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December 2016 + January 2017

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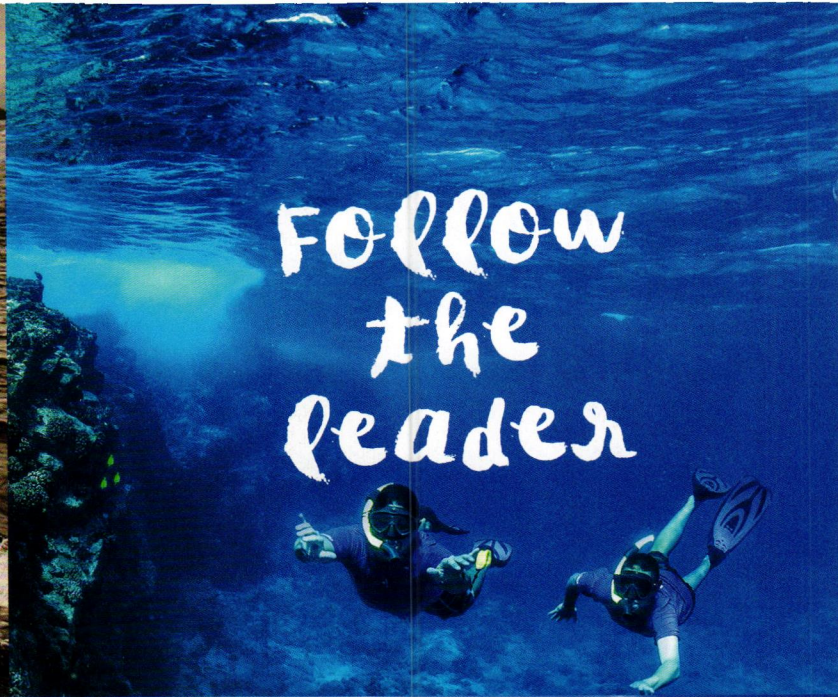
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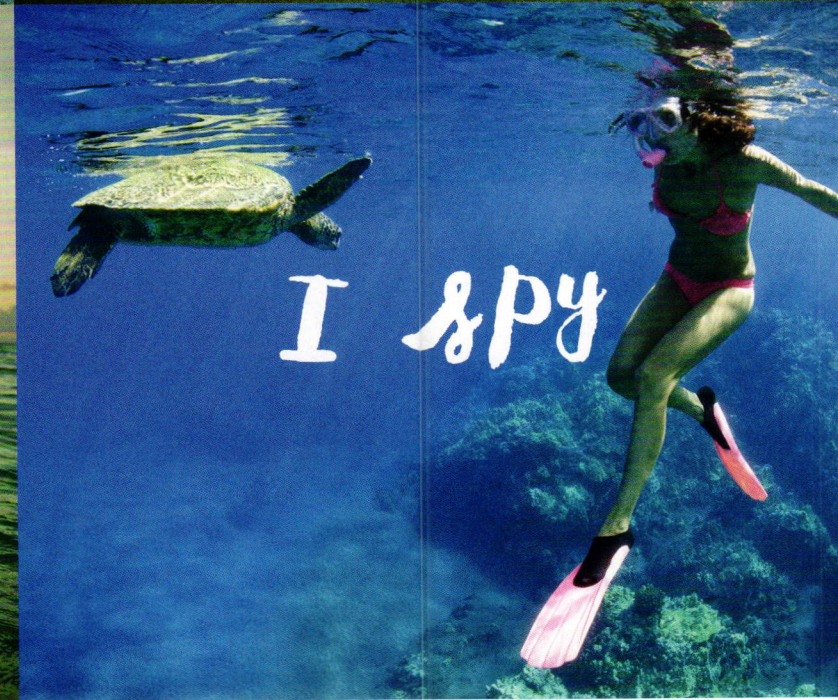
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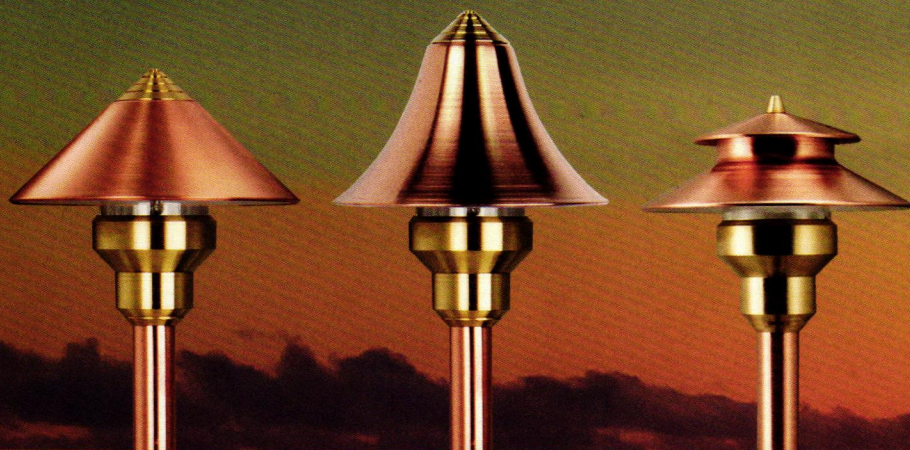
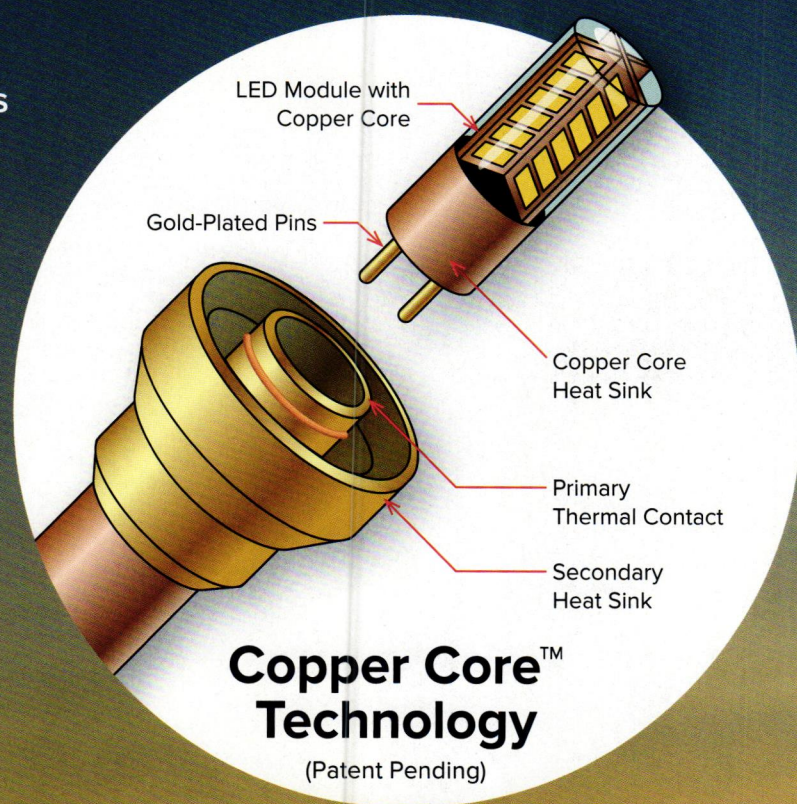
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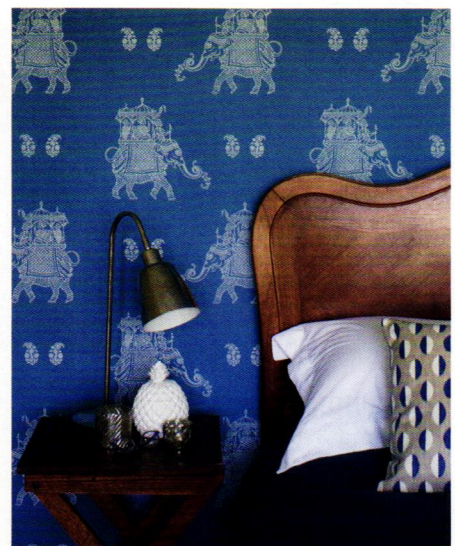
On the cover
Leading interior designer Barclay Butera creates a stylish living room at an ocean home in Hilo, HI. Butera predicts some of the key trends for coastal lifestyles in 2017 (page 74).

PHOTOGRAPH BY
ETHAN TWEEDIE

This page
Architect Erik Evens of KAA Design is the creative force behind this stunning Spanish Revival family home, perched on a hilltop in Manhattan Beach, Calif. (page 76).



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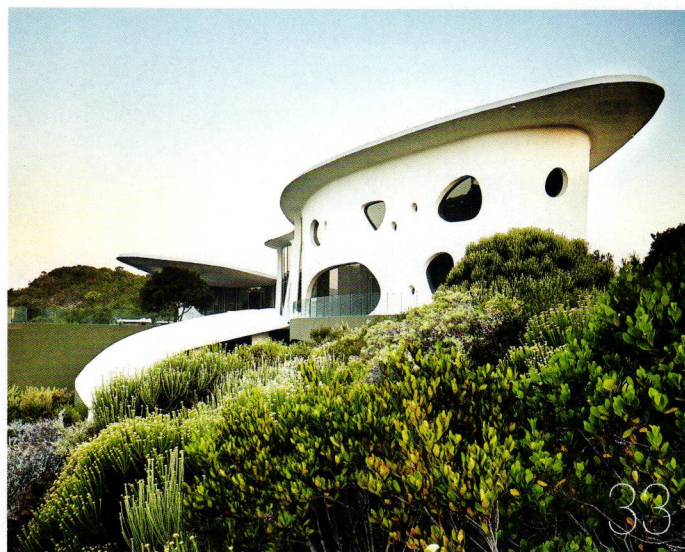
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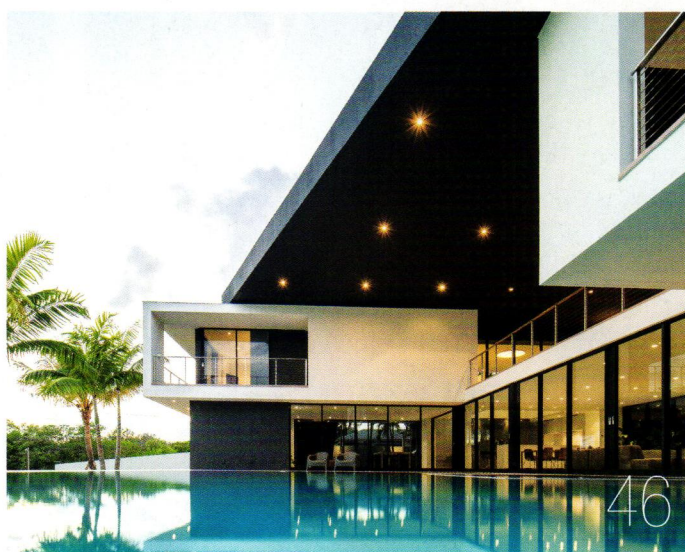
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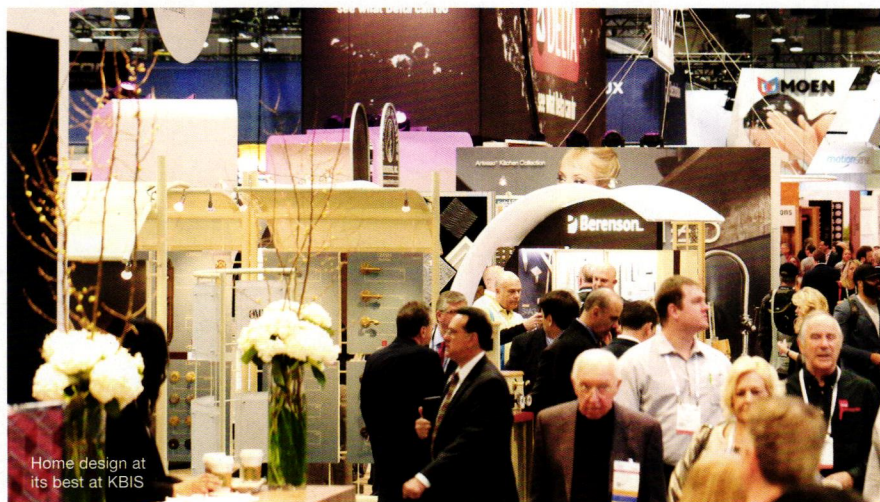
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Living by Design

Don't miss KBIS 2017, America's action-packed Kitchen & Bath Industry Show, as it joins forces again with the NAHB International Builders' Show in Orlando, Fla., from January 10 to 12. The fourth annual Design & Construction Week is one of the world's largest gatherings focused on new ideas, products and technologies for designing, building and remodeling homes. *Ocean Home* is a media partner and we will be reporting back on all the great discoveries in future editions. Watch this space. kbis.com

THE MAIL ROOM: TOP 50 COASTAL ARCHITECTS 2016 ISSUE

Loved your October + November Top Coastal Architects issue. Every home, whether classic or contemporary, tells me that great American architecture and design lead the world in style, innovation and creativity.

James Newington
San Francisco

I've never been a fan of modern architecture, but the stunning Casa Clara home in Miami ("Venetian Class") that ran in your fall edition made me think again. If I had \$32 million, I'd be buying it in a flash.

Edward Donnelly
New York City

What a beautiful story on The Point ("Point of View"), the magnificent lakefront retreat in the Adirondacks of upstate New York. The idea of staying in a Rockefeller great camp is delicious. One for the bucket list!

Alexandra Freeman
By email

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



AIRE Santa Monica

A BREATH OF FRESH AIRE

Palisades, a Los Angeles-based luxury real estate firm renowned for innovative design, has announced its latest residential project, AIRE Santa Monica. Specially conceived for its beach-centric location, with a focus on architectural expressions of light and space, this boutique collection of 19 residences effortlessly connects indoor and outdoor living while creating a welcoming sense of community. Read more at oceanhomemag.com/palisades-unveils-aire-santa-monica.



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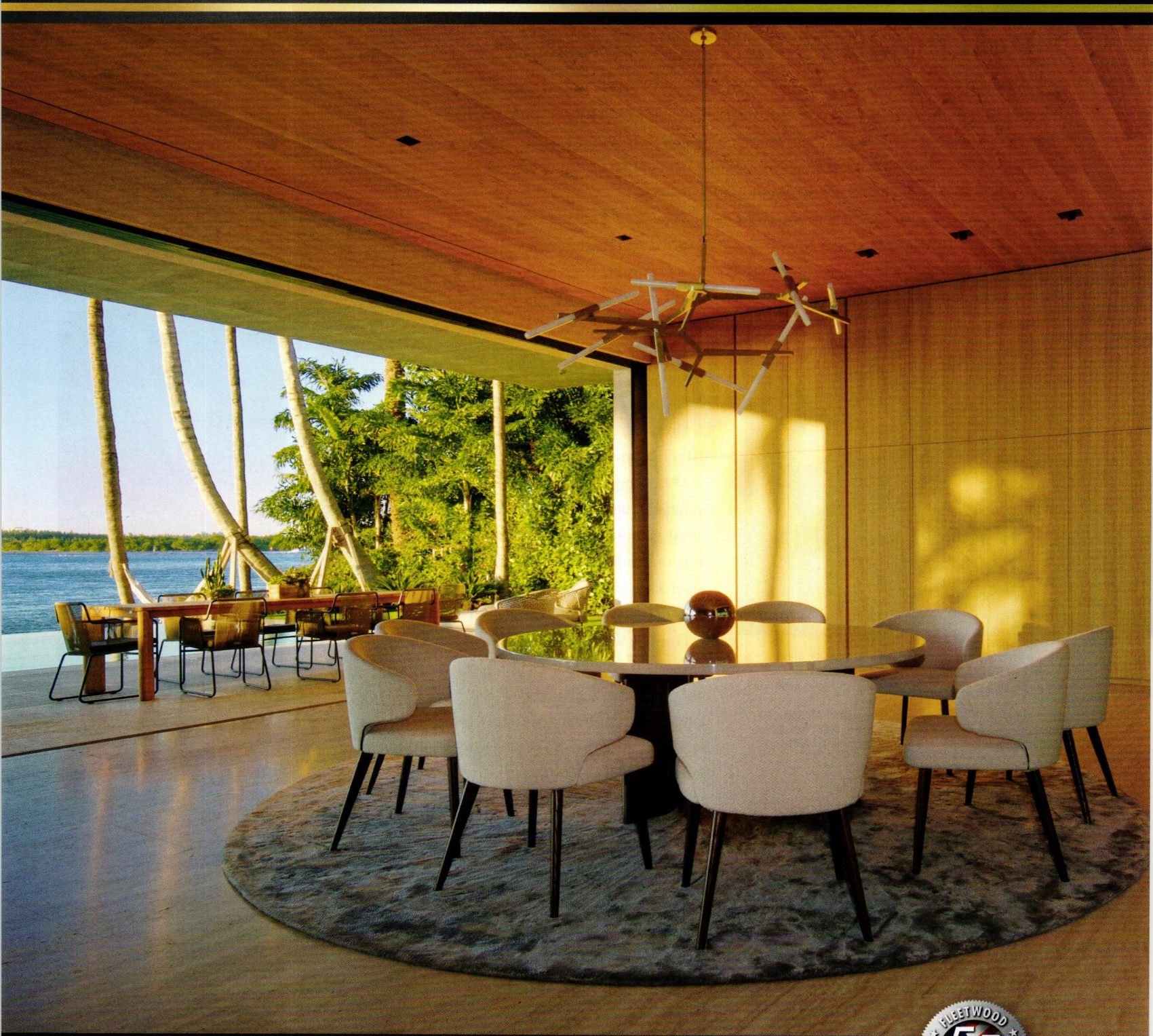


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DESIGN TRENDS FROM COAST TO COAST

Everything, it seems, is trending these days from tweets to social media. And sadly, the meaning of the word trend is now little more than a passing fad or fleeting fashion. Thankfully this flash-in-the-pan attitude is an ocean apart from the luxury coastal design world, which always takes a much more measured, thoughtful and long-term approach to the things that really matter in our hectic lives.

For this special issue, we turn to some of America's leading architects, interior designers and landscape experts to reveal the enduring trends that will shape coastal homes in 2017 and beyond (page 74). It makes for fascinating reading and confirms my personal belief that authentic design will never go out of style.



Above from left, me with panelists Joel Barkley, of Ike Kligerman Barkley; Edmund Hollander, founding partner of Hollander Design; and Florim USA's Andrea Braglia.

Right from top, guests enjoy the lively panel discussion and cocktails at Florim's flagship store in New York City; a chic outdoor living space featuring Florim USA tiles.

Speaking of enduring trends, Italian flair and technology took center stage at a special event in New York City recently, cohosted by Florim USA, *Ocean Home* and its sister magazine *Luxury Pools*.

More than 150 renowned architects, landscape experts and guests gathered at the firm's flagship store on Madison Avenue for a lively panel discussion on new and exciting ideas in outdoor living. Welcomed by Florim's Vice President of Sales in North America Andrea Cacciari, and moderated by yours truly, the panel featured leading architect Joel Barkley, a principal of Ike Kligerman Barkley; Edmund Hollander,

founding partner of Hollander Design; and Florim USA Hardscape Sales Manager Andrea Braglia. The discussion covered an array of topics, including the boom in outdoor living design, the rapid growth in new technologies and expert advice on how to create beautiful classic and contemporary outdoor living spaces.

You can discover more at oceanhomemag.com, and we'll showcase Florim USA more extensively in future issues as this terrific company continues to make waves in the luxury coastal design space.

Andrew

Andrew Conway, Editor
aconway@oceanhomemag.com

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



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KEN HAYDEN

Ken is a leading residential architecture and interior design photographer, based in Miami.

What have you photographed this issue?

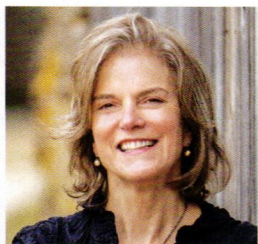
A beautiful family home at Alys Beach in Florida, designed by Khoury & Vogt Architects (page 82).

What do you like most about the home?

I love the huge sliding glass doors that seamlessly connect the outdoor balconies to the interior spaces.

My perfect ocean home is...

...on the beach at Amanpuri in Phuket, Thailand, in a sleek modern home designed by KVA Architects.



MARY GRAUERHOLZ

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

What have you written about this issue?

The exciting new trends in luxury coastal living for 2017, forecast by leading architects and designers (page 74).

What single trend would you love to see in 2017?

Even more thoughtful and beautiful architecture that helps to green the planet. I find this movement deeply inspiring.

I want to escape this winter and travel to...

...the snowy waterfront of Vancouver, British Columbia, and then to a warm and sunny beach in Mexico or Cuba.



MELISSA C. GILLESPIE

Melissa is *Ocean Home's* managing editor, based in San Diego, and editor of our sister publication *Luxury Pools*.

What have you written about this issue?

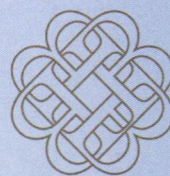
Our spectacular Ultimate Holiday Gift Guide 2016. It's my favorite editorial feature of the year (page 16).

Which gift is on your holiday wish list?

Without a doubt, the Mirage Eclipse is at the top of my list – the perfect water toy for people with an active coastal lifestyle.

I want to escape this winter and travel to...

...the Galapagos Islands. It's one of the world's top destinations for wildlife viewing. I would love to snorkel and dive there.



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ON THE
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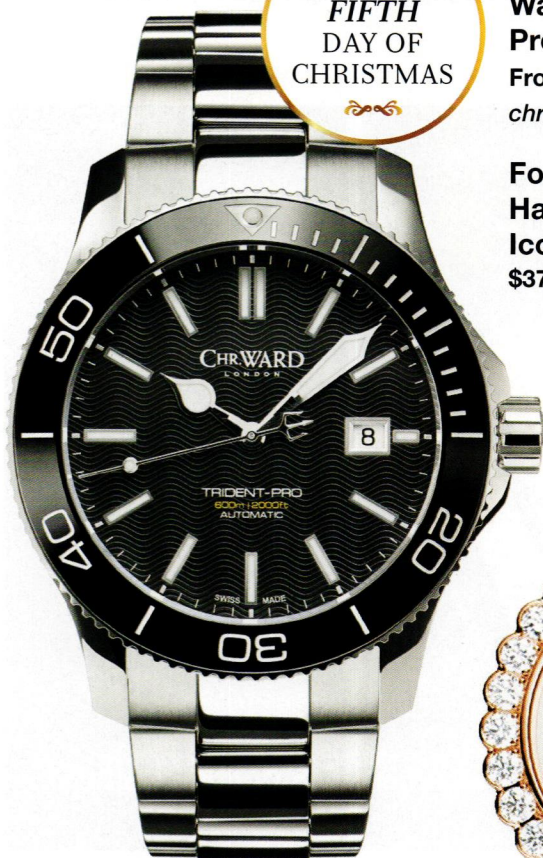
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For her: Chopard Happy Diamonds Icons Watch

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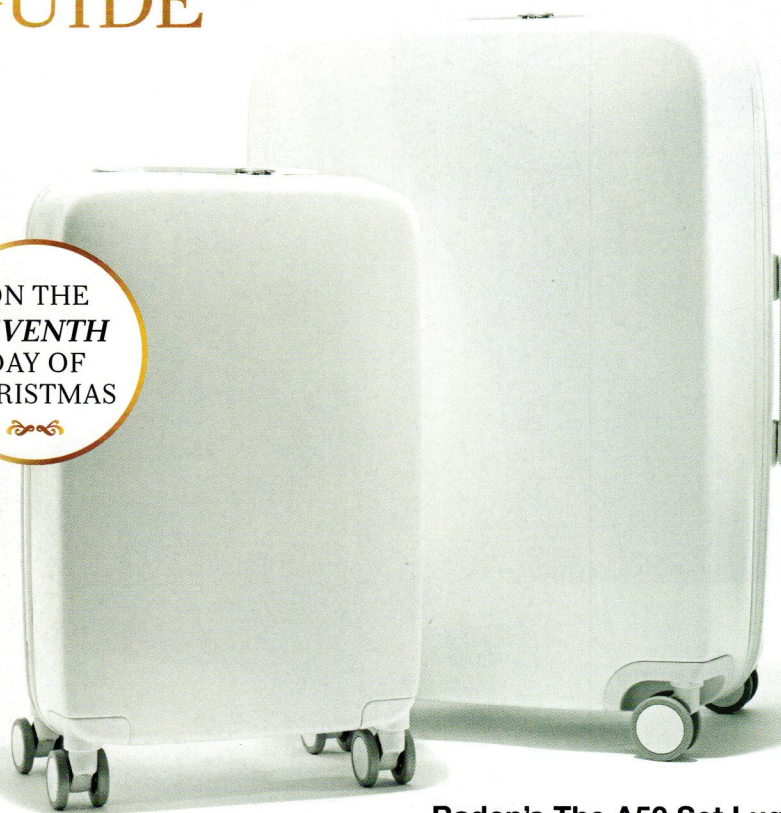
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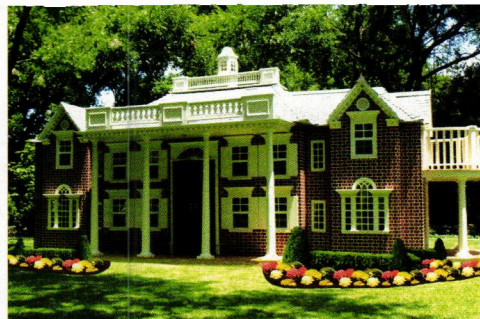


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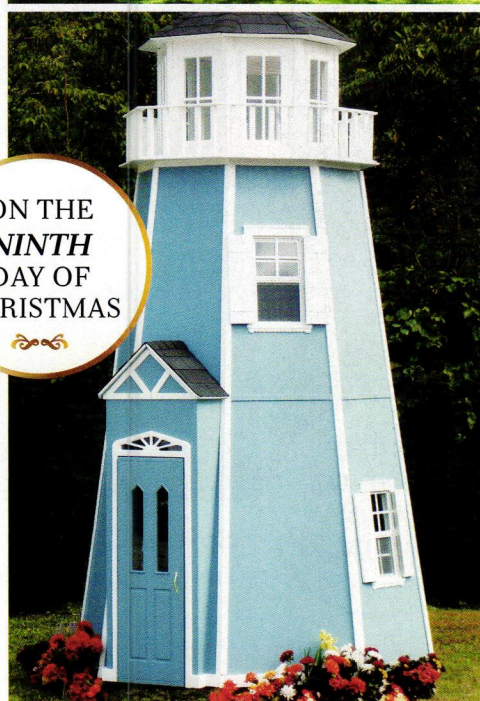
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ON THE
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ON THE
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ON THE
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ON THE
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Architects of Living

STEVEN EHRLICH AND TAKASHI YANAI, PARTNERS OF EHRLICH YANAI RHEE CHANEY ARCHITECTS, BASED IN LOS ANGELES

Steven Ehrlich is founding partner of Ehrlich Yanai Rhee Chaney Architects, winner of the 2015 National AIA Firm Award and one of *Ocean Home's* Top 50 Coastal Architects of 2016. Takashi Yanai directs the firm's residential studio. Their new book *Ehrlich / Yanai Houses* publishes in 2018.

When and why did you become an architect?

Ehrlich: When I was a young boy and teenager, I loved to build forts and tree houses. Then, at 12 years old, I designed "the solar home" for a seventh grade science project, winning at the New Jersey State Science Fair. My dad was a mechanical engineer and inventor. When he asked an architect friend of his what advice he had for his son who wanted to be an architect, the friend responded ironically: "Break his fingers." I just knew – as I still do – that being an architect would be my life's work.

You worked for six years in Africa. How did this experience influence your approach to design?

Ehrlich: Living and working in Africa led me to study vernacular "architecture without architects" and how unique constraints of site, climate and culture lead to living lightly on the land. I became fascinated with concepts like courtyards and indoor/outdoor living, which are themes still present in our work today. The sustainable wisdom of indigenous builders, and how they construct in harmony with their environments, still inspires me today.

What makes a great coastal home?

Ehrlich: When we design, we often talk about how we "listen to people and place." A great coastal home will graciously respond to its setting. Living on the coast is a privilege for those who can do it. Capturing views, embracing the breeze, the sounds and smells, all have roles to play in this glorious dance with the manmade in harmony with nature.



So much architectural focus is on America's East Coast. Do you believe the axis is about to change?

Yanai: There's definitely a shift going on. California has always been a place for architects to experiment, especially in residential architecture, because it's at the confluence of East and West. There's always been an influence from the openness of the architecture of Japan, but now we're seeing riffs from places like Bali and other parts of the Asia-Pacific region. It's a mashup of inspirations appropriate to the Pacific Century.

What major trends are you seeing in coastal architecture?

Yanai: Coastal architecture is all about the magnificent views, about opening the interior environments of a home to the great outdoors. We design houses that have entire walls of glass that pocket away and disappear to create essentially covered outdoor rooms. The architecture practically invites the Pacific Ocean inside.

What makes a great coastal architect?

Yanai: The same thing that makes a great architect anywhere: the ability and openness to create architecture that lets people connect with place. On the West Coast, this means taking full advantage of our world's greatest climate, beautiful sunsets and the luxury of being able to embrace life outdoors. OH

Two's company
Leading California architects Steven Ehrlich, above left, and Takashi Yanai believe America's architectural focus will move West and herald the start of a "Pacific Century."

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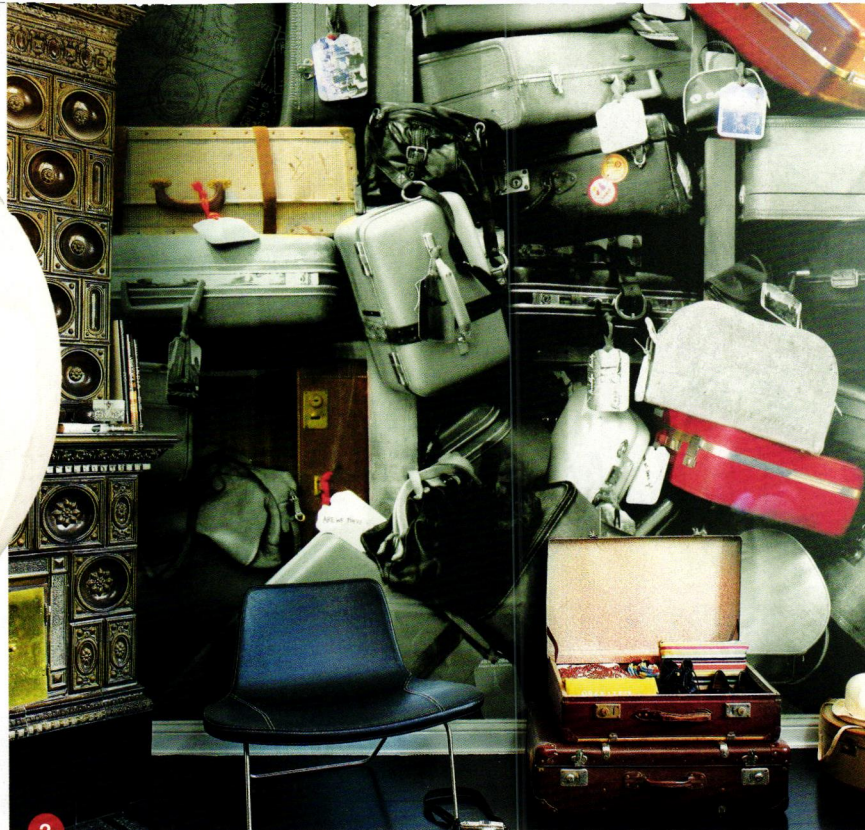
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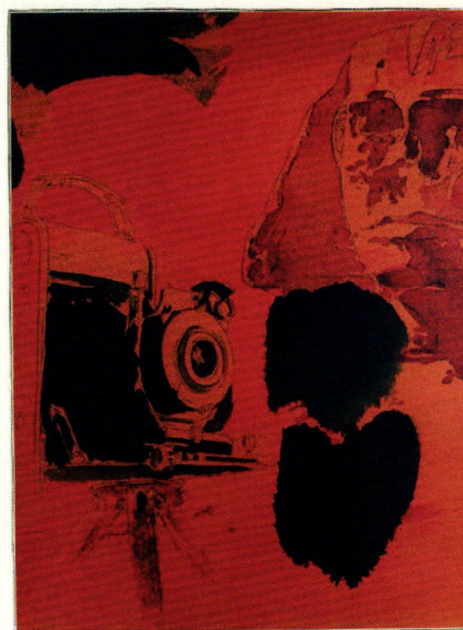
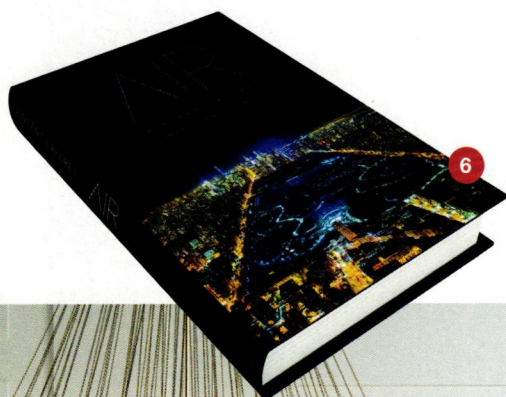
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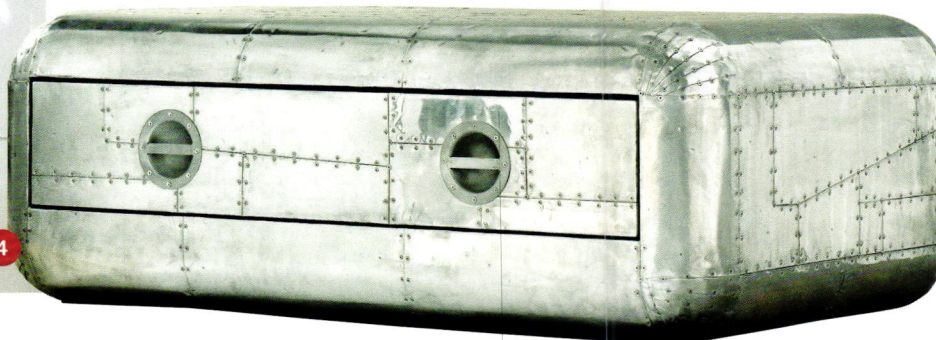
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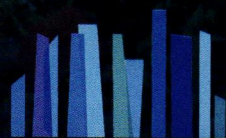
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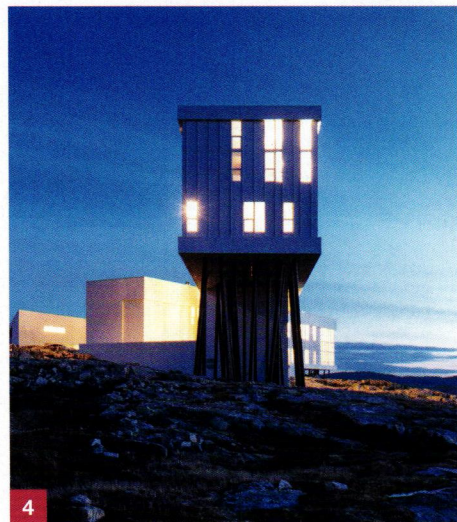


1

Far & Away

ESCAPE TO FIVE LUXURIOUS COASTAL RETREATS LOCATED AT THE ENDS OF THE EARTH

words by **Andrea Collins**



4



5



2



3

1 | Wildest Dreams

Nestled in an ethereal *Game of Thrones* landscape, just a couple of hours' drive from Reykjavik, Hotel Budir sits on a lava field at the edge of Iceland's Snæfellsjökull National Park. The hotel's 28 guestrooms offer cozy respite and look out to an ancient glacier. hotelbudir.is

2 | Singular Sensation

A former cold storage plant transformed into a cool, cutting-edge hotel, The Singular Patagonia in Chile is a fusion of history, design and rare natural beauty. All 54 guestrooms and three suites have floor-to-ceiling windows overlooking tranquil fjords and snowcapped mountains. thesingular.com

3 | Southern Exposure

Modern luxury, fabulous food and wine, wellness and wildlife are the foundation stones of Southern Ocean Lodge, set on Australia's Kangaroo Island. The 21-suite clifftop lodge boasts spectacular views and the chance to see fur seals, koalas, kangaroos, ospreys and much more. southernoceanlodge.com.au

4 | Iceberg Alley

Perched on the wild northeast coast of Newfoundland, Fogo Island Inn offers 29 suites, a library, art gallery, cinema and a vaulted dining room delivering panoramic vistas of the wild North Atlantic Ocean and icebergs floating along the Labrador Current. fgoislandinn.ca

5 | Out of Africa

A graceful and welcoming Cape Edwardian mansion, with a commanding position on Lion's Head in Cape Town's exclusive Bantry Bay, Ellerman House is a showcase of South African hospitality, cuisine, art and wine – a luxury retreat where guests are treated to magnificent ocean views. ellerman.co.za

An aerial photograph of a luxurious resort on a tropical island. The resort features modern, white, multi-story buildings with large glass windows and balconies, surrounded by lush greenery and palm trees. A pristine white sandy beach curves along the edge of the property, meeting the clear turquoise water of the Caribbean Sea. The water is shallow and crystal clear, revealing the sandy bottom and some coral reefs further out. The sky is a deep blue, and the overall atmosphere is one of serene luxury and exclusivity.

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Setting Trends

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



1 | Brass With Class

It may look traditional, but Kallista's very elegant Quincy Entertainment Faucet is totally on trend, with an unlacquered brass finish rendering it timeless chic. kallista.com

2 | Bath And Beyond

A hammock is a quintessential coastal home accessory.

SplinterWorks takes relaxation to a whole new level with its wonderful carbon fiber hammock bath. splinterworks.co.uk

3 | Going The Extra Tile

Moroccan cement tiles are in vogue right now. We're currently using this black-and-white Versailles pattern by Mosaic House on a client's modern bathroom floor. mosaichse.com

4 | Turning The Table

Every home needs at least one sculptural (and serviceable) piece.


Dakota Jackson's polished resin cocktail table, available in five colors, definitely fits the bill. dakotajackson.com

5 | Kitchen Confidential

Black has always been a designer's exclamation point, which is why we love this sleek SieMatic kitchen in matte black with crisp white accents. siematic.com



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Old World, New World

TUSCAN FARMHOUSE MEETS MALIBU MODERN IN THE FAMILY ROOM OF A BEAUTIFUL CALIFORNIA BEACH HOME, CREATED BY INTERIOR DESIGNER PHILIP NIMMO AND ARCHITECT PAUL WILLIGER

words by **Melissa C. Gillespie**

COLOR SWATCHES



OYSTER



SAND



TOBACCO BROWN



AZURE BLUE

1 | Area Rug
Mansour Modern
mansourmodern.com

2 | Boston Arm Chair
Jean de Merry
jeandemerry.com

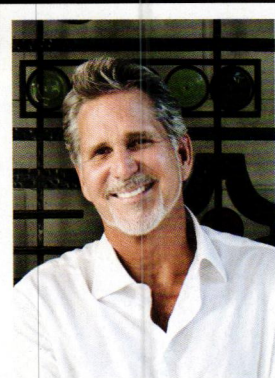
3 | Outdoor Furniture
McKinnon and Harris
mckinnonharris.com

4 | Lumiere Chandelier
Jean de Merry
jeandemerry.com

5 | Albero Side Table
Philip Nimmo Inc.
philipnimmodesign.com

6 | Axel Coffee Table
Jean de Merry
jeandemerry.com

7 | Tiger Velvet
Accent Pillows
Scalamandré
scalamandre.com



Philip Nimmo



Paul Williger

"As a secondary family room, this space acts as an artery of the home, adjoining the entry hall, kitchen and outdoor living areas. We really wanted to balance the openness of the space with the warmth and intimacy of a family room to make it feel airy and inviting. Each piece has its own personality, yet simultaneously speaks the same language."

Philip Nimmo, Principal, Philip Nimmo Inc.
philipnimmodesign.com | willigerarchitect.com



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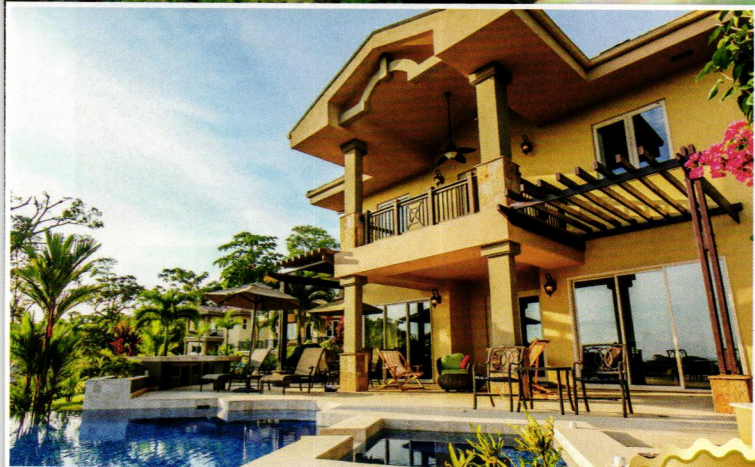
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Perfect Pairings

A LEADING COASTAL RESORT SOMMELIER SHARES HIS TOP WINE PICKS FOR A FESTIVE HOLIDAY MEAL

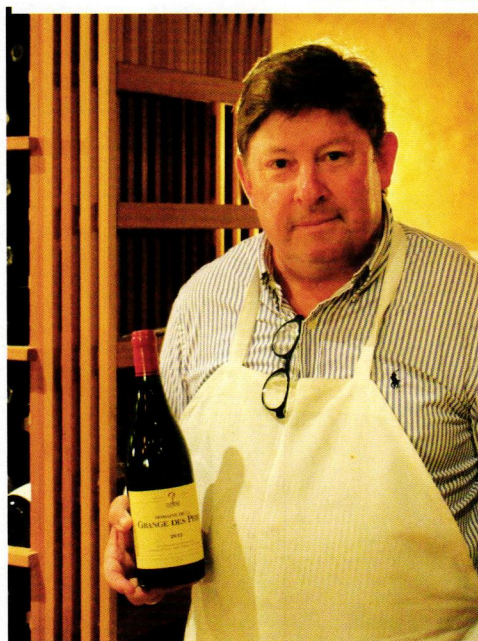
The perfect holiday dinner party requires careful planning, not least in regards to your choice of fine wines. Save heavily oaked Chardonnays and hearty Cabernets for another day; this special occasion demands wines that complement delicate flavors rather than overpower them.

"You want the wine to build up in levels of flavors and weight, so don't pour something huge too early," says Michael Fahey, resort sommelier at Cape Cod's iconic Chatham Bars Inn. "Taste buds can't backpedal, and you'll lose the complexity of flavors if you go big prematurely."

With hors d'oeuvres, introduce a light, clean vintage. Fahey recommends the 2014 Donelan Venus Roussanne Viognier, a white Rhone blend from Sonoma, Calif., that fires up taste buds with a round, smooth palate of ripe citrus like blood orange and melon. "It's a really sophisticated alternative to a light Pinot Noir," he adds.

For a seafood appetizer, such as scallops or oysters, Fahey suggests serving a bone-dry rosé Champagne. His pick is Champagne Drappier Brut Nature Rosé from Urville, France, a vivacious bubbly with zero dosage (no sugar added) and strawberry-cranberry aromas.

Fahey says wine pairings should reach a crescendo with the main course of turkey or other meat. Opt for the elegant 2012 Clarendon Hills Grenache from



Vintage drops
Great wine brings a touch of magic to holiday dining, says Chatham Bars Inn resort sommelier Michael Fahey.

Barossa, Australia, which tastes smoky and full of multiple ripe red fruits with hints of herbs.

"This Grenache has the silkiness of a fine Pinot Noir from Oregon or Burgundy, but also boasts a richer, wilder, more savage quality," Fahey explains.

With the cheese course, Fahey advocates an artisanal red from Lyon, France, like the 2014 Guy Breton Morgon Beaujolais. Considered a *vieille vigne* (old vine) wine, this delicious drop embraces a variety of cheeses with its deep black cherry and earthen flavors.

For the grand finale, pair dessert with any vintage of Isole e Olena Vin Santo from Tuscany, Italy.

"After a late harvest, wine producers hang these Malvasia grapes in clusters on the ceiling of ventilated barns, making their water evaporate and sugar concentrate," says Fahey. "The result is a tremendous dessert wine, a rich amber-colored white with a palate

of caramel, dried fruits and zesty orange rind in its edge and aroma."

His final words of advice: "Don't be afraid to branch out of your comfort zone with these unique boutique varietals," he says. "Wine is something fun to plan alongside a multicourse meal and brings a touch of magic to the dining table." OH

THE DETAILS

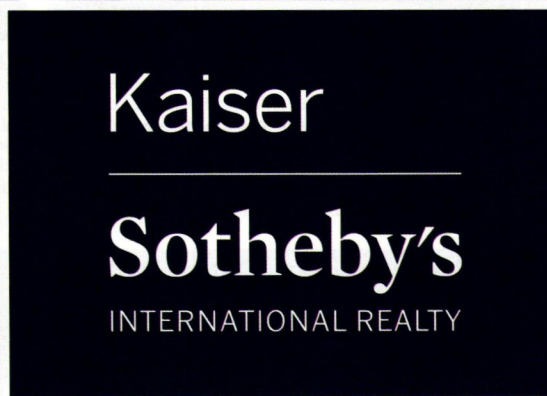
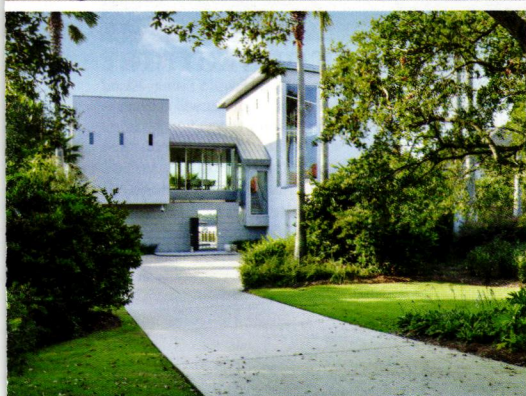
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Trends 2017

O/H

SPACE CRAFT

A FUTURISTIC OCEAN HOME IN SOUTH AFRICA
BECOMES A STUNNING GALLERY FOR ITS OWNER'S
COLLECTION OF MODERN ART AND FURNITURE

words by **Graham Wood**

photographs by **Greg Cox**

production by **Sven Alberding**

bureaux.co.za



A remarkable sight

This spectacular beach house glows like a beacon of modern architecture and design, perched on coastal dunes north of Plettenberg Bay in South Africa's lush Western Cape province.

A remarkable sight greets visitors to the rolling coastal dunes of Keurboomstrand, north of Plettenberg Bay in South Africa's Western Cape province. Some liken the pristine white and organically shaped building to a space station, others to a ship afloat.

Architect Lesley Carstens, who, together with husband Silvio Rech, designed the remarkable structure, offers a different take. "It looks as if it has been eroded like a piece of whalebone on the beach."

Rech suggests that, from certain angles, you might discern the forms or motion of a pair of swimming whales. "It has the feeling of an organic object or being," he adds.

The eye-catching building is something of a contradiction: it stops people in their tracks, yet its wavelike form is remarkably unobtrusive and sensitive to its natural surroundings.

Dubbed K Cottage – although, at three stories high, it's substantially larger than a beach cottage – it is the vacation home of South African-born, UK-based activist investor and fund manager Julian Treger.

A prominent art and design collector, Treger is also passionate about architecture. Although he originally considered a highly minimalist design, he switched his decision to organic architecture "given the undulating nature of the hills, the mountain behind and the wave motion of the sea."

At the same time, because he is interested in the history and DNA of the designs he loves, the concept was also to be an exploration of the roots and development of organic architecture.

Treger, Rech and Carstens found themselves exploring the futuristic art and architecture of the 1960s, such as Oscar Niemeyer's 1968 design for Villa Mondadori in Cap-Ferrat, France, Eero Saarinen's early '60s TWA Flight Centre at JFK Airport and John Lautner's futuristic California homes, with more than a nod to the more recent organic architecture of the late Zaha Hadid. "It was a bit of a love letter to the architects of that era," says Rech.

Rech and Carstens are renowned as architects of some of the most luxurious lodges and island resorts in Africa and around the world.

They have refined their approach to architecture as a mediator between man and nature, and have pushed the envelope of the art of architecture as experience, as an adventure in itself, and integral to the experience of nature. And they brought this philosophy to bear in their design for K Cottage.

In response to the constantly changing weather and light in Plettenberg Bay, Rech and Carstens infused a kind of dynamism into the building's forms.

"You sense that the home is ever moving, and it's just



Form and function

The home's compelling design creates wonderful outdoor living spaces and delivers panoramic views of the Southern Ocean.





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frozen at the moment you see it," says Rech. "As you move away, you almost feel as if it is about to rise and swell and move. The sense of motion it evokes is part of what prevents it from imposing on the landscape."

From the inside, the building itself functions as a remarkable device for viewing nature. "It's almost like a lens focused on what nature is doing outside," says Rech.

In some rooms, like the main living area and master bedroom, the windows are gigantic, framing panoramas of sea, sky and surrounding heathland. "I think the best aspect of the house is the view from my bedroom," says Treger. "The windows are enormous and it's an extraordinary thing to wake up to."

The other purpose of the home is to function as a gallery for various signature pieces from the owner's large collection of furniture and art.

"I have hundreds of pieces in the collection," says Treger, who selected items that were "appropriate to the architecture" and reflected some sort of organic design, entering into a dialogue with the architecture.

"Most of it is mid-century modernism," he says. But he also selected work by the Brazilian Campana Brothers, for example, because of the beach-like organic feel of their materials.



Rare and riveting
The interior doubles as a light-filled gallery for owner Julian Treger's unique collection of furniture and art.

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The white choice

A crisp all-white color scheme throughout the home adds simplicity to the living spaces and a neutral backdrop to the natural surroundings.

Several bespoke pieces were designed by Rech and Carstens, including a number of tables, counters, shelves and cabinets. "They were built into the walls themselves, as if parts of the architecture just morphed out," says Rech.

One of Rech's favorite pieces is the built-in desk at the top of the stairs, which forms a type of balcony protruding into the double-volume living room.

"It puts you right into the space," he says. "At the desk, you have a commanding view of the sea, the surrounding landscape and down into the double volume, where you perceive Julian's collection of sculptures and furniture."

The white-on-white interior, more than a nod to Stanley Kubrick's sets for *2001: A Space Odyssey*, not only captures the light but forms a neutral, restful backdrop for the contents of the house and its views.

"The landscape, architecture and furniture are a lot to take in," says Treger. "The eye can't take much more stimulation, so we decided it's better to keep the color scheme completely neutral as a backdrop."

Treger notes that it adds a sense of simplicity to the space, which is appropriate for a beachside home.

Just as the interiors of *2001: A Space Odyssey* evoked something

THE DETAILS

For more information, email adventarch@mweb.co.za.

heavenly for Treger, so K Cottage captures some of that purity for him. "It has a very spiritual quality," he says. "You feel very grounded and it's very restful somehow." **OIH**



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SHAKING THINGS UP

COMPOSITE SHINGLE IS FORGING A REVOLUTION IN OCEAN HOME ROOF DESIGN AND PROTECTION

words by **Andrea Collins**

What's the hardest-working element of a coveted coastal home? If your answer is the kitchen, bathroom, flooring, windows or patio, you might want to think again.

Almost constantly under threat from heavy rain, unrelenting sun, occasional snow, strong winds, salt spray, moss, mold, mildew and damaging storms and hurricanes, an oceanfront home's trusty roof has to withstand more than any other feature.

For centuries, natural cedar shakes have been the roofing material of choice, creating a solid barrier against the elements. But wood absorbs water and is prone to warping, cracking, curling, discolorations, mold, mildew and termites, among other challenges.

Restrictions on harvesting old-growth cedar trees have resulted in the use of younger cedar, which may not be as strong and protective, thereby reducing a wooden roof's lifespan.

And regular maintenance of natural cedar roofing and siding means ongoing costs for homeowners, not to mention the hassle of keeping the outer layer in the best possible condition.

Two decades ago, a Canadian firm devised an alternative composite roofing shingle, designed to authentically replicate the look of a natural cedar shake, with zero maintenance and a lifetime guarantee.

Fast-forward 20 years and Enviroshake is an industry leader in quality engineered roofing, forging a revolution in residential roof design and protection, especially in demanding coastal environments.

Predominantly made of reclaimed materials, Enviroshake's composite blend is a mixture of post-industrial plastics, recycled elastomers and cellulosic fibers, resulting in a product that has enhanced durability, longevity and performance.

The composite shingle is installed efficiently and with less waste than traditional cedar shakes, does not require any pre-treatment and once installed is maintenance free.

Enviroshake is offered in various color options to emulate a natural cedar roof in various stages of its life. It's also installed for the same price as cedar, typically about \$7 to \$10 per square foot, making it a cost-effective option for homeowners.

"The other key element is our lifetime warranty, which



is fully transferable," says Ashley Smith, Enviroshake's director of marketing and sales, located in Chatham, Ontario. "It means that, at any point in the life of a home with an Enviroshake roof, the lifetime warranty can be transferred to a new owner," Smith adds. "It's great for the seller, and the new homeowners will never have to re-roof their home again."

Designed to replicate a tapersawn cedar shake, Enviroshake is available in eight different profiles, and all bundles are pre-shuffled to include a mix of profiles.

Each shake is 20 inches long, 12 inches wide and weighs about two pounds. The product is installed at a nine-inch exposure and is suitable for roof slopes of 2:12 and greater.

"Unlike natural cedar, Enviroshake is resistant to UV, salt-spray, freezing and thawing, and is not susceptible to mold growth because it does not absorb moisture like natural wood," says Smith.

The product also fared extremely well in rigorous

Raising the roof
Enviroshake is a market leader in composite shingle, which replicates the look of natural cedar shake but offers enhanced strength, longevity and performance; zero maintenance; and comes with a lifetime guarantee.



wind tests. “The Miami Dade standard is about 110 mph,” Smith adds. “We passed at 180 mph, the fastest rating ever tested, and we were limited to that because the machines couldn’t go any faster.”

Designed to withstand hurricane-force winds, Enviroshake is installed on private homes and resorts throughout the Caribbean and Southeast Asia.

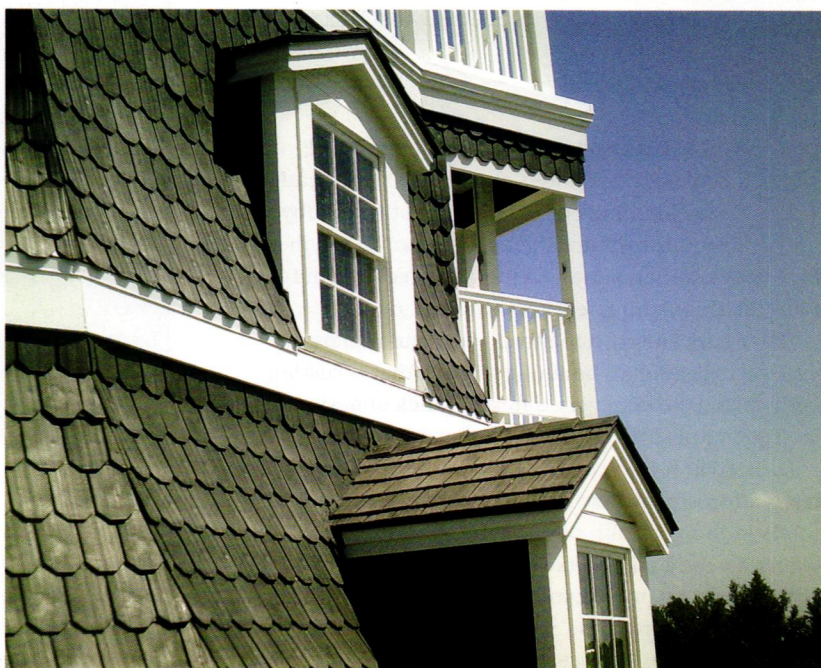
The most exciting element is how it looks exactly like its natural counterpart. “We emulate the thickness, the width, the textured lines, even the striations you see across the top of shakes,” notes Smith.

THE DETAILS

For more information, visit enviroshake.com.

“When you’re standing back and looking at a roof from the ground, you really have a hard time telling whether its cedar or Enviroshake,” she adds.

The firm’s product line also features Enviroslate and Enviroshingle, replicating natural slate roofing and cedar shingles. **O/H**





LARK ASCENDING

LARK HOTELS IS FLYING HIGH AS A COLORFUL AND FUN ALTERNATIVE TO THE BIG-BOX HOTEL CHAINS

words by **Andrew Conway**

You know the drill with the major brand, cookie-cutter hotels and resorts. The location may be different each time but the lobby, rooms, restaurant, bar, spa, pool and gym all have that familiar same-old look and feel – with few, if any, distinguishing features to speak of.

Enter Lark Hotels, a relatively new and rapidly growing collection of boutique retreats that is rustling feathers and creating very different kinds of nests in the fiercely competitive vacation hotel market.

Located in prized coastal, island, country and city destinations from New England to California, all 18 hotels in the portfolio offer a true sense of place and deliver an authentic, relaxed and fun getaway experience with historic nuances, luxury touches and spirit-lifting splashes of vibrant color.

“Our tagline is ‘Service you remember, amenities you



desire and a touch of mischief,” says Dawn Hagin, one of Lark Hotels’ three partners and the company’s self-styled CIO – chief inspiration officer.

“Generally our hotels are a little on the smaller side, located in once-distressed properties that needed a little

Coast to coast
Top, Lark Hotels’ Blue in coastal Massachusetts; White House, a graceful retreat in Napa Valley.

PHOTOGRAPHS BY RARE BRICK AND COURTESY OF LARK HOTELS

PATRICK AHEARN

ARCHITECT



love, and situated in the heart of a community in an iconic destination,” she adds.

While each hotel’s design and décor are infused with contemporary style, the company isn’t competing with luxury hotel brands. “We don’t want to be luxury, nor do we want to be cheap chic,” says Hagin. “We want to be in that middle range, and at the right price point where we can always exceed guest expectations.”

Lark Hotels, which launched in 2012 with just four New England properties, operates as a branded hotel collection and marketing and management company.

Today, ten of the hotels are privately owned, eight are owned by various groups of investors and all are marketed and managed by Lark Hotels to create a cohesive brand and guest experience.

The locations offer an array of vacation options: three hotels in Camden, Portland and Kennebunkport, Maine; one in Stowe, Vermont; two in Portsmouth, N.H.; seven in Massachusetts, including Martha’s Vineyard and Nantucket; three in Newport and Narragansett, R.I.; and two in Mendocino and Napa, Calif.

The portfolio also includes three restaurants at the Camden, Stowe and Narragansett properties.

While founder and CEO Rob Blood oversees Lark’s investment and management portfolio, and Hagin heads up the marketing arm, a third partner adds another crucial dimension to the firm’s early success.

Leading Boston-based designer Rachel Reider drives the brand’s interior design aesthetic. She is the creative force behind 10 of the 18 hotels and participates in the design conversations about every new property.

“All three partners are very involved in the look and feel of the hotels,” says Hagin, “but Rachel is brilliant at interpreting our vision.”

While the historic structures of some of the hotels bring challenges – Summercamp on Martha’s Vineyard, for example, suffers from wafer-thin walls – Reider’s clever use of white walls and ceilings, vibrant color pops and tactile fabrics and furnishings create a thoroughly relaxed vibe across the collection. “We try to steer clear of anything too whimsical,” says Hagin. “We want it to be stylish, but we’re always trying to push the envelope.”

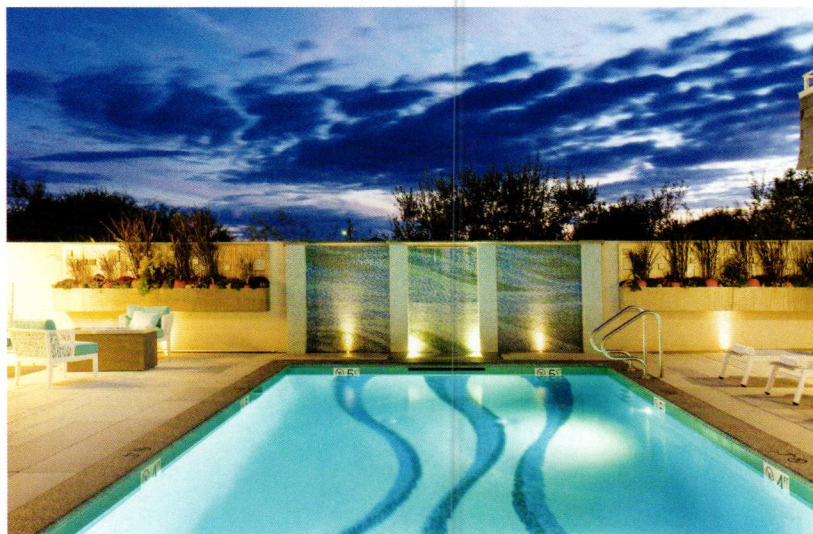
Each Lark hotel aims to embrace its community and surroundings, and many are located within easy walking distance of local restaurants, cafes, shops and attractions.

This little bird isn’t resting on its feathers. The collection is expanding

– with at least one new hotel scheduled to launch by summer 2017 in historic Salem, Mass., and more certain to take flight – without a cookie-cutter in sight. **OH**

THE DETAILS

For more information, visit larkhotels.com and capeair.com.



Happy as a Lark

From the top, the pool at The Break in Rhode Island, a chic outdoor living space at 76 Main on Nantucket and a waterfront room at Summercamp on Martha’s Vineyard.





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THE GUIDING LIGHT

LEADING ARCHITECT SCOTT HUGHES ALLOWS SUNLIGHT AND WATER TO DRIVE THE DESIGN OF A CONTEMPORARY RESIDENCE IN FLORIDA

words by **J. Michael Welton**

photographs by **Robin Hill**

Light and water – two essential elements of life in Jupiter, Fla. – are the driving forces behind architect Scott Hughes' design for a new and uber-modern coastal home for a family of four.

Unlike most of the private residences the architect has designed there, this one faces south, rather than east or west, delivering panoramic views of the Loxahatchee River.

The name translates to "river of turtles," from the region's indigenous Seminole Indian language, and it was the primary draw for his clients, a Canadian family that spends its summers outside Winnipeg and the rest of the year in Jupiter.

The home's southern exposure welcomes in natural light, and plenty of it. "The challenges here really are controlling the Florida sun, a dominant characteristic,



and the shadows that result from it," says Hughes. "The clients wanted the pool and water to be a focus of their lifestyle, and they wanted to be outside but in a sheltered environment."

That led the architect to introduce an organizing element into the architecture: an external frame that maximizes shade for a south-facing terrace.

Sun and shade
Masterful architect Scott Hughes took full advantage of Florida's light and the beautiful river panoramas when he designed this modern residence in coastal Jupiter.

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"A positive aspect is that the sun is always high in the sky rather than low on the horizon," he says. "So there's much more openness to take advantage of the view."

Hughes countered the intense Florida sun with deep overhangs from the frame, extending them up to 15 feet over terrace and pool for shelter and shade.

And the home is an unusual shape. "It's not rectangular but trapezoidal," he says. "That, too, was dictated by the path of the sun and the shadows it casts."

Hughes is founding principal of hughesumbanhowar architects, an award-winning firm with studios in Jupiter and Los Angeles (co-principal John Umbanhowar is based in the West Coast office).

Hughes learned his craft from some of the guiding lights of the modern movement, including Philip Johnson and Hugh Newell Jacobsen. He is also a trustee of the Southern California Institute of Architecture, or SCI-Arc, the school where he reinvented himself in the mid-1990s.

"I went back to SCI-Arc at mid-career, after working with Philip Johnson, because I'd been exposed to so much postmodern stuff," he says. "And he encouraged me to embrace the revival of modernism on the West Coast."

His experience at SCI-Arc yielded the new, frame-

Open-plan living

Ground-level ceilings are ten feet high, and all the windows are floor-to-ceiling and more than four feet wide, disappearing into lateral pockets and blurring the lines between indoor and outdoor living spaces.





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based approach to architecture. "It's something Louis Kahn did – you enter into a project as either an object inside a frame or a frame inside an object," he says. "I believe this project is the most successful yet because it had a rational, justifiable need for that frame, which was the sun screen itself."

His designs are a far cry from the traditional buildings of centuries ago, where rooms weren't programmed by architects but rather designed to follow the sun from morning to afternoon, and for specific tasks and activities.

Instead, Hughes uses modern technology to allow every room to engage with the sun on its own terms. "We take a Colonial house and unfold it to create a different kind of configuration," he says.

For the Jupiter home, Hughes' priority was to give each room maximum exposure to outside vistas and natural light, according to setback and views that complement or contradict its context. And the primary focus is out toward the water. "It's all about the view," he says. "The organization of the house is based on that recognition."

The second-floor spaces cantilever out to shade the terrace below, creating an open second-floor terrace in the home's center. An all-glass living room reveals a view of the water over the axis of an infinity pool, whose edge



Upstairs, downstairs

All four bedrooms feature private terraces and framed views of the river, while the sleek contemporary kitchen is a study in minimalist but highly efficient design.



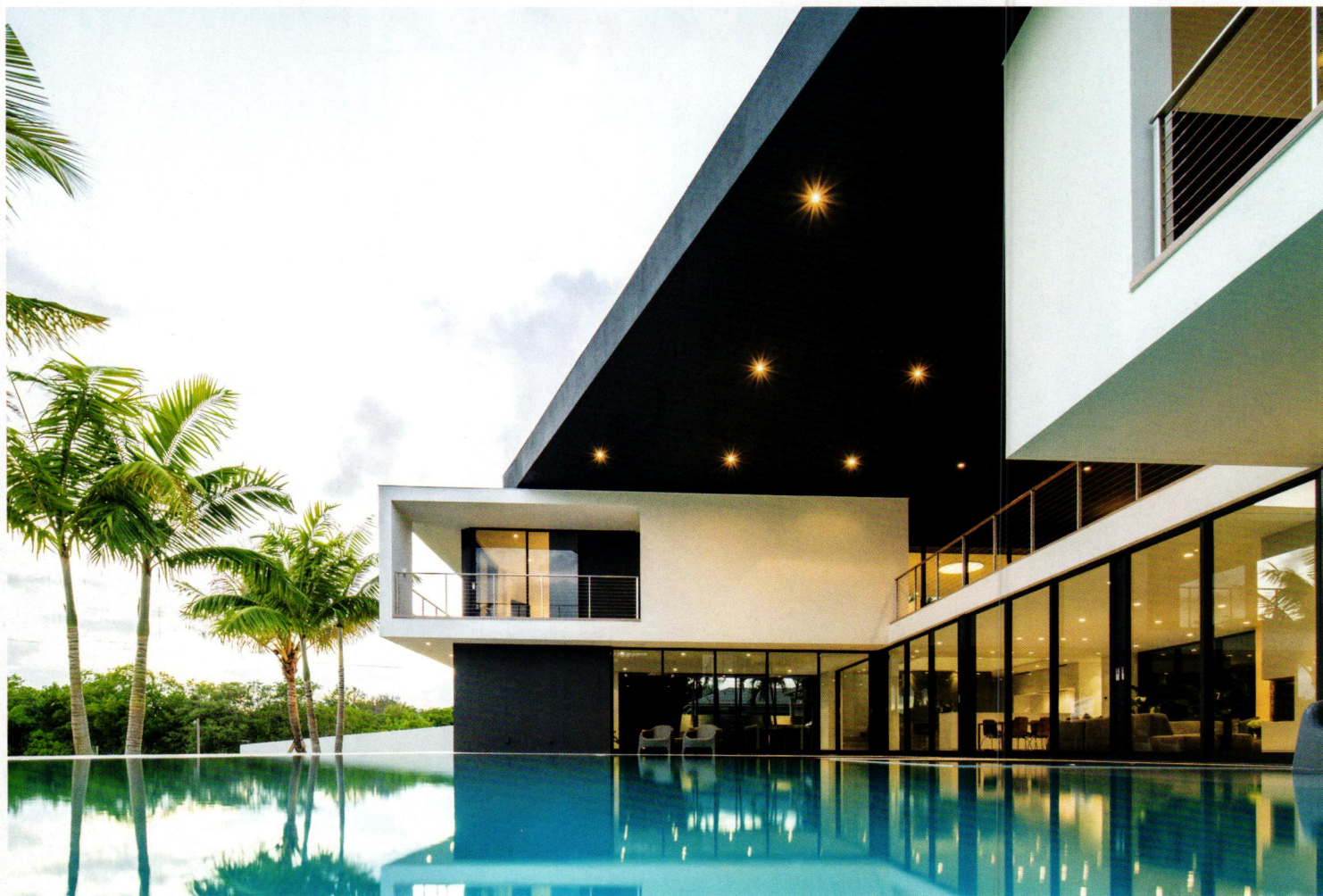


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seemingly blends with the river currents.

Each of the four bedrooms – the architect wanted to separate parents’ from children’s, while engaging everyone in common areas – features a private terrace and another framed view of the water.

Ground-level ceilings are ten feet high, and all the windows are floor-to-ceiling and more than four feet wide. The glass doors of the outdoor living room disappear into lateral pockets; when they’re open, indoors and out merge together seamlessly.

The Jupiter residence is a state-of-the-art, minimalist home that has made its debut in a region of Florida that’s now beginning to adopt the modern movement in earnest.

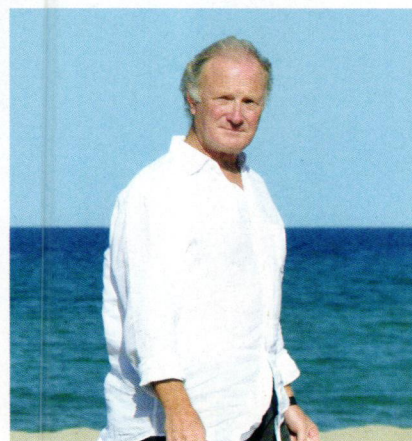
THE DETAILS

For more information, visit huum.com.

not a retirement area but a 12-month-a-year environment.”

For this migratory young couple, however – he’s 44, she’s 37 and the daughter and son are 12 and 10

“We’re fortunate to be the people who have brought a large number of examples of it, and in general have been embraced by the younger generation here,” Hughes says. “This is



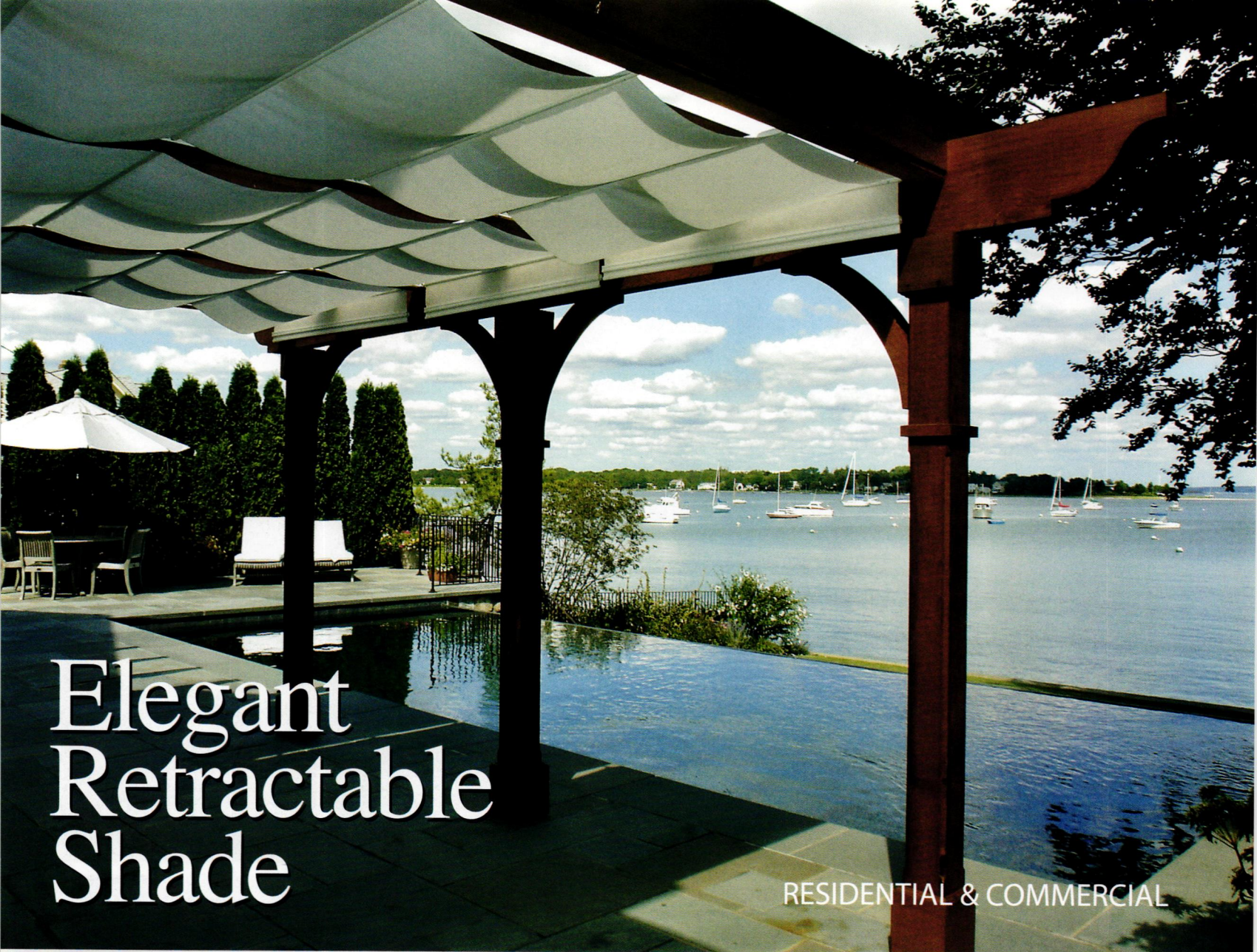
respectively – it’s the “river of turtles” that drew them like a magnet.

“They’re water-sports people, especially paddle boarding, and this place is ground zero for that,” he says.

There’s also that stream of sunlight from the home’s south-facing site – enjoyed comfortably from a shaded terrace and skillfully managed by a gifted architect – that offers an appeal all its own. **OIH**

Pool of talent

Top and above, the home’s deep overhangs offer welcome shade to the pool and outdoor spaces; Scott Hughes, right, and John Umbanhower.



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BAYSIDE BEAUTY

A BOUTIQUE HOTEL IN SAUSALITO, CALIF., BLENDS LUXURY WITH CUSTOM TOURS AND EXPERIENCES

words by **Shaun Tolson**

"You see the Transamerica Pyramid?" captain Paul Dines asks me as I take the helm of Freda B, an 80-foot-long, classic gaff-rigged topsail schooner. "Take her directly on that line."

Seconds later, I've repositioned the sailboat a few degrees portside and steadied her into a steely 15-knot wind blowing across San Francisco Bay.

Soon, we're passing Alcatraz Island and heading south toward the city's sun-splashed skyline. "These are our prevailing winds," Dines informs me. "This is what we sail in 150, 180 days of the year."

"You're now controlling 43 tons," he adds. "Pretty impressive feeling, huh?"

Dines and his fiancée, Marina O'Neill, organize sailing



tours aboard Freda B through their firm, SF Bay Adventures.

They also partner with Casa Madrona Hotel & Spa in neighboring Sausalito, Calif., to arrange bespoke sailing tours for guests staying in the hotel's recently renovated mansion guestrooms and suites.

All is new again
This former 1920s guest house is now a swish luxury hotel offering an array of San Francisco tours and experiences.

Fish for breakfast, lunch and dinner.



What a catch. Once known to adorn the roofs of barns and homes, weathervanes are now interior design breakout stars. It's time to think outside the cupola.



NewEnglandWeathervaneShop.com 978-815-6189

The 64-room boutique hotel, set on a hillside overlooking Richardson Bay, opened its doors as a bed and breakfast during the 1920s and today provides guests with a variety of luxury accommodations.

Thirty-one high-ceilinged, contemporary guestrooms offer courtyard or bay views and feature either loft-style bedrooms or balconies with sitting areas.

Twenty-two hillside cottage rooms and suites are accented by king-size four-poster beds, and most of the suites have balconies and wood-burning fireplaces.

But the hotel's most exclusive – and impressive – accommodations are found in the 11-room mansion, which was built in 1885 and added to the National Register of Historic Places in 1980.

The landmark building comprises 10 standard guest rooms and suites featuring a variety of restored Victorian accents such as vintage crown moldings, ceiling accents, window casings and fireplace surrounds.

The mansion's crown jewel, however, is the Alexandrite Suite, with 5,000 square feet of exceptional indoor and outdoor living space.

Named after the prized gemstone that changes color based on its exposure to various light, the suite is bathed in subtle hues throughout the day thanks to its steel blue, light green and crisp white décor and floor-to-ceiling foldaway glass doors.

Other distinct features include a Turkish marble fireplace, Blue Jean granite countertops and a Samsung media wall delivering a variety of entertainment options such as Netflix, Apple TV and video conferencing.

A secret door behind a mirrored wall also connects the suite to the second floor and can be unlocked when the entire mansion is booked for exclusive use.

Guests staying at the hotel can indulge in a day of pampering at the 3,000-square-foot spa, book a private tour and tasting at Ram's Gate Winery in Sonoma (including transportation provided by the hotel) and take a ferry to downtown San Francisco from the pier right across the street.

Still, the most memorable boating experience occurs aboard the magnificent Freda B, which, as captain Dines explains, offers breezy sailing opportunities for guests who want to tack their way across the bay.

Dines can also scale back the cruises to give less seafaring guests a taste of the relaxed boating lifestyle while still maximizing leisure time on the water.

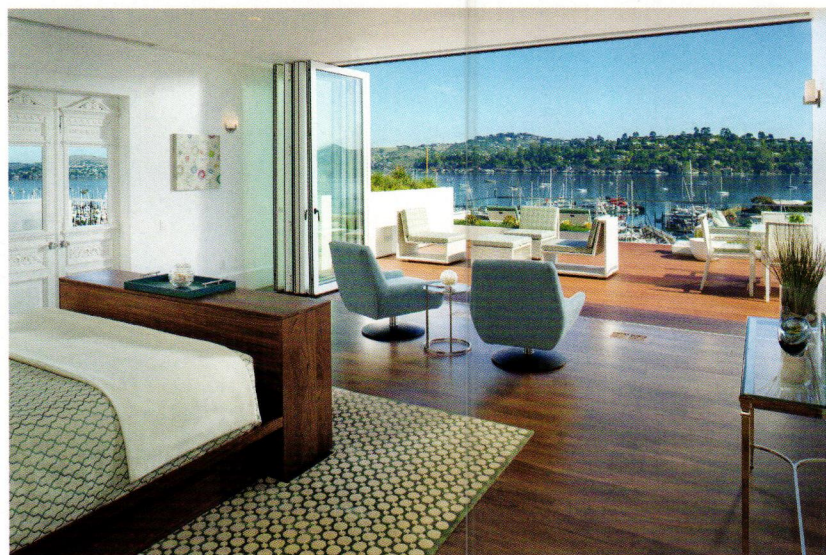
THE DETAILS

For more information, visit casamadrone.com.

"That's one of the things that's unique about the bay," he says. "We have all these islands that we can use to find the right amount of wind and the right amount of sun." **OH**

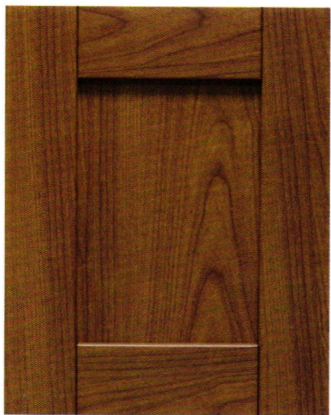


The suite life
Many of the stylish accommodations at Casa Madrona offer spectacular views of San Francisco Bay.





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NEXT STOP: PANAMA

MOVE OVER, COSTA RICA. NEIGHBORING PANAMA WANTS TO BE CENTRAL AMERICA'S NEW NIRVANA

words by **Andrea Collins**

Think of Panama and the world's greatest canal, wide-brimmed hats and secret papers referencing fugitive capital instantly spring to mind.

But this intriguing country, wedged between Costa Rica and South America, is working hard to create a very different global impression as the new economic dynamo of Central America.

Thanks to the country's political stability, dollar economy, relatively low cost of living, retirement and real estate tax incentives, developed healthcare and financial industries – as well as huge improvements in transport, logistics and communications – Panama's gross domestic product is set to exceed an impressive six percent this year.

Add in a rapidly emerging tourism industry and exotic destinations, from the capital Panama City to lush coastal regions and spectacular offshore islands, and Panama is emerging as an attractive option for savvy vacationers and real estate investors.

The country's emphasis on private enterprise, a welcoming and common sense approach to foreigners and a small but hardworking population of around four million are also helping to fuel the nation's powerhouse ambitions in the region.

While major hotels and upscale shopping malls are changing the skyline of Panama City, an array of natural attractions and real estate communities across the country are creating new luxury coastal lifestyle opportunities.

The Ritz-Carlton is leading the charge with a 220-room destination hotel in Panama City opening in late 2016 and a second hotel on Pearl Island – a pristine private reserve about 45 minutes south of the city – scheduled to debut in 2018.

FIVE GREAT PLACES TO STAY IN PANAMA

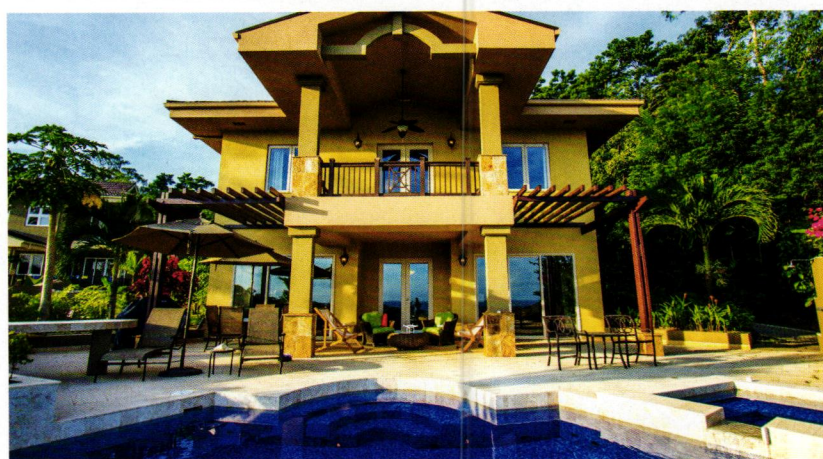
The Ritz-Carlton, Panama
Panama City
(opening late 2016)
ritzcarlton.com

American Trade Hotel
Panama City
acehotel.com/panama

Finca Lerida Coffee Plantation & Boutique Hotel, Boquete
fincalerida.com

Red Frog Beach Island Resort & Spa, Bocas del Toro
redfrogbeach.com

Ocean Properties by Villa Camilla, Pedasi
pedasioceanproperties.com



A new Panama City subway, a second terminal at Tocumen International Airport and other transport improvements are helping visitors move around the city and country more easily.

Outlying attractions range from the wonderful Gamboa Rainforest, about half an hour from Panama City; the colorful Taboga Island, an easy one-hour boat ride from the city; and the beautiful coffee plantations of Boquete in Panama's mountain region.

The 365 alluring San Blas Islands, off Panama's northern Caribbean coast, and Bocas del Toro, a cluster of nine islands also just off the Caribbean coast, will satisfy any Robinson Crusoe aspirations.

New resort communities in Bocas del Toro like Red Frog Beach feature luxury villas with private pools, condos, lots and Residence Club units set in a languid tropical landscape with water views.

This emerging nation may not be as well known as its Caribbean island neighbors just yet, but it's definitely a secret worth keeping under your Panama hat. **OH**

Hats off to Panama

With its exciting new yacht marinas, villas and luxurious resort developments such as Red Frog Beach, above, Panama is emerging as one of Central America's major destinations.

For additional images, check out our digital edition.



275 DORADO

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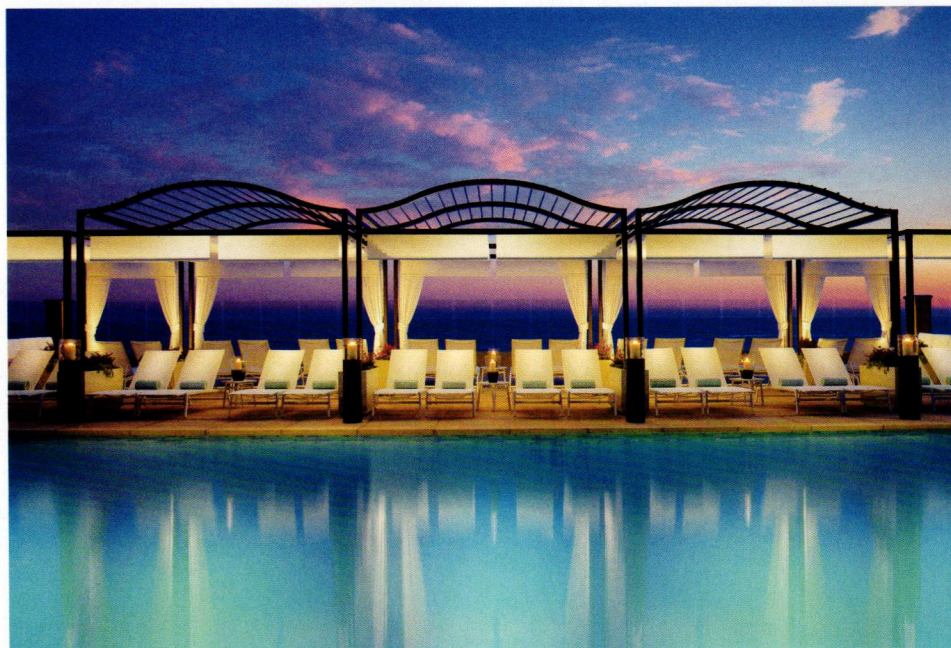
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SURF, SAND & SUN

A STYLISH OCEANFRONT HOTEL SET ON LAGUNA BEACH OFFERS THE BEST OF CALIFORNIA LIVING

words by **Melissa C. Gillespie**

There's a very good reason why the owners of Surf & Sand Resort chose its simple yet compelling name. This wonderful West Coast retreat is surrounded by ocean and beach from almost every vantage point.

Set directly on 500 feet of exclusive Laguna Beach, all 154 guest rooms and 13 suites deliver panoramic and breathtaking views of rolling waves and golden sand, splashed by Southern California sunshine.

If ever there was a seaside hotel designed for the five senses, surely this is it – a place where you can see a vast expanse of Pacific Ocean, hear the surf crashing on the beach, smell the heady aroma of sea-salt in the air, taste delicious food and wines and get in touch with coastal nature at its best.

Surf & Sand Resort is a fusion of Mediterranean style with a breezy SoCal vibe. Ideal for families as much as couples looking for a romantic getaway, the resort offers the quintessential beach experience.

The interior décor has thankfully steered clear of coastal clichés, opting instead for a stylish palette of cool ocean hues in the comfortable guest accommodations.

Custom furnishings, original artworks, luxurious linens, contemporary comforts and fold-back windows opening to private decks encourage guests to kick back and enjoy the stunning ocean views.

By day, life revolves around the resort's beachfront pool and its cabanas, chaise lounges and bar.

Enjoy an early morning coffee, quick breakfast or light lunch at the casual Pacific Perk café, and later sip sunset cocktails or after-dinner drinks under the stars at 15FiftyFive, complete with fire pits and expansive beach and water views.

The hotel's signature Splashes Restaurant also lives up to its name. When the tide is up, the ocean is all around creating a magical setting for Executive Chef Ron Fougerey to deliver his first-rate California- and Mediterranean-inspired seasonal menus.

If you can tear yourself away from the resort, Surf & Sand offers easy access to an array of activities and

attractions, including water sports, hiking and biking trails, boutiques, art galleries and other fine dining options. SoCal never looked so good. **OH**

Beachfront living

Surf, sand and sun are the order of the day at this beautiful resort in Southern California, whether you are poolside, in the main restaurant or in the comfort of your guestroom.

THE DETAILS

For more information, visit surfandsandresort.com.

THE AGENDA: LAGUNA BEACH

Spa Horizons

Indulge yourself with a soothing skin care, massage or full body treatment infused with exclusive botanicals at Surf & Sand's **Aquaterra Spa**. surfandsandresort.com

Heart and Soul

Support **The Soul Project**, a chic women's apparel and accessories store that donates \$1 from every purchase to local children's and environmental charities. soulproject.com.

Common Room

Make a reservation at **Three Seventy Common**, a Laguna hotspot serving up delicious food sourced from local and organic farmers' markets. 370common.com



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THE PATH TO LUXURY

THE LATEST IN REAL ESTATE AND RESORT DEVELOPMENTS FROM HAWAII TO ANGUILLA

words by **Melissa C. Gillespie**

Kohanaiki, a 450-acre oceanfront village on Hawaii Island, is home to the new **Hale 'Alani Residences**, a collection of 48 single-family and paired homes ranging in price from \$2.5 million to \$5.9 million. Khoi Le of Glazier Le Architects designed the homes, drawing inspiration from the natural beauty of the islands. The residences feature copper roofs and western red cedar or stucco walls. Inside, spacious bedrooms and guest suites connect to open-concept great rooms and kitchens. Floor plans featuring three to five bedrooms are available; a select few include one- and two-bedroom guesthouses. kohanaiki.com

Set to open in March 2017, **The Residences at Seafire** will offer 62 oceanfront residences on Seven Mile Beach in Grand Cayman. The 10-story development features various open floor plans ranging from studios to four bedrooms, the majority with water views. Sources say the premier penthouse residences, boasting the highest elevations on the island, are selling for record per-square-foot prices for Seven Mile Beach properties. Residences are listed from \$1 million to \$8 million. seafireresidencescayman.com

Just steps from California's Huntington Beach Pier, the new **Paséa Hotel & Spa** takes inspiration from the vibrant artistic culture of the locale. Guests can relax at Aarna, Paséa's Balinese-inspired spa featuring indoor and outdoor treatment areas; gather with friends at Tanner's, the hotel's signature restaurant with exhibition cooking and communal dining; and then head upstairs for sunset cocktails at the Treehouse Lounge. All 250 guestrooms, including eight luxury one-bedroom suites and a stunning penthouse suite, offer views of the beautiful Southern California coastline. meritagecollection.com/paseahotel

Four Seasons recently assumed management of the former Viceroy Anguilla resort. The new **Four Seasons Private Residences Anguilla** will include a coveted collection of whole-ownership homes and villas for



purchase. Designed by leading interior designer Kelly Wearstler, the property features a variety of homes ranging from one-bedroom deluxe studios to five-bedroom beachfront villas. Phase one pricing starts at \$750,000 to more than \$10 million for residences of 662 to 6,185 square feet. anguillaprivateresidences.com

For the first time, **Pink Sands Resort on Harbour Island** in the Bahamas is offering new and existing luxury cottages to a limited number of buyers. With prices starting at \$1.5 million, each of the 25 spacious villas offers breathtaking water views and private access to the spectacular pink sand beach. Several new British Colonial-style one- and two-bedroom cottages are also under construction, while existing cottages are being refurbished as part of the resort's most extensive renovation since opening in 1951. pinksandsresort.com **OIH**

Living by design
From the top, Hale 'Alani Residences, The Residences at Seafire and Pasea Hotel & Spa all offer exceptional choices for savvy investors and vacationers.

For additional images, check out our digital edition.



OCEANHOME

SPECIAL PROMOTION | FLORIDA LIVING

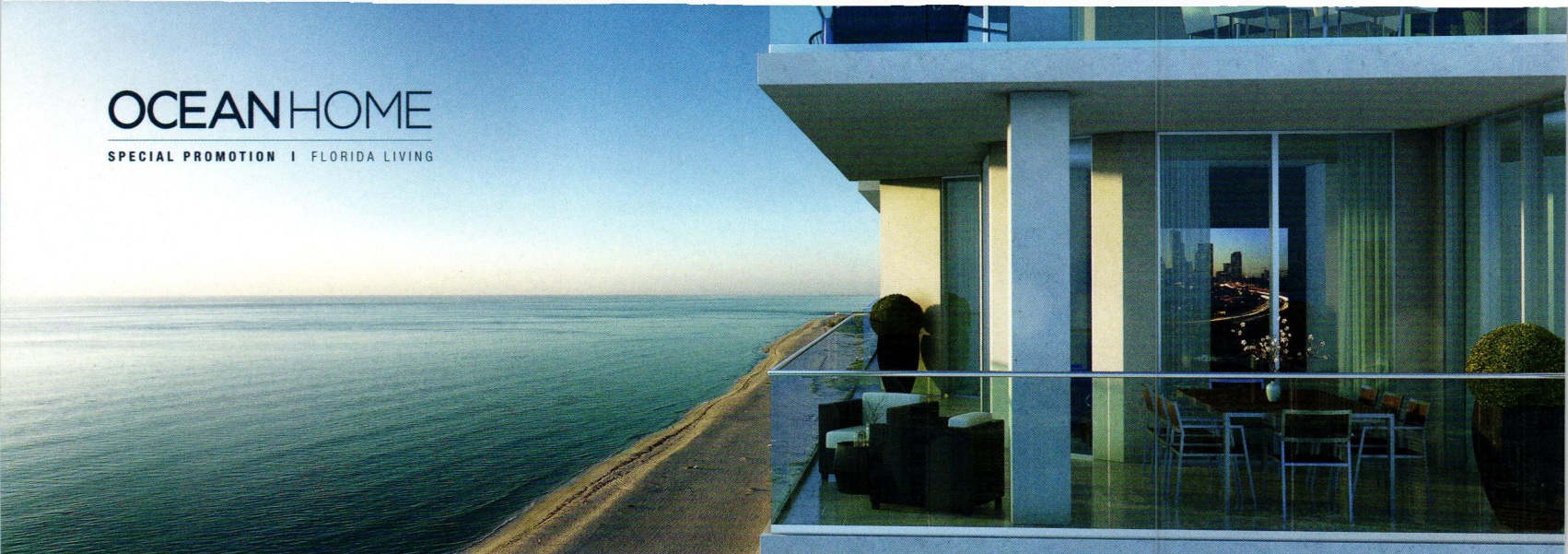
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VISTABLUE SINGER ISLAND

An Extraordinary, Boutique-Style Condominium

Singer Island, an exclusive community in the heart of The Palm Beaches, renowned for its pristine beaches and natural beauty, is getting its first luxury condominium in nearly a decade.

VistaBlue Singer Island is a boutique, 19-story oceanfront property offering 58 elegant residences priced from \$1.4 million to nearly \$8 million. Designed for upscale oceanfront living, spacious three- and four-bedroom residences and penthouses feature open modern floor plans, high-quality kitchens, generously sized terraces, and high-end finishes including imported porcelain tile floors indoors and out. Resort-style amenities and an expansive private pristine beach are just a few of the many features that make VistaBlue the perfect place to arrive, exhale and unwind.

"VistaBlue Singer Island caters to

the sophisticated buyer who wants to be close to Palm Beach's world-class golf courses, restaurants and high-end shops, but also craves the tranquility of living in a relaxed coastal community," said Randall Tuller of Third Palm Capital, developer of VistaBlue. "Singer Island is one of the most desirable communities on the East Coast, and VistaBlue sets a new bar for luxury living on the island."

Architect GliddenSpina drew design inspiration from the surrounding sea, sky and surf. Floor-to-ceiling windows capture the natural sunlight and sea breezes, while oversized wrap-around terraces provide generous space for outdoor entertaining and panoramic views of the Atlantic Ocean and Intracoastal Waterway. With only four residences per floor, each with direct elevator access, residents can enjoy exceptional privacy and a sense of being in

their own beach hideaway.

Polished, modern interiors provide the perfect counterpoint to endless skies and seascapes. Award-winning interior designer Steven G. and his firm, Interiors by Steven G., have designed all interior spaces, including each residence. All residences will have professional-grade gourmet kitchens featuring top-of-the-line Poggenpohl custom kitchen cabinetry, quartz countertops and Miele kitchen appliances, including a retractable cooktop hood, a built-in coffee/espresso machine and integrated panels to match the cabinets.

VistaBlue's three- and four-bedroom residences are generously sized at 2,784 to 3,645 square feet, with 10-foot-high ceilings. The two top-floor penthouses boast from 6,242 to 6,423 square feet of indoor living space, with 12-foot



ceiling heights, two master suites, a flow-through design to provide both east and west exposure, and more than 1,100 square feet of outdoor terraces. Private enclosed garages are also available to penthouse residents.

Five-star amenities and common spaces set the scene for intimate social gatherings. This includes an elevated pool terrace and sundeck overlooking the Atlantic, with cabanas, a spa pool, and two gas-fire pits; a state-of-the-art fitness center with men's and women's luxury locker rooms complete with saunas; club room and card room; a social lounge with HDTVs; two bars; a boardroom with integrated presentation technologies; and an expansive, pristine private beach.

VistaBlue is one of several luxury projects Third Palm Capital is developing,

including a luxury apartment on New York's Upper East Side and a resort-style community in Newport Beach California, among others.

"Our niche is identifying rare development opportunities in extraordinary settings and VistaBlue Singer Island exemplifies that," said Tuller. "Residents can enjoy some of the best water sports and golfing anywhere in the country, and still be just minutes away from high-fashion retailers, fine restaurants, exclusive country clubs, and an accessible international airport."

Third Palm Capital commenced construction without a pre-sale requirement and is holding the entire buyer's deposit – only 20 percent – in escrow until closing. Douglas Elliman is marketing the residences.

VistaBlue Singer Island is on schedule to be delivered, move-in ready, in January 2018.

VISTABLUE

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121 Marina

OCEAN REEF CLUB

Luxury in a Private Club Community

Founded on the ideal of gentility and the promise of a unique way of life, Ocean Reef Club has evolved into a small but sophisticated town steeped in tradition, value and a sense of belonging. Emblematic of club-style living, Ocean Reef Club proudly features amenities and services that surpass all imaginable expectations, including a 175-slip marina, two championship golf courses, spa, salon and fitness center, art league, cultural center, pools, lagoon, fully staffed medical center, 4,400-foot airstrip, airport with jet fuel on-site, world-class tennis center and Pre-K3 through 8th grade Academy.

For those seeking comfort in this standard of living, Ocean Reef Club offers an array of residential choices suited to meet your personal needs and individual lifestyle. The wide selection of island homes is nestled within 2,500 tropical

acres along the coastline of Florida's largest archipelago island, Key Largo.

Choose from waterfront estates, single-family homes, villas and golf condominiums to marina dockage and distinctive homesites with enviable views overlooking the Atlantic Ocean. When it comes to real estate options that surpass your every need and desire, Ocean Reef Club couldn't be more accommodating with residences as unique as you are.

Just over the bridge, set apart from other surrounding enclaves, you'll find an exclusivity that's truly rare, truly away from it all. And yet, conveniently, a few minutes from the heart of the Club. This unmatched oceanfront location affords residents private dockage opportunities and deep-water access. A kaleidoscope of tropical planting abounds, set among several types of palms creating a lush

environment of an almost Caribbean nature.

It is all right here, at Ocean Reef Club, with its superb amenities and uncompromising security.

14 Sunrise Cay Drive. Magnificent custom built home by Fran Murphy, created by fine craftsmanship and exquisite furnishings with attention to detail throughout. A true family retreat, this home has six complete bedroom suites with a bunk room for the grandchildren, and offers space for the entire family. With over 100 feet on the Atlantic Ocean, spectacular water views, and beautiful graduated infinity pool and spa, you may never want to leave home. Presented by Mary Lee. Please contact at 917.603.3252 or MaryLee@OceanReef.com. Offered at \$15,500,000.

47 Sunrise Cay Drive. A beautiful Key West style canal front home with great



14 Sunrise Cay



47 Sunrise Cay



OCEAN HOME

SPECIAL PROMOTION | FLORIDA LIVING

views and extra privacy. It is bright and cheerful and filled with sunshine. The main living area features wood flooring and exposed beam vaulted ceilings adding to the already open floorplan. Louvered doors pocket and fold to create easy access to the outdoors. Visiting family can enjoy the casita located in the pool area on the south side of the home. Take in panoramic views of Angelfish Creek and the preserve from the upstairs master bedroom. The master bath features his and hers vanities, walk-in closets and a Jacuzzi tub. Presented by Bill Dickinson. Please contact at 305.304.8311 or BDickinson@OceanReef.com. Offered at \$4,650,000.

121 Marina. These three and four bedroom residences are perfectly positioned adjacent to Ocean Reef's 175-slip deep-water marina. The contemporary kitchens are designed with Italian cabinetry by MiaCucina, stone countertops, Sub-Zero and Wolf appliances. Enjoy an integrated espresso/cappuccino maker bar area with Sub-Zero wine coolers. The master bath

features double vanities, separate water closet and a deep soaking tub. Large walk-in closets provide ample space in the master bedroom.

Entertain guests on expansive terraces that feature a summer kitchen, sink and ice maker along with waterfront views. Roll-down sunshades provide privacy and protection. Condominiums are complete with Smart Home technology and are pre-wired for high-speed internet access and Wi-Fi. For added convenience the laundry room houses a full-sized washer and dryer. As you enter the covered, controlled access parking garage you will find two car parking spaces and one golf cart space is designated per residence. Electrical vehicle charging stations can also be found at each car parking space. Residents and guests of 121 Marina can also take advantage of first-class amenities such as 750 marina frontage with 10 boat slips. Presented by Bill Dickinson. Please contact at 305.304.8311 or BDickinson@OceanReef.com. Offered from upper \$4 million.

Interested in learning more about the

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

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

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

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

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SAILFISH POINT

Not All Oceanfront Communities are Created Equal.

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

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

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

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

in Florida, you are merely five minutes to open water.

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

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

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

Five tee boxes make for great play at every skill level and balmy breezes complement every round. Four full-time teaching

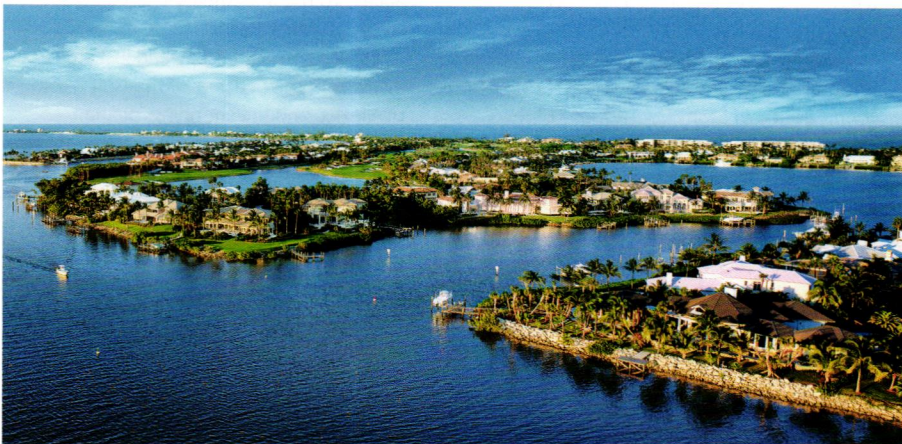
professionals are on staff to help you make the most of your play, while the pro shop offers an extensive range of equipment for your game.

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

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



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STUART, FLORIDA 34996
772.225.6200
SAILFISHPOINT.COM





THE BAY CLUB

Wake up Every Day Wrapped in Paradise

A new concept in luxury living is now available in the jewel of Florida's Platinum Coast.

Naples, long known for its sugar sand beaches, tropical weather, and small town charm, has developed into a destination for those seeking a healthy lifestyle along with superior shopping and dining and a rich cultural experience. This is where you'll find the Bay Club.

Two low rise buildings created by internationally renowned architect John Cooney of Stofft Cooney, Bay Club represents a new, clean architectural design that organically blends into the tropical landscape.

The award-winning interior design firm of Collins & Dupont has conceived two fresh design themes; Coastal Clean and Contemporary Clean. These fully furnished residences will allow residents to wake up every day wrapped in paradise.

The developer's vision was to create a single-family home on one level in the sky. In order to achieve this goal, the developer enlisted industry leading Suffolk Construction as its general contractor.

The residences will range from 4,000 to over 5,000 square feet under air and offer amazing views of Naples Bay from the many balconies.

Residents will truly live among the very best Naples has to offer including the Bay Club's 24-hour concierge service, an onsite unique sky pool, a groundbreaking wellness and fitness center. Included is a membership to the Naples Grande Golf Club with its stunning 18-hole course created by Reese Jones, as well as full access to the incredible Beach Club at Naples Grande Resort.

Located on Naples Bay and just steps away from the beaches of the Gulf of Mexico and the shopping, dining, entertainment and cultural districts of Fifth Avenue South and Third Street South, Bay Club is a limited opportunity that is going to be highly sought after.



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PLACEMAKING

The Art of Creating a True Sense of Community

In the area where you live, is there a place where people gather? Throughout history, people have found themselves drawn by personal interaction. Today, the need for connection is just as strong as ever—and most developers are incorporating this philosophy into the design of their communities. It's called Placemaking.

When it comes to Florida's urban luxury real estate market, Kolter Urban embraces the placemaking philosophy. "As a company, Kolter Urban has developed a brand with some pretty striking features," said Kolter Urban President, Bob Vail. "First, we choose our locations carefully. Our communities are located in dynamic downtown, coastal locations that provide a walkable lifestyle. With a great deal of thought and care, we create welcoming gathering places and add spectacular amenities. We combine this with innovative architectural designs and breathtaking views through dramatic expanses of glass. This winning formula has created so much more than incredible buildings. We've developed vibrant communities where people really want to live."

One of Kolter Urban's highly successful communities is Water Club North Palm Beach. This luxury condominium community in North Palm Beach consists of

three architecturally distinctive towers and 20 luxury villa residences located on the Intracoastal Waterway, with unobstructed views of the Intracoastal, Lost Tree Village, John D. McArthur State Park and the ocean. Residences are priced from the \$800s to over \$3 million. The first two towers were recently completed and a third was released for sale. The designer models will be opening in November.

Kolter Urban is building a completely different type of community at the corner of Military Trail and Spanish River Boulevard in Boca Raton. Here, in a sea of Mizner-style, Mediterranean architecture, Moderne Boca is a community designed in a striking, contemporary style, offering a high-end, low maintenance lifestyle priced from \$589,900.

"Moderne is within walking distance of the Spanish River Library, multiple parks and the Wold Performing Arts Center at Lynn University. And it's within five miles of an unbelievable amount of amenities - restaurants, shopping, the beach and Mizner Park," said Vail. "This outstanding location and accessibility together with the community's own amenities, gives Moderne residents a strong sense of place."

Kolter Urban's 5000 North Ocean is the newest and most luxurious project to be developed in Palm Beach County. This 19-story oceanfront tower is a beachfront

sanctuary, featuring a 340 ft private beach duneline restored with lush gardens of palms and seagrasses. Just 48 ultra-luxurious residences have been designed to maximize the panoramic oceanfront views through soaring walls of glass that open to expansive oceanfront terraces. With views of the Atlantic Ocean and the wide Intracoastal, the Residences start at \$2 million.

Each of Kolter project is completely unique, and built around a very specific placemaking philosophy. "The Kolter team knows that buyers don't just purchase a place to live. They want to be part of a community where they not only love their home, but feel a part of something bigger than themselves. That's what these luxurious residences provide—a sense of place, a real community," explained Bob Vail. To learn more about these communities being developed by Kolter Urban, visit KolterUrban.com.

KOLTER URBAN

5000NOCEAN.COM
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OH Features

December 2016 + January 2017

74 FORWARD THINKING

Leading architects, interior designers and landscape experts reveal next year's exciting new trends in luxury coastal lifestyles.

82 ALYS IN WONDERLAND

Husband-and-wife architects Erik Vogt and Marieanne Khoury-Vogt create a beautiful family home in Alys Beach Fla., overlooking the Gulf of Mexico.

Coastal Trends 2017

90 A SPOONFUL OF SUGAR

Nestled between St. Lucia's iconic twin Pitons, Sugar Beach, A Viceroy Resort offers an exceptional vacation and stunning private residences.

Balancing act
Embracing active outdoor lifestyles will be one of the major coastal home trends of 2017, says Erik Evens, partner at KAA Design and the architect of Balance Hill, this sleek contemporary home in Los Angeles (page 74).


PHOTOGRAPH BY MANOLO LANGIS



FORWARD THINKING

LEADING ARCHITECTS, INTERIOR DESIGNERS AND
LANDSCAPE EXPERTS REVEAL NEXT YEAR'S EXCITING
NEW TRENDS IN LUXURY COASTAL LIFESTYLES

words by **MARY GRAUERHOLZ**



At one with nature
A gorgeous dining pavilion and reflecting pool, designed by Hawaii's de Reus Architects for a home on the Big Island, is a prime example of architecture deferring to nature rather than imposing itself on it.



WHAT'S IN STORE FOR LUXURY COASTAL LIFESTYLES IN 2017?

Expect ocean homes to be beautiful, efficient spaces that draw people to their outdoor settings, with lush landscaping and distinct spaces for active sports and leisurely relaxation in the sun.

More than ever, exceptional waterfront residences will be designed for energetic days with family and friends, and evenings enjoyed in classic interiors decorated in soft neutral shades or outside around a roaring fire pit.

Leading architects, interior designers and landscape specialists predict 2017 will be the year of more casual and multigenerational entertaining and a much closer physical connection with nature.

Smarter home design, especially in regard to rising seas and powerful storms, is another important trend, along with advances in sustainability and green technology. Our experts chart new design possibilities to usher in a stylish, safe and home-centric year.

BRINGING HOME THE BEACH

"Our coastal clients are more interested than ever in immersing themselves fully in the active beach lifestyle," says Erik Evens, partner at Evens Architects, a KAA Design Company based in Los Angeles.

This means coastal homes that embrace water sports and activities in a way that's carefully designed and seamless, he adds.

Think storage "garages" for surfboards, wetsuits and beach gear; outdoor showers; compact plunge pools; and comfortably furnished porches and verandas, which mediate between the indoors and the sand dunes.

"All of these features help to fine-tune a home's architecture to a contemporary coastal sensibility," Evens says. evensarc.com

ELEVATED LIVING

For Miami-based Max Strang, principal of [STRANG] Architecture, 2017 is the year for resiliency in coastal



Inside and out
Above, a beautiful beach home in The Hamptons designed by Campion Platt offers its owners a seamless transition from inside to pool deck and garden.

Right, Max Strang.

Opposite page, Leading architect Erik Evens of KAA Design creates a stunning Spanish Revival home in Manhattan Beach that embraces the location's breezy coastal lifestyle.

home design and construction.

"We strongly encourage our clients to raise their homes well above the minimum required standards," he says, even though many local zoning regulations penalize homeowners for doing so.

With seas rising and hurricanes undoubtedly packing larger and more dangerous storm surges, Strang says action needs to be taken.

"Homeowners should be incentivized to build smarter," he says. "As professional architects, it's imperative that we constructively guide our clients through the difficult decisions. This often results in a complete reassessment of how a coastal home should function." www.strang.design

SEAMLESS TRANSITIONS

A once clear delineation between interior and exterior spaces is being consistently eroded, says leading designer Campion Platt, and that's a very good thing.

Platt, whose firm has offices in New York City, Palm Beach, Watermill, N.Y., and Los Angeles, says that this is a boon for new energy-saving home technology as well as design.

"With a move towards lighter, brighter interior spaces that incorporate green technology in the house as well as in the finishes," he says, "the new interiors speak to a blend of simplified shapes, unfussy colors and lighter materials with more durability."

That means, he adds, that coastal homeowners can transition seamlessly from a more formal interior setting to a thoroughly relaxed and inviting outdoor living experience. campionplatt.com



GARDENS AS DESTINATIONS

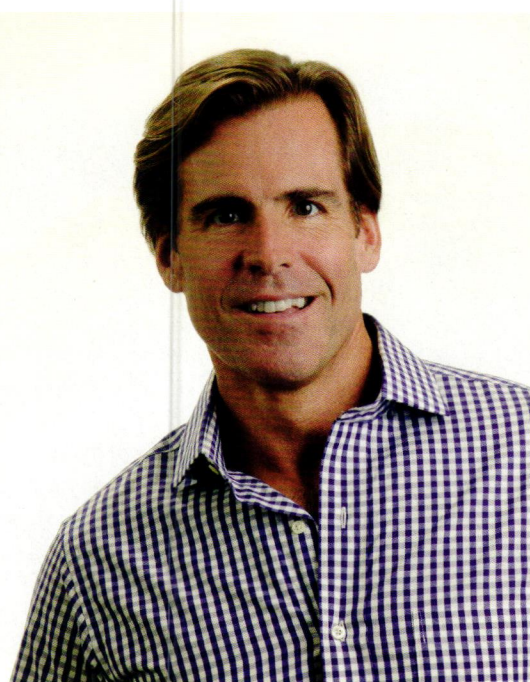
"There's a strong focus today on creating spaces or outdoor rooms in gardens," says Keith Williams, lead designer and partner at Nievera Williams Landscape Architecture in Palm Beach, Fla.

"The spaces aren't just for functional purposes such as entertaining, dining or lounging around," he adds, "but also to create destinations in gardens, which in turn lends the feeling of depth of space, especially in more compact sites."



Great outdoors
Palm Beach, Fla.,
landscape architect
Keith Williams, right,
is designing gardens
as "destinations."

Below, Hawaii's de
Reus Architects blurs
the lines between inside
and out at an oceanfront
home on the Big Island.



Williams says sustainable and low-maintenance gardens are also moving into the limelight. "We've been incorporating everything from smart system irrigation clocks to synthetic turf, drought-tolerant plants, containerized gardens and pervious paving materials," he says.

Utilizing some of these design elements can be more expensive than traditional elements, he adds, but in the long run, "You'll save time and money when it comes to caring for your garden, now and in the future."

nieverawilliams.com

AT ONE WITH NATURE

In tropical coastal regions, appreciation for nature is on the upswing, specifically when blended with timeless design.

Mark de Reus of Hawaii-based de Reus Architects is pleased to see increased interest in seamlessly integrating buildings and landscape as one concept instead of disparate ideas. "Awareness is growing in the experiential direct benefits of living as close to nature as possible," de Reus says.

For his clients, this means features such as well-shaded outdoor pavilions – cooled by breezes but protected from strong winds – and indoor/outdoor dining rooms next to reflecting pools surrounded by fragrant gardens.

"In essence, architecture deferring to nature instead of imposing itself," he says. "It's a sensual approach and a way to help us feel more connected and provide us with balance." dereusarchitects.com

PHOTOGRAPHS (CLOCKWISE FROM TOP LEFT) BY MICHAEL STAVARIDIS,
COURTESY OF NIEVERA WILLIAMS AND BY JOE FLETCHER

COLORS OF THE COAST

Blending comfort and glamour is not an impossible dream, insists Barclay Butera, principal of renowned Los Angeles-based design firm Barclay Butera Interiors. "Clean, unfettered styling, with just an occasional nod to nautical, is glamorous yet comfortable," he says.

For 2017, Butera sees a shift from bold colors and patterns to soft, natural beach hues and textures, as exemplified by the rooms featured in his most recent book *Modern Living*.

"Organic colors from the beach – washy blue, soft sand, sage grass green and crisp white – always work," he says, "especially in tandem with contrasting darker wood finishes."

And, happily, togetherness is back in style. "Seating areas that are conducive to conversation instead of isolation are in demand," Butera says. "People lead such busy lives; they want a serene respite at the end of the day to relax with family and friends." barclaybutera.com

THE PATH TO WELLBEING

Anne Howerton, principal of Hart Howerton in New York City and San Francisco, believes that exceptional landscape design can shape the quality of the human experience.

For 2017, Howerton says, this means environments that contribute to health and mental wellbeing by promoting physical activity and social interaction.

"We're designing outdoor rooms as settings for celebrations, weddings and parties as well as quiet, reflective spaces for spiritual renewal," she adds.

Instead of corridors, the firm's designers are finding ways to move guests through a sequence of gardens and colonnades.

Residential clients, she adds, want places that pull their families and friends together, with fluid indoor/outdoor spaces and amenities such as fire pits, outdoor dining settings and bocce. harthowerton.com

DOWN TO THE LAST DETAIL

Top interior designer Ellie Cullman, principal of Cullman & Kravis in New York City, says her clients' homes are shifting from traditional beach interiors to a more modern approach.

"Clients are moving away from upholstery with blousy, white slipcovers towards streamlined and structural furniture forms with textured fabrics," Cullman says.





“While the architectural shell of a coastal home may employ classic materials such as shingles on the exterior and wood boarding on the interiors, the décor will clearly present a more contemporary vibe,” she adds.

Still, Cullman notes, details are never forgotten, as she demonstrated in the family room of a Hamptons summer house detailed with appliquéd curtain borders and geometric quilting. cullmankravis.com

BEAMING WITH PRIDE

Charles Hilton, principal of Charles Hilton Architects in Greenwich, Conn., is seeing a strong interest in beamed and paneled ceilings for classic coastal homes.

“Many of the historic, traditional-style homes had no finished plaster ceilings,” Hilton explains. “You looked right up at the structural beams and bottom side of the floorboard sub-floor above.”

In higher-style homes, Hilton says rough timbers were often dressed with traditional millwork.

“We are applying rough and finished beams as well as board ceiling in many of our current projects to capture historically based aesthetics, as well as using them



as a device for scale and texture within these classic interiors,” he adds. hiltonarchitects.com

SEASONAL PLEASURES

Designing coastal home landscapes for multigenerational outdoor summer gatherings is a top focus for Dharshini Joseph, principal of Dharshini Joseph Landscape Architecture in Falmouth, Mass.

The class ceiling
Top, architect Charles Hilton says handsome beamed and paneled ceilings are making a comeback in classic oceanfront homes.

A Lynx outdoor kitchen envisioned by leading Cape Cod landscaper Dharshini Joseph.



The Cape Cod designer says that 2017 is ringing in more clients who are investing in waterfront retreats. "Landscape features are designed to make outdoor activities convenient and attractive," Joseph says.

She cites a list of seasonal pleasures: entertaining around an outdoor kitchen, swimming in an infinity-edge pool, jumping under an outdoor shower after a beach day, staying cool under a shady pergola and lounging around a fire pit at sunset.

Joseph employs beautiful color and recommends flowering shrubs, such as hydrangeas and roses, for a reliable summer garden palette that, as she says, "highlights spectacular water views and sunsets."

dharshinijoseph.com

GETTING THE MIX RIGHT

The coastal lifestyle and look for 2017 involves a sophisticated blend of textures, fibers, patterns and color, says Suzanne Tucker, a principal of leading San Francisco design firm Tucker & Marks.

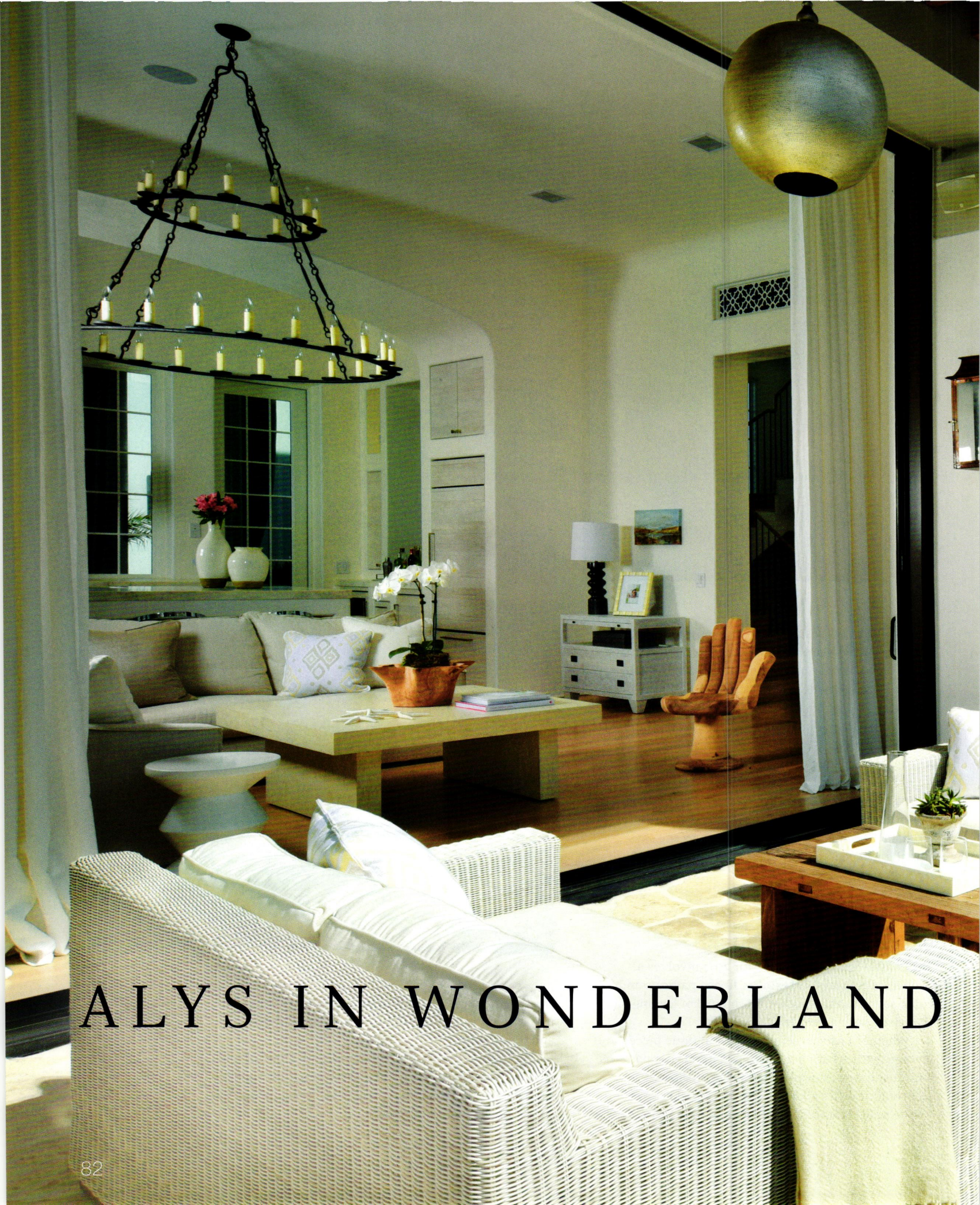
"Whether I use contemporary or antique pieces, vintage textiles with handwoven ikats, classic patterns with rustic stripes or plain textiles with elegant embroideries – it's all about the mix," Tucker says.

She notes that trends are moving away from the


safety of neutrals to more vibrant hues and intricate patterns along with the stylistic marriage of modern and traditional.

"A play of textures, a blend of patterns, a mix of old with new, a dash of color and masses of natural light," says Tucker, "are the perfect recipe for living by the coast." tuckerandmarks.com **OH**

The right mix
Gorgeous interiors are the hallmark of Suzanne Tucker of Tucker & Marks in San Francisco.



ALYS IN WONDERLAND



Bridging the Gulf
Chic living room and outdoor spaces blend together seamlessly at this spectacular family home in Alys Beach, Fla., overlooking the Gulf of Mexico.

HUSBAND-AND-WIFE ARCHITECTS ERIK VOGT AND MARIEANNE KHOURY-VOGT CREATE A BEAUTIFUL FAMILY HOME IN FLORIDA'S ALYS BEACH, OVERLOOKING THE GULF OF MEXICO

words by **J. Michael Welton**
photographs by **Ken Hayden**

A COMPACT LOT, JUST FOUR ROWS BACK FROM THE GULF OF MEXICO

at Alys Beach on the Florida Panhandle, led architects Marianne Khoury-Vogt and Erik Vogt to build up – not out.

“The lot is 61 feet long by 37 feet wide, a small one,” Khoury-Vogt says. “The value of the land is expensive, so we had to maximize the design to make it a good investment for the clients.”

Taking the home to three stories, the architects captured sweeping views of the Gulf and the gracefully planned town, while opening the living spaces to cool and welcome breezes rising off the water.

“The house accentuates the natural beauty and that’s why we go there,” says Atlanta-based owner Debbie House, who spends every moment she can at Alys Beach with her husband and two children. “There’s blue sky and water, white sand and the most incredible sunrises and sunsets.”

The team of Khoury & Vogt Architects – they are husband and wife as well as business partners – has a wealth of collective experience designing at Alys. They’ve been closely involved with the township for the past 13 years, working on an array of projects.

“We’ve designed the civic buildings, the sales center as a courtyard-style house, the coffee house/wine bar and Caliza Pool – the town’s first amenity,” Khoury-Vogt says. “There’s a lake and a bridge and a pavilion on the Gulf, and pavilions that flank the entrance and exit.”

The design duo arrived in Alys in 2003 as a two-year-old firm recommended by Andrés Duany of Duany Plater-Zyberk, master planners for the award-winning and dynamic new urbanism of Seaside, Fla.

An architectural charrette, organized to determine an original look for the emerging Alys Beach community, had just arrived at a bold and exciting new vision: a Bermuda-like vernacular, tinged with the Caribbean style of Antigua, Guatemala, one of the colonial capitals of Central America.

The couple started out representing the developer’s interests in the Office of the Town Architect as other designers stepped up to create new homes. The firm has since evolved into a consulting role in that capacity, but over time has itself designed 16 homes there.

Currently, 100 single-family residences have been built at Alys Beach, with another 50 under construction and 40 more in various stages of design review.

“It’s 20 to 22 percent built out, and approved for



899 dwellings,” says Khoury-Vogt. “A total of 540 will be single-family homes. The developers will do the balance in condominiums, maybe less – we don’t know yet.”

In front of Debbie House’s home – on that tight lot four rows back from the beach – Khoury & Vogt Architects had already designed two other homes, with leading architect Michael Imber tackling a third.

Because the lot is so compact, the residence is more vertical townhouse than sprawling compound. “We stacked spaces in tight quarters,” Vogt says. “It’s unique to this section of Alys Beach, and distinctive from typical beach and lot configurations.”

The architects addressed their clients’ brief with an elegant and contemporary second home that maximizes views from a number of outdoor rooms, especially on the second level.

“We didn’t want one big outdoor area, but different uses for each room,” Khoury-Vogt says. “We designed outdoor spaces that were different but complementary.”

The firm is known for houses inspired by the architecture of the Mediterranean Sea, where Greek,

Rise and shine
Because the lot is so tight, the home is more of a vertical townhouse than a broad compound, creating multiple living spaces that capture views of town and ocean.



Moroccan and Spanish coastal homes open up on three sides. This one is no different.

"Views to the north are back to the town of Alys," Khoury-Vogt adds. "We also try to extend the visual axis, so you see beyond the room you're in. We always pay close attention to alignment and the like."

The first floor comprises a recessed entry to the west, with a hall and wide set of stairs leading to a landing and out to a courtyard, and then up to a terrace. There's also a two-car garage and a master suite for guests.

The entire second floor is devoted to entertaining spaces. "On the east side, the family can dine alfresco, with views of the Gulf from the terrace and pool," says Khoury-Vogt.

"From the west, the loggia and balcony are connected to the living room," she adds. "These two areas are separated by doors, which can open up to create a seamless transition from indoor to outdoors."

On the third floor, which is mostly bedrooms, the master suite faces the Gulf. The 13-year-old son is assigned a bunkroom while the 14-year-old daughter

Inspired design

The architectural team looked to the Mediterranean for inspiration, where coastal homes in Greece, Spain and Morocco open up on three sides to the sea views.





has a bedroom of her own.

"Then there's a larger room above that's open on three sides, with a wide view to the north and the town, and to the south the family can see the Gulf," says Khoury-Vogt. "They can open up the room to the north and south and visually extend the spaces."

The home's size totals 3,667 conditioned square feet, with 582 square feet in covered loggias. "We could have built out to 4,500 square feet, but that would have affected how the family lives in the house," she adds. "There is space purposefully devoted to outdoor rooms – and it has paid off greatly."

The architects stay up-to-date on trends in green coastal design as they build at Alys Beach. Every house has to be built to fortified standards beyond an already rigorous Florida building code, with hurricane-proof, sustainable materials like concrete, steel and plaster.

They follow the Florida Green Building Coalition's requirements for energy efficiency and renewable energy, even in appliances, water fixtures, sustainable woods and paints.

Elevated living

An elegant stairwell connects multiple living, entertaining and dining spaces, while large windows and foldback doors ensure owners and guests are never far from dramatic water panoramas.





The clients asked for a modest home where they can relax without distractions once a month during the winter and two to three weeks in summer.

"It's not Spartan, but it is beautiful and allows me to clear my mind surrounded by a neutral palette," House says. "It's the perfect place to view the natural beauty that is the beach with that fantastic blue sky and ocean."

House turned to leading Richmond, Va., interior designer Susan Jamieson of Bridget Beari Designs for finishes inside. "She wanted it stripped down, with no rugs, and family oriented," Jamieson says.

"But she also wanted to bring creativity to it, so it has a long staircase with ball lights dripping from the ceiling, Moroccan doors in the study, marble countertops in the kitchen and over-scale black fixtures."

Walls are an Asian plaster that reflects light differently at various times of day, with a subtle shimmer at night. Floors and cabinets are bleached oak, in contrast to the graying, salvaged cypress outside on shutters, railings and handrails.

Jamieson opted for a naturally clean and soft look with linens and cottons for furniture upholstery. But there's a touch of glamour, too.



"Debbie likes a little bit of bling, so there are some delicate glass ball chandeliers that resemble raindrops," Jamieson adds.

"She also loves vinyl, so we did the breakfast room chairs in it as it's easy to clean. It's come a long way since your grandmother's vinyl; it's very soft, almost like butter, when you slide across it."

THE DETAILS

For more information, visit alysbeach.com, khouryvogt.com and bridgetbearidesigns.com.

Jamieson found inspiration at the beach itself and in the laid-back vibe of Alys. "It's a gorgeous town, painted in white with a European feel," she says. "The clients wanted something calm and soothing, a place to get away from the hustle and bustle of Atlanta, and they have it in this beautiful house." OIH

Cool and calm
Interior designer Susan Jamieson delivered on her clients' wish for a calm and neutral palette in hues of white, sand and beach driftwood.

Left, Alys Beach architects Erik Vogt and Marianne Khoury-Vogt.

For additional images, check out our digital edition.

Residential suite

Life is sweet at Sugar Beach. A Viceroy Resort on the Caribbean island of St. Lucia, especially if you reserve one of the private residences overlooking the Pitons and stunning bay.





PHOTOGRAPH BY ANDREW HENDRY

A SPOONFUL OF SUGAR

NESTLED BETWEEN
ST. LUCIA'S ICONIC TWIN
PITONS, **SUGAR BEACH,**
A VICEROY RESORT
OFFERS AN EXCEPTIONAL
VACATION AND STUNNING
PRIVATE RESIDENCES

words by **Andrew Conway**

Here's a true story. As our taxi from Hewanorra International Airport winds its way through dense tropical plantations, up steep hills dotted with villages and along beautiful coastlines, I turn to my husband and say: "We have to get out and explore St. Lucia while we're here."

As the cab arrives at the entrance to Sugar Beach, A Viceroy Resort and takes us on a tour of the spectacular estate, I'm starting to waver: "Maybe we'll just stay in the resort and not go anywhere."

And when we finally walk into our villa – a gorgeous white-painted cottage with a private plunge pool, set on a hillside with a panoramic view of the island's iconic Pitons and the Caribbean Sea – my mind is made up: "I'm not leaving the villa."

Located in the Eastern Caribbean islands, just to the northwest of Barbados, St. Lucia is awash with upscale resorts and hotels, but few can lay claim to the unique and remarkable natural beauty of Sugar Beach.



Set in the Val des Pitons, directly between the world-famous twin peaks rising more than 2,500 feet above the water and island, this exclusive hideaway offers a vacation experience like no other.

"It's one of the most beautiful places on earth," says resort owner Roger Myers, the British entrepreneur and visionary who bought this former sugar plantation and run-of-the-mill hotel in 2005 and created one of the Caribbean's best luxury resorts and residential developments.

"Everything about it for me is mystical: the setting, the views, the property," he adds. "There's a transcendental beauty to the Pitons that just lifts your heart."

With 96 guest accommodations featuring hillside villas, beachfront bungalows and sugar mill rooms; an array of restaurants; a rainforest spa; two white sand beaches; and exotic gardens, Sugar Beach is in a secluded and seductive world of its own.

And if you happen to fall in love with the place – like Myers and many guests since – the resort also offers the chance to buy your own slice of Caribbean utopia with a handful of private Hillside and Beachfront Residences available for purchase (see page 96).

Sugar Beach is located on St. Lucia's calm-water southwestern coastline, about three miles from the town of Soufrière and a picturesque 45-minute drive from the international airport.

Nestled in more than a hundred acres of tropical forest separating Gros Piton and Petit Piton, the resort has an almost ethereal quality that entirely befits its UNESCO World Heritage-listed setting.

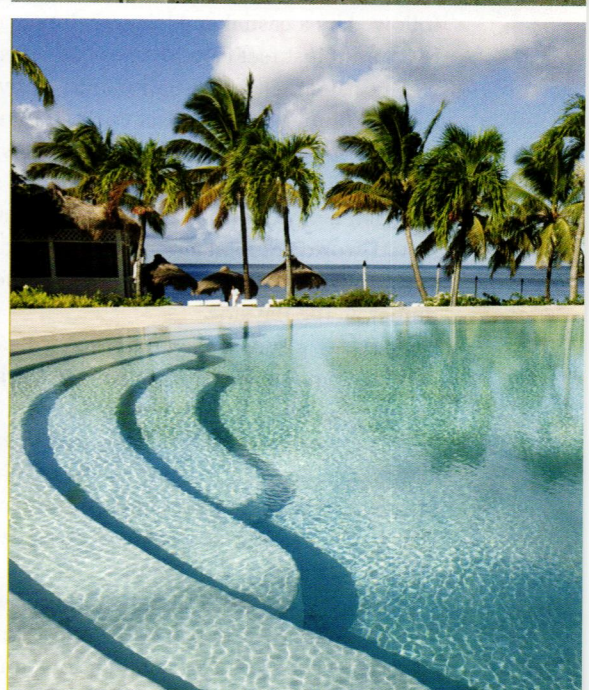
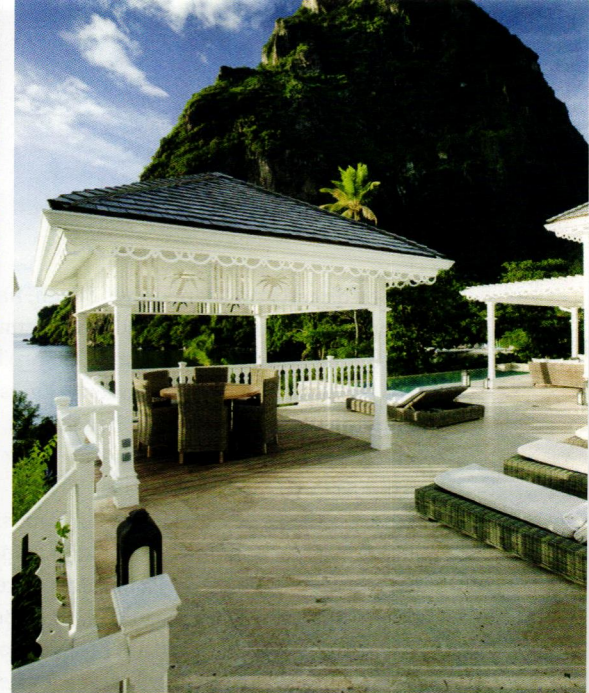
From the unassuming main entrance at the top of the hill, the guest accommodations are cleverly grouped in small and intimate clusters of villas and cottages, cascading down the tree-covered slope like mini-waterfalls to the spectacular bay.

At the foot of the hill is an enclave of private residences, some elevated on the lower slope, others

Island of dreams
Breathtaking views, secluded villas and pools, lush gardens and a host of dining options are all part of the Sugar Beach vacation experience on lovely St. Lucia.

"IT'S ONE OF THE MOST BEAUTIFUL PLACES ON EARTH. EVERYTHING ABOUT IT FOR ME IS MYSTICAL: THE SETTING, THE VIEWS, THE PROPERTY. THERE'S A TRANSCENDENTAL BEAUTY TO THE PITONS THAT JUST LIFTS YOUR HEART."

– ROGER MYERS, OWNER OF SUGAR BEACH, A VICEROY RESORT



perched directly on Glenconner Beach, named after the eccentric British aristocrat Colin Tennant, Lord Glenconner, who owned the hotel before Myers.

To the right, the road meanders alongside aquamarine water to a row of beachfront bungalows fronting the main Sugar Beach and under a canopy of mature trees to the Great House.

This is the resort's social hub, an imposing but graceful plantation-style building overlooking tropical gardens, lawn cabanas, the pool and a beachfront restaurant.

Food plays a major role in the Sugar Beach experience, setting the rhythm of the resort's daily schedule – breakfast at The Terrace in the Great House is followed by a casual and leisurely lunch at The Bayside restaurant just feet from the pool and beach.

Guests gather in The Palm Court, above The Terrace, for afternoon tea and sunset cocktails, and then have various options for dinner: a standout Asian-inspired menu in The Cane Bar, which doubles as a specialty rum bar; a more formal affair in The Great Room, with its old-world colonial ambience and Mediterranean- and Caribbean-influenced dishes; or a toes-in-the sand dinner at The Bayside.

And every Tuesday evening, Sugar Beach offers Machou, a popup restaurant on The Terrace alternating between a French grill and a barbecue.

The resort also encourages guests to enjoy “anywhere, anytime” dining: on the beach, in one of the lawn cabanas, on the boat dock, or under the stars on the terrace of your villa with a personalized menu to suit all tastes and special occasions.

Under the expert direction of Executive Chef/ Director of Food & Beverage Jacques Chretien – with his 30-year career in the kitchens of some of the best restaurants in France and Mexico – Sugar Beach delivers a stellar culinary experience.

Chretien's thoughtful farm-to-table approach informs his team's menus, with local farmers delivering organic meats, vegetables, fruits and herbs to complement the resort's global wine selection.

Expect to pay capital city prices for food and drinks at Sugar Beach. You can dine à la carte, but many guests opt for part- or all-inclusive meal plans that help keep costs from mounting without diluting the quality experience.

By day, even a full resort never feels crowded with guests scattered among their villas, the beaches, pool, tennis courts, the fitness center and also participating in an array of water sports, from snorkeling to diving and sailing.

Another highlight is The Rainforest Spa, an intimate retreat next to the main plantation house, designed by leading Caribbean architect Lane Pettigrew, built



by local craftsmen and resembling a rustic village in a tropical forest.

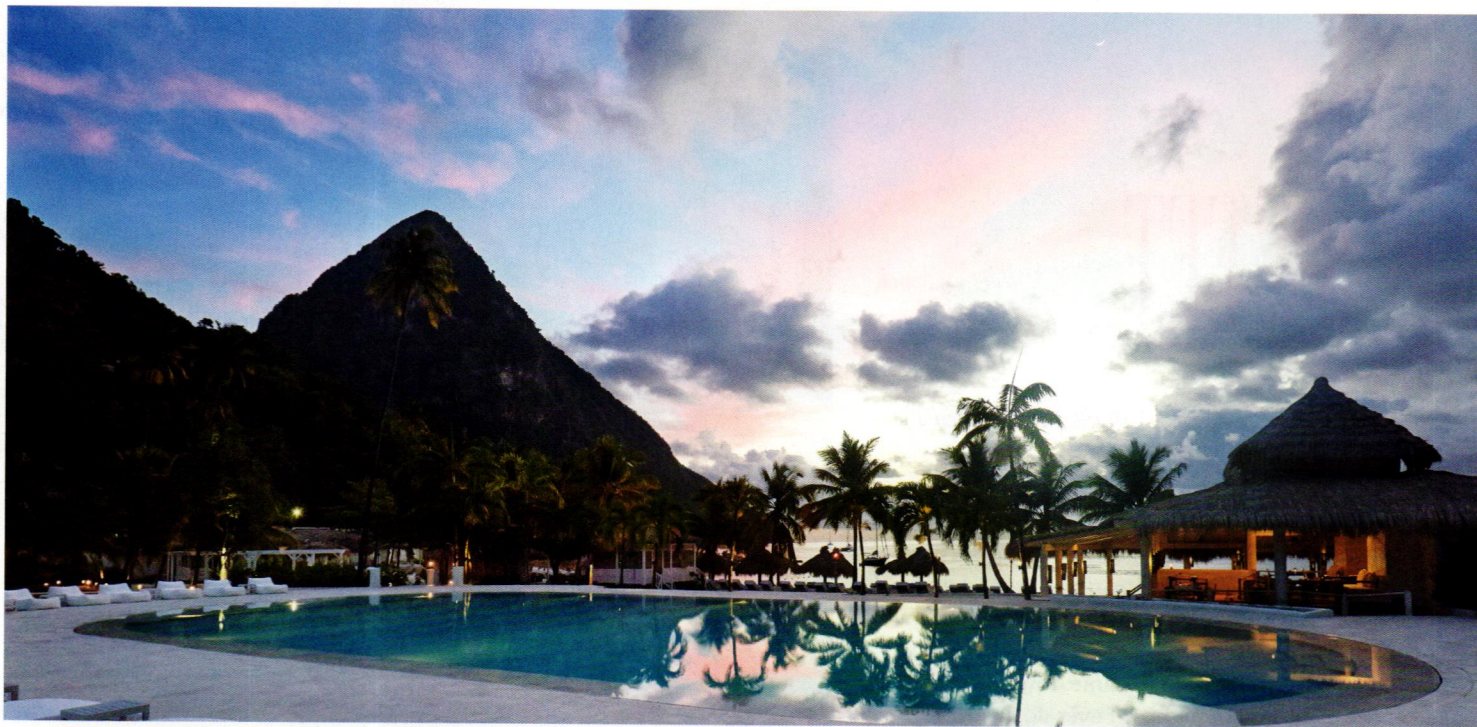
The spa, which cost \$2 million to create, offers traditional St. Lucian natural therapies in seven treehouse treatment rooms, along with a wet room, manicure and pedicure treehouse and a Temazcal Amerindian steam room set inside a stone dome.

Between meals and activities, many guests retreat to their luxury accommodations, comprising 77 hillside villas and cottages, eight beachfront bungalows and 11 sugar mill rooms close to the Great House.

All 18 completed private residences are also available for rent for most of the year – especially during high season. The mostly three- and four-bedroom homes feature pools, expansive terraces, indoor and outdoor living and dining spaces and high-end kitchens.

Each sugar mill room has the same plantation styling as the villas, cottages and beachfront bungalows as well as a private plunge pool and walled garden. Superior sugar mill rooms have the bonus of a roof terrace.

Our villa is halfway up the hillside, a standalone, whitewashed cottage straight out of a Caribbean



storybook, with an entrance hall, sitting room, master bedroom with four-poster bed and flatscreen TV and a well-equipped bathroom with a claw-foot tub and walk-in shower.

The sitting room and bedroom open to a spacious terrace with sun loungers, a dining table, comfy plantation chairs under an awning, a plunge pool and beautiful views of the Pitons and Caribbean Sea.

Each villa comes with 24-hour butler service, a personal iPad and a pair of cute his-and-hers mobile phones linked to your butler's station. Simply call to place an order, book a dinner reservation or request a pickup from anywhere in the resort.

Every ride is a joy in itself. Resort owner Roger Myers fell in love with the jaunty three-wheeler tuk-tuks that are popular in Southeast Asia and bought several to ferry Sugar Beach guests around the resort.

Splashed with vibrant colors and individual nameplates, the motorized vehicles dart around the resort like tropical parrots. "You can be a millionaire or a kid and still love sitting in those tuk-tuks," says Myers. "They just make you smile."

St. Lucia's peak season is mid-December to April. Sugar Beach also has its ebbs and flows, popular with honeymooners in spring and summer, multigenerational families during school holidays (the resort has a dedicated kids' club) and couples year round.

The resort underwent a three-year, multimillion-dollar renovation and transition and relaunched in 2012 as Sugar Beach, A Viceroy Resort – and is for the most part well maintained.

A nonfunctioning shower in our villa and a missing but prominent tile in the pool were initial minor flaws,



but they were quickly fixed.

There's some ongoing construction on final residences and a handful of villas being renovated, but the work is carefully supervised so as not to interrupt the guest experience.

While Viceroy has managed the property since 2008 and delivers a polished international service, Myers was adamant that the resort keep its island character, especially in regards to the staff.

"I wanted it to be a Caribbean hotel, not a British or American hotel," he says. "Almost all our staff is St.

Lucian and some have been here for 20 or 30 years. The people are fantastic."

We never did leave Sugar Beach during our weeklong stay, save for a tour of a neighboring

cocoa plantation and a chilled Piton beer at The View, a local bar with a breathtaking vista of Gros Piton. The other joys of St. Lucia will have to wait until next time.

Colonial charm

Left, the crisp all-white interiors of guest villas and The Palm Court lend the resort a languid, tropical atmosphere.

Right, resort owner Roger Myers says he wanted Sugar Beach, A Viceroy Resort to be "cool, fun, relaxing and very beautiful, and I believe it's all of those things now."

THE DETAILS

For more information, visit viceroyhotelsandresorts.com/sugarbeach and jetblue.com.

HOME, SWEET HOME

LUXURY LIVING AT SUGAR
BEACH RESIDENCES

When British entrepreneur Roger Myers sailed his boat around St. Lucia's Petit Piton in 2005 and first set eyes on the Jalousie sugar plantation nestled serenely on the beach, his jaw dropped.

"I couldn't resist it," he says. "I came down here and looked at the place and thought, if I ever do anything again in my life, this should be the thing that I do."

Having developed a hugely successful chain of restaurants and pubs in the United Kingdom, Myers wasn't looking for a new business venture at the time, but knew he'd found something special.

And as part of a consortium that purchased the former hotel and its surrounding land, Myers had a personal vision to create one of the world's finest luxury resorts and residential developments.

Fast-forward almost 12 years and his pipedream is a spectacular reality with a multiaward-winning resort, 18 private residences built and sold out, another three sold and awaiting completion and a final four remaining for purchase.

The last available Hillside Residence is the most elevated, set on 17,600 square feet of land and featuring 2,448 square feet of internal space, 2,865 square feet of outdoor living and a private pool.

The three-bedroom home is designed in authentic Caribbean island style with contemporary interiors, enjoys panoramic views of the Pitons and bay and is priced at \$4.25 million.

The other remaining homes are three of five Beachfront Residences, set directly on the smaller but equally beautiful Glenconner Beach.

These Michaelis Boyd-designed homes will be more contemporary in design, with a distinctive Southeast Asian look, and include numerous water features, glass sliding doors for seamless indoor/outdoor living, private pools and stunning views of the Pitons and Caribbean Sea.

One four-bedroom home is set on 37,507 square feet of land, with 4,224 square feet of internal space, and is priced at \$8.25 million.

The neighboring five-bedroom home comprises 38,987 square feet of land, 5,374 square feet of interior



living space and is listed for \$8.75 million.

The final five-bedroom home is the largest of the Beachfront Residences, sited on 61,790 square feet of land with 7,593 square feet of internal living space and a price tag of \$15 million.

The purchase prices include fully furnished interiors and décor – selected by Michaelis Boyd and curated to owners' personal design styles – individual residence management and oversight, a dedicated maintenance team, 24/7 security and housekeeping services.

Sugar Beach Residences owners have access to all of the resort's facilities and receive a 15 percent discount on all food and beverage purchases and spa treatments.

The Pier Jetty on Glenconner Beach is also being extended to provide additional lounging, drinks and food service.

A team of experts led by Property Director Penny Strawson guides buyers through the residences' purchase process.

The home front
Only a handful of private residences remain for sale at Sugar Beach, all offering architect-curated interiors, sun-filled outdoor living spaces and pools overlooking the iconic Pitons.



"St. Lucia's unspoiled natural beauty, delightful year-round climate, good infrastructure and friendly, hospitable people have helped the island establish itself as one of the world's most desirable destinations," says Strawson.

"The island is also something of a safe haven with a stable government and currency, a robust legal system and is economically sound," she adds, citing St. Lucia's

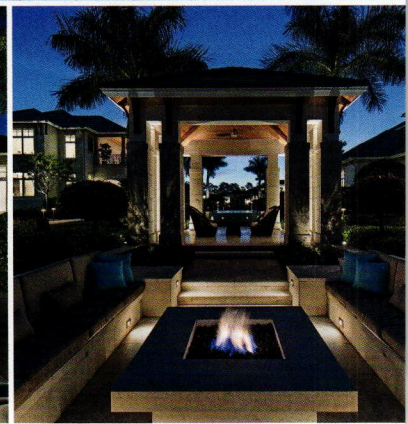
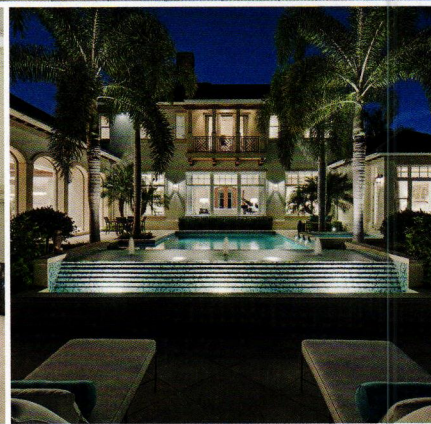
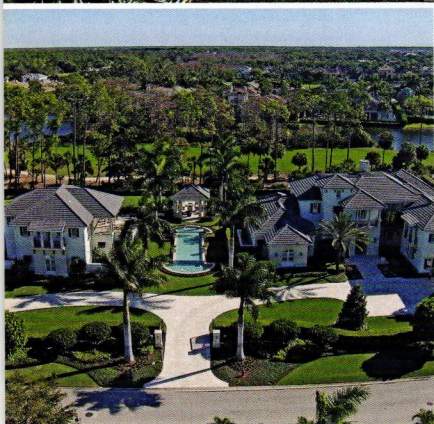
THE DETAILS

For more information, call +1 758 456 8091, email penny.strawson@sugarbeachresidences.com or visit sugarbeachresidences.com.

consistent World Bank ranking and reputation as one of the region's top countries for ease of doing business.

For resort owner Roger Myers, Sugar Beach is a dream realized. "I wanted it to be cool, fun, relaxing and beautiful," he says, "and I think it's all of those things now." **OIH**





1240 GORDON RIVER TRAIL – ESTUARY AT GREY OAKS

BEDROOMS: 6 +DEN
BATHROOMS: 7.3
LIVING AREA: 9,824 SQ.FT.
LIST PRICE: \$12,000,000

The Estuary at Grey Oaks, a name synonymous with Naples' most exclusive luxury estate homes, offers a home so special that by comparison, on any level there is no equal. Secluded on a double estate site with lake views, this magnificent West Indies-style home & guest house incorporates only the finest materials and artisanship into the idyllic sprawling tropical retreat. Centered directly behind the entry gates distinctive inspirational architecture is immediately realized in an impressive 42' reflecting pool with vanishing edge, pavilion & fire pit serving as focal point between the main house & guest

house. The main home is 7671 s/f, 5 bedroom suits, 6 & 1/2 baths, library, office, media room, bar, a private apartment with living room, kitchen, bedroom bath & laundry. The gourmet kitchen features AlliKrisite cabinetry, Viking appliances, walk-in pantry, china room & a 1000 bottle wine room. The 2,153 s/f two-story, one-bedroom two-bath guest house is appointed with top of the line finishes. Additional features include premium home automation by Savant, 5-car collector's garage, 2-generators & much more. Truly a home and lifestyle that is sure to exceed all expectations.



BILL EARLS
REALTOR

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260 2ND AVENUE NORTH – OLDE NAPLES

BEDROOMS: 5 +DEN
BATHROOMS: 6.3
LIVING AREA: 7,810 SQ.FT.
LIST PRICE: \$10,900,000

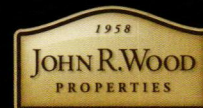


Iconic, timeless, spectacular... British West-Indies masterpiece thoughtfully designed by architect Jeff Harrell & built to the most exacting standards by BCB Homes. This stately home is situated on an exceptional 200' x 150' site framed by massive mahogany trees. Defined by a Buckingham black slate roof, cypress corbels & brackets, mahogany shutters, mahogany MQ windows & doors, and 18 custom-built natural gas lamps, this 7,800 square foot residence has no equal. The main residence is comprised of 4-bedrooms suites, study, & gourmet styled kitchen with hand forged

steel hood + a convertible pavilion finished in shell stone walls ideal for inside/outside entertaining. High levels of refinement are found in exquisite old-world ironwork detailing by Belt Colombia, marble floors & walnut floors, Fine Art light fixtures, recessed electric shades plus, steam/sauna room & much more. There is a 660 Sq.ft. guest house/cabana with full bath, laundry and a 1-car garage + room for a lift. The elaborate pool area has elements of flowing water through long runnels, fountains and cascading edges finished with custom glass tile. This magnificent home truly is a work of art.

BILL EARLS
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MODERN BAYFRONT BEACH HOUSE

Bridgehampton. Where Mecox Bay meets the Atlantic Ocean and the water and sky become one at sunset, this newly renovated "Modern Bayfront Beach House" is situated at the end of Dune Road with oceanfront like views and sunsets over Mecox Bay. Nearly 2 acres of land with a permitted catwalk to the bay/dock, the home is exquisitely designed with terraces and rooftop lounge which provide 360 degree views. **\$16.5M WEB# 28587**



FOREVER OCEANFRONT

Water Mill. Unparalleled coastline and panoramic ocean views from this top-of-the-line custom crafted "beach house". Some of the finest materials were used in rebuilding and refitting this 2 level shingle and clapboard dream home which has the look and feel of being aboard a Hinckley yacht. A protected setting with bulkheading and offering miles of white sand. Now with 6-person beach side spa to further elevate the ocean viewing experience. **\$12.75M WEB# 41786**



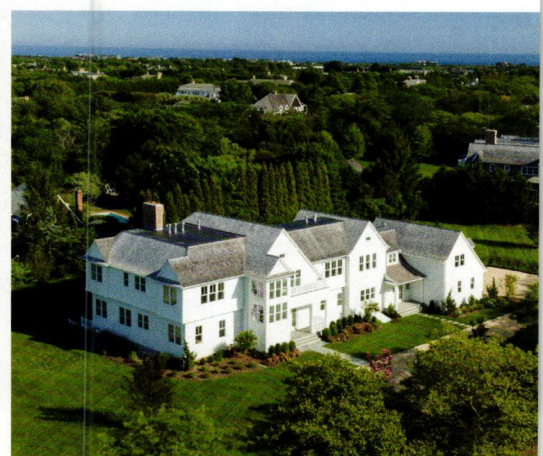
ATTERBURY ESTATE BAYWATCH

Southampton. Custom bayfront home with 211' of bulk-headed frontage. Nearly 10,000 SF of grand living spaces including, 7 bedrooms, 9 bathrooms, and a luxurious floor plan all opening onto Shinnecock Bay with views to the Atlantic Ocean. **\$10.95M WEB# 51669**



COMMANDING BAYFRONT

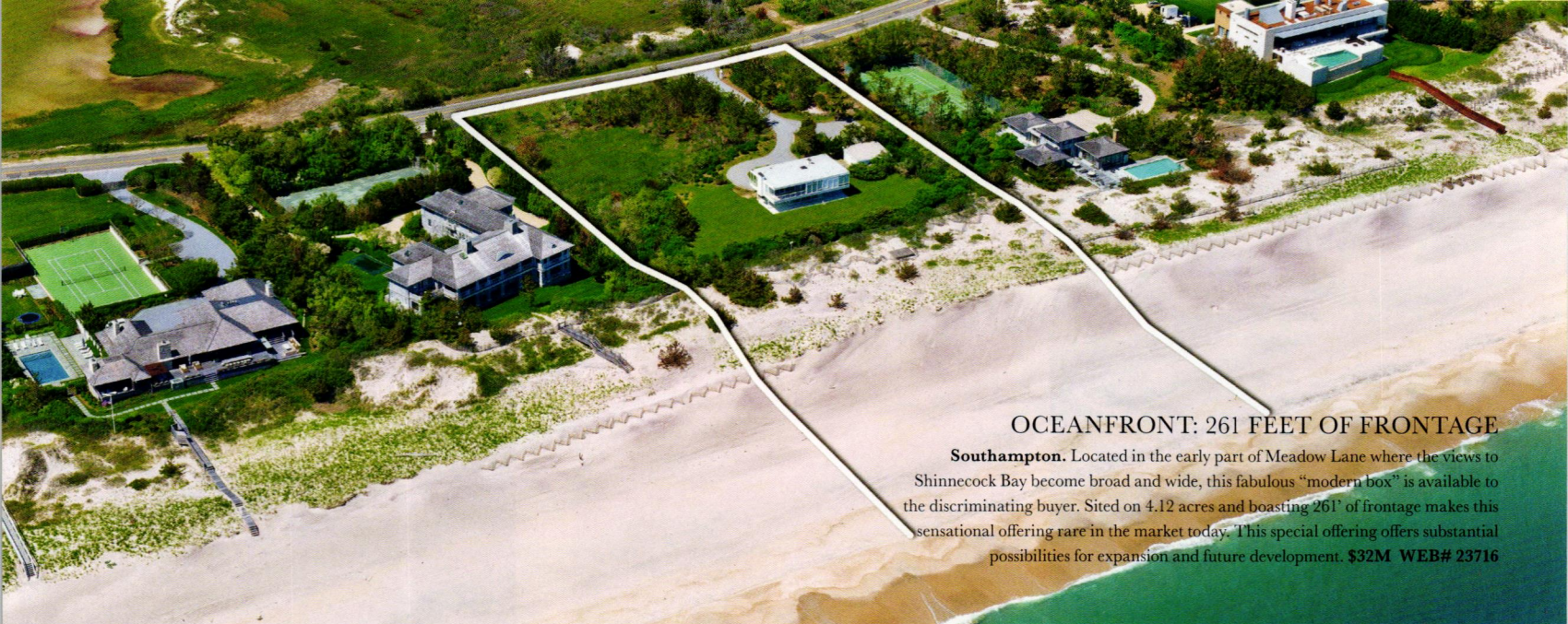
Sag Harbor. This home offers panoramic water views across Noyac Bay with 5 bedrooms, 6 baths and walls of glass opening to a sandy beach and gunite pool. Third floor observation deck with 180 degree views. Finished lower level and 2-car garage with a second floor studio suite and outdoor shower. **\$10.9M WEB# 47965**



GRAND NEW CONSTRUCTION

Southampton Village. Nestled on 1.7 acres this 10,000 SF manse is one of the finest new constructions around. The traditional gabled dwelling is given a modern edge and features a first-floor junior master, 6 bedrooms, 9.5 baths, finished lower level, swimming pool and pool house. **\$9.75M WEB# 13274**

"It is essential to comprehensively understand a luxury market property purchase as both an investment decision and a lifestyle enhancement."



OCEANFRONT: 261 FEET OF FRONTAGE

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



CONTEMPORARY CUSTOM DETAILS

Water Mill. Modern and traditional architectural designs combined with master craftsman construction define this custom new home with access and open views of Mecox Bay. Views that are augmented by mahogany terraces, blue stone patios, and an infinity edge pool overlooking a landscaped estuary. The 13,000 SF home is equipped with a media room, library, 500 bottle wine cellar, gym with spa, elevator and rooftop tennis court. **\$16.9M WEB# 39145**



5 ACRES OF PROTECTED OCEANFRONT

Southampton. Contemporary residence superbly sited on world famous Meadow Lane. This home sits forward of neighboring houses affording views beyond the 200' of secure ocean frontage. Amenities include an oceanside pool enclosed in an atrium with a skylight offering protection from the weather, along with views of the surroundings and bayside tennis court all beautifully positioned behind the private gated entrance. **\$27M WEB# 15809**



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The Hamptons Luxury Market Leader

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Luxury Portfolio



AMAZING SAGAPONACK OCEANFRONT

Sagaponack. This stunning 9,500 SF oceanfront home has 7 bedroom, 9 bathroom home and is perched high on the dune in Sagaponack with 2.6 private acres and 155' of oceanfront. It includes every amenity and comfort with chefs kitchen, fantastic pool and plenty of room for spacious living inside and out. What could be better than your own Sagaponack beach and Atlantic for your back yard. Exclusive.. **\$38.995M WEB# 46170**



ATLANTIC: ARCHITECTURALLY SIGNIFICANT

Amagansett. Masterfully designed by Bates & Masi and just steps from the ocean, this home features indoor/outdoor living spaces, decks and landscaping that capture the panoramic views. The two level main house features a master suite, 2 guest suites with a central family room on the ground level. On the second level are entertaining and living spaces with 360 degree views. Co-Exclusive. **\$9.95M WEB# 53974**



SENSATIONAL CUSTOM ESTATE ON RESERVE

Sagaponack. On 2 private acres overlooking reserve and ocean boasting 10,000 SF of living space including a lower level. 8 bedrooms, 10 baths, double-height foyer, master bedroom, office, chef's kitchen, dining room and living room, billiard room, library, screened-in porch and 3-car garage. Heated gunite pool and hot tub, pool house pavilion and sunken Hydro, Har-Tru tennis court. Just reduced. Exclusive. **\$17.95M WEB# 12829**



OFF FURTHER LANE WITH PANORAMIC VIEWS

East Hampton. Beautiful traditional estate 400 yards from the ocean with deeded access. 8,500 SF of living space, state-of-the-art kitchen, double-height great room, 6 bedrooms, 9 baths, elevator, and 3,500 SF lower level. Outside amenities included a heated gunite pool, spa, pool house, tennis, stone patios, mahogany decking and apple orchard. Gated entrance and privacy. Exclusive. **\$17.95M WEB# 24232**

Susan M. Breitenbach | Licensed Associate RE Broker | m: 631.875.6000 | smb@corcoran.com

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SAGAPONACK OCEANFRONT MODERN MAGNIFICENCE

Sagaponack. By far the very best oceanfront estate on the market! A modern masterpiece, incredibly custom designed by renowned Bates & Masi architects, with the most amazing views both over the ocean and freshwater pond, 3 acres, and over 300' of ocean frontage! Spaces run the full width of the house with floor to ceiling sliding glass walls on both sides. The spaces create apertures through which views, light, and air completely penetrate the house, dissolving its mass. With the sliding doors open and recessed into the adjacent walls, interior spaces are transformed from formal rooms to open pavilions, merging seamlessly with the site. It has it all. Roof top deck with Jacuzzi, kitchen and fireplace, master with outdoor shower, ocean side infinity pool with pool house, and even a tennis and sport court. **Price Upon Request WEB# 41427**



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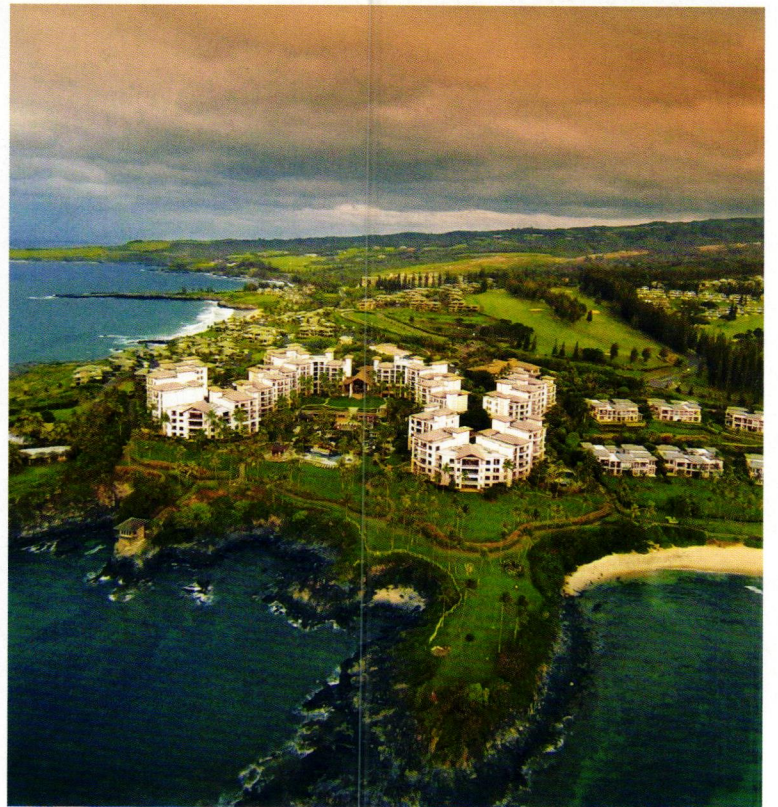
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Kapalua Beachfront Estate



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Montage Residences at Kapalua Bay



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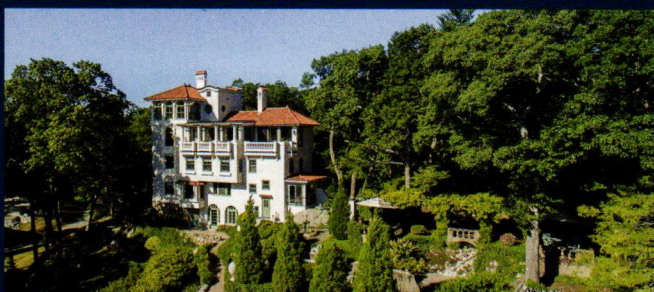
396 JERUSALEM ROAD, COHASSET, MA 02025
LIST PRICE: \$4,295,000

Spectacular contemporary 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: \$1,995,000

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: \$2,695,000

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.



25 MOUNT PLEASANT AVENUE, HULL, MA 02045
LIST PRICE: \$2,950,000

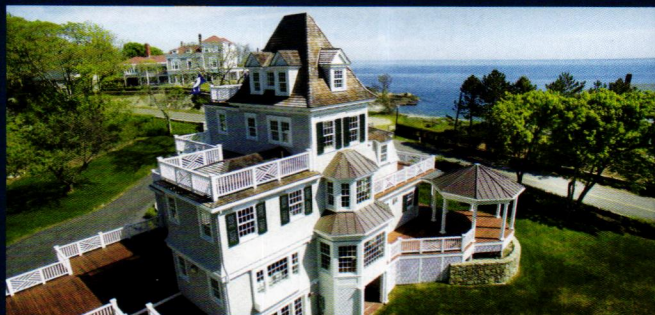
Spectacular water views from this stunning custom-built waterfront granite & shingle style home. Situated on a private lot overlooking Hingham Harbor Islands, with direct water access and 245 feet of water frontage with private beach and yacht mooring. Gorgeous grounds with professional landscaping. Exceptional craftsmanship & quality built in 2011, this meticulously cared for home is pristine. First floor is open concept, designed for family living and entertaining. Quarter sawn oak flooring throughout. It includes a gourmet kitchen designed by Faneuil Kitchen.



82 WHITEHEAD ROAD, COHASSET, MA 02025
LIST PRICE: \$3,395,000

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!

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: \$2,790,000

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 landscaped 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 area and three additional rooms. The home is located a short walk to town and to Sandy Beach.



6 DEEP RUN, COHASSET, MA 02025
LIST PRICE: \$4,195,000

Panoramic ocean views command your attention on this magnificent shingle-styled colonial built in 2006. Watch the sun rise and set from this home which has over 100+ feet of frontage on Jerusalem Road, the Gold Coast of the area. This home is a masterpiece of design and engineering. Features include an open floor plan for entertaining, gourmet kitchen, expansive dining room, decks and private backyard, three car garage and 2000+ sq' of lower level. In July of 2010 they added an additional two bedroom suite with full bath over the garage. In the third level added large dormer and finished large office space. In the lower level they also added a home theatre, wine cellar and a home gym.



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.

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Oceanfront Offerings



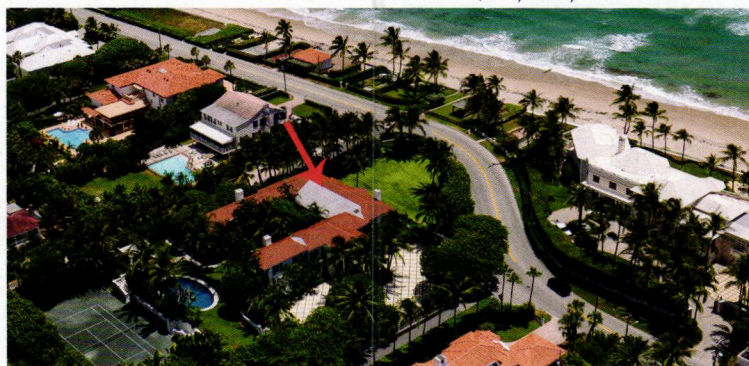
1071 North Ocean Boulevard, Palm Beach
Grand, Newly Completed Direct Oceanfront Estate
Exclusive Offering - Price Upon Request



530 South Ocean Boulevard, Palm Beach
Still Time to Customize... Premier Oceanfront
Exclusive Pre-Construction - \$38,900,000



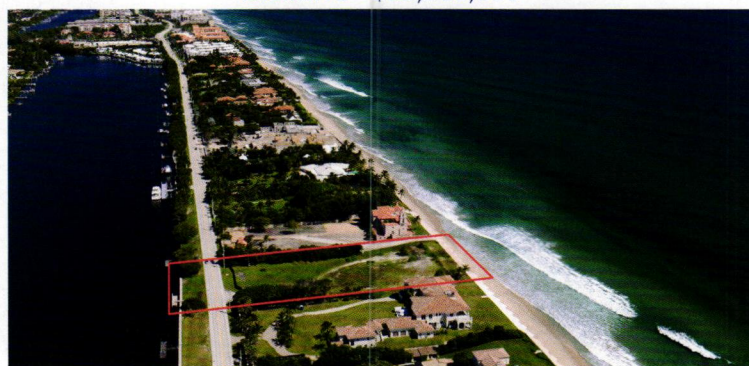
900 South Ocean Boulevard, Manalapan
New Ocean-to-Lake Estate by Farrell Building Company
Exclusive - \$29,950,000



1102 North Ocean Boulevard, Palm Beach
Oceanfront Compound with Tennis Court, Beach Cabana
Exclusive - \$25,900,000



680 South Ocean Boulevard, Palm Beach
Estate Section Oceanfront with Tunnel Access to Beach
Exclusive - \$24,950,000



1020 South Ocean Boulevard, Manalapan
Ocean-to-Lake Lot on 2+ Acres with 200' +/- Direct Ocean
Exclusive - \$17,500,000



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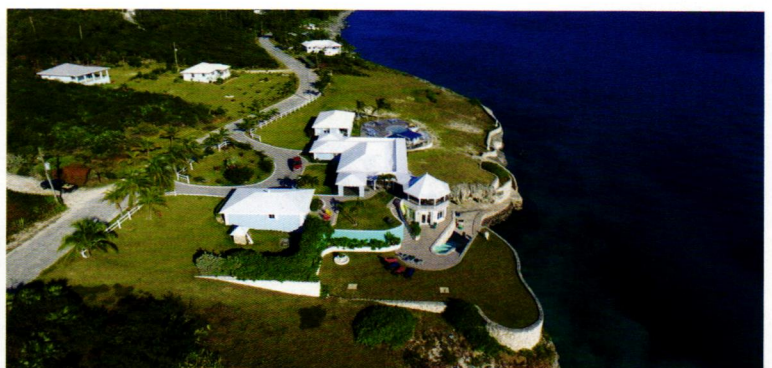
PARADISE ISLAND, BAHAMAS Casa de Leon, Ocean Club Estates. Spectacular and Private beachfront setting. 5 BR, 6.5 BA and 9,500 sf. Breathtaking views through the 25-foot atrium of the infinity pool and aquamarine water beyond. WEB: SN3NDG US\$11,995,000. Monty.Roberts@SIR.com 242.424.4944



NASSAU, BAHAMAS Albany Villa. Sophisticated three storey 6,706 sf 4 BR oceanview villa set within the exclusive resort community, Albany. Resort lifestyle and amenities with Mega Yacht Marina, Concierge, Golf, Spa and Fitness center, Beach and Dining. WEB: MY993S US\$4,950,000. Lana.Rademaker@SIR.com 242.457.0406



NASSAU, BAHAMAS Old Fort Bay. Wapiti Estate. 0.608 acres, 160-foot canalfront and a private beach. Main house 4 BR 4 BA, and guest cottage offers a total of 8,480 sf. Swimming pool, generator and fully-serviced dock with boat lift. WEB: B2NFB D US\$3,800,000. Samira.Coleby@SIR.com 242.376.6248



ELEUTHERA, BAHAMAS Rainbow Bay. Refined and unique Bahamas waterfront property encompassing 400 feet of ocean frontage, 5 BR, 5 BA and over 3,500 sf of living space. Breathtaking sea views and majestic sunsets. WEB: LFJVEV US\$2,450,000. Jonathan.Morris@SIR.com 242.557.7917 & Joan.Braithwaite@SIR.com 242.376.1288



PARADISE ISLAND, BAHAMAS Ocean Club Residences & Marina. Revel in the ultimate in privacy and luxury of this ground floor condominium residence with 3 BR 3.5 BA, 2,496 sf under air plus an expansive 725 sf patio. Concierge, Golf, Beach Club. WEB: ZG8G62 US\$1,895,000. Monty.Roberts@SIR.com 242.424.4944



ABACO, BAHAMAS Ridge Runner, Guana Cay. Sprawling 1.7 acre, 6 BR, 4 BA compound offers commanding views of The Sea Abaco and an 80-foot dock with deepwater access. Pool is nestled amongst mature palm tress and lush native vegetation. Secluded beaches nearby. WEB: YX5KSJ US\$1,100,000. Christopher.Albury@SIR.com 242.359.6885

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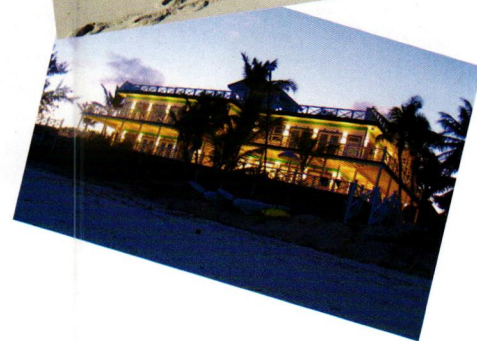
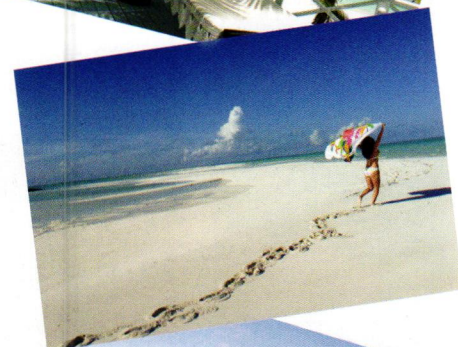


Bougainvillea House

Exuma, Bahamas, Caribbean

Offered at \$4.9 million USD

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- Sleeps 10-18 adults in seven bedrooms with nine bathrooms and three kitchens
- Features 160 feet of waterfront on a shallow beach with a prevailing, light sea breeze
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- Located on the Island of Exuma, Bahamas; one hour from Florida with twice daily jet service
- Nonstop 100 passenger jet service from Toronto, Canada
- The Villa is available for weekly rental, starting at \$21,000 per week with regular returning clientele



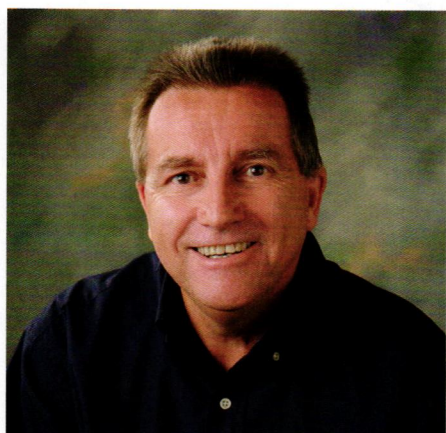
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Town \$18,975,000



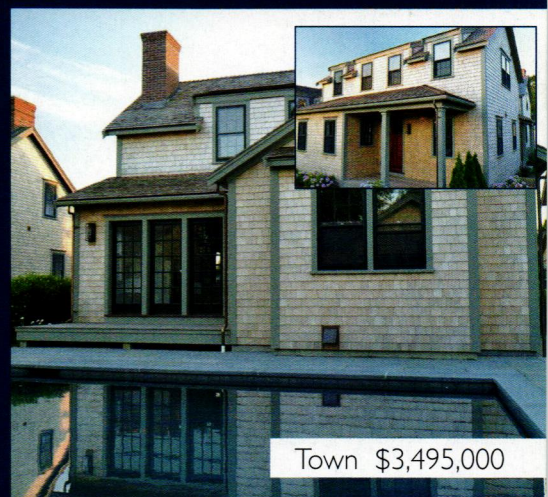
Pocomo \$9,450,000



Town \$7,850,000



Wauwinet \$4,995,000



Town \$3,495,000



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Brant Point \$1,845,000



Quaise \$1,450,000

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Surrounded by majestic views, this Lords Point property is ONE OF A KIND! Offered are two amazing homes – a main house with 4 bedrooms and 3.5 baths and a 4-bedroom guest cottage. Both homes have been meticulously renovated and come with furnishings, beautiful décor and endless amenities. An abundance of glass allows water views from both East and West that dominate with brilliant sunrises and mystical sunsets! These superb residences blend with stunning landscaping as they embrace a most spectacular waterfront perch! Offered at \$5,500,000



245 KINGS HIGHWAY, KENNEBUNKPORT, ME

Watch the sun rise and set from this charming ocean front cottage located just steps from the white sand of Goose Rocks Beach. This 4 Bedroom cottage with wood burning fireplace and 1st floor Master Bedroom offers the quintessential Maine cottage feel.

New Price \$2,600,000

0 OCEAN AND SEA VIEW AVENUE, KENNEBUNKPORT, ME

Here is an opportunity to own a prime piece of Real Estate in the prestigious Cape Arundel Zone. Located on the corner of Ocean and Sea View Avenue, this

1.3 Acre building site is located along one of the most desirable coastlines in Southern Maine and offers deeded access to the water and commanding views of the Ocean. Ready to go - all surveyed including wetland delineations and offering town water. A soils test and septic design is on file. What a beautiful spot for your primary or vacation home! Listed for \$750,000

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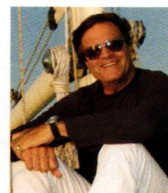
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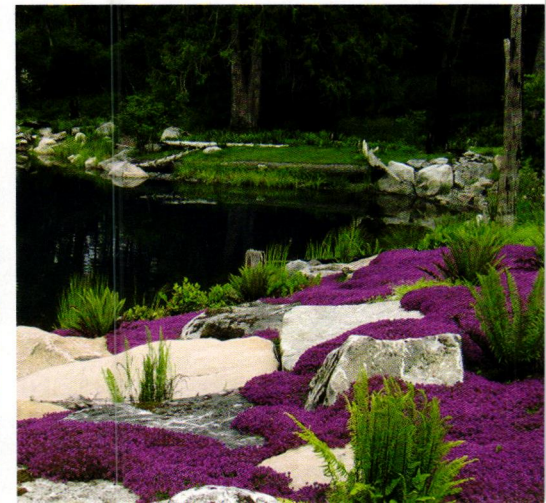
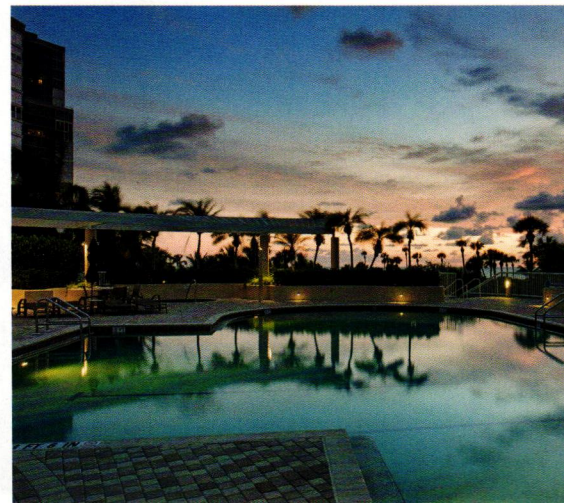
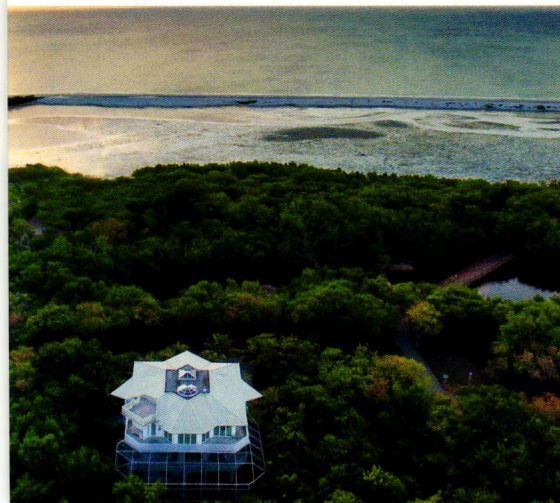
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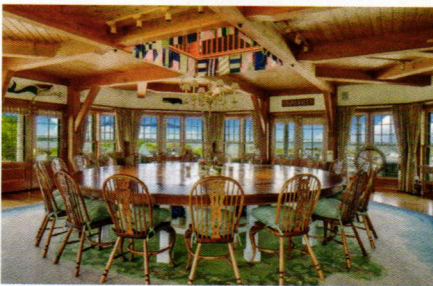


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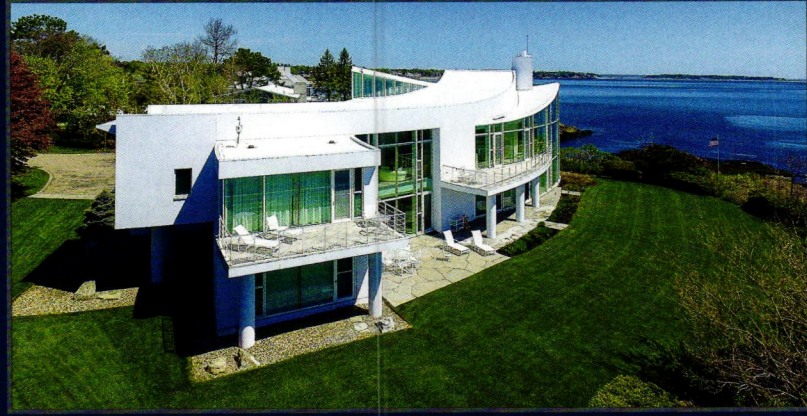
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February + March

Design 2017

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HOME

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+

CUSTOM HOMES

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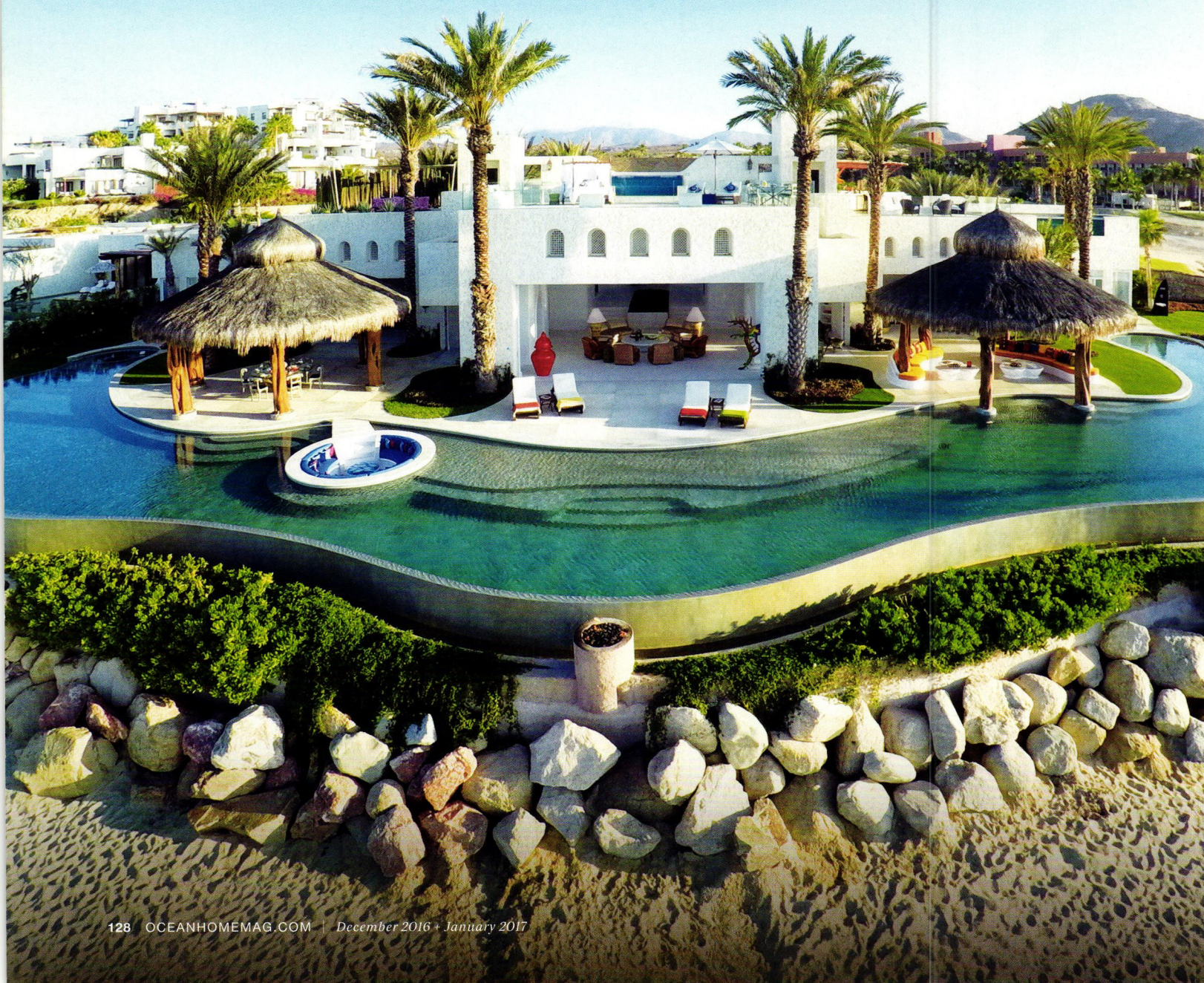


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A STAR IS BORN

Mexico has a magnificent new star in its firmament of luxury vacation villas. The Ty Warner Mansion, which opened in July at Las Ventanas al Paraíso, A Rosewood Resort in Los Cabos, is the last word in beachfront indulgence offering two master suites, an infinity pool, hacienda-style kitchen, tequila library, cinema room and a spectacular rooftop terrace overlooking the Sea of Cortez. The mansion also comes with round-the clock butlers, a dedicated private chef, personal spa treatments, chauffeured car service and fireworks displays on request. Part of Ty Warner Hotels & Resorts, founded by Beanie Baby billionaire Ty Warner, the villa sanctuary was created by renowned architect Jorge Torres with lush interiors by Robert Couturier. Filled with specially commissioned Mexican artworks, furnishings and fabrics, the villa costs a cool \$35,000 per night. Bring your own Beanie Baby. rosewoodhotels.com - JULIA JOHNSON



PHOTOGRAPH BY ERHARD PFEIFFER, COURTESY OF ROSEWOOD HOTELS & RESORTS

OCEANTM HOME

THE LUXURY COASTAL LIFESTYLE MAGAZINE
June + July 2015

BEST OF THE BEST PLATINUM LIST 2015

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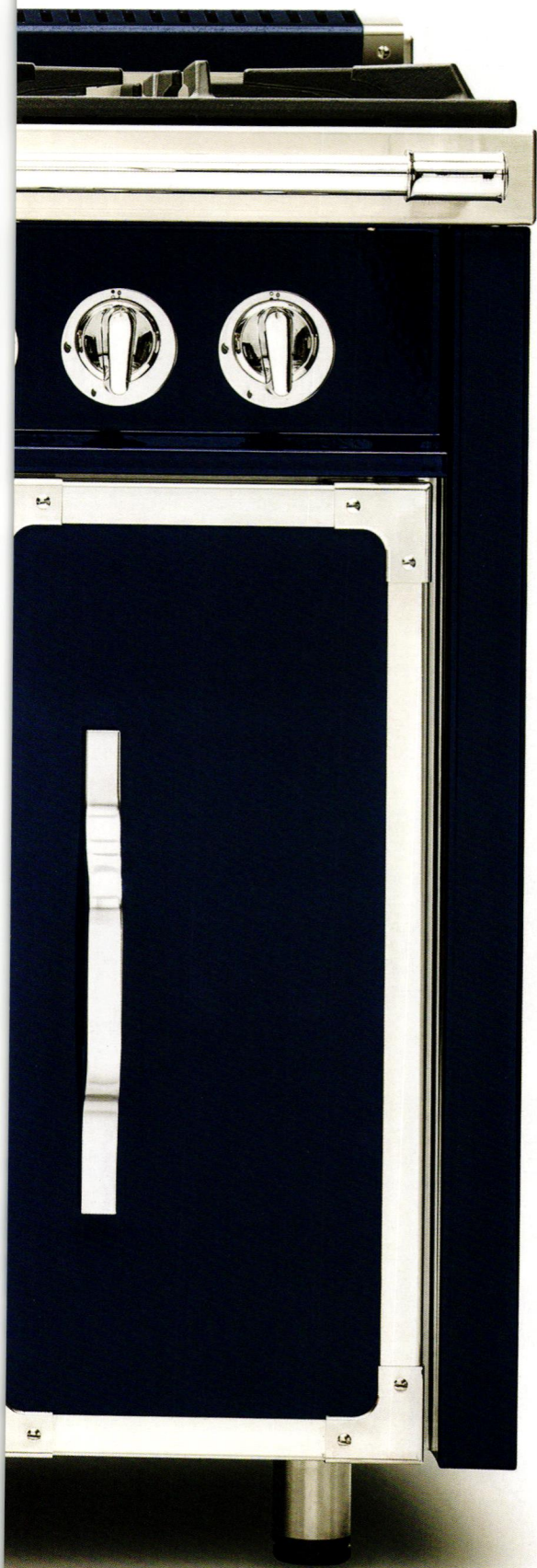
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SKY 230

Spectacular Waterfront Townhome Community

Spectacular Four Story 4 Bedroom/4.5 Bathroom Waterfront Townhome Community Located in Lauderdale-By-The-Sea, Fort Lauderdale's Trend-Setting Beachside Community.

Ultra Luxurious Features Include Four Level Elevators, Floating Brushed Steel Staircases with Quartz Steps and Frameless Glass Rails, and Energy Efficient "Smart-Home" Technology Throughout.

Contemporary Interiors Designed by Steven G, Miami's Interior Design "Guru". Fully Furnished Steven G Designer Units Available, with Exclusive Access to Steven G's Private 100,000+ Square Foot Showroom.

Modern European Baths & Kitchen with Quartz Countertops, Custom Sub-Zero & Wolf Appliances, Blue Mirrored and UV Repellent Impact Windows.

Spacious Balconies on Every Level with Rooftop "SkY" Terrace Boasting Spectacular Ocean, Intracoastal and City Views. Private Deeded Boat Docks Available with Unrestricted Ocean Access, No Fixed Bridges.

Located in the Prestigious "A" Rated Bayview School District, Walking Distance to Beach, Restaurants and Entertainment, and Boutique Shops.

