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August + September 2016

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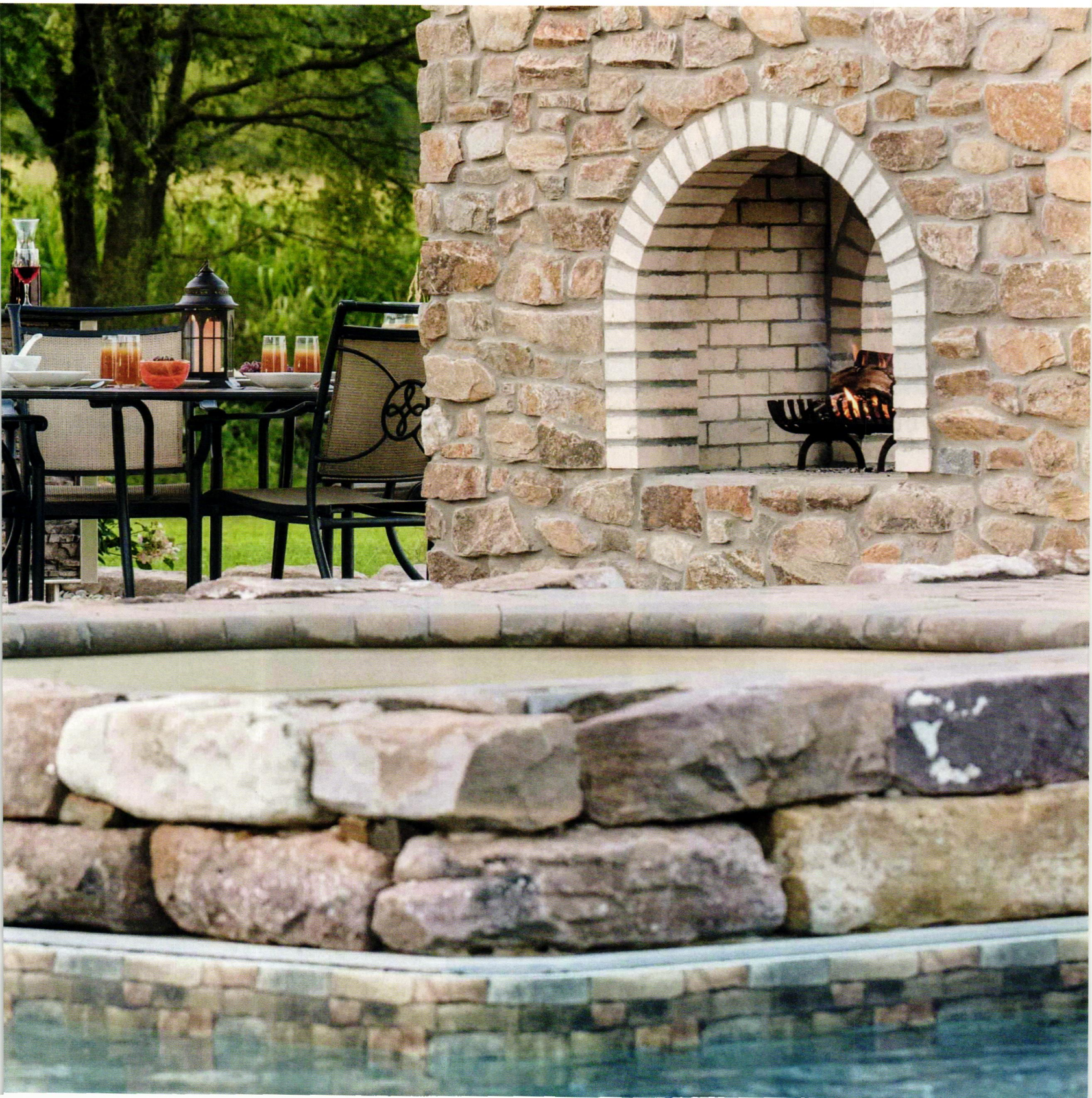

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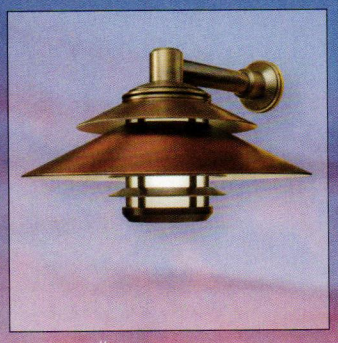

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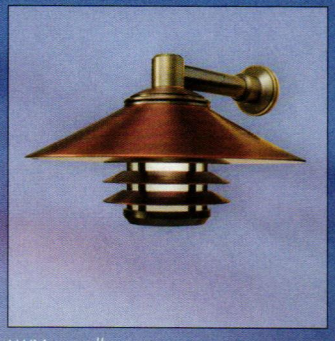

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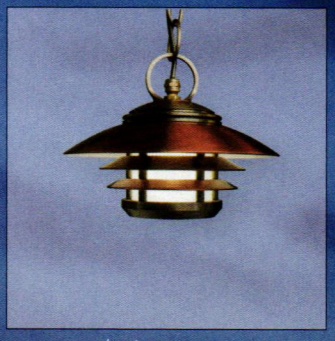

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This palatial home in Naples, Fla., is one of our Top 20 coastal estates on the market in America (page 28).

PHOTOGRAPH COURTESY OF JOHN R. WOOD PROPERTIES

This page
Florida meets The Hamptons at this beautiful home in Naples, Fla. (page 76).

PHOTOGRAPH BY LORI HAMILTON

Charles Hilton

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OCEAN HOME ON THE GO

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Harbor View Hotel, Martha's Vineyard

A Grande Dame

One of New England's most iconic hotels celebrates its 125th anniversary this summer. The grande dame of Martha's Vineyard, perched on Starbuck's Neck, Harbor View Hotel is as much a part of the fabric of the island today as it was when it opened its doors for the first time on July 23, 1891. The award-winning hotel offers luxury guest rooms and suites, a broad veranda with spectacular views and excellent food at its Lighthouse Grill. Read more at ***oceanhomemag.com/hotels-resorts/***.

THE MAIL ROOM

Heartfelt thanks for the wonderful coverage of our company in *Ocean Home*'s Outdoor Living Issue (April/May 2016). Wow, the magazine is beautiful. You folks are really getting everything just right. Well done.
Lily Samuels, Drakeley Pool Company

The editorial feature on the Hucker residence in Coconut Grove in the latest issue of *Ocean Home* is fabulous. Max Strang is an exemplary designer, proving that America has the world's finest coastal architects.
Name withheld
By email

As a longtime resident of The Hamptons, N.Y., I commend you on your terrific article ("Endless Summer," April/May 2016). The story really captures the essence of the place I'm proud to call home.
Jocelyn Davies
By email

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

PRODUCT WE LOVE

This summer's coolest ocean home accessory is the new cooler by Sovaro, serving up a refreshing style at your next beach, boat or backyard party. Available in white or black, the cooler is sleek, beautifully designed and durable. *oceanhomemag.com/sovaro*

CRYSTAL FLIES HIGH

Crystal Cruises, the world's most awarded luxury cruise line, is once again pioneering new fronts in the luxury travel industry with the purchase of a Boeing Business Jet B777-200LR, offering an array of global itineraries for its exciting brand extension Crystal Luxury Air. *oceanhomemag.com/crystal-luxury-air/*

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PHOTOGRAPHS, CLOCKWISE FROM TOP LEFT, BY GREG PREMRU, COURTESY OF SOVARO AND BY CHAD SLATTERY

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Exciting things are happening at February Point. With the recent completion of the new Beach Club, floating dock marina, Rusty Anchor Restaurant and the Spa, February Point is quickly becoming a top destination on Exuma. In conjunction with the new amenities, new luxury residences are under construction.

Whether you are looking for a new place to call home or to vacation, Exuma is a destination admired around the world for its spectacular natural beauty and vivid blue waters. The authentic out island life is waiting for you at February Point.

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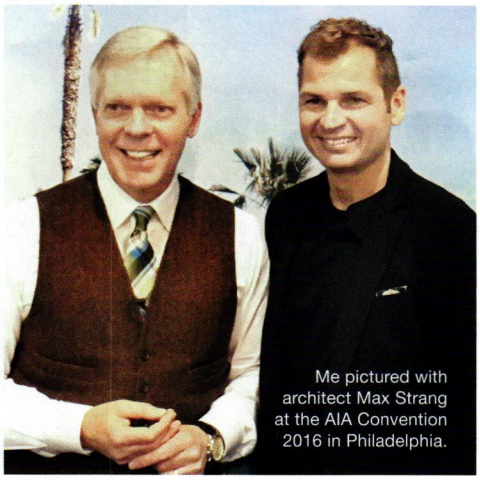
Beachfront beauty
The magnificent Villa dei Tramonti in Laguna Beach, Calif., is one of our Top 20 Homes of 2016 (page 28).

TOP HOMES: EXCEPTIONAL REAL ESTATE

If you're like me and love peering into other people's homes, this special real estate issue is for you. Our annual Top Homes edition showcases the 20 most exclusive oceanfront residences currently on the market in America – and the 2016 portfolio is no exception. Featuring outstanding properties from Hawaii to The Hamptons, this year's winning homes are the very essence of luxury coastal lifestyles.

Top homes, of course, are designed by top architects – as I happily witnessed recently at the AIA Convention 2016, the annual congress of the American Institute of Architects, held this year in Philadelphia. My personal highlights? *Seinfeld* and *Veep* star Julia Louis-Dreyfus letting slip during her amusing keynote Q&A that she's currently building a coastal home of her own in California; one of *Ocean Home*'s OH50 Top Coastal Architects Max Strang being inducted as a Fellow of the American Institute of Architects; and *Ocean Home*'s appearance for the first time as a media sponsor of the event.



Me pictured with architect Max Strang at the AIA Convention 2016 in Philadelphia.

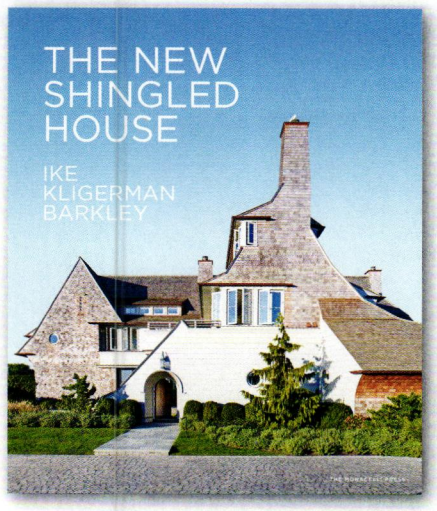
Attracting more than 8,500 leading architects and thousands of industry professionals, the AIA convention proved once again that American architecture, design and technology – especially when it comes to luxury coastal homes – truly leads the world.

Andrew

Andrew Conway
Editor
aconway@oceanhomemag.com

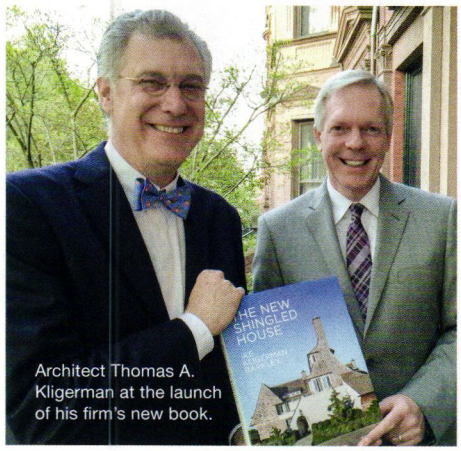
Check out our digital edition for more AIA Convention coverage.

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



DESIGNING BY THE BOOK

A new coffee table book by top coastal architects is always a cause for celebration. So I was delighted to attend a discussion and booking signing with Thomas A. Kligerman, a principal of Ike Kligerman Barkley, at the Boston launch of the firm's latest tome *The New Shingled House*. A showcase of 14 stunning shingled homes from Martha's Vineyard to The Hamptons and California to the Carolinas, the book is a testament to the rich heritage of American architecture and its beloved and iconic Shingle style. The affable Kligerman regaled guests at The Chilton Club on Commonwealth Avenue with anecdotes from the book, revealing his abiding passion for coastal architecture. I asked him which of the three residential styles – city, country or coast – he loved to design most. "Ocean," he replied, without skipping a beat. "The salt air, the clacking of halyards, seagulls flying overhead and sand under your feet: it's all such an inspiration to me." The new book is a terrific read capturing the spirit of Ike Kligerman Barkley – one of *Ocean Home*'s Top 50 Coastal Architects in 2016 – and we'll be profiling one of the homes in an upcoming issue. The book is published by The Monacelli Press, RRP $60, and available from Amazon. ***ikekligermanbarkley.com***



Architect Thomas A. Kligerman at the launch of his firm's new book.

BOOK PHOTOGRAPH COURTESY OF IKE KLIGERMAN BARKLEY

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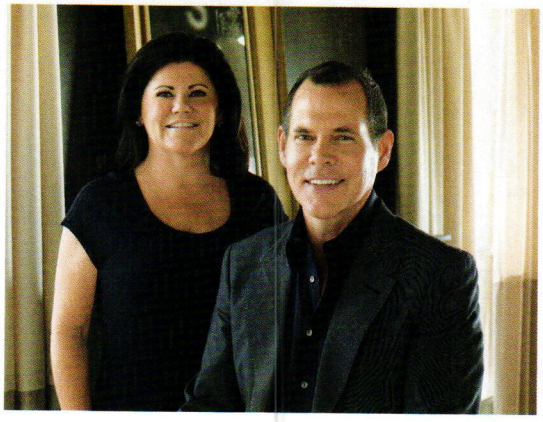

JEFFREY AND DEBORAH FISHER
Ocean Home's interior design experts and the stylists of our popular section "The Fisher Files."

What caught your design eye this issue?
A kaleidoscope pattern wallpaper capturing the beauty of natural agate and delivering a real wow factor (page 20).

A must-have coastal home accessory?
The Spa Drum Stool by Palecek. It's multifunctional, timeless and, should it matter, completely on trend.

Three interior designers you most admire?
Kelly Wearstler (Los Angeles), Vicente Wolf (New York City) and Briggs Edward Solomon (Miami).

ELIZABETH O'KEEFE
Elizabeth is *Ocean Home*'s content and marketing manager for *oceanhomemag.com*.

What have you posted online this issue?
Our annual showcase of the Top 20 homes that are currently on the market in America (page 28).

Which Top Home do you love most?
The modern beachfront home at Sagaponack in The Hamptons; the architecture and ocean setting are spectacular.

What's your personal home design style?
A mix of contemporary and rustic décor with pops of vibrant color and metallic accents to create a chic, cozy space.

KARINA ANTENUCCI
Karina is a freelance writer specializing in design, style, travel, beauty and health.

Who have you written about this issue?
Chef and cookbook author Nicole Aloni, who has written a terrific cocktail book filled with great ideas (page 26).

What do you love about summer entertaining?
The totally laid-back vibe, firing up my Big Green Egg grill and making use of both indoor and outdoor spaces.

My perfect ocean home would be...
Overlooking the aquamarine water of Bermuda, where I spent five years of my childhood, or Saint John, which I discovered recently.

OCEAN HOME

THE LUXURY COASTAL LIFESTYLE MAGAZINE

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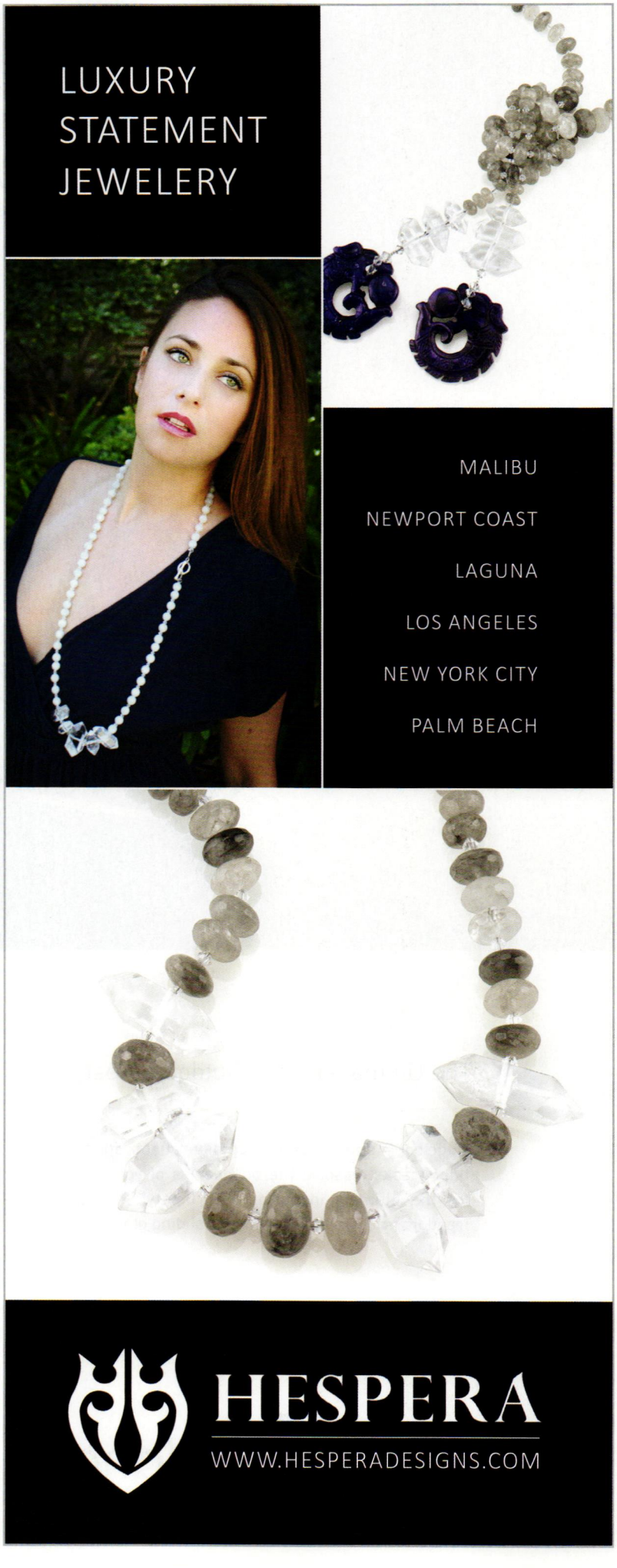

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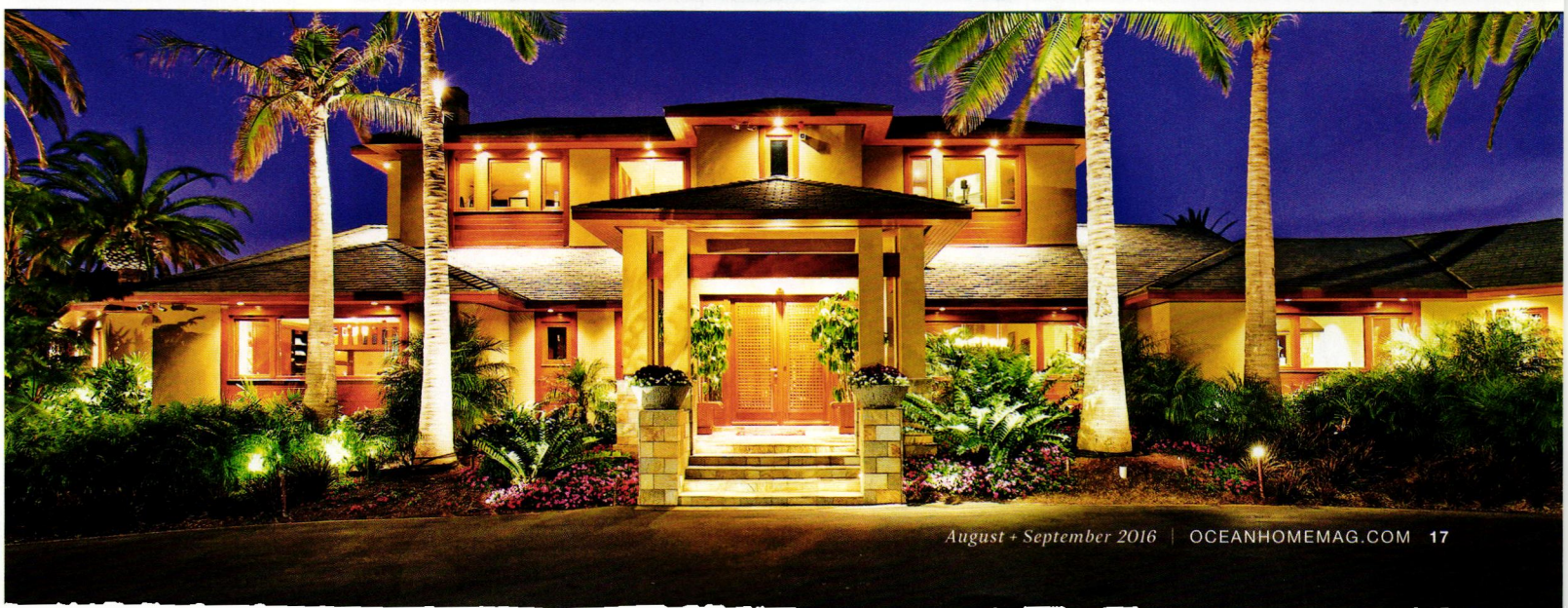
LEADING LIGHTS

A beautiful coastal home and landscape design deserves an equally stunning lighting system, and this magnificent estate in La Jolla, Calif., is a shining star. Designed and installed by Michael Geier of San Diego's Lightscape Designs Inc. – with the majority of exterior lighting provided by Auroralight, a world leader in LED outdoor lighting products and solutions – the landscape is lit by more than 300 spotlights, accent lights, bollards and pathway lights. The effect is magical, creating a gorgeous outdoor living environment that the owners can enjoy year round. Auroralight's fixtures, made of solid brass, copper and nickel and featuring state-of-the-art technology and engineering, are a durable and design-centric choice for any home. ***auroralight.com*** and ***landscapelightingsandiego.com***

words by **Andrea Collins**



PHOTOGRAPHS COURTESY OF MICHAEL GEIER, LIGHTSCAPES DESIGNS INC.

Living Color

GIVE YOUR COASTAL KITCHEN A POP OF VIBRANT COLOR WITH THESE STYLISH DESIGN IDEAS

styled by **Melissa C. Gillespie**

"Aside from the trendy avocado color, there is so much depth to the palettes of versatile blues, greens, yellows and reds. Be bold and make your mark with the color that makes you happy in your space."

Stephanie Pierce, director of design and trends, MasterBrand Cabinets

For additional photographs, check out our digital edition.

1 | Change the whole feeling of your kitchen by brightening up just one area. This vibrant MasterBrand Daladier door style in Sherwin-Williams' Jolly Green adds zest to this kitchen. ***masterbrand.com***

2 | A bright, bold color can be a real mood booster while livening up your kitchen. Give cabinets a glossy yellow with Daisy by Sherwin-Williams. ***sherwinwilliams.com***

3 | Leading Miami design firm Britto Charette adds dramatic impact with this orange quartz countertop by Compac, and by carrying the color through to an accent wall. ***us.compac.es***, ***brittocharette.com***

4 | Bring the coastal palette inside by adding stunning shades of blue to your backsplash with Oceanside Glasstile's new Elevations collection in Bondi. ***oceansideglasstile.com***

5 | This ThinkGlass island extension and waterfall leg transform the eating area into functional art, while the integrated LED lighting adds a splash of color. ***thinkglass.com***

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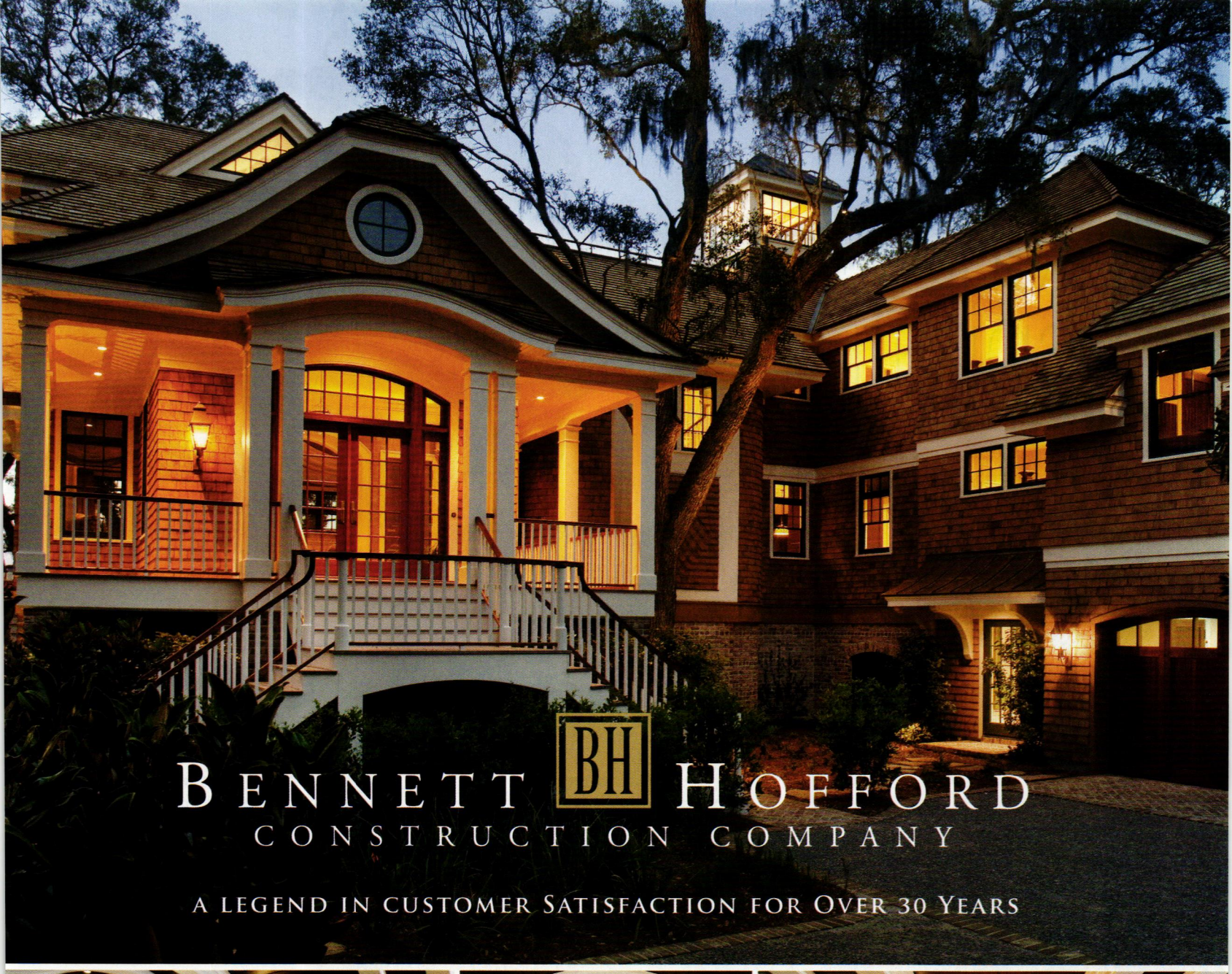

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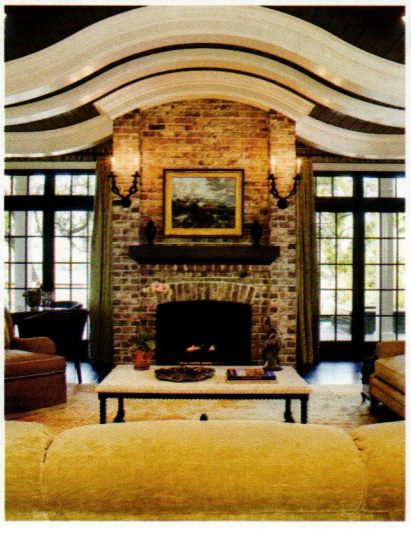

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Interior Inspiration

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

For enhanced content, check out our digital edition.

1 | A Natural Choice

Whether used on an accent wall or for covering your entire room, this Kaleidoscope pattern wallpaper by York Wallcoverings captures the beauty of natural agate and delivers a real wow factor. ***yorkwall.com***

2 | Currying Favor

Deb and I have a penchant for all things rattan – vintage or new. This retro yet contemporary Antibes chandelier by Currey & Company, made using traditional weaving techniques, demonstrates the best of both looks. ***curreycodealers.com***

3 | A Gift with Oomph

Should any of my loved ones read this, please take note: Oomph's navy blue backgammon table is my dream gift. And if blue doesn't work with your décor, it's available in 15 other colors. ***oomphonline.com***

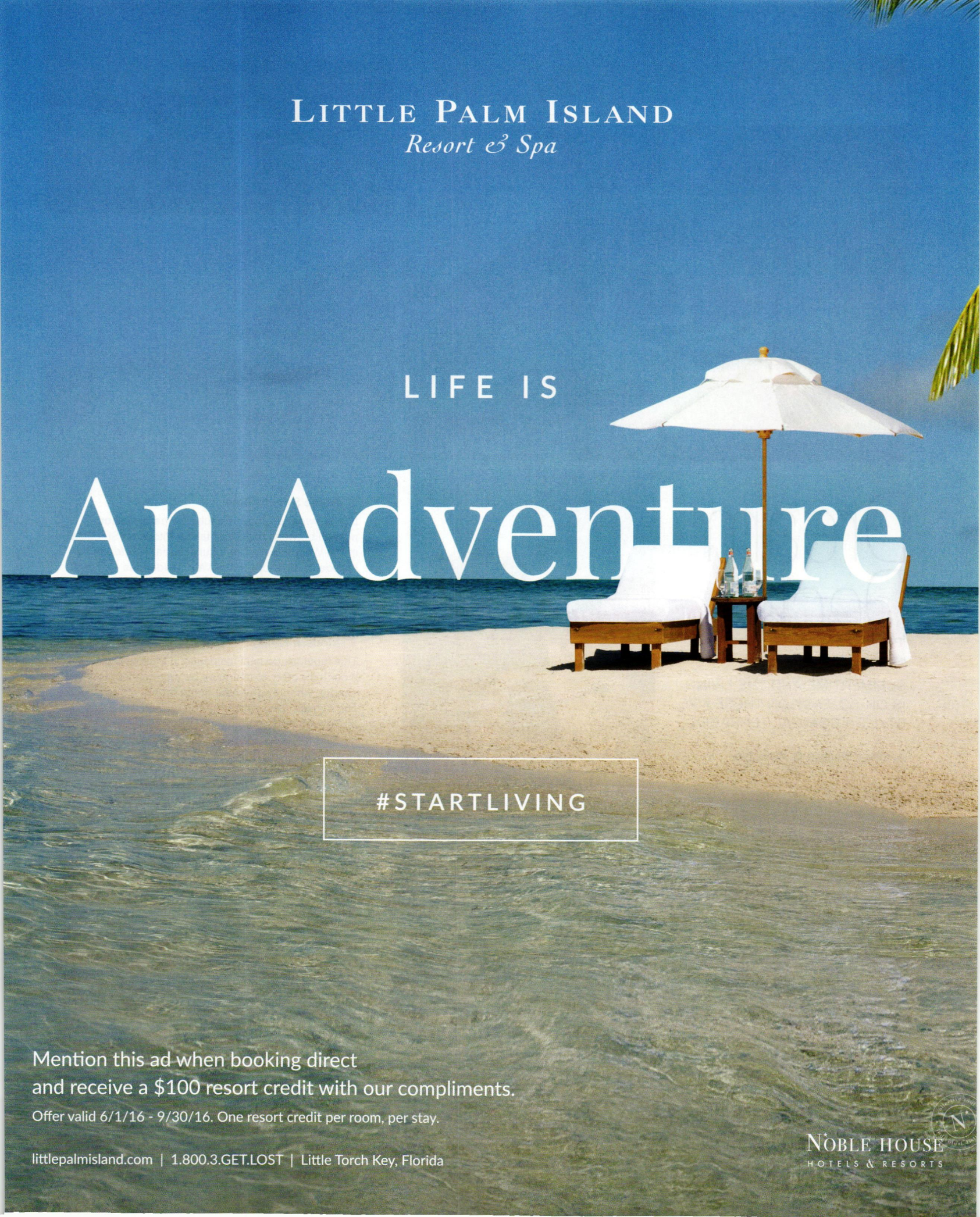
4 | A Different Drum

We both love this hand-braided seagrass drum stool by Palecek for its versatility. Place two under a console or at the end of a table for extra seating or one beside a chair to hold your coffee cup or favorite cocktail. ***palecek.com***

5 | Come to the Table

Deb never shies away from decorative glamour. Her latest discovery is this perfectly proportioned acrylic, glass and polished brass Connor side table that looks as good at the beach as it does in the city. ***worlds-away.com***

PHOTOGRAPHS COURTESY OF THE DESIGNERS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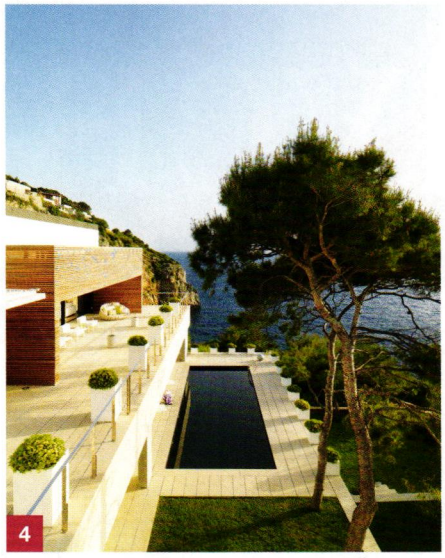
Dream Decks

SUMMERTIME AND THE LIVING IS OH-SO-EASY ON THESE FIVE STYLISH COASTAL TERRACES

words by **Melissa C. Gillespie**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5

1 | Home Sweet Home

Life is sweet at Sugar Beach, A Viceroy Resort, nestled between the breathtaking Pitons on St. Lucia in the West Indies. The luxury retreat is offering five hillside and beachfront private residences – priced from $3.9 million to $15 million – all with terraces and spectacular views of the Caribbean Sea. ***sugarbeachresidences.com***

2 | Modern Family

This fabulous coastal residence in Malibu, Calif., is a contemporary masterwork by top architect Richard Landry, who designed the home for his young daughter and himself. The stylish rooftop terrace has a bar, fire pit, lounge seating and mood lighting, and is currently on the market for $11.995 million. ***chriscortazzo.com***

3 | Far Horizon

Perched atop rugged coastline on Spain's Costa Blanca, Casa Sardinera is the architectiural vision of renowned Spanish design house Ramón Esteve Estudio. The uber contemporary pool terrace offers panoramic views of the Mediterranean Sea and is the perfect setting for relaxed entertaining with family and friends. ***ramonesteve.com***

4 | The White Stuff

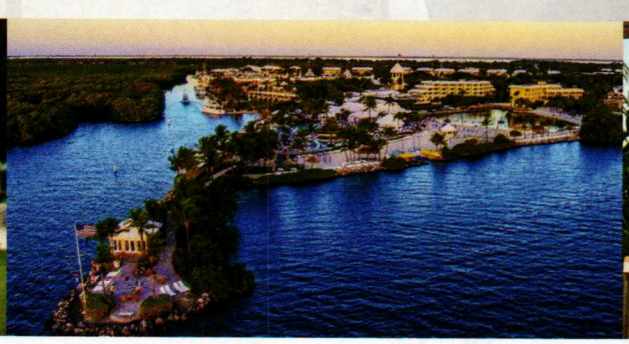
Leading interior designer Susanna Cots opted for pure white, with just a few splashes of verdant green, on the terrace of this stunning ocean home in Almuñécar, near the historic Spanish city of Granada. Set on top of a cliff, the terrace is bathed in natural light and sunshine. ***susannacots.com***

5 | Out of Africa

Nestled on a dune overlooking Robberg Beach in Plettenberg Bay, this cutting-edge home in South Africa by Stefan Antoni Olmesdahl Truen Architects (SAOTA) features multiple decks that frame the expansive water views. The upper and lower entertaining spaces blend seamlessly with the home's sculptural design. ***saota.com***

PHOTOGRAPHS COURTESY OF SUGAR BEACH RESIDENCES, SUSANNA COTS INTERIOR DESIGN, LANDRY DESIGN GROUP, RAMÓN ESTEVE ESTUDIO, AND BY ADAM LETCH, COURTESY OF SAOTA

Something new is on the horizon.



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2 | Area Rug
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jhminassian.com

3 | Demitasse Table Lamp
Currey & Company
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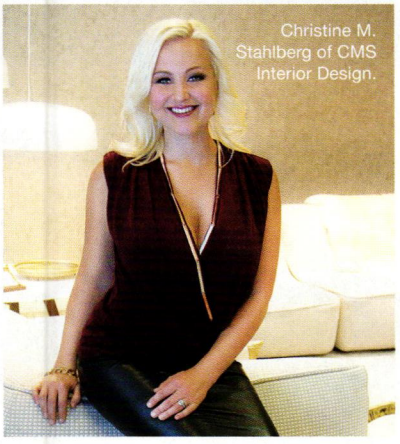

Christine M. Stahlberg of CMS Interior Design.

"We wanted the villa's design to capture and complement the rich heritage of Mediterranean-style architecture and the picturesque landscapes that make this peninsula such a perfect getaway. We were inspired by the textures of the Palos Verdes cliffs – and the beautiful ocean blues beyond – to create a serene and tranquil environment for the villa's owners."

Christine M. Stahlberg,
President, CMS Interior Design

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Sunsets & Sundowners

STIR UP A STORM THIS SUMMER WITH COCKTAILS BY COOKBOOK AUTHOR AND CHEF NICOLE ALONI

words by **Karina Antenucci**

Is there any better way to start a summer beachside dinner party than with a glamorous sundowner cocktail?

"Even if you're serving a simple meal of grilled steaks, salad and corn on the cob, if you are greeting guests with an insanely beautiful and delicious cocktail, it says, 'This gathering is going to be really fun and different,' " says leading chef, culinary consultant and three-time cookbook author Nicole Aloni of Aloni Culinary, based in Seattle, Wash.

In her cookbook *The Backyard Bartender: 55 Cool Summer Cocktails*, Aloni showcases bright, tasty and herbaceous chef-driven drinks recipes as well as helpful advice, such as the right way to rinse a glass, shake a cocktail, rim a glass and create your own infused simple syrups.

First and foremost, Aloni encourages putting aside the sweet and sour mixes. "Mixes are very old-fashioned nowadays," she contends. "You can serve flavorful cocktails that rival [those served at] the coolest bars in town by using only fresh-squeezed juices, fruit and herbs."

Aloni maintains that a cocktail is best served fresh and ice-cold out of a shaker, but it's not always realistic for a host to replenish drinks on demand. If you really want to shake things up, hire a bartender.

Otherwise, she suggests filling a large punch bowl or pitcher with a signature drink for guests to serve themselves.

She likes to garnish glasses with an orange twist, sugar or salt rim or three-olive stick – whatever works best for the beverage – ahead of time and place them on a tray for a more curated look and taste.

But avoid a major cocktail faux pas: don't let your blended drinks sit in melting ice and become watery.

"If using a pitcher, keep it in the fridge until guests arrive; then set it in a bowl of ice and have a separate ice bowl with tongs for guests to add cubes to their glasses," Aloni advises.

As for the glasses themselves: the smaller, the better. "The original cocktails created in the 1930s were quite tiny, served in small four- and five-ounce glasses," she says. "It's more romantic and elegant to serve smaller amounts and, that way, guests can pace themselves."

Instead of cut flowers, Aloni fills clear vases with an ingredient from the cocktail recipe, such as limes or oranges, to create a summery cocktail table centerpiece. "This can make a very pretty central table," she says. O|H

Deliciously cool Culinary consultant, chef and cookbook author Nicole Aloni, above, delivers 55 summer cocktails, like this Acapulco Cliffhanger, top, in her latest book, *The Backyard Bartender*.

THE DETAILS
The Backyard Bartender: 55 Cool Summer Cocktails is published by Clarkson Potter, RRP $16.95, available from Amazon. For more information, visit ***aloniculinary.com***.

COCKTAIL RECIPE

ACAPULCO CLIFFHANGER

Serves 1

1 cup seedless watermelon chunks (about 1/3 of a cup)
2 ounces tequila
1 ounce lemon simple syrup
1 ounce lime juice
1 ounce Cointreau
Lime wedge

Spiced salt rim: Mix 1 teaspoon kosher salt, a generous pinch of ground cayenne pepper and a small pinch of dried ground ginger.

Purée watermelon chunks in a blender and strain. Combine watermelon purée, tequila, lemon simple syrup, fresh lime juice and Cointreau in a tall glass. Stir to mix. Moisten rim of serving glass with lime wedge, press rim into spiced salt and fill glass with ice (reserve the lime wedge). Strain cocktail into serving glass and top with splash of soda water or ginger ale if desired. Squeeze the lime wedge on top and garnish with a watermelon wedge.

For more recipes, check out our **digital edition** and visit ***oceanhomemag.com/nicole-aloni/***.

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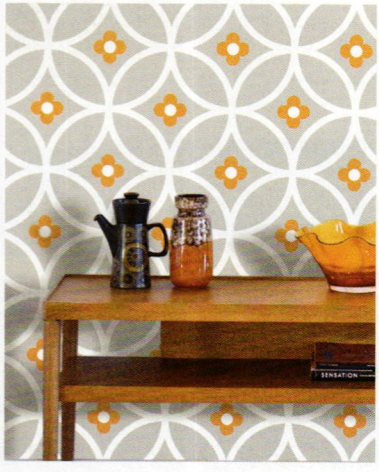

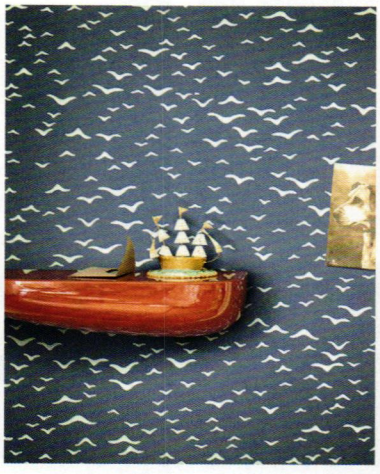

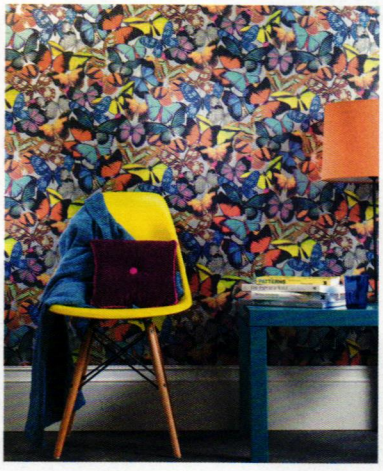

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Top Homes 2016

A haven in The Hamptons
This eye-catching oceanfront home at Sagaponack in The Hamptons is currently on the market for $50 million, listed by leading Corcoran realtor Susan M. Breitenbach.

GREAT ESTATES

Welcome to our annual Top Homes 2016 issue, a unique collection of the 20 most exclusive and spectacular oceanfront properties on the market in the United States. With glorious settings from Hawaii to The Hamptons, these beauitful private residences are the essence of luxury coastal living. And they're yours for the asking.

PHOTOGRAPH BY MICHAEL MORAN / OTTO

For additional images of these iconic homes, check out our digital edition and *oceanhomemag.com/tophomes2016/*

$5 MILLION TO $10 MILLION

438 SCHOONER HEAD ROAD

Bar Harbor, Maine

This may not be the most expensive or luxurious waterfront home in America, but what a setting. Perched on rugged coastline, with jaw-dropping 270-degree views of the Atlantic Ocean, Acadia National Park, islands, a lighthouse and Champlain Mountain, the aptly named Seaduced is a one-of-a-kind statement home. The property features a stately main house with a large wraparound deck, cultivated grounds and an oversized pool, as well as a guest cottage with car storage and staff quarters. Set on five acres with 900 feet of ocean frontage, this dramatic home borders lots with conservation easements, ensuring total peace and privacy.

Bedrooms 7 • Bathrooms 5 + 1 half • Price $5,300,000

Listed by Kimberly Swan, The Swan Agency
Sotheby's International Realty
kim@swanagency.com, swanagency.com, sothebysrealty.com

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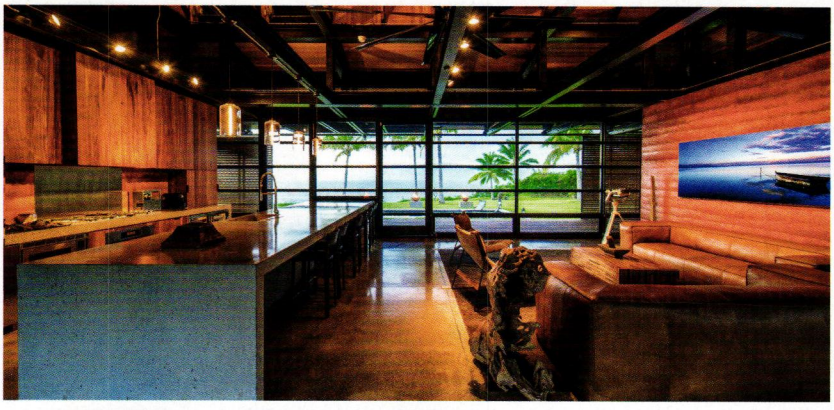

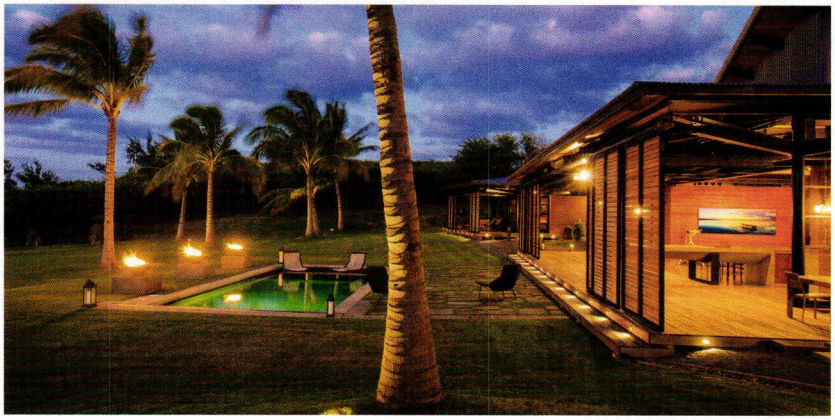

$10 MILLION TO $20 MILLION

AURA

Honolua Bay, Maui, Hawaii

Designed by Olson Kundig, one of *Ocean Home*'s OH50 Top Coastal Architects of 2016, this unique oceanfront home is the ultimate Maui retreat. Located on a private bluff, with expansive views of Honolua and Mokuleia Bays, the 6.5-acre estate is set in landscaped grounds with native flora. The home comprises three connected contemporary structures with striated walls of rammed earth and large decks in rich ipe. Eighty feet of steel-framed glass doors, controlled by hydraulics, open to completely transform and expand the main living space, which overlooks a heated saltwater pool. The home is being offered fully furnished with several artworks by its owner, renowned photographer Peter Lik.

Bedrooms 3 • Bathrooms 4 • Price $15,200,000

Co-listed by Van Fischer and Wm Buz Moffett, Moffett Properties

van@surfingrealty.com, buz@surfingrealty.com, surfingrealty.com

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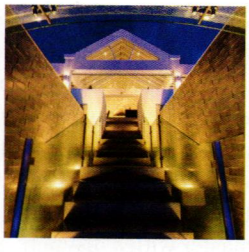
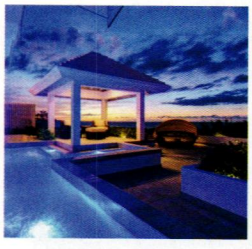

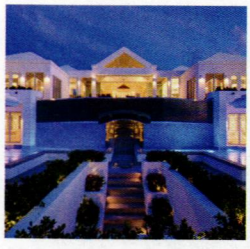

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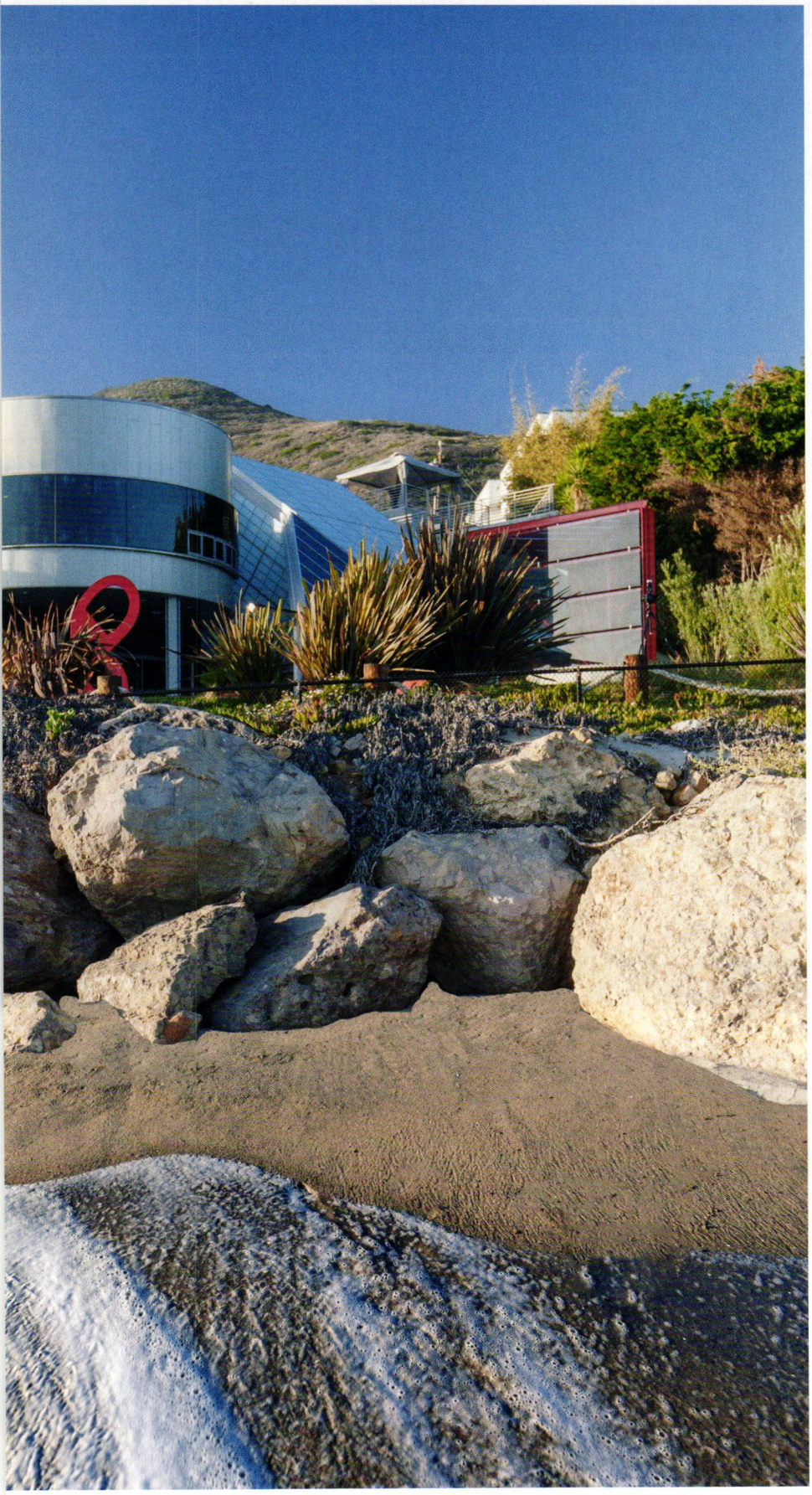

OVER $20 MILLION

41800 PACIFIC COAST HWY

Malibu, California

It's a Malibu home like no other. The vision of Ed Niles, one of *Ocean Home*'s OH50 Top Coastal Architects of 2016, this striking beachfront residence is a masterwork of contemporary design and engineering. Inspired by Japan's *shoji* concept of translucency and designed to showcase the owner's extensive Asian art collection, the home has 29-foot ceilings, walls of fiberglass and tall glass windows that maximize the ocean views and ever-changing light. The main house features four bedroom suites, including a master with a distinctive curved window, a gourmet kitchen, indoor and outdoor entertaining spaces, a separate guest house, a music room embedded in the hillside and a soundproof home theater.

Bedrooms 4 • Bathrooms 6 • Price $53,000,000

Co-listed by Aitan Segal and Ari Afshar

aitansegal@gmail.com, ariafshar@theagencyre.com, theagencyre.com

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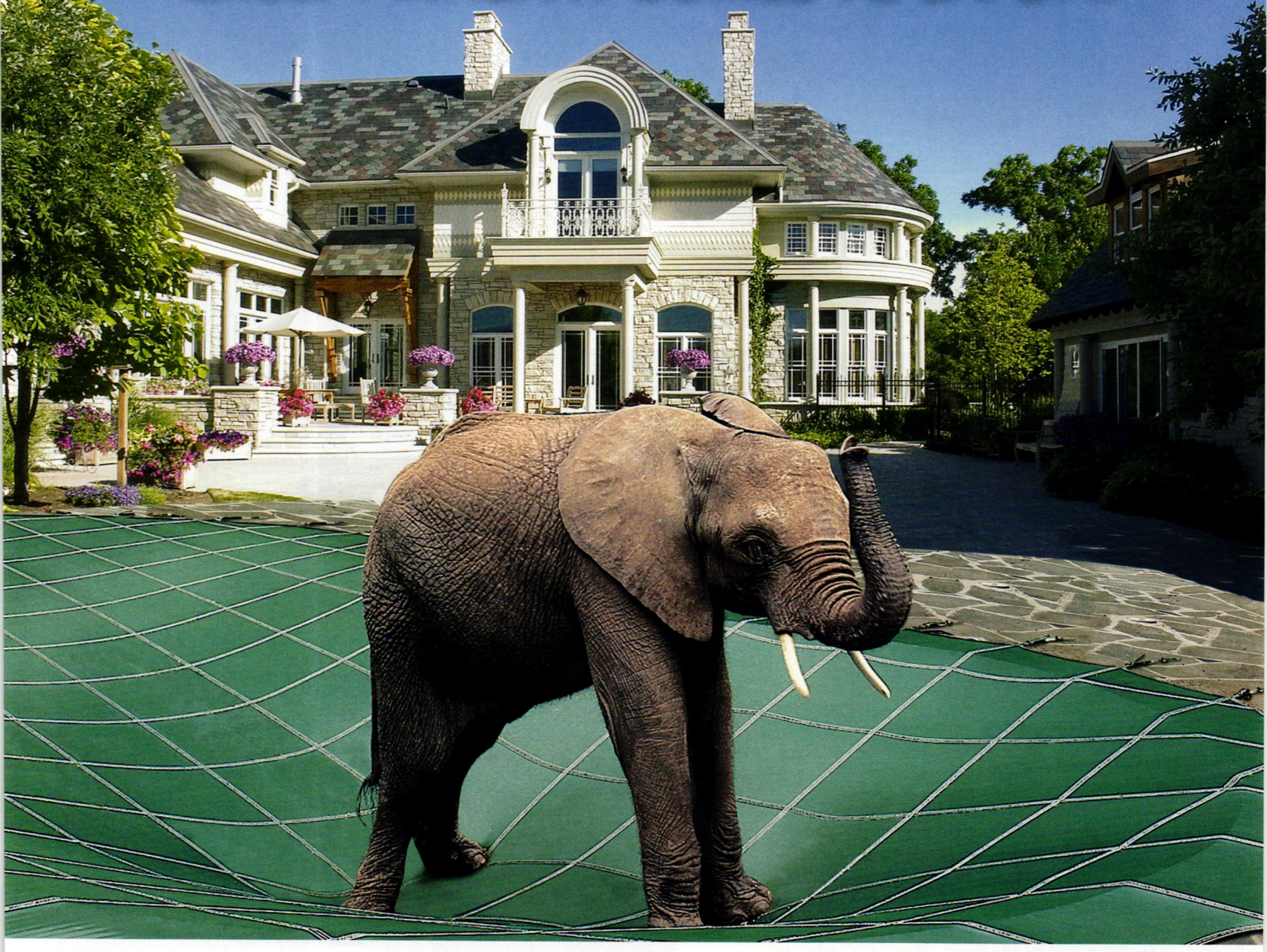

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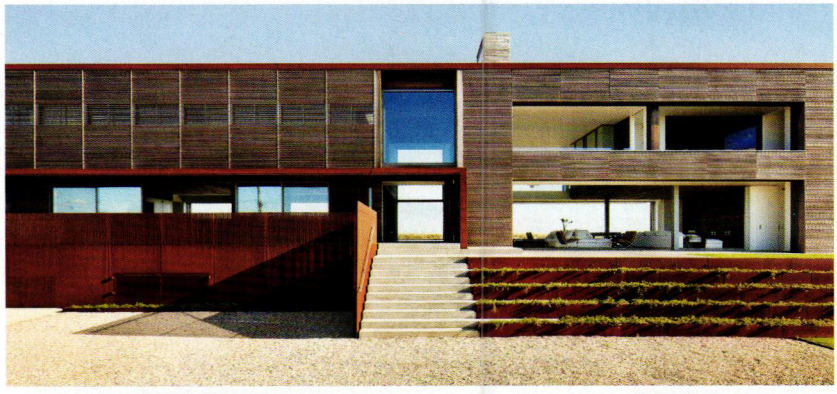

THE HAMPTONS

SAGAPONACK

The Hamptons, New York

A modern masterpiece, with more than 300 feet of direct beach and ocean frontage, this stunning private residence is one of the most exclusive contemporary homes in The Hamptons. Custom designed by renowned Bates Masi + Architects, and set on three acres of land with views over the ocean and a freshwater pond, the home offers nine bedrooms and 11 baths, including a master suite with an outdoor shower. The living spaces run the full width of the residence with floor-to-ceiling sliding glass doors on both sides creating seamless indoor/outdoor entertaining areas. The roof deck features a Jacuzzi, outdoor kitchen and fireplace; there's also an ocean-side pool and pool house plus a tennis court.

Bedrooms 9 • Bathrooms 11 • Price $50,000,000

Listed by Susan Breitenbach, The Corcoran Group
susanbreitenbach.com, smb@corcoran.com

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SOUTHEAST COAST

387 OCEAN BLVD

Golden Beach, Florida

There's something magical about this exquisite home, set on a 62,750-square-foot lot with 225 feet of direct beachfront on the Atlantic Ocean. A vision of all-white stucco and honey-hued wood detailing, the main residence is designed around an alluring oval pool, sun-filled courtyard and barbecue cabana with an archway leading to the beach and ocean. A separate two-story guesthouse has its own full kitchen, pool and deeded beach; the residence also includes a gym and movie theater. Nestled in tropical gardens and shaded by palm trees, this Mediterranean-inspired retreat is the stuff of real estate dreams on one of Florida's best beaches.

Bedrooms 11 • Bathrooms 10 + 3 half • Price $42,500,000

Listed by Jill Hertzberg and Jill Eber, The Jills
info@thejills.com, thejills.com

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Gold Beach, Oregon

We went in search of a home with a majestic ocean setting and found it at Elk Point Lodge, perched on a bluff overlooking Gold Beach on Oregon's breathtaking Pacific Coast. A masterpiece of design crafted from Rogue River rock and a blend of massive old growth logs, this impressive sanctuary is nestled on 28 acres of park-like land, with 800 feet of beachfront and a helipad for when its owners want to make a quick entry or exit. The wood-and-stone mansion features a massive great room with a dramatic floor-to-ceiling river rock fireplace, a gourmet kitchen, spacious master suites, a home theater and a separate caretaker's house.

Bedrooms 4 • Bathrooms 5 • Price $10,500,000

Listed by Ted Wood, Cascade Sotheby's International Realty
ted.wood@cascadesir.com, www.cascadesothebysrealty.com

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WEST COAST

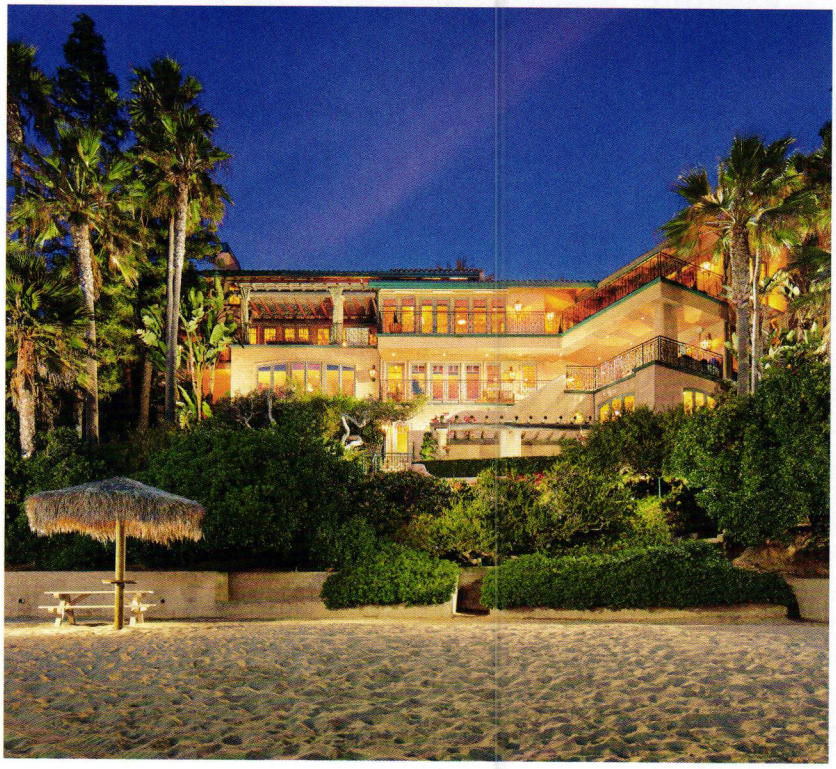
VILLA DEI TRAMONTI

2431 Riviera Drive, Laguna Beach, California

There's no shortage of fabulous ocean homes on the market on California's Pacific Coast, but this one is a standout. One of only five private beachfront residences in the elite gated community of Irvine Cove, this magnificent six-bedroom home takes the concept of luxury coastal living to a whole new level. The Mediterranean Revival-style property has an airy open floor plan and high ceilings offering almost 10,000 square feet of living, dining and entertaining spaces, all with views of dramatic sunsets over the Pacific Ocean. With the ambience of a private resort, the home also features a tennis court, outdoor pool and beautiful landscaped grounds.

Bedrooms 6 • Bathrooms 7 + 2 half • Price $51,000,000

Listed by Rob Giem, HOM Sotheby's International Realty
rgiem@homgroup.com, homgroup.com



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GULF COAST

3100 GORDON DRIVE

Naples, Florida

This palatial home is one of the most significant oceanfront residences ever created on the Gulf of Mexico and could be a backdrop for *The Great Gatsby*. Set on four acres of manicured gardens and 277 feet of direct beachfront, the 15,995-square-foot mansion offers exquisite detailing throughout – coral stone from the Dominican Republic, Venetian plaster walls, wide plank flooring, elaborate ceiling details and wainscoting. The five-bedroom and six-bath villa has a great room with five sets of French doors opening to an expansive terrace, indoor and outdoor loggias, gourmet kitchen, a pool with a spa and sun shelf and a seven-car collector's garage. The home also comes with associate membership at the iconic Port Royal Club, just three doors away.

Bedrooms 5 • Bathrooms 6 + 2 half • Price $59,990,000

Co-listed by Bill Earls and Larry Lappin, John R. Wood Properties

bill@billearls.com, larry@larrylappin.com, billearls.com

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NEW ENGLAND

90 POCOMO ROAD

Pocomo, Nantucket

If any island captures the spirit of luxury coastal living, surely it's Nantucket off the coast of Massachusetts. This imposing elevated residence in Pocomo, set on the island's northern coastline, offers more than 1,000 feet of private beach and over four acres of land with views in every direction – enjoy the sun rising over Pocomo and setting over Coatue and Tuckernut. The home is built to the highest standards of quality construction and craftsmanship, with expansive rooms that are ideal for entertaining and harbor views from every vantage point. A private staircase leads to a white sand beach and easy access to boating, sailing, kayaking, windsurfing and clamming.

Bedrooms 7 • Bathrooms 7 + 2 half • Price $12,500,000

Listed by Kathy Gallaher, Maury People, Sotheby's International Realty
kathy@maurypeople.com, maurypeople.com

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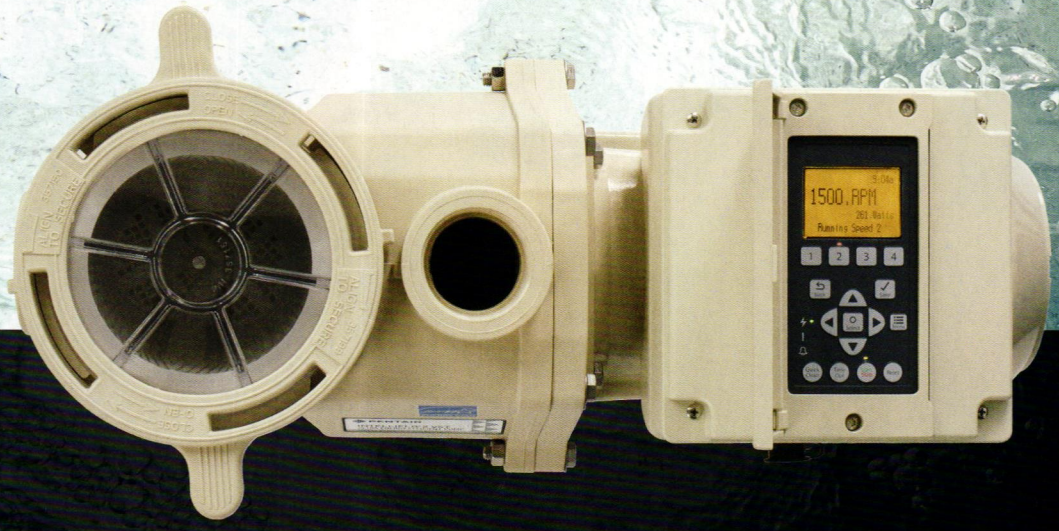

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Looking for a slice of Hawaiian heaven with sublime views of ocean, beach and bristling coconut trees? This gorgeous estate – set on a bluff overlooking Secret Beach on Kauai's North Shore and nestled in almost one and a half acres of tropical gardens – possesses all the attributes of a classic island retreat. Gated and with a deeded trail to the beach, the four-bedroom residence offers generous living, dining and entertaining spaces, each designed to capture the dramatic views. A separate guesthouse, free-form pool and spa create a resort-like feel for its owners, who are offering the home fully furnished. Sit on the deck and watch migrating whales and dolphins swimming in the surf.

Bedrooms 4 • Bathrooms 4 + 1 half • Price $30,000,000

Listed by Roni Marley, Hawaii Life
roni@hawaiilife.com, hawaiilife.com

PHOTOGRAPHS COURTESY OF HAWAII LIFE

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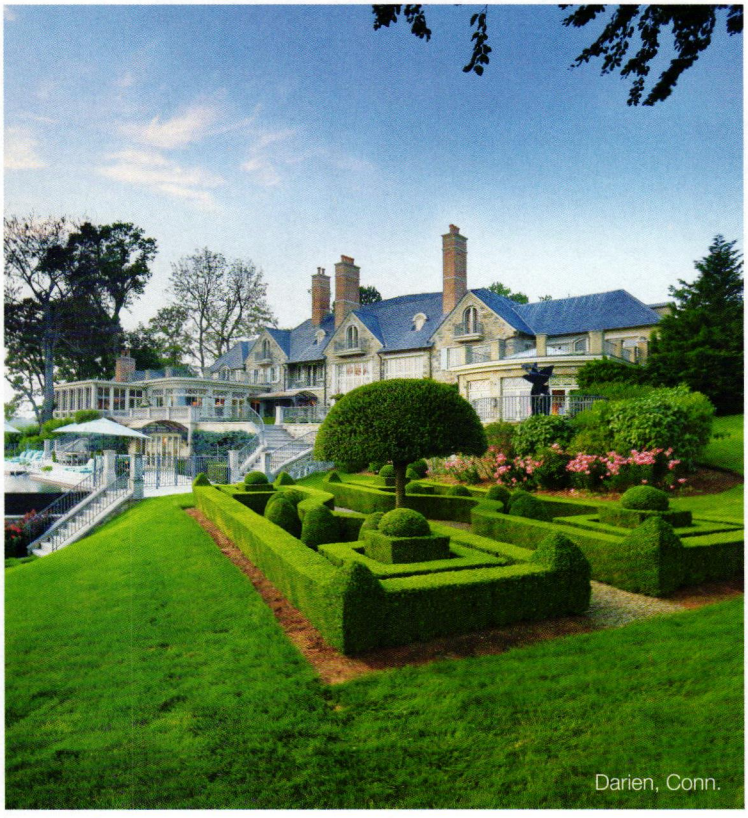
Le Palais Royal, Hillsboro Beach, Fla.


Darien, Conn.

1320 Flying Point Road, Water Mill, N.Y.

PHOTOGRAPHS BY JAKE RAJS (WATER MILL), AARON LEITZ (NEWPORT BEACH)

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212 West Dilido Drive, Miami Beach, Fla.

1920/1940 S Ocean Boulevard, Manalapan, Fla.

67 Roulac Lane, Friday Harbor, Wash.

PHOTOGRAPHS BY *DUFFERNUTTER.COM* (FRIDAY HARBOR); PAUL STOPPI (MIAMI BEACH)
COURTESY OF *TOPTENREALESTATEDEALS.COM* (MANALAPAN), BY ETHAN TWEEDIE (KAILUA-KONA)

Under full sail
Beneteau's sleek Oceanis 60 yacht is a powerful sloop combining cutting-edge performance with contemporary luxury and comfort.

ROCKING THE BOAT

FOUR LEADING LUXURY BOAT DESIGNERS OFFER AN OCEAN OF CHOICE FOR WATER ENTHUSIASTS

words by **Chris Caswell**

PHOTOGRAPH BY GILLES MARTIN-RAGET

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Scout and about
The 420 LXF is the largest boat in the Scout fleet, fusing fishing equipment with a stylish and luxurious design.

PHOTOGRAPH COURTESY OF THE BOAT MANUFACTURER

Luxury boats and coastal homes go together like lobster on a roll. Whether you're hoping to bag some game fish, wanting a sailboat for offshore cruising or desiring something smaller for a more leisurely weekend or sunset excursion from your private dock, the 2016 boating season offers a record number of new and unusual yachts.

From power and sail to weekenders and world cruisers, the choices are as wide as an ocean. Here are four that are certain to float your boat:

SCOUT 420 LXF

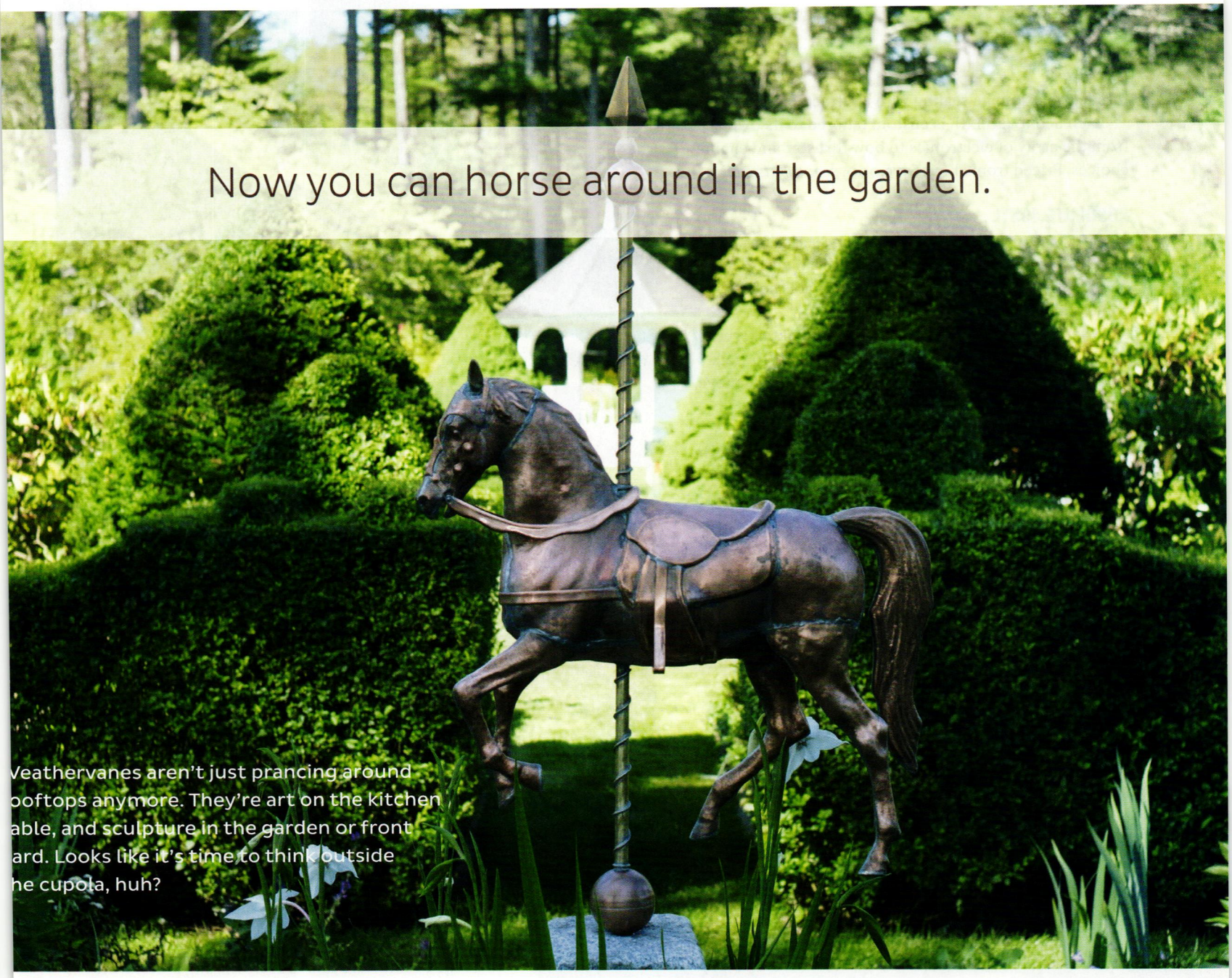
The largest boat in the Scout fleet, the 420 LXF blends luxury with fishing qualities to create a landmark model in the marine industry.

Sport-fishing boats tend to be on the Spartan side, but the 420 is downright posh with a spacious air-conditioned cabin that has a private head and shower, a dining table that converts to a master berth as well as a TV and galley.

Powered by triple or quad outboards, the 420 LXF can reach top speeds over 70 mph, and serious anglers will delight in the oversized 80-gallon live bait well, stainless steel rod holders and motorized awning to shade the cockpit.

Divers will appreciate the large side door and the six-foot-long dive platform that cantilevers from a recess in the hull. You can also add a Seakeeper gyrostabilizer to keep the 420 steady in the lumpiest seas.

A tempered glass windshield and integrated hardtop protect guests from sun and sea spray, while the



NEW ENGLAND WEATHERVANE SHOP
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NewEnglandWeathervaneShop.com 978-815-6189

foredeck has lounge seating with a retractable table.

Each Scout 420 LXF is custom tailored to its owner from the array of electronics to bow thruster and engine choices. Priced from about $775,000. ***scoutboats.com***

ABSOLUTE 40STL

The 40STL launches the new Sport Line series for Absolute, and it's clear they started with a blank sheet of paper to create an unusual day boat that is equally comfortable as a weekender.

When you take friends for an evening cocktail cruise or kids for a day of swimming, everyone wants to walk around. On most boats, this means people have to move, but Absolute solved this issue by creating separate seating and walking areas.

At anchor, you can lower the hydraulic swim platform into the water to create your own "beach." There are a dinette and table in the cockpit for alfresco meals and an outdoor kitchen with grill, sink and icemaker.

With the optional hardtop, you have shade with fresh air, but it can also be easily enclosed.

And here's the clever part: the cabin doesn't look huge from the outside but it has a private master suite with an en suite head compartment and shower. The main cabin can be converted to sleep kids, and it has a second galley for private meals at the inside dining table.

Powered by a pair of Volvo Penta sterndrives, she scampers along at 39 knots and is exceptionally fuel-efficient. Priced from about $468,000. ***absoluteyachts.com***

Cruise control Above right, style is the name of the game in Absolute Sport Line's new 40STL; this image, Beneteau's sleek sloop Oceanis 60.

BENETEAU OCEANIS 60

Beneteau has become the 900-pound gorilla of sailing yacht builders – the nautical General Motors if you will – building sailing legends such as Beneteau and Jeanneau, plus an array of powerboats from sporty (Gran Turismo) to long-range (Swift) to luxury (Monte Carlo).

French sailors are famous for winning around-the-world races, and the trickle-down from those adventures is clear in Beneteau's Oceanis 60, a powerful sloop combining performance with luxury. Whether you want to sail to Catalina, Nantucket or Cape Horn, the Oceanis 60 is ocean ready.

The wide cockpit, complete with comfortable seating, twin wheels, electric winches to trim the sails and masses of teak decking, is ideal for day sails.

Inside, the cabin is finished in teak and burled woods, with fine fabrics adding French panache. The master suite is forward with its own head and shower, while two more guest cabins have en suite facilities.

The galley is ready for a Michelin chef, and this is a yacht that's as comfortable weekending with the family

PHOTOGRAPH BY GILLES MARTIN-RAGET (BENETEAU), BY ALBERTO COCCHI (ABSOLUTE)

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The good wife
Boatbuilder Bob Johnstone named his MJM collection of motorboats after his wife Mary Jane; the racy and highly fuel-efficient 50z is perfect for relaxed sunset cruises.

as racing around the buoys to pick up trophies at your yacht club. Priced from about $685,000. ***beneteau.com/us***

MJM 50z

When Mary Jane, wife of famed sailing boatbuilder Bob Johnstone, wanted a boat to follow his racing competitions, he designed one that became an overnight sensation.

The largest in the ever-growing line of MJMs (which stands for Mary Jane's Motorboat, of course) is the MJM 50z, a true yacht with classic Down East lines. As racy as she looks (40 knots plus), she is also highly fuel-efficient and can sail from Long Island to Bermuda and back at cruising speed without refueling.

Ideal for elegant sunset harbor cruises, the enclosed pilothouse has lounge seating, and the cockpit is like a back porch. She has two large staterooms with surprising amenities (easy chairs and desks plus the usual heads with showers) as well as convertible berths for kids.

This is also the first production yacht worldwide to offer the Seakeeper gyrostabilizer as standard equipment to relieve any queasy tummies.

Other unique features include fully opening power windshields when you want fresh air, joystick controls to make short-handed docking a breeze and a level of construction unmatched by her competitors. Priced from about $1.75 million. ***mjmyachts.com*** **O|H**

PHOTOGRAPHS BY ONNE VAN DER WAL

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THE LATEST IN OCEANFRONT REAL ESTATE DEVELOPMENTS FROM LOS CABOS TO MIAMI

words by **Melissa C. Gillespie**

Four Seasons Hotels and Resorts and renowned real estate development firm Irongate have announced plans for a luxury resort and private residences on Baja California's eastern shore. Scheduled for a 2018 opening, **Four Seasons Los Cabos at Costa Palmas** will be part of the Costa Palmas resort community, featuring a private marina and members-only beach and yacht club set on a two-mile stretch of coastline on the Sea of Cortez. The 145-key resort will include a collection of whole-ownership oceanfront, marina-side and golf-side private residences as well as a collection of custom single-family beachfront villas. Prices on request. *costapalmas.com*

Opening this summer, **The Ocean Resort Residences** is a yachting lifestyle luxury condo-hotel and the first Conrad resort property in the Americas. Designed by Michael Graves Architecture and Design, the Fort Lauderdale Beach, Fla., development offers a total of 290 private oceanfront residences with plush interiors by Steven G. emulating the decadence of a 1920s cruise liner. Residents have access to a spa, serenity deck and poolside restaurant. The development is also home to Sky Beach, Fort Lauderdale's first private beach club in the sky. Prices start in the $400,000s. *theoceanfortlauderdale.com*

The Concession Residences, a 1,200-acre and low-density luxury residential community on Florida's Gulf Coast, reports only 15 of the original 38 lots remain in its Parkstone Estates enclave. "Parkstone offers the exclusive lifestyle, privacy, seclusion and gorgeous views that are so important to our highest-end home buyers," says Mark Bruce, The Concession Real Estate Company's director of sales. "We're also proud to offer one acre-plus parcels, extremely rare in luxury gated communities in southwest Florida." The remaining lots start at $499,000; home-and-lot packages are priced from $2 million. *theconcessionrealestate.com*

Sources tell me Terra and Bizzi & Partners Development have assembled a world-class design team for **Eighty Seven Park**, a new residential development taking shape in Miami Beach's North Beach. Pritzker Prize-winning architect Renzo Piano will head up the project, Rena Dumas (RDAI) will create the interior and exterior living spaces and West 8 will design the landscapes, featuring a two-acre park. Each of the 70 residences will include expansive gourmet kitchens as well as spacious outdoor terraces with ocean views. Prices start from $2 million. *eightysevenpark.com*

The Villas at Pinney's Beach, a new development at Four Seasons Resort Estates Nevis, offers a selection of three- and four-bedroom homes, each with private pools. Ranging from 2,748 to 3,323 square feet, the residences showcase contemporary indoor-outdoor, open-concept living with floor-to-ceiling windows and doors. All of the interiors are by New York City's Champalimaud Design and come fully furnished. Purchase prices start from $3.8 million, with fractional ownership from $400,000. *fsrenevis.com* O|H

Three's company
From the top, luxury abounds at the Four Seasons Los Cabos at Costa Palmas; the sleek outdoor spaces at The Ocean Resort and Residences in Fort Lauderdale; and Eighty Seven Park in Miami's North Beach.

PHOTOGRAPHS COURTESY OF THE DEVELOPERS

CALIFORNIA LIVING

BROUGHT TO YOU BY SANTA LUCIA PRESERVE

The California lifestyle is second to none. This *Ocean Home* special section showcases an array of the finest real estate, services, and products, which captures the essence of a luxury coastal lifestyle.

EXPERIENCE SANTA LUCIA PRESERVE

20,000 acres of unspoiled beauty in Carmel, California

Picture yourself motoring blissfully south along California's fabled Pacific Coast Highway. Passing Monterey and the charming seaside village of Carmel-by-the-Sea, but before you reach the spectacular sea cliffs of Big Sur, you turn inland. Two short miles later you reach the weathered stone wall that marks the entrance to Santa Lucia Preserve. In an instance you are transported to another world. The Santa Lucia Preserve is 20,000 acres of unspoiled California – one and half times the area of Manhattan Island and home for 300 families in Carmel.

This landscape of ridge tops, redwoods, oak woodlands and native grasslands encompasses the last of Central California's great Mexican land grants. Through a unique collaboration with the Santa Lucia Conservancy, 90% of the land is protected as natural, wild, open space in perpetuity, undisturbed and virtually undeveloped.

With the completion of 115 residences and more on the way, The Preserve has transformed from a collection of families into a deeply connected community dedicated to living gently on the land, enjoying the pleasure and satisfaction derived from their collective stewardship of this irreplaceable California habitat.

When you visit for the first time and stay at the historic Hacienda, there is a ringing sense of quiet that settles into your core and your senses become acutely aware. From the scents of wildflowers or chanterelles just off the trail to the sight of a bobcat sunning on the green to the feeling of the fresh, ocean air in early morning while the sun warms the day, it is a true awakening. This is just one day at The Ranch Club's Hacienda. Can you imagine a lifetime shared with family and friends?

Twenty-year residents and newcomers alike agree that there exists some guide posts that set The Preserve apart from other communities. The first is the sheer scale of 300 homes on 20,000 acres next to Carmel and Pebble Beach, California. A sense of casual gracious hospitality prevails throughout the culture and clubs, which are rooted in the early California vaquero traditions. Each landowner enjoys their own sense of geography as each home site is unique and unto itself. Homeowners take great pride in designing residences that are subordinate to the large-scale landscape and fit quietly into the land, protecting the views for all to enjoy.

The Ranch Club is the heart of the community, creating magical experiences from The Fandango, an annual celebration of the vaquero traditions of horsemanship skills, style and craftsmanship with exhibitions, competitions, a dance and art exhibits, to an opera in the redwood grove, to children's summer camps and, of course, the annual dog show. This is a place where kids can enjoy the freedoms of another era and dogs can hike off leash or swim in the lake.

The Preserve Golf Club is a private, sun-filled experience. In fact, it is so private that tee times are not necessary. Veiled by towering oaks, crossed with seasonal streams, Tom Fazio's Preserve Course winds almost imperceptibly through its wild upland valley. Set against the dramatic backdrop of the Santa Lucia Range, the course never trumpets its presence; it whispers. The Preserve Golf Club is the conservationist's course exemplifying The Preserve's commitment to conservation – a nearly finished renovation results in new turf in the fairways, redesigned bunkers, new tees, and a marked decrease in its water use—by as much as 35 million gallons a year. The fairways of the golf course have been changed from bent grass to Santa Ana Hybrid Bermuda grass. The replanted fairways are firmer and faster, and provide consistently superior playing conditions, thereby enhancing shot making, playability, and enjoyment for all players. The Preserve Golf Club is among Golf Digest's Top 100 Courses in America and is a treasured experience for all those that have played it. Just west of Santa Lucia Preserve are the legendary courses of Pebble Beach, Spyglass Hill and Spanish Bay.

Every once in a rare while, history and geography conspire to produce a phenomenon like Santa Lucia Preserve. Where a pristine 19th century California landscape can be assured of remaining forever. Where a fast disappearing way of life can be nurtured and reinterpreted for the modern day. And, where the families and values that define a community are able to flourish unthreatened for generations to come.

Join us at a place where abundant services smooth the rough edges of an adventurous life and conservation is the cornerstone of a life well lived. Today there are homesites available from $775,000 to $2.3 million and custom homes from $3.6 to $11.8 million. To learn more about opportunities for real estate and memberships visit santaluciapreserve.com or contact Lisa Guthrie Director of Sales & Marketing at 831.620.6762 or lisa@thepreservelife.com.

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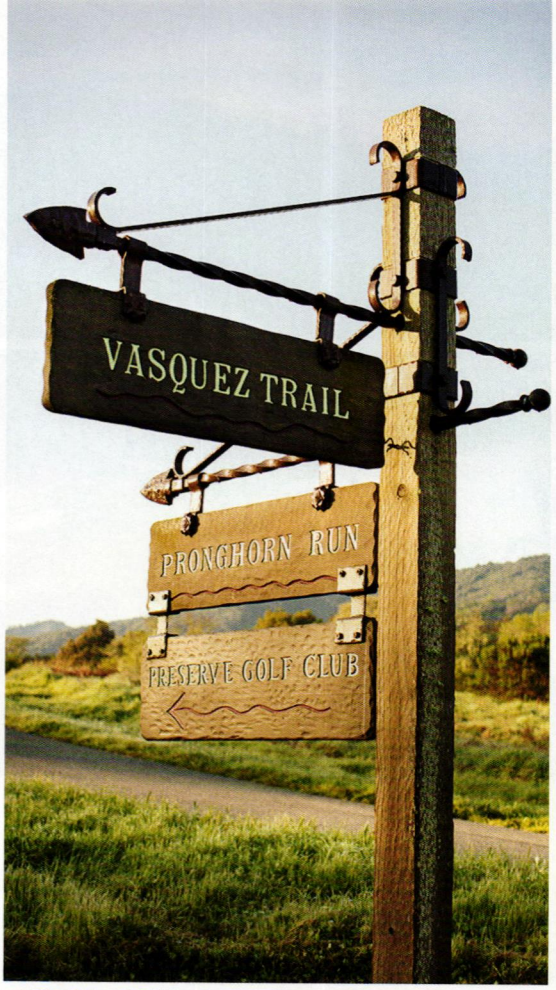
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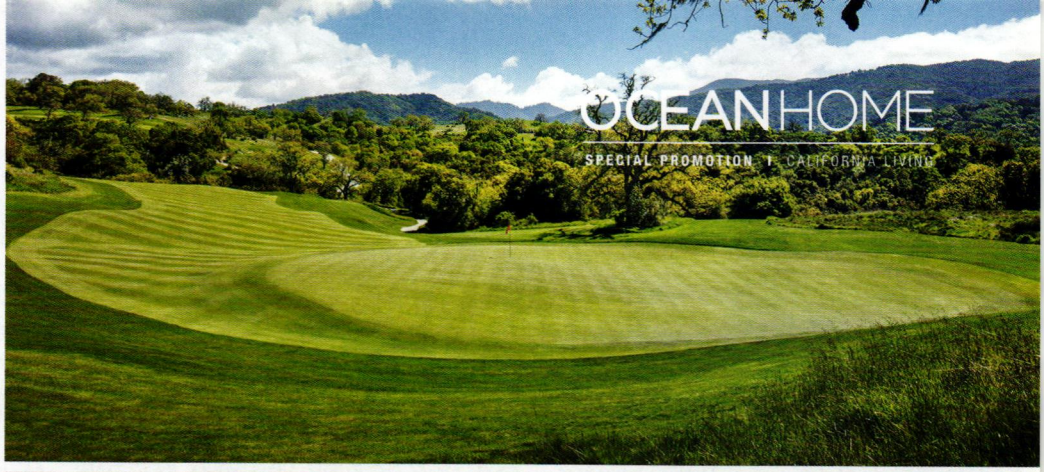

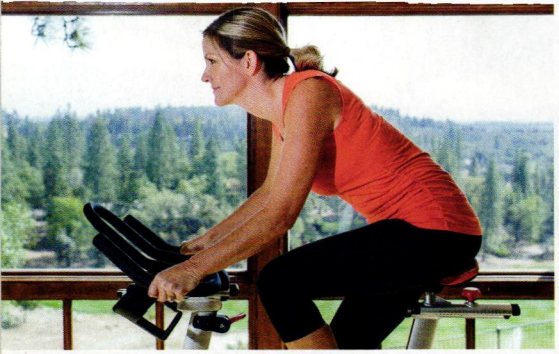

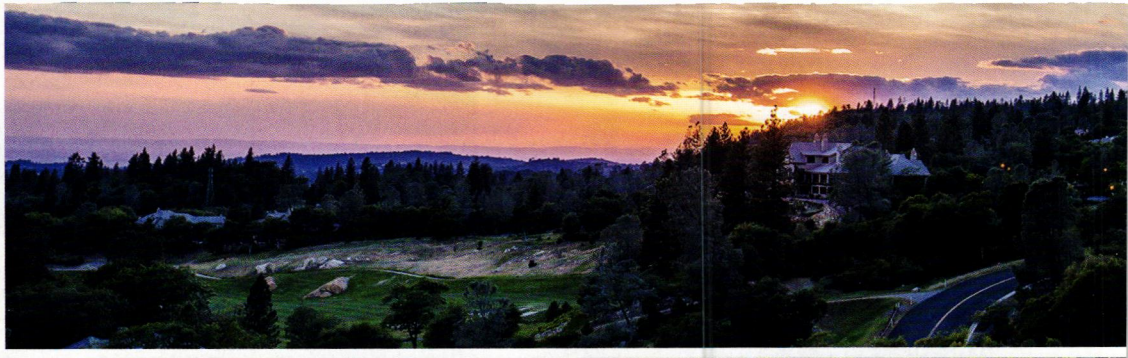

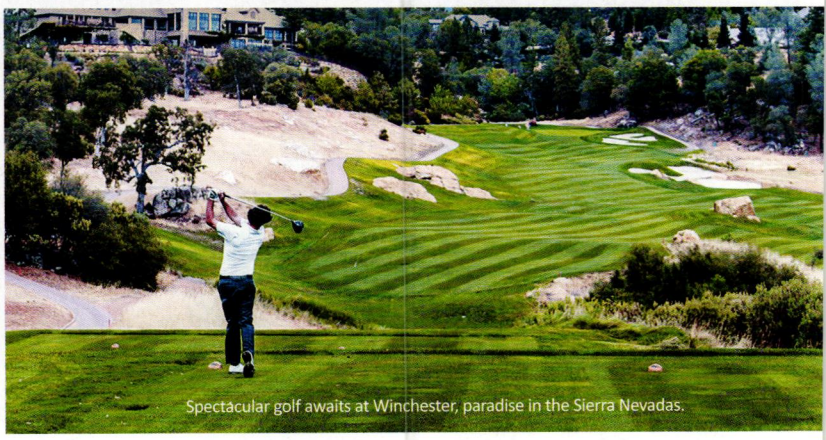

Spectacular golf awaits at Winchester, paradise in the Sierra Nevadas.

AN EXQUISITE OASIS

Northern California's Winchester Country Club offers world-class country club living with ideal location, 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 a truly special place.

The 18-hole course, the final and stunning design by Robert Trent Jones Sr. and Jr., is both difficult 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 Nevada 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 lodge-style clubhouse features a private main dining room and pub, pro shop, locker rooms, pool, tennis, full gym fitness center and more. The club is expertly managed by Troon®, the leader in golf course and club management.

The finishing touches to this remarkable golf and lifestyle community are the fantastic Winchester semi-custom homes and homesites that are now available. The semi-custom homes are specifically designed for the ultimate in foothill living. These livable designs create a distinctive 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.

Come tour our finished homes or lots and sign up to earn a round of golf for two! We think you will be delighted with what you see. Four magnificent homes and a diverse selection of available lots allow buyers immediate access to start living the Winchester lifestyle this year. Three of our semi-custom homes are complete, and one is currently under construction.

Beautiful lots of one to six acres, priced from the $200,000s to $1 million, have also been released and include golf course locations. We invite you to select your site and build the home of your dreams.

To experience this one-of-a-kind community, visit www.winchestercountryclub.com or call 530-878-3009. Winchester is brought to you exclusively by Comstock Homes.

DIRECTIONS - Winchester is in Meadow Vista, just minutes from historic Auburn, California and only an hour from downtown Sacramento and Tahoe. Drive just north of Auburn with easy access to I-80, exit #125. Take a left (west) and the community entrance is just a short drive up the road.

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Minimal, clean designs along with LaCantina's signature narrow stile and rail profile create door panels with symmetry and balance, allowing for more glass and natural light. Each door system comes standard with Low-E dual-glazed glass for energy efficiency and is NFRC rated.

Folding doors offer a variety of both design and performance options, including an aluminum thermally controlled system that provides optimal thermal performance against cold and hot climates.

A new class of multi slide combines the preferred features of high-end lift slide door systems, such as performance, strength, and symmetry, with the functionality and value of a multi slide. Swing doors are wider, taller, and more robust than typical single or French doors.

LaCantina's new Vinyl Folding System brings high quality contemporary styling to the Vinyl Door market, performs well in all environments, matches popular vinyl window packages and is the ideal solution for home renovations and new construction.

LaCantina Vinyl features contemporary styling, standard dual-glazed Low-E glass, an exclusive hardware package offered in stainless steel or bronze finish and is available in standard and custom sizes.

If you are ready to create open spaces to enhance your lifestyle, contact LaCantina for more information.

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August + September 2016

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The light fantastic
An uber-modern beach home on Grand Cayman is a beacon of contemporary style and design (next page).

PHOTOGRAPH COURTESY OF NICOLAS TYE ARCHITECTS

Cayman contemporary
Husband-and-wife clients Vidal Brewer and Lisa Munday charged leading British architect Nicolas Tye with creating an uber-modern beach home in the idyllic Cayman Islands.

A GRAND GESTURE

AN ULTRA-CONTEMPORARY BEACH HOUSE IN THE CAYMAN ISLANDS MAKES A BOLD STATEMENT AND BECOMES AN ARCHITECTURAL LANDMARK

words by **J. Michael Welton**

PHOTOGRAPH BY MONIKA WOJTKIEWICZ

PHOTOGRAPH BY MONIKA WOJTKIEWICZ (ABOVE AND OPPOSITE PAGE BOTTOM), COURTESY OF NICOLAS TYE ARCHITECTS AND *REAL LIFE MAGAZINE* (OPPOSITE PAGE TOP)

Bold and beautiful
Left and above, clean, angular lines create a bold design statement in this landmark home, and deliver panoramic beach and water views from its rooftop terrace and lower pool deck.

OUT ON THE ROUGH-AND-TUMBLE NORTH SIDE

of Grand Cayman Island in the Western Caribbean stands an uber modern vacation home that's been designed and built to endure the test of time and hurricanes alike.

Perched on one of the island's most sought-after shorelines, Camden House at Rum Point is the winner of an international competition as well as a successful collaboration between clients and architect, both hailing from the United Kingdom.

First, the competition: husband-and-wife clients Vidal Brewer and Lisa Munday drew up a detailed design brief for a vacation home and sent it off to three architects – one in Spain, one in America and one to Nicolas Tye, an award-winning and highly regarded designer of bespoke homes in England.

The clients wanted to make a bold statement and create an eye-catching architectural landmark. "Initially, we didn't think Nic would be bold enough, but once he got started, he was," Munday says. "When weighing whom to go with, it was apparent that he would be a very positive person to work with, and he took the design well beyond our expectations."

The architect did that in a number of ways. At the concept stage, he initiated a visit to the island, to the site and to local government officials for discussions about the building and its construction.

He had already developed a killer design for the chalk-white and very contemporary structure – one that not only complements the vibrant sand on the beach but that seems to grow straight up out of it. His determination and design won the day.

"We were lucky," says Tye. "Because we had the drive to go out and see it, the client wanted us to take it up to construction, and they obviously loved it

PHOTOGRAPHS COURTESY OF NICOLAS TYE ARCHITECTS AND *REAL LIFE MAGAZINE* (OPPOSITE PAGE TOP)

All about the view
The home's interiors take their design cues from the sleek exterior, with custom furnishings in a cool coastal palette of white, sand and blue; streamlined cabinets; and floor-to-ceiling glass sliding doors that frame the sublime sea views.

because it remains the same concept."

The strikingly modern home is inspired not by the island's traditional Colonial vernacular nor by the Miami modernism that's taken hold there lately. Instead, his clients wanted a design that looked east – to Spain.

"We were influenced by Spanish architecture because we lived there before moving here," Munday says. "We liked the modern architecture there and we didn't want to be constrained by what was here already."

She's specifically referencing the beach houses that are essentially whitewashed rectangles near Palamós in northern Spain, about an hour north of Barcelona. "They're simple," she says. "There's blue sky, blue sea and a white box – the architecture is quite bold."

Tye designed Camden House by taking 25 percent of his architectural cues from the Spanish precedents his clients love and 75 percent from its site on the beach. The Caribbean weather, too, played an integral role.

"The key was siting it for hurricanes and storms related to the structure, and creating a storm surge break," the architect says. "There's a coral bank 200 meters away that creates shallow water and a still base that's a protective mechanism."

Tye also designed a stylish L-shaped swimming pool along the width of the building's waterfront side, creating a concrete protective barrier as well as an inviting place to relax in the sun.

He added hurricane-rated windows to protect the home from flying coral debris in the event of a storm, and the ground floor is intentionally designed to be lost in a storm surge, while the upper level is saved. "It's a sacrificial floor," he says.

The almost 7,500-square-foot beach home relates to its sea view on the north with transparency, created by expansive floor-to-ceiling windows on every level; on the south, it's angled to the street with no openings or glazing – an opaque gesture to prevent overheating.

"We were concerned about how to keep the building cool," Tye says. "Temperatures, with wind and solar conditions, can be in excess of 35 to 40 degrees [Celsius]; the moisture is high and the air is salty.

I'm sure it gets to 45 degrees plus, and in the cooler months, to 20 and 22 degrees."

Deep overhangs keep outdoor spaces cool and shaded on both the upper and lower levels. "There are 20 feet of overhangs at the back of the house, so there are lovely shaded areas," Munday says.

"Having the upper level extend out over the lower level also made it practical," she adds. "And architecturally, Nic took it to the next level – he cantilevered it out and designed it cleverly for minimal solar gain."

Three roof terraces provide generous spaces for alfresco lounging as well as expansive views of the surrounding landscape, including the lush Mastic Reserve to the east.

The largest terrace on the home's uppermost level delivers a 70-foot-long rooftop deck with a garden, state-of-the-art entertainment system, shaded outdoor kitchen and bar, and an artificial turf putting green.

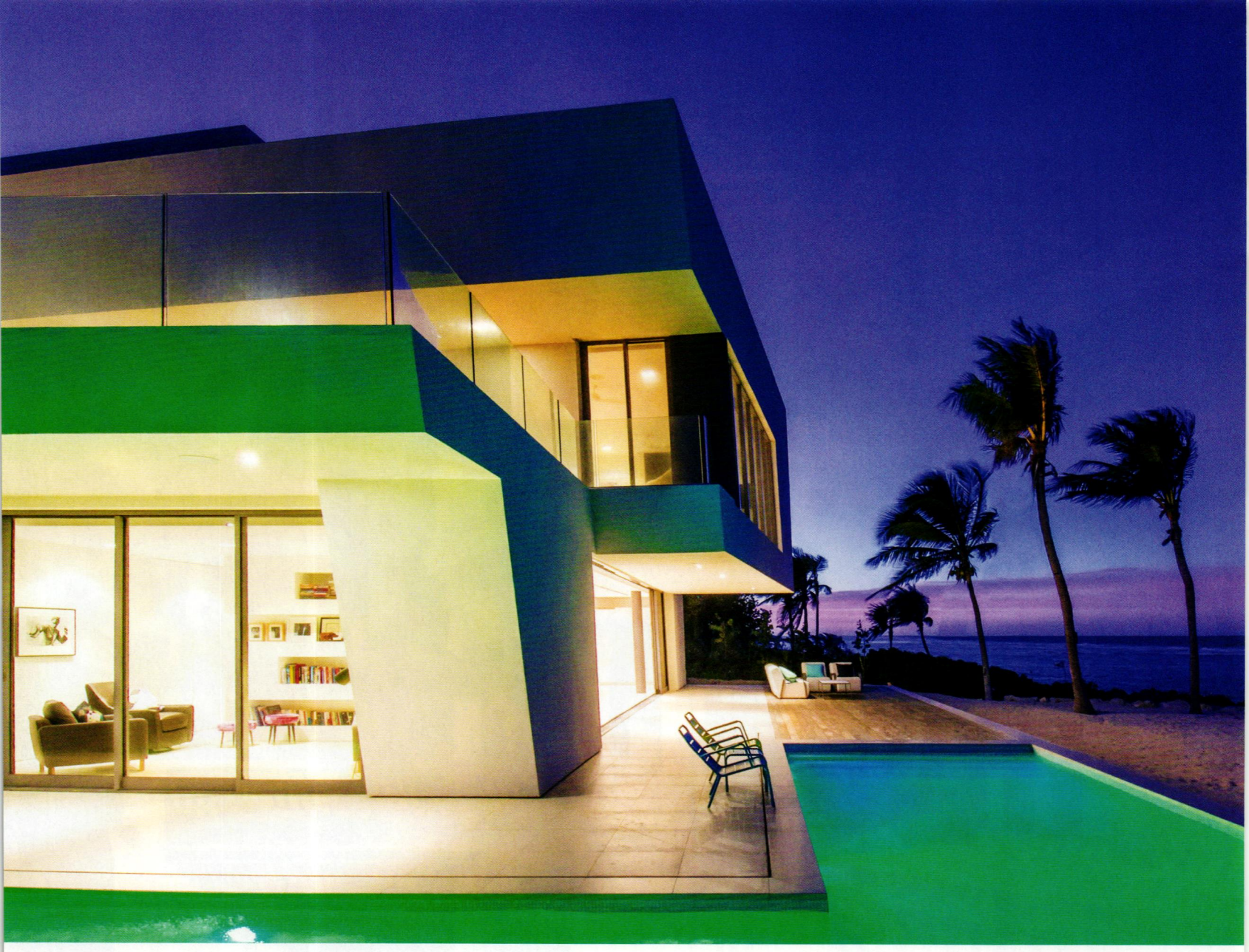
Local Cayman firm John Doak Architecture worked with the clients and Tye on the construction process. The foundation is a poured concrete slab atop bedrock, while a render of layered cement-based paste coats its dense stone walls.

"It's pretty intense," says Tye. "We spec'd it to be grainy and to feel as tough as the sand it sits on. It would also take a major hurricane to blow it up – it's like a bomb shelter."

Munday likens the harsh environment around the home to life on the high seas. "It's like living on a boat," she says. "The steel had to be coated, even the internal framing and the sheetrock too. But then you step back, and all you see is the home's beautiful design."

Outside, landscaping is kept to a minimum, so that it doesn't compete with the architecture. The four-bedroom, six-bath residence is perched on only .69 of an acre and just 15 feet above sea level.

Sunset sonata
When the sun dips below the Caribbean Sea, Camden House becomes an alluring entertaining space for poolside sundowner cocktails, a relaxed dinner on the beach or a rooftop barbecue under the stars.



PHOTOGRAPHS BY MONIKA WOJTKIEWICZ (ABOVE AND OPPOSITE PAGE)

Preferring a naturally sited beach house, Munday and Brewer eschewed hedges and tropical flowers in favor of a natural look, though the street-side landscape is a little more formal.

Oceanside, the area immediately in front of the house features a handful of palms trees. More indigenous plants and boulders line the banks of a ridge that slopes gently down to the beach.

"You don't even notice the stairway until you walk out to it," Munday says. "Then, from the beach, you can't see much of the ground floor of the house because of the elevation."

Perhaps the most interesting part of the clients' architectural brief for the home is its ultimate destiny. It was not designed just to make a statement and become a Cayman landmark; it was also designed to sell.

"It's a commercial project – it's on the market now," says Munday, who works in finance and whose husband is a developer. "We came out to build a beach house and enjoy the lifestyle, and hopefully make a little money."

It's the first piece in their joint portfolio, says Tye, as the couple sought to create interest in themselves as a development team. "It was brave of them – and the market was not particularly buoyant – to create something so unique and special," he adds.

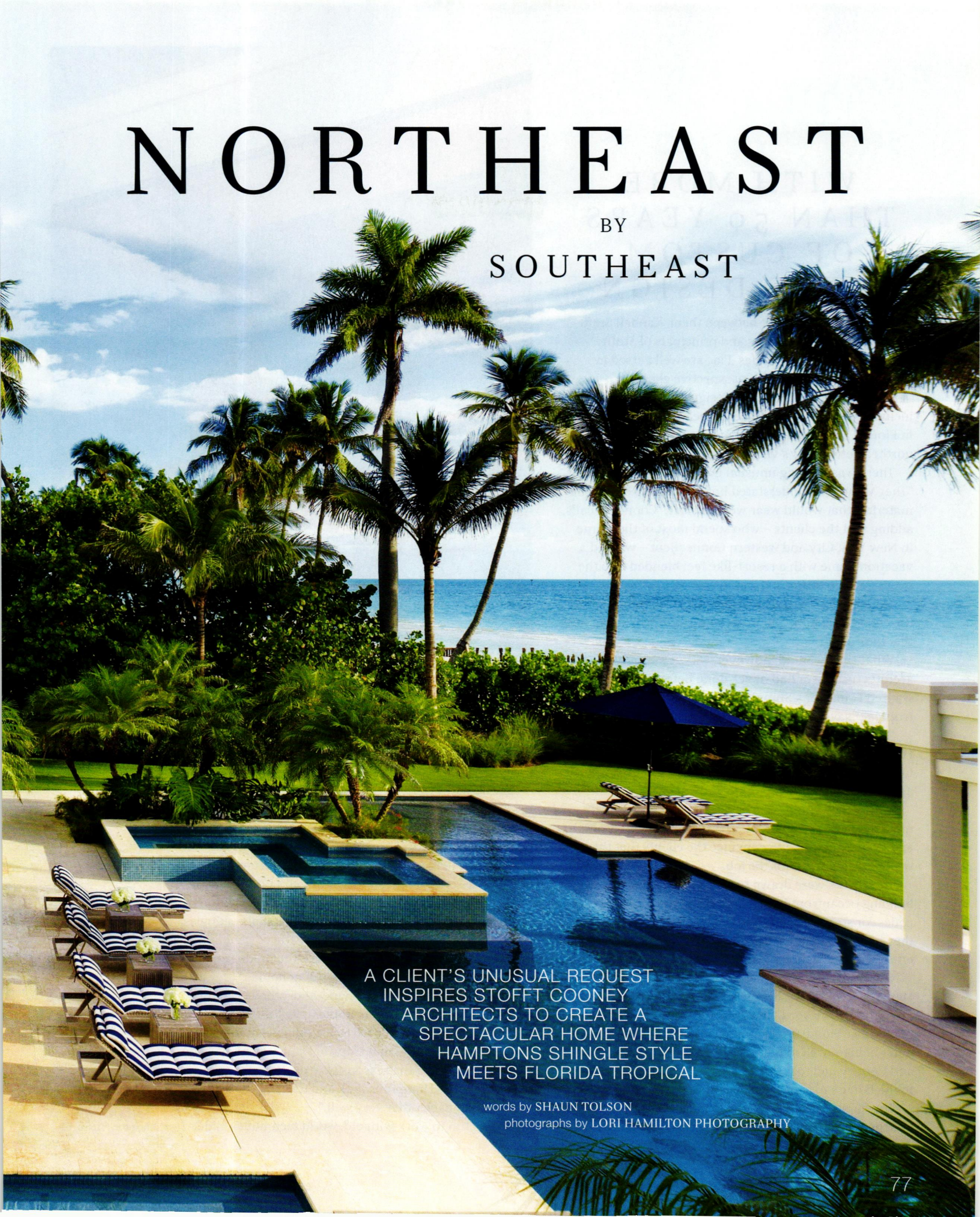
THE DETAILS
For more information, visit *nicolastyearchitects.com* and *sircaymanislands.com.*

And so they'll sell it – it's currently listed with Sotheby International Realty at $6.5 million – and head back to Great Britain. "We'll use Nic for our next project in the U.K., a new building," Munday says. "It's very exciting."

Their challenge, of course, will be to create a design that's as bold and beautiful as Rum Point House. **O|H**

The hybrid home
Hamptons Shingle style meets Florida tropical in this handsome waterfront residence in Naples, Fla.

NORTHEAST BY SOUTHEAST



A CLIENT'S UNUSUAL REQUEST INSPIRES STOFFT COONEY ARCHITECTS TO CREATE A SPECTACULAR HOME WHERE HAMPTONS SHINGLE STYLE MEETS FLORIDA TROPICAL

words by SHAUN TOLSON
photographs by LORI HAMILTON PHOTOGRAPHY

WITH MORE THAN 50 YEARS OF CUSTOM HOME DESIGN

and planning experience between them, Randall Stofft and John Cooney, partners and principals of Stofft Cooney Architects in Naples, Fla., are well versed in preliminary meetings with prospective clients.

Yet all of their years spent designing coastal homes – including more than three dozen beachfront residences in Florida alone – could not have prepared them for one northeastern family's vision back in 2012.

There was nothing unusual in the first three requests. "They wanted an understated home, with top-quality materials that would wear well and last," Cooney recalls, adding that the clients – who spend most of their time in New York City and western Connecticut – wanted a vacation home with a resort-like feel blended into the overall architecture.

"And we don't want the typical Florida architecture," the clients told him. "There are enough homes down here that look alike."

What they wanted, however, was something the architectural firm had never done before: "They wanted Hamptons Shingle style meets Florida tropical," says Stofft.

"They had numerous photos of home styles in The Hamptons, on Martha's Vineyard and Nantucket," Cooney adds, "and their specific request was: 'We want a Hamptons-meets-Naples home.' "

Before they could even begin working on a way to meld the two very different architectural styles, Stofft and Cooney first had to convince the clients that they were the right team for the job.

The clients were drawn to the firm for its expertise building oceanfront homes that satisfied Florida's strict codes for storm surge safety (more on this later), but they had reservations that Floridian architects could effectively incorporate Hamptons-style design elements.

Once the clients learned that Cooney grew up in The Hamptons and Stofft had designed Shingle-style homes on Martha's Vineyard, they were ready to get started.

Because wood applications like cedar shake shingles don't hold up well in Florida's hot, humid climate, Stofft and Cooney had to reinvent how to apply those shingles to the home's masonry frame.

They first waterproofed the masonry and then attached the shingles to a secondary wall system built along the home's perimeter.

The shingles were then stained on all sides and affixed in such a way that air could ventilate underneath them, thereby mitigating the likelihood that they would warp, cup or bow in South Florida's inherent humidity.

With a system in place to effectively incorporate the Hamptons-style shingled roofs, Stofft and Cooney knew they needed an equally classic aesthetic from traditional Floridian homes to complement the cedar shake shingles.

They found it by recreating a tabby stucco cladding mixed with seashells, which was once the predominant foundation material for many Floridian homes. They also used pecky cypress for the tongue-and-groove ceilings, which further connected the home to its location.

"Randy and I worked hard to introduce materials and details that brought in that tropical Naples element," says Cooney. "It's one of the reasons why the house turned out so well. The Hamptons look and the tropical details complement each other very well."

"It was fun to work with old-world techniques," adds

In good hands
Design duo Randall Stofft (above left) and John Cooney, of Stofft Cooney Architects, rose to the challenge when a client came to them with an unusual request to design and build a Hamptons-style home in Naples, Fla.

Joe Smallwood, president and CEO of BCB Homes, the company tasked with building the sprawling estate. "We hand scraped the pecky cypress ceiling materials on site; and incorporating the tabby on the lower level of the home, and the cedar shakes on the upper levels and roof, made the project unique."

The design was challenging in other ways. The three-acre estate is comprised of a 10,000-square-foot main house, which is situated along the Gulf of Mexico; a 4,200-square-foot guesthouse; and a 2,000-square-foot caretaker's cottage. The latter two are located across the street on an inter-coastal waterway, making the entire estate rather unique and providing, as Cooney says, "the best of both worlds."

But because the western coastline of Florida features very few sand dunes, homes that are built along the coast must feature a break-away first floor, which is designed to allow a storm-induced ocean swell to pass through it without destroying the entire structure.

That breakaway first floor needed to be concealed in a way that the outdoor living and pool areas at ground level felt connected to the indoor and outdoor living and entertaining areas on the floor above.

That's where Koby Kirwin, president of Exteriors by Koby Kirwin, came in. Kirwin first focused just off the main floor's living area, placing a placid pool with an infinity edge that spills out and cascades down a stone wall to the family pool a dozen feet below.

"The entry is intended to be dramatic," he says, noting its unobstructed vistas of the Gulf of Mexico. "The resulting view is one of calmness and serene satisfaction," Kirwin adds.

He also positioned the stairs that connect the upper outdoor living spaces with the main pool below on the sides of the home, so that they wouldn't detract from the ocean views or the water features.

He then planted a variety of tropical species – coconut, fishtail and traveler's palms, intermixed with black bamboo – to promote a lush green landscape visible from the home's side windows, and utilized large trees and plantings around the foundation to "misdirect views of the home's transition.

"As you walk up the entry steps to the home," Kirwin continues, "you are walking up and through the layers of the garden."

Although the clients had very specific demands for the home's overall aesthetic, they gave Stofft and Cooney carte blanche to design the house and its layout as they saw fit, provided there were enough bedrooms for their five children.

The architects began by incorporating design features that have come to epitomize their Floridian homes, such

as covered terraces with outdoor kitchens, sun decks with plunge pools and, most notably, an open-air outdoor pavilion – equipped with a fireplace, TV and hurricane shutters – featuring a vaulted ceiling accented by tongue-and-groove woodwork.

"It's not typical of post-modern Shingle style architecture," says Cooney, "but it just looks like it belongs. It works seamlessly with the design."

Similarly, the architects adapted the Shingle style motif to accommodate large cutouts for expansive picture windows and doors, especially in the rear to maximize views of the gulf – a feature that supports Stofft's and Cooney's mantra to bring the outdoors in and vice versa.

The architects also had the option of selecting a spacious, open layout – a feature of many Floridian homes – or more compartmentalized rooms that often characterize coastal homes in the Northeast.

Stofft and Cooney incorporated a spacious layout but emphasized vaulted, textured ceilings to prevent the living areas from feeling too large and impersonal.

"When you design small homes, you want them to feel open and big," Cooney says. "But when you design large homes, you have to bring a human scale to them. You want them to feel cozy and comfortable."

The challenge of imparting a level of comfort and informality to the expansive interiors was one that New York City-based interior designer Steven Sclaroff enthusiastically embraced.

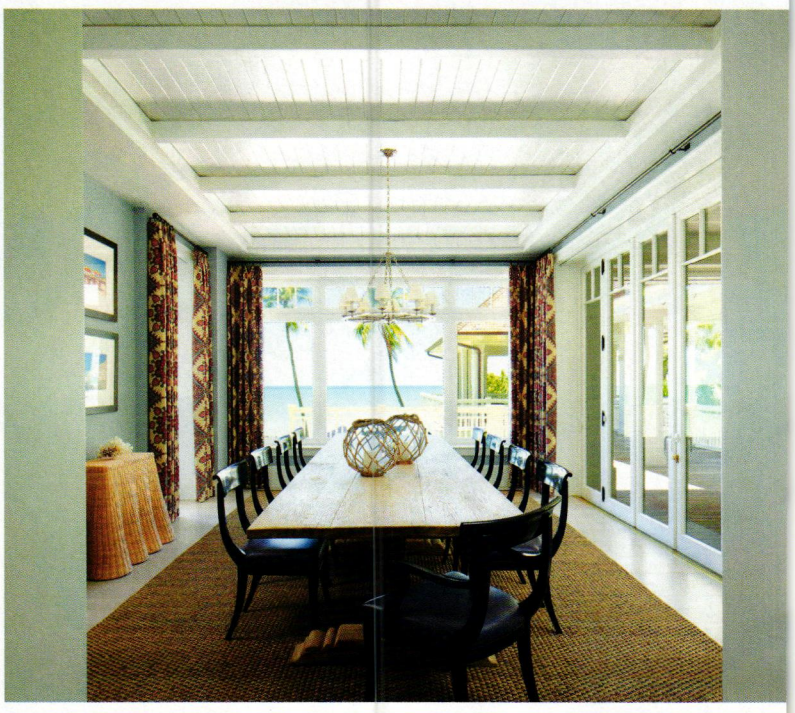
Having worked with the clients on two previous homes, he knew what they liked and had established a good rapport with them. But that introduced a separate challenge. "You don't want to do anything that you've already done," he says.

The couple wanted a home that conjured up the feeling that they had traveled somewhere, so Sclaroff incorporated pecky cypress ceilings into many rooms. "It's a Florida cliché, but that's part of why we wanted it," he explains. "It's going somewhere. You went to Florida, so you get your pecky cypress."

Traditional pecky cypress is a light color, but Sclaroff used a darker finish that provides an eye-catching contrast with his choice of white-stained oak floors. "Even though the house is pretty traditional architecturally, we gave the interiors a more modern feel by the character of the finishes and pieces and also the spare furnishings."

Sclaroff also intertwined nautical elements – Dutch boat cleats as drawer and cabinet handles, white and blue Moroccan tiles and a stone bar top complete with fossilized fish bones, among other examples – to enhance

Outside and in
Architects Stofft and Cooney designed the exterior and interior spaces to transition seamlessly, adding vaulted and textured ceilings to make the rooms feel inviting and comfortable.



Resort-style living
The home's interior is by top New York City designer Steven Sclaroff, who added nautical elements to enhance the coastal vibe, but the alluring multilevel pools and sun terraces, above, steal the show.

the home's coastal theme.

Even the red, white and blue color scheme, which characterizes most rooms, furthers the home's coastal motif. "It's a perfect solution for this setting," says Sclaroff. "It's something classic and appealing and has an inherent nautical vibe."

Despite the success of the home, completed in March 2015 after about three years of design and construction – and the fact that Stofft Cooney is now working on two smaller Shingle style homes in Naples – Cooney doesn't foresee this hybrid architecture becoming popular in South Florida.

"Most of our Florida clients want a maintenance-free home but there's really no such thing," he says. "We end up using concrete, tile roofs, stucco – all materials that require very little maintenance and just need to be cleaned and painted once in a while. But the cedar shakes at some point will have to be removed and reinstalled. Even up north, cedar shakes require maintenance."

THE DETAILS
For more information, visit ***stofftcooney.com***, ***bcbhomes.com***, ***kobykirwin.com*** and ***stevensclaroff.com***.

While Stofft and Cooney may not design many homes in this style, there's no denying the project has set a new benchmark for Floridian architecture. In fact, they may be the only Florida architects who could have pulled it off. "It really came naturally for Randy and me to design this home," says Cooney. **O|H**

The art of design
One of *Ocean Home*'s Top 50 Designers of 2016, Cullman & Kravis designed this gorgeous home in Florida, a masterwork of classic style, artful detailing and luminous colors and textures.

ART & SOUL

LEADING INTERIOR DESIGN FIRM CULLMAN & KRAVIS CREATES A GRACIOUS FAMILY HOME IN FLORIDA, FILLED WITH MAGNIFICENT ITALIAN FURNITURE AND FINE ART

words by **Mary Grauerholz**
photographs by **Eric Piasecki**

Designing women Opposite and above, cofounder Ellie Cullman and project lead Alyssa Urban decided from the outset that the clients' treasure trove of Italian art and furniture would be the inspiration for the home's interior design.

WHEN LEADING DESIGNERS ELLIE CULLMAN AND ALYSSA URBAN

glimpsed the interior of a gracious Mediterranean-style and oceanfront home near Palm Beach, Fla., they saw a treasure trove of Italianate furniture and fine art.

The owners, a retired couple with children and several grandchildren, needed their vacation home enlarged and refashioned for year-round living. Right away, Cullman and Urban knew that their clients' furnishings would be a superb starting point.

"It was the third project we completed for the couple," says Cullman, cofounder of Cullman & Kravis, based in New York City, and one of *Ocean Home*'s Top 50 Interior Designers for 2016.

Urban embraced the project lead – armed with her experience in set design, love of Italian art and antiques and impeccable credentials as a design partner at the storied firm – and set about infusing the home with a warm familiarity that proved to be a natural match.

Today the 4,000-square-foot residence, built in the 1930s, is an alluring blend of sophistication and comfort, combining classic style, artful detailing and

colors so enchanting they could be the backdrop for a blissful dream.

The design team at Cullman & Kravis, including senior designer Katie Sutton, focused on the home's soft furnishings and the introduction of some antique and custom-made pieces, working around the clients' cherished collection of furniture and fine art.

The interior's plentiful windows, traditional lines and stucco walls were an ideal canvas for the Old World ambience that blossomed.

In the living room, sumptuous Christopher Norman plaid silk taffeta curtains – framing tall windows and beautiful ocean views – provided inspiration.

It's unusual to design a color scheme around curtains, Cullman admits, but the homeowners were captivated by the yellow and white taffeta. "People usually start with an upholstery fabric or a carpet and then design around it," she says, "but the curtains were the genesis of this living room."

The room's primary color – which Urban lightheartedly describes as "taxi cab yellow" – looked incredibly vibrant in Cullman & Kravis' New York City office but proved perfect in its Florida setting.

A custom Polonaise hand-woven rug provides a

neutral element, and new sofas and Jansen armchairs were custom built for the room and upholstered by Cullman & Kravis.

The armchair upholstery – silk damask with an intriguing stylized pattern – lends a chic Italian touch, complementing the new sofas, edged in bullion trim. Other Italian accents, including an oversized Venetian mirror and a pair of blackamoors, add to the European aesthetic.

Urban suggested relocating an early-19th-century French *tric-trac* table (a game table that reverses to reveal a plain leather surface) to the living room to let it shine. The table, made of fruitwood with a light finish, is very rare, she explains.

The base of another family treasure, an Italian *pietra dura* coffee table, was replaced with a metal version for "a lighter, airier feel," Urban says. A pair of chandeliers, which Cullman & Kravis had carved and gilded in keeping with one that a colleague had seen in a San Francisco antiques store, illuminates a painting of Venice's Grand Canal.

The adjoining dining room carries the same classic tones, with walls hand painted in a damask stencil and overlaid with copper and gold by Uriu LLC – a fine decorative finishes specialist based in New York City – to lend a Florentine feel.

Hues of yellow, green and blue are favorites of the owners and reflect the ocean and lush greenery outside, but also encourage a warm and welcoming informality inside. Only the study – decorated in vivid vermillion red – breaks from the palette.

Rattan chairs with a sunburst back, grouped around a table in the breakfast room, were modeled after chairs that Urban and Cullman had seen in a photograph of the home of art collector Marella Agnelli, a pillar of post-war Italian society.

For Urban, the clients' inherent style sense and

Light and shade
The home's delicate color palette provides a beautiful backdrop for custom furniture, like the rattan chairs with a sunburst back in the breakfast room, and other interior and exterior living spaces.

collection of classic pieces made the project a joy. "Shopping for antiques, lighting and pieces that were made in the 18th and 19th centuries offers a very different awareness," she says.

Urban's husband is German, so she often finds herself in Europe, and what she sees there deeply influences her style. "To be able to see history and all the craftsmanship is wonderful," she says. "Today it's difficult to find that kind of quality. Seeing it in real life, you have a greater appreciation for the historical tradition of decorative arts."

Cullman says the project's success hinged on working with highly skilled professionals outside the firm, notably Jeffery Smith, AIA, of Smith Architectural Group in Palm Beach, who designed the home's renovation.

His ideas, including a major reworking of the master suite, kitchen area and adjacent rooms, blend fine Old World styling with an airy, contemporary feel. "His work was seamless," Cullman says.

As always, the design process within Cullman & Kravis was close and collaborative, a hallmark of the company's egalitarian spirit. "The success of our designs is always dependent on our interaction with each other and, of course, with the homeowners," Cullman says.

Cullman & Kravis has designed the interiors of hundreds of private homes across the country since its inception 30 years ago. The firm has received many high-profile accolades, including appearances in *Architectural Digest*'s coveted AD100.

The award that is most significant to Cullman is the Albert Hadley Lifetime Achievement award, bestowed on her in March by the New York School of Interior Design. "It was a tremendous thrill," she says.

Considering that Cullman & Kravis has earned immense respect from the design world through the years, the firm's beginnings were surprisingly inauspicious.

In October 1984, best friends Ellie Cullman and Hedi Kravis were living in the swirl of Manhattan society, raising children, attending glamorous events and immersing themselves in charity work.

Craving a new project, the enterprising pair wrote a movie script and took it to film producer Stanley Jaffe, who had won an Academy Award for *Kramer vs. Kramer* a few years before.

Jaffe turned down the script but, as Cullman recalls, asked them to design the interior of his new home. "Stanley determined that we had absolutely no talent at screenwriting," Cullman says, laughing.

The design duo established their namesake firm and success came swiftly. Then Kravis became ill and died in 1997.

Cullman always cites her late business partner as one of the most important influences on her designs. She also credits her current colleagues – "who keep things young and fresh" – as an equally important component.

Today, besides heading her firm, Cullman sits on the boards of the Film Society of Lincoln Center, Friends of Florence and Kips Bay Boys & Girls Club. She also has coauthored two books on design, *Decorating Master Class* and *The Detailed Interior.*

Whether designing a home or managing the firm's work, Cullman displays a gift for innate wisdom. When she talks about the spirit she embodies in design projects, she might be talking about the road we all take in life. As she says: "It's a journey." **O|H**

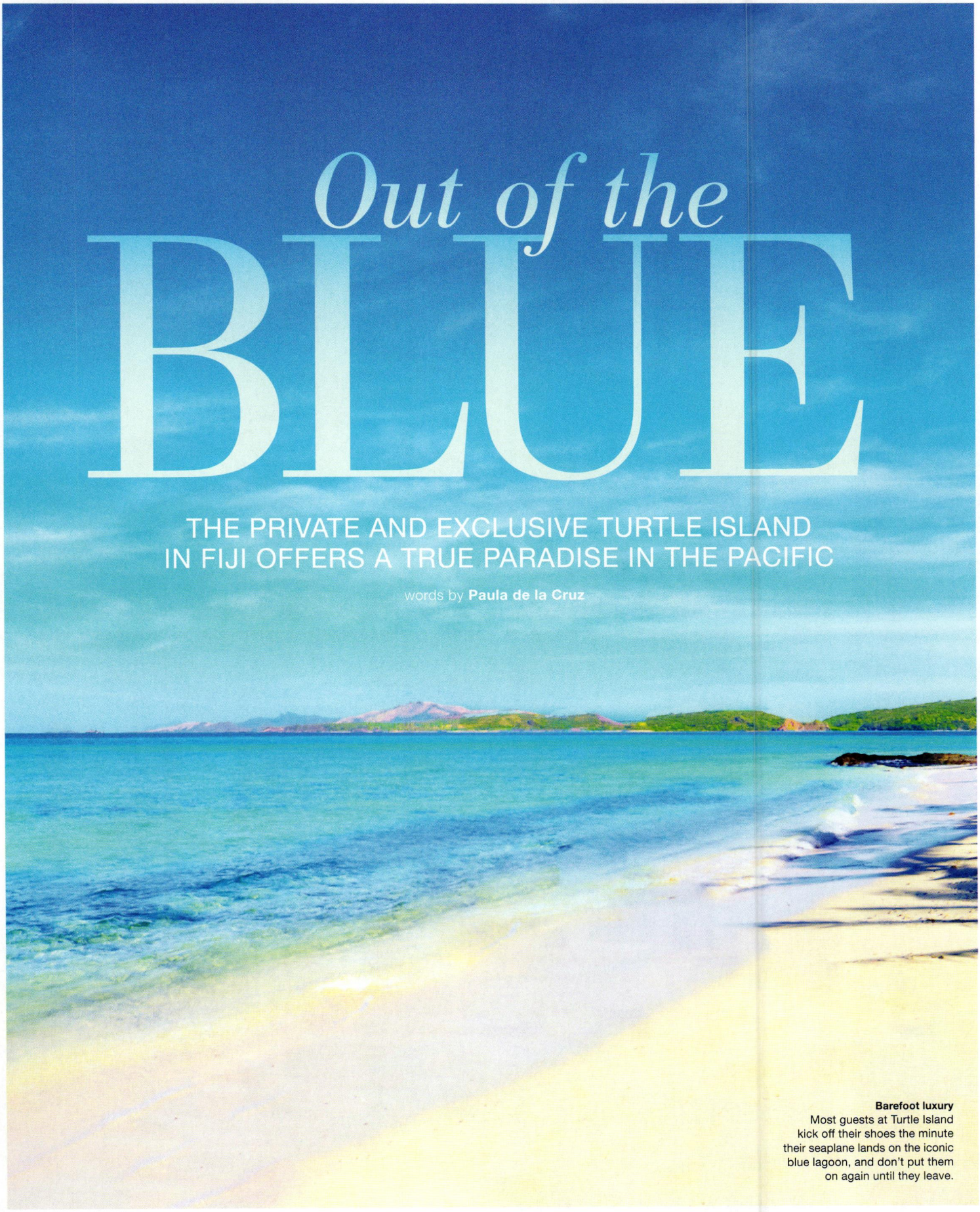
THE DETAILS
For more information, visit ***cullmankravis.com.***

Interior motives
The award-winning design firm opted for calm coastal hues in white, blue and sand in the bedrooms and master bath, in a bid to reflect the ocean and lush greenery outside and create a warm and welcoming informality inside for family and guests.

Out of the BLUE

THE PRIVATE AND EXCLUSIVE TURTLE ISLAND IN FIJI OFFERS A TRUE PARADISE IN THE PACIFIC

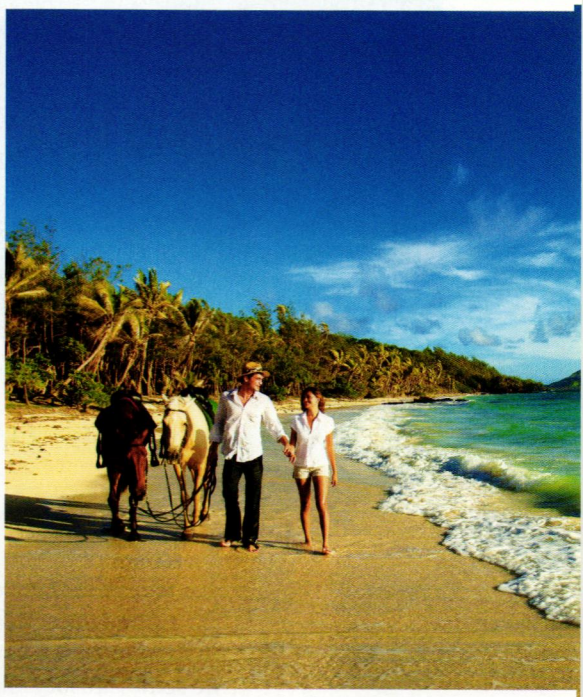
words by **Paula de la Cruz**

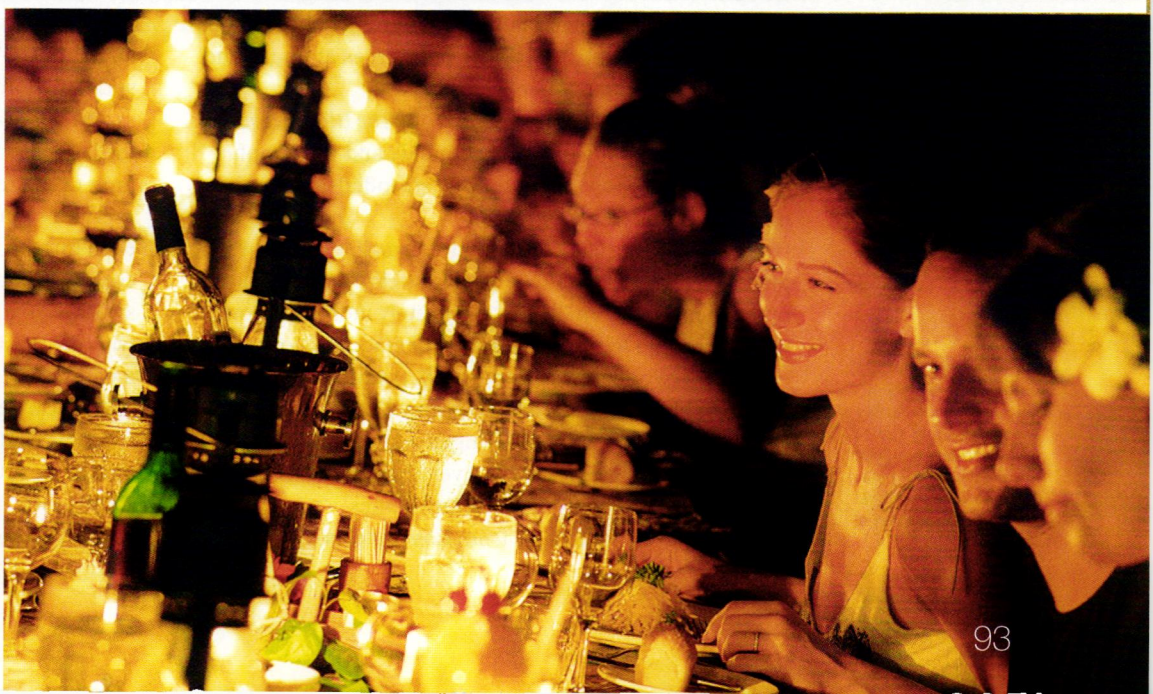


Barefoot luxury
Most guests at Turtle Island kick off their shoes the minute their seaplane lands on the iconic blue lagoon, and don't put them on again until they leave.

PHOTOGRAPHS COURTESY OF TURTLE ISLAND

DQ-TAL
TURTLE AIRWAYS





Our shoes have been collecting a powdery layer of sand for days.

We abandoned them on arrival at the door of our cottage – or *bure* as they are called on Turtle Island – and we're not putting them on again until we leave.

Clothes have become somewhat optional, too, as we settle into lazy and languid days swimming with turtles, snorkeling over giant clams, sipping chilled Fijian beers and eating lobsters under palm trees at one of the island's seven secluded beaches.

If all this sounds like a scene from *The Blue Lagoon* – minus the company of Brooke Shields and Christopher Atkins – it's because the romantic stranded-in-paradise movie was filmed here in 1979.

Thankfully, life at Turtle Island – a small but beautiful private resort basking in the Yasawa archipelago of Fiji, east of the main island Viti Levu – is infinitely more luxurious, welcoming and leisurely than the cinematic version.

With its wonderful islander staff, traditional but very comfortable thatched-roof accommodations, new spa, beautiful beaches and reef-fringed waters, this is one paradise in the Pacific that I'm very happy to be stranded on for a few days with my husband James.

After our 12-hour flight from Los Angeles – Fiji Airways flies daily from LAX – we are met at Nadi International Airport by Mary, a tall Fijian woman with a resounding laugh who greets us with a warm embrace.

She whisks us to a private hangar, where we board a six-seat seaplane. Half an hour later, we land on Turtle Island's blue lagoon and palm-lined beach to be greeted by the resort staff singing Fijian songs and cheers of "welcome home."

Mama Lai steps forward and introduces herself as our "*bure* mama," Fiji's equivalent of a personal butler, and says she'll be taking care of us for the week. Life is suddenly looking very good indeed.

On our first morning, we wake to watch the sunrise over the lagoon from the comfort of our waterfront bure, one of only 14 that comprise the resort's guest accommodations.

With separate sleeping, dressing and bathing areas, each bure exudes traditional Fijian charm with the comforts of an upscale island resort: a king-size bed swathed in a mosquito net, hot tub, bar fridge stocked with drinks and fresh fruit, iPhone docking station and a veranda with a daybed for napping in the shade.

But Turtle is not the place for lounging indoors, and a few hours later, a boat from a neighboring resort arrives to take us scuba diving.

The late Jacques Cousteau once described Fiji's waters as the clearest in the world. We dive for an hour over

A fine romance
Idyllic Turtle Island has seven secluded beaches and just 14 Fijian-style cottages, offering an intimate and romantic retreat far from the cares of the outside world.

BULA
WELCOME HOME

giant cabbage coral, encountering shoals of clownfish guarding their anemones, a solitary turtle swimming through the reef's deep valleys and an octopus attempting to hide from sight.

On our return, Mama Lai is waiting for us on the beach with cold drinks while taking photos of us in our dive gear. She explains that she's making a photo album about our stay, which will be our parting gift. Turtle Island is that kind of place.

Days roll effortlessly from morning swims and beach walks to alfresco lunches at a communal dining table with other guests and on to sundowner cocktails and dinners under the stars.

All the vegetables served are grown on Turtle Island, and the fish is locally sourced. The steak and lamb come from Australia and New Zealand respectively.

While the island offers optional activities like hiking,

Sands of time
Languid days on Turtle Island roll seamlessly from romantic beach walks and gourmet meals to poolside cocktails and the chance to explore local village life.

biking, snorkeling, horseback riding and diving, many guests simply hide away in their bures or on one of the island's private beaches.

American entrepreneur Richard Evanson bought the island for $300,000 in October 1972 and moved there six days before Cyclone Bebe. It was exactly the tropical paradise he'd been looking for after growing up in rainy Vancouver, Wash., and selling the cable TV business he had built over many decades.

Evanson first arrived on his newly acquired home, Nanuya Levu (he later renamed it Turtle Island), by ferry, armed with a tent, generator, whiskey, beer, canned fish and packets of seeds to start a vegetable garden, which eventually grew to three acres.

It wasn't the most auspicious start. Cyclone Bebe destroyed most of the island's vegetation, as well as Evanson's tent, but he pressed on regardless, replanting his garden and building a more permanent thatched-roof cottage.

Years later, he built many more bures and started welcoming paying guests in 1980, offering an all-inclusive, eco-efficient and sustainable luxury island resort experience.

As the days pass by, we get to know Mama Lai like an old and trusted friend. She and her husband, Jerry, work on Turtle Island for six weeks at a time, then go to their home island to see their toddler son for a week. She says Evanson is a kind employer and well respected in Fiji for providing work to villagers on neighboring islands.

For the past two decades, Evanson has also provided free dental care to the three nearest villages from specialists who come to the island each year and subsidizes several government programs, such as solar panels, to power entire villages.

The best part of every evening on Turtle Island is bonding with the staff over cups of kava – a Polynesian and Melanesian peppery drink resembling diluted mud, made from the roots of Piper methysticum.

At first, everyone sits quietly around a wooden kava bowl, carved in the shape and size of a turtle. But as the kava flows, so does the conversation, along with amusing island anecdotes.

Arthur, a tall and jovial Fijian and Turtle Island host, confides that he and his wife conceived their first son on Devil's Beach, one of the island's private beaches, under a full moon. James and I book the same beach right away for the following afternoon.

Mama Lai leaves us at Devil's with a radio (to call for a ride back) as well as sun loungers, a sun umbrella and a picnic cooler stuffed with lobster, quesadillas, shrimp, brownies and cold beers. We spend one of the most peaceful and relaxed days there that I can remember.

After returning to the lodge and cooling our sunburned skin with copious amounts of aloe, we board Turtle's sunset cruise with all the other resort guests, their mamas, Arthur and two guitarists.

We dance to Fijian songs but most importantly we bid in an auction of three turtles that have been kept in a pool on the jetty. The resort regularly buys turtles from

Dining at dusk
A floating pontoon is just one of many romantic options for cocktails and dining on Turtle Island when the sun dips below the horizon.

fishermen to auction them to guests who then release them back into the ocean.

The auction winners paint their names on the shells so that the turtles have no further value and can't be sold again. We return to land where a Fijian cookout of grilled fish and meats awaits under the stars.

On our last night, the staff and guests participate in a typical Melanesian dance. The women move softly, curling their wrists and arms to resemble waves, while Arthur struts his stuff – swaying his hips furiously to the rhythm of drums in a warrior dance before inviting everyone to join in.

It's not all perfection in paradise: beach towels have holes and tears, wines are passable but could have been better, bures could be better screened with vegetation to make them more private and the dive operation seems disorganized. The boat came consistently late and one morning they forgot to pick up James.

THE DETAILS
For more information, visit ***turtlefiji.com*** and ***fijiairways.com***.

Gripes aside, on the morning of our departure we feel much like Brooke Shields and Christopher Atkins. As we say goodbye to Mama Lai, we can't help but get teary-eyed. *Vinaka* – Fijian for thank you – is all we can say for now. **O|H**

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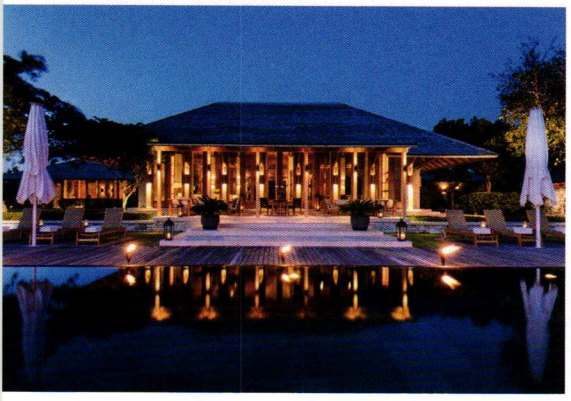

Amanyara Villa 8
Owning an Amanyara Villa is like having your own private resort. Villa 8 is situated on a private 1.42 acre site within the over 100 acre Amanyara compound. 4 bedrooms, 5 bathrooms, 2 bedroom staff accommodation, 12,315 SF under roof. Offered at $7.9 million.

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A spectacular 9 bedroom, 11 bathroom, waterfront estate with state-of-the-art tennis court, gym, home movie theatre, staff accommodation, master and guest pavilions on 280 ft of frontage. Ultra-high quality finishes and furnishings throughout. 15,000 SF under roof.
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Exclusive. A gracious and beachy oceanfront home on 1.4± acres. Large, open great room with windows all around, gourmet kitchen, dining area, 6 bedrooms and 6.5 baths. Outside, a giant deck with a sparkling gunite pool and outdoor shower overlook the ocean. $12,000,000. WEB# 44487.

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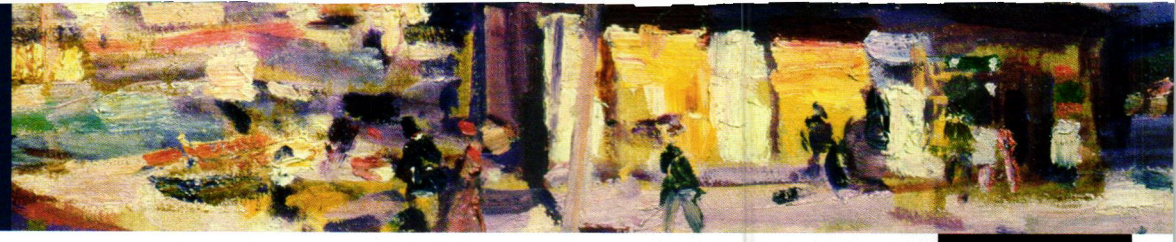

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PARADISE ISLAND, BAHAMAS

Ocean Club Estates. Casa DeLeon. Opulent 5 BR, 6.5 bath estate with 120' of beachfront and floor to ceiling windows looking out to the infinity pool and ocean beyond. Crestron home automation touch pads. WEB: SN3NDG. **$11,995,000** US. Monty.Roberts@SIR.com

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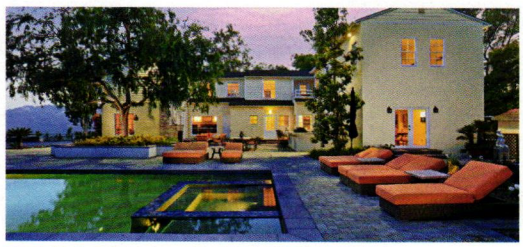

TOPANGA, CALIFORNIA

Topanga Canyon compound located in the prestigious Post Office Track with direct access to the state park. A rare head-on ocean view with approx 9 acres (3 parcels) that exceeds all expectations. **$8,000,000** Marc.Noah@sothebyshomes.com

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MARTHA'S VINEYARD, MASSACHUSETTS

Magnificent Chappaquiddick estate overlooking Katama Bay and surrounded by conservation land. This luxurious 10,000 sf, 8 BR estate is perched high on a hill on 5.95 acres with over 180° of unobstructed water views. **$20,000,000**. Alyssa Dubin and Thomas C. Wallace.

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BRISTOL, MAINE

Shingle-style home sited on 26.7 acres with 5 BR, 4 baths (2 half-baths), fireplaces, chef's kitchen, screened porch, patios, open decks and a sauna. Elegant stairways, elevator, three stories. 460' of deep water with dock. **$2,395,000**. Linda Painter.

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OGUNQUIT, MAINE

Millstone Manor. 4+ bold oceanfront acres. Pebble beach, in-ground pool, fabulous views and privacy. This one-of-a-kind family compound includes main home, separate 2-3 BR, 2 baths, guest cottage, 2-car garage, garden shed and pool house. **$6,000,000**. Ginny Whitney.

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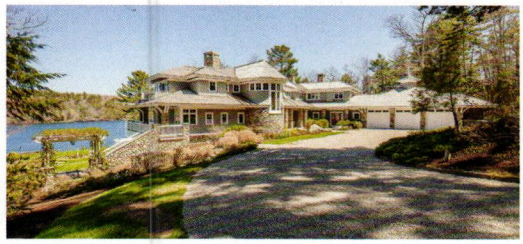

ROCKPORT, MAINE

Coastal Compound. 810' of harbor frontage. 4 BR main house, plus 4 BR guest house. Amenities include: media room, game room, work shop, in-ground pool, dock, wine cellar, private decks from BRs, and so much more. **$7,500,000**. Peter van der Kieft.

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CHARLESTOWN, RHODE ISLAND

Sited on scenic Ninigret Pond, "High Point" is a captivating waterfront estate with 5,400 sf manor home and coveted stone boathouse. The grounds feature stone terrace and raised dining area with stunning water views, fireplace and brick pizza oven for outside entertaining. **$4,950,000**.

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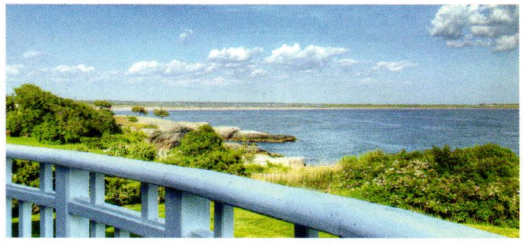

MIDDLETOWN, RHODE ISLAND

Easton's Point oceanfront with unparalleled views on 1.55 acres with access to rocky shore and saltwater beach. Sun-filled two-story living room plus open family room, dining area, and kitchen with walls of windows. **$4,950,000**.

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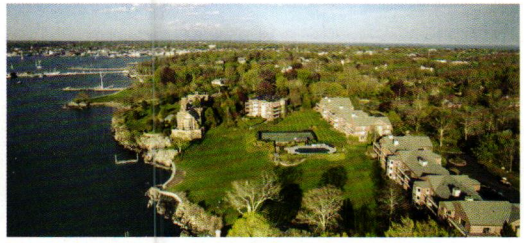

NEWPORT, RHODE ISLAND

Enjoy elegant waterfront lifestyle on 12 gated acres of Olmstead-designed grounds. Gracious 3 BR, 3 bath Bonniecrest condo offers vistas overlooking Brenton's Cove and Newport Harbor. Harborside pool and tennis and dinghy dock. **$1,895,000**.

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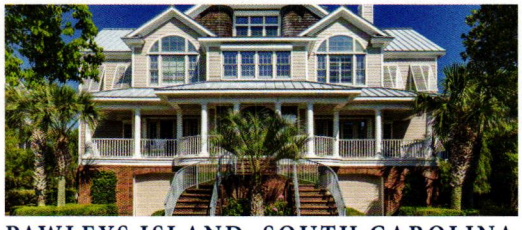

PAWLEYS ISLAND, SOUTH CAROLINA

Stunning oceanfront home in the exclusive gated community of Prince George. 8 BR, 8.5 baths, 3 stories with private beach and Intracoastal waterway access. **$3,750,000**. Rhonda Bryant. rhonda.bryant@sothebysrealty.com

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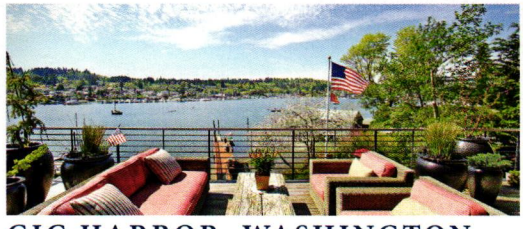

GIG HARBOR, WASHINGTON

Newer custom home filled with light and impeccable finishing, designed to make you never want to leave. Enjoy the downtown harbor lifestyle with over 5,200 sf, 2 kitchens and deep water dock. **$3,675,000**. Michael Morrison. Michael@MyUniqueHome.com

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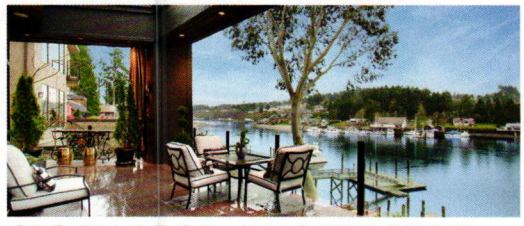

GIG HARBOR, WASHINGTON

Impeccable style on the water in downtown Gig Harbor with deep water dock-oversized master suite, walls of glass and open concept living areas. Truly unique with detached art studio and 1 BR guest apartment. **$2,425,000**. Michael Morrison. Michael@MyUniqueHome.com

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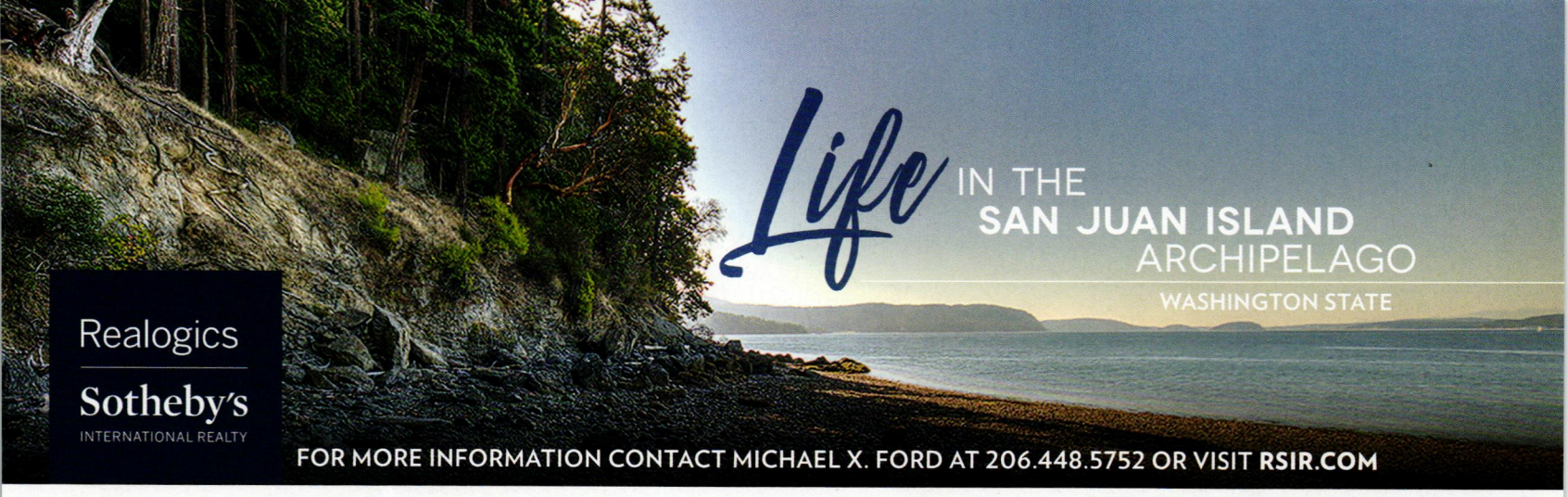

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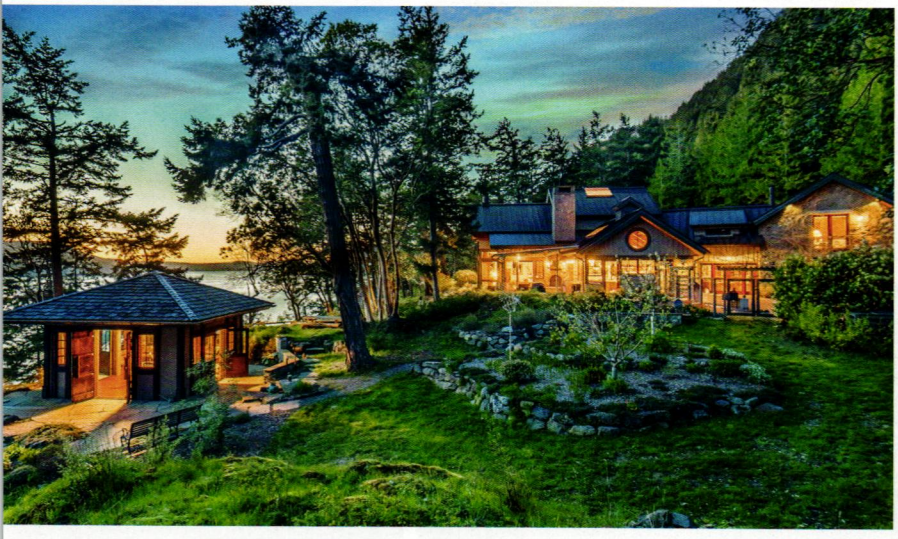

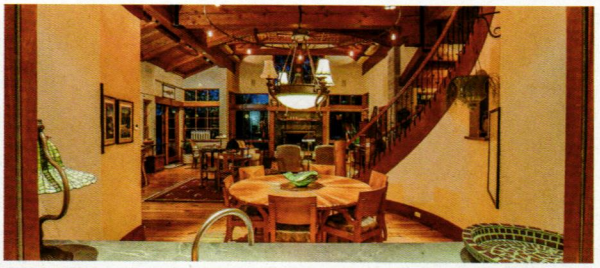

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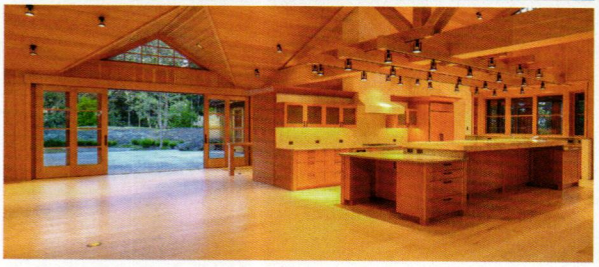
MADRONEAGLE ESTATE | ORCAS ISLAND, WA

An island sanctuary of superlatives and an architectural achievement beyond compare. Enviable SW land portfolio of 42.86 acres along a half mile of East Sound ranges from beachfront to high bank surrounded by a reserve. Gated and ultimately private. Reclaimed timbers, matchless craftsmanship and artisan features too numerous to list. Main estate of 7,303-SF, workshop plus a 2,948-SF guest house. Mooring buoy. **Offered at $11,988,000 | Madroneagle.com**



FRIDAY HARBOR ESTATE | SAN JUAN ISLAND, WA

An unparalleled portfolio of land comprising 38.72 fenced acres in a sheltered Friday Harbor bay with a 360-foot deep water dock for a large yacht. Above the manicured pasture, atop a rocky hill is the 11,686-SF main residence of unparalleled quality and self-sustaining for months on end. Contemporary architecture blends interior and exterior living spaces, designed around entertaining while preserving an owner's pursuit of privacy. **Offered at $16,800,000 | FridayHarborEstate.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!

FRANKNEER.COM

ON THE SOUTH SHORE AND THE ISLANDS.

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

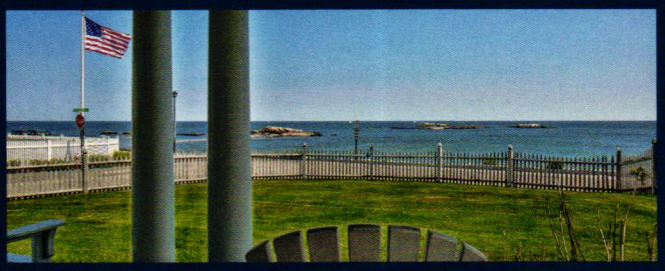
Welcome to the Gold Coast! Enjoy Ocean views & breezes from almost every room in this spectacular Shingle style masterpiece reimagined for today's lifestyle by Patrick Ahearn Architect & brought to life by Fabrizio Construction. Luxury features are at every turn from the professional appliances in the 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!

21 GAMMONS ROAD, COHASSET, MA 02025
LIST PRICE: $4,395,000

Spectacular waterfront estate property with 8050 sq ft of living space on a 2.3 acre setting complete with in ground pool, Jacuzzi, fire pit, sport court and waterfront dock to Little Harbor. The home features 6 bedrooms and a guest suite along with 2 large family rooms and an office. The open floor plan offers a state of the art gourmet kitchen which opens to the family room great for entertaining and family living. Newly added three car garage with storage are and three addition rooms. The home is located a short walk to town and to Sandy Beach.



39 GLADES ROAD, SCITUATE, MA 02025
LIST PRICE: $2,045,000

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!

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.

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

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15 BAYBERRY AVENUE, KENNEBUNK, ME

Enjoy life at the beach! Stunning cottage style beach home offers an open concept floor plan that is perfect for casual living & easy entertaining. The open & airy design offers a chef's kitchen with granite counters, living room with stunning stone fireplace, wood paneled game room, luxurious master suite with steam shower, 3 additional bedrooms and 2 additional full baths. Walk the sandy beach, kayak or paddle board the river, or relax & enjoy the beautifully landscaped grounds. Summer is waiting for you.
Listed for $1,200,000

10 STONEWOOD LANE, KENNEBUNKPORT, ME

This intriguing home is like owning a resort! Privately sited on 7+ acres with beautifully landscaped grounds, a tennis court, an in-ground pool and over 4,500 sq ft of luxurious living, you'll never want to leave! This home is situated in a wonderful neighborhood just a few minutes to Dock Square. 3 levels of living space offers plenty of room for friends and family. The open concept 1st floor is great for entertaining and also offers a master suite option. Truly a fantastic home!
Newly priced at $975,000

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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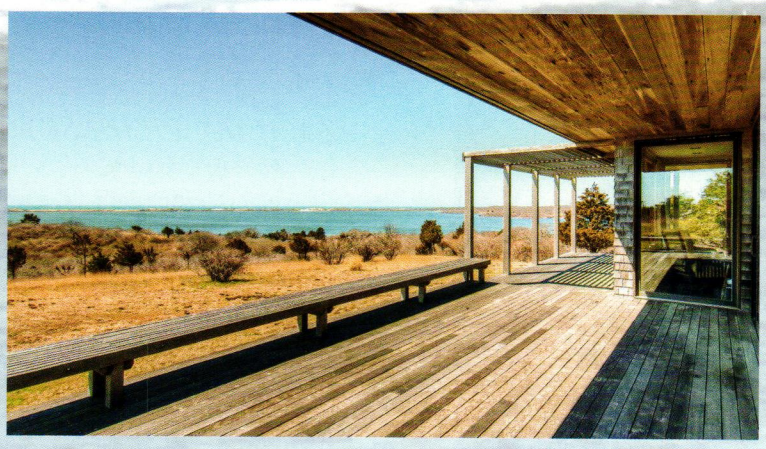
Tea Lane Associates

MARTHA'S VINEYARD



Intimate and Expansive Views on Martha's Vineyard

Privately sited on 22 acres in Chilmark, this house and guest house capture commanding views over Squibnocket Pond, the south shore barrier beaches and the Atlantic Ocean. Relax in this pristine natural setting or meander down your path to Squibnocket Pond for hours of paddle boarding or kayaking in front of your property. This is truly a once in a lifetime opportunity for a discerning Buyer. Exclusively offered for $11,000,000.

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31 Dale Avenue
Hyannis Port, Massachusetts

300 Feet of Sandy Beach in Hyannis Port's best location – 1.2 acres – 7 bedrooms – the ultimate private beach compound! - ***$5,375,000***

24 Wheelhouse Lane
Mashpee, Massachusetts

Beautiful and bright waterfront home for entertaining with pool in Mashpee Massachusetts - ***$1,850,000***

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DUXBURY, MASSACHUSETTS

Incredible waterfront property with 130' of private, sandy beach on historic Standish Shore. Enjoy amazing sunrises and gorgeous waterviews of Duxbury Bay from every room of this completely renovated, state of the art, four bedroom home. The open floor plan includes private master suite with gorgeous views, deck and steam shower, stunning custom kitchen with custom cabinets, marble counter tops, Sub Zero, and Wolf 6-burner range. Welcoming living room with soapstone fireplace embraces a 180 degree water view that is breathtaking. Lower level family room/game room opens to covered stone patio and expansive lawn to waters edge. Waterfront living at its finest! **$3,499,000**

DUXBURY, MASSACHUSETTS **$849,000**

- Renovated 3BR/2+Bath Colonial in village
- Seasonal water views, steps to sandy beach
- Custom Chef's kitchen; granite, island
- Light-filled dining room; French door to deck, patio
- 3rd floor loft/office, attached 2-Car garage

DUXBURY, MASSACHUSETTS **$995,000**

- Seasonal Bay views on Standish Shore
- Newer cedar roof, 5BR/6Bath Cape
- 3 level flexible floor plan; LL au pair suite
- 3 fireplaces, 2-Car garage, central air
- Lovely yard, near Howland's Landing

DUXBURY, MASSACHUSETTS **$629,000**

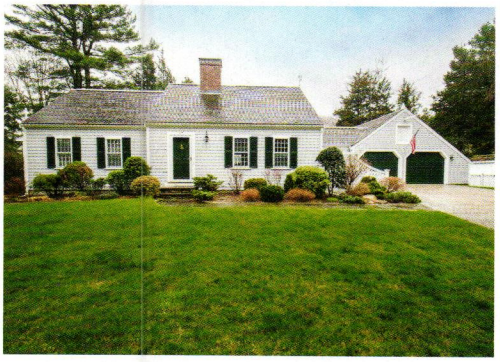
- Pond front 3BR/2208sf Contemporary
- Private master, open kitchen/center island
- Walls of glass, 2 full baths, finished lower level
- Vaulted ceilings, wood floors, fireplace
- Wooded 3.25ac lot, 2-Car under garage

DUXBURY, MASSACHUSETTS **$1,729,000**

- New custom construction; 4BR/4+Bath home
- Chef's kitchen; Thermador 48" range, island
- 1st floor in law BR/full bath, raised panel study
- Master suite; walk-in closets, soaking tub
- Near schools, Duxbury beach

DUXBURY, MASSACHUSETTS **$3,375,000**

- Waterfront 7BR/3+Bath Antique on Duxbury Bay
- Historic 3600sf property; 2+ac level lot, gracious porch
- Spacious LR; high ceilings, carved moldings
- Grand staircase, wonderful sleeping porch
- Rare 200' sandy beach frontage, 2-Car garage



DUXBURY, MASSACHUSETTS **$949,000**

- Charming 3BR/2+Bath Cape on .71ac lot
- 1st floor master, marble bath, large tub
- Deeded beach rights, 2 fireplaces, 2-Car garage
- Finished lower level; built-ins, stamped driveway
- Generator, irrigation well, central air, new furnace

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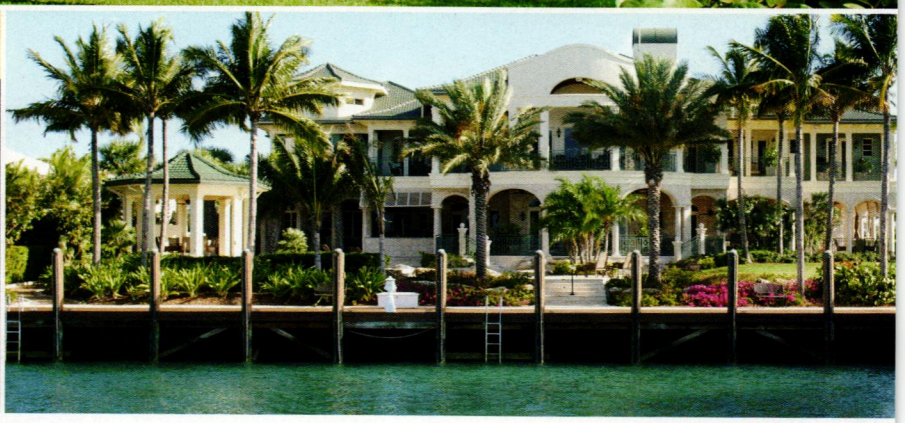

Sea Level at Ocean Club Estates, Paradise Island
$20,000,000

Located in the luxurious gated community of Ocean Club Estates on Paradise Island and situated on Nassau's picturesque Harbour this unique, state-of-the-art home features the finest quality materials and finishes. Custom built under the direction of a world renowned architect, "Sea Level" is an amazing home on a waterfront lot offering complete privacy and 153 feet of water frontage.

Boaters will appreciate the private marina that can accommodate large yachts as well as a lift for smaller vessels. Features of this property include a grand entrance with a fountain and koi pond. The ground level houses the family room with beautiful harbour views, a theater with an underwater theme, a fully equipped gym and several guest suites. All rooms have access to patios and private, outdoor seating areas.

Silvina Andrews
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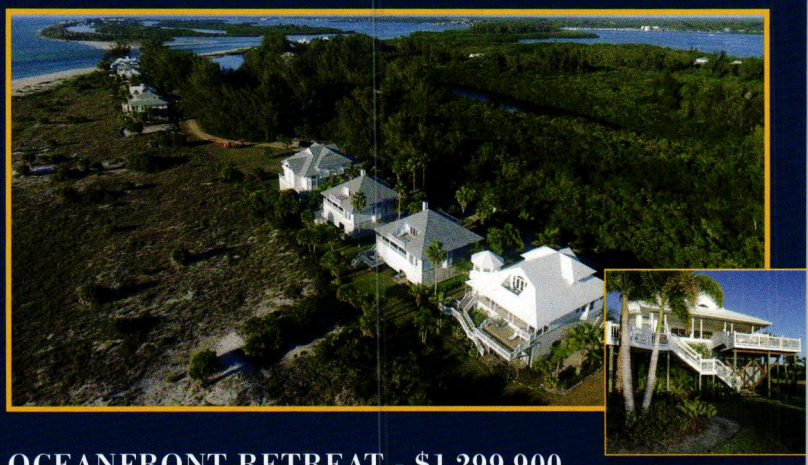

OCEANFRONT RETREAT - $1,299,900
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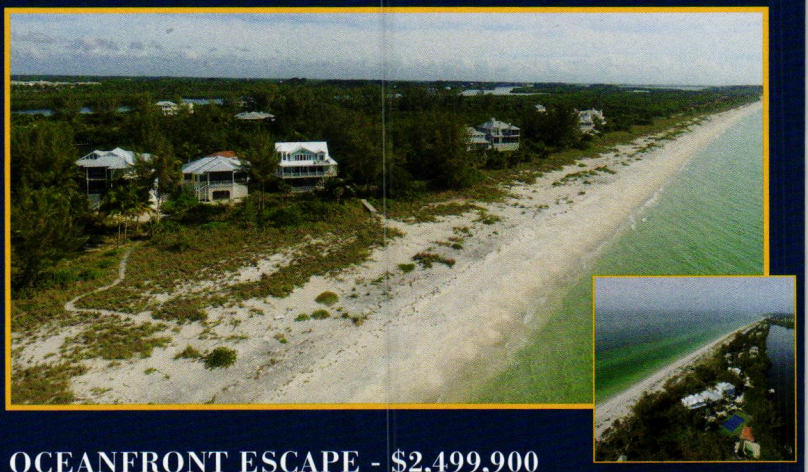

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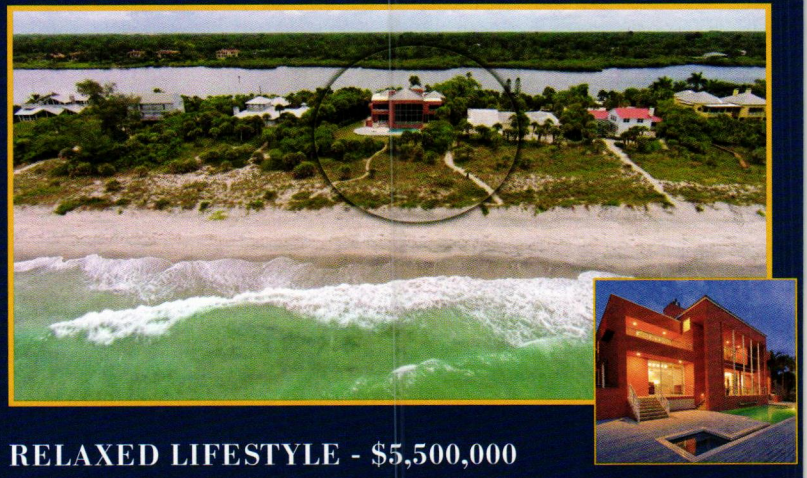

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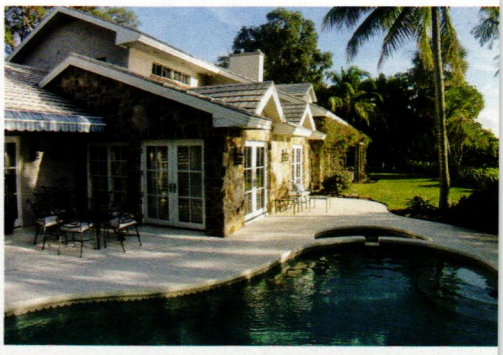

17 MANDALAY ROAD

5 bedrooms | 7.5 baths | Pool/spa | 90' dock | 5,055 a/c sq. ft. | $2.490M | Web ID: 379267

Christy Bearse 772.631.9191

27 WEST HIGH POINT ROAD

4+ Bedrooms | 5.5 Baths | Infinity pool | 100'+ dock | 5,817 a/c sq. ft. | $3.395M | Web ID: 388083

Chris Clifford 772.486.9165

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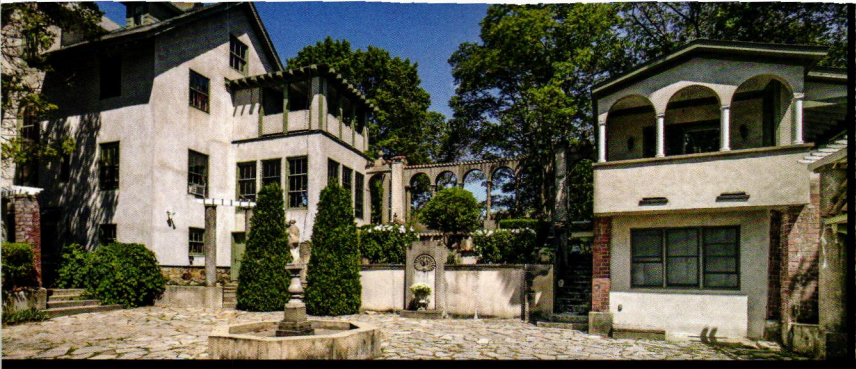

24 Atlantic Avenue, Cohasset

This enchanting turn of the century Italianate Villa overlooking Cohasset Harbor is surrounded by a cobbled courtyard, Tuscan arches, fountains, secret gardens, terraces and a separate carriage house. The living & dining rooms have museum quality painted walls & ceilings. All within an easy walk to the Yacht Club, Harbor and quaint Village.

$1,950,000

34 Fernway, Cohasset

A Sensational Home, Setting and Lifestyle awaits in this newly renovated and expanded ultra-cool, exquisite 7,200 sf home that is a private sanctuary offering unprecedented tranquility for family and friends with an over-the-top new composite deck and sunken firepit with lighted seating and wifi wiring for laptop convenience. With luxury throughout, this is a dream home for a family!

$2,350,000

110 Beach Street, Cohasset

Stunning Waterfront Shingle Style Dutch Gambrel custom built with superb craftsmanship in 2010 in a spectacular setting on Little Harbor with beautiful views from every room as well as a dock for your boat, canoe or kayak. This iconic cedar shingled home is designed for easy everyday living with an open floor plan overlooking the water. The 4-car garage is heated & air conditioned.

$3,595,000

112 Beach Street, Cohasset

New Construction Waterfront Nantucket Shingle Style Residence with panoramic views of Little Harbor, Sandy Beach & the Ocean. A stone pillared entrance and a circular seashell drive, this coastal inspired masterpiece features wrap around mahogany decks, an expansive stone terrace and a mahogany dock for swimming, boating & water sports. Spectacular views from most rooms. A very special home & lifestyle!

$4,295,000

129 Nichols Road, Cohasset

Beautifully sited in Caravel Cove, with views of the Ocean, Sandy Beach & Minot Light, this Nantucket Shingle Style Residence represents the ultimate in luxury beachside living with a 1st floor master suite and unsurpassed octagonal dining room that open to spacious mahogany decks, a screened porch & outdoor kitchen. All in a protected enclave just steps to the beach!

$3,595,000

364 Atlantic Avenue, Cohasset

"Minotview" is an extraordinary Carriage House overlooking Sandy Beach and the Ocean out to Minot Light. Approached by a curving driveway and a beautiful sweep of rolling lawn, this is a one-of-a-kind home and setting within sight and sound of Sandy Beach and all the scenery for which Cohasset is famous. The screen porch, grilling deck, front porch & upper deck are amazing indoor/outdoor venues.

$2,395,000

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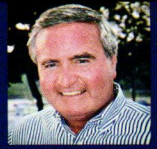
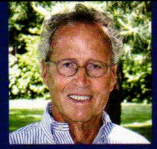


Bill Good



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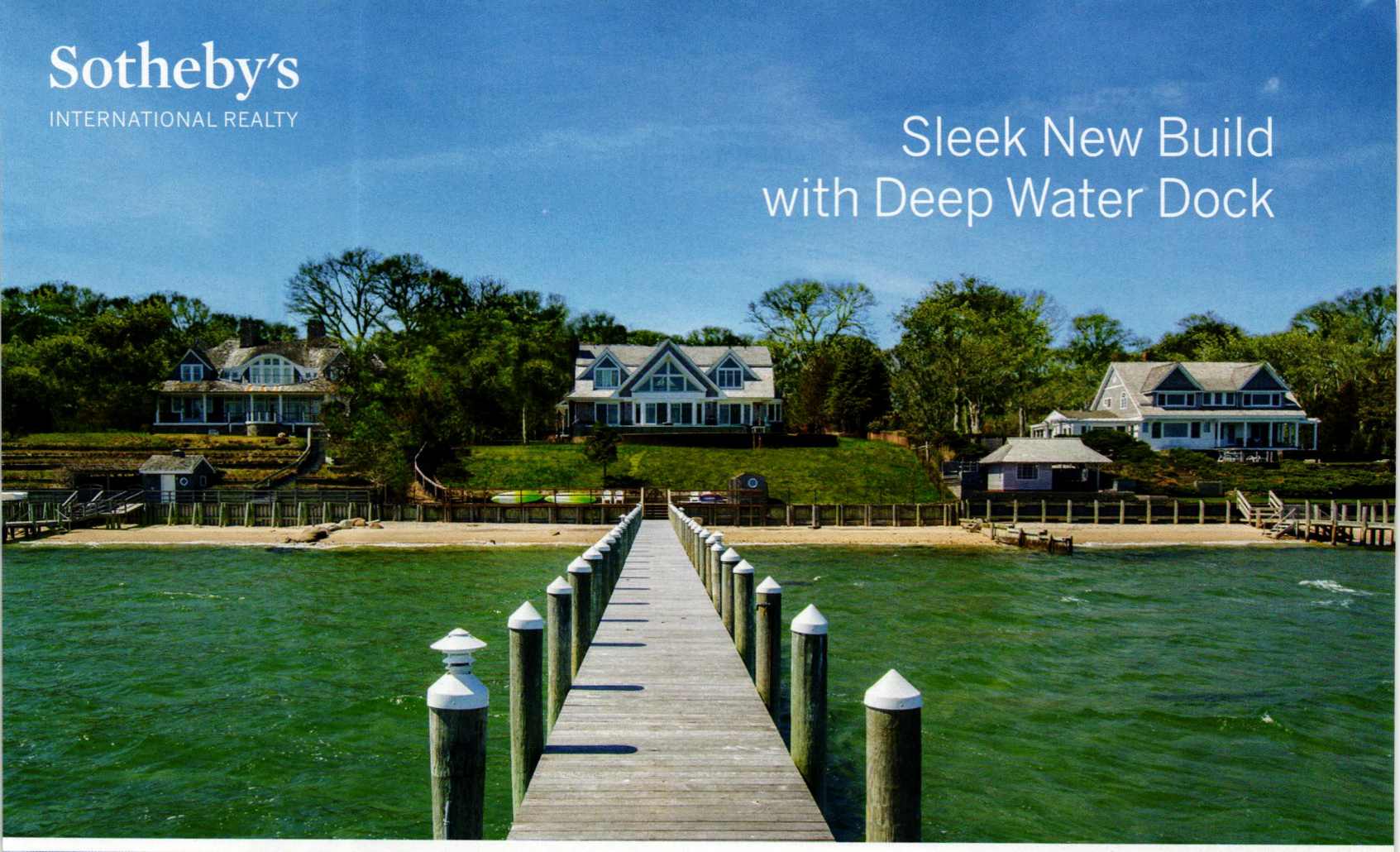
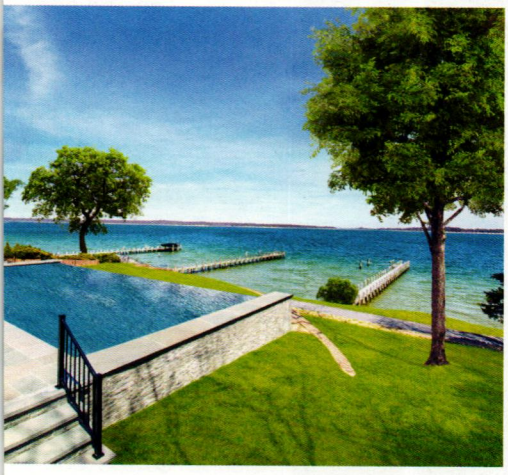
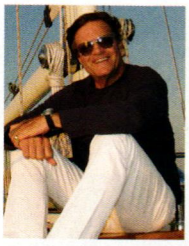
Sleek New Build with Deep Water Dock





SAG HARBOR, NY | $18,900,000 | Web ID: 0057001

Mark Stumer, Mojo-Stumer Associates designed, blending super sleek traditional and cool modern elements, this new 4 bedroom, 4.5 bath residence is sited on 1+ acres with waterside pool, 135+/- ft. direct bay front, and deep water dock. Extraordinary details include the peaked entry that opens through to dramatic eastern water views of Sag Harbor Bay. The tiered landscape makes the most of the outdoor mahogany and stone decks that drop easily to the sandy beach and dock.



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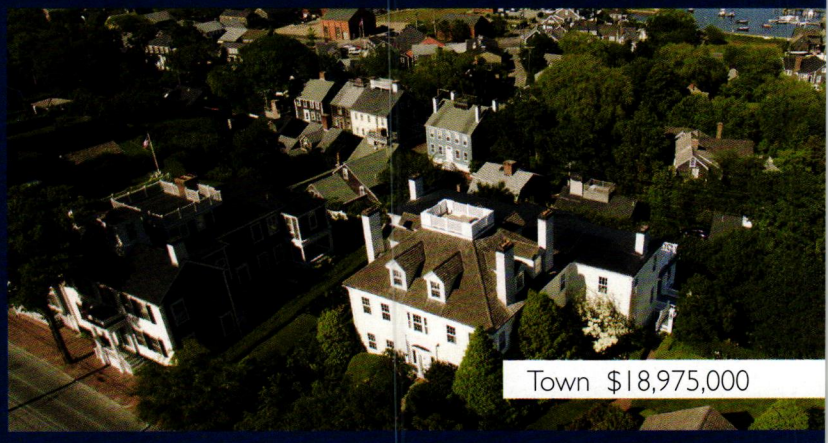
NANTUCKET ISLAND

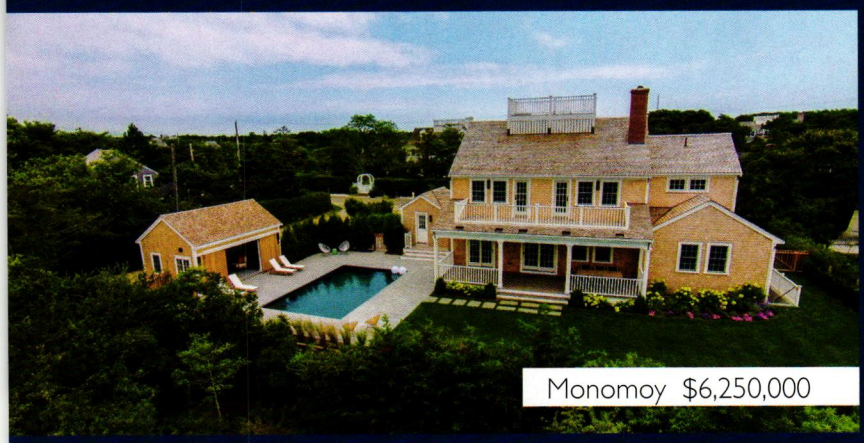
Dionis $21,500,000



Town $18,975,000

Sconset $7,995,000

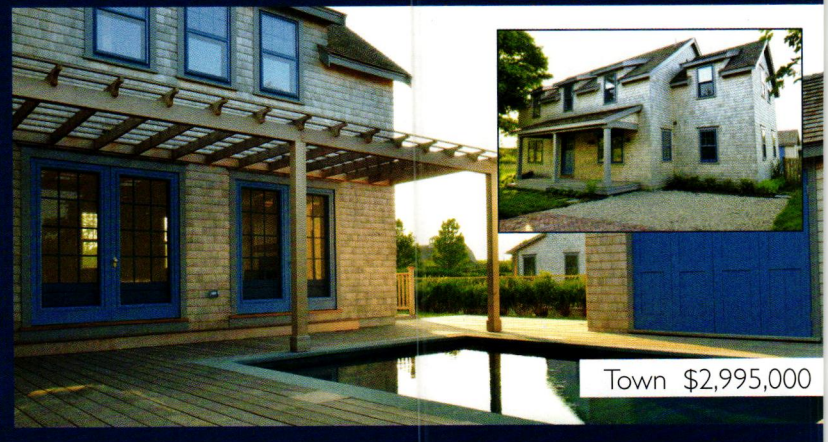
Pocomo $9,450,000



Monomoy $6,250,000

Quaise $1,599,000

Town $2,875,000



Town $2,995,000

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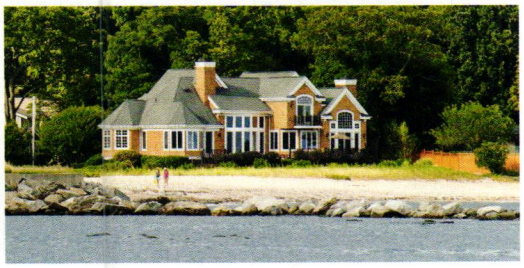
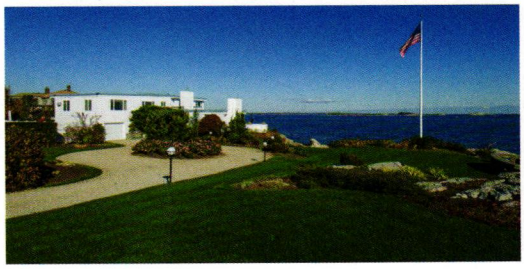
Frank Sajtar, 239.776.8382

NAPLES, FL
$7,500,000 I MLS#216025492
John Paul Prebish, 239.449.0254

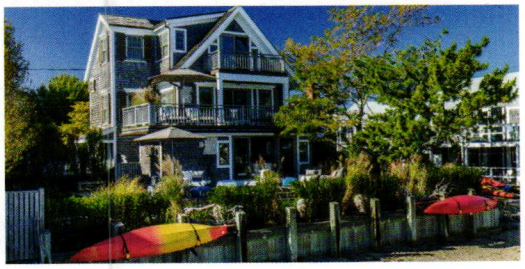


GREENWICH, CT
$5,795,000 I MLS#99136461
Monica Webster, 203.952.5226

STAMFORD, CT
$4,250,000 I MLS#99139739
Steve Anastos, 203.461.0153



MARBLEHEAD, MA
$3,650,000 I MLS#71972585
Steven White, 781.690.6433



PROVINCETOWN, MA
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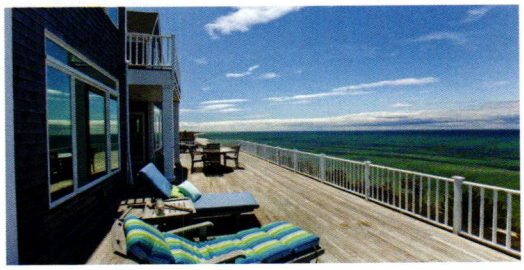
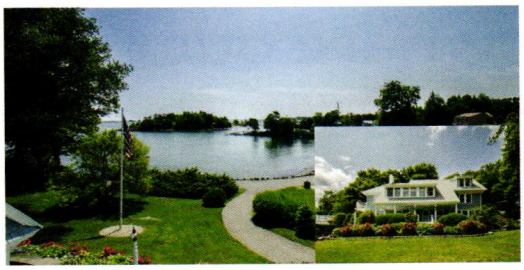
Lee Ash, 508.237.6342

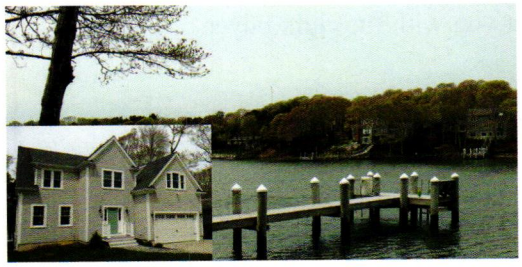


TRURO, MA
$2,850,000 I MLS#21601766
Sarah Pechukas, 508.360.5105

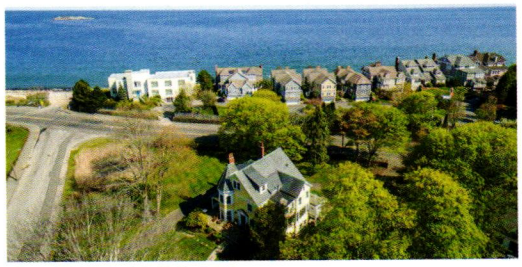


MARBLEHEAD, MA
$2,795,000 I MLS#71967340
Steven White, 781.690.6433

EAST ORLEANS, MA
$2,249,000 I MLS#21604069
Nikki Carter, 508.410.0558



EAST FALMOUTH, MA
$1,549,900 I MLS#21600703
Lynne Gariepy, 508.328.6411



SWAMPSCOTT, MA
$1,295,000 I MLS#72006957
Steven White, 781.690.6433

SCITUATE, MA
$1,135,000 I MLS#71990361
Michelle Larnard, 781.264.6890

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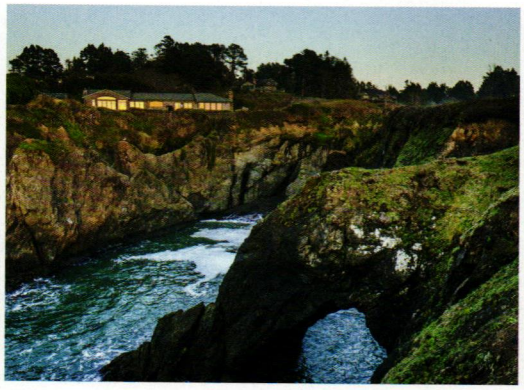
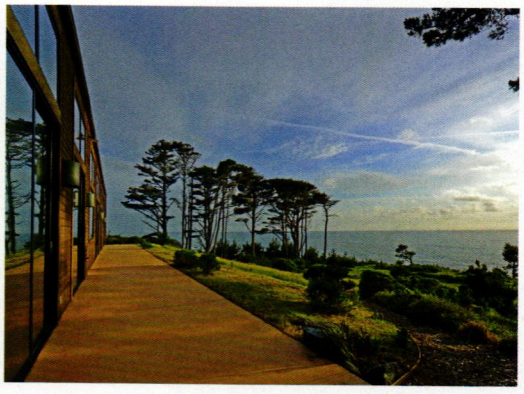
SUNSET COVE

Expansive views greet you as you enter this contemporary masterpiece. The pure lines, massive antique Italian limestone hearth, traversing beams, and soaring twelve-foot ceiling heights all contribute to the home's expansive feeling of openness; floor-to-ceiling windows act as visual threshold between living space and whitewater Pacific views. Sold fully furnished (excluding art) **$3,900,000.**
Sarah Schoeneman, sarah@mendorealty.com/ (510)418-0070 (BRE 01383401)
Property Website: www.45431Greenling.com



SEA DANCE

Stunning oceanfront estate nestled on a beautifully landscaped parcel just north of the historic village of Mendocino - this home takes full advantage of its tranquil setting perched on dramatic cliffs overlooking a breathtaking cove. **$2,950,000.**
Barry Cusick, bcusick@mendorealty.com/ (707) 813-8430 (BRE 00841898) and Sarah Schoeneman, sarah@mendorealty.com/ (510)418-0070 (BRE 01383401)
Property Website: www.45275MarVista.com



VAULTED VISTAS

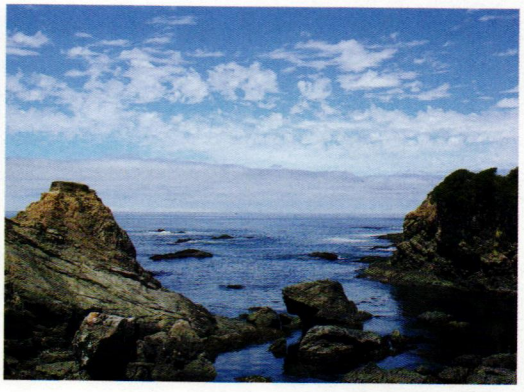
Perched on a bluff above the sparkling Pacific, this 5+ acre oceanfront estate is a true stunner! The modern one-story wedge design provides for vaulted ocean views in every room, while the simple layout smartly places the two ensuite bedrooms on opposite sides of the residence for maximum privacy. Outside is a full outdoor kitchen and dining patio. Step outside any of the mammoth sliding glass doors on the western side and let the sounds of the ocean fill you as you follow the meandering path down to the bluff's edge. **$2,900,000. Jim Eldridge, jim@mendorealty.com/ (707) 813-8134 (BRE 01806363)**

WHITEWATER ESTATE

Beautifully landscaped oceanfront estate with Asian influenced architecture. Spectacular white water views from expansive windows throughout the living space. Solid white oak flooring throughout much of the home. Living room includes a large rock fireplace. Floor plan provides for a private second bedroom with full bathroom and custom tile throughout. Tastefully designed Japanese dry bed with handmade Japanese gates and fences define the property. **$2,400,000. Dale Simpson, dale@mendorealty.com/(530) 859-0964 (BRE 01846521)**

OCEANVIEW VILLAGE VICTORIAN

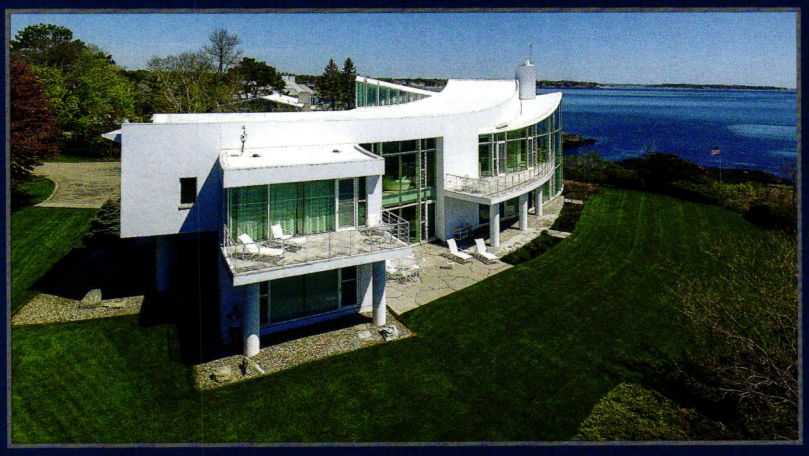
Quintessential Mendocino Village Victorian with views of Big River Beach and Mendocino Bay. Walking through a private gate you enter a compound with lush and mature landscaping. The main home has undergone a tasteful architectural restoration including a gourmet kitchen with high-end appliances. There is a guest cottage that will delight your friends and family. Multiple uses and possibilities for this special property a short distance from... everything. **$1,495,000. Greg Burke, gburke@mendorealty.com/ (707) 489-7027 (BRE 01206312)**



OCEANFRONT LAND

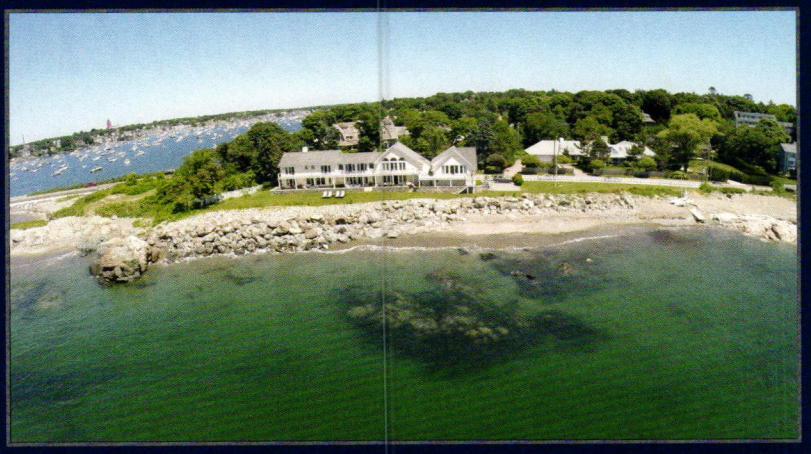
Unparalleled Ocean Vistas. Spectacular and private, this ocean front parcel has dramatic views spanning from Mendocino Headlands State Park on the south along the coast to Russian Gulch Park to the north. Ocean access is via long concrete staircase. This is one of the most prime locations on the Mendocino Coast. **$2,000,000. Johanna Hopper, johanna@mendorealty.com / (707) 357-3694 (BRE 01814988)**

Harborside | Sotheby's INTERNATIONAL REALTY



Swampscott - $5,990,000

Designed by world renowned Schwartz/Silver Architects this amazing oceanfront home combines unlimited ocean vistas, natural light, a gorgeous setting with the ultimate in luxury convenience.

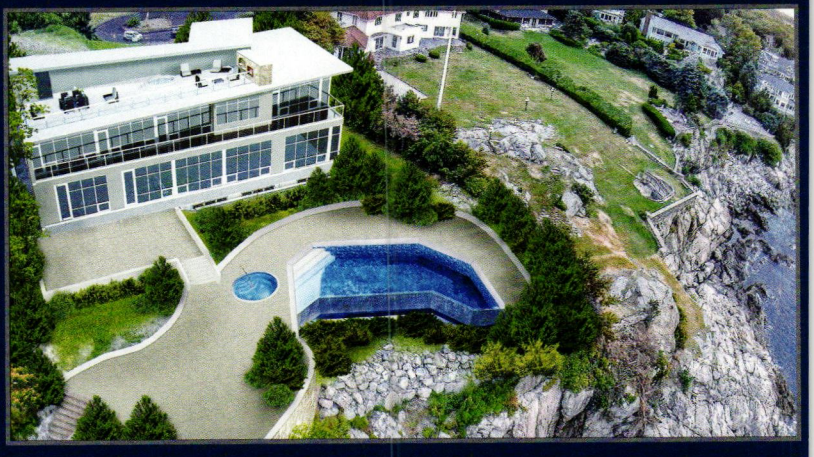


Marblehead - $3,999,000

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.



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.

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.

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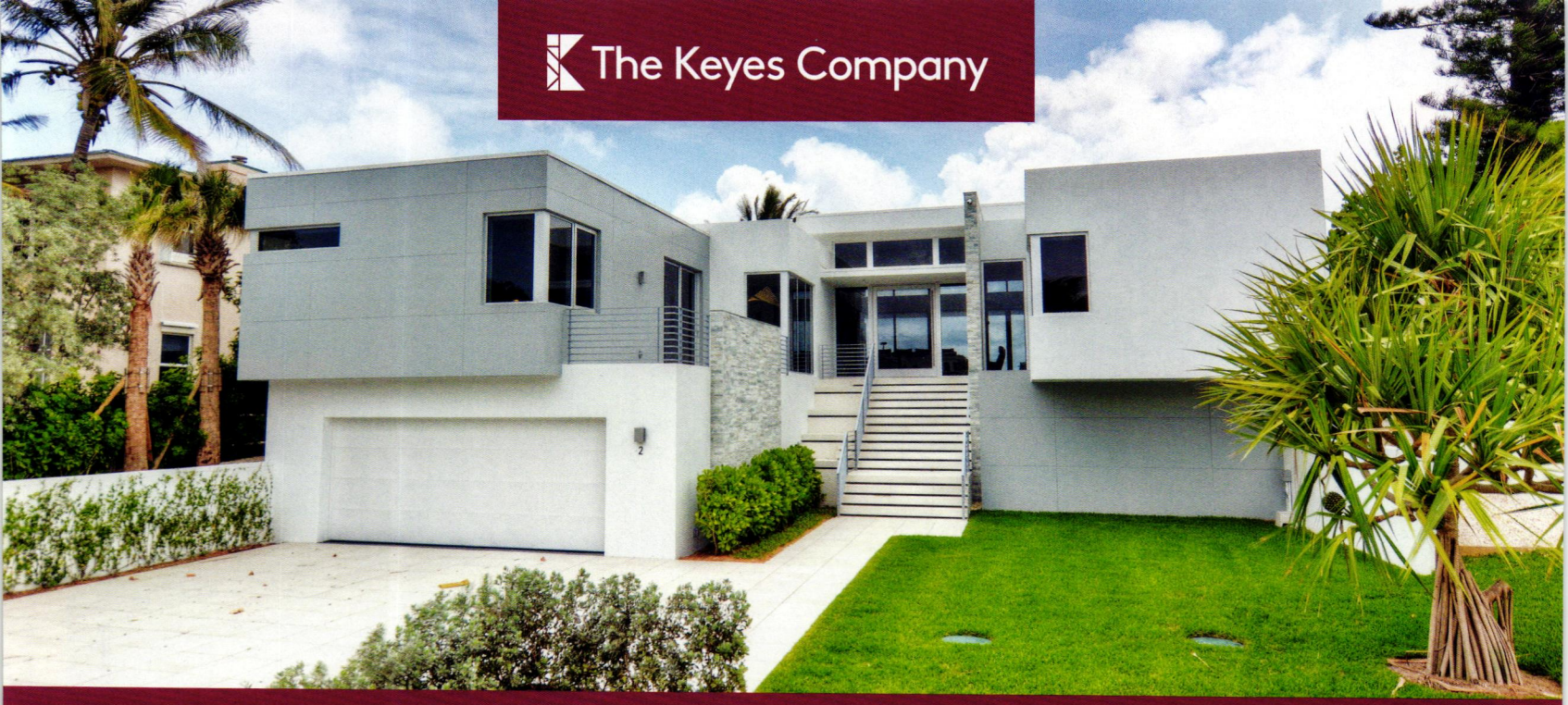

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- Direct ocean access
- 4 bedrooms/4.5 bathrooms
- Piano finish cabinetry
- Quartz and sea glass counters and porcelain finishes for care free living
- High end appliances
- Stacked marble decorative wall
- Separate catering kitchen
- State of the art lighting system
- Motorized shades
- Camera, motion and entry alarm security system
- Vanities pre-wired for convenience
- Pivot glass front door
- Outdoor experience includes pool/spa and grilling center overlooking the Atlantic ocean

Pamela Widerman
561-373-5969
Pdwiderman@aol.com

Next Edition

October + November 2016

OCEAN HOME 50

Our Top Coastal Architects of 2016

+

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Cape classic
This elegant coastal home, designed by top architect Patrick Ahearn and located in Hyannis Port on Cape Cod, will be featured in the next issue of *Ocean Home*.

PHOTOGRAPH BY GREG PREMRU, COURTESY OF PATRICK AHEARN ARCHITECT

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POLE POSITION

When your coastal home comes with elevated and panoramic views like The Pole House on Australia's Great Ocean Road, it pays to design the right balcony. Built in 1978 on a concrete platform, accessed via a narrow bridge and supported by a 42-foot-high pylon, the unique home underwent a major renovation in 2013 by Melbourne-based F2 Architecture. The design firm then turned to Q-railing – a German company with a branch in California – for the bridge and balcony's clever design solution. Easy Glass Slim balustrades, finished with a mirror-polished cap rail, deliver frameless views of the ocean and coastline, while the system's anodized aluminum base minimizes corrosion. It's a winning combination of Australian design and German technology that puts this ocean home firmly in pole position. ***q-railing.com*** and ***f2architecture.com.au***

words by **Julia Johnson**

PHOTOGRAPH COURTESY OF Q-RAILING