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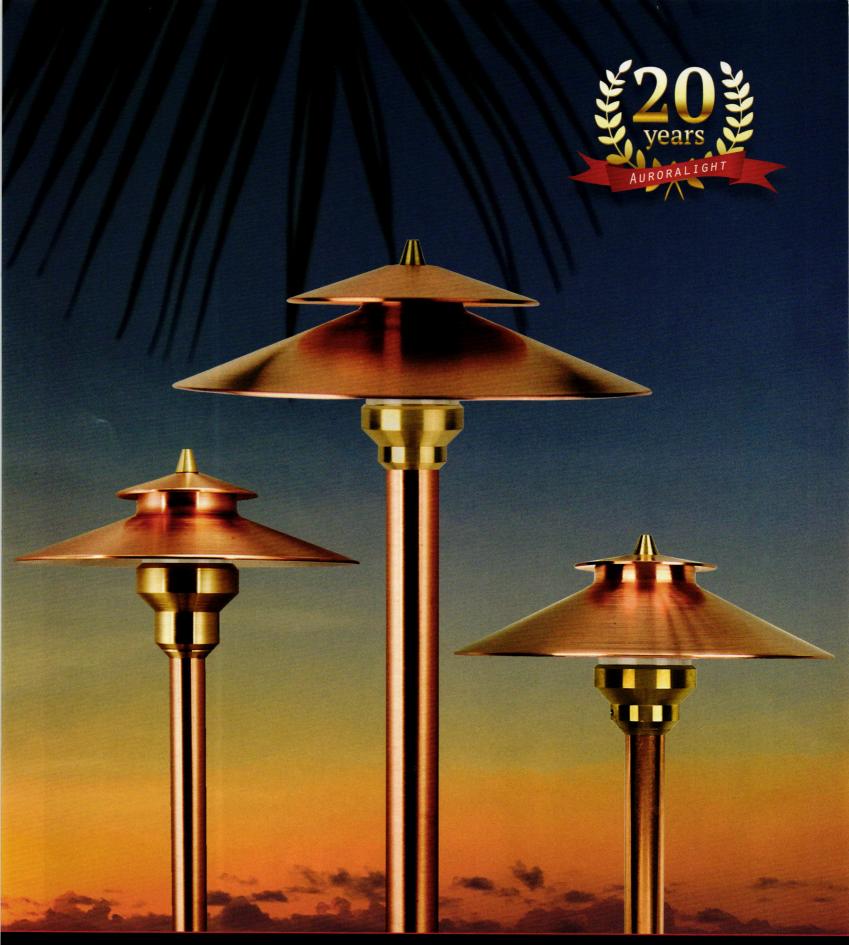
SPECTACULAR HOMES FROM COAST TO COAST

STUNNING KITCHENS & BEAUTIFUL BATHS

THE LUXURY COASTAL LIFESTYLE MAGAZINE February + March 2017

OCEAN OUR TOP COASTAL INTERIOR DESIGNERS OF 2017





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February + March 2017 // Volume 12, Issue 2

Design Issue

OCEAN

OUR TOP

COASTAL

INTERIOR

DESIGNERS

OF 2017

PAGE 68

72 GRACIOUS GRANDEUR

Their love of fine arts inspired Sally Wilson and John Kelsey to design a stunning residence in the former carriage house of a grand New England oceanfront estate.

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Coastal home kitchens and baths are undergoing a design revolution, blending new technologies, sleek finishes and chic colors that bring homeowners closer to nature.

88 FANTASY ISLANDS

At Jumeirah Dhevanafushi and Jumeirah Vittaveli, two exclusive island hideaways in the Republic of Maldives, well-heeled guests enjoy luxury resort living at its best.

On the cover

Rees Roberts + Partners created the interiors of this waterfront home in Water Mill, N.Y., in a collaboration with Steven Harris Architects based in New York City.

PHOTOGRAPH BY SCOTT FRANCES/ отто

This page
The kitchen of a carriage house in New England, restored by Sally Wilson and John Kelsey (page 72).

PHOTOGRAPH BY SAM GRAY

LIVE THE LaCANTINA LIFE





Design 2017

WHISPER IN THE WOODS

Architect Tom Kundig designs a hideaway in Washington State surrounded by water and forest

MANN ON A MISSION 38

Talented designer Kara Mann turns a saltbox on Nantucket into a cool, carefree vacation home

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A private, understated hotel in the heart of Manhattan makes guests feel instantly at home





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Spectacular tree houses at a lodge in New Zealand are a testament to coastal strong



WHAT'S NEW ON oceanhomemag.com



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READ THE DIGITAL EDITION OF OCEAN HOME ON YOUR COMPUTER, TABLET OR MOBILE PHONE.



Heaven for Sale

Luxury retreats come in all shapes and sizes, but few match the design quality of this heavenly private villa on the tropical island of Koh Samui in Thailand. Recently listed for US\$3 million by ILRE -International Luxury Real Estate, the contemporary villa boasts a central great room, four spacious bedrooms, five baths, a gym, study, screening room and a beautiful interior garden. The star attraction is the villa's infinity pool and terrace with panoramic views of the Gulf of Thailand, ilre.com and read more at oceanhomemag.com/villa-in-thailand/.

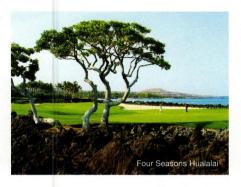
THE MAIL ROOM: TRENDS, TASTEMAKERS AND TEMPTATIONS

Loved your December + January Top Trends issue. I always think of trends as passing fads, thought up by an evercreative design world, but three things never change in California the sun, sea and sky! Christopher O'Brien Huntington Beach

Your terrific magazine is a testament to great coastal design and the designers you feature are some of America's foremost tastemakers. The stylish Alys Beach home in the last issue is a stunning example. David Ellerman Fort Lauderdale

Please stop publishing your Ultimate Holiday Gift Guide, I drool over the incredible gift ideas, hoping that one (or all) will be found under my tree, sadly to no avail. All I want is the Aston Martin speedboat... Georgina Parkinson New York City

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



RESORTING TO LUXURY

Nestled on the Big Island's Kona-Kohala Coast, the idyllic Four Seasons Resort Hualalai is the essence of Hawaiian luxury, design, culture and tradition. With great activities ranging from championship golf to the unique King's Pond snorkeling and scuba pool, this stylish resort offers a memorable family vacation. Read more at oceanhomemag.com/fs-hualalai/.



A DESIGN DESTINATION

If you're searching for a stylish West Coast beach escape this winter, look no further than L'Auberge Del Mar, A Destination Hotel, near San Diego. The 121 newly refurbished guest rooms by top Los Angeles designer Barclay Butera are infused with chic coastal colors, reflecting the bucolic beachfront setting. Read more at oceanhomemag.com/laubergedelmar/.



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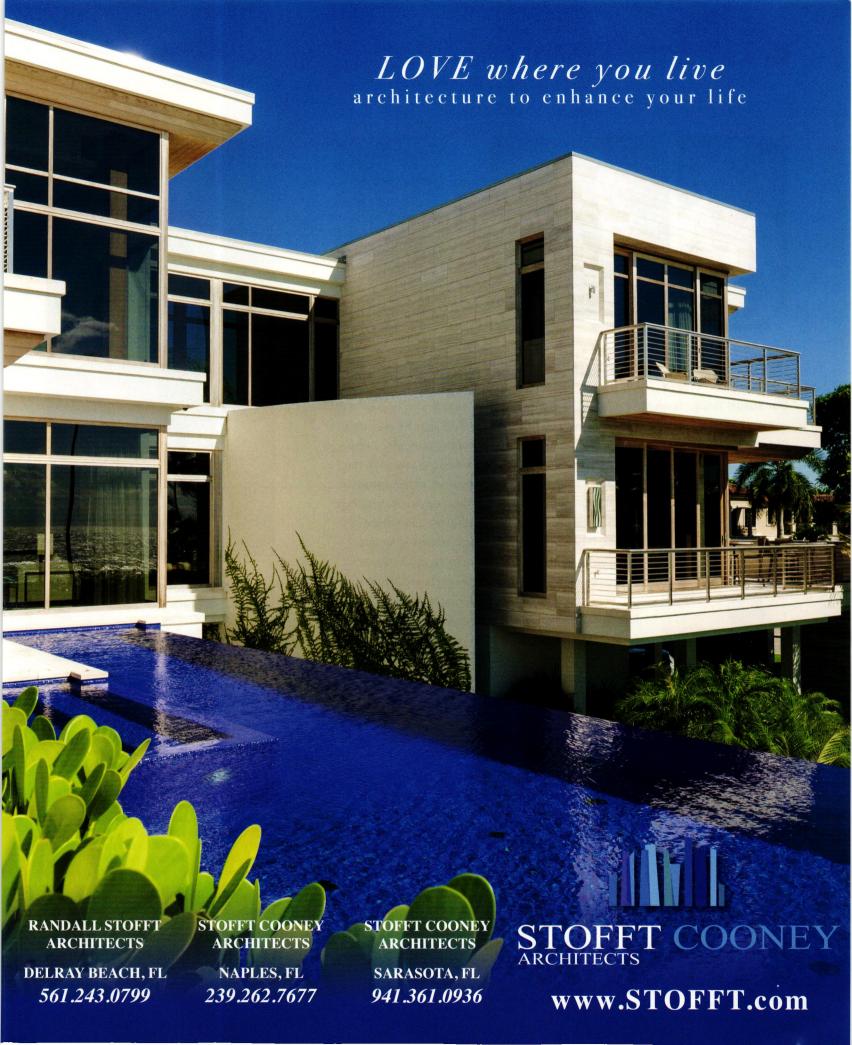
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Cortney Bishop

Eric Cohler

Joe Lucas

Erin Paige Pitts

OUR TOP 50 COASTAL DESIGNERS OF 2017

Our annual Design Issue always manages to fill me with anxiety and anticipation in equal measure. Anxiety because my trusty team of editors and I agonize over every little detail in choosing our top coastal interior designers of the year; and a sense of anticipation in being able to showcase some of the finest creative talents in the United States. This is our second Ocean Home 50, but the exhaustive judging process was just as intense (dare I say heated) as our inaugural list. This year, we're delighted to welcome Cortney Bishop, Eric Cohler, Erin Paige Pitts, Joe Lucas, Joe Nahem of renowned Fox-Nahem, Kara Mann, Ohara Davies-Gaetano and Robert Stilin into our exclusive Hall of Fame (page 70) - eight singular designers from California



to Charleston who create outstanding traditional and contemporary homes in America's most coveted coastal locations. This issue is brimming with wonderful design ideas from a unique waterfront retreat in Washington State's San Juan Islands (page 31) to a cool and carefree family vacation home on Nantucket (page 38) and a stunning transformation of Madonna's former Miami home overlooking South Beach (page 46). We also reveal exciting trends in coastal kitchens and baths (page 80) and journey to two fantasy islands in the Republic of Maldives (page 88). It's one of our most dynamic and colorful editions of the year and the perfect way to banish those winter blues.

Andrew Conway

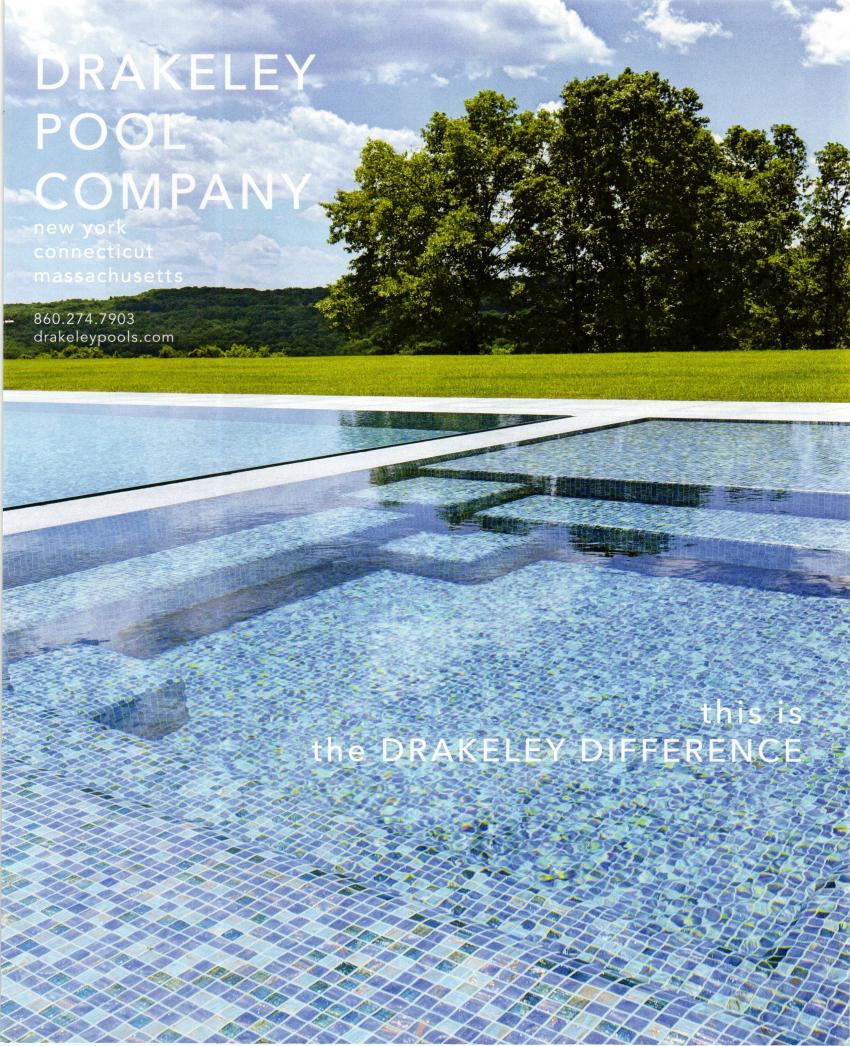
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We'd love to hear from you. Send your ideas and comments to editor@oceanhomemag.com or visit oceanhomemag.com.



THE DESIGN PROFESSIONALS

One of the great things about my job is meeting incredibly creative people who never fail to impart wise design advice. A recent conversation with leading New England designers Sally Wilson and John Kelsey for a feature article about one of their beautiful homes in coastal Massachusetts (page 72) is a case in point. "Good design is not about picking things," says Wilson. "It's about thinking through the process and the challenges and solving them." Kelsey expounds further: "That process of thinking and problem solving needs to come first before you start looking at what you want to place in a space," he says. "You have to have a very clear vision in order to know what you are looking at as an option and whether it's the right choice. Without that framework, you just end up with a roomful of furniture." If you're thinking of redesigning your cherished coastal home - whether the project requires an architect, interior designer or landscape architect - I also have some advice: don't hesitate to commission design professionals like Wilson and Kelsey. Yes, it comes with a price tag, but the return on your investment will be priceless. The creative talents showcased in every edition of Ocean Home know the difference between a roomful of furniture and remarkable design and will help you create your dream ocean home. wilsonkelseydesign.com



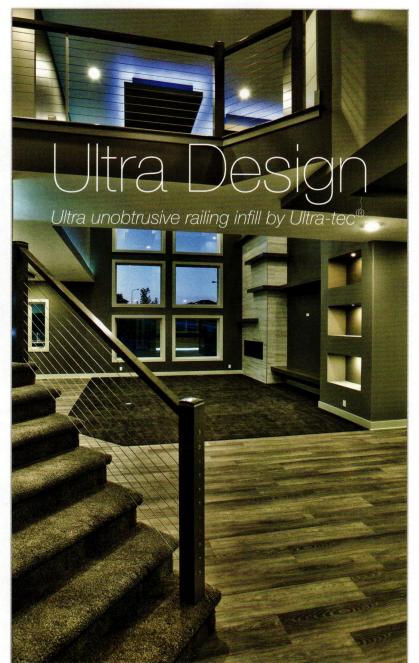


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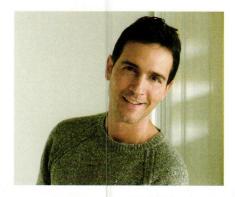
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Contributors



TROY CAMPBELL

Troy is a leading architecture, interior design and fine art photographer, based in Miami.

What have you photographed this issue?

A stylish oceanfront home on Miami's South Beach, designed by Michael Wolk (page 46).

What do you like most about the home?

The soaring ceilings and glass walls facing the beach give the spaces a modern, sleek look.

My perfect ocean home is...

Relaxed Hamptons chic: distressed wood, herringbone floors, linen upholstery and vases of wild beach roses.



BENJAMIN BENSCHNEIDER

Benjamin specializes in architectural photography. He lives with his wife, Betty, in the Pacific Northwest.

What have you photographed this issue?

A unique waterfront retreat in Washington State's San Juan Islands, designed by architect Tom Kundig (page 31).

What do you like most about the design?

The transparency between the indoor/outdoor spaces, accentuated by the long kitchen counter.

My perfect ocean home is...

Modern, filled with natural sunlight through floor-to-ceiling windows, and located on the Kona side of The Big Island.



ROBERT LA BUA

An authority on luxury travel for more than a decade, Robert reports on airlines, hotels and destinations.

What have you written about this issue?

Jumeirah International's two luxurious island resorts in the Republic of Maldives: Vittaveli and Dhevanafushi (page 88).

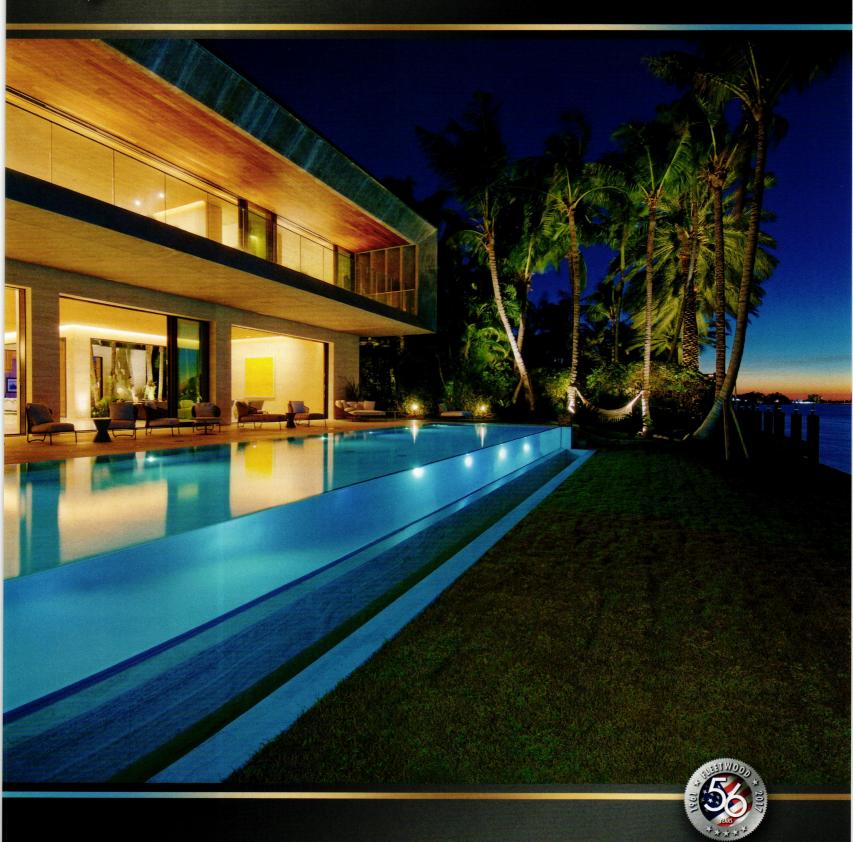
What do you like most about these resorts?

The level of excellence in the villas, food and service, despite their geographic isolation.

My perfect ocean home is...

One of the Jumeirah Royal Residences, with an unlimited supply of chocolate! Sadly the residences are not for sale.





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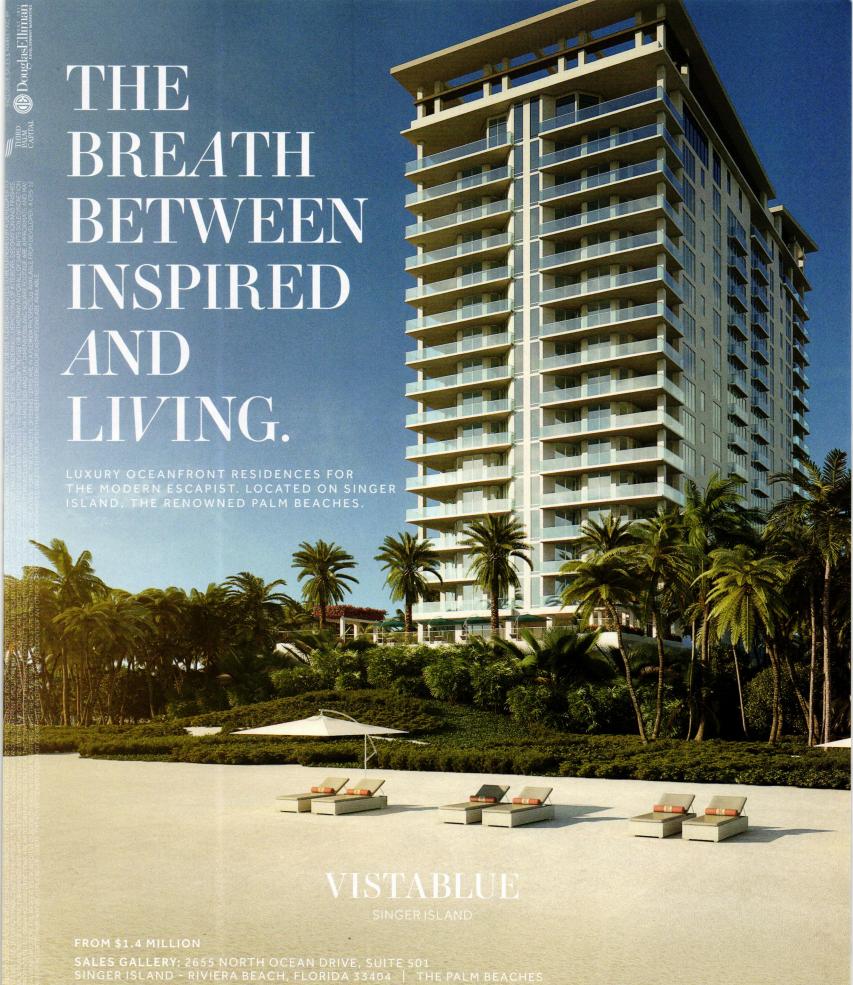
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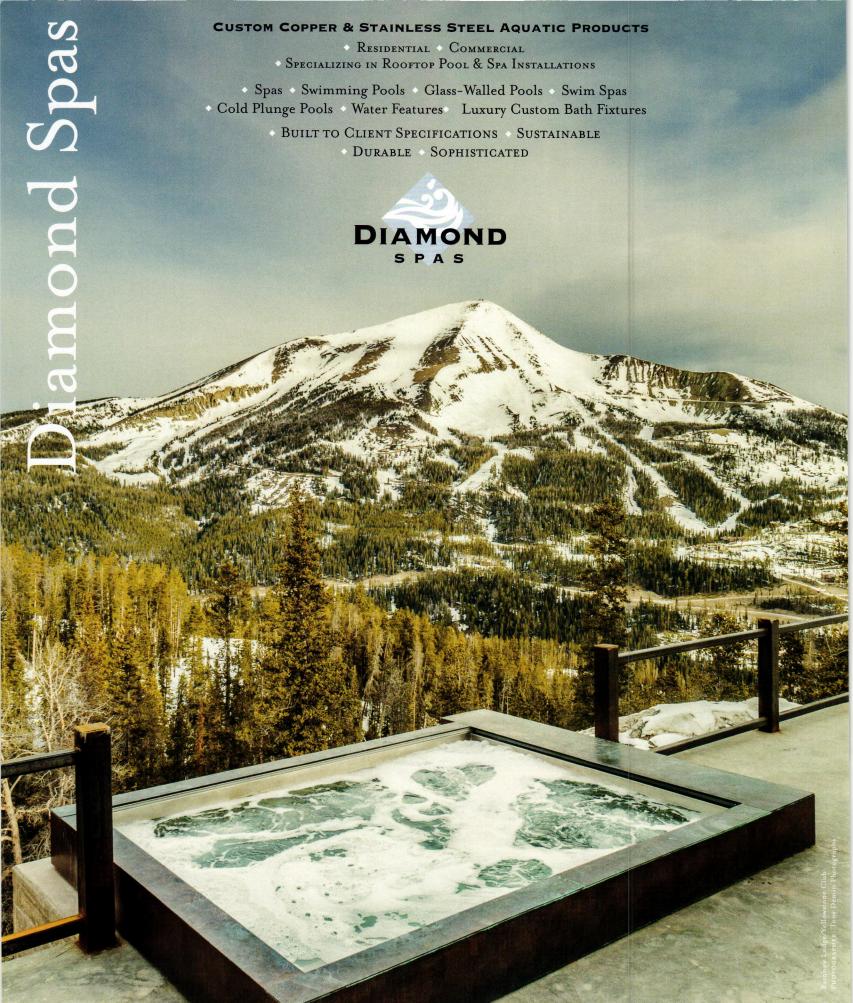
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A Coastal nspiration

LEADING INTERIOR DESIGNER KATIE RIDDER, BASED IN NEW YORK CITY

atie Ridder's singular eye for color, texture, proportion and scale has made her one of America's most sought-after interior designers. She is the creative visionary behind exceptional coastal homes from The Hamptons to Pebble Beach, has her own line of wallpapers and fabrics and is one of Ocean Home's Top 50 Interior Designers of 2017. She is married to leading architect Peter Pennoyer.

What's your earliest design memory?

When I was 12 years old, my mother told me I could have free rein over my bedroom, so I decided I wanted Marimekko everything. I sewed all of my bedding, dust ruffles and pillows out of Marimekko fabrics - and my love of design was born.

Where do you find design inspiration?

My husband Peter and I love to travel with our family. Most recently we did a trip to Sweden, which was so inspiring. I brought back so many textiles and antiques that I have been trying to sell to clients! I also love to source new ideas from Instagram. It's very accessible and easy to find a new idea every day.

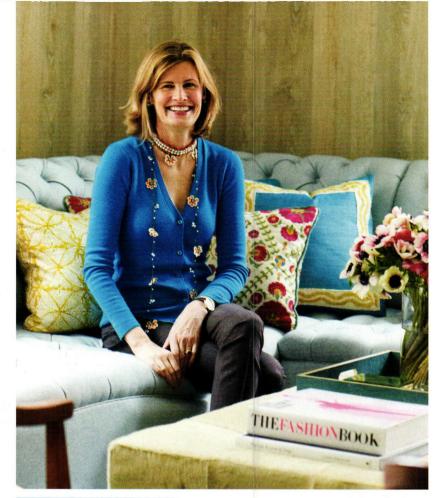
What are your go-to essentials for a coastal home?

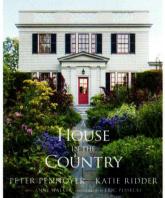
I like to keep colors simple - but never boring - with watery blues and greens. And I tend to look to interior design elements that never go out of style: wicker, linen, painted floors and teak.

What makes a great coastal home?

A home's design should always reflect where it is. For instance, a house in Kennebunkport, Maine, might be a bit more rustic than a home in Southampton, N.Y., which could be a little more polished.

And all designers creating coastal homes should opt for practical and durable materials. Delicate silks, velvets and other similar fabrics do not do well with sandy feet and wet bathing suits.





Design by the book Top interior designer Katie Ridder draws inspiration from her extensive travels to create spectacular waterfront homes.

Inset, Ridder's new coffee table book is a collaboration with Peter Pennoyer, her husband and one of America's leading coastal architects.

I also like to use indoor/outdoor fabrics and textiles on indoor upholstery to accommodate anything that might happen in a coastal house. The same goes for rugs, where I normally opt for a flat weave to aid in cleaning out sand or dirt, instead of a plush, high pile.

What's the theme of your latest book?

Peter and I collaborated on A House in the Country, which chronicles the design process behind our home in Millbrook,

N.Y. Although we've worked together on various client projects, we had never worked on a project so personal. The book illustrates the ways in which we blended our distinct design aesthetics to create a warm, comfortable and classic country house for our modern family.

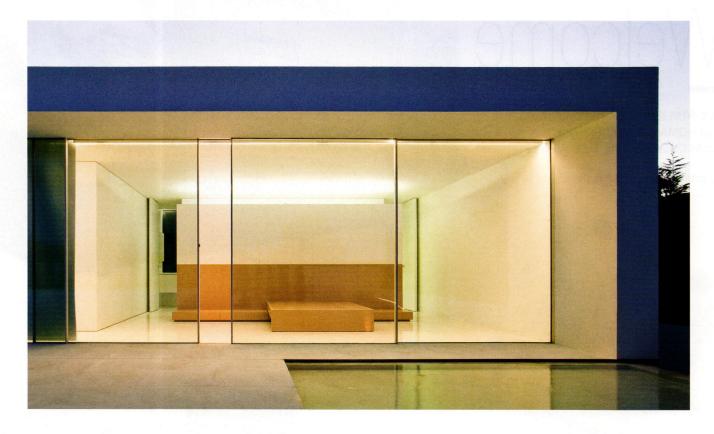
Where are your wallpapers and fabrics available?

To the trade, at Holland & Sherry (hollandandsherry. com); Harbinger in Los Angeles (harbingerla.com) sells our products retail. We also recently came out with a line of tote bags that are available on our website: shop.katieridder.com.

What's the most important advice you give clients? Trust your designer, even if it means stepping out of

your comfort zone! OlH

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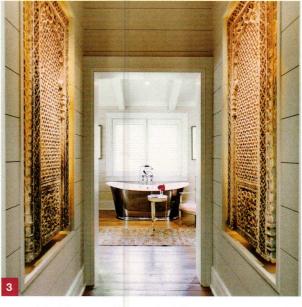


FIVE TALENTED DESIGNERS CREATE CHIC AND ROMANTIC COASTAL LIVING SPACES

words by Andrea Collins







1 Romance Redefined

With sea and sky as an ever-changing backdrop, Ohara Davies-Gaetano opted for a play on textures rather than colors and patterns for this home in Strand Beach, Calif. "It invites you to lie on the sofa with a favorite book and listen to the waves," she says. odg-interiors.com

2 Perchance To Dream

An antique Canadian armoire, which the owner of this coastal New Hampshire residence had received from a relative, was the inspiration for designer Liliane Hart to create this dreamy living room using traditional and contemporary damask fabrics. lilianehart.com

3 Bathing Beauty

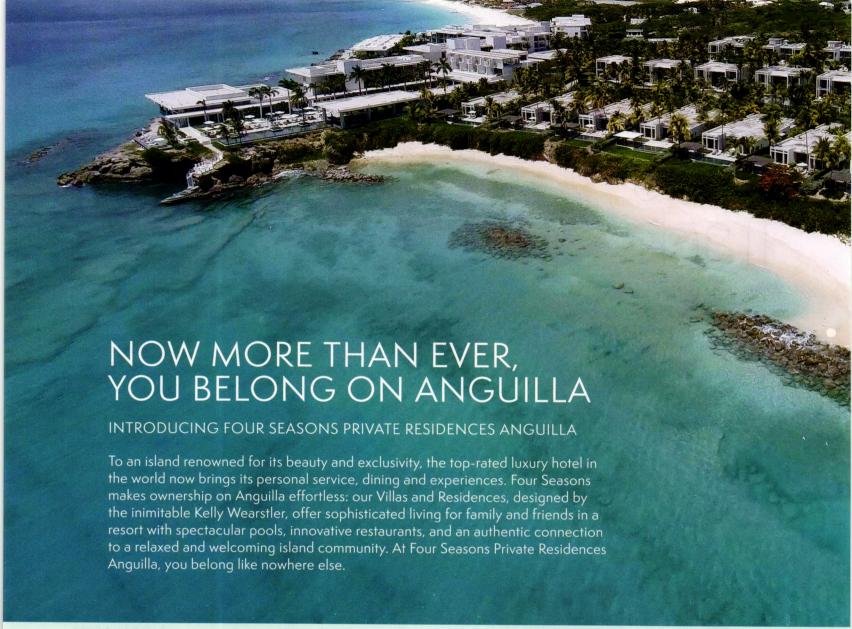
Interior designer Tom Stringer fuses California casual with European charm at this oceanfront estate in Santa Barbara, Calif. The master bathroom's restrained neutral palette creates a serene retreat and a calm backdrop for showcasing exotic artifacts. tomstringer.com

4 The Colors Of Cabo

The vibrant colors and breezy oceanfront lifestyle of Cabo San Lucas inspired Kara Mann when designing this alluring Mexican villa. Cushions in local textiles, a Beni Ourain Moroccan rug and a fuchsia outdoor dining set lend the home a singular authenticity. karamann.com

5 And So To Bed

Sweet dreams are stitched into the feather-soft fabrics of this beautiful bedroom, designed by Kriste Michelini for a San Francisco client. The designer turned to linen, cotton, sheers, cashmere and sheepskin to create a restful, romantic room. kristemichelini.com











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1 Off The Wall

With its layered iron-edged geodes, Philip Nimmo's Pietra Santa Sconce conveys a striking visual presence - primarily due to its size (almost 16 inches wide by 21 inches tall) and the fact that nature dictates no two are exactly alike. philipnimmodesign.com

2 Join The Club

Handcrafted in Italy and released as a series of only 50 numbered and signed pieces, Armani/Casa's Club Cocktail Cabinet is destined to be an heirloom piece. My favorite features lacquered door panels hand painted with an ocean motif. armanicasa.com

3 Bowl Yourself Over

The late Danish modernist architect Mogens Lassen believed good design should be accessible to all. His sleek Kubus Bowl, based on his original sketches and available in two sizes and six colors and finishes, delivers on that very principle. bylassen.com

4 Pull Up A Chair

The Paxton Saucer Chair by leading designer Kirk Nix is part of his new collection for Palecek. Crafted with handwoven natural seagrass rope, this chic retro chair will be the center of attention in any coastal home living room. palecek.com

5 Mars In Your Eyes

Deb and I are fascinated by the solar system and inspired by Trove's highly decorative interpretation of Mars. This moody treatment comes in five contemporary colors and can be printed on wallpaper or window film for an out-ofthis-world look. troveline.com



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A Point of View

CALIFORNIA MEETS CAPE COD IN THE LIVING ROOM OF THIS STYLISH HOME AT DANA POINT IN ORANGE COUNTY; THE CRISP, FRESH COASTAL LOOK IS BY BROWN DESIGN GROUP, BASED IN LOS ANGELES AND SANTA BARBARA

words by Melissa C. Gillespie

1 | Reclaimed Lumber Console CFC customfurniturela.com

- 2 Romero Chair Cisco Home ciscohome.net
- 3 | Santorini Square Lanterns Restoration Hardware restorationhardware.com
- 4 Palm Frond Artwork Natural Curiosities naturalcuriosities.com
- 5 | Joshua Tree Lounge Chair Ralph Lauren Home ralphlaurenhome.com
 - 6 | Wool Rug HD Buttercup hdbuttercup.com



"For this Cape Cod meets California inspired home, we kept the design simple but fresh. The light reflecting off the ocean delivers a brilliance into this space, which we emphasized with a mix of soft blues, grays and linens. We organized the room to be open and expansive, yet segmented enough for different activities."

Ryan Brown, Director of Design, Brown Design Group **browndesigninc.com**

COLOR SWATCHES





NATURAL LINEN







AGED LINEN WHISPER WHITE

GRAY WASH



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A FAIR TRADE ONLINE HOME DÉCOR STORE HELPS EMPOWER WOMEN ARTISANS ACROSS THE GLOBE

words by Karina Antenucci

he Little Market was born from a powerful friendship and a big idea. Co-founders Hannah Skvarla and television personality Lauren Conrad met in 2006 at fashion design school, where they became fast friends with a shared love of style, travel and philanthropy.

As the two extensively traveled around the world, they found inspiration in colorful local markets, and were also moved by the talented and vibrant women who handcrafted the goods.

On one trip to Africa together in 2012, Conrad and Skvarla began conceptualizing an online home décor

Market trading

The Little Market's co-founders Hannah Skvarla, above left, and TV personality Lauren Conrad.

French blue glass. \$68, from Mexico

Seaside ceramic. \$20, from Tunisia

Blue cotton table napkins, \$6 each, from Guatemala

Woven serving trav. \$50, from Rwanda

store that would sell fair trade goods - including an array of accessories for entertaining - by talented artisans across the globe.

"Lauren and I knew we wanted to do something that would develop a really meaningful and long-term impact on women and children," explains Skvarla.

"Around the world, women don't have equal rights, but through financial stability, their rights can advance," she adds. "The Little Market represents two of our abiding passions: finding and preserving traditional techniques and handmade goods, as well as empowering women worldwide."

When The Little Market first launched in 2013, it partnered with eight artisan groups in five countries. Today, the business has grown to work with more than 40

Vietnam, Haiti, Rwanda and the United States.

The handpicked products, ranging from woven trays to candles, glassware and napkins, among many other items, each carry a curated aesthetic fueled by Conrad and Skvarla's keen eyes for design.

Purchases of the handmade items also help empower vulnerable populations, including women and children, people with disabilities, those living in extreme poverty and refugees who are fleeing violence. This online shopping experience checks all the right boxes.

"Our mission, ultimately, is that our partners can support themselves while preserving their traditions and earning a sustainable income," says Skvarla.

Indeed, from their work with The Little Market, countless artisans have been able to give their children a higher quality of education, buy more nutritious food, learn essential job and financial skills and much more.

As to what the future holds, Skvarla says the online

THE DETAILS For more information, visit thelittlemarket.com. emporium will continue to expand its artisan outreach as well as the number of organizations it wants to partner with worldwide.

There's an added bonus:

PHOTOGRAPHS COURTESY OF THE LITTLE MARKET

The Little Market's customers don't need to travel far and wide to find authentic, one-of-a-kind goods for home entertaining anymore. OlH



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Design 2017

Whisper quiet

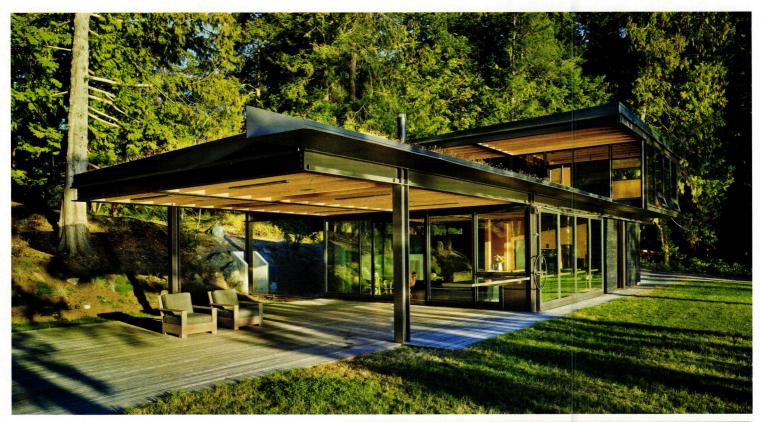
Water, sky and forest envelope this stunning hideaway in Washington State, where the owners can sit back and enjoy the bucolic scenery.

WHISPER IN THE WOODS

ONE OF *OCEAN HOME*'S TOP 50 COASTAL ARCHITECTS OF 2017, TOM KUNDIG CREATES A UNIQUE WATERFRON RETREAT IN WASHINGTON STATE'S SAN JUAN ISLANDS

words by J. Michael Welton

photographs by Benjamin Benschneider



om Kundig's unique Pole Pass Retreat in Washington's San Juan Islands does its best to defy definition.

It's not a home, because no one really lives there, but it can be used by a couple for an overnight stay or by 20 family members for a daylong get-together.

And at 1,500 square feet, it's relatively tiny - even if the design idea behind it is monumental.

This little "whisper in the woods," as the architect describes it, almost disappears into its bucolic setting on Orcas Island, overlooking Puget Sound, and turns its back to the forest behind it.

"We wanted to make it smaller so you feel the landscape of the spot," says Kundig, principal architect at Seattle's award-winning Olson Kundig.

In fact, the diminutive steel, glass and wood building, with its charred cedar siding, effectively merges into its natural surroundings once its two sliding walls open up to the beautiful waterfront vista.

A hand-cranked wheel connected to a set of gears and chains, much like those of a bicycle, allow the nine-foottall glass walls – the largest of which is 20 feet long – to move effortlessly.

The simple gesture of turning the wheel slides both barn door-like walls out into the environment and voila! Outside is in and inside is out.

"One is to the shore side while the other is out to the landscape, following a steel beam," Kundig adds. "When



open, one covers up part of the building and the other slides out into the forest."

The result is a wide, open-air pavilion designed for family gatherings, nestled on 10,000 square feet of land that are part of a total of about 40 acres owned by an extended clan that lives around the world.

"It's not necessarily the primary home, but a spot where the family historically vacations," Kundig says.

The family owns a much larger residence not far away - designed in the 1990s by Kundig's partner, Jim Olson, and renovated five years ago - but was looking

Man and nature

The wonderful Pole Pass Retreat almost disappears into the landscape, blurring the lines between the man-made and natural elements.



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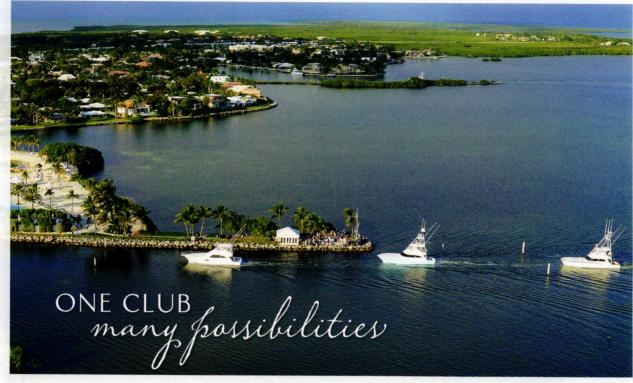
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Marina Slip ES-16 & ES-17 • \$4,200,000 T-Head of E Dock 150' Dockage • 607





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Design 2017 | WASHINGTON STATE

for something more permanent on the water. "They have been coming to this site for many years and wanted to build a cabin," he adds.

Until Kundig designed the retreat, the site had no formal shelter on its 400 feet of beachfront - no permanent, roof-topped structure where the family could all come together comfortably at their leisure, especially during the summer months.

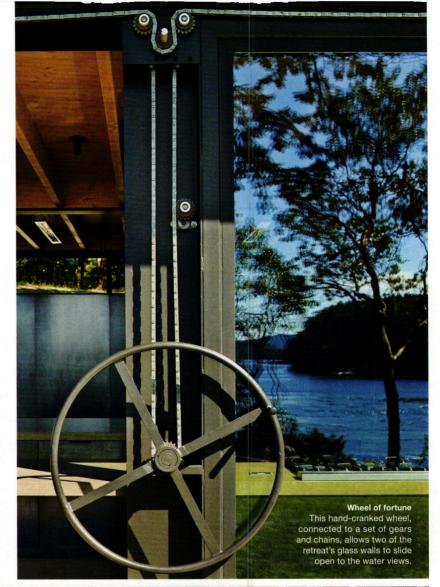
Moreover, this little pavilion had to be flexible enough to accommodate a small-scale gathering of just two or three people or a larger group of up to 20.

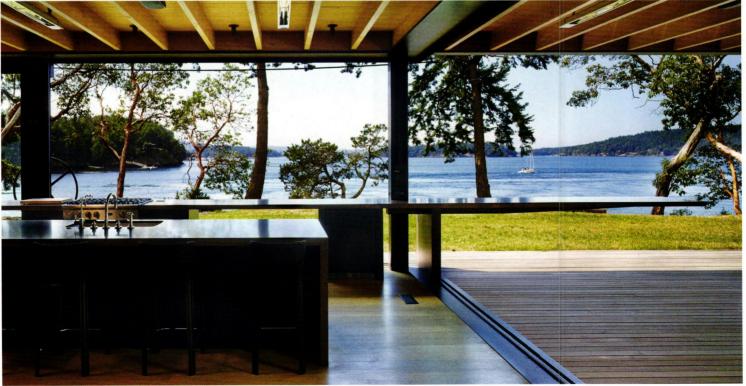
If Pole Pass Retreat bears a striking resemblance to Ludwig Mies van der Rohe's classic Farnsworth House in Plano, Ill., that's because they share a long and narrow strategy to capture their environments in all directions.

"The landscape is a shelf area above the water," explains Kundig. "There's the horizon line with the shorefront, and then the big sky and the forest ascending behind the building - it's stretching out to pick up the natural horizon and then disappear into that landscape."

Outside, Kundig gave the pavilion a dark wood exterior to match the color of the soil, rocks and surrounding forest, creating a building that's almost invisible from the water.

Shou-sugi-ban, a traditional Japanese method of charring wood, was used to treat the exterior cedar siding. The technique leaves the wood a dark, rich color, with a







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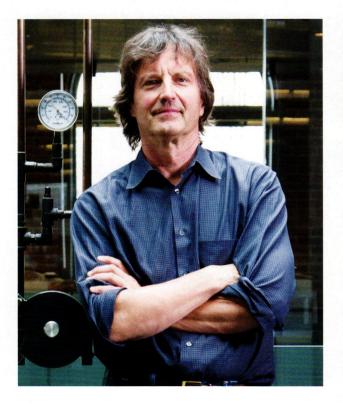
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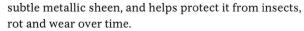
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Inside, Kundig used light pine that's intentionally bright. "In the Pacific Northwest, we have overcast skies that are pretty dark at certain times of the year," he says. "So we created a light, warm interior to balance with the skies, especially in the shoulder months and winter."

A ground-floor galley kitchen is designed to cater on a large scale if necessary, but there's also a small sitting area for intimate dining.

On the upper level is a bedroom that doubles as a quiet place to hang out and relax. "It's a little more private," says Kundig. "There's a flexible space up there, with a Murphy bed and a bath."

The second story looks out over the droughtresistant planted roof of the main level, giving the sense of floating above the lawn and water.

THE DETAILS

For more information, visit olsonkundigarchitects.com.

The retreat's flexibility is evident in its response to the often-changing climate of the San Juan Islands too, whether cold and blustery or warm and breezy. "This is a place

where family members can cozy up in an intimate way next to the fireplace or, in the summer months, open up the wide glass walls," the architect adds.







"Then it becomes like a big cabana that's close to the lawn and the deck, and it can accommodate a group of any size, even a wedding."

Kundig's creative vision delivers a building that demonstrates the firm's defining commitment to creating retreats that bridge the divide between nature, culture and people.

"It moves with the family depending on how they use it - from large scale to small scale," he says.

The architect may call it a "whisper," but Pole Pass Retreat makes a bold statement, loud and clear. Olh

Creative mind

Top left, architect Tom Kundia is the creative visionary behind Pole Pass Retreat, designed as a hideaway for two or a place for family gatherings.

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Design 2017 | NANTUCKET



tep inside this stylish Nantucket home and the first thing to catch your eye is an intriguing artwork by renowned American conceptual artist Mel Bochner, dominating a wall in the center of the living room.

Two large, bold words – Enough Said – are the framed print's only graphic elements, written in blue and black paint that drips down the canvas toward the fireplace below.

It's a far cry from the seashells and scrimshaw that adorn many Nantucket homes. But this is not your typical saltbox, and the woman who created its contemporary interior is not your run-of-the-mill coastal designer.

"The beach house cliché style is just not my thing," says Kara Mann, owner and principal of her eponymous interior design firm with offices in New York City and Chicago.

This Nantucket commission, in fact, turned out to be more than an interior design project. The Boston-based client – a single man with three teenage children who had always dreamed of owning a family vacation home on the island – had recently purchased a brand new townhome.

But when he walked Mann through the three-story, four-bedroom building for her first viewing, she knew immediately the layout and construction – especially

in the first-floor living spaces – would require some considerable adjustments.

"I remember walking through the house and I said, 'Clearly you have to gut the inside,' and the client was like, 'What?!' But once he was on board with the concept and what I wanted to do, he pretty much gave me free rein."

Mann and her design team set about opening up the first floor – creating a combined living room and kitchen with a separate master bedroom – adding doors, moving windows and establishing a better dialogue between the home's indoor and outdoor spaces.

The second floor, featuring a TV lounge for the teens and two bedrooms and a bathroom, and the third-floor attic space remained largely in tact. "But we really tweaked the home a lot," says the designer. "We pretty much stripped the whole thing down."

Once the interior architecture revisions were complete, Mann's design eye moved to transforming the shell of the new house into a home, aligning her background in fashion, art and design with the family's needs and wishes and the island's natural setting.

"I knew we had to make the home a little more current and forward-thinking," she says. "But it had to fit within the Nantucket landscape, and the kids and their beach lifestyle were definitely front of mind during the whole process."

Picture perfect

A bold and graphic work by conceptual artist Mel Bochner, centered above the fireplace, is one of many contemporary design concepts by Mann to infuse the cottage with a more modern aesthetic.

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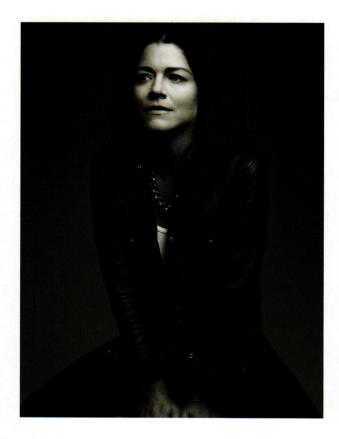
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Design 2017 | NANTUCKET



Her next major design decision was to cover the entire interior wall space with shiplap, a type of wooden board used more commonly for exterior siding but equally at home indoors.

"The shiplap really creates a density to the space and gives it soul," says Mann. "It also adds a historical and nautical character and really makes the home feel authentic."

The designer opted for Benjamin Moore's China White (OC-141) throughout the home, creating a clean, consistent and seamless look while making the living spaces appear larger.

"It's kind of ethereal, not too warm, not too cold, with a really pretty tone," she notes. "It's an excellent color for coastal light. It takes on the mood of the day and the weather, which I think is pretty cool."

The neutral backdrop allowed Mann to layer on crisp design accents in black and navy, a deliberate but subtle nod to the ocean, and also complements the home's beautiful bleached white oak floors.

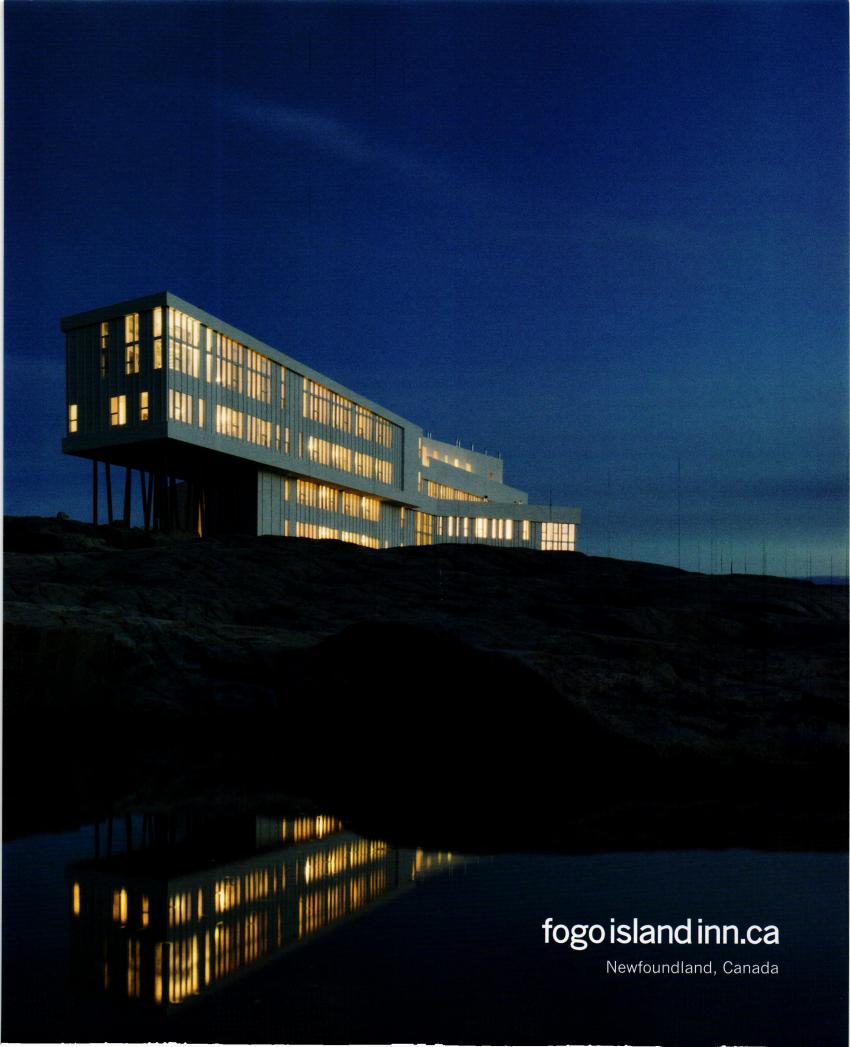
Mann's only exception to the all-white walls is an eye-catching powder room on the first floor painted a dark midnight green.

She also used some lighter blue and green touches in the client's daughter's second-floor bedroom, while









Design 2017 | NANTUCKET

retaining a more masculine vibe in her brothers' twin bedroom in the third-floor attic space.

The designer's choice of fittings and furnishings ranges from custom cabinetry in the kitchen to brand name pieces and her own personal discoveries: a living room maple coffee table by Trace, kitchen bar stools from Sawkill and a durable Restoration Hardware sofa in the second-floor TV lounge.

"I love the vibe," says Mann. "You walk into the home and it feels good, really authentic, substantial and chilled. I just wanted it to be a totally relaxed space for the client and his family."

The design project lasted a little more than a year, starting in late 2014 and completed in early 2016, leaving plenty of time for the family to move in and enjoy their first Nantucket summer at home.

While Mann says design is in her DNA - she and her mother would regularly rearrange rooms at their suburban Chicago home when she was growing up the road to her successful firm was long and windy.

Graduating in art from Tulane University, Mann worked as a stylist for fashion and lifestyle companies





before realizing she wanted to create entire spaces, not just style individual elements.

So she went back to school, graduating from Chicago's Harrington Institute of Interior Design. After a four-year design partnership, she left to start her own company in 2005, opening her New York City office in 2011 and expanding to more than 20 employees.

THE DETAILS For more information, visit karamann.com.

Her art and fashion background certainly drive her cool, contemporary, even edgy interior design aesthetic, helping her to create exciting but very comfortable homes for her clients.

As for the intriguing Bochner artwork in the living room: "That was a little tongue-in-cheek," she admits. Enough said. OlH

The white track Mann's clever use of shiplap on every wall, painted with Benjamin Moore's China White, adds a nautical feel and helps to create a clean, consistent. seamless look.







EXPRESS YOURSELF

TOP ARCHITECT PAUL FISCHMAN AND DESIGNER MICHAEL WOLK TRANSFORM MADONNA'S FORMER MIAMI HOME INTO AN AIRY BEACHFRONT HAVEN

words by **Jennifer Sperry** photographs by **Troy Campbell**

hen a world-class entrepreneur decided to buy another home for his family – adding to their highly curated collection in New York City, Florida and Paris – he wanted a knockout beach house, plain and simple. When he discovered a modern condominium, with scintillating views of Miami's South Beach and the Atlantic Ocean, he was hooked.

The residence is unique in that it's part of a two-unit townhome, one of only five radiating from the base of a luxury condo high-rise. It was a prize find, high enough to deliver three delicious layers of sea, sand and sky, yet tucked into the landscape to exude that priceless "on the beach" feel.

Its setting is so coveted that Madonna herself once owned the unit. But that was more than a decade ago, and its 1990s-era interior had become dated.

The 3,000-square-foot beach retreat was ripe for a renovation, particularly since a portion of the new owner's extensive modern art collection was earmarked for the home.

The owner turned to Paul Fischman, a principal at top architecture firm Choeff Levy Fischman, for a kitchen redesign initially, and a more extensive remodel of the two-bedroom, four-bath unit grew from there.

Two's company
Top architect Paul
Fischman teamed
up with designer
Michael Wolk to
create this stylish,
light-filled Miami
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The client also enlisted Michael Wolk of Michael Wolk Design Associates to craft a modern, cleanlined interior filled with informal yet still intriguing furnishings and artworks.

Both based in Miami, and equally well versed in the design languages of tropical modern and midcentury modern, architect and interior designer faced the same daunting challenge.

The home had to be livable by the season's start, when the building's condo association no longer allowed construction. The design duo had roughly three months to accomplish their goals, and every day counted.

"The home is all about lightness," says Wolk of his initial impressions of the project. "You can't stand in that two-story volume, infused with all that sunlight and staring out at sky and ocean and beach, and think of any driving color palette other than white and cool pastel accents.

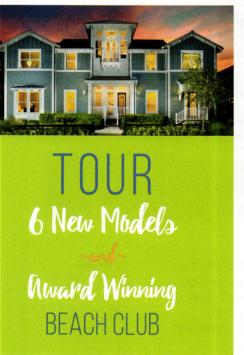
"Plus," he continues, "a white interior makes you feel like you are plunging into a swimming pool; it's just refreshing," he adds.

Placement of art was extremely important to the



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owner and he was very involved in that process, says Wolk. In the master bedroom, for example, the designer collaborated with the owner and art gallery on how best to position images of a Wyoming landscape.

Rather than one long horizontal, they opted to stretch five distinct canvasses wall to wall for a panoramic effect. Underneath, Wolk's custom-designed ebony-stained bed and headboard – oriented to take in as many visual degrees of South Beach as possible – also runs wall to wall.

No stranger to fine art, Wolk, a Brooklyn native, studied at Pratt Institute and quickly found that his strengths lay in three-dimensional models.

One summer during college, he joined a friend in building a spec house in Connecticut, a transformative project that led him to further focus his studies on industrial design.

After running a successful renovation company in New York City, he moved to Miami to help launch a furniture showroom.

That was 40 years ago, and he has called the city home ever since, overseeing his eponymous firm as well as designing and licensing furniture under the Michael Wolk Collection brand.

Wolk's focus on craftsmanship drives his interior design, which is why custom features and furnishings are his trademark. With such a tight deadline on this South Beach project, however, the designer danced a fine line between "ready to wear" finds and signature selections that were, in his opinion, well worth the wait.

On the whole, the interior nods to midcentury modern, with standout, heirloom-quality pieces drawing the eye at every turn. From the living room's Wendell Castle coffee table to the Michael Thonet dining table chairs, the furnishings are front and center in Wolk's ode to iconic interior design.







Like Wolk, Fischman also picked his battles due to time constraints and focused on opening up any possible interior space to the views. "It was all about connecting with the beach," says the architect. "I wanted the family to feel like they were at the beach in every room."

Faced by the unit's envelope of unalterable common elements, Fischman employed a variety of problem-

Light fantastic
Above left, Paul
Fischman turned
each room into a
serene oasis for
the owner and his
family. "It was all
about connecting
with the light and
beach," he says.

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OUTSIDEIN



solving tactics, from the removal of an enclosing wall in the kitchen to the creative inclusion of an interior window that allows views from the second-floor master closet.

To make the interior feel even more modern and light, the architect employed a base reveal on all interior walls. "Instead of baseboard, which proudly

> projects, we opted for the opposite effect: a small black recess to make the drywall look like it's floating," he explains.

One of the owner's favorite rooms is his office, which enjoys sweeping ocean views in both directions thanks to its central position on the second floor. The room's show-stopping glass-topped Cavour writing desk, designed by Carlo Mollino, is a fitting design investment for an art-loving businessman.

Per the owner's wishes, the office lacks doors, even glass. To mitigate the only obstacle to his sightline - the upper landing's railing - Fischman employed a frameless Starphire glass version. "It's a superior choice for its clarity and lack of hue," he says.

Fischman transformed the former small, enclosed kitchen into a serene modern oasis. Its features include white lacquer cabinets; Statuary marble counters, whose waterfall edges add a sculptural effect; and a backsplash of solid white Avonite, an acrylic surface produced by one of the owner's companies.

Just where the kitchen meets the double-story main living areas, the architect carved out enough room for a full-height wine display, custom wine bar and tasting table. An illuminated backdrop of turquoise Avonite

THE DETAILS For more information, visit wolkdesian.com and clfarchitects.com. behind the wine display and a towering aquarium in the living room infuse a little sex appeal after dusk.

Completed in August 2015, the beach house is now a full expression of its new

owners' lifestyle and their own personal South Beach experience. "It's an intoxicating mix of art, architecture and light," says Wolk, "Finally, for this family, it's a true original." OIH

Bed and beyond Below left, interior designer Michael Wolk's selection of a white and pastel palette throughout the condo allows his client's modern art and the beach views to pop with vibrant colors.

> For additional images, check out our digital edition.

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SPICING THINGS UP

A NEW LUXURY HOTEL IN COASTAL CONNECTICUT OFFERS AN EXCEPTIONAL CULINARY EXPERIENCE

words by Andrew Conway

e're halfway through the signature six-course degustation menu at The Restaurant at Spicer Mansion in historic Mystic, Conn., and life is looking very good indeed.

The inn's talented executive chef, Jennifer Backman, has already presented us with a plump East Beach Blonde oyster, Hudson Valley foie gras and Georges Bank sea scallops, all prepared to perfection.

Our table, one of only six in the intimate graytoned dining room, is set with Italian linens, Christofle silverware and a Baccarat crystal lamp.

A beautiful flower arrangement in the center of the room complements the antique furniture, Persian rug, parquet flooring and classic maritime art decorating the walls.

Still to come: homemade ravioli stuffed with Hopkins Farm lamb; a choice of New York beef or Long Island duck for the main course; and a delicious ice cream sundae paired with a flourless chocolate cake, spearmint and cherries.



Book an escape to this new and delightful New England retreat, located about three hours by car from New York City and only two hours from Boston, and you should definitely plan to arrive hungry.

As with all luxury hotels that are part of the prestigious Relais & Châteaux portfolio, gourmet food and fine wines lie at the core of the guest experience, and dining at Spicer Mansion is no exception.

Opened in May 2016, the first luxury hotel in

The spice of life Top, The Restaurant at Spicer Mansion in waterfront Mystic, Conn., is the culinary highlight of a stay at this elegant hotel.



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Design 2017 | RETREATS

coastal Mystic, the mansion successfully blends refined hospitality with contemporary touches and an uncompromising level of service.

Dating back to 1853, and once the summer home of renowned sea captain Elihu Spicer, the exquisitely restored property harkens back to America's Gilded Age.

With only eight guest accommodations, three grand salons, the dining room, a speakeasy-style cocktail bar, sun-splashed terrace and mature gardens, Spicer Mansion offers a very private residential ambience, an easy walk from Mystic's bustling center.

No expense has been spared by the mansion's owner, the Gates family of nearby Stonington, who ensured many of the home's original details, including intricate parquet floors, hand-painted ceilings, plaster moldings and carved mahogany doors and balustrades, were carefully restored.

A formal hallway opens to three first-floor salons, used variously for continental breakfast, quiet reading and board games and cocktails.

A grand staircase sweeps up to a second level with five guest rooms and suites, and up again to another three accommodations on a third floor, crowned with an enclosed widow's walk offering expansive views of the town and Mystic River.

The nicest rooms are on the second floor - including the signature Spicer Suite with its four-poster bed and separate sitting room - each a slice of Victorian grandeur complemented by the timeless pewter, blue and gray color palette carried throughout the hotel.

Each room comes with king-size Duxiana mattresses, Matouk bedding and cashmere throws, along with flatscreen TVs, iPads loaded with entertainment and Wi-Fi.

While The Restaurant at Spicer Mansion is only open for dinner Wednesday through Sunday, as well as Sunday brunch, guests can dine at several good restaurants in town or at Ocean House and Weekapaug Inn in nearby Westerly.

All three properties are under the direction of Ocean House Management LLC, and guests can charge any meals at the sister properties, as well as spa treatments at Ocean House, back to their rooms at Spicer Mansion.

The mansion also offers a number of bespoke guest

THE DETAILS For more information, visit spicermansion.com. experiences, called Spicer Moments, and two sleek BMW 7 series house cars for local excursions or exploring farther afield. Despite all the inherent

luxury, Backman's degustation menu is the mansion's undoubted highlight, a true culinary treat that's definitely spicing things up in Mystic. OlH









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SET THE MAINSAIL

MOVE OVER, AIRBNB, A NEW YACHT COMPANY IS REVOLUTIONIZING THE BOAT CHARTER MARKET

words by Julia Johnson

f the dream of chartering a yacht in the Caribbean or Mediterranean is high on your bucket list, but you're concerned about the logistics of skippering the boat - not to mention the cost - help is on the horizon.

A new yacht company is turning the boat charter industry on its keel, offering an online marketplace that launches the so-called "sharing economy" onto the high seas.

Following in the wake of hugely successful firms like Airbnb, VRBO and Uber, Antlos is making a yacht vacation simple, affordable and accessible by connecting ocean-loving travelers directly with boat owners, skippers and captains in some of the world's best sailing destinations.

Much like an Airbnb rental, the company offers three options: chartering an entire yacht, a private cabin or shared cabin, matching the right vessel with groups of families and friends, couples or solo travelers.

Antlos also offers a practical "split payment" option, allowing travelers to split the cost of a sailing vacation among the other participants, enabling everyone to pay their share upfront.

The peer-to-peer platform also benefits boat owners and captains who can share their passion for sailing, provide expert services and receive a new source of income to help cover boat maintenance costs.

Owners are also encouraged to offer all-inclusive yachting vacations to ensure transparency in the payment transactions.

The majority of Antlos skippers are based in the Mediterranean, but an increasing number of boats are available in Caribbean waters like the British Virgin Islands and the Grenadines.

"We currently have more than 500 boats in our portfolio," says Antlos CEO Michelangelo Ravagnan. Prices start from as little as \$50 per person per day, including meals and fuel.

All boat listings come with a skipper/captain; clients cannot rent a bareboat, even if they have a sailing or boating license.

Antlos launched in 2015 - the name, derived from Homer's The Odyssey, is an ancient Greek word describing the motion of water as Ulysses sailed his legendary ship - and is making its own waves in the yacht charter industry.





Co-founded by Ravagnan and Marco Signori, two friends raised in Venice, and software expert Nicola Peduzzi, the firm grew from their collective passion

THE DETAILS For more information, visit antlos.com.

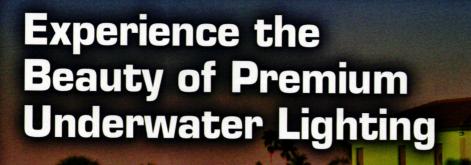
for the sea and sailing. "We thought this could be the perfect business to introduce to the yacht charter industry," adds

Ravagnan, "finally giving travelers the ability to book an authentic sailing experience with a local skipper at an affordable price." OIH

We are sailing A private charter

is a great option for families and friends looking for a carefree yacht vacation.

Antlos founders, from left, Nicola Peduzzi, Marco Signori and Michelangelo Ravagnan.



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RESIDENTIAL SUITE

A PRIVATE AND UNDERSTATED BOUTIQUE HOTEL IN NEW YORK CITY'S FLATIRON DISTRICT WILL MAKE YOU FEEL INSTANTLY AT HOME

words by Andrew Conway

n a city filled with flashy high-rise hotels, where style often takes precedence over substance, it's nice to find a luxury boutique hotel delivering a more personal, private and residential experience.

Tucked behind a handsome Beaux-Arts façade at 12 East 31st Street - in the heart of New York City's Flatiron District - Hotel Chandler, a Triumph Hotel, has the feel of a classic brownstone but with all the comforts of an upscale contemporary hotel.

Still relatively fresh from a major renovation in 2013, which transformed the lobby, library, bar and Chandler Lounge on the first floor as well as all 148 rooms and suites on upper levels, the hotel makes guests feel instantly at home.

Interior designer Jane Capellini's clever restoration of traditional features, including a grand iron spiral staircase in the lobby, blended with modern furnishings and a muted color palette, lends the public spaces a refined, reserved and cozy ambience.

Guests can choose from superior, deluxe and spacious premium accommodations, including five Chandler

Coming home The refined interiors of Hotel Chandler in Manhattan's Flatiron District offer a calm respite from the city

that never sleeps.

suites and nine Executive suites set in two wings.

All of the guest rooms offer a calm reprieve from the incessant city hustle, with Frette linens, Molton Brown bath amenities, fully stocked minibars, flat-screen TVs, complimentary Wi-Fi and iPod/MP3 docking stations.

Executive suites feature king-size beds while each Chandler suite includes a modern four-poster bed, separate living room, work desk and queen-size sofa bed.

The pick of rooms is in the hotel's newer, smaller and more private wing, comprising nine premium rooms and suites and accessed via a discreet elevator located behind the main lobby.

The hotel's central elevator is quite possibly the world's slowest - one of the vagaries common to many older New York City hotels and residences - but it's a minor gripe in the overall experience.

THE DETAILS For more information, visit hotelchandler.com and slh.com

Chandler Lounge serves an excellent breakfast and offers private dining options, while the bar is a relaxed spot for a pre- or post-dinner craft cocktail, beer or wine.

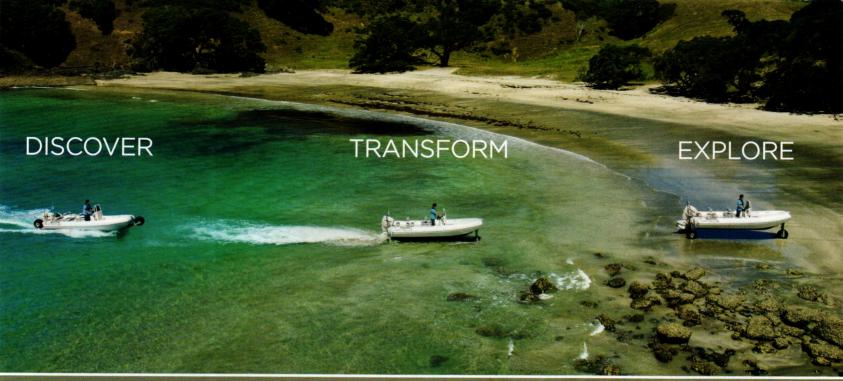
The major upside of Hotel

Chandler, a member of Small Luxury Hotels of the World, is its wonderful central location; it's an easy walk, cab ride or subway to many of the city's iconic attractions.

And when the hustle and bustle of the city become all too much, Hotel Chandler will surely welcome you home again. OlH



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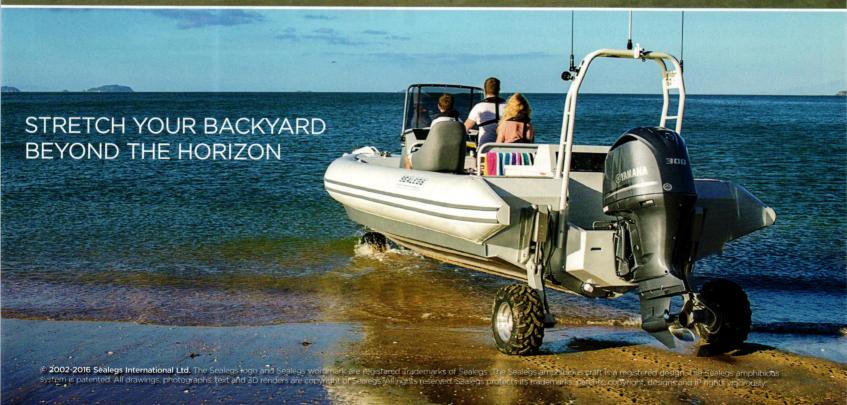
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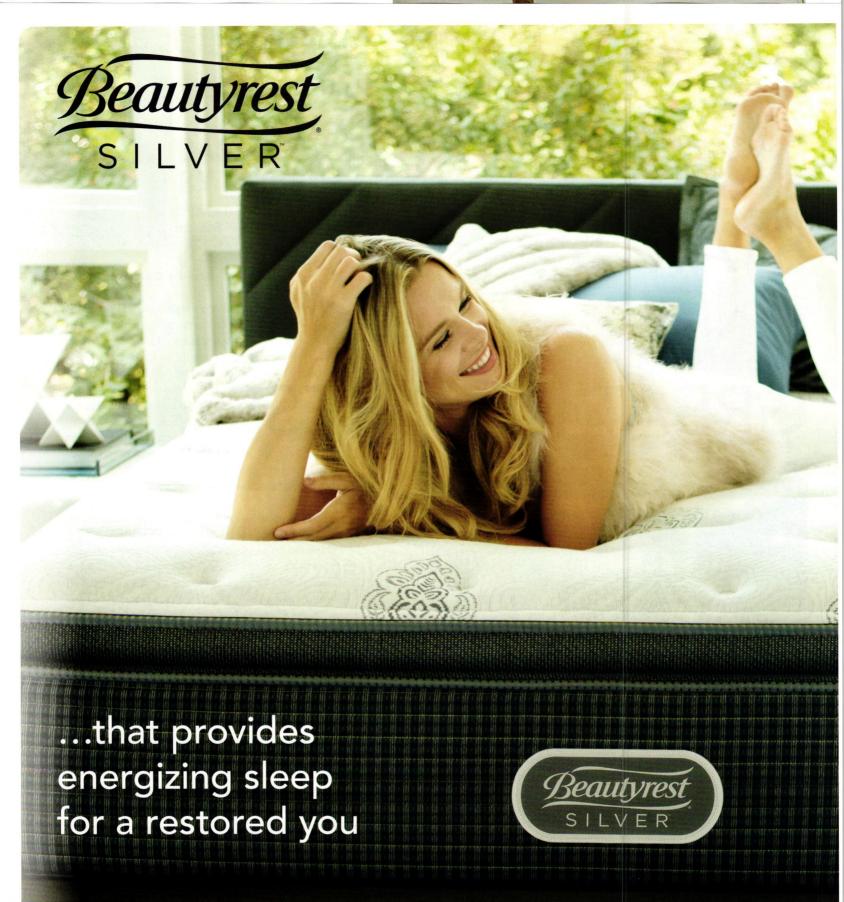
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OCEAN OUR TOP COASTAL **INTERIOR DESIGNERS** OF 2017 PAGE 68

The Design Issue

72 GRACIOUS GRANDEUR

Their love of fine arts inspired Sally Wilson and John Kelsey to design a stunning residence in the former carriage house of a grand New England coastal estate.

80 INSIDE & OUT

Ocean home kitchens and baths are undergoing a design revolution, blending new technologies, sleek finishes and chic colors that bring homeowners closer to nature.

88 FANTASY ISLANDS

At Jumeirah Dhevanafushi and Jumeirah Vittaveli, two exclusive island hideaways in the Republic of Maldives, well-heeled guests enjoy luxe resort living at its best.







OCEAN HOME OUR TOP COASTAL INTERIOR DESIGNERS OF 2017

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For additional images, check out our digital edition.





THE CLUES ARE ALMOST EVERY WHERE

you look: exquisite architectural detailing, a grand piano in the foyer, books arranged artfully on side tables and antique tapestries gracing the walls. All speak to the poetry of classic and exceptional interior design.

"The fine arts, architecture, music, art, literature and poetry are all influences in our design aesthetic," says Sally Wilson, co-founder of Wilson Kelsey Design, based in historic Salem, Mass., and one of *Ocean Home*'s Top 50 Coastal Designers of 2017.

Her husband and co-principal, John Kelsey, says their emotional connection to the arts is both abstract and literal. "They all revolve around composition and organizing ideas," he says.

"A symphony, for example, has movements and themes expressed and interpreted in different ways throughout the piece, so there's a rhythm, pattern and texture to the music," he adds. "A beautiful space is like music or art or poetry in the way it speaks to us, so we find a lot of continuity between the different art forms and what we do."

What Wilson and Kelsey did with this gracious home is little short of miraculous given it was once a humble stable and carriage house of a former grand New England coastal estate, just north of Boston.

Built in 1907, the carriage house had fallen into disrepair. Worse still, it had been converted in the 1980s into three drab, featureless and uninspiring condominiums.

Wilson and Kelsey's clients owned the central unit, measuring 5,500 square feet, and commissioned a total transformation. "The husband couldn't understand why his wife liked the place so much," says Kelsey, "but it was a blank canvas. She could see its potential and loved the peace and quiet of the estate."

As with all projects, Wilson and Kelsey spent considerable time talking with their client, listening carefully and drawing out her intentions. "Her vision for the house was a little unclear," says Wilson, "but in looking at some of the things she had bought, I could see that a European aesthetic should be the future path."

Intriguingly, the commission spanned five years, largely because the clients were living in the home as work proceeded and the designers had to work on one room at a time. "The client also wanted everything to be different; we couldn't repeat a molding or detail," says Kelsey.

"Usually you map out a vision of the whole project,



but that never really happened here," he adds. "So we had a notion of where it was all going to end up, and we made smart enough decisions that were timeless and classic and of the right quality that we could build on from room to room."

The result is a stunning interpretation of neoclassical architecture, design and styling infused with elegant European influences.

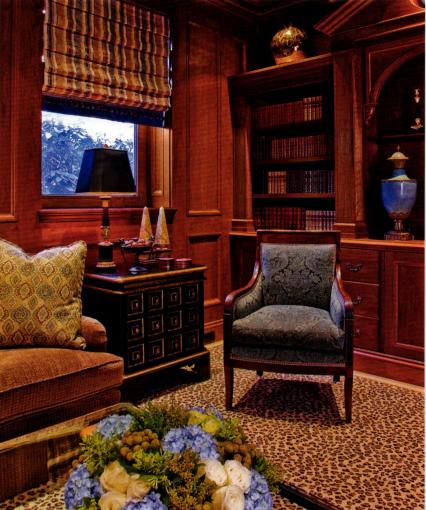
"It's opulent without being over the top, and very warm, friendly and livable," says Kelsey. "It's a difficult line to walk, but it's in our soul and we just know how to do it."

Even more intriguingly, and without either designer's prior knowledge, the new home displays similar design sensibilities to the mansion that once held court over

Warm welcome

"The living spaces are opulent without being over the top, very warm, friendly and livable," says John Kelsey of the exceptional home he and wife, Sally Wilson, designed one room at a time over an extended five-year project.







the oceanfront estate – especially the black-and-white checkered floor and wrought-iron staircase in the foyer.

The imposing stone fireplace mantel in the living room, custom millwork and cabinetry, crystal chandeliers, antique tapestries, original artworks and plush furnishings and fabrics also recall the golden age of Boston's coveted Gold Coast.

"To some degree, it's a case of déjà vu," says Kelsey, looking at historical books featuring the original mansion found by the designers after the project was completed. "You could say it was a happy accident," adds Wilson. "We really echoed some of the elements of the mansion that's sadly no longer here."

Boston's North Shore has been a prized destination since the mid- to late-1800s when wealthy Bostonians, lured by the region's cool ocean breezes and bucolic landscapes, sought respite from the crowds, heat and pollution of the city during summer.

They settled along the rocky coastline, in beachside hamlets such as Nahant, Marblehead, Prides Crossing, Beverly, Manchester, Magnolia and Eastern Point, building grand mansions for summer entertaining – much like their New York City counterparts did in Newport, Rhode Island.

The Ayer Estate in Prides Crossing, home to Wilson and Kelsey's carriage house clients, was a jewel in the Gold Coast's crown. Beatrice Ayer, whose father owned the American Woolen Company, spent all her summers here and, in 1910, married General George Patton at a church in nearby Beverly Farms.

The original mansion has since been demolished, replaced by a very contemporary coastal home, but the carriage house survived.

"The home we created conveys the same notion of gracious living that the Boston industrialists came to the Gold Coast in summer to enjoy," says Kelsey. "There's a depth, richness and character that perhaps a contemporary design aesthetic doesn't have."

With a combined 50 years of experience – 20 of which have been at the helm of Wilson Kelsey Design – the husband-and-wife designers took different journeys on the road to meeting each other.

Wilson majored in English literature and art history at Northwestern University, with the notion of owning an art gallery. A change of mind took her back to school at the University of Florida, this time to study architecture with a second degree in interior design.

Design wasn't in her DNA. "I came from a family of engineers," she says, "but that's great because that's where the numbers speak to me and helps in handling the business side of the company."

"I'm one of those designers who works on both sides







Dining in style

Exquisite wallpaper by Ronald Redding Designs, along with a mirror, buffet and antique chandelier from the owner's personal collection. create a stunning formal dining room.

Above, Wilson and Kelsey designed a smaller and more intimate setting in the kitchen for the owners to enjoy a casual family meal. of the brain," she adds. "I can be very logical and do the spreadsheets, but I'm also very artistic when it comes to interior design."

Kelsey grew up in Upstate New York, graduating from Cornell University with a psychology degree. But that wasn't for him either. "As a kid in junior high school, I loved to draw and weld things into sculptures," he says.

"Then at college," he adds, "I'd go to my girlfriend's dorm - she was an interior design major - and I'd start making design suggestions and she got really angry with me one night and said, 'Okay, smarty pants, if you think you're so good, take a class.' "

Kelsey did just that and earned an A, while his girlfriend scored an A minus. "We broke up shortly thereafter, but the die was cast," he says with a smile.

The fledgling designer took courses at Boston Architectural College while working for interior design companies in the city, and - in a case of serendipity - found himself at an architectural firm and at a desk next to Wilson.

"We realized we had similar backgrounds and aesthetics," says Wilson. "I've always had a lot of respect for John. He's a really good thinker and you have to be a good thinker to be a good designer.

"Design is not about picking things," she adds. "It's about thinking through the process and the challenges and solving them. I think we always understood that we respect each other's approach to design and we could see that each other was talented."

Kelsey expounds further. "That process of thinking and problem solving needs to come first before you start looking at what you want to place in a space," he says.

For additional images, check out our digital edition.



"You have to have a very clear vision in order to know what you are looking at as an option and whether it's the right choice," he notes. "Without that design framework, you just end up with a roomful of furniture."

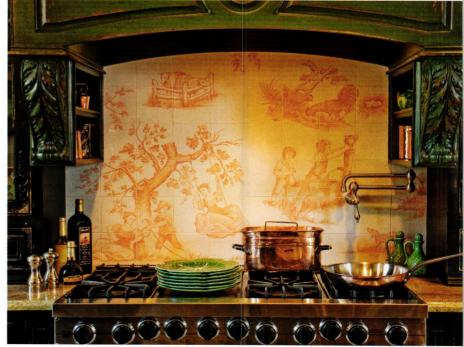
The design duo founded their own company in 1996 with each designer bringing different skills to the partnership.

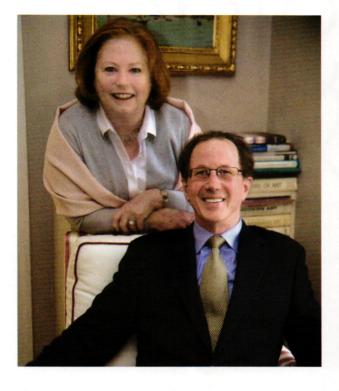
Kelsey works on the architectural side, overseeing technical issues, making drawings, designing millwork and cabinetry, specifying and selecting crown moldings and handling construction and project management, among other duties.

Wilson is responsible for all of a project's decorative elements, the firm's overall design aesthetic, materials, lighting, furniture, fabrics, drapery, colors and finishes.

"The great thing about being able to collaborate on a project the way we do is that the left hand always knows what the right hand is doing," says Kelsey. "Even over dinner."

They also love the different aspects of their roles. "I think it's very important that living with order and







serenity and good design and beauty is very nurturing to people's souls," says Wilson.

"Good design goes underneath your skin and can positively affect the way you live, think and react to the world. It allows you to go out into the world each day and do your best work because it nurtures you."

Kelsey loves working with a family's life story. "I particularly enjoy working on older homes because the architecture has its own story to tell and I like working with families who appreciate their history," he says.

"I love blending past, present and future and layering the various elements of a family's life into a project," he adds.

While some designers want to stamp their own identity on a home, Wilson and Kelsey take a different approach. "When we finish a project, our aim is not to leave any footprints," says Kelsey.

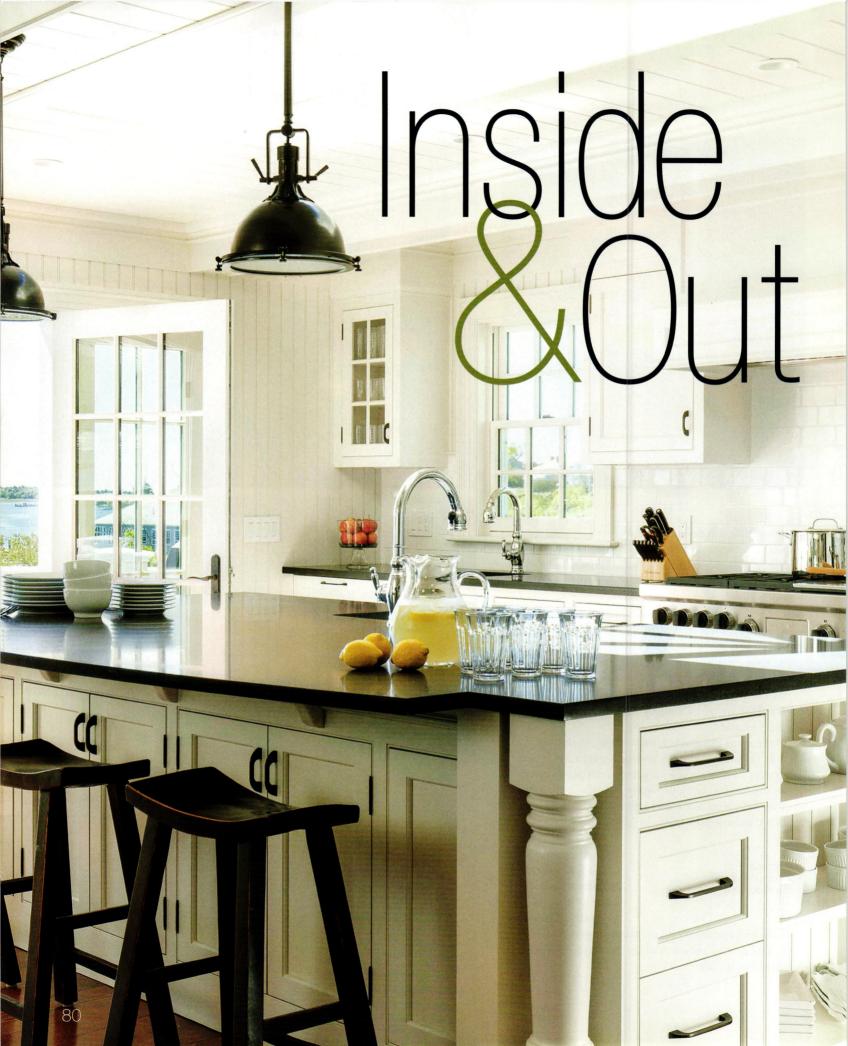
"We don't want someone to go into a house and say that's a Wilson-Kelsey home," he adds. "We want people

THE DETAILSFor more information, visit *wilsonkelseydesign.com*.

to say to the owner, 'It's so beautiful and it's so you.' That it beautifully expresses your values and priorities, your hopes,

your dreams and family. All of those things that speak to a home and shelter and security are the things that are very important to us." 0|H









While high-tech features and new

long-lasting materials continue to transform ocean home kitchens and baths into ever more efficient and nuanced spaces, there is another exciting movement afoot: balancing the convenience of technology and brilliant finishes with the allure of nature.

Leading coastal architects, interior designers and home product innovators are creating beautiful interiors that now flow naturally to their breezy outdoor settings, dramatically blurring the line between inside and out and delivering an entirely new family living experience.

Other designers are using more organic color palettes of blues and greens to suggest nature's subtle tones and textures, along with modern metallic accents for that much-desired pop of visual interest.

Here, 12 industry experts predict the hot new trends and what's in store for oceanfront kitchens and baths in 2017 and beyond.

KITCHENS

A Window of Opportunity

What do windows have to do with kitchens, you ask? At NanaWall, an award-winning leader in bi-fold doors and operable glass wall systems, windows provide the link - and often erase the boundaries - between indoor kitchens and outdoor living spaces. "We're seeing homeowners reinvent the heart of the home by creating an open floor plan that flows naturally into the outdoor dining area for social gatherings," says Matt Thomas, the firm's marketing manager. "This not only brings in fresh air and ventilation while cooking, but helps to blur the line between inside and outside to provide the ultimate in entertaining spaces." Thomas says coastal homes are often located in beautiful yet hurricaneprone regions, which used to require protective shutters. "Now, more homeowners are using aluminum-framed and hurricane-approved folding glass wall systems, specifically designed and engineered to perform in harsh climates," he says. "This way, homeowners can create spacious and comfortable indoor/outdoor kitchen settings for everyday use and entertaining without worrying about their safety." nanawall.com

Top New England architect Patrick Ahearn is also extending kitchens – and the room's natural way of drawing people – with separate spaces that are chic and warmly welcoming. In one of Ahearn's recent designs, a beautiful kitchen has what he calls a "resting area" that allows the cook to be social with guests. The trend, he says, is making kitchens even more "the nucleus of the house," especially when located close to the home's outdoor living spaces. Ahearn, who has offices in Boston and Martha's Vineyard, is also taking full advantage of the latest high-tech appliances, such as steam ovens and fridges with one-inch size gradations for a perfect fit. As Ahearn says, "These trends are changing how we view the coastal kitchen." *patrickahearn.com*

Featuring deep blue and green hues in her clients' luxury kitchens is a natural for leading interior designer Lori Dennis, based in Los Angeles. "These colors really connect with the ocean and sky outside the kitchen windows," Dennis says. Author and star of HGTV's *Real Designing Women*, Dennis also takes full advantage of new products, such as 3-D backsplash tiles and LED lighting, which, she says, is "extremely energy efficient and coming down in price." She constantly scours the market for new advances in appliances, such as the commercial-grade Freddy blast chiller. "It provides careful freezing and thawing," she says, and is a must for any passionate coastal home cook. *loridennis.com*

Kitchen appliances are much more than functional assists today, says Beatriz Sandoval, director of brand marketing for Thermador. "The type of appliances a homeowner selects makes a strong statement







PHOTOGRAPH BY STEVEN LONG (ABOVE), COURTESY OF NATIVE TRAILS (OPPOSITE TOP) AND COURTESY OF DKOR INTERIORS (OPPOSITE BOTTOM)

about who they are as a design enthusiast and how they entertain," Sandoval says. The longstanding company is seeing a rise in unique refrigeration configurations and personalized kitchen solutions, such as its Culinary Preservation Columns, which can be designed as an entire refrigeration wall in a single room. "We've even seen beverage centers put in guest rooms or placed within the master suite, which allows additional storage for beverages, high-end makeup or certain medications that need to be refrigerated." thermador.com

With rippling waters, open skies and swaths of colorful vegetation, waterfront homes are blessed with nature at its best. True Refrigeration, an industry leader in luxury kitchen appliances, reports more coastal homeowners are heading outdoors for socializing and meals. "We're seeing a definite trend toward creating outdoor kitchen spaces for hosting beachside evenings with friends and family," says Steve Proctor, the firm's director of sales and marketing. Proctor says savvy homeowners are looking for UL-rated outdoor refrigerators (safety tested to receive the endorsement of Underwriters Laboratories) and clear-ice machines that can easily be integrated into an outdoor entertaining space and hold up under any environment, including saltwater spray and coastal storms. "Although stainless steel has a bad reputation for rusting in the ocean air, 304 stainless steel has a higher nickel content," Proctor says. "This helps to resist oxidation and withstand pitting." true-residential.com

BATH & BEYOND

The Next Generation

Combining nature and modern accents, the next generation of the coastal bath is contemporary, unfussy and offers understated high style, says Naomi Neilson Howard, founder and CEO of Native Trails, the maker of luxurious bath fixtures and furnishings in San Luis Obispo, Calif. "Homeowners want to make a grand visual impression with a small ecological footprint, particularly in master baths," Howard says. "This means incorporating special pieces – perhaps a standalone bath or vessel sink, crafted from organic materials such as recycled copper, concrete or reclaimed wood." Polished copper or nickel sinks conjure the reflection of sunlight off the ocean, she adds. "These subtle textures and warm colors will instantly transport you into your own seaside oasis." *nativetrails.net*



"We're seeing a definite trend toward creating outdoor kitchen spaces for hosting beachside evenings with friends and family."

- STEVE PROCTOR, DIRECTOR OF SALES, TRUE REFRIGERATION

When designers and product developers pull outdoor colors into a bathroom, one elegant counterpoint is a gleaming, artful sink. Alejandra Thompson, founder and creative director of Thompson Traders, says copper pairs perfectly with nature's palette. "We're seeing an infusion of natural greens and blues into what has long been a neutral palette in the bath, and copper is such a beautiful fit with these new shades," Thompson says. She is seeing a mix of design looks and styles, including midcentury modern and the classic spa aesthetic. The distinguishing factors are an eclectic spirit and textured finishes. "What never goes out of trend though," Thompson notes, "is the fact that the bathroom remains everyone's favorite home retreat." thompsontraders.com

Outside and in

Above, outdoor kitchens by True Refrigeration and other brands are changing the way people entertain family and friends.

Opposite, stylish bath designs by Native Trails, top, and Miami-based DKOR Interiors.



Ivonne Ronderos, owner and principal of DKOR Interiors in Miami, has seen big changes recently in bathroom design. "Most of them pertain to size and mood," Ronderos says. "Owners are yearning to recreate a spa experience in their own home." That desire has led to perks such as larger showers with features such as chromotherapy lighting, jets, benches and steam. But clients also want a light, open feel, she adds; for a sun-drenched coast, this may mean lots of white offset with natural materials such as wood, marble and porcelain. One star standout for 2017, says Ronderos, is large-format tiles. "They are bigger and better than before," she says. "Tradesmen are cramming to learn how to install the tiles to accommodate a seamless look." dkorinteriors.com

The ocean's myriad colors are reflected in Gemstone Tile's classic Turquoise Tile collection. The Arizona-based company handcrafts jewelryquality turquoise from the Kingman turquoise mine. "There are close to 500 variations of natural blue-green colors, a perfect palette for any coastal-inspired design," says Carolyn VanCleave, Gemstone Tile co-owner. The tile is sturdy enough to work as a countertop, flooring or backsplash, and looks beautiful too. As VanCleave says, "It truly is jewelry for the home." gemstonetileworks.com

Malcolm Davis, principal of Malcolm Davis Architecture in San Francisco, designed his first coastal home 25 years ago, so connecting interiors to water settings is elemental for him. Davis brings this strong indoor/outdoor sensibility to all his work. For one home in Northern California, whose owner is an avid surfer with a natural affinity for being outdoors, the architect designed an enormous skylight over the shower and rolling barn door over the tub. "You can feel the air and smell the garden," Davis notes. "There is a simplifying, a paring down of this particular bath." mdarch.net

Simon's Hardware and Bath, New York City's oldest hardware store, is a tried-and-true resource for decorative and architectural hardware as well as stylish kitchen and bath products. Hot picks for 2017 include modern designs with unexpected finishes, like bright paint-colored faucets from Vola and Fantini, and a collection by Kallista with finishes in bronze, black nickel and gunmetal, says the firm's president Elias Chahine. Freestanding tubs - ideal for more compact spaces - are also continuing to trend. "The focus is on products that don't overshadow beach views," he says,



"but instead add a pop of modern, stylish design and vibrant color." simonsny.com

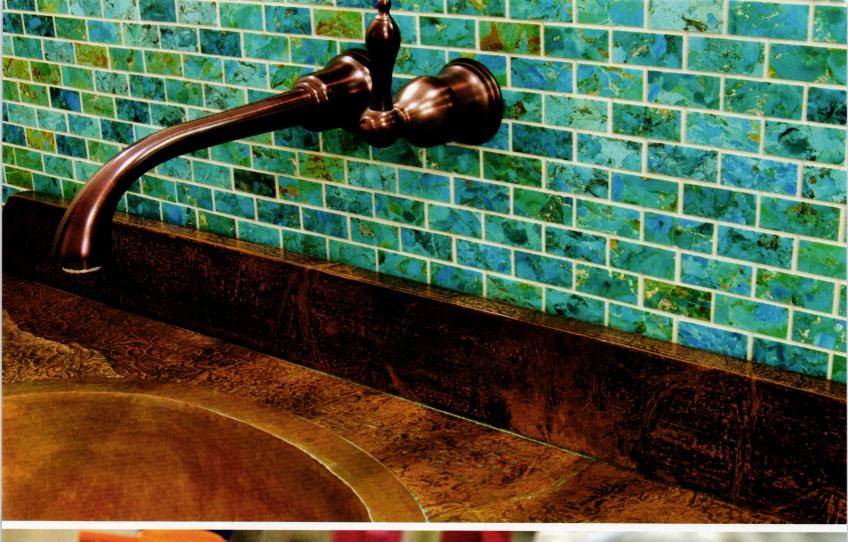
Jill Neubauer, a leading architect based in Falmouth, Mass., is making bathrooms more fun and functional this year with a simple change: one long sink. Whether it is for a primary family home or a summer getaway, to accommodate a couple or a gaggle of kids in one bathroom, a statement sink works beautifully. "A couple can get ready for their day side by side, and young siblings, cousins and friends can make memories while they wash, brush and laugh at one long, fun sink," Neubauer says. "It's like a party ready at all times."

inarchitects.com 0 H

A colorful life Above, architect Malcolm Davis has an affinity

for connecting homes with the great outdoors.

Opposite, tiles from Gemstone Tile's Kingman mine in Arizona. and faucets in a variety of vibrant colors at Simon's Hardware and Bath, located in New York City.





Brand new day
A private pavilion at
the edge of the Indian
Ocean offers a romantic
sunrise breakfast venue
at Jumeirah Vittaveli.

AT JUMEIRAH'S
TWO PRIVATE
ISLAND HIDEAWAYS
IN THE REPUBLIC OF
MALDIVES, GUESTS
ENJOY LUXURY
RESORT LIVING
AT ITS BEST

Words by Robert La Bua

ISLANDS



ong regarded as one of the world's most beautiful vacation destinations, the Republic of Maldives has come into its own in recent years thanks to improved flight availability and a race to the top by an ever-increasing number of luxury resorts welcoming guests to these spectacular islands in the Indian Ocean.

There is certainly no shortage of destinations; Maldives has more than a thousand tropical and secluded islands to choose from. Most are uninhabited except for those leased by the many upscale resorts looking to make sea dreams come true.

Dubai-based hospitality group Jumeirah knows more than a little about luxury accommodations and the attendant services required to provide guests with the carefree vacations they traveled so far to find.

The roominess of Jumeirah's house-sized villas, their private pools and gardens and not least of all the expert staff – whose sole goal is to make guests feel completely relaxed – are the foundation stones of the company's hospitality ethos.

Whether you're staying at Jumeirah Vittaveli or Jumeirah Dhevanafushi, the inherent feeling of space, serenity, service and style is omnipresent.

The larger of the two resorts, Jumeirah Vittaveli is nestled on Bolifushi Island in South Malé Atoll, a 25-minute ride by speedboat from Ibrahim Nasir International Airport, the country's main gateway.

Jumeirah maintains its own airport lounge and transfer boats for guests, who are met after immigration formalities

Water world

Life at Jumeirah Dhevanafushi in the Republic of Maldives moves at a deliciously decadent pace, with luxurious overwater villas, gourmet dining and powder-soft coral beaches.

























A true ocean home A beautiful beach suite at Jumeirah Vittaveli, top left, wraps guests in a cocoon of luxury, opening to stylish beach settings by day and evening.

by welcoming staff; it's also possible to charter a seaplane from the airport directly to the resort's boat dock. Once on the island, guests are escorted to their villas for a private check-in process.

Just as the great mansions of Newport, Rhode Island, were referred to as "cottages" by their wealthy owners, so the villas on Vittaveli are called suites even though they are substantial freestanding structures.

The largest of these is the newly unveiled Royal Residence, a three-bedroom villa with its own private jetty for arrival and departure, ideal for those desiring complete discretion.

To explore the expanse of waters surrounding the island, Vittaveli's yacht is available for private charter, an especially popular activity for sunset cruises to see dolphins frolicking in the water as the sky turns 50 shades of red.

Where exactly are these azure waters? The series of atolls that comprise the Republic of Maldives lie 370 miles south of India. They extend more than 500 miles in the Indian Ocean, but are less than 80 miles at their widest.

Of the country's almost 35,000 square miles of water and islands, only a fraction rises (barely) above sea level to create the lush oases surrounded by turquoise, navy, sapphire and a dozen other hues of ocean blue.

The vast panorama of atolls and coral reefs from the air on a clear day is one of the world's greatest natural sights. Atoll, by the way, is the only word in the English language derived from Dhivehi, the language of the Maldivian people.

The culinary aspect of the Vittaveli experience is of paramount importance, reflecting Jumeirah's mandate for delicious dining in sublime surroundings.

The name of the resort's main restaurant, Samsara, references the Hindu belief in reincarnation. It's an appropriate label for a place where diners may feel as if they have died and gone to heaven before returning to Earth (i.e., home, with a renewed spirit).

Both buffet and à la carte menus at Samsara offer substantial selections of international and local dishes for enjoyment indoors or outside on the deck.

For a romantic and memorable toes-in-the-sand experience, Vittaveli's Mu Beach Bar & Grill encourages guests to cast off their red-soled Louboutins in favor of crimson-splashed sunsets glowing over a coral atoll.

And then there is Swarna. Even by lofty Maldives standards, Swarna is a dazzling dining experience both in its atmospheric setting and in the food served with an extraordinary elegance.

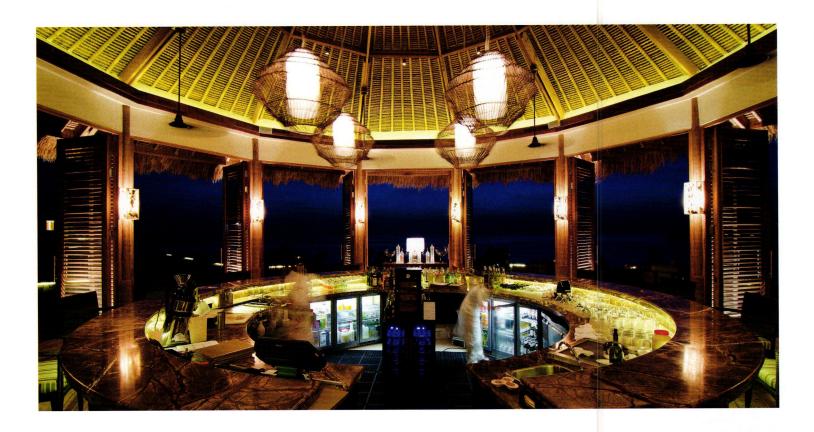
Opt for the Swarna Journey, an 18-course extravaganza of culinary excellence served on special plates and trays. The meal recreates the traditional royal dinner of India's Mughal princes who enjoyed it with musical accompaniment, just as diners do here while savoring the fireworks of flavors in private, open-air pavilions.

Regardless of where guests choose to dine, Vittaveli's evening festivities are usually preceded by apéritifs in Bar-EE, a dramatic circular bar set in its own gazebo at the edge of the sand.

If Vittaveli is not removed enough from the outside world, Jumeirah's Dhevanafushi takes isolation to the extreme – just as it does comfort and service.

Located 250 miles south of Malé in Gaafu Alifu Atoll, Dhevanafushi is perched on Meradhoo, a fantasy island reminiscent of the 1980s TV series, complete with debonair host Firas Sharrouf.

The affable resident manager welcomes guests to this extraordinary outpost with a cosmopolitan flair that



makes Ricardo Montalbán's Mr. Roarke seem positively gauche by comparison.

Dhevanafushi can be reached via domestic flights from Malé to Kaadedhdhoo, followed by a boat transfer to Meradhoo. Seaplane transfers from Vittaveli and helicopter charters from the international airport are also available.

As at Vittaveli, the guest accommodations at Dhevanafushi are large and luxurious. The resort has the requisite overwater villas so much in demand in Maldives, set in their own water worlds and anchored directly to the ocean floor.

Dhevanafushi's suites are called Ocean Pearls, and are clasped together by the dramatic Johara restaurant, from which the view back over to the island is spectacular.

Gaafu Alifu has become the hot destination in Maldives, not least because of its pristine coral reef offering sheltered observation of the colorful marine life on one side before dropping spectacularly into the deep blue ocean on the other.

Avid snorkelers and divers will be awed by the variety of sea life, which can be seen without even going into the water since some fish come right into the shallows. On the surface, jet skis and kayaks are available for guest use.

After all this aquatic exertion, a variety of spa treatments awaits in Talise Spa, where windows in the floor frame schools of Nemos and Dorys while expert therapists deliver soothing treatments infused with pure Maldivian coconut oil.

Despite its pelagic isolation, Jumeirah Dhevanafushi provides a superb array of enticing dining options at the restaurant Azara and at Mumayaz, its beachside venue.

At the outdoor Khibar pavilion, large cushions invite afternoon dozes following doses of snacks and drinks. On an island where privacy is highly valued, private dining in guest villas is easily arranged.

Despite its relative isolation, Maldives is reached with just one stop from several major U.S. airports.

Turkish Airlines offers an excellent first and business class service across the Atlantic to Istanbul, with yearround onward connections to Maldives.

THE DETAILS

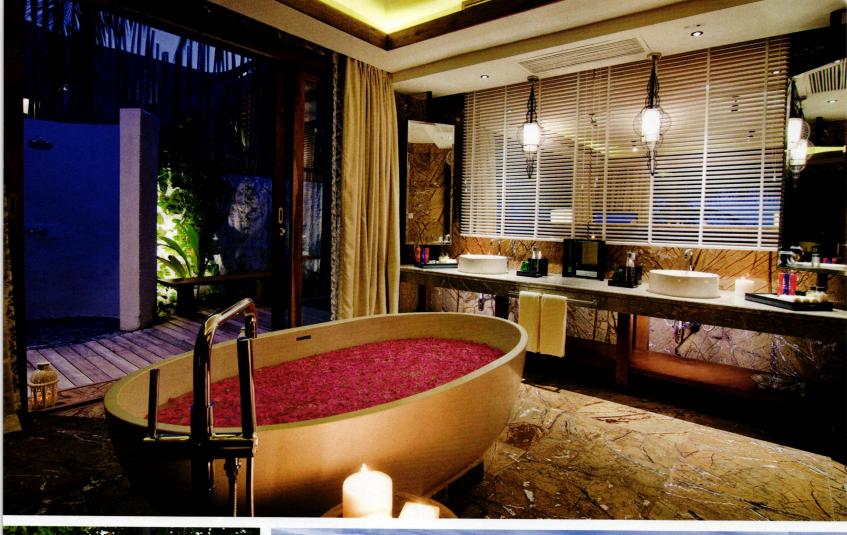
For more information, visit jumeirah.com, turkishairlines.com, cathaypacific.com and megamaldivesair.com.

Via the Pacific, multi-award-winning Cathay Pacific flies non-stop from Boston, New York, Chicago, Los Angeles and San Francisco to Hong Kong, with four

services a week to Maldives. Visitors arriving by private jet can make use of VIP ground services provided by local airline Mega Maldives. 0|H

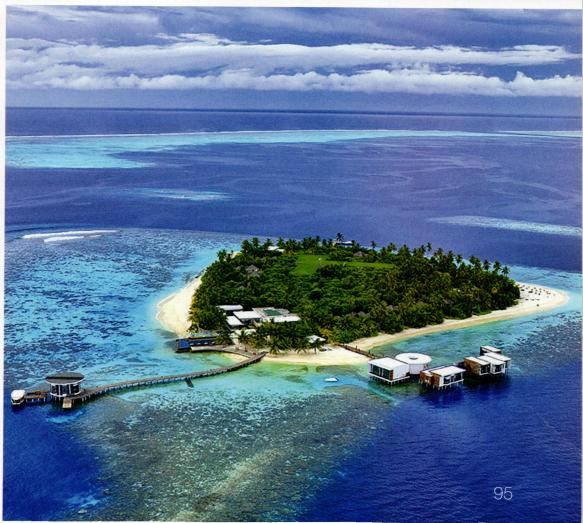
The good life

Above and top right, the sleek circular Bar-EE and luxe baths add a romantic air to Jumeirah Vittaveli. Below right, the azure lagoon and coral reef at Jumeirah Dhevanafushi.

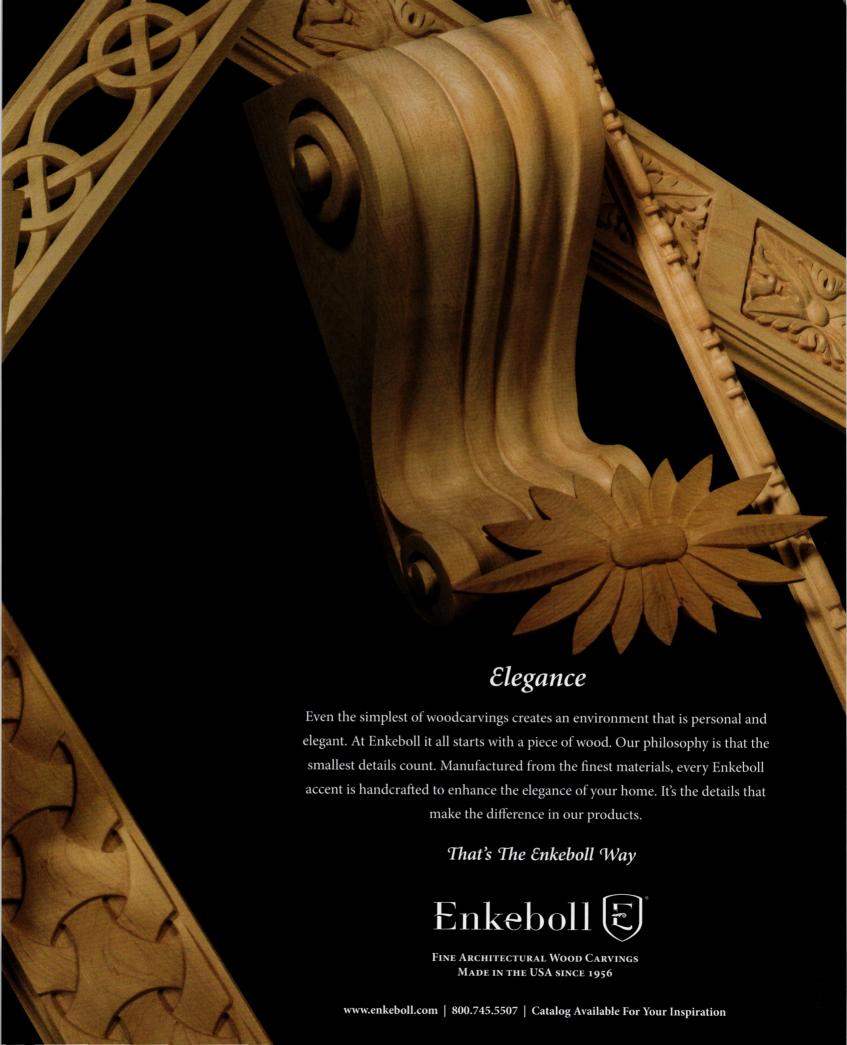






















2440 GORDON DRIVE - PORT ROYAL

BEACH FRONTAGE: 150' LOT SIZE: 110,207 SQ.FT. LIST PRICE: \$22,500,000



This exquisite Southern-Colonial estate sits on an iconic Gordon Drive site comprising 2.53 acres, approximately 150 feet of wide sandy beachfront and offers captivating Gulf of Mexico vistas. The main house includes 3 bedrooms + study and sprawls across 6,209 Sq.ft. of living area with timeless style and casual elegance. From the minute you enter this estate through the magnificent central hallway you will be entranced by the Gulf views and beautiful floating wood staircase. Features include wood and marble flooring,

fan windows, intricately carved marble and stone gas fireplaces, beautiful custom millwork and much more. The expansive master suite boasts a marble and stone gas fireplace, large sitting area, 30' x 36' balcony, large Walk-in-Closet and beautiful Calcutta marble floored master bath. One can sit back and enjoy the sparkling Gulf of Mexico waters from the 94-foot terrace or balcony upstairs. Property includes two guest houses near the front of the estate site. Eligible for membership to the exclusive Port Royal Club.

BILL EARLS REALTOR











7613 BAY COLONY DRIVE

BEDROOMS: 7 + DEN BATHROOMS: 7.1 LIVING AREA: 12,505 SQ.FT. LIST PRICE: \$25,900,000 Known as the "Castle by the Sea", this magnificent Naples beachfront estate is just a short walk to the Ritz Carlton, and minutes to premier golf courses. This custom designed home is in a class by itself with Palladian architecture and exquisite details. Completed in 2000, this luxurious 12,500 S/F home offers walls of glass providing postcard views of the Gulf and an infinity edge pool with playful fountains that seems to connect with the horizon affording a sense of joyfulness. The architectural details

are a handcrafted gourmet kitchen, 1000+ bottle wine cellar, world-class library, and alluring outdoor terraces that are cleverly lowered to maximize views and perfect for dining, relaxing and entertaining. The beautiful flooring is a combination of umber and cream travertine with Verdi marble or hand hewn walnut. Notable features include European draperies, remarkable chandeliers, elegant craftsmanship and detail throughout, a marble paved motor court with 4-bay garages.





GIN LANE

Southampton. Located along Gin Lane and set back behind tall privet hedges is this wonderful estate section oasis. A sprawling floor plan makes for luxurious seaside living and generous room for family, friends and entertaining. This chic styled home with a good feeling boasts principle rooms with vaulted ceilings allowing for great light and a sense of air and space. Eight bedrooms and twelve bathrooms located in separate wings afford great privacy. The living room, library, media room, office and spectacular kitchen all open to the courtyard terrace and 60 foot swimming pool. Outside amongst the 2.2 acres of beautiful landscape you will find a tennis pavilion, tennis court, 2 car garage, and outdoor shower. Ocean beaches within a short distance. Undoubtedly one of the top addresses in all of the Hamptons. \$16.5M WEB# 3797651



OCEAN ENCLAVE

Bridgehampton. Directly across from a deeded ocean pathway to the Atlantic Ocean is this most desirable one acre parcel with an original surfers contemporary bungalow. The building site you have been waiting for to create your own beach house with the added value of protection from coastal storms. Whether you desire modern or traditional this "blank canvas" offers endless possibilities. \$8.65M WEB# 3367873



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

MODERN 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 mesmerizing 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 (mostly unobstructed) views perched above Dune Road. The 3500 square foot Modern Beach House boasts 4 bedrooms, 4.5 baths, an open floor plan, library/office, waterside heated Gunite pool with spa and nearly 3000 square feet of outdoor terraces and lounge areas. Extremely private, yet convenient to the direct ocean access, bordering the natural foliage and preserved town owned lands. \$16.5M WEB# 3710342







IMPECCABLE COMPOUND ON WYANDANCH LANE

Southampton. A remarkable estate on coveted, prestigious Wyandanch Lane with almost 400 feet of waterfront on Old Towne Pond offers nearly five acres of natural, unspoiled land in the heart of Southampton Village. One of the last of its kind, this compound has the capacity for a guesthouse, pool, tennis court with pavilion and a new waterside 12,000+ square foot home. **\$15.95M WEB# 3322988**



TIM DAVIS

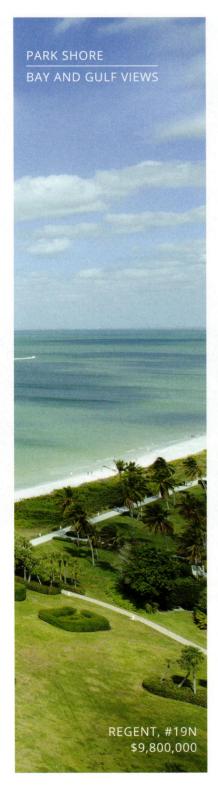
Licensed Associate RE Broker & Regional Brokerage Advisor East End The Hamptons Luxury Market Leader

1 Hamptons Agent: Wall Street Journal - June 2014 & 2015

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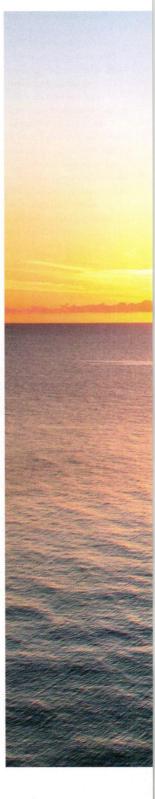
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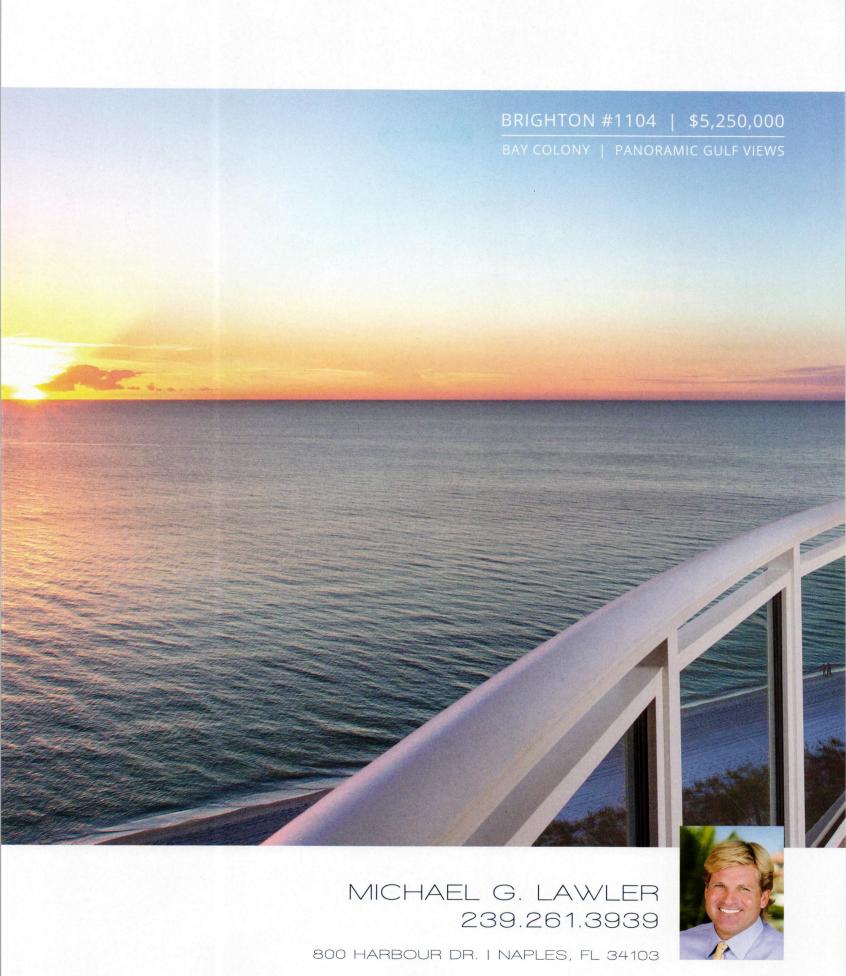
MICHAELLAWLER.COM











Hamptons Luxury Portfolio



MEADOW LANE OCEANFRONT

Southampton. This 3.7 acre oceanfront residence is set on Meadow Lane, which holds the reputation as one of the top 5 most majestic and famous streets in the world. The oceanfront residence includes 7,500 SF of living space, 6 bedrooms, 7 baths, finished lower level, 2 fireplaces and garage. The master and guest quarters lead out to the ocean and are engulfed with expansive views of the ocean and dunes. A true beach experience in the luxury capital of the Hamptons. The large property enables a heated pool and sunken tennis court to go with the 7,500 SF building footprint and Meadow Lane oceanfront location.

Co-Exclusive. \$21.95M WEB# 2829457



SAGAPONACK SOUTH WITH VIEWS OF OCEAN

Sagaponack. Designed by Bates Masi Architects. Overlooking a pond and the ocean beyond. The communal spaces have flexibility to flow to the outdoors and extend onto decks by means of full height sliding glass doors and offering privacy as 4 bedrooms are separated from living areas and master suite. Also available as a development opportunity. Co-Exclusive. Fully Constructed: \$16.995M WEB# 3814797

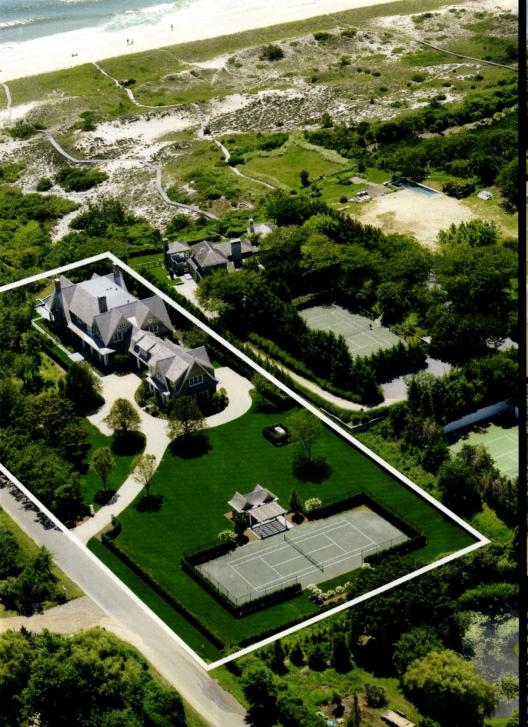


MAGNIFICENT VIEWS TO OCEAN

Bridgehampton. On almost 2 landscaped acres with views overlooking farm fields all the way to ocean. This 11,000 SF estate boasts a double-height entry, great room with fireplace, living room, professional kitchen and dining room. Upstairs is a master suite with ocean view terrace and 4 additional guest suites. There is a 4,000 SF lower level, heated gunite pool and tennis. Exclusive. \$9.85M WEB# 3800943

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

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SPECTACULAR OCEANFRONT

East Hampton. Located off East Hampton's finest address, Further Lane, you will find this extraordinary estate designed by the talented architecture firm AML. This unique property has everything required for a world class retreat - 8,000 SF of open living spaces, 8 bedrooms, 9.5 baths, 5 fireplaces, separate guest quarters, and state-of-the-art chefs kitchen, with plenty of room for entertaining with style. The exterior boasts 3 pristine oceanfront acres, as well as a beachfront bungalow, infinity edge pool and spa, and Har-Tru tennis court with covered sitting area, changing room and bathroom. Just reduced. Co-Exclusive. \$29.95M WEB# 2780279



Ranked #1 Hamptons Broker

-Wall Street Journal, June 2016

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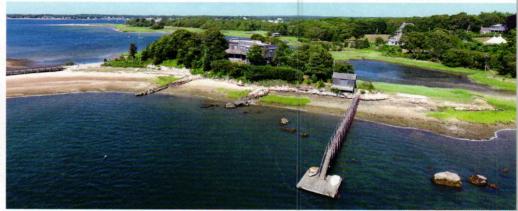
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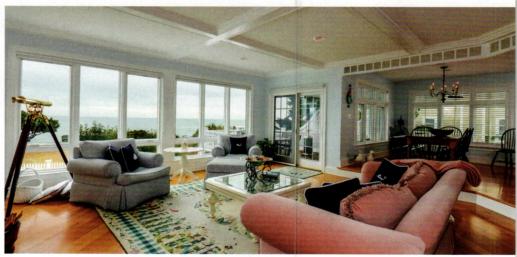
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WATERFRONT LANDMARK HOME, ORLEANS \$3.895M Team Guthrie/ Mabile | 508.246.3236 | 508.776.4645



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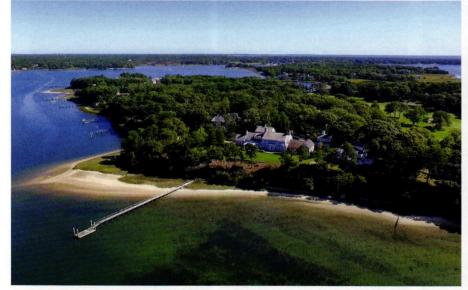
SWEEPING VIEWS OF CHARLES RIVER, BOSTON \$4.25M Brian Dougherty | 617.217.1842



WATERFRONT ESTATE ON 2 ACRES, CATAUMET \$3.5M Bob Malcolm | 508.280.2753



SPRAWLING SALTERS POINT HOME, DARTMOUTH \$1.35M Barbara Hussey | 508.274.1933



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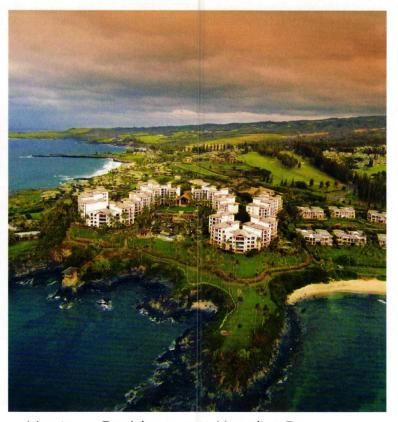
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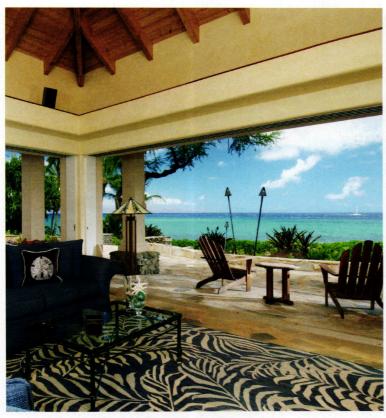
Kapalua Beachfront Estate



Kahana Oceanfront Estate



Montage Residences at Kapalua Bay



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

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



31 BOW STREET, COHASSET, MA 02025 LIST PRICE: \$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!



339 JERUSALEM ROAD, COHASSET, MA 02025 LIST PRICE: \$4,500,000

One of the South Shore's finest waterfront estates. Gracious 140 year old oceanfront mansion with sweeping panoramic views of Atlantic Ocean. Offered for the first time in 68 years. The 2.8 acre grounds includes two buildings and a vast lawn overlooking the ocean. The grand mansion is tucked seamlessly into the natural coastal landscape offering unparalleled beauty with which to enjoy the sunrise and sunset, as well as swimming, fishing and year-round entertaining.



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

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



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

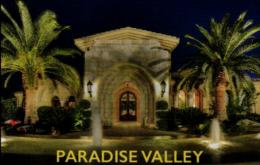
Spectacular classic waterfront colonial which sits majestically on nearly 2 acres of waterfront property with refurbished private dock and direct access to Cohasset Harbor and the ocean beyond. Gutted to the studs in the year 2000 this home had a year-long renovation which resulted in a remarkable transformation 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.



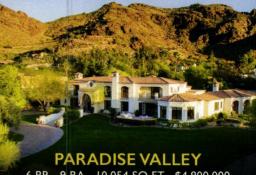




8 BR 11 BA 10,293 SQ FT \$7,200,000 www.BiltmoreCircle.com



5 BR 7 BA 10,000 SQ FT \$6,500,000 www.MedetranianResidence.com

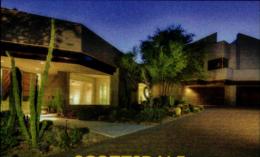


6 BR 9 BA 10,054 SQ FT \$4,800,000 www.RoadRunnerResidence.com



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5 BR 7 BA 9,819 SQ FT \$4,500,000 www.CarCollectorsResidence.com



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4 BR 5.5 BA 9,712 SQ FT \$4,500,000 www.ScottsdaleExclusive.com



6 BR 6.5 BA 9,160 SQ FT \$3,500,000 www.RidgeviewResidence.com

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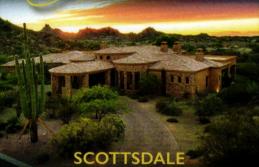
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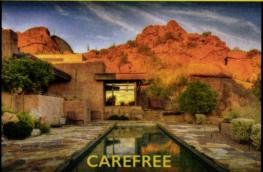
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WhyPrivateClientGroup.com



5 BR 8 BA 8,918 SQ FT \$3,500,000 www.ScottsdaleResidence.com



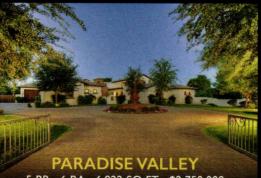
3 BR 4.5 BA 7,706 SQ FT \$3,500,000 www.CarefreeGrandviewEstate.com



5 BR 6.5 BA 8,667 SQ FT \$3,195,000 www.LuxuryMesa.com



4 BR 7 BA 7,184 SQ FT \$2,799,000 www.HorseshoeResidence.com



5 BR 6 BA 6,922 SQ FT \$2,750,000 www.ParadiseValleyStyle.com



5 BR 7 BA 6,737 SQ FT \$2,500,000 www.ClearwaterHillsResidence.com



www.FireRockResidence.com



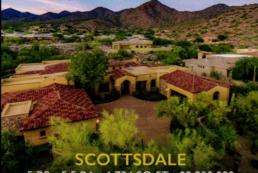
FOUNTAIN HILLS 3 BR 4.5 BA 5,960 SQ FT \$2,400,000 www.HilltopResidence.com



www.OakwoodHillsResidence.com



www.SilverleafResidence.com



5 BR 5.5 BA 6,734 SQ FT \$2,250,000 www.SabinoNorte.com



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Thomas O'Leary 480.627.9652



Aazami 480.266.0240







5 BR 6 BA 6,313 SQ FT \$1,689,000 www.TuscanResidence.com



2 BR 2.5 BA 2,265 SQ FT \$1,650,000 www.ScottsdaleWaterfrontTowers.com

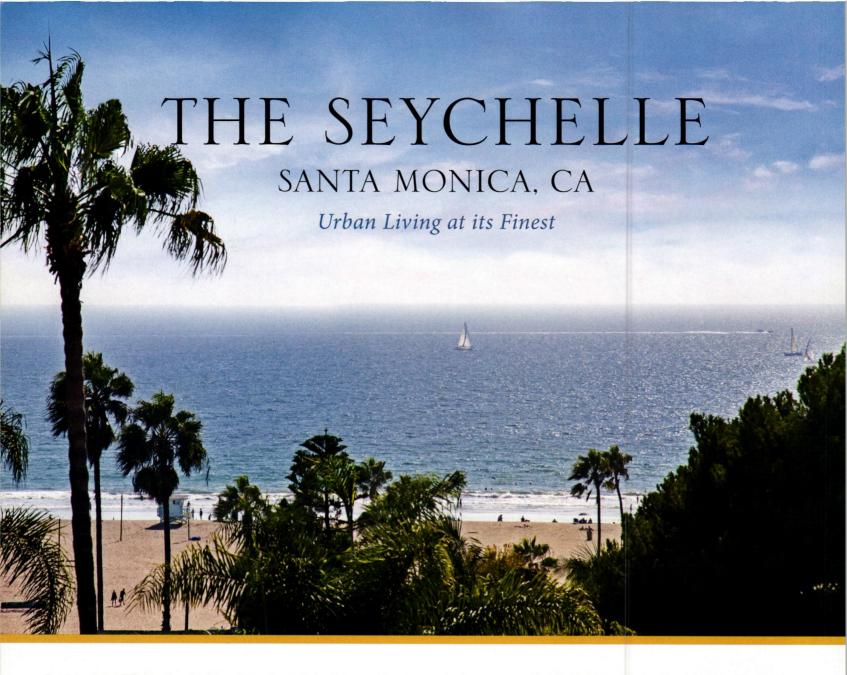




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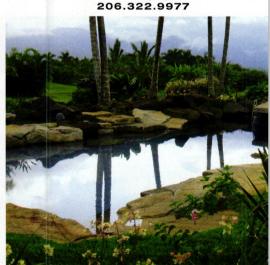
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Watch the sun rise and set from this charming ocean front cottage
located just steps from the white sand of Goose Rocks Beach. This 4
Bedroom/2.5 Bath cottage with a 1st floor Master Bedroom, wood
burning fireplace and a 2-car garage offers the quintessential
Maine cottage feel. \$2,600,000

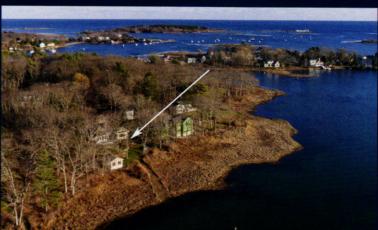


28 SKIPPER JOES POINT ROAD, KENNEBUNKPORT, ME Private oceanfront cottage nestled among the rocky shores of Kennebunkport, Maine. View spectacular sunrises and sunsets from this 3 Bedroom/ 2 Bath retreat which borders Rachel Carson Wildlife Preserve and the Atlantic Ocean. This home is not just a locationit's a lifestyle. \$2,495,000



8 LORDS POINT ROAD, KENNEBUNK, ME Filled with dramatic elements, this stunning cottage was entirely

renovated in 1998-1999. Only a few original features remain – the most notable feature being a beautiful and graceful curved staircase. Open spaces flow together nicely while assuring a distinctive individuality to each room. Lovely wood floors and 2 gas fireplaces preserve the warmth of this year-round home and striking water views can be enjoyed from every window! \$3,200,000



10 WARD ROAD EXTENSION, KENNEBUNKPORT, ME Located on Paddy's Creek, within walking distance to the Village of

Cape Porpoise and just a short drive to area beaches is this meticulously renovated home. The floor plan offers an abundance of natural light with open and inviting living spaces suitable to casual living and easy entertaining. From the state of the art kitchen to the exquisitely landscaped outdoor living space, experience the luxury and

charm of this waterfront home. \$1,550,000



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1071 North Ocean Boulevard, Palm Beach

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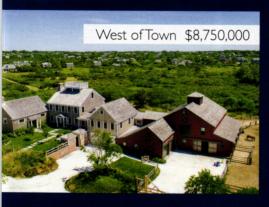
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1102 North Ocean Boulevard, Palm Beach

Prominent Palm Beach Compound with commanding Ocean views, beachfront cabana, and tennis court on 1.3 acre +/- property. Originally designed by John Volk, this landmarked estate features 6BR/7.3BA including an extraordinary multi-room master retreat with beautiful water views. The estate's magnificent renovation by Jeffrey W. Smith garnered The Preservation Foundation's 2010 Ballinger Award.

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Stunning Malibu beach contemporary designed by Architect Ron Goldman. This two-story seaside compound sits on the west end of Malibu Colony Beach. benefiting from the exceptionally deep lots of Malibu Road. With four bedrooms in the main residence and a detached guest suite, this home provides space for a large family looking to have their summertime and weekend beach retreat. or a full time beach estate. In addition. to the large indoor and outdoor living areas, there is also a state of the art Media Room. This beautiful site also provides views looking down Malibu Colony Beach to the lights of the Queens Necklace beyond and Catalina Island in the distance. For the water enthusiast, Colony Point sits right in front providing a great wave for Surfing and Standup Padding.

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- Features 160 feet of waterfront on a shallow beach with a prevailing, light sea breeze
- Ten minutes from the Emerald Bay Resort, Golf Club, and Marina; and the village of George Town
- Income property with tax and business advantages as a Bahamian Corporation
- Located on the Island of Exuma, Bahamas; one hour from Florida with twice daily jet service
- Nonstop 100 passenger jet service from Toronto, Canada
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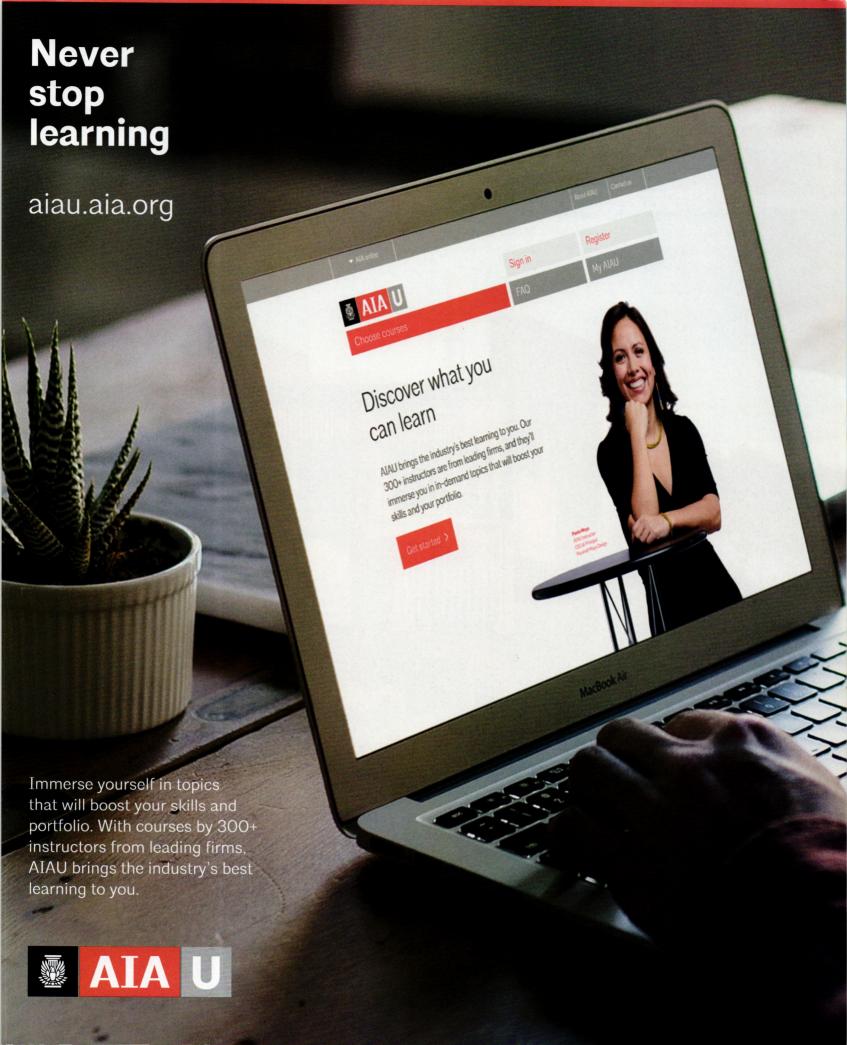


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COASTAL STRONG

One might think a wooden tree house would be the first thing to come crashing down in an earthquake, but Hapuku Lodge + Tree Houses, on the east coast of New Zealand's South Island, is made of sterner stuff. Nearby Kaikoura was hit by a severe earthquake on November 14, but the lodge mercifully suffered no structural damage – proving New Zealand's building codes are among the world's best. After a brief closure, this wonderful lodge is back in business, offering guests a contemporary country hotel experience in an idyllic coastal setting. Nestled in the foothills of the Kaikoura Seaward Mountain Range, with majestic Mangamaunu Bay only half a mile to the east, the lodge is the ideal base for exploring a pristine maritime environment – and a testament to coastal strong. hapukulodge.com

