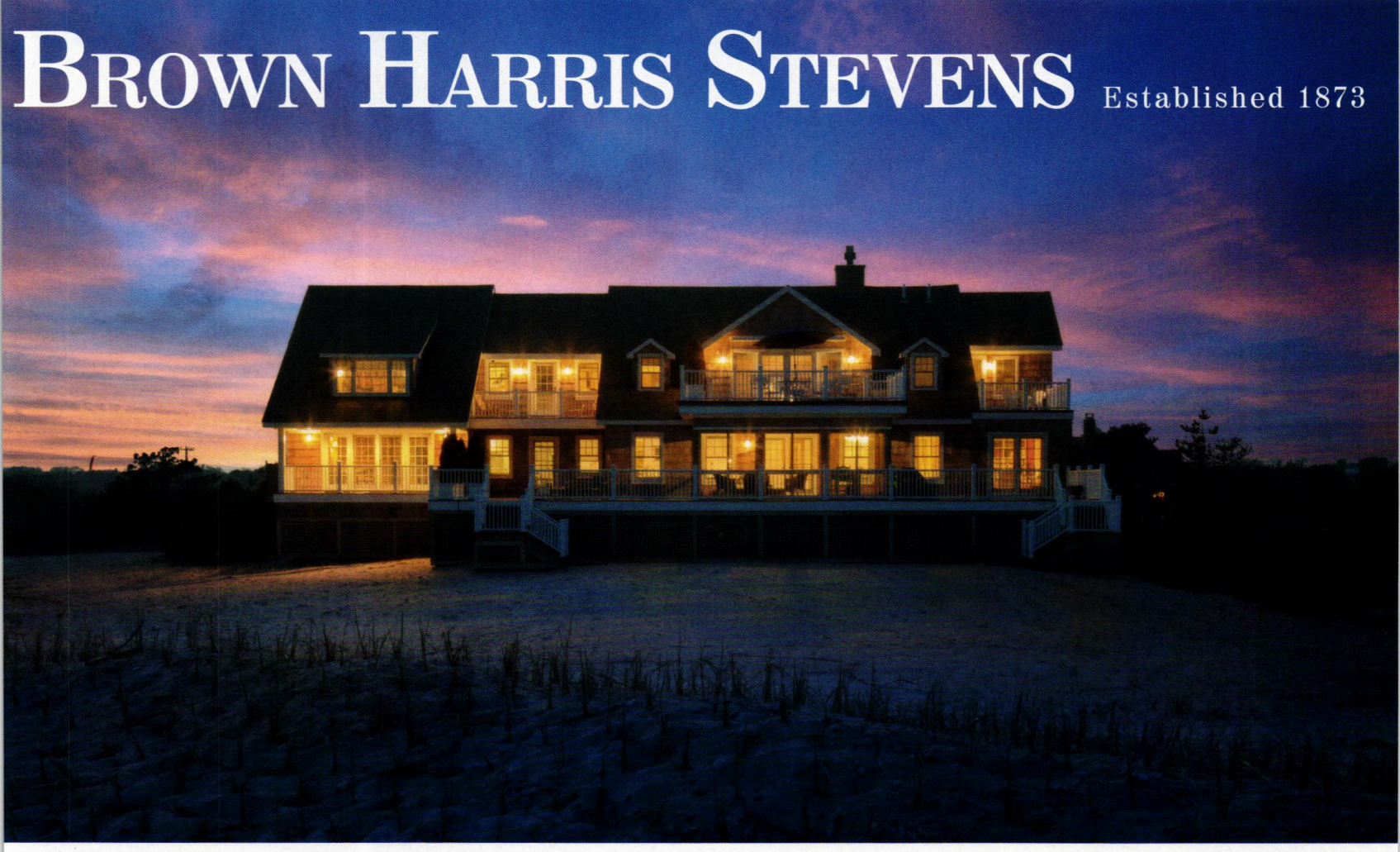
BROWN HARRIS STEVENS Established 1873



STUNNING HAMPTONS OCEANFRONT QUOGUE, NY

Co-Exclusive. This stunning home, renovated throughout, is perfectly situated with every room having a view of the ocean or bay. The 5,900± sf house is sited on nearly 3 acres with an impressive 206± feet of oceanfront. The large living room has a high-vaulted ceiling with fireplace and French doors to a grand deck. Gourmet kitchen and breakfast area, formal dining room with gas fireplace, den, and screened porch. Six en suite bedrooms, including a guest suite with a living area, kitchenette and a terrace. Free form heated gunite pool. $9,200,000. WEB# 37907.

LAUREN A. BATTISTA | 631.288.5534 | lbattista@bhshamptons.com

WATERFRONT HOME WITH DOCK EAST HAMPTON, NY

Co-Exclusive. Spectacular waterfront home with exceptional amenities. On 0.85± acre with a heated gunite pool, boat dock, 2-car garage and 4,800± sf of elegant living space. $5,750,000. WEB# 42173.

JOSÉ (JB) DOSSANTOS | 631.903.6147 | jdsantos@bhshamptons.com

MARY GIAQUINTO | 631.903.6123 | mgiaquinto@bhshamptons.com

SUNSETS OVER THE BAY SAG HARBOR, NY

Exclusive. This exquisitely remodeled beach house has some of the most sublime, panoramic views across Peconic Bay. With chic interiors, 3 bedrooms facing the water, 2 baths, gourmet kitchen, and mesmerizing sunsets, this is a truly unique property. $2,995,000. WEB# 20695.

JOHN CHRISTOPHER | 631.725.5585 | jchristopher@bhshamptons.com

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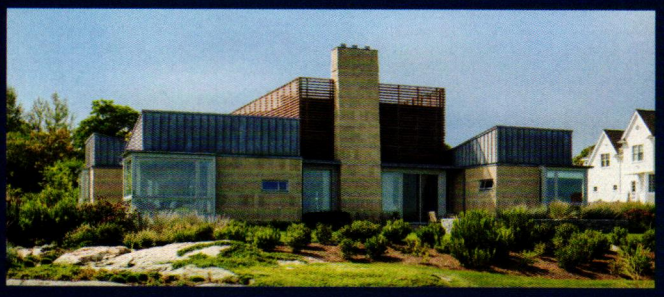
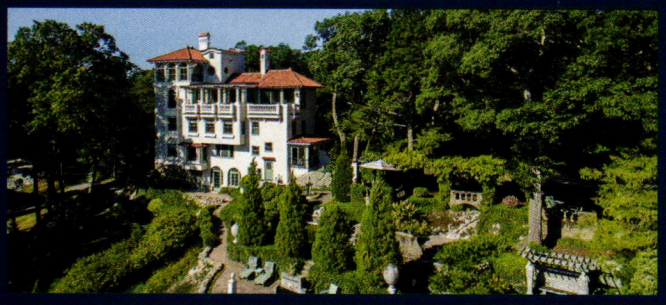


396 JERUSALEM ROAD, COHASSET, MA 02025
LIST PRICE: $4,295,000

Spectacular contempory home on the Cohasset's "Gold Coast" with expansive, unobstructed ocean views. Designed by Dolesal Architecture in Boston, this home offers an open floor plan, sophisticated yet cozy living. 6274 square of living space with 4 of 5 bedrooms ensuite. A major expansion and state of the art transformation was done in 2013. The chef's kitchen has every amenity. Extensive landscape design, including a custom, year round, 25 yard lap pool, done by Gregory Lombardi Design (Best of Boston Home 2014) and interior and addition architectural work done by LDa Architecture and Interiors. Walk to the public beach or look out from the spectacular fireplaced roof deck. Embrace a home that offers both family living and an amazing venue for entertaining.

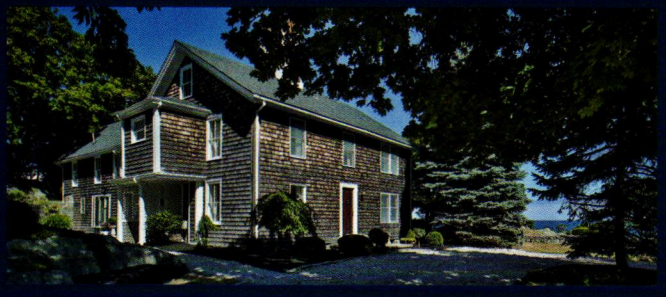
31 BOW STREET, COHASSET, MA 02025
LIST PRICE: $2,145,000

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.



38 ATLANTIC AVENUE, COHASSET, MA 02025
LIST PRICE: $2,895,000

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.



355 JERUSALEM ROAD, COHASSET, MA 02025
LIST PRICE: $1,695,000

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!

82 WHITEHEAD ROAD, COHASSET, MA 02025
LIST PRICE: $3,950,000

Dramatic price reduction. 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!

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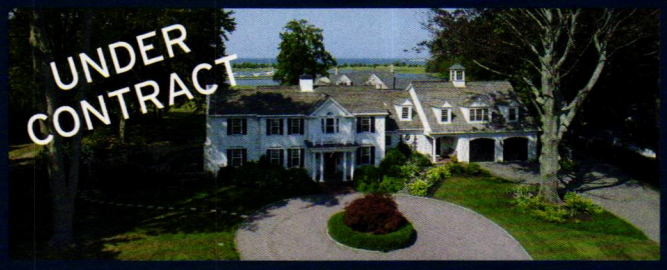
ON THE SOUTH SHORE AND THE ISLANDS.

322 JERUSALEM ROAD, COHASSET, MA 02025
LIST PRICE: $3,965,000

Welcome to the Gold Coast! Enjoy Ocean views & breezes from almost every room in this spectacular Shingle style masterpiece reimagined for today's lifestyle by Patrick Ahearn Architect & brought to life by Fabrizio Construction. Luxury features are at every turn from the professional appliances in the custom kitchen to premium low maintenance exterior products used throughout. All 5 bedrooms are en suite. A nautically inspired 5th floor tower room has all the amenities to host a cocktail party with close friends or simply enjoy your morning coffee from the unparalleled roof deck- the views must be seen to be believed. Close to beaches, train, recreation & all the amenities you'll ever need. Welcome Home!

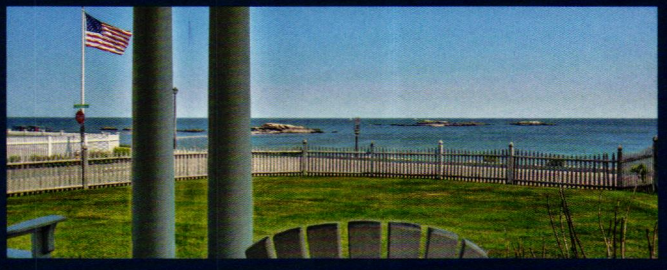
29 STANTON ROAD, COHASSET, MA 02025
LIST PRICE: $2,895,000

Magnificent Direct waterfront home with a deeded private dock, pool and pool house, screened porch with breathtaking views of the Gulf River. This one of a kind property with a very private setting on 1.5 acres has it all. The home features 11 rooms, 4 bedrooms with 4 full baths and has been professionally lanscaped to perfection.This architecturally designed layout has a very open floorplan which is perfect for entertaining and family living. The setting of this home is truly amazing!



134 BORDER STREET, COHASSET, MA 02025
LIST PRICE: $3,295,000

Spectacular classic waterfront colonial which sits majestically on nearly 2 acres of waterfront property with refurbished private dock and direct access to Cohasset Harbor and the ocean beyond. Gutted to the studs in the year 2000 this home had a year-long renovation which resulted in a remarkable transformation of high-quality finishes, state-of-the-art kitchen & baths, and incredible outdoor gardens & pool that blend naturally with the coastal landscape. Located a short walk to the Cohasset Village.



39 GLADES ROAD, SCITUATE, MA 02025
LIST PRICE: $2,245,000

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!

84 ELM STREET, 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.

TOP SALES PRODUCER - 2012, 2013, 2014 & 2015 BROKER OF THE YEAR

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MARTHA'S VINEYARD

Rare Six Acre Waterfront Property on Martha's Vineyard

Set in Chilmark, overlooking Quitsa and Menemsha Ponds, on out to the ocean and the Vineyard Sound, this antique homestead, owned by the same family for generations, captures vast and intimate water views. Totaling six acres, the existing home and barn are separately oriented from the buildable three acre waterfront lot which is an incredible site for your six bedroom dream home.

Together or separately, the two properties have deeded rights to Quitsa Pond. Kayak, paddle board, sail and applaud the amazing sunsets... Exclusive. Homestead: $2,495,000; Waterfront lot: $2,800,000; Compound: $4,995,000.

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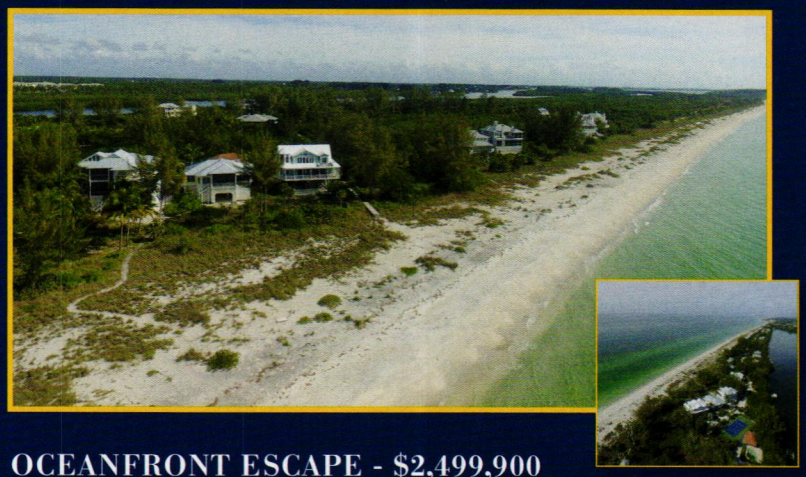

OCEANFRONT ESCAPE - $2,499,900

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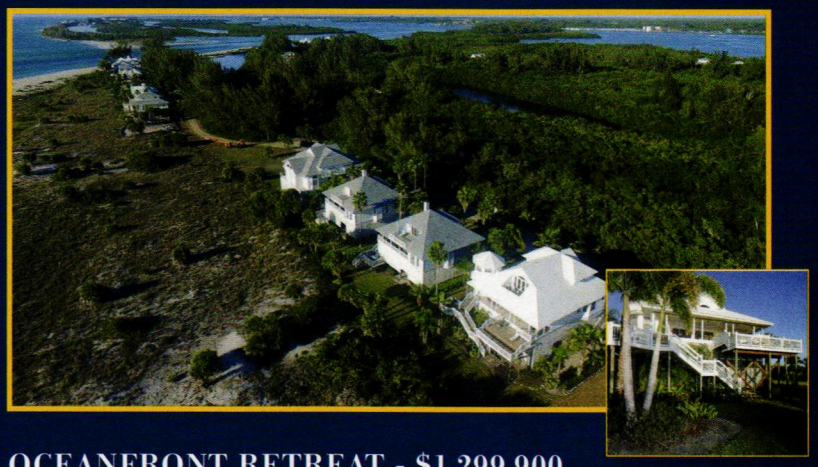
Ellen Baker 941-268-4999 • Kevin Mackin 941-769-0198



OCEANFRONT RETREAT - $1,299,900

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BEACHFRONT ESCAPE - $2,899,900

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RENOVATED RETREAT - $1,275,000

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MYAKKA RIVER HIDEAWAY - $949,000

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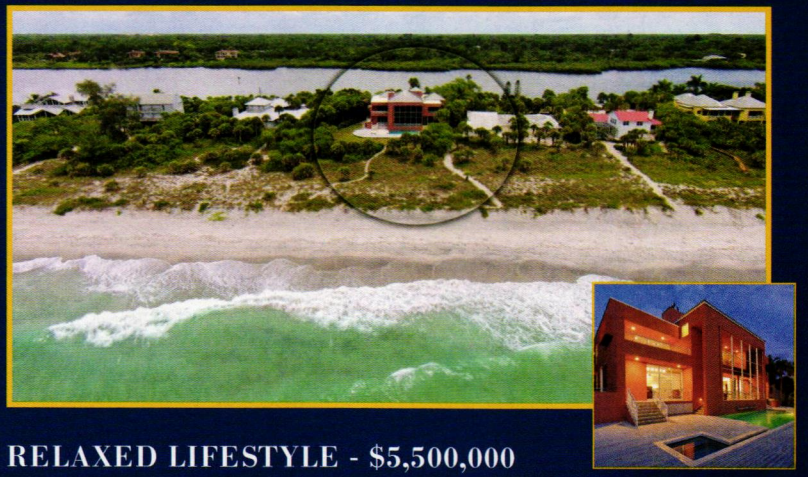

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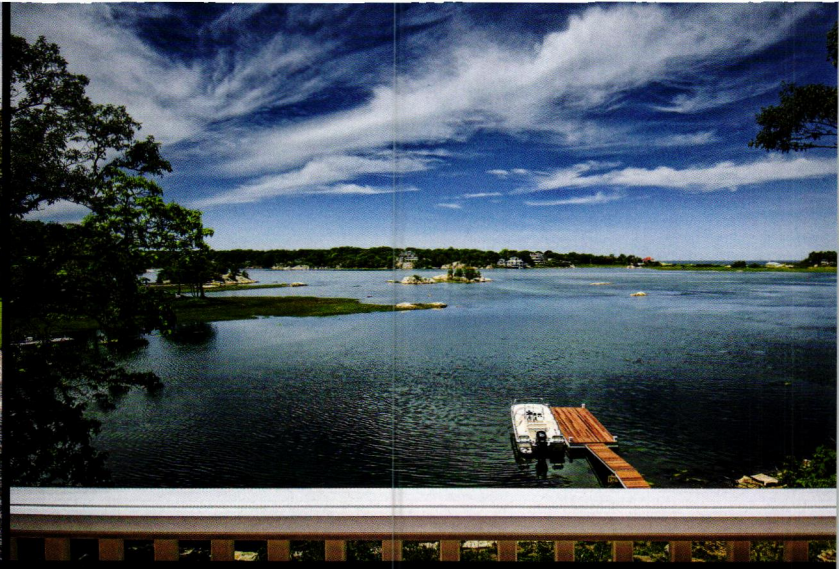

112 Beach Street, Cohasset

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

$4,295,000

24 Atlantic Ave, Cohasset

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

$1,950,000

Dean & Hamilton REALTORS®

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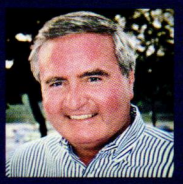
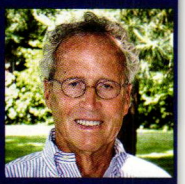


Bill Good



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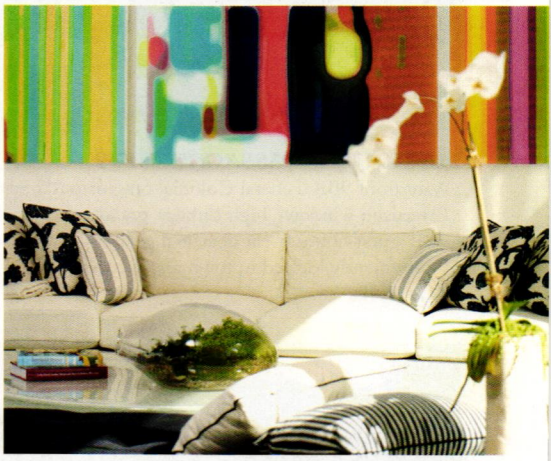
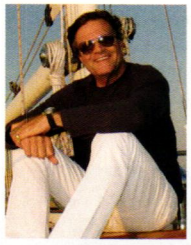
INTERNATIONAL REALTY

Sleek Waterfront Modern with Pool and Dock



WATER MILL, NY | $10,500,000 | Web ID: 0056674

Published William Georgis-designed, sleek modern home on Burnett Creek/Mecox Bay with 175 ft. +/- bulk headed waterfront and dock that features Paula Hayes garden/landscaping with wild flowers, bamboo stands, rolling lawn to the water, and ivy-covered front elevation to the residence entrance. Separate guest house at front of property/parking court. Hedged and gated for privacy. Rear, water-facing, full-length patio with heated gunite salt water pool, built-in BBQ/kitchen, separate cabana/full bath. Master suite with fireplace, plus two guest bedrooms, bath, and office upstairs - all with water views.



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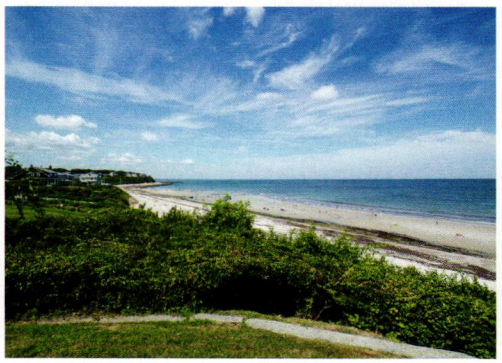
Inviting. Discreet. Savvy. Refined.

PLYMOUTH, MASSACHUSETTS
- 1915 Craftsman-style cottage, water view, 3BR
- .90 acre lot, 2330sf, sunroom, sleeping porch, deck
- Light-filled LR/fireplace; 5 window Great room
- Steps to private beach, country living
- **$1,153,000**



PLYMOUTH, MASSACHUSETTS
- Beachfront, historical 3BR home; .43 acre lot
- Overlooks Priscilla, White Horse beaches
- Master suite with bath, deck
- 3388sf floor plan; high ceilings, walls of windows
- **$1,099,000**

DUXBURY, MASSACHUSETTS
- Renovated 5BR/5+baths Antique on level acre
- Gourmet kitchen; Viking Pro/Sub Zero appliances
- Home theatre, gym, custom bar, wine cellar
- Private in-law/guest/au pair suite, att heated 3-C gar
- **$1,539,000**

PLYMOUTH, MASSACHUSETTS
- Waterfront 9BR Federal Colonial on glorious 2.5 acres
- Oversized windows, high ceilings, grand staircase
- 2BR guest house, 3-car detached garage, I/G pool
- Conveniently located to town and schools
- **$1,395,000**

DUXBURY, MASSACHUSETTS
- Renovated 4,500+sf 5BR home, 3+ baths
- Inviting family room; large master suite
- Soapstone kitchen with fireplace, heartwood pine floors
- Coffered ceiling DR, short distance to Snug Harbor
- **$1,395,000**

DUXBURY, MASSACHUSETTS
- Priced to sell! Eastern facing waterfront 4BR/3+baths
- State of art new construction, vws every rm, walkout LL
- 130' frontage/private sandy beach on Standish Shore
- Moor your boat in your front yard, wired for generator
- **$3,499,000**

DUXBURY, MASSACHUSETTS
- 5BR/4+baths Colonial on manicured 1.3 acre lot
- Cherry/granite kitchen with island, FR with fireplace
- Finished LL with in-law suite, media and playrooms
- Desirable in-town neighborhd, 3-C garage, deck, C/A
- **$1,249,000**

DUXBURY, MASSACHUSETTS
- Builder owned 4BR/3+ baths Expanded Cape
- Heart of village on 3+ acres; incredible craftsmanship
- 1st floor master; five bedroom septic, C/A, generator
- Chef's kitchen; island, 6 burner Viking stove, wet bar
- **$1,695,000**

DUXBURY, MASSACHUSETTS
- 4BR/2+baths home on pastoral 7 acres
- Three floor living, granite kitchen with island
- LR with fireplace, glassed 3-season porch, finished LL
- Large deck, cul-de-sac location, garden shed
- **$479,900**

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#1 IN THE KENNEBUNKS!

19 SEAVIEW AVENUE, KENNEBUNKPORT, ME

This magnificent oceanfront point of land in Kennebunkport offers unparalleled views of the ocean from Goat Island Light, to Walker's Point, and the coastline beyond. The home pictured here can be built on this site and is offered at $6,900,000. Alternatively, the site can be purchased for $3,900,000 and you can build the design of your choice. This is truly a one-of-a-kind property.

5 EBB TIDE LANE, KENNEBUNK, ME

Fabulous yr-rnd cottage in desirable Sea Grass neighborhood. This custom built home offers direct beach/water access and amazing views! The open concept 1st floor is an entertainers dream. The living room is adorned by a stone fireplace, beautiful moldings, high-end fixtures and French doors which open to unobstructed views of the ocean. The kitchen is well equipped w/professional appliances and Carrera Marble. 3 Ensuite BR's on 2nd floor include a spa-like master suite w/ balcony that overlooks the beach. For more info visit: www.5EbbTide.com
Listed for $2,200,000

31 GREAT HILL ROAD, KENNEBUNK, ME

Stunning Ocean views highlight this rare family home. Situated in a prime location on a dead end and private road, this house was constructed in 1928 and later renovated to year round living. The property offers 3,000sqft w/5BR's including a grand Master, 2 full baths, sauna, and outdoor shower. A finished 3rd floor provides addl' BR space. Breathtaking views of Strawberry Island are accessible by stone pathways. Walk to beach, golf and tennis. River and marsh access offers unparalleled sunset and wildlife views. For more info visit: www.31GreatHillRoad.com
Listed for $2,150,000

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Harborside | Sotheby's
INTERNATIONAL REALTY

Marblehead - $3,999,000

Spectacular beach front home with views across the ocean to the Boston skyline on the horizon. This luxurious home offers the best in waterfront living and entertaining.

Marblehead - $3,999,000

This custom built Oceanfront Shingle Style home offers amazing details and character with expansive ocean and island views. Amazing quality and lifestyle.

Marblehead - $2,188,000

Sophisticated luxury home overlooking Goldthwait Beach and Reservation to the ocean beyond. You will love living, entertaining and enjoying the best in Marblehead lifestyle.

Swampscott - $5,900,000

This extraordinary ocean front property perched high above the Atlantic offers unlimited views of the ocean and coastline and luxury living most can only dream of.

Swampscott - $949,000

Spacious and grand describes this stately 5,200 square foot home built in 1905 and located in the most prestigious neighborhood in this wonderful seaside community.

Expertly Marketed By

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WILLIAM RAVEIS

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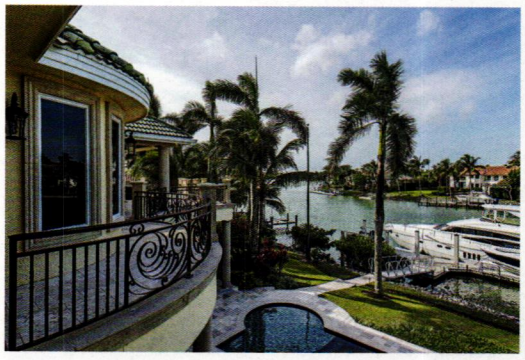
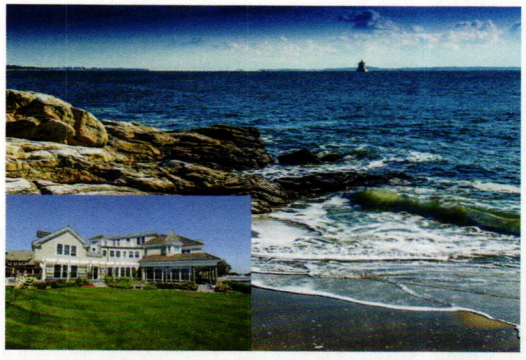


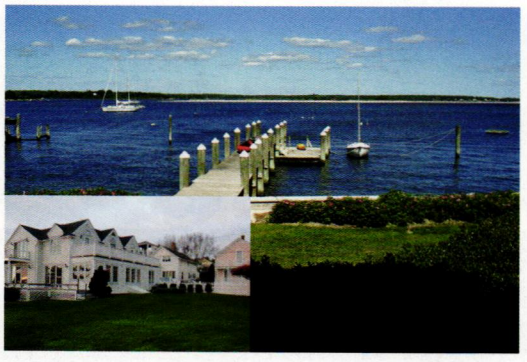
NAPLES, FL
$15,995,000 I MLS#216006419
Frank Sajtar, 239.776.8382

RIVERSIDE, CT
$6,995,000 I MLS#99132806
Monie Sullivan, 203.326.1662

PORTSMOUTH, RI
$3,500,000 I MLS#1110330
Arthur Chapman, 401.640.0807



NEW LONDON, CT
$2,790,000 I MLS#E10110723
Edward Hillyer, 860.235.3424

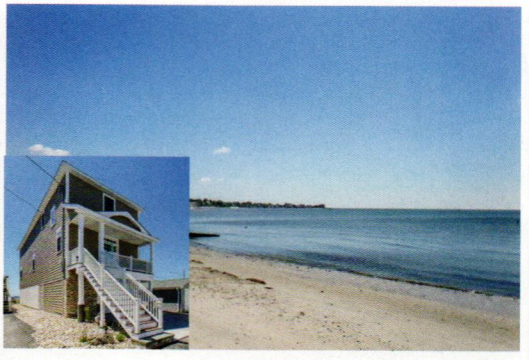


STONINGTON, CT
$2,249,000 I MLS#10115713
Edward Hillyer, 860.235.3424

MILFORD, CT
$2,115,000 I MLS#N10111640
Carolyn Augur, 203.623.6239

ORLEANS, MA
$1,995,000 I MLS#21500048
Nikki Carter, 508.410.0558

DUXBURY, MA
$1,390,000 I MLS#71962442
MaryBeth Davidson, 781.985.4967



MILFORD, CT
$1,095,000 I MLS#99136396
Gigliotti Group, 203.767.3106

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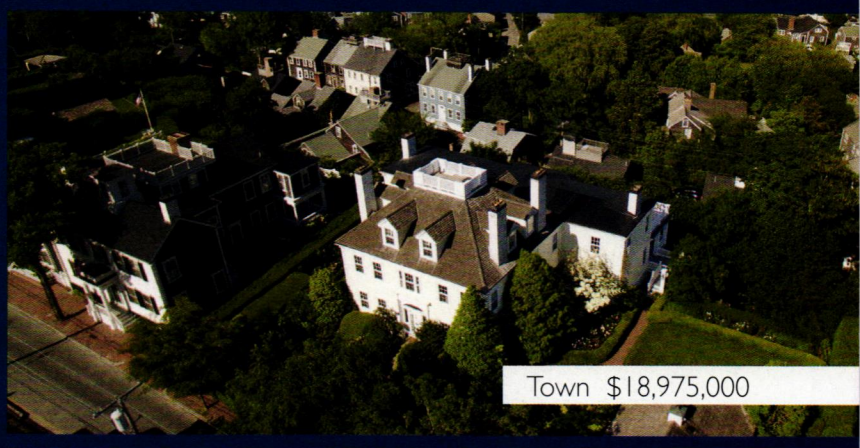
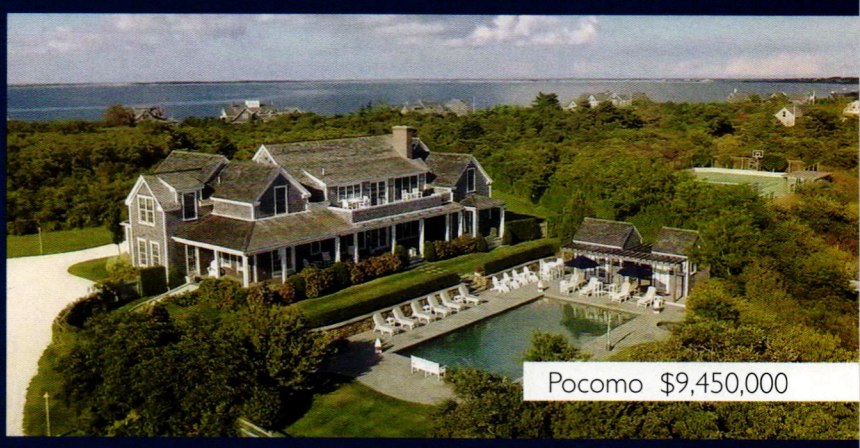
NANTUCKET ISLAND

Dionis $21,500,000

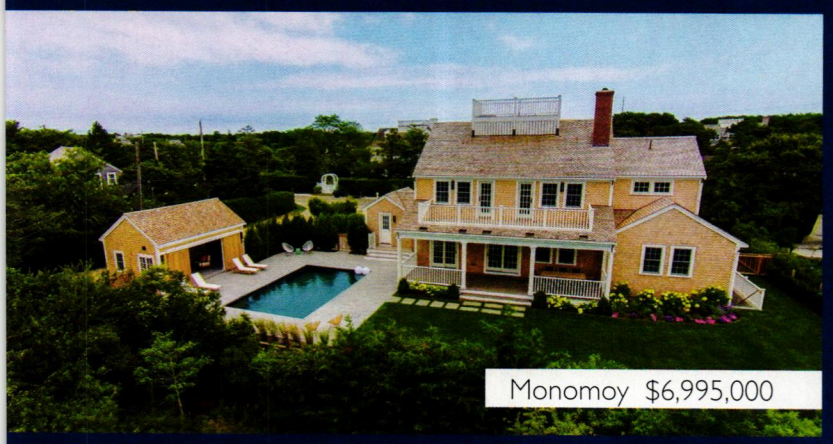


Town $18,975,000

Sconset $9,995,000



Pocomo $9,450,000



Monomoy $6,995,000

Quaise $1,795,000

Town $2,875,000

Town $2,995,000

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August + September 2016

TOP HOMES 2016

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CALIFORNIA LIVING

A special focus on the best oceanfront homes and vacation destinations on the West Coast.

Modern classic
This elegant home in Naples, Fla., by Stofft Cooney Architects, will will appear in the next issue of *Ocean Home*.

PHOTOGRAPH BY LORI HAMILTON PHOTOGRAPHY AND COURTESY OF STOFFT COONEY ARCHITECTS

OCEAN HOME
AMERICA'S PREMIER LUXURY COASTAL LIFESTYLE MAGAZINE

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smehigan@oceanhomemag.com

GENTLE GIANTS

The coolest ocean home pots and vases don't grow on trees, so it's always exciting to find a new style that fires the imagination. The Plust Collection, by Italian design house euro3plast Spa, successfully blends tradition, innovation, art and technology into a series of oversize totem vases in various shapes and sizes. These Boyo Gentle Giants (foreground) and Harbo vases, made of shiny polyethylene, come in four vibrant colors – white, green, acid green and red – while an optional internal light fixture creates an ethereal glow in the dark. Chic planter and art installation in one, these posh pots are ideal for indoors and out. ***plust.it***

words by **Julia Johnson**

PHOTOGRAPH COURTESY OF PLUST COLLECTION

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