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THE LUXURY COASTAL LIFESTYLE MAGAZINE
August + September 2017

THE TOP 10
MOST EXCLUSIVE COASTAL HOMES ON THE MARKET

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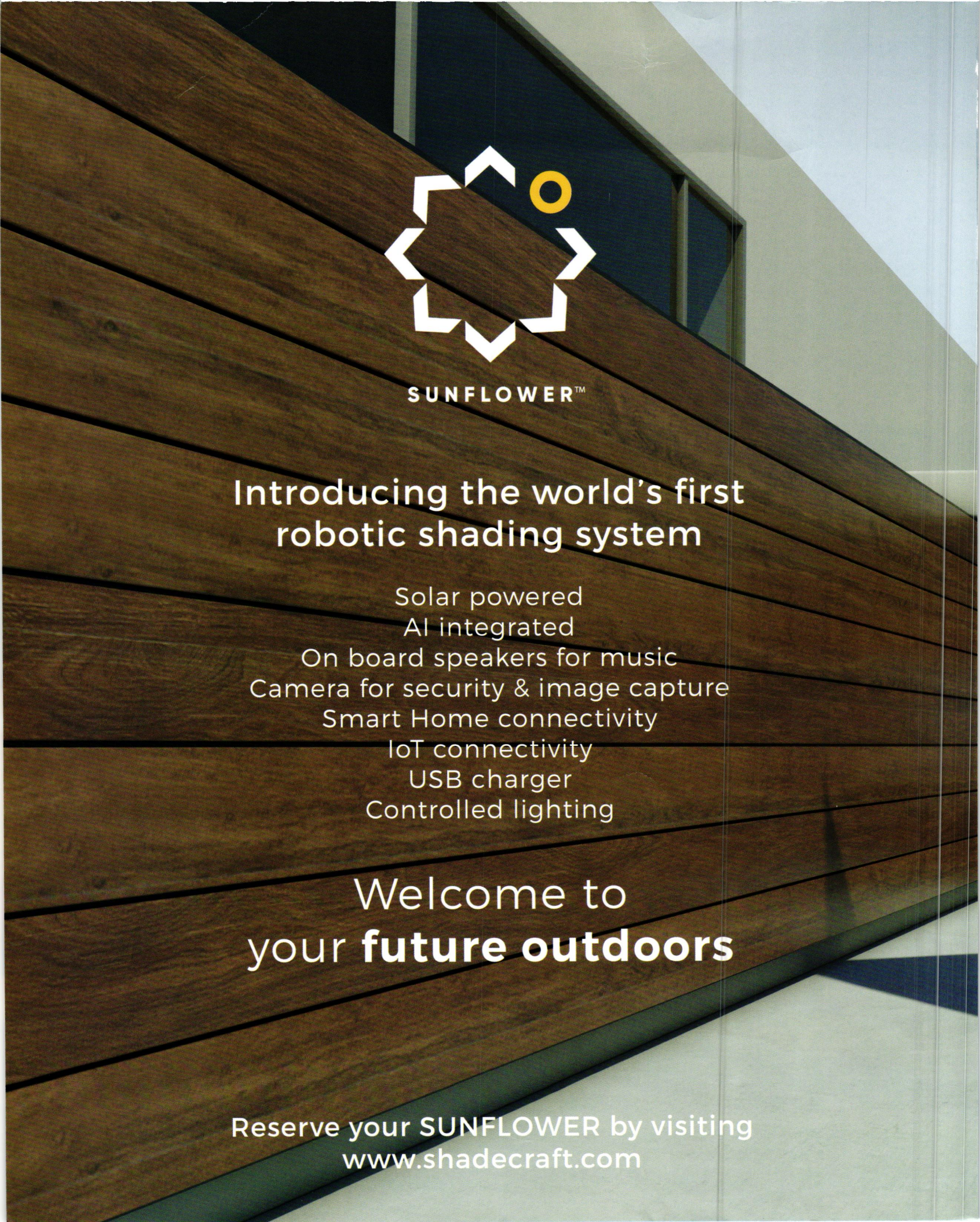
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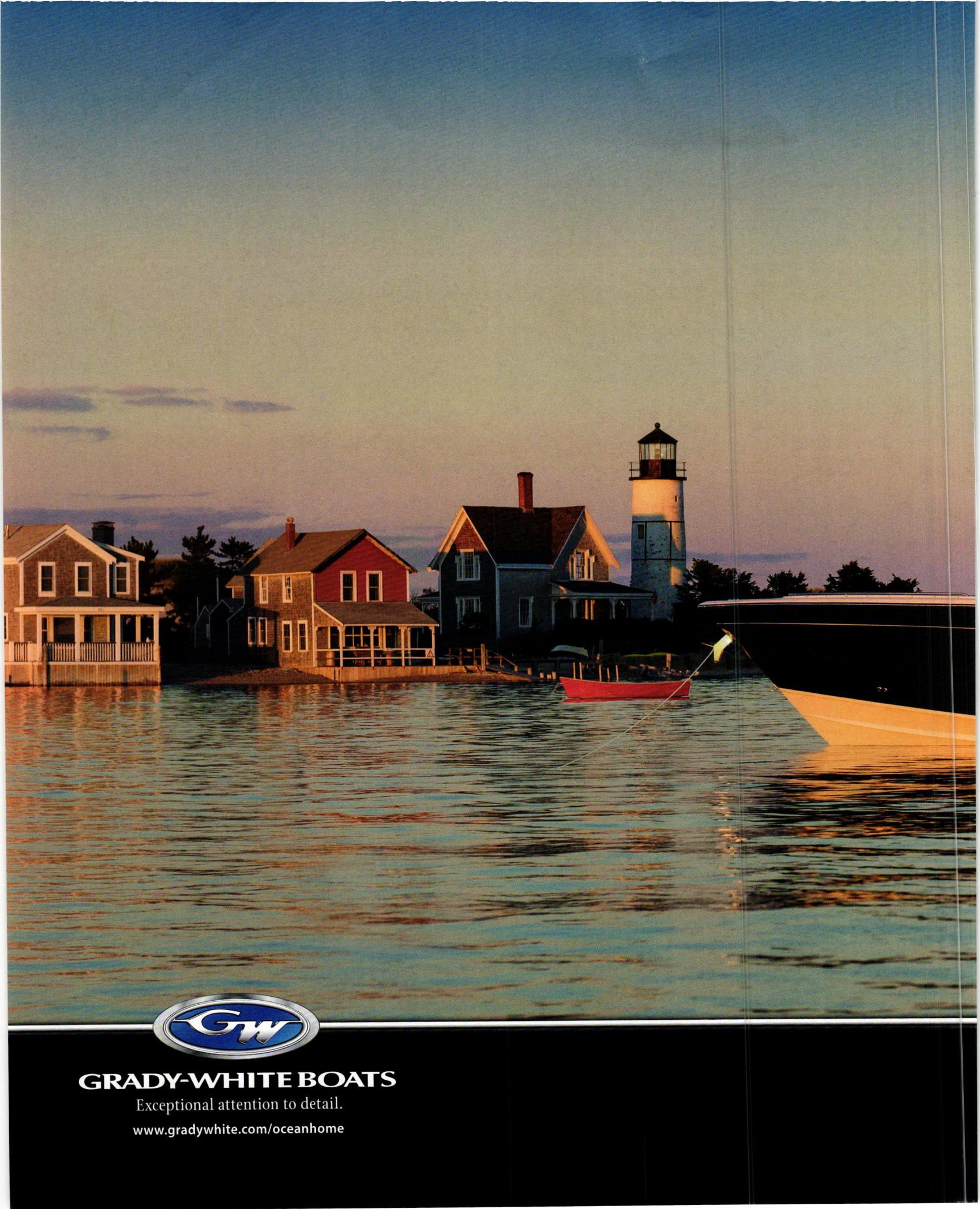
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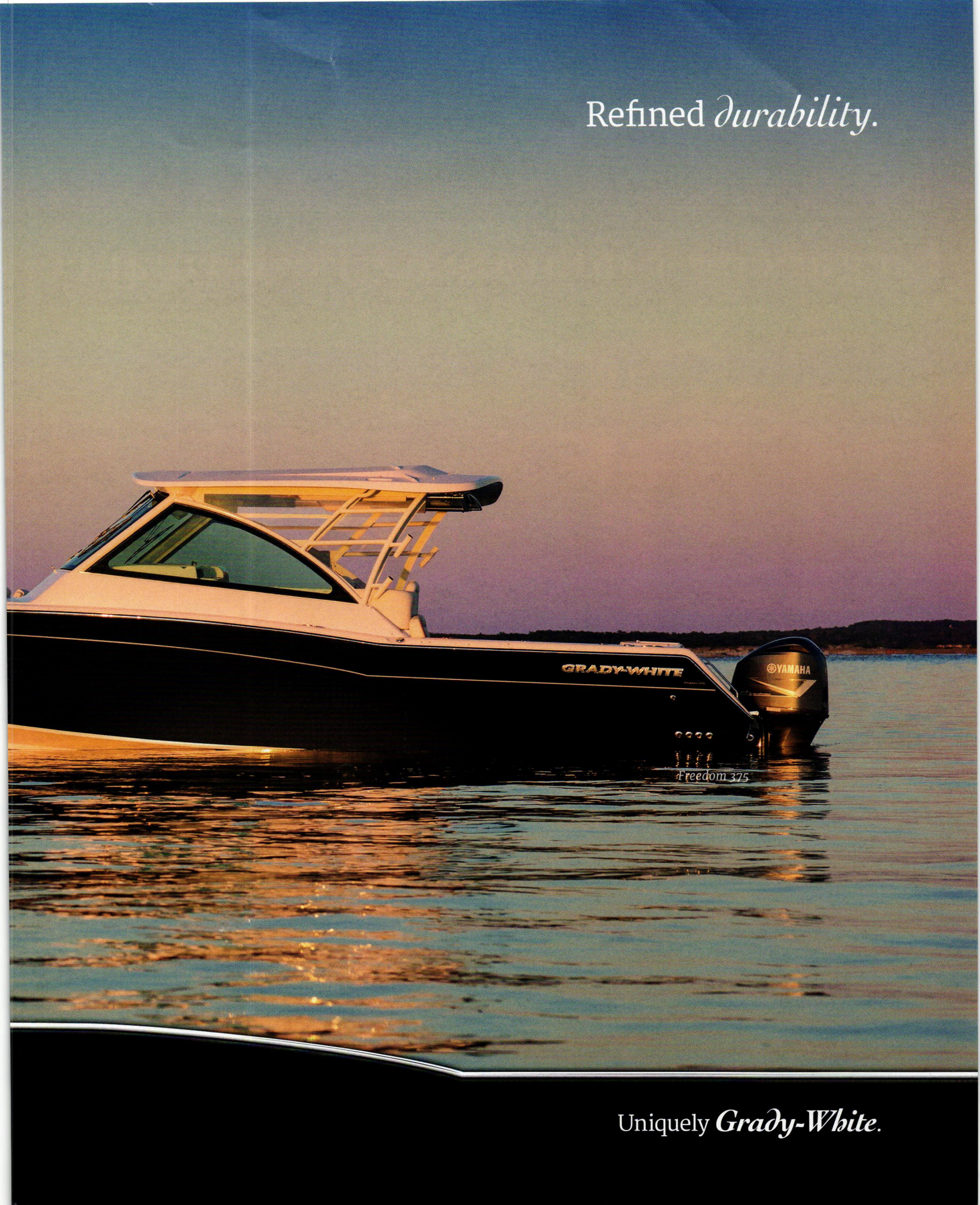
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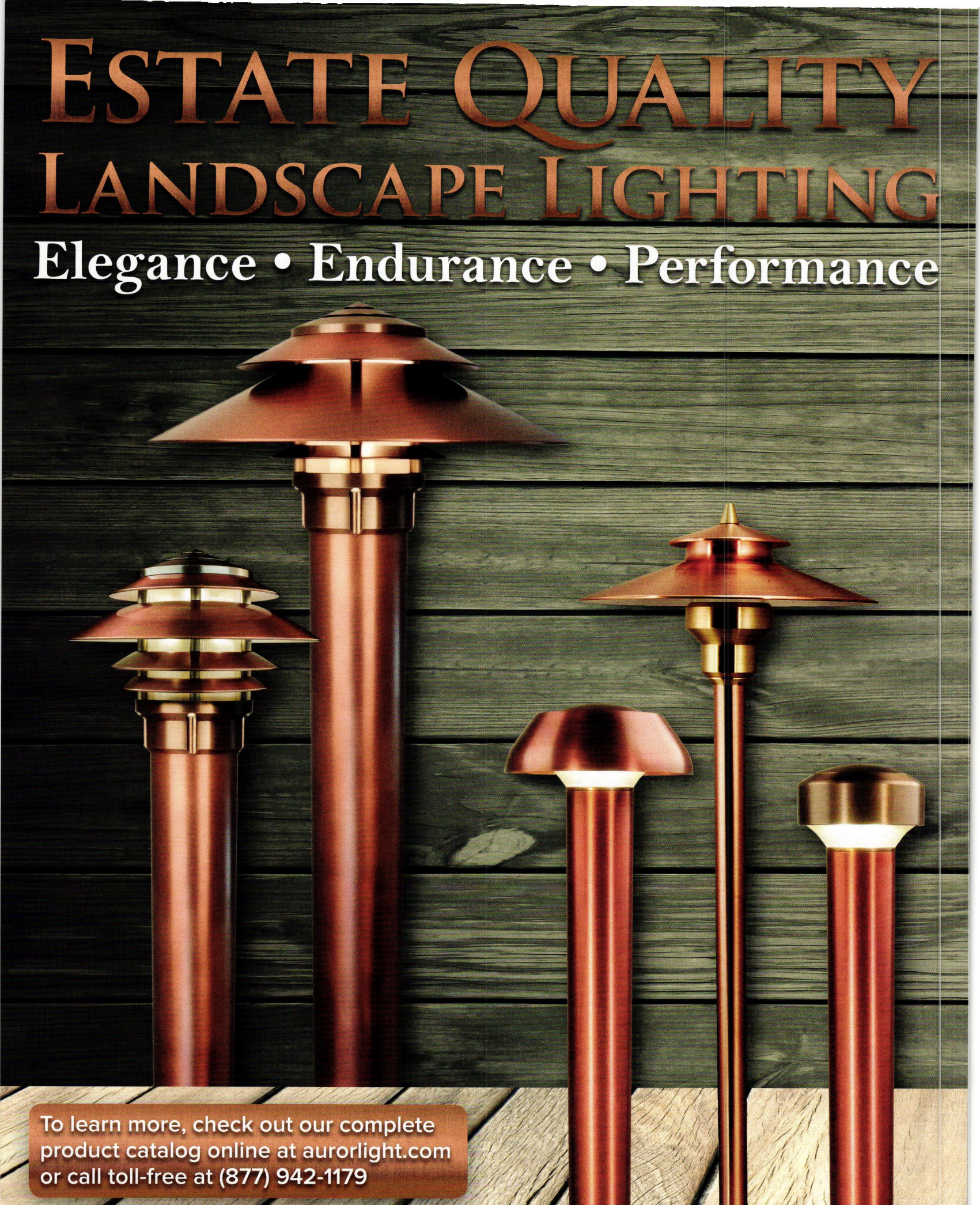
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PHOTOGRAPH BY SAM CHEN

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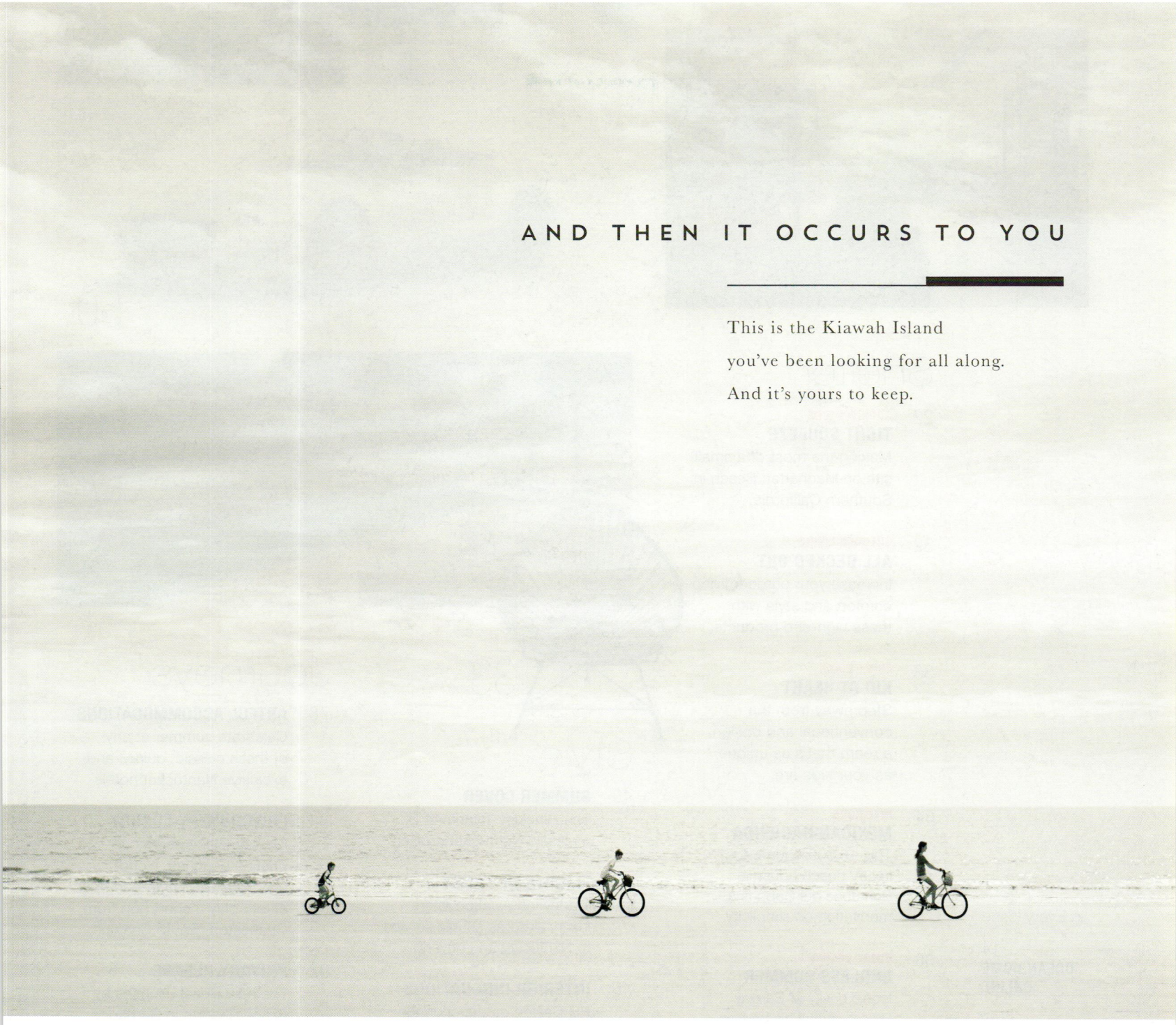
PHOTOGRAPH BY DONNA DOTAN



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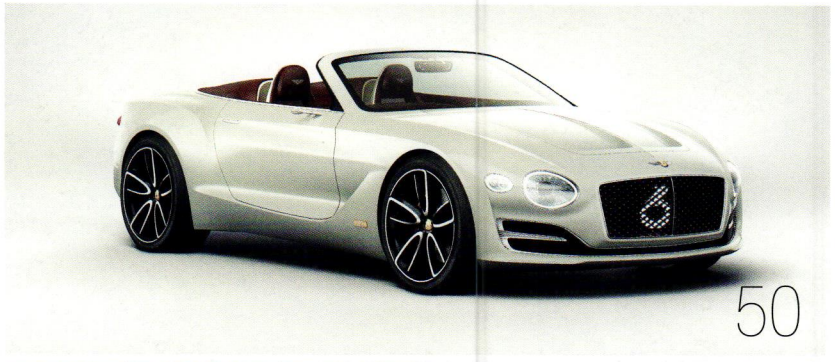

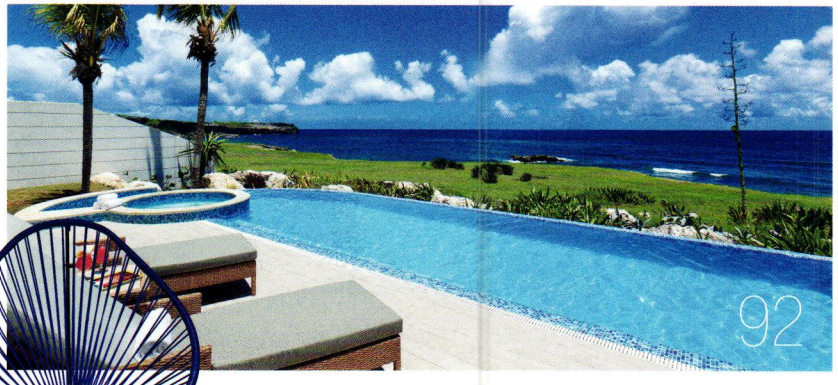

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OCEAN HOME ON THE GO

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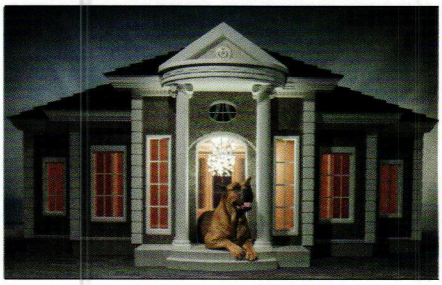
Warren Buffett's Beach House

Warren Buffett's six-bedroom, seven-bath California residence is on the market for the first time in 50 years. At 3,588 square feet, Buffett's contemporary beach house has big windows, sculptured ceilings, and recessed lighting to spotlight the home's modern art. All rooms, including the large family room and decks, overlook the ocean, beach, and rock cliffs spilling onto the beach of Emerald Bay. An excellent property on one of California's most popular beaches, the house is priced at $11 million.

oceanhomemag.com warren-buffetts-beach-house/



LUXURY HOMES FOR MAN'S BEST FRIEND

What if your pooch's home could be beautiful, stylish, and practical? It can. Hecate Verona recently launched a collection of luxury dog manors built by craftsmen who previously built luxury yachts. Prices start at $40,000 with fully equipped high-end models costing up to $200,000.

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CHEERS TO SUMMER!

Perfect for cookouts, pool days, and beach trips, we've rounded up 10 tropical concoctions from mixologists at top oceanfront resorts. Start mixing, stirring, and sipping.

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OUT & ABOUT

Pick up a copy of *Ocean Home* at one of these upcoming events. Get dates and details at *oceanhomemag.com*.

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CASUAL MARKET CHICAGO

PHOTOGRAPHS BY TANKERSLEY PHOTOGRAPHY (LEFT), COURTESY OF HECATE VERONA (TOP RIGHT)

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OCEAN HOME IS WHERE THE HEART IS

From my earliest memories of growing up near the beach as a kid, I always knew the ocean was in my blood. As a result I've never really strayed too far from the shore, except when my addiction to skiing led me to the University of Colorado (1,000 miles away from the nearest ocean) for college. But even then, I'd make the 36-hour drive from Boulder back to the warm breezes and my beloved beaches of Cape Cod, Massachusetts, as soon as my last class was complete. It was like I was being pulled by some invisible force. And while it's been way more than a few years since college, the force that pulls me back to the ocean is as powerful today as it was back then.

In fact, it may be even more powerful now that my wife and I are lucky enough to be able to share the wonders of having a house on the ocean with our curious little five-year-old.

As you'll see in this issue, many homeowners feel the same way–nothing tops the joy of being able to share their ocean homes with family and friends.

Take the stylish Manhattan Beach home that's featured in our Shelter section (page 22). It was designed and built specifically so a close-knit family of five (with three teenagers and all of their friends) could live and enjoy the beach in style and comfort. Pretty much the same criteria applied to the Nantucket home that's featured on page 74. The design brief called for an interior that had to work for "three teenage children and a boatload of summer visitors."

And since there's nothing quite like celebrating summer on our family-friendly featured destination–Nantucket–we asked the ultimate island insider, Holly Finigan of the Nantucket blACKbook (nantucketblackbook.com), to shed some light on where to go and what to do in one of the country's most exclusive summer destinations (page 68).

Meanwhile, our painstakingly researched annual Top 10 Homes story (page 52), which celebrates the most exclusive ocean homes in the country, is way more than just a collection of the most expensive properties on the market today. Of course, they're expensive, but the properties that made our list, like the 63-acre private estate in Connecticut that has been in the same prominent family since it was built in 1902, are truly special. You'll find stunning oceanfront properties in unique areas of the country made the list as well as an additional 10 properties we've posted online.

So we hope you enjoy the beautiful homes, boats, and summer fun captured in this issue. And we hope you get a chance to relax and make memories with family and friends at your beach house this summer. If your beach house is anything like ours, the memories you'll make (like going out for ice cream in our powder blue 1967 Lincoln Continental convertible pictured above) will be priceless. OH

Bill Springer, Editor
bspringer@oceanhomemag.com

WE'D LOVE TO HEAR FROM YOU

Send your ideas and comments to **editor@oceanhomemag.com** or visit **oceanhomemag.com**.

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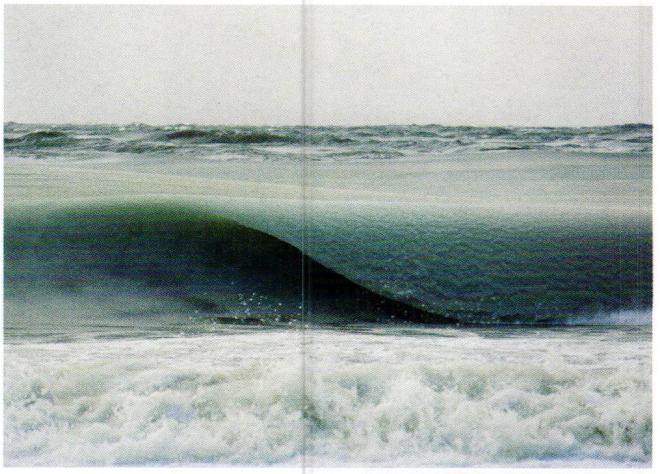

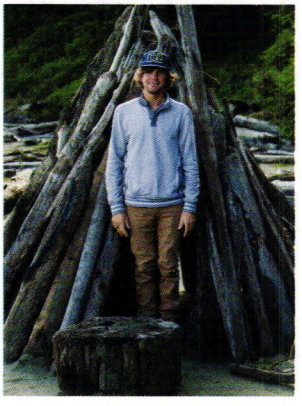

Jonathan Nimerfroh
Surf and lifestyle photographer Jonathan Nimerfroh's photos (Nantucket Hot Spots, page 68) capture the soul of summer on Nantucket just like his frozen ocean "Slurpee Wave" photo, taken in the dead of winter, captures sub-zero cold (above). Jonathan lives year round on Nantucket, except when his tiny island gets a little too small and he travels the world to surf. *jdnphotography.com*

Holly Finigan
Holly Finigan was the only choice to write our Nantucket Hot Spots story (page 68) simply because she is the ultimate Nantucket insider who has a passion for curating quality content & connections in fresh ways. In fact, over the past six years, her lifestyle guide, Nantucket blACKbook, has become a go-to site for all that's "Hot" on the island she calls her "Happy Place." Holly lives on Nantucket year round and is currently writing her first book. *nantucketblackbook.com*

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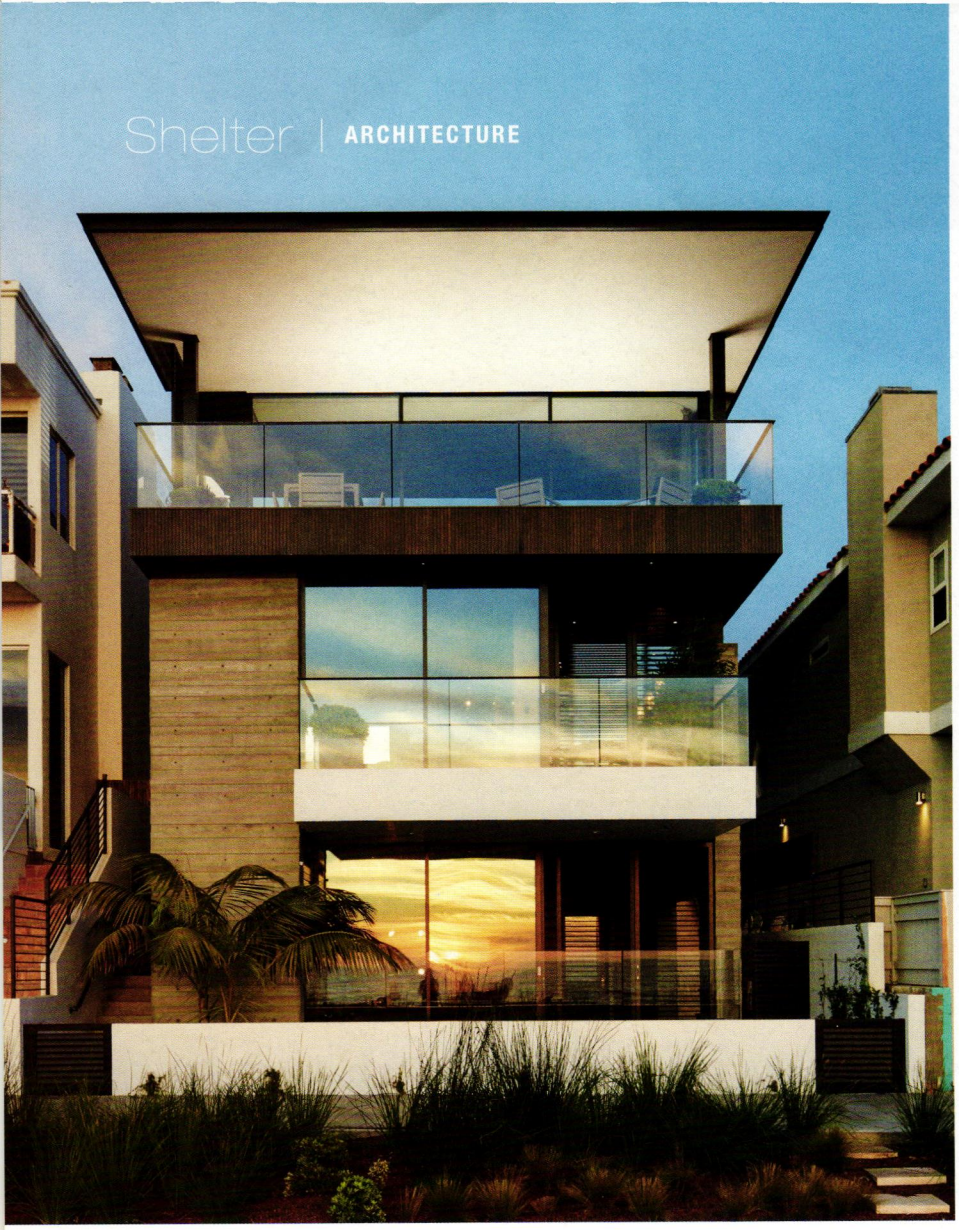
TIGHT SQUEEZE

MAKING THE MOST OF A SMALL SITE ON MANHATTAN BEACH IN SOUTHERN CALIFORNIA.

words by **J. Michael Welton**
photographs by **Roger Davies**

This 8,000 square-foot home on Manhattan Beach, California has five bedrooms on four levels.



Top left, the architects were inspired in part by California modernists Rudolph Schindler and Richard Neutra's work. Top right, the top floor is clad in dark-stained cedar. Bottom, the main entry is in the center of the home.

At a slim 33 feet wide by 105 feet long, the site in the Sand Section of Manhattan Beach in Southern California posed a dilemma: how could someone possibly build an 8,000-square-foot home there for an active family of five, including three teenagers?

There was a challenge, too, where the site faced the ocean. Nudging right up to it is The Strand, a busy public sidewalk and bike trail where thousands of joggers, walkers, and bikers pass by on a daily basis. Beyond this–across 200 feet of clean, white sand–beckons one of the most sought-after views of the Pacific Ocean.

What's a team of architects, interior designers, and landscape architects to do?

If you're Los Angeles-based KAA Design Group, you go vertical, designing a home on four levels–each coming in at about 2,000 square feet–three of them above grade and one below. And you mix up the exterior materials, using dark-stained cedar, bright white plaster, and board-formed concrete in a light gray, for visual punctuation.

You float the primary, ocean-facing living and dining area atop all the rest, ensuring that it's full of sunlight during the day and glows like a lantern at night. You place the master suite and main entry on the next level down. At ground level, you create a beachfront room, with pool, sauna, and windows with moveable

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Top, louvered glass windows in the living room open out to the ocean. Below, the living room also features a fireplace, pool and sauna.

louvers for privacy from passersby on The Strand. Tuck three bedrooms behind that and you've almost got a teenager's paradise. Add a home theater and gym to the basement level, et voilà: you've actually done it.

"They're a family with kids bringing their friends over, a big, well-connected family," says Patti Baker, KAA Design principal. "They were moving to the beach to be closer to the ocean, and wanted a family home that was not pretentious, a beautiful beach house where kids can run around."

Baker cites architectural influences such as groundbreaking California modernists Rudolph Schindler and Richard Neutra, and a trained eye will confirm that. But the firm's founding partner, Grant Kirkpatrick, says the clients themselves originated the design. "We spent a lot of time with them, so they could tell us their lifestyle story," he says. "It's not architecture–it's a process, like making a movie or finding the script."

The family's primary set today is the black-stained, cedar-clad main living space, cantilevered over the rest

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Top left, interior designer Alana Homesley developed all of the cabinetry. Top right, the great room is ideal for entertaining. Middle, guests step into a garden area when the front door opens. Below: Floor to ceiling walnut paneling creates a spacious feel in the dining room.

of the house, where their collective energy is focused on meals and entertainment. It's the home's one "rockstar moment," the clients say.

"It's almost a ship-like level above all the others," says Kirkpatrick. "It allowed us to create the best views, break the massing up, and play with natural and man-made lighting."

Interior designer Alana Homesley developed all of the kitchen, living room, and dining area cabinetry, making it floor to ceiling so the room seems as large as possible. "The great room is a cocoon of walnut cabinetry on three sides," she says. "It directs everybody's eye to why they bought the property in the first place: the Pacific Ocean."

Homesley understands the importance of interior alignments and creating spaces with focal points where the eye can rest. Not every space can be a star, she asserts. "I'm looking carefully so that everything is thought out and becomes one seamless space–the architecture, the interiors, and the landscape–so at the end you have a beautiful home where one is not stronger than the other."

Challenged by the narrowness of the lot and the rooms themselves, she sought to create spaces that appear larger than they are. "I'm always working on scale and proportion to achieve spaciousness," she says. "I don't want overflow, and I don't go overboard on embellishment or decoration."

Michael McGowan, KAA's landscape studio director, faced similar challenges, including a side yard that's five

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feet wide and a neighbor located just ten feet away. "You have to take the eye to the front door or somewhere else, so it doesn't go to your neighbor's property," he says. "There's a lot of screening, and moments along the journey that your eye alights onto, to pull you along to your destination."

The home's main entry is at dead center. When the door is open, guests move into a garden area with a fountain carved from rock, tall plants that screen views of the neighbors, and natural light trickling down from upper levels. "We achieved a maximum of light by bringing it to the middle of the home," Baker says. "The plants get a dappling of natural light–there's a whole different light to the entry area that you might not get on a Strand lot like this."

Outside, McGowan found his inspiration for the home's plantings in the work of Florida landscape architect Raymond Jungles. "The primary focus was to create a color palette that's soft, calming for the owners, and that speaks to the coastal conditions," he says. "That palette is pale to medium greens, and all the flowers are a soft lavender hue."

The Manhattan Beach microclimate can be a challenging place to plant because of the wind, salt, sun, and shade from homes clustered together. McGowan mixed grasses and palms together for a tropical feel. "Along the coast, where plants get the most battering, they become less tropical, with more grasses and small-leaf plants," he says. "In protected areas where they can handle the shade, we used large-leaf tropical plants."

He aimed for plantings that were actually engaged in their environment, beyond just landscape design. "One of the best things about the ocean is the gentle breezes, so the plants that move with the breeze are beautiful and calming in your realm of vision and experience," he says.

The design team's collective efforts realized their clients' vision for the home, interpreting their story–one of family, indoor/outdoor experiences, natural light, and vistas–in a three-dimensional way. "It's beachy, modern, and light-filled," Kirkpatrick says.

Sure, the site was small. But the designers delivered in spades, with architecture that's clean and crisp, an interior that's soft and inviting, and a landscape that pleases the eye. OH

THE DETAILS
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Top, all of the bedrooms are warm and inviting. Left, even the view from this large shower is amazing.

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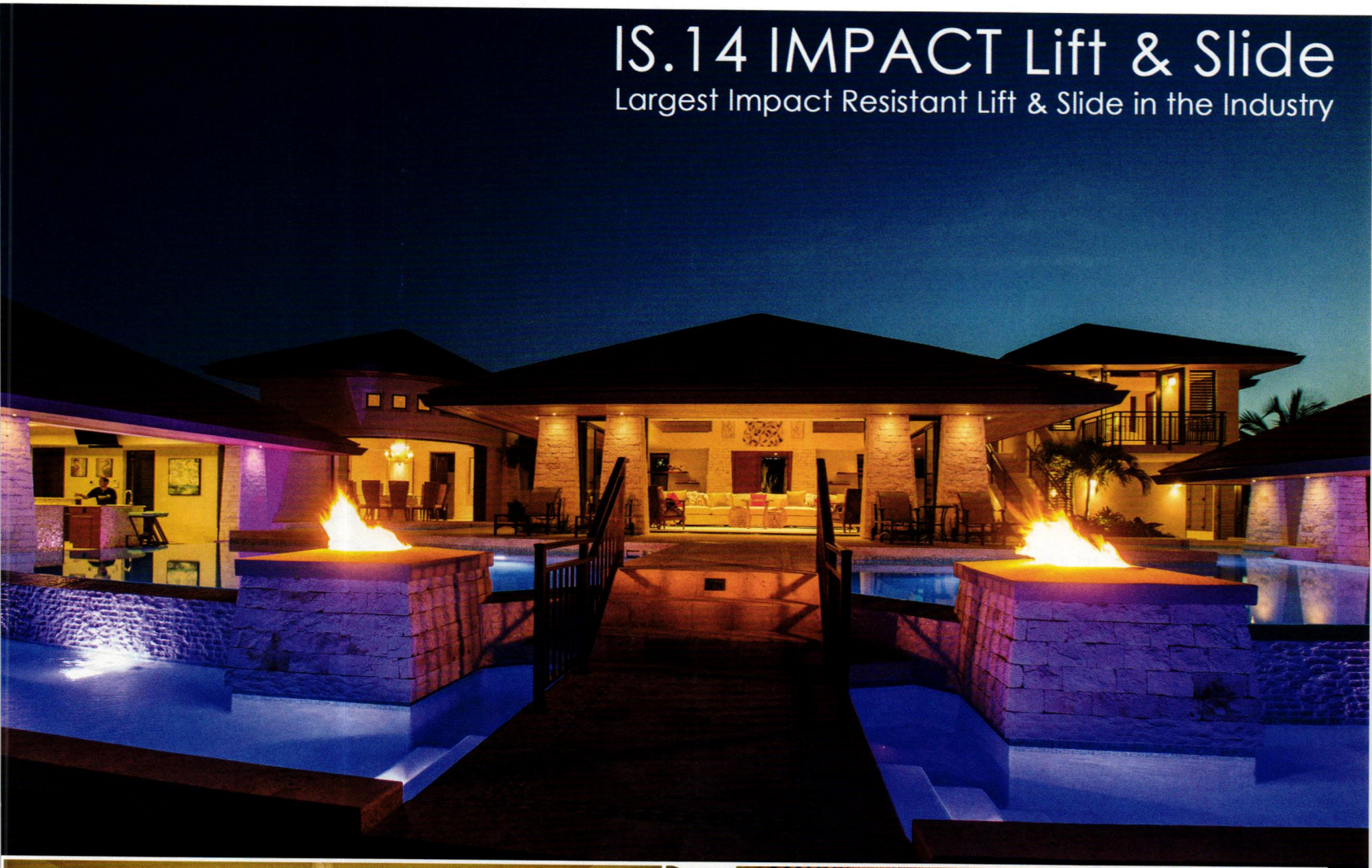

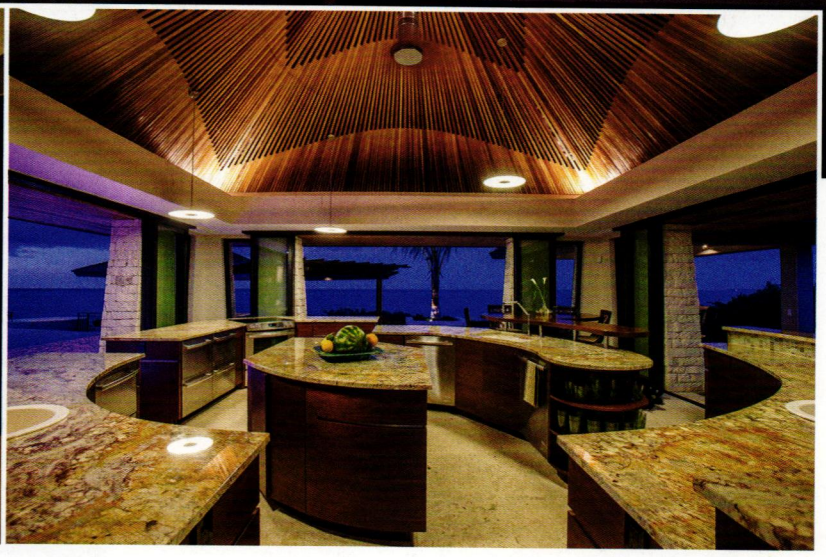

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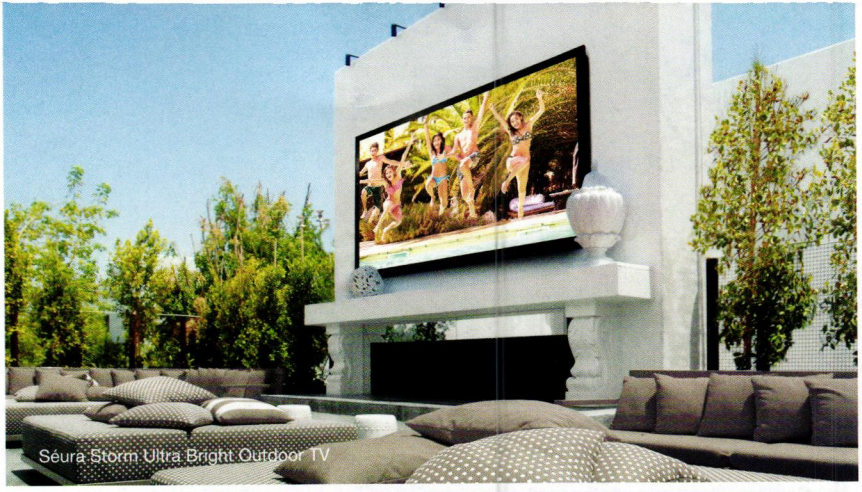
words by **Bill Springer**


Séura Storm Ultra Bright Outdoor TV

TAKE ENTERTAINMENT OUTSIDE

Next time you're lounging by the pool and want to watch your favorite show, no need to head inside. Just grab the remote, kick back, and enjoy the Séura Storm Ultra Bright weatherproof outdoor TV. It provides remarkable picture clarity in any lighting condition, including direct sunlight. And its adaptive picture technology gradually adjusts to ambient lighting with over 100 picture modes for a smooth transition from bright sunshine to soft moonlight. ***seura.com/outdoor-tvs/storm-ultra-bright/***

Auroralight lighting

LIGHT UP THE NIGHT

Used to enhance, set a mood, or simply add drama, lighting magically transforms your outdoor living space. Creating visual delights and practical solutions in and around the pool results in a spectacular scene that comes alive with light. Auroralight produces a robust collection of lighting fixtures and accessories–from downlights to path lights–creating ambience while adding safety and security to your outdoor spaces. ***auroralight.com***

Angara Maximus Table

INTERACTIVE GRILL

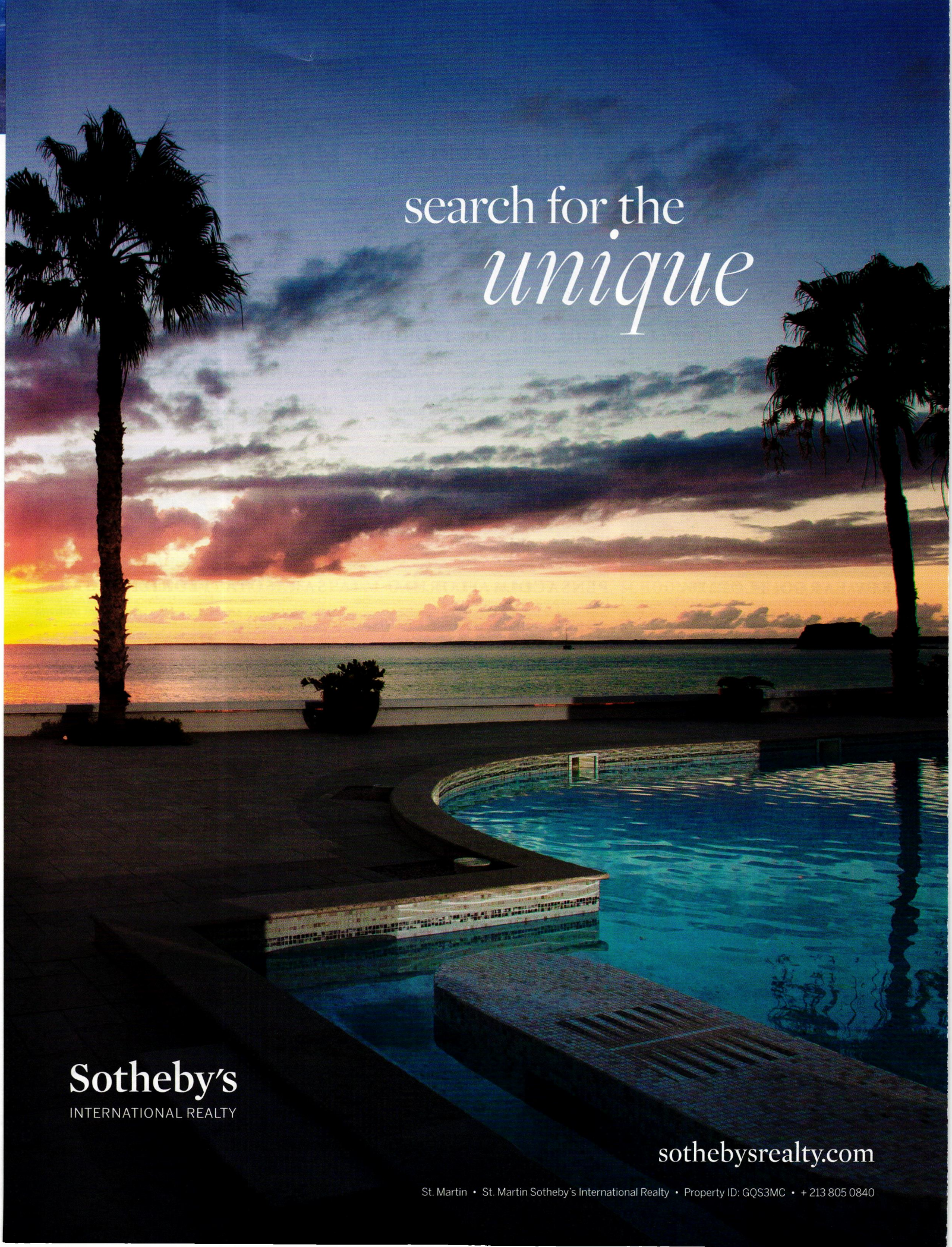
The Angara Maximus table from iBBQ is way more than a stylish piece of furniture. It's a modern outdoor table with a built-in gas grill running down the center that's specifically designed to make cooking outdoors just as much fun as eating outdoors. These well-designed tables are available in four-, six-, and eight-seater sizes and are crafted from stainless steel and either cedar or imported iroko hardwood. ***ibbq.com***

Tommy Bahama Tres Chic Chaise

TRES CHIC TOMMY BAHAMA

All of Tommy Bahama's Tres Chic line of outdoor furniture features hand-rubbed teak, brushed stainless steel, and sleek curves that will enhance any outdoor space. And nothing combines curves and comfort more stylishly than the Tres Chic chaise pictured here. But that's only a tiny part of the diverse Tommy Bahama Outdoor Living line that features tables, chairs, and couches too. ***lexington.com/collections/tommy-bahama-outdoor*** **O|H**

PHOTOGRAPHS COURTESY OF THE MANUFACTURERS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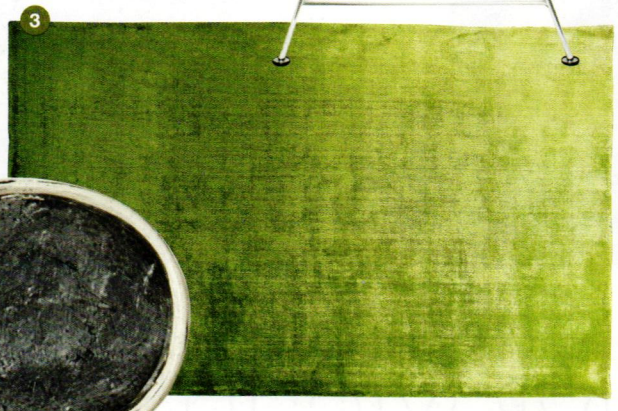

Kid at Heart

LOOKING FOR IDEAS TO CREATE A SPACE YOUR KIDS WILL LOVE? STEP AWAY FROM THE CONVENTIONAL AND DESIGN A ROOM THAT'S AS UNIQUE AS YOUR KIDS ARE (AND AS TIDY AS YOU'D LIKE THEM TO BE).

styled by **Melissa C. Gillespie**

1 | **Babar Cabinet**
Kenneth Cobonpue
kennethcobonpue.com

2 | **Junior Acapulco Chair**
Innit
innitdesigns.com

3 | **Eberson Grass Rug**
Designers Guild
designersguild.com

4 | **Blackboard Hook**
Anthropologie
anthropologie.com

5 | **Jack Cabinet**
Kenneth Cobonpue
kennethcobonpue.com

6 | **Indoor Play House**
CedarWorks Playsets
cedarworks.com

For more great design inspiration, check out *oceanhomemag.com*.

PHOTOGRAPHS COURTESY OF THE DESIGNERS

Mexican Hacienda

SET BETWEEN THE SEA OF CORTEZ AND THE BAJA DESERT IN SAN JOSÉ DEL CABO, MEXICO, THIS 15,000-SQUARE-FOOT LUXURY BEACH HOUSE IS A MEDITATION ON SIMPLICITY. JULES WILSON DESIGN STUDIO COLLABORATED WITH THE HOMEOWNER TO CREATE A SPACE FOR RELAXATION AND SOCIALIZING WHILE MAXIMIZING INDOOR/OUTDOOR LIVING SPACES.

words by **Melissa C. Gillespie**

1 | **Area Rug**
Fibreworks
fibreworks.com

2 | **Latin Chairs**
Christian Liaigre
christian-liaigre.us

3 | **Custom Pouf Ottomans**
Ultimate Furniture Design
ultimatefurnituredesign.com

4 | **Dedon Lounge Sofa**
Janus et Cie
janusetcie.com

5 | **Custom Sofa**
Ultimate Furniture Design
ultimatefurnituredesign.com

6 | **Side Table**
Basile Studio
basilestudio.com

COLOR SWATCHES

AZURE ESPRESSO CREAM TAN CHARCOAL

"The homeowner wanted to gather a large group of guests in one room, and we made that happen by providing ample plush seating complete with ocean views. In a setting like this, it's only natural to be inspired by the land and sea. We took the indigenous palette of our site as an inspiration point in the selection of natural materials such as limestone, woods, leathers, and linens, and from there we embraced the strong blues of the ocean and sky through the art and accessories."

–Jules Wilson, Principal, Jules Wilson Design Studio, ***juleswilsondesign.com***

PHOTOGRAPH COURTESY OF SUNCABO.COM (TOP); BY JENNY SIEGWART (BOTTOM)

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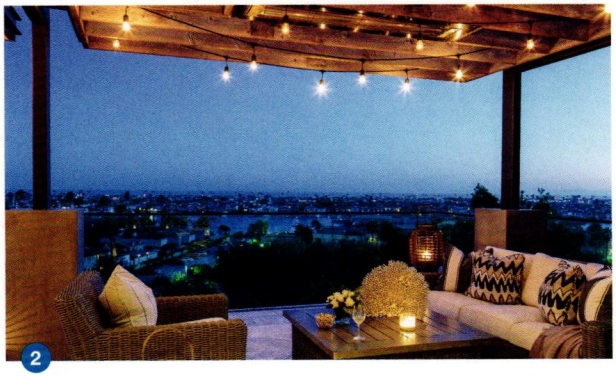


2

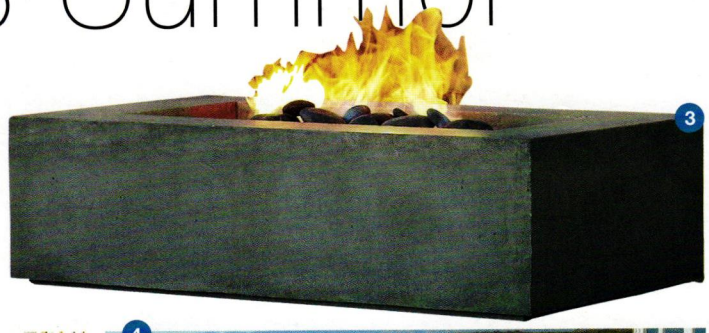
1

"Outdoor living in Southern California is a way of life and I often refer to these entertaining spaces as the fifth room. Porches, decks, and lanais should flow seamlessly to indoor, and the way I design and plan these spaces for clients takes as much care and thought as the entire home. Outdoor is no longer an afterthought!"

—Designer and author, Barclay Butera, Barclay Butera Interiors

Endless Summer

ICONIC DESIGNER BARCLAY BUTERA SHARES HIS TAKE ON CREATING OUTDOOR LIVING SPACES THAT CAN BE USED YEAR ROUND, ESPECIALLY WITH FALL CLOSING IN.



3

5

4

1 | Cover Up

There is nothing more glamorous than a chic cabana and, if clients have the space for one, I always recommend it. No one does it better than TUUCI; they have the best colors, shapes, and sizes to fit all projects. The Grand Pacific in white is one of my favorites. It's very "Midnight at the Oasis." *tuuci.com*

2 | Light Up the Night

Lighting is everything! I have been known to string clean globe lights around an outdoor space, but I also love real candlelight in oversized hurricanes. I love lanterns with driftwood and stainless accents; they are rustic and elegant at the same time. Napa Home & Garden has spectacular offerings in copper and bronze tones as well that play perfectly in my Park City showroom. *napahomeandgarden.com*

3 | Warm and Cozy

I don't know about you, but nothing takes the edge off a chilly fall night quite like a fire pit and a glass of hearty red wine. Honestly, everyone is so busy these days, the idea of having to build a fire each night doesn't really excite me, so I prefer the sleek, contemporary concrete gas flame versions from All Modern. They super hip, easy to use, and with the flick of a switch, you can relax by the fire. *allmodern.com*

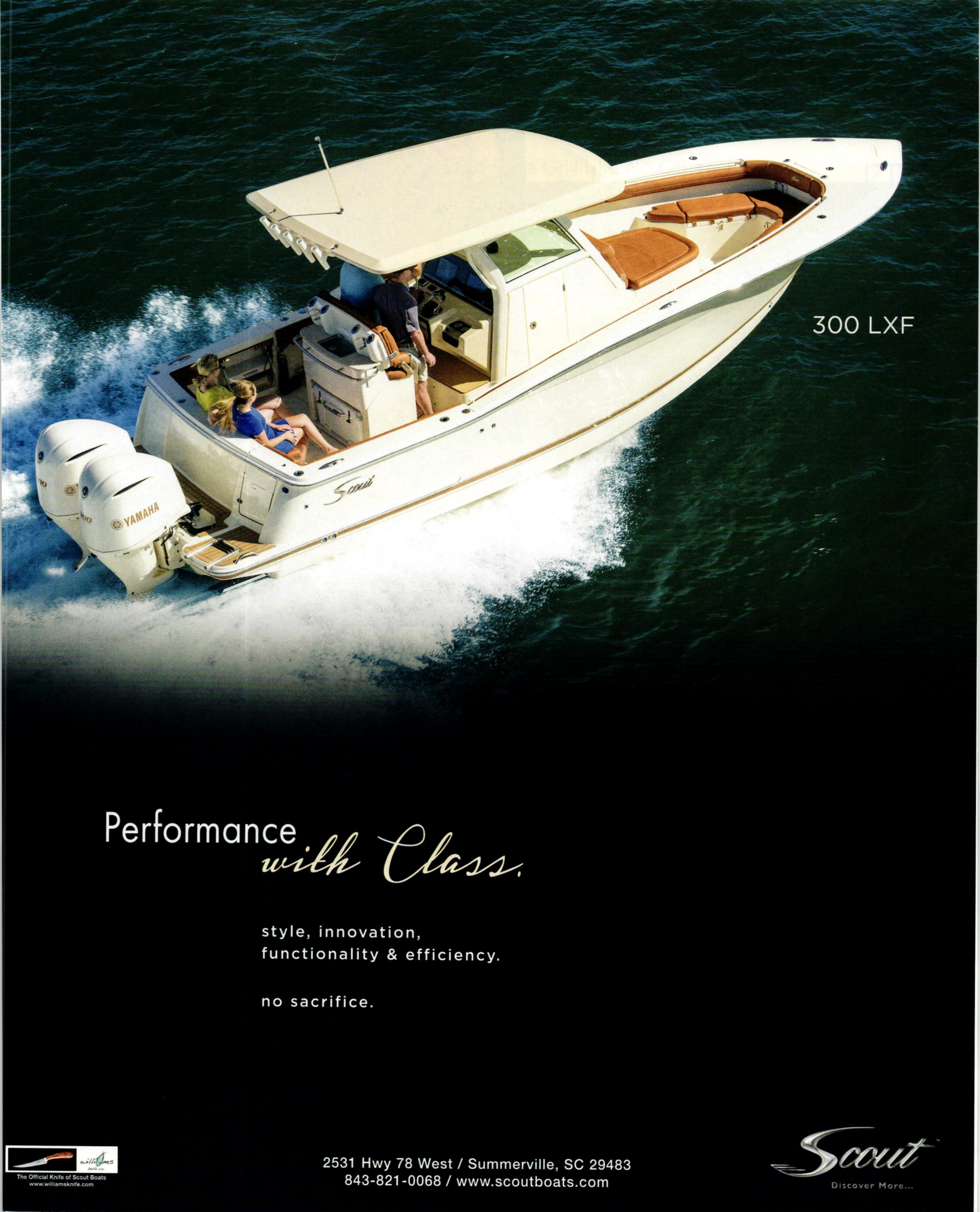
4 | Lounge About

I'm ecstatic to have my new outdoor furniture collection with Castelle in the market place. The classic navy blue and white combination has the coastal look I love, and the gold finials add a bit of a regal finish to the entire collection. *barclaybutera.com*

5 | Intimate Vibe

Styling an outdoor space should be approached just like any other room in the house, with lots of layers and texture to warm it up and make it cozy and intimate. Outdoor pillows and rugs add texture and dimension to a conversation area. I confess I love making pillows out of my own outdoor fabric collection with Kravet. I layer the rich navy and crisp white patterns with khaki and sand tones and the vibe is perfect! *barclaybutera.com*

PHOTOGRAPHS COURTESY OF THE MANUFACTURERS AND DESIGNERS



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Style

WHAT'S INSIDE

42 *Private Aviation*
46 *Superyacht Spotlight*
50 *Cars*

SUMMER LOVER

The Hinckley Company began building wooden lobster boats in Maine in 1928. But by 1960, Henry Hinckley was building sailboats with a relatively new material—fiberglass—that established the company as a premier American yacht builder. Their reputation for quality and innovation only intensified when Hinckley shifted course again in the early 1990s and started building powerboats.

Hinckley's "Picnic Boat" was revolutionary in that it combined the good looks and performance of a classic Maine lobster boat with modern waterjet propulsion technology. The rest, as they say, is history.

These classic New England cruisers are fast, seaworthy, and can safely operate in shallow areas. So it comes as no surprise that on most summer days, the waters off Nantucket are often teaming with Hinckley's like the Talaria 44 pictured here. ***hinckleyyachts.com***

words by **Bill Springer**

PHOTOGRAPH COURTESY OF HINCKLEY YACHTS

Tradewind Aviation's fleet of Pilatus PC-12 aircraft can land at small and remote airports

FLIGHTS OF FANCY

TRADEWIND AVIATION OFFERS LUXURY AIRBORNE SHUTTLE SERVICE TO NANTUCKET AND BEYOND

words by **Shaun Tolson**

For decades, Nantucket's upscale island lifestyle has beckoned the affluent to its pristine (and sometimes private) beaches and charming, luxurious resorts. (Turn to page 78 for our guide to the best resorts Nantucket has to offer.) Despite its proximity to Boston, Newport, and New York City, however, this exclusive New England island hasn't always been easy to access.

Up until the early 2000s, the most prevalent means of Nantucket-bound travel were not without their flaws. Residents and vacationers could take various ferries to and from the island, but summer traffic and slow ocean passages could make that method of travel a time consuming affair. Conversely, travelers could purchase a commercial airline ticket, but Nantucket's unpredictable weather—specifically the fast-moving fog that routinely settles over the island—often leads to delays or flight cancellations. It wasn't until 2002, when Eric and David Zipkin launched Tradewind Aviation, that travelers could easily enjoy an expedited journey to the island.

"Nantucket was and continues to be our headline destination," says Eric, president of the independent aviation company.

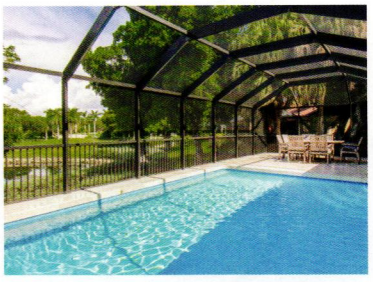
"We've made it a viable weekend destination for a lot of people," adds David, Tradewind vice president, who explains that because the company only operates a scheduled luxury shuttle service throughout the Northeast and the Caribbean (as well as on-demand private charters), it can delay flights to Nantucket longer than most commercial airlines or redirect them to Cape Cod for a brief layover before continuing to the island once the fog clears. "We have tricks up our sleeves to get people there in a more consistent way than airlines will."

PHOTOGRAPHS COURTESY OF TRADEWIND AVIATION

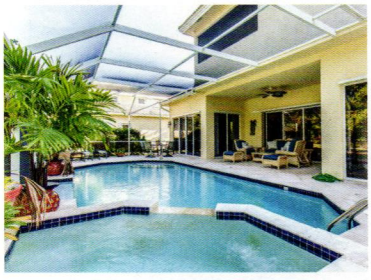
44 South Bridge Lane • $2,875,000
5 Bedrooms, 6.5 Baths
Golf Course Frontage • 1328

Marina Village 6B • $2,600,000
2 Bedrooms, 2 Baths
50' Dockage • 1325

22 Barracuda Lane • $2,450,000
3 Bedrooms, 4 Baths
40' Dockage • 1283



10 Harbour Green Drive • $2,595,000
3 Bedrooms, 3 Baths
Golf Course Frontage • 1112

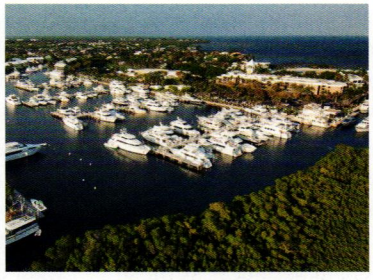


420 Coral Lane • $1,750,000
4 Bedrooms, 4.5 Baths
Pool/Spa • 1338

30B Fisherman's Cove • $1,750,000
2 Bedrooms, 2 Baths
Canal Frontage • 1232

41 South Bridge Lane • $1,795,000
3 Bedrooms, 2 Baths
Golf Course Frontage • 1315

30 Cardinal Lane • $6,900,000
7 Bedrooms, 8.5 Baths
80' Dockage • 1327



Marina Slip HS-01 • $2,600,000
Bulkhead Slip
85' Dockage • 964

121 Marina – Residence 103 • $5,481,975
4 Bedrooms, 4.5 Baths
Marina Views • 1062

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(Clockwise from left) Tradewind Aviation founders Eric (left) and David Zipkin. The Tradewind fleet also includes Citation CJ3 jets.

Utilizing a fleet of Pilatus PC-12s—aircraft capable of flying 1,700 miles at 300 mph and at an altitude of 20,000 feet—Tradewind Aviation offers routine shuttle service from Boston, New York City, and White Plains, New York, to Nantucket, Martha's Vineyard, Stowe, Vermont, and other emerging Northeast destinations, including coastal Maine. Customers who reserve a seat on any of those flights, which start at $300 with no restrictions, are treated to the same type of pre-flight experiences as those who charter a private jet, including check-in times as close as 15 minutes to takeoff and no TSA security procedures.

In the Caribbean, Tradewind operates from a hub in the San Juan airport and provides travelers with use of a private lounge and also eliminates TSA screening. From there, it can shuttle its customers to Anguilla, St. Bart's, Antigua, Saint Thomas, and Nevis. "We're very different than what you'd experience with other airlines," says David, "especially down in the Caribbean."

According to Eric, the market for Tradewind Aviation depends on two factors: an affluent consumer base and a need to reach out-of-the-way destinations. In other parts of the country, he points to Aspen as a destination that will likely become more of a focal point for the company in coming years. "It's difficult to reach," he explains, "and the market would benefit from a high-end option coming from Denver or the other big airports nearby."

There are hundreds of airports within the U.S. where a good-sized jet can land, notes David, but there are thousands more that are only accessible by smaller aircraft like Tradewind's Pilatus PC-12. Montauk, New York, is an ideal example.

"In Montauk, there's a perfect little runway for us to get in," David says. "We have quite a few clients who have their own jets, but even if you own a private jet, you're not getting any closer than East Hampton. So they fly with us because they can get much closer to where they want to go."

Tradewind Aviation also owns and operates its own aircraft, which both Zipkin brothers acknowledge is a pivotal selling point for customers. "It's our pilot, our dispatchers, our maintenance; and because of that, we're able to provide a higher level of service," says David. "Eric and I are also very involved in the client experience, to a point that we know a lot of our clients. They know they're not dealing with a large, multilayered organization. It's more like a family club." **O|H**

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

PHOTOGRAPHS COURTESY OF TRADEWIND AVIATION

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INTERIOR INNOVATIONS

PH DESIGN OF MIAMI BRINGS ITS SIGNATURE STYLE FROM THE BEACH TO A BOAT

words by **Bill Springer**

Sybaris is one of the largest superyachts ever built by the Italian craftsmen at Perini Navi and has won multiple awards, including "Best Interior" at the Monaco Yacht Show.

But for Bill Duker, the proud owner of this 230-foot-long, two-masted technological and architectural marvel, the awards the yacht might win hardly compare to the satisfaction he feels from having designed and built the ocean home of his dreams with a dream team of designers, builders, and engineers.

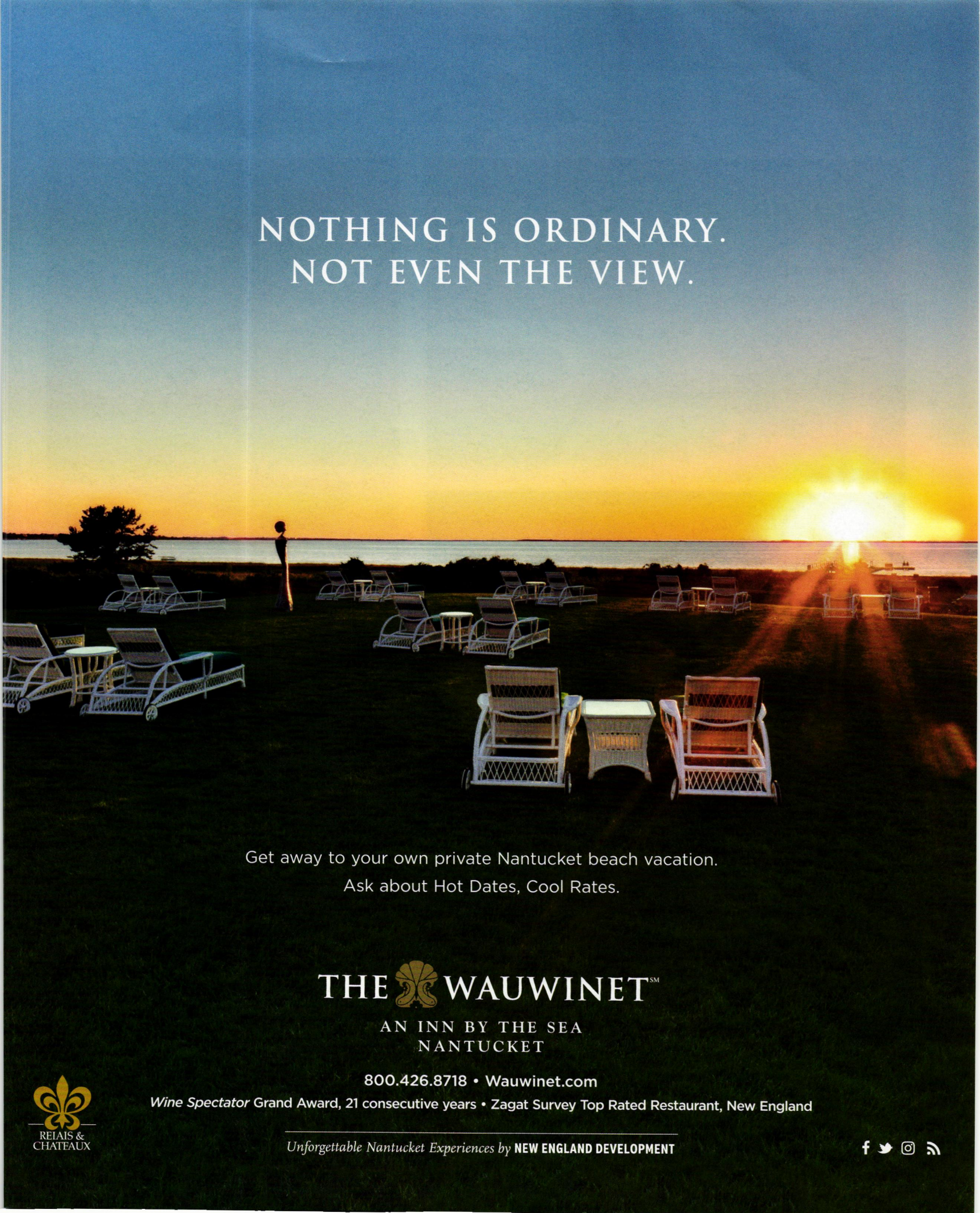
"The idea for this boat really began 22 years ago when my son West and I would sit in the cockpit of the 110-foot-long Palmer Johnson sailboat that we had then," Duker says. "West was six or seven at the time, and at the end of each day we would talk about where we were and also what the boat of our dreams would be like. Thinking about the design of that boat became his assignment, and then it became our dream. As time passed we started to talk to builders."

He chose Perini Navi to design and build the hull. But Duker is quick to point out that building this yacht was truly a global team effort that included his residential architects, PH Design of Miami, which had never designed a yacht interior before.

"We had a rock star team building this yacht," he says.

Top, Sybaris owner Bill Duker partnered with PH Designs of Miami to create an award-winning superyacht interior. Bottom, Sybaris under sail.

PHOTOGRAPHS COURTESY OF PERINI NAVI



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RELAIS & CHATEAUX

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The master cabin (top), spacious deck (middle), custom-built alligator trunks (bottom), and "floating stairs" (right) are innovative, sophisticated and superyacht sexy.

"I've done 12 projects with PH Design since 1992, when I bought my first apartment in Miami and they had just come off doing Versace's mansion on the beach. We're now the best of friends.

"They became part of the idea that we would not only bring together the 'best of breed,' which is a phrase in the contract, but would also bring together people who are extraordinarily passionate about what they were doing. And I think the results speak for themselves."

Duker continues: "We wanted to do something different, so not only did we start with architects and interior designers who had never done a boat before, but we wanted to do it with materials that weren't used before.

"We started with a conversation that went, 'What can we do that no one has ever done?' The idea was to create this razor blade that ran from the back of the boat to the front on every floor."

And nothing illustrates this idea better than the all-titanium "floating stairs" that combine razor-sharp looks with the metal's soft, inviting, and calming effect.

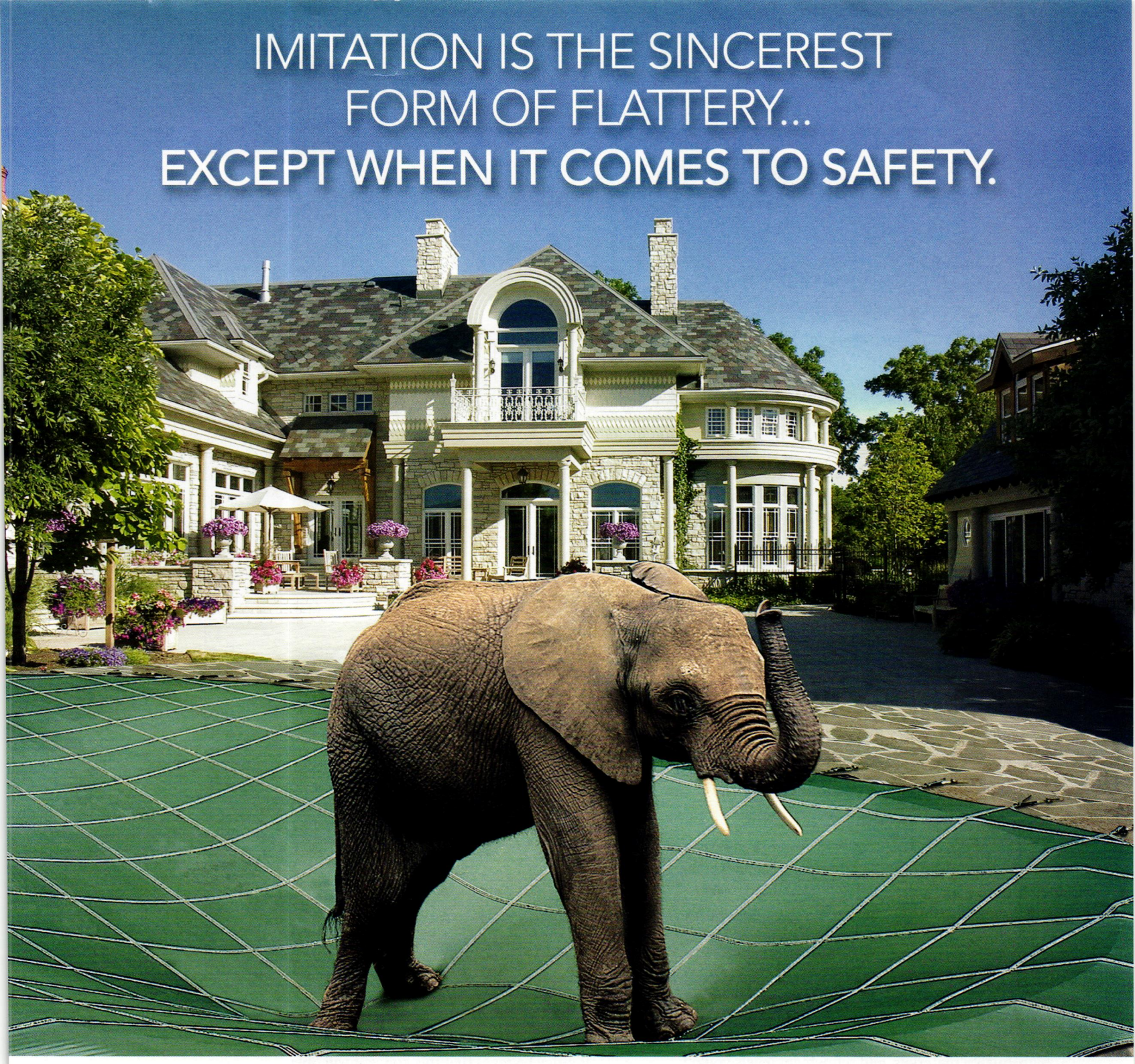
THE DETAILS
For more information, visit ***perininavi.it/en.***

The second never-been-done-before idea was the alligator "luggage" in the main saloon, which was inspired by Louis Vuitton alligator bags. "I said, 'Instead of doing the normal credenza, let's do these things that look like luggage.'"

Duker is right. The results speak for themselves. **OH**

PHOTOGRAPHS COURTESY OF PERINI NAVI

IMITATION IS THE SINCEREST FORM OF FLATTERY...
EXCEPT WHEN IT COMES TO SAFETY.



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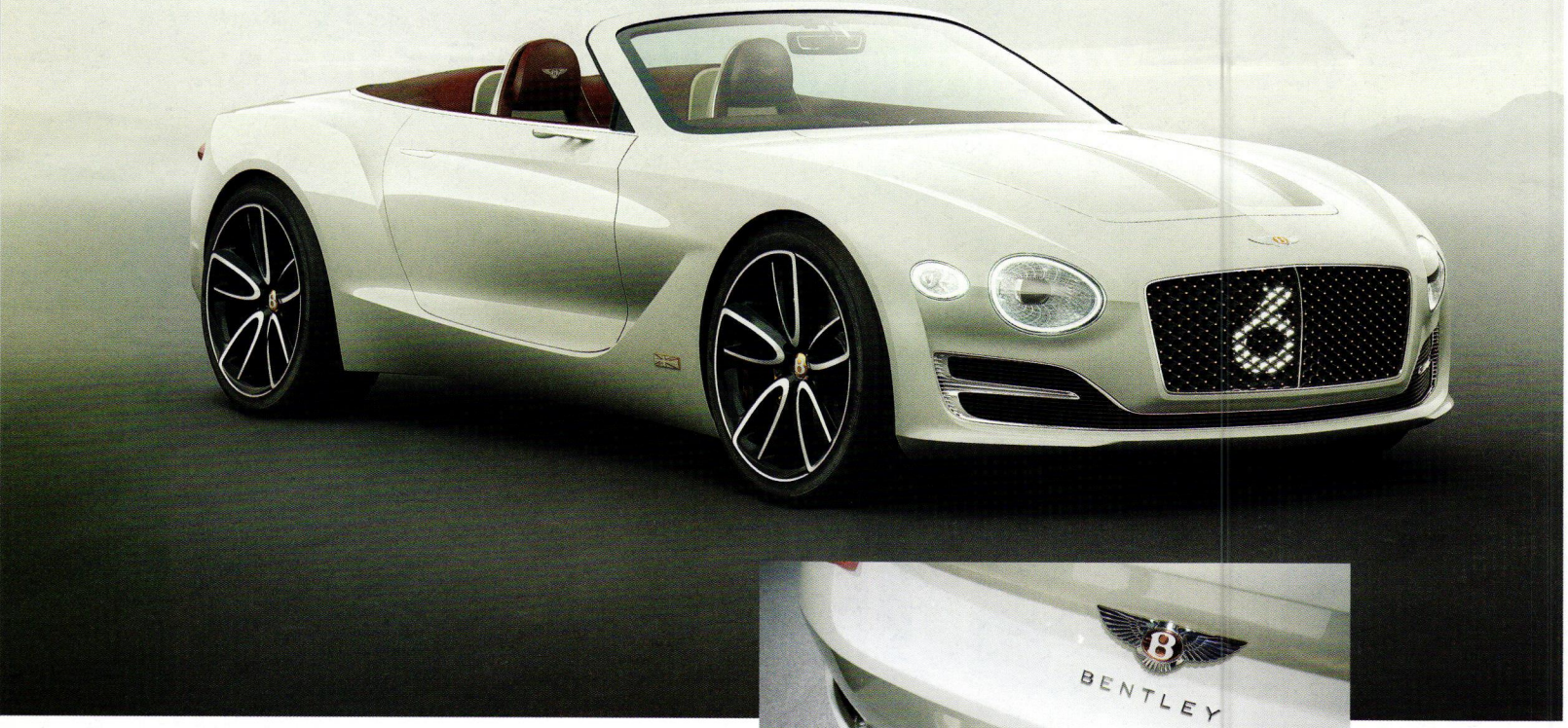
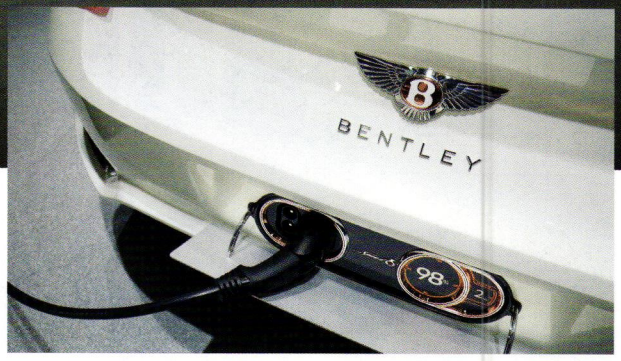




The all-electric Bentley EXP 12 Speed 6e provides a glimpse of what luxury sports cars of the not-to-distant future may be like.

POWER DRIVER

DRIVE TO THE BEACH IN SUSTAINABLE STYLE IN THIS INNOVATIVE ELECTRIC CONCEPT CONVERTIBLE FROM BENTLEY

words by **Bill Springer**

The all-electric Bentley EXP 12 Speed 6e concept car that debuted earlier this year shows that the iconic British brand with a storied past is embracing the future. In fact, according to preliminary reports, this concept car represents the future of Bentley design, both inside and out.

Wolfgang Dürheimer, chairman and chief executive of Bentley Motors, explains, "The EXP 12 Speed 6e is a concept to show that Bentley is defining electric motoring in the luxury sector, with the appropriate technology, high-quality materials, and refinement levels you'd expect from a true Bentley."

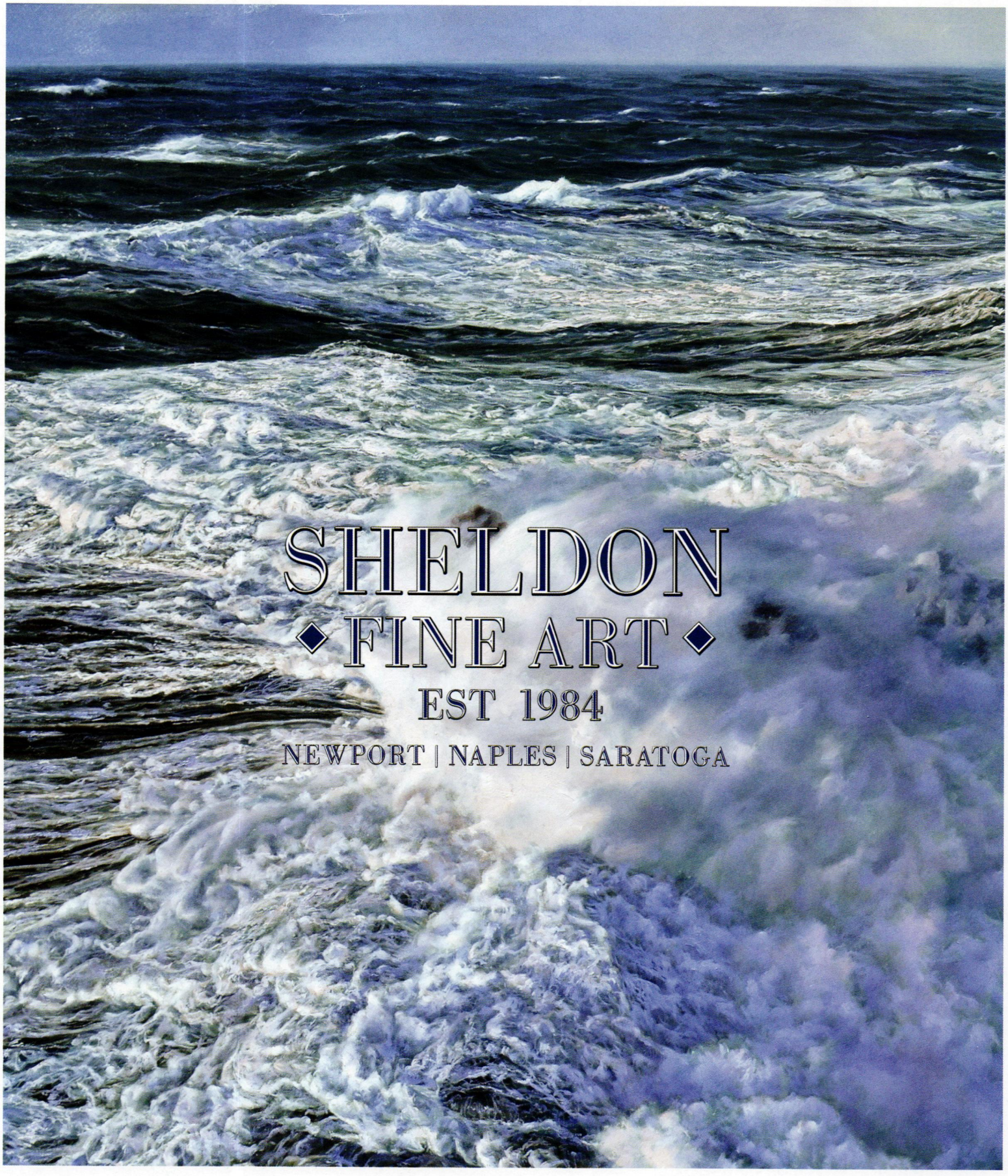
The exterior body shell is pure luxury sports car design, and the rearview "wing" mirrors use cameras rather than traditional reflective glass. The interior features cutting-edge technology and unique materials as well. For example, the central console is made of a solid piece of curved glass that forms a high-definition screen for many of the car's control functions. But "luxury" is only part of the equation.

Electric power provides instant torque that exceeds the performance limits of cars built with conventional combustion engines. It's also reportedly designed to be able to drive up to 190 miles on a single charge.

Bentley believes that this concept will open discussions with luxury car buyers of the future–Millennials, members of Generation C, and the rising affluent in developing economies–to understand the desired expectations of a future electric luxury car ownership experience. And Bentley's electric car strategy includes the introduction of plug-in hybrid electric models across the entire model range over the next few years, starting with the Bentayga SUV in 2018. **OH**

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

PHOTOGRAPHS COURTESY OF BENTLEY MOTORS



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Features

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THE TOP 10 | 2017

Priceless Properties

With prices ranging from $175,000,000 to $13,900,000, this year's collection of the Top 10 most exclusive ocean homes on the market in the United States have the views, the pools, the space, and most of all, the privacy that only the most luxurious oceanfront estates in the country can offer.

words by **Bill Springer**

PHOTOGRAPH BY AERIAL AESTHETICS; JAKE RAJS (RIGHT); COURTESY OF SOTHEBY'S INTERNATIONAL REALTY (BOTTOM RIGHT)

38 Mathews Road

Wainscott, New York

A long, winding, gated driveway provides total privacy and security for this 25-acre estate that was built on Georgica Pond in 2000. Designed by architect Francis Fleetwood with interior architecture by Brian O'Keefe and interior design by Marjorie Shushan, the main house has sweeping water views and 18,000 square feet of living space. It also has a fully self-contained guest wing, waterside pool with spa, tennis court, and a dock. Other luxuries include: two elevators, eat-in kitchen with commercial-grade appliances, professional screening room, and wine cellar.

Bedrooms 8 • Bathrooms 12 + 3 half

Price $75,000,000

Listed by Frank Newbold and Marilyn Clark, Sotheby's International Realty

frank.newbold@sothebyshomes.com, marilyn.clark@sothebyshomes.com

sothebyshomes.com/hamptons

For more photos of these and 10 additional iconic oceanfront homes, visit **oceanhomemag.com/tophomes2017/**

Great Island

Darien, Connecticut

This 63-acre waterfront estate located just a short distance from New Your City has it all…literally. Virtually surrounded by water at the end of a winding half-mile-long driveway, the grand main house boasts stunning ocean views from every room. Other features that you'd expect to find on a large Connecticut estate that's been in the same family since 1902 include: several beach cottages, a caretaker's house with greenhouse, yacht basin with docks, a gatehouse, and a cow barn. Of course, no leafy retreat is complete without an enormous stone stable, multiple riding rings, and polo field.

Bedrooms 10 • Bathrooms 8 + 2 half
Price $175,000,000
Listed by David Ogilvy,
David Ogilvy & Associates,
dfo@davidogilvy.com, davidogilvy.com

PHOTOGRAPH BY SR PHOTO COURTESY OF DAVID OGILVY & ASSOCIATES

Casa Bahia

Miami, Florida

This modern masterpiece sits on a large lot and enjoys expansive views of Biscayne Bay. The property features seven bedrooms, a guesthouse, a 73-foot-long pool, and custom wine cellar. The main living area has white walls and large windows that accent the spectacular views. Other notable design elements that set this 13,483-square-foot retreat apart include a large outdoor entertaining area and eight-car garage. And its location in the Camp Biscayne area of Coconut Grove provides just the right mix of privacy and proximity to Miami's night life.

Bedrooms 7 • Bathrooms 8 + 1 half
Price $43,000,000
Listed by Pablo Alfaro,
Douglas Elliman Real Estate
palfaro@elliman.com, elliman.com

PHOTOGRAPHS BY CLAUDIA URIBE TOURI, COURTESY OF DOUGLAS ELLIMAN REAL ESTATE

33 Proctor Street

Manchester, Massachusetts

This waterfront family compound consisting of two-plus acres on Manchester Harbor is one of the most most exclusive waterfront homes in this small Massachusetts town because it has what hardly any other home in the area has: a private deep-water dock and 325 feet of water frontage on one of the most picturesque harbors in the state. It also has a beautiful Arts and Crafts-style residence with a two-bedroom guest house. While the well-proportioned main home appears to have been built in the 1900s, it was actually built in 2009 and features extraordinary interior finishes and all the other benefits that come with modern construction.

Bedrooms • 5 Bathrooms 5 • Price $14,500,000
Listed by Lanse Robb, LandVest
lrobb@landvest.com, landvest.com

PHOTOGRAPHS BY GREG PREMRU (BOTTOM), BY LOUISE MICHAUD (TOP)

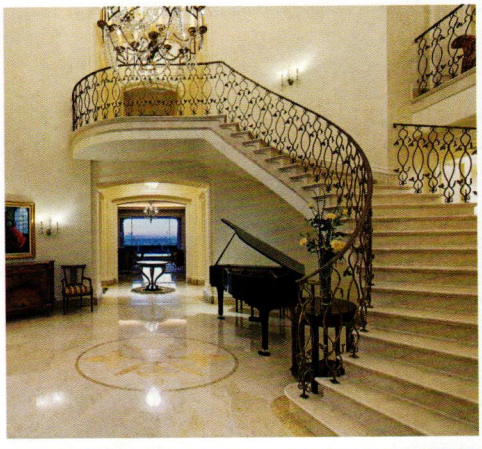
7505 Makena Road

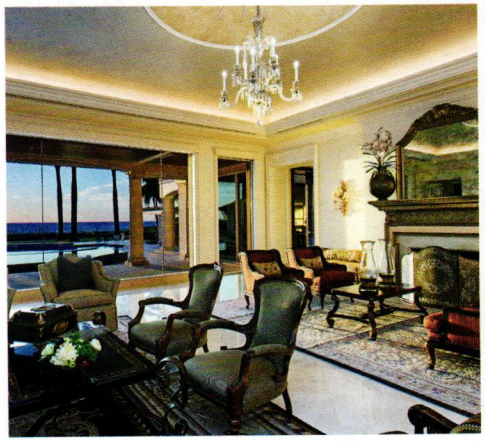
Makena, Maui, Hawaii

With stunning views of the Pacific from every room, deck, pool, and lawn, this lushly landscaped island estate offers the best in Hawaiian indoor-outdoor living. The 10,000-square-foot main home features classic wood detailing, fountains, ponds, and a movie theater. The pool house provides additional bedrooms, full kitchen, and living room—and even has an outdoor theater that rises up from the 4,000-square-foot pool deck for epic private movie screening parties under the stars.

Bedrooms 8 • Bathrooms 8
Price $29,000,000
Listed by Paul and Ryan MacLaughlin, Island Sotheby's International Realty
paul@islandsothebysrealty.com,
ryan@islandsothebysrealty.com
islandsothebysrealty.com

PHOTOGRAPHS COURTESY OF ISLAND SOTHEBY'S (OPPOSITE PAGE)





La Capanna

Naples, Florida

Rich stained woodwork, intricate mosaics in multiple pools and fountains (including an interactive water fountain with LED lights), and stunning views of the Gulf give this 18,172-square-foot oceanfront mansion the feel of a Mediterranean seaside resort. Other elements designed to deliver unparalleled luxury include: a home theater, game room, fitness center, zero-edge pool, cabana with full outdoor kitchen, 500-bottle wine room, and five-car garage. And don't forget the illuminated fountain!

Bedrooms 7 • Bathrooms 9
Price $58,000,000
Listed by Bill Earls, Earls Lappin Realtors
bill@billearls.com,billearls.com

PHOTOGRAPHS COURTESY OF EARLS LAPPIN REALTORS, COURTEY OF REALOGICS SOTHEBY'S (OPPOSITE BOTTOM), COURTESY OF CARMEL RANCHO SOTHEBY'S INTERNATIONAL REALTY (OPPOSITE TOP)

3290 17 Mile Drive

Pebble Beach, California

This estate on Pescadero Point is one of 31 rarely available waterfront properties in Pebble Beach. It offers stunning views from every room of the Pebble Beach Golf Links, Carmel Bay and Beach, Carmel Valley, and Point Lobos. The main residence has four seperate suites including an expansive master suite with sitting room and office. It also has vaulted ceilings and open floorplan that integrates the kitchen, living and dining areas. And of course guests get their own detached guest house, and the view from the large deck and pool is amazing.

Bedrooms 5 • Bathrooms 5+2 • Price $44,888,000
Co-listed by Michael, Jessica, and Nicholas Canning, Carmel Rancho Sotheby's International Realty
Michael.Canning@sothebyshomes.com
Jessica.Canning@sothebyshomes.com
Nicholas.Canning@sothebyshomes.com
sothebyshomes.com

945 Cormorant Bay Road

Eastsound, Washington

With about 12,000 square feet of living space and over a half mile of water frontage on Cormorant Bay, this 118-acre estate on the San Juan Islands is designed for grand entertaining far away from the hustle and bustle of the city. The Frank Lloyd Wright-inspired design of the main house blends into the coastline beautifully, and the guest house is situated right on the property's private beach. Other amenities include: a massive deep-water dock, caretaker's home, huge storage facility, and a large Boston Whaler powerboat. According to published materials, it even has its own private golf course.

Bedrooms 7 • Bathrooms 4 + 1 half • Price $17,000,000
Listed by Peter Phillips, Realogics Sotheby's
peter.phillips@rsir.com, rsir.com

133 Flyway Drive

Kiawah Island, South Carolina

This private Shingle-style home has 200 feet of ocean frontage and was designed to be conducive to both entertaining and fun-filled family gatherings. In the two-story great room, the view is the star, while industrial-grade appliances in the kitchen are a foodie's dream and the entire second floor of the east wing is dedicated to the master suite. The pool area has everything from a dressing room to a beverage center with refrigerator and icemaker, and the summer kitchen has a Sedona gas grill by Lynx.

Bedrooms 9 • Bathrooms 9 + 1 half
Price $22,000,000
Listed by Cynthia Noble
Kiawah Island Real Estate
cnoble@kiawah.com,
kiawahisland.com/real-estate

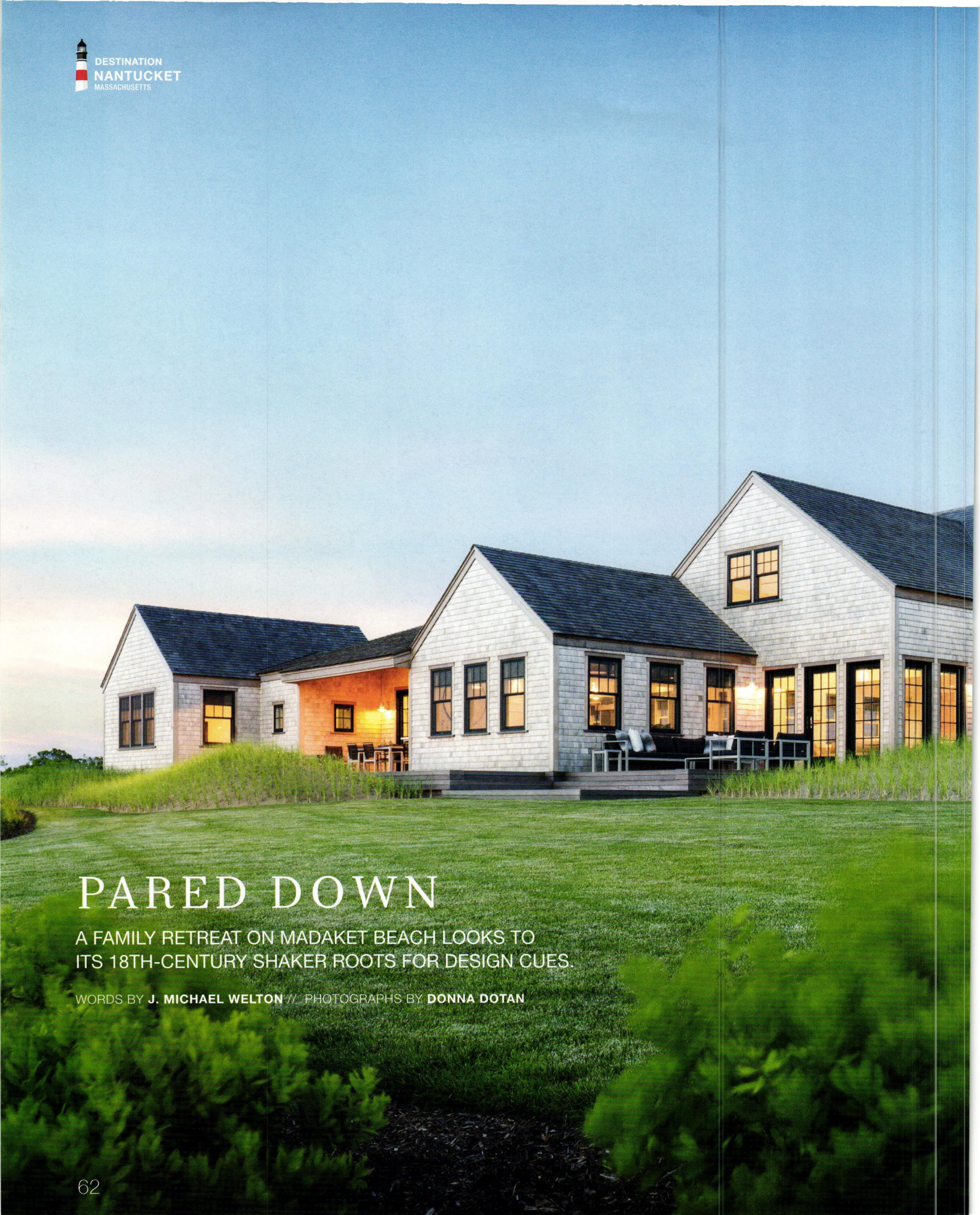
PHOTOGRAPHS BY PATRICK O'BRIEN. BY SAM CHEN (OPPOSITE PAGE)

709/711 1st Street

Coronado, California

There are more expensive oceanfront properties than this three-building compound overlooking San Diego harbor, but it made our list because no other property we found on the market in California combines luxurious accommodations with stunning harbor and city views quite like this one. You enter the property through a set of carriage house doors where, surprisingly, you find yourself still outdoors in a completely private courtyard with an abundance of gardens, a lawn area, and access to all three buildings. The primary residence, located at the far end of the courtyard, is right on the water. And the pool appears to pour directly into the bay.

Bedrooms 6 • Bathrooms 7 • Price $13,900,000
Listed by Clinton Selfridge and Eric Iantorno, Pacific Sotheby's
clinton@clintonselfridge.com, eric@ericiantorno.com, pacificsothebysrealty.com



PARED DOWN

A FAMILY RETREAT ON MADAKET BEACH LOOKS TO ITS 18TH-CENTURY SHAKER ROOTS FOR DESIGN CUES.

WORDS BY **J. MICHAEL WELTON** // PHOTOGRAPHS BY **DONNA DOTAN**

"Seaside Modern" is a complex of three structures on Nantucket Island's Madaket Beach.

OUT ON MADAKET BEACH

on the western end of Nantucket, there's no shortage of design restrictions, to be sure. But in designing a family's summer retreat there, architect Andrew Kotchen, a partner in New York's Workshop/APD, responded deftly to them all. And he did it with style and restraint, while drawing on the island's history.

Let's start with Nantucket's Historic District Commission (HDC). On the island, every home, every landscape, and every detail of the built environment must be reviewed by this elected board of architects, builders, and preservationists. And they're picky.

"It's not a limiting board–it's just part of the process," says Kotchen, who's designed 100 homes on the island. "You have to do your homework to know what you can do in the local context.There's a mini-regional aesthetic to the island."

On Nantucket, clapboard cladding is de rigueur, window styles and sizes are prescribed by the commission, and color choices for trim tally up to a grand total of seven. "They want it to be the quaint Nantucket that it's always been," says builder Rob Reid, who's lived on the island for 35 years, working with Kotchen on 30 homes during much of that time.

For the architect, that meant research into the island's early legacy as a Quaker fishing village. The Quakers lived and worked in a series of stripped-down 18th-century fishing shacks with a look that designers today might call modern. It was a simpler form of architecture–a style that Kotchen and his firm have emulated and evolved over the years.

"I'm not sure everybody embeds all of that into their architecture," he says. "But only when you take a deeper dive do you see the details, and that's where the sweet spot is."

Doing his homework for this project paid off in spades for Kotchen. It was approved at its first and only HDC meeting, which is a rarity. Usually, as many as eight sessions are required before a home is green-lighted for construction. "This one is respectful of its context–it deals with the landscape effectively," he says. "It's a one-story home that's a series of pavilions, with only one two-story portion.When things are smaller and simpler, the board responds well."

SITE RESTRICTIONS

Even after it was approved, the architect and his landscape designer had to deal with wetlands boundaries where the 2.6-acre site meets the waters of the Atlantic Ocean. "The hardest part of the project was to work with

the limited space available for development," says Miroslava Ahern of Ahern LLC / Landscape Design Studio. "A large portion of the property is protected wetlands that have to remain undisturbed."

As Ahern, Reid, and Kotchen worked to adapt the project's three buildings to the site, they also began to modify the landscape. "Placing the infrastructure on top of a rolling sand dune was a little complex," Reid says. "That was the most interesting part: integrating it into the landscape and topography."

Ahern describes the site as an undisturbed, pristine, native landscape with an amazing view of Madaket Beach, and she worked mightily to keep it as beachy as possible. "Bringing the dunes closer to the structures, as if shaped by the wind and the sea, and setting the structures within these organic forms—the goal was to have a seamless transition between the created and the natural," she says. "The entire intent was to translate the feeling of the Madaket seaside into the design."

Top, each building is clad in white cedar shingles and a red cedar roof from Canada. Below, the entire complex was designed so it wouldn't obstruct the neighbor's view.

Landscape materials and plantings were kept to a minimum, with bluestone for pavers and exposed concrete for walls. Ahern selected bayberry and beach grass for the sand dunes, using pines and hawthorns for screening. "The simple collaboration of elements helps create an elegant and unique seaside landscape," she says.

On top of challenges from the HDC, the wetlands, and the landscape, the home's orientation had to complement future construction next door. "Another, adjacent new home was to be built, so we had to make sure that it wouldn't be looking into the private pool space or impact the views," Kotchen says. "We positioned the house, guest house, and garage/cabana so that the neighboring house was never going to be in that plane."

The site absolutely drove the design, the architect says. There are views to the ocean and to a nearby pond, so every room enjoys water vistas. "That's a large part of how we oriented the home to the site; the boxes are lined up to maximize the views," he says. "We're pretty keen on that for all our projects, but this is an extremely site-specific home."

The three buildings are clad in white cedar shingles from New Brunswick and a western red cedar roof from British Columbia, Canada. They total 9,500 square feet–with seven bedrooms and eight and a half baths–and are all connected by a wooden boardwalk.

"We were limited in materials, so the question was: How to connect them?" says Kotchen. "The boardwalk is like a dock running through the landscape of dune and beach grass. We sculpted that contextual, beach-like setting."

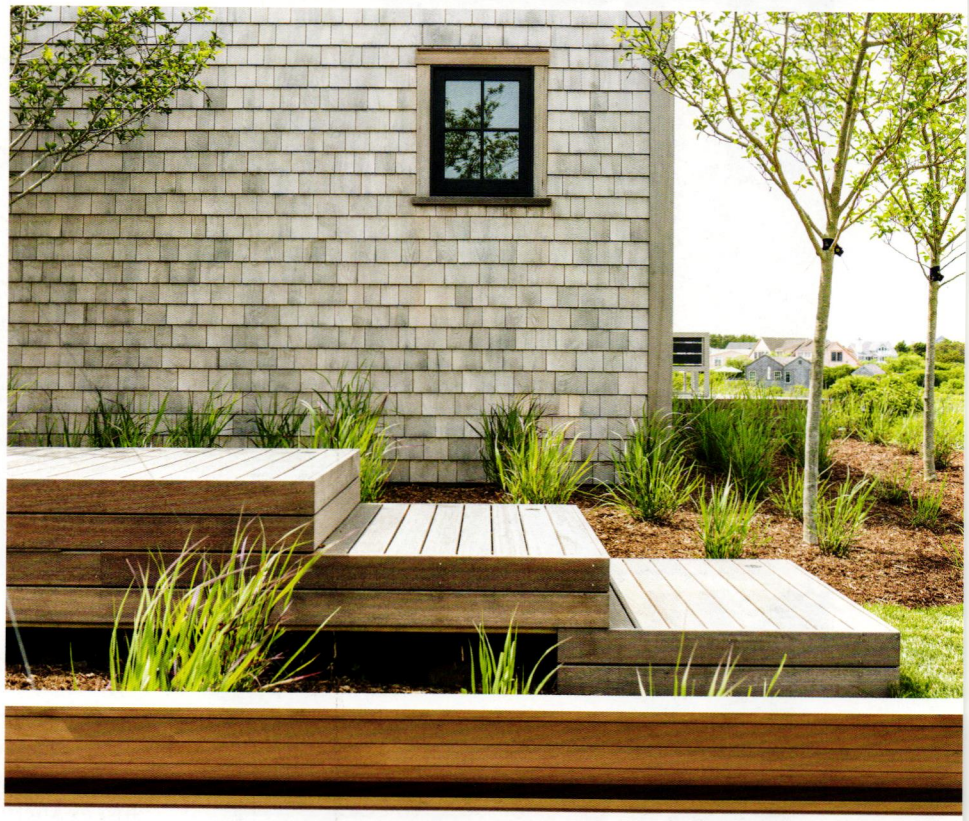
A MODERN INTERIOR

The architect sculpted the interiors of the three pavilions too, unleashing a contemporary aesthetic. "He really embraces the modern look inside, because he's so limited with what he can do with the exteriors," Reid says. "There's a lot of hands-on creativity, rather than boilerplate–it keeps the interest up, from a contractor's standpoint."

The floors of sawn-from-beam oak, reclaimed from a barn in Maryland, were laid out to be deliberately less than perfect, with some roll to them. Countertops and floors in the kitchen and baths are a black Italian marble called Pietra Cardosa.

"The ambience and modern flair look really simple, but are actually very complex," the contractor says. "That makes it stand out for me."

From a color palette standpoint, the flooring is the dominant feature, with its gray wash standing out against white plaster walls. Living spaces feature one color accent–a teal for wallpaper, tile, and fabric–while custom-designed rugs and tables harmonize perfectly with one another. Each



Top and middle, the landscape design features bayberry beach grass and Hawthorne trees Bottom, every room has water views.

bedroom has its own color accent, and is numbered.

"Restrained is absolutely the right word that we strive for," says Kotchen. "Clients don't always buy into that, but here they did. We thought about how to move the eye through the architecture in a very simplistic way."

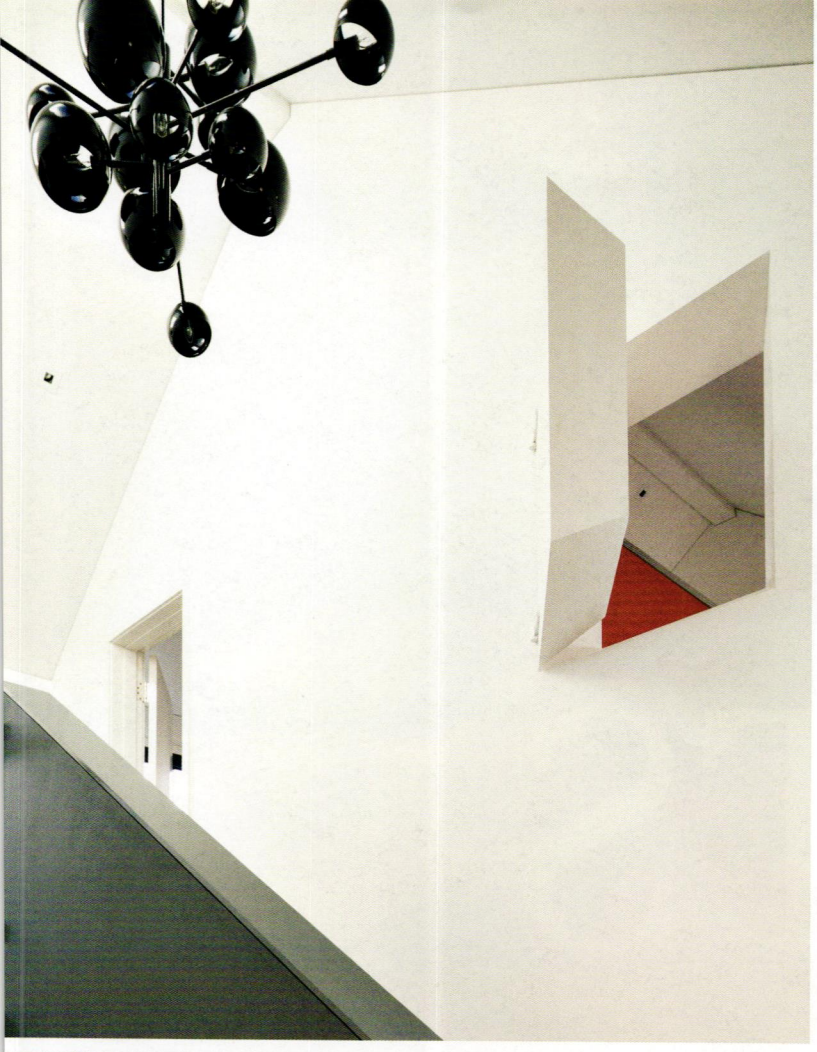
Just as Ahern sought to reflect the site's beachiness in the landscape, Kotchen sought to bring it inside. "I love Nantucket so much, and I'm focused on making sure the outdoor conditions are woven into the house by pulling exterior colors and tones in for a very soothing environment," he says.

Kotchen's been honing his honest, pared-down aesthetic on Nantucket for the past 20 years, and he's begun to exert an influence elsewhere on the island. "I can see in others' work a shift in the past seven to 10 years," he says. "I've seen the change happen, and it's great–a lot of people are doing modern."

But in Madaket, his "seaside modern" retreat offers a touch of history too. **O|H**

Top, exterior colors and tones are woven into the interior design. Below, floors are sawn from oak that was reclaimed from a Maryland barn.

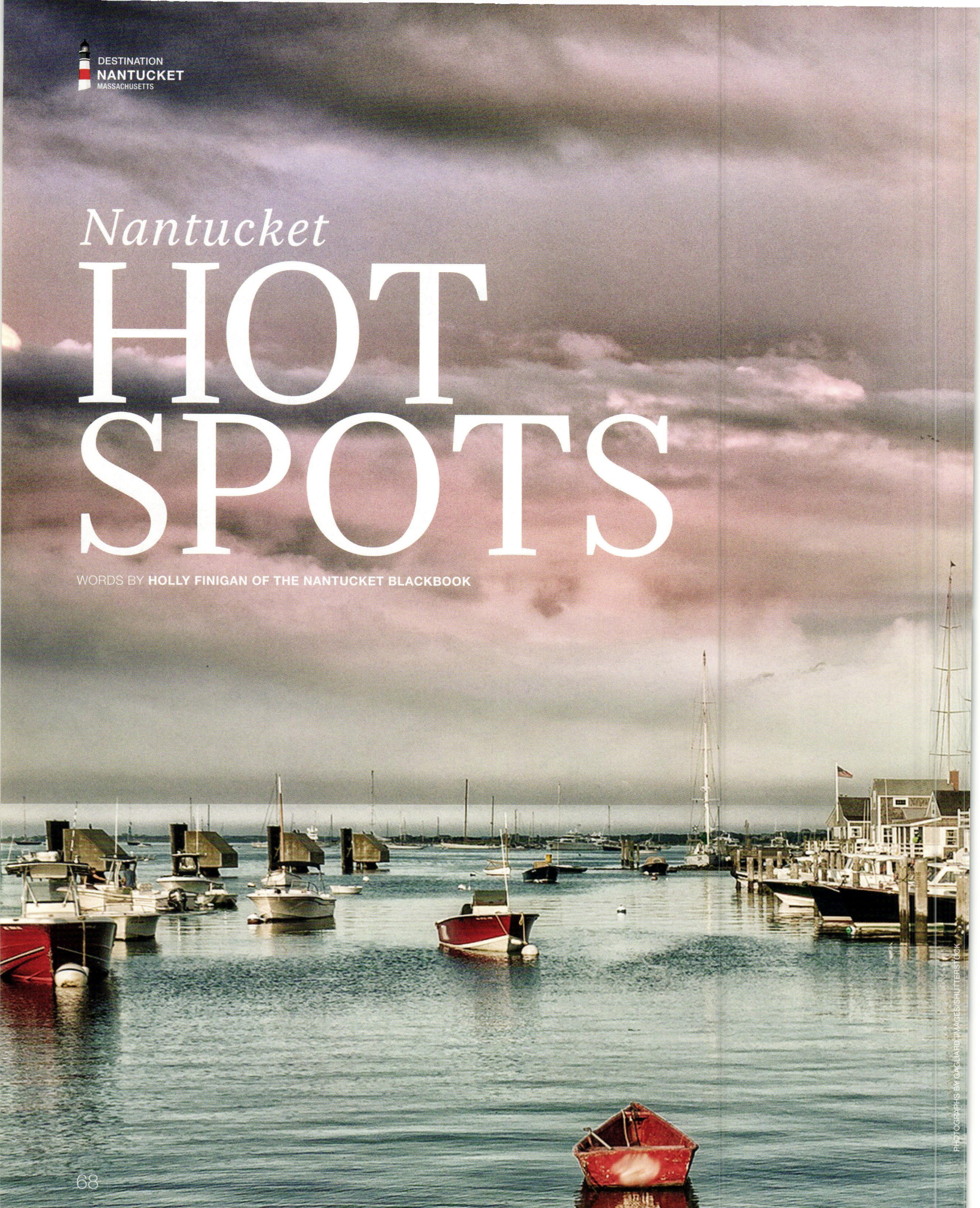
Opposite page: top left, the architect embraced a restrained and modern look for the interiors. Top right, he worked overtime to pull the eye through the house in an architectural way. Bottom left, living spaces feature one color accent for wallpaper, tile, and fabric etc.. Bottom right, each bedroom is color-coded and numbered.



3
SULTAN

Nantucket HOT SPOTS

WORDS BY **HOLLY FINIGAN OF THE NANTUCKET BLACKBOOK**



PHOTOGRAPHS BY OAGLIARD IMAGES/SHUTTERSTOCK

WITH PRISTINE BEACHES, ONE-OF-A-KIND SHOPPING, WORLD-CLASS RESTAURANTS, SOPHISTICATED HOTELS, A DYNAMIC POPULATION, AND HISTORY AS RICH AS ITS REAL ESTATE PRICE TAGS, NANTUCKET IS LIKE NO OTHER PLACE. HERE'S WHERE TO GO AND WHAT TO DO ON THE CHARMING LITTLE ISLAND THAT'S ONE OF THE COUNTRY'S MOST EXCLUSIVE SUMMER DESTINATIONS.

The Nantucket Boat Basin is where action is on the waterfront.

"TOWN"

With no Wal-Mart, no *Wendy's*, and no way off the island after 10:00 p.m. (unless you have your own boat), Nantucket may seem sort of strange to the uninitiated. There aren't any stoplights, in most places you can drive on the beach (with a proper permit). And the downtown streets are "paved" with cobblestones and lined with independently owned boutiques.

For men, there is no shopping experience quite like the iconic *Murray's Toggery Shop* (home of the original Nantucket Reds). Meanwhile, women have lots of curated boutiques to discover, including *Milly & Grace* for the best hostess gifts, *Blue Beetle* for Nantucket bangles, and T*he Lovely* for a dress you'll want to wear that very night.

When it comes to food, world-class dining abounds around every corner. Be sure to get a LoLa burger at *LoLa 41*, the wok-fried lobster at *The Pearl*, house-made pasta at *Ventuno*, and the clambake at *Straight Wharf*.

JETTIES

If you've got kids, then Jetties Beach just outside town is your go-to spot. It's the perfect beach for wee ones, and is also home to new hotspot *Sandbar at Jetties Beach*, which serves up family-friendly fare at its finest. Enjoy a big glass of frosé with your feet in the sand as your children run around on the beach in front of you. This restaurant is just as good for a morning mimosa as it is for a sunset cocktail. And take note, every August, the island's biggest fundraiser–Boston Pops on Nantucket, which raises hundreds of thousands of dollars for the island's hospital–takes place on Jetties Beach. This year's special musical guest is The Beach Boys!

MIACOMET GOLF CLUB

For those who want to switch up the sandy shores for greener pastures, the 18-hole course at *Miacomet Golf Club* is a Nantucket gem. This award-winning public golf course is meticulously maintained and has a classic clubhouse that doubles as a great place to get a turkey club and a cold draft of locally brewed Whale's Tale Pale Ale by Cisco. Just beyond the course is Miacomet Pond, which leads straight out to a liberating beach for those (ahem!) looking to get rid of some tan lines.

SURFSIDE

Nantucket is a biking haven, and the bike path leading out to Surfside Beach is the best route for cyclists searching for an extra workout before beach time. Along the path out to the south shore, there are three

All PHOTOGRAPHS BY JONATHAN NIMERFROH EXCEPT TOP LEFT, COURTESY OF TOWNPOOL

great spots for quick dining. Enjoy homemade chocolate croissants and a great latte at the new 45 Surfside Bakery & Cafe. Get your lunch at Yummy, which specializes in fresh smoothies and has a killer burger. And after you make it all the way to Surfside Beach, you'll find the Surfside Beach Shack, the island's only grab-and-go beach-front spot with some great healthy options on the menu.

CISCO BEACH

Beach. Bartlett's. Brewery. Not necessarily in that order, but those are the three B's you'll really get to know if you head out to this popular spot on the island. Cisco Beach is beloved for its surf-worthy waves, while Bartlett's Farm is ideal for the juiciest tomatoes, lush florals, and a vast selection of premade food perfect for a beach picnic.

Cisco Brewers is one of the coolest places on the island to sip and savor some Cisco brews, Triple Eight Distillery spirits, and Nantucket Vineyard wines. It has live music daily, food trucks and a raw bar set up all summer long, and there's no way you can leave without purchasing a T-shirt. The logos and super soft material will have you rocking it as your travel outfit and constant reminder of this happy place.

Clockwise from top left, Town has everything from bike rental shops to art galleries. The Boston Pops preform on Jetties Beach in August. All of Sconset's cottages are Instagram-worthy. Cisco Beach is the place to catch rays and waves.

SCONSET

The village of Sconset (which has its own zip code and is really the only other "town" on Nantucket) is literally something out of a storybook. From 300-year-old rose-covered cottages to Gatsby-esque homes on the bluff to the Instagram-worthy Front Street, this seaside destination is a timeless treasure. Make sure you take a drive out on Baxter Road and marvel at the classic ocean homes (with some of the best names!) and get your photo in front of Sankaty lighthouse–truly my favorite place on the island. If you're searching for an old-school dining spot that will tickle your floral fancy, be sure to brunch at *The Chanticleer* in their rose garden.

WAUWINET

Want to really get away from it all? A trip out to Wauwinet is just what the doctor ordered. Let the air out of your Jeep's tires and experience acres of carefully

PHOTOGRAPHS BY JONATHAN NIMERFROH

preserved conservation land as you gear up for the ultimate beach drive. It takes about 40 minutes over sand to reach Great Point Lighthouse, where often the only other beach companions you will find are a plethora of seals along the shore. On your drive back, stop at The Wauwinet hotel and take a step back in time. Savor it with a Painkiller (the drink), a delish lobster roll, and relax on one of their comfy lounge chairs as you watch the sun set over the ocean on the lawn (where, bonus, no phones are allowed).

MADAKET

When I say Madaket, you say sunset. Madaket! Sunset! Madaket! Sunset! This quaint fishing village on the west end of the island is home to the most delightful dusk moments and also to Madaket Millie's, an awesome Tex-Mex spot for margaritas, tacos, fresh salads, and the infamous Madaket Mystery. Millie's casual ambience and adjacent market creates an ideal setting for kicking back with family and friends on island time.

My favorite beach is also found along the Madaket shores, but alas I cannot say where. With 82 miles of coastline, Nantucket has an amazing amount of pristine beaches, but islanders tend to keep that one sneaky, secret preferred beach to themselves. Now have fun and go find your own.

NANTUCKET BOAT BASIN

Nantucket is all about the ocean, and the view from the Nantucket Boat Basin offers a truly spectacular perspective on island life. It's a safe haven for those looking to dock before dining and drinking onshore at restaurants like Slip 14 and CRU, so be sure to stroll by during peak season to see some of the world's most prestigious yachts. It's a true visual feast. And if you want to take your maritime adventure to new heights, no one knows the harbor luxury scene quite like Nantucket Mermaids. This nautical concierge cultivates your yachting experience, from fully crewed boats to catered sunset cruises to weeklong excursions on the water. **O|H**

Clockwise from top left, Sankaty Head Light, the harbor is filled with boats of all sizes in the summertime, Mille's Market, and a classic jeep makes it way out to a secret beach.

A DASH OF DRAMA

INTERIOR DESIGNER KATHLEEN HAY BRINGS JUST THE RIGHT AMOUNT OF DRAMA TO THIS OCEANFRONT HOME ON NANTUCKET

BY **MARY GRAUERHOLZ** // PHOTOGRAPHS BY **JEFFREY ALLEN**

The all-white entry in this Nantucket home is airy, bright and artful.

WHEN INTERIOR DESIGNER

Kathleen Hay met with the homeowners, the trio quickly discovered a singular vision for a major renovation of the couple's oceanfront home on Nantucket: bring on the sand, sea, and sky and infuse the house with nature's spectacular beauty. The transformation had to do more than just reflect the setting; it needed to do it justice with elegant, cohesive lines and–just like nature itself–flourishes of drama here and there.

"Our thought was, Let's not fight the environment; let's bring the outdoors in," says Hay, an award-winning designer and principal of Kathleen Hay Designs on Nantucket. Fulfilling that vision meant bringing in the colors of the Nantucket shoreline's incomparable natural palette: sandy beiges, ocean greens, and soft blues, presented in a fresh, unexpected way.

With three teenage children in the household and a boatload of summer visitors, the interior also needed to be easy-care and uncomplicated. As Hay says of the homeowners, "They like clean lines without a lot of fuss; they wanted a place where people can relax and not worry."

But they didn't want it to be predictable. "Moments

of drama," as Hay describes her little design vignettes, were important. Today, the interior of the 10,000-square-foot classic shingled home, perched on Nantucket's western shore within earshot of the ocean, is a study in clean, easygoing elegance, with light-colored walls and floors of pickled white oak forming a perfect backdrop for dazzling motifs: small arrangements that take on the look of art.

The unexpected reveals start in the entry, furnished sparsely but dramatically. An intriguing side table, which Hay had whitewashed to resemble driftwood, is crowned with a glass top, custom made by local glass craftsman Stephen Swift. With simple metal stand-offs, the glass appears to float. A graceful stairway is offset by a light fixture, handcrafted in Thailand by a former kite maker, and on the wall, a pair of driftwood seahorses give the airy space a hint of the ocean outside.

The local vernacular shows itself in subtle ways, such as 12-inch V-bead paneling, which has been hung horizontally for a modern tweak on Nantucket tradition. Natural materials are abundant: grasscloth wall coverings and natural woven shades are among the traditional

Above, the "rehash" room is perfect for morning coffee or before-dinner drinks. Left, one of the home's many "vignettes" that capture the unique Nantucket vernacular.

Above, a handcrafted table features a thick glass top that appears to float. Right, interior designer Kathleen Hay.

shutters. Upholstery material and treatments were carefully chosen by the woman of the house, who loves prints and, as Hay says, "has a great eye."

Everyone agreed that comfortable seating in sturdy fabric was imperative, and over-scaled chairs serve the purpose and jibe with the spacious interiors. "We kept durability in mind; we wanted to make sure it's bathing suit worthy," Hay says. "And there's nothing so edgy that it would be out of style next year."

Ahead of the foyer is a brilliantly conceived space that the homeowners call "the rehash room," which was originally designed as the dining room. Airy and light filled, it's a relaxed sitting room and the perfect setting for morning coffee or a drink before dinner without being

cloistered away. There is no sofa, but club chairs upholstered in a classic Suzani fabric of vibrant outdoor colors encircle an ottoman covered in raffia. This is a place to put up your feet and have a simple chat. "People seem to prefer chairs," Hay says. "There's less of a commitment."

The adjoining living room—serene and swathed in beige and white tones—is a place for relaxation and solitude. Its centerpiece is a paneled feature wall with fireplace.

With the homeowners wanting to be outdoors whenever possible, and therefore no need for a formal dining room, Hay carved an eating area off the kitchen, near the oversized center island, to seat eight people. The table is a beauty, made by John Saladino with a top of frosted glass and a limed ash base. Above it, an eye-catching light fixture of rattan reeds resembles an urchin, another nod to the seashore.

Unless a storm is brewing, expect to find the family dining on the deck, where Hay arranged two tables of eight under a portico, with discreet heaters for fall dining. Just beyond, toward the waterfront, is a swimming pool with companion sauna. The pool is edged in sandy shades of Pennsylvania granite and fieldstone, which blend with the surrounding dunes. A separate guesthouse is nearby, and the tennis and basketball courts are tucked into a ravine to the east, where wind is minimal.

Hay worked with project architects Mickey Rowland and Ben Normand of the Nantucket residential design firm Milton Rowland & Associates and custom builder Josh Brown of J. Brown Builders on Nantucket to accommodate a large lower level with a theater, wine cellar, gym, and entertainment room, as well as a second kitchen, laundry, and bunkroom. Though it is semi-subterranean, the floor was carved into the landscape, resulting in softly lit rooms. On the second floor are four bedrooms, including a lavish master suite.

THE DETAILS
For more information, visit
kathleenhaydesigns.com

Although the house is both comfortable and intriguing, friends are likely to find the homeowners outside, where gently rolling dunes sweep toward the Atlantic. And that's as it should be. After all, Hay remarks, "The landscape is the star." **O|H**

Journeys

WHAT'S INSIDE

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ARTFUL ACCOMMODATIONS

CELEBRATE SUMMER AT ANY OF THESE CLASSIC, QUIRKY, AND EXCLUSIVE NANTUCKET HOTELS

words by **Bill Springer**

PHOTOGRAPH COURTESY OF THE WAUWINET

The lawn at The Wauwinet on the east end of the island is not the only place to watch the sunset on Nantucket. But with its classic wicker chaise lounge chairs and close proximity to Toppers Bar and Restaurant, it may just be the best.

THE WAUWINET

No other island reveres and revels in its history quite like Nantucket. And no other hotel on the island is quite like The Wauwinet, which has been attracting vacationers to its special stretch of sand between the Head of the Harbor and the open Atlantic since 1875.

Of course, The Wauwinet has had a few upgrades since then. But one thing hasn't changed: guests come for the lawn, the beach, the dock, the dining, and most of all to unwind away from the hustle and bustle of town.

In addition to the genuine warmth of the attentive staff, highlights from my first stay at this special hotel earlier this season include: seeing wild deer on the lawn while drinking my morning coffee on the porch, running for miles along the utterly uninhabited beach out to Great Point Light, and eating a fabulous dinner at Topper's restaurant.

Select guests at The Wauwinet (above) and the White Elephant (middle) get the use of a brand-new BMW (below) like this sexy 6-series convertible.

There's no shortage of sailboats, bicycles, and stand-up paddleboards for those who want to get some exercise, but cruising around the harbor on the Lady Wauwinet with Captain Rob and relaxing on the lawn can be pretty transformative too. ***wauwinet.com***

WHITE ELEPHANT

Simply put, the White Elephant hotel is a Nantucket institution. It has over 60 luxurious rooms and suites but doesn't feel big. It's close to town, has stunning views of the harbor, and its spa and the Brant Point Grill restaurant are top notch. But as I found out for myself recently, select guests also get to enjoy a unique driving experience. Thanks to a long-running partnership between Nantucket Island Resorts and BMW, select guests of the White Elephant, While Elephant Village, and the Wauwinet receive complimentary use of a brand-new BMW for the length of their stay.

The fleet of available cars includes large 7 Series sedans, hybrid X5s, and the all-electric i3. All guests at the White Elephant and White Elephant Village have access to a courtesy BMW car service for jaunts in and around town. But when it comes to classic top-down cruising out to Sconset and beyond, nothing compares to the fun of driving the 6 Series convertible in the the fleet. ***whiteelephanthotel.com, whiteelephantvillage.com***

CLIFFSIDE BEACH CLUB

Independently owned and operated by the Currie family since 1958, the Cliffside Beach Club is a one-of-a-kind Nantucket retreat that's a boutique hotel and private beach club combined. That means in addition to its 22 rooms and suites that are right on the beach, Cliffside

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also has a spa, café/bar, and a pool that are only open to members and guests. Situated only a mile from town, it's just close enough for guests to enjoy the shops, restaurants, and quaint cobblestone streets but far enough away to unwind in the peace and quiet of an oceanfront room. ***cliffsidebeach.com***

GREYDON HOUSE

On an island known for its history, Greydon House stands out because it's so new...well, sort of. The original building was built for one of Nantucket's many master mariners in 1850, and the current hotel stayed true to this original aesthetic but also underwent a massive renovation that spared no expense. The result is a "new" boutique hotel offering 18 sophisticated in-town rooms and suites and a restaurant. ***greydonhouse.com***

THE SUMMER HOUSE COTTAGES

Located in the historic village of Sconset, the timelessly elegant Summer House Cottages are almost too cute to be true. When you really need to unwind, there is nothing more soothing than the Summer Houses' simple stand-alone cottages, ocean beach, heated fresh water pool, and lively Beachside Bistro nestled into a dune just below the bluff. ***summerhousecottages.com***

NANTUCKET HOTEL + RESORT

The Nantucket Hotel & Resort is an all-season, full-service resort that really does have something for everyone. Of course, it offers upscale accommodations (rooms, suites, and cottages), killer spa services, two heated swimming pools (one for kids and one for laps), kid-friendly programs, and impeccable service. But it's also a prime location for weddings, meetings, and events. Meanwhile, the new "Nantucket Supper Club" held in their Grand Ballroom features a changing lineup of live bands and a three-course fine dining menu, cocktails, and dancing. ***thenantuckethotel.com*** OH

Clockwise from top left, Cliffside Beach Club, Greydon House, The Summer House Cottages, and Nantucket Hotel + Resort

PHOTOGRAPHS COURTESY OF CLIFFSIDE BEACH CLUB, GREYDON HOUSE, SUMMER

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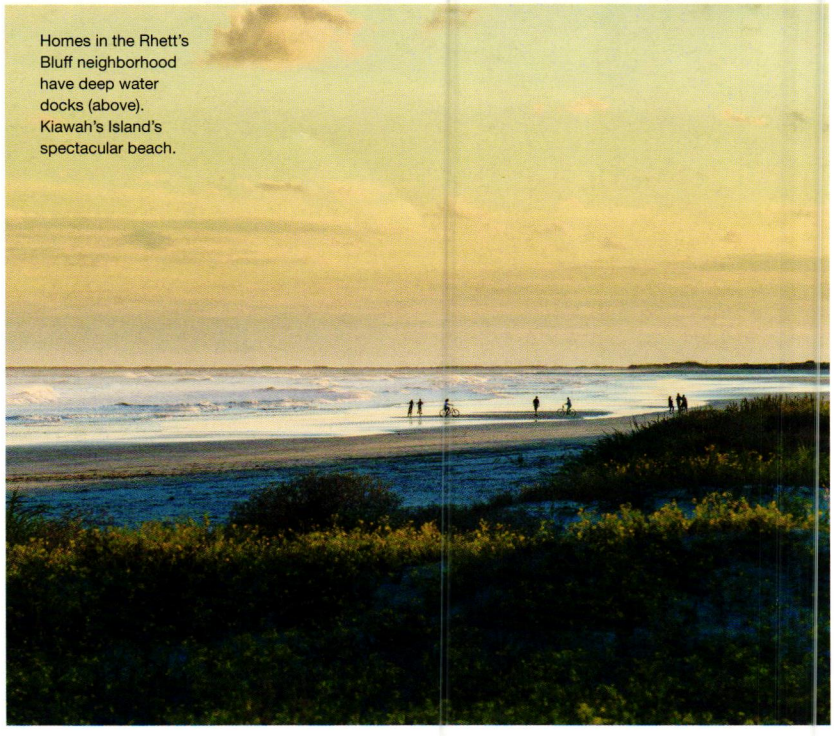
KIAWAH ISLAND SERVES UP PRISTINE BEACHES, WORLD-CLASS GOLF, AND HIGH-END REAL ESTATE ONLY A SHORT HOP FROM CHARLESTON, SOUTH CAROLINA.

words by **Mary Grauerholz**

"You're on your way to the clubhouse?" The Kiawah Island resident posed the question with the quiet exhilaration that comes with the first lustrous days of spring. "Be sure to get a whiff of the gardenias."

Later that night, my new friends at the elegant River Room bar advised that if I did nothing else, I had to experience the short rib sandwich at Voysey's, the pub in the Cassique Clubhouse.

Then there was this impeccable tip from Elliot



Homes in the Rhett's Bluff neighborhood have deep water docks (above). Kiawah's Island's spectacular beach.

PHOTOGRAPHS BY PATRICK J. O'BRIEN

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Kiawah Island Club. Below, dolphins play in the Kiawah River.

Hillock, Kiawah Island Club boat captain, as we cruised down the Kiawah River: "Keep your eye out for the dolphins!" Sure enough, a few leapt through the water alongside Hillock's sleek 28-foot cruiser, following the young captain like old friends.

But no one told me what to do if I saw an alligator on my way to lunch.

There it was, the day after I had escaped the blustery cold of New England, sunning on the flower-dotted lawn behind my Kiawah Island cottage. I watched as the beast gently lumbered away, toward the "Watch for Gators" sign posted next to an inlet.

All these experiences and more, bolstered by wise advice from homeowners, rippled through my sojourn to Kiawah Island, whose collection of residential communities represents a quiet pool of luxury wrapped in the natural beauty of South Carolina's Lowcountry.

Most visitors to Kiawah Island own a home here, and it's almost always their second. Some residents and guests use home base as a launching pad for a quick getaway to sample the island's amenities and natural pleasures, while others settle in for long, lazy stays. Having a home on Kiawah means creating your own setting, agenda, and timeline at the time of year you love the most.

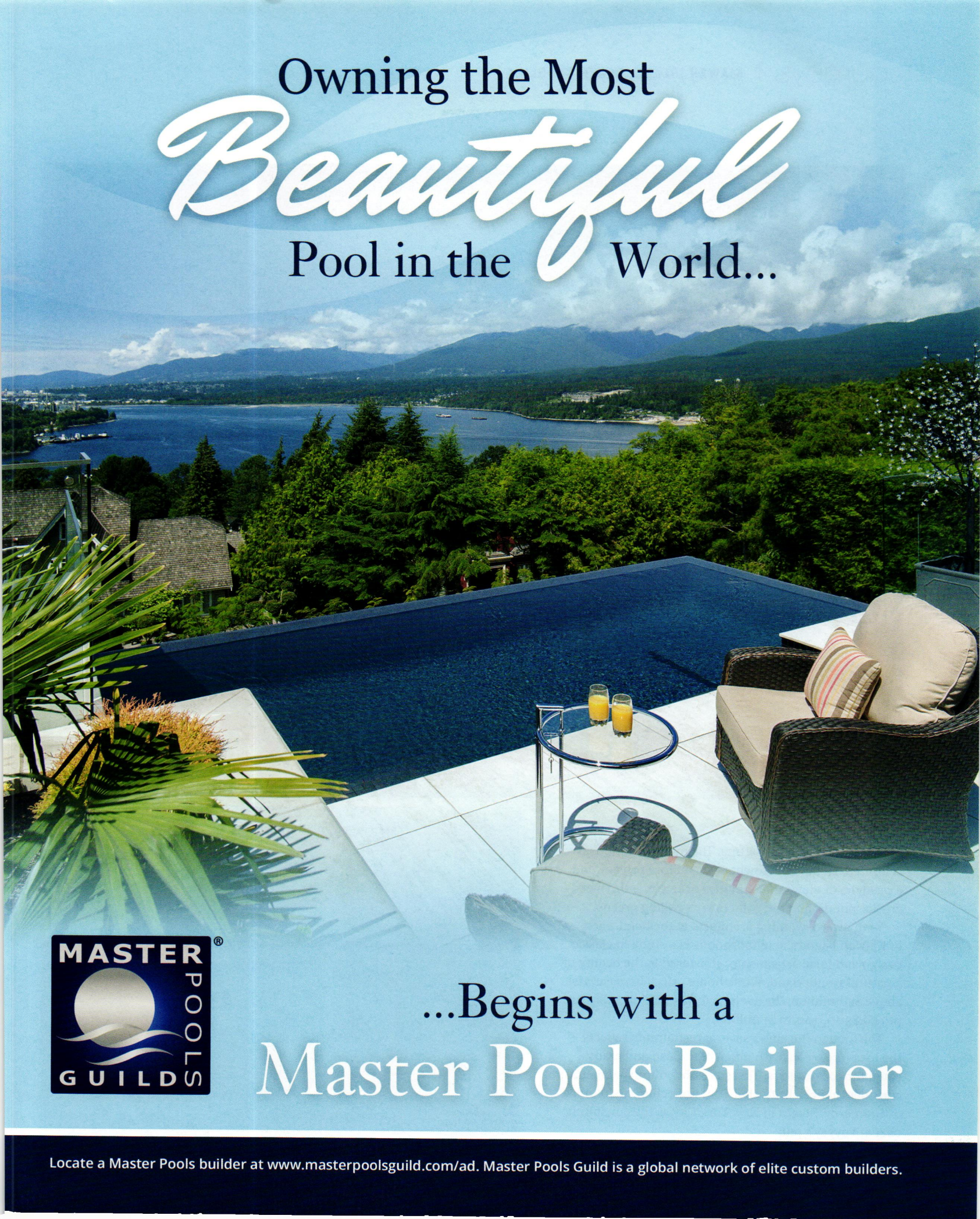
Often it means meeting friends for golf on an oceanside PGA course; spending a day swimming, kayaking, or river cruising with family; or just unwinding on the gracious loggia of an architectural gem of a home for a couple hours. (The spacious loggia on my Cassique neighborhood cottage—a two-story, light-filled home that is part of the private Kiawah Island Club—is perfect for a quiet respite with a glass of chilled wine.)

Each of Kiawah's many neighborhoods offers its own particular beauty and unique identity. Homeowners get a membership to the Kiawah Island Club and access to facilities for activities like boating and tennis. Other types of memberships cater to special activities, such as golf. With seven golf courses (including five open to the public), Kiawah naturally draws passionate devotees of the game.

One home in a new Kiawah enclave, Ocean Park, has a sweeping vista of the Atlantic beyond the fairways of The Ocean Course, home of the 1991 Ryder Cup and 2012 PGA Championship, described by PGA champion Rory McIlroy as "by far my favorite Pete Dye course." Another homeowner recalls Phil Mickelson's 122-yard wedge shot landing in her hot tub. For golf lovers, things are about to get even better, with The Ocean Course queuing up to host the 2021 PGA Championship.

Much of Ocean Park's natural beauty is rooted in its generous open space: 90 acres of preserved, prime real

PHOTOGRAPHS BY PATRICK J. O'BRIEN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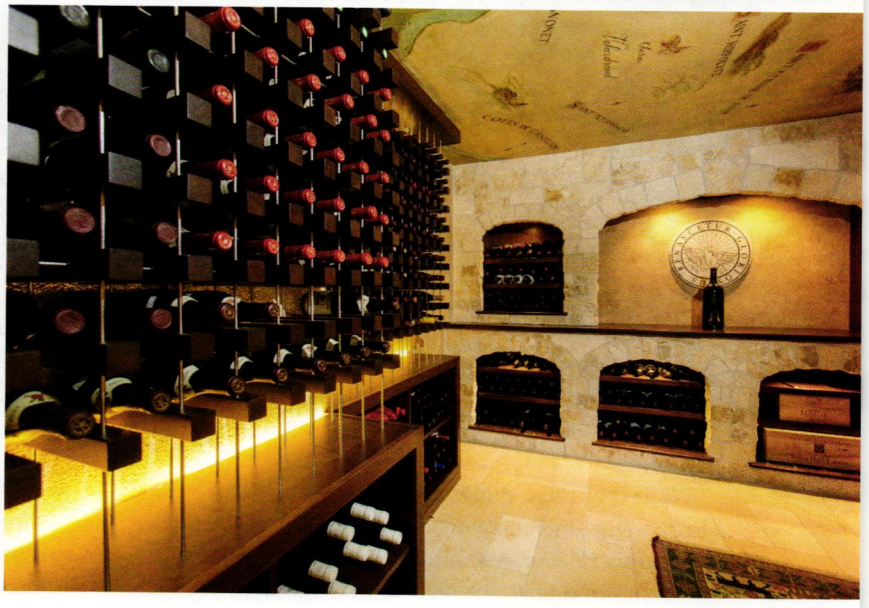
Kiawah's Cassique golf course. Below, kayaking and paddleboarding are popular pastimes.

PHOTOGRAPHS BY PATRICK J. O'BRIEN

estate in a spectacular setting. The number of houses is limited, giving homeowners even more privacy and a pastiche of views that includes ocean, marsh, rivers, creeks, ponds, and the golf course's rolling greens.

With award-winning architects at the helm, each of Kiawah Island's neighborhoods is a study in classic design and local artisanship, cloistered in the beauty of a natural wonderland. While home prices here can rise above $20 million, the average is $1.5 million; villas are priced $500,000 to $1 million.

The food in the club's several restaurants reflects the locavore trend, with much of the fish and crabs caught in local waters. These are not your usual menus; consider that celebrity chef Tom Colicchio, co-founder of Gramercy Tavern in New York City, is the consulting chef at Voysey's pub.



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Homes on the Kiawah Island's south-facing beach enjoy fantastic views and cooling seabreezes.

PHOTOGRAPHS BY PATRICK J. O'BRIEN

While they relax, diners can also feast on their surroundings, including the pristine architecture of the clubhouses, restaurants, and Sasanqua Spa. Settled into a cozy chair for dinner one night at the Kiawah Beach Club, I didn't look once at my phone or the magazine I'd stashed in my purse; I was too caught up in the interior of the room and the fresh crab salad in front of me. Designed by renowned architect Robert A.M. Stern, the Kiawah Beach Club's interior—with architectural detailing and a must-see raftered ceiling—is like sculptural artwork.

There are many ways to get a taste of Kiawah's natural charm, and one of the best is exploring the island's 10 miles of coastline, marshes, and rivers with Hillock on the Kiawah Island Resort's 28-foot Scout Dorado, made in nearby Summerville, S.C.

Cruising the Kiawah River with the captain one exquisite afternoon, we saw nature at its wildest best. Under mild sunshine peeking through layered clouds, I watched Kiawah Island float by as we headed toward the marsh. The colors, shapes, and muffled sounds draped over me, nudging me to forget about time for awhile and simply float, taking it all in.

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

Hillock has sailed the river many times, and each time it's always a different experience. As he mused on that afternoon cruise, "It never gets old." **OH**

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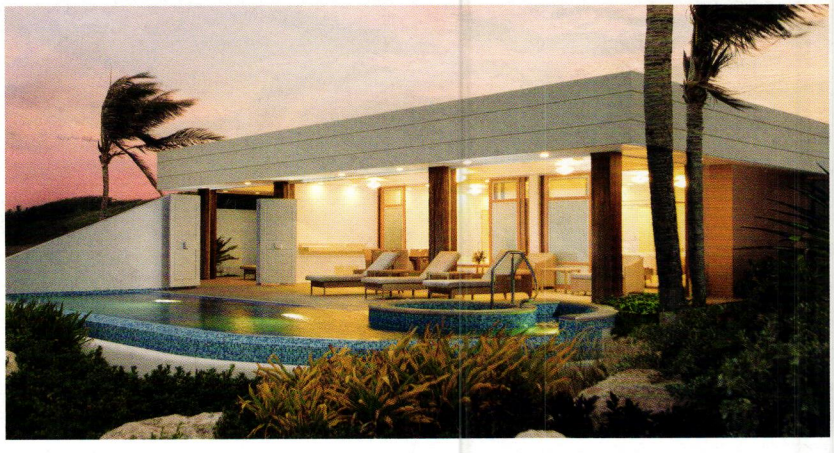
PRIVACY PLEASE

THE NEW BEACH HOUSES BY CRANE RESORTS IN BARBADOS PROMISE A SECLUDED AND LAIDBACK ISLAND RETREAT.

words by **Nancy E. Berry**

Choosing a prime southeast cliff-side location in Barbados, civil engineer Donald Simpson turned a palatial ocean villa into the Crane Beach Hotel in 1887–and it quickly became a hot spot for the world's elite, including William "Buffalo Bill" Cody, who is said to have paid for his room with a pocket watch. The original 18-room building, with coral stone façade, floor-to-ceiling windows, and plantation shutters, is still in use; however, the resort has grown exponentially in its 130 years while serving its well-heeled guests.

Today, The Crane Resorts' owner Paul Doyle takes island living to a new level. He has recently begun the first phase of the Beach Houses, a luxury gated residential community offering beautifully appointed villas. (At press time, the model home was complete with ongoing work on two additional villas.)



The villas will offer panoramic vistas of the ocean and are surrounded by National Park lands–in fact, 99 percent of the East Coast of Barbados is National Park, thus offering a level of seclusion unparalleled on the island. "The location is the most sought-after on the island because the park lands will remain protected by conservation," notes Doyle. "We will build eight houses during the first phase and have a total of 63 houses upon completion."

Offered in spacious two-, three- and four-bedroom

The New Beach Houses are located just outside National Park land and offer unobstructed views of the ocean. The homes also have pools, hot tubs, and gardens.

PHOTOGRAPHS BY WILL DOYLE (BOTTOM), COURTESY OF THE CRANE

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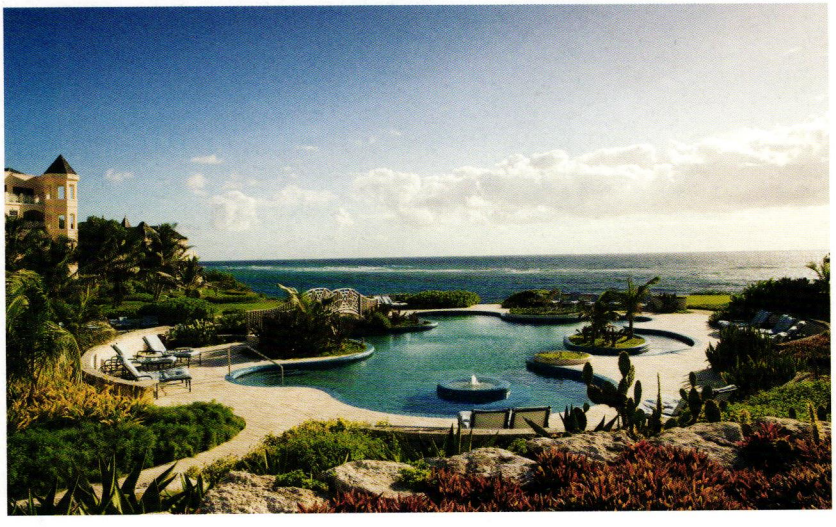

arrangements, each villa evokes a relaxed island vibe with its clean architectural lines and finishes. "We wanted the spaces to be serene and comfortable," says ownership representative Mia Duguid. "The look is a contemporary beach house with environmentally sustainable materials used throughout."

For instance, eco-friendly tile floors offer the look of white-washed wood but are durable and easy to maintain, while the island's signature coral stone is used for the building envelope. Taking cues from nautical vessels, the architectural team also incorporated several built-in features for more floor space and a cleaner look.

All Beach Houses will include a large gourmet kitchen with granite island; natural travertine tile bathrooms and generous glass showers; and private patios with an infinity-edge pool, hot tub, outdoor shower, shaded outdoor dining area, and ample sun-lounging space.

Clockwise from top left, Crane Beach is one of the most popular beaches on the island. The interiors offer a modern design using sustainable materials. Homeowners are able to use all the amenities at the resort, including its six pools.

"Green roofs have been installed for a more sustainable design, and much of the energy for the dwellings will be generated through solar panels," notes Duguid. "We have really blurred the lines between the interior and exterior of the building as well. Floor-to-ceiling windows retract into the walls to open up the bath's soaking tub to a private garden and the main living areas fully open to the patio for the ultimate in indoor/outdoor living.

"The houses will be turnkey," continues Duguid, "with 24-hour security and an ample storage area." The ultra-exclusive community will offer two restaurants featuring local and international cuisine, a lounge and bar overlooking the ocean, and a state-of-the-art wellness center. Skeetes Bay Beach, a small fishing spot for islanders with a pier and fish market, is just a short distance from The Crane's Beach House community and is safe for swimming. The rugged cliffs overlooking Skeetes Bay are perfect for a day hike. Just south of the beach is a view of Culpepper Island and, a bit farther south, you will come across Ragged Point Lighthouse, which offers a spectacular lookout point.

As part of purchasing a beach house, you will have access to all the amenities of the 40-acre Crane Resort, which is just a short drive away. Much of the resort's design, including its plantation shutters and wood features, gives a nod to the original Chattel houses found on the island. The Crane is a luxurious resort with five-star cuisine in its five restaurants and café, a serene full-service spa, six outdoor pools—and Crane Beach, one of the most famous beaches in the world. And of course the resort's bars serve some of the best rum punch to be had.

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

Pricing for the Beach Houses starts at U.S. $1,986,000. **OH**

PHOTOGRAPHS CLOCKWISE FROM TOP LEFT, BY ROSS OSCAR KNIGHT, COURTESY OF THE CRANE, AND BY MICHAEL GRIMM

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DESTINATION LUXURY

THE LATEST IN OCEANFRONT REAL ESTATE AND RESORTS FROM CALIFORNIA TO THE CARIBBEAN

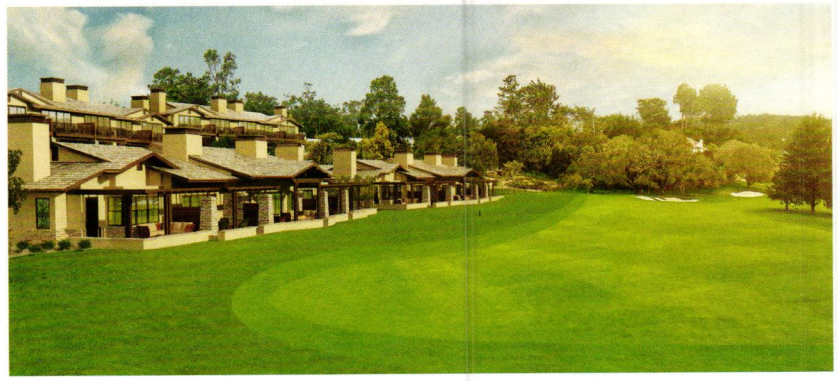
words by **Melissa C. Gillespie**

Enchantment, LLC recently unveiled **JW Marriott Residences Clearwater Beach**: 36 whole-ownership condominiums above a new JW Marriott hotel. The one-, two-, and three-bedroom Gulf view residences range from 170 to 450 square feet. Owners will have access to the resort's signature spa, an infinity-edge pool, two signature restaurants, concierge services, and valet parking. Prices range from $550,000 to $1.3 million, with an expected 2019 completion date. *jwmr-clearwaterbeach.com*

Tensing Pen, a boutique resort comprised of 17 thatch-roofed cottages, is perched atop the cliffs on the western tip of Negril, Jamaica. The resort's owner, Sam Petros, recently shared his big plans for the resort, which include an expansion and upgrade to existing structures, the addition of several oceanfront sundecks, and four new cottages. In addition, the resort offers treetop bungalows, open-air dining, a pool, and remarkable ocean swimming and cliff diving–perfect for travelers seeking a mix of leisure, luxury, and adventure. *tensingpen.com*

For those in search of their own island escape, American Real Estate Investments has two prime options under construction in Belize. **The Enclave at Placencia Caye** is an island compound featuring over 10,000 square feet of living space, including a massive outdoor living and dining area overlooking a freshwater pool, a gourmet kitchen, and seven buildings with luxury private suites. Also available is **Island Time Gecko** on Placencia Caye, a villa located on an approximately 30-acre island. The four-bedroom, five-bathroom custom-built property offers beach access on one side and a private, deep-water dock on the other side. The Enclave at Placencia Caye is available for $425,000 per share (10% ownership), and Island Time Gecko is available for $199,000 per share. Both have an end-of-the-year estimated completion date. *areibelize.com*

August 2017 marks the debut of **Fairway One**, a distinctive addition to The Lodge at Pebble Beach. The complex will bring 38 expansive accommodations, including oversized guestrooms, unique cottages, and an event facility, to a prime spot overlooking the first fairway of the famed Pebble Beach Golf Links. The initiative is part of a resort-wide series of upgrades as Pebble Beach, California, prepares for the 2018 U.S. Amateur and 2019 U.S. Open golf tournaments. Fairway One will maintain the original style, personality, signature amenities, and services of The Lodge while delivering a greater sense of privacy for both groups and leisure travelers. *pebblebeach.com* OH



From the top, JW Marriott Residences Clearwater Beach, Tensing Pen, The Enclave at Placencia Caye, and Fairway One

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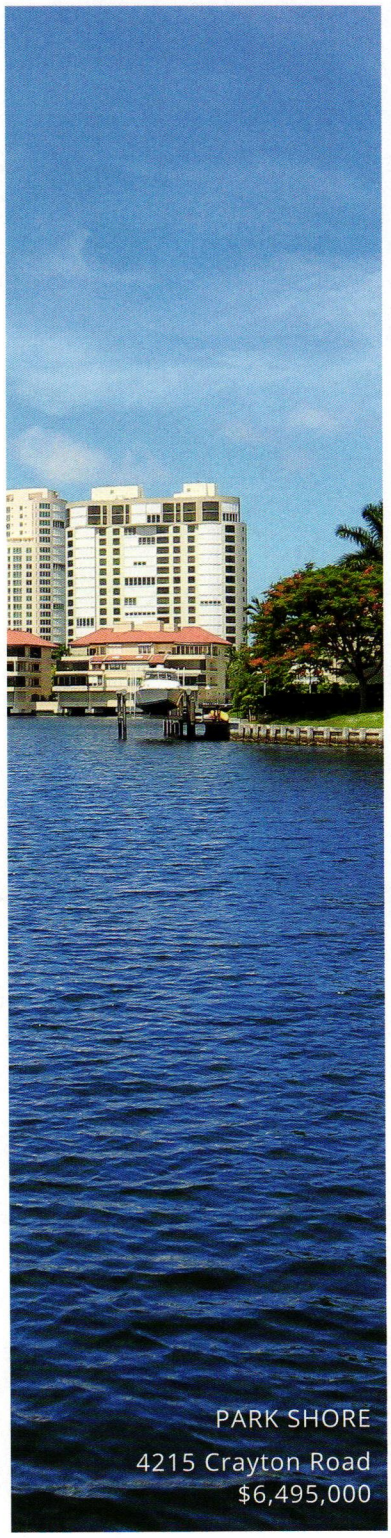

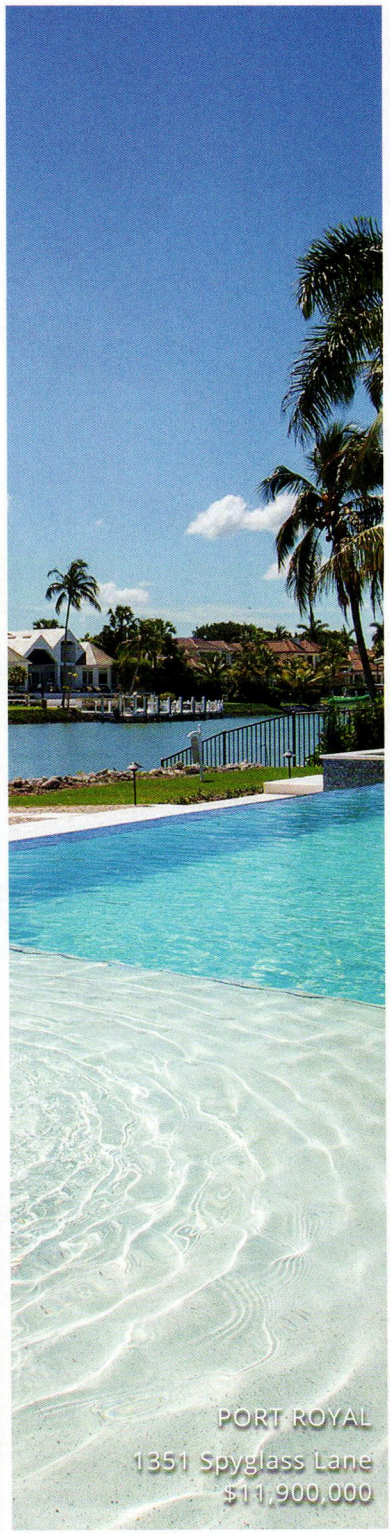

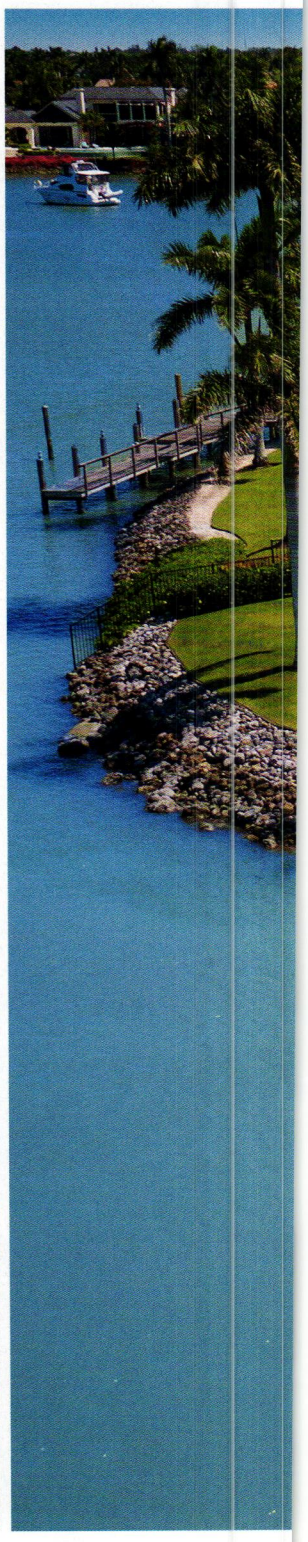

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239.261.3939

800 HARBOUR DRIVE, NAPLES, FL 34103

HAVE IT ALL IN SAGAPONACK

Sagaponack. This masterfully crafted residence in Sagaponack on 10 acres, features a superb 12,000 square foot floorplan including 8 bedrooms, 10 full baths, heated gunite pool, Har Tru tennis court, home theater, billiards room and covered terraces for alfresco dinning and outdoor living rooms. Located on prestigious Parsonage Lane, a sanctuary unto itself.
$24.995M WEB# 3878521

5 ACRES OF PROTECTED OCEANFRONT

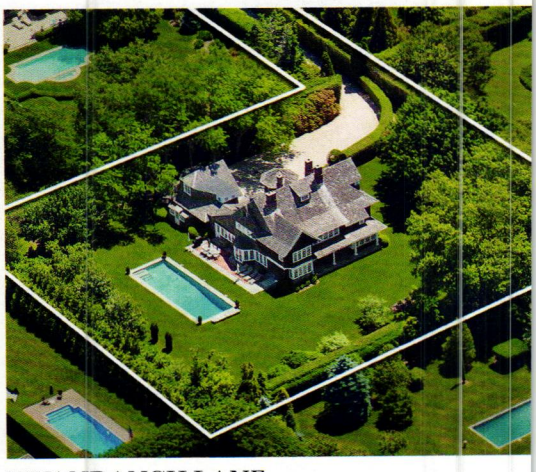
Southampton. Contemporary residence superbly sited on world-famous Meadow Lane. This home sits forward of neighboring houses, affording views beyond the 200' of secure ocean frontage. Amenities include an oceanside pool enclosed in an atrium with a skylight offering protection from the weather, along with views of the surroundings and bayside tennis court, all beautifully positioned behind the private gated entrance. **$27M WEB# 2507464**

ESTATE SECTION WATERFRONT

Water Mill. Incredible views and 500 feet of water frontage on 1.5 acres. Beautifully appointed rooms open out to the boat dock, pool, pool house a 3-bedroom guesthouse and views of Meyer's Pond and Mecox Bay. There are 7 bedrooms, 9 baths and master suite with water views. **$23M WEB# 3695515**

ELEGANT AND STATELY

Southampton. The classic shingle-style residence boasts 13,000 SF with 7 ensuite bedrooms, 12 baths, great room, solarium, library, formal dining room, media room, office, kitchen with butler's pantry, 4-car garage, 5 fireplaces, wine cellar and gym. Outdoors, the 1 acre grounds features a pool, outdoor shower and pool cabana. **$13.75M WEB# 5110359**



WYANDANCH LANE

Southampton. Tucked away down a private drive is this architecturally distinct home. Glorious and ample living spaces includie the sunlit living room, formal dining room with fireplace, eat-in kitchen, master suite and 5 additional bedrooms. **$11.995M WEB# 5120469**

"Whether you are considering a property purchase in our luxury market, or a rental in one of our beautiful villages on the East End, the Hamptons is the place to be in 2017, offering opportunities for everyone."

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EXQUISITE MECOX BAY WATERFRONT ESTATE

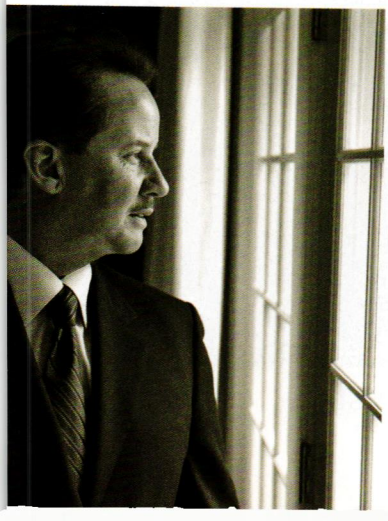
Water Mill. Utmost privacy surrounded on three sides by land that has been farmed by the same two families since the 1600's. This 6.9 acre estate is bordered on the fourth side by 360 feet of water frontage on Mecox Bay. This shingle-style traditional house with classic gardens truly epitomizes the concept of artisanal-fueled craftsmanship. Taking five years to complete, Listowel truly redefines luxurious living in the Hamptons. **$39M | WEB# 3706617**

WEST-FACING WATERFRONT

Southampton. Five acres bordering a 31-acre preserve with 300 feet of waterfront and unobstructed views across Shinnecock Bay. This traditional residence has retained original details and patina, all indicative of the early 20th Century. Outdoor spaces afford a variety of activities, from tennis to the free-form pool and patio, a Jacuzzi spa, gardens and paths with a footbridge over a picturesque pond. **$28.5M WEB# 3464818**

SOUTHAMPTON: FABLED FOUR FOUNTAINS

Southampton. Originally built in the late 1920's and designed by architects Peabody, Wilson and Brown, this glorious residence with a grand living room is for sale once again. The compound spans almost 7 acres and features a main house, 2 guest wings, a caretaker cottage, separate green house, garages, pool, pool house and private pond. Just yards away from the ocean. **$35M WEB# 3514002**



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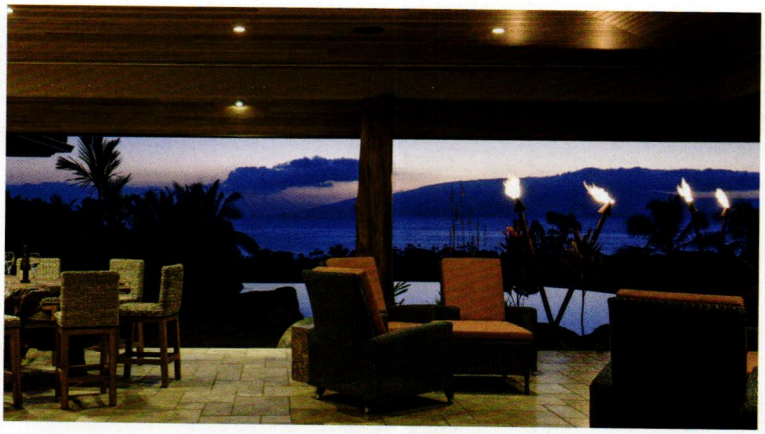

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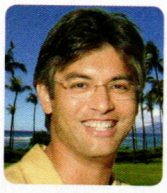

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Hamptons Luxury Portfolio

OCEANFRONT COMPOUND ON 3 ACRES WITH TENNIS

East Hampton. Located off East Hampton's finest address, Further Lane, you will find this extraordinary estate designed by noted firm A+M+L Architecture. 8,000 SF, 8 bedrooms, 9.5 baths, 5 fireplaces, state-of-the-art chef's kitchen, infinity edge pool and spa. Also for rent. **$29.5M WEB# 2780279**

MEADOW LANE OCEANFRONT

Southampton. 3.7-acre oceanfront residence set on Meadow Lane. The residence includes 7,500 SF of living space, 6 bedrooms, 7 baths, finished basement, 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. The large property enables a heated pool and sunken tennis court. Also available for rent: MD-LD $350K. **$21.95M WEB# 2829457**

AMAZING SAGAPONACK OCEANFRONT

Sagaponack. This stunning 9,500 SF oceanfront home has 7 bedrooms, 9 bathrooms and is perched high on the dune in Sagaponack with 2.6 private acres and 155' of oceanfront. It includes every amenity and comfort with chef's kitchen, fantastic pool and plenty of room for spacious living, inside and out. What could be better than your own Sagaponack beach and Atlantic for your back yard? **$34.995M WEB# 3667660**

VIEWS OF POND & OCEAN

Sagaponack. Magnificently designed by Bates & Masi Architects, this home overlooks a coastal pond and the ocean. Natural elements are invited into the home and are experienced every day. Four guest bedrooms are separated from living areas and master suite. Magnificent and totally unique property and design! Incredible opportunity now available as construction project. **$7.995M as is, foundation and framing in place WEB# 3814800**

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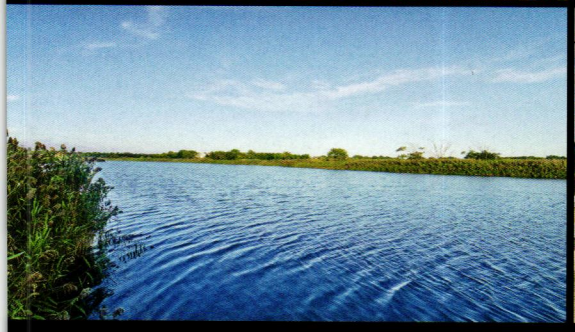

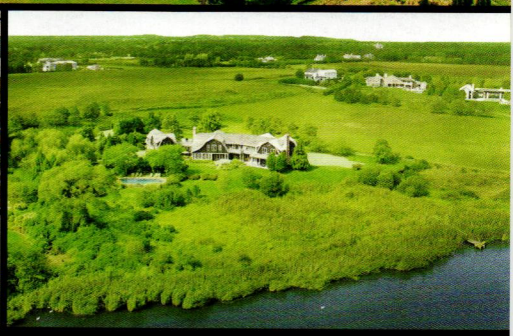

SERENITY ON SAGG POND – 40 ACRE WATERFRONT ESTATE

Bridgehampton. A once-in-a-lifetime opportunity. Drive down your majestic, private tree-lined drive to a totally custom 10,000 SF estate, meticulously designed by renowned architects Fleetwood and McMullen. Designed to resemble a Cotswold English Country Manor house on the exterior, along with crisp, clean, modern interiors. All of the rooms and covered porches offer unobstructed and protected views of Sagg Pond and the ocean. Great Chef's kitchen opens to family room with one of the many fireplaces and large screened-in porch. The house also includes 7 bedrooms, 9 full baths plus two half baths, gorgeous living room, separate dining room, upstairs gym, large office, upstairs game room, additional family room and a 4-car garage. Exquisite finishings, including radiant heat, full generator and state-of-the-art electronics, with an extensive surveillance system. Stunning landscape architecture by Edmund Hollander creates a resort-like feel, with amazing gardens, waterfront heated gunite pool and pool house. Covered pergola with an outdoor fireplace, all wired for outside sound, plus separate tucked away tennis and basketball court. Paddle or kayak from your private dock to the ocean! Just reduced, this unique one-of-a-kind property will not last! **$39.995M WEB# 5146191**

#1 Hamptons Broker

-Wall Street Journal, June 2016

Susan M. Breitenbach

Licensed Associate Real Estate Broker

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Gansett waterfront estate, Woods Hole $5.995M
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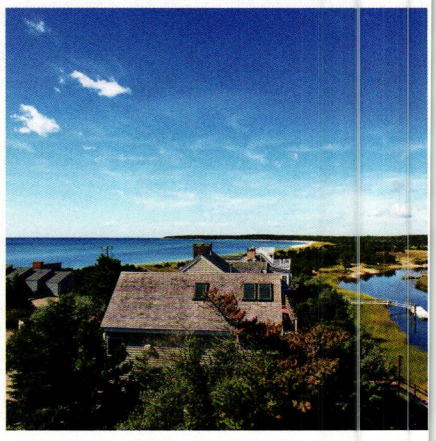

Sweetheart Creek, Great Island, West Yarmouth $3.578M
Terri Morris | 508.776.9694

Endless views from every room, South Chatham $1.1M
Tony Guthrie 508.246.3236 | Sharon Mabile 508.776.4645

Extraordinary oceanfront residence with private beach, West Yarmouth $5.5M
Robert Kinlin | 508.648.2739

Storybook setting close to beach, East Dennis $1.350M
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Impressive waterfront estate, Orleans $3.895M
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Sprawling coastal home with dock, Marion $3.9M
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Overlooking Nantucket Sound, West Hyannis Port $2.495M
Vincent D'Olimpio 508.737.5853 | Kathleen S. Byrne 781.589.7015

Privacy and unparalleled views on 5+ acres, Mattapoisett $1.260M
Anne Bramhall 508.763.2236 | Jennifer Dupras 508-889-5714

Direct oceanfront on Nantucket Sound, Mashpee $4.35M
Cass Costa 508.843.2985 | Marlene Susienka 508.566.6139

Magnificent oceanfront masterpiece, Dartmouth $18.9M
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European-inspired waterfront estate, West Yarmouth $6.795M
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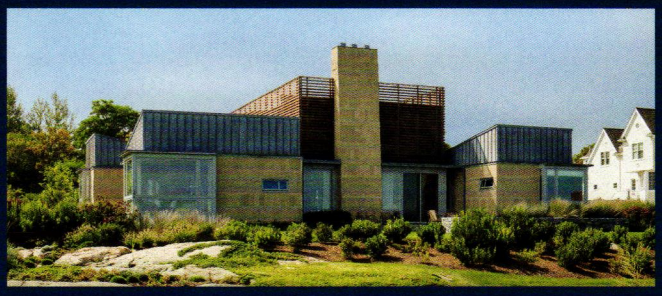
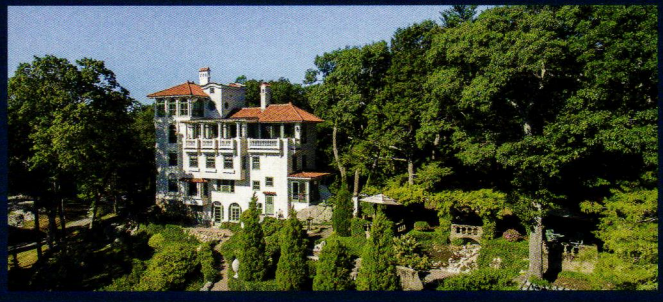


396 JERUSALEM ROAD, COHASSET, MA 02025
LIST PRICE: $4,295,000

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.

214 JERUSALEM ROAD, COHASSET, MA 02025
LIST PRICE: $2,849,000

Exquisite custom designed shingle style home beautifully sited with landscaped grounds offers unique architectural detail and custom millwork throughout. Step inside the sun-filled two story foyer with gleaming hardwood floors to the elegant fireplaced family room and entry to formal dining room, providing excellent flow for entertaining. five bedrooms and features a luxurious master suite. Lower level features a state of the art home theatre and game room.

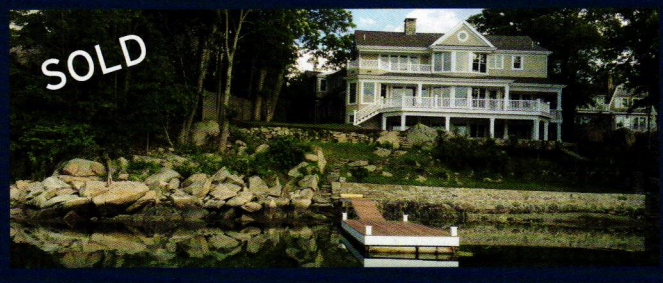


38 ATLANTIC AVENUE, COHASSET, MA 02025
LIST PRICE: $2,695,000

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.



112 BEACH STREET, COHASSET, MA 02025
LIST PRICE: 4,295,000

Breathtaking New Custom Waterfront Nantucket Style Residence with Panoramic Little Harbor and Ocean Views, private dock and a short stroll to Sandy Beach and conveniences of Cohasset Village.This 5000 sq ft masterpiece features an open floor plan for entertaining and family living and boasts a gourmet kitchen designed to perfection with high end appliances, wet bar and light filled breakfast room. The unfinished 2000 sq ft lower level also has spectacular views.

FRANKNEER.COM

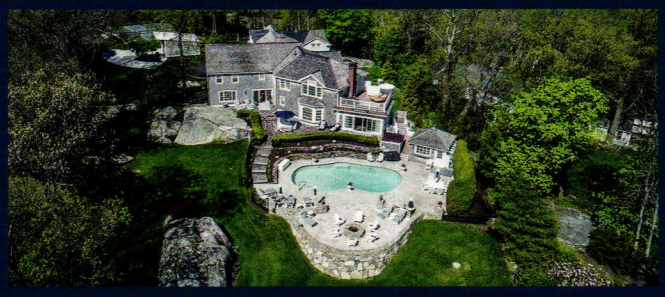
ON THE SOUTH SHORE AND THE ISLANDS.

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

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

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.

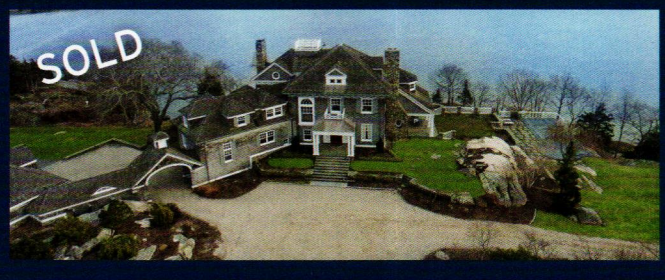


21 GAMMONS ROAD, COHASSET, MA 02025
LIST PRICE: $4,395,000

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.



63 NICHOLS ROAD, COHASSET, MA 02025
LIST PRICE: $6,950,000

Red Oaks is a magnificent private 7.9± acre waterfront estate positioned on a forty foot high granite outcropping with expansive views of Little Harbor in Cohasset. It features a Robert A. M. Stern completely renovated residence, dock, carriage house, infinity edge pool, specimen landscaping, and a private island. Special features including intricate woodwork, cherry paneled study, chef's kitchen, conservatory, and an in-law or au pair suite with separate entrance.

TOP SALES PRODUCER - 2012, 2013, 2014, 2015 & 2016 BROKER OF THE YEAR

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THE CASTLE
St Croix, USVI

Belgravia Contessa Nadia Farber and her husband purchased this prominent mountaintop property, located high and immediately overlooking both the North and South coast of St Croix. She was enchanted by the extraordinary 360 degree views and set forth to design, and build her Fairytale Caribbean Castle.

Influenced by the Moorish and oriental design of her homeland and travels, the Castle and gatekeepers cottage comprise nearly 10,000 interior square feet.

The estate culminates with waves gently meeting its sandy, palm lined beach. Perhaps, St Croix's most desirable location, adjacent to the Yacht Club, its sheltered lagoon is also just opposite of the spectacular Buck Island National Park.

The Castle invites you to bring your vision, whether it's for a luxurious island retreat or a St. Croix premier development opportunity or a combination thereof. This unique property is offered in its entirety for $15 million.

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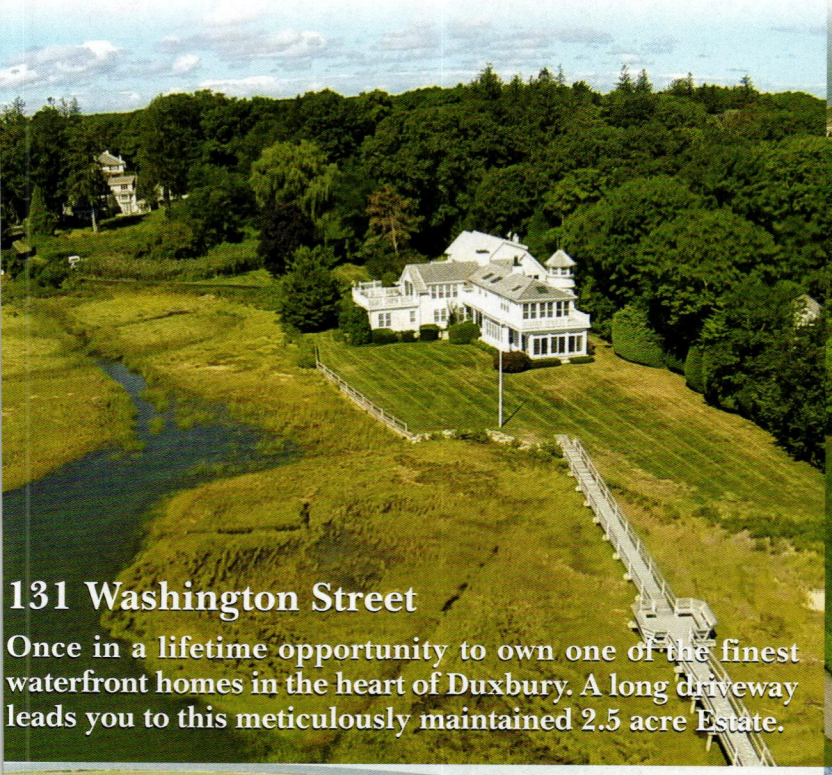
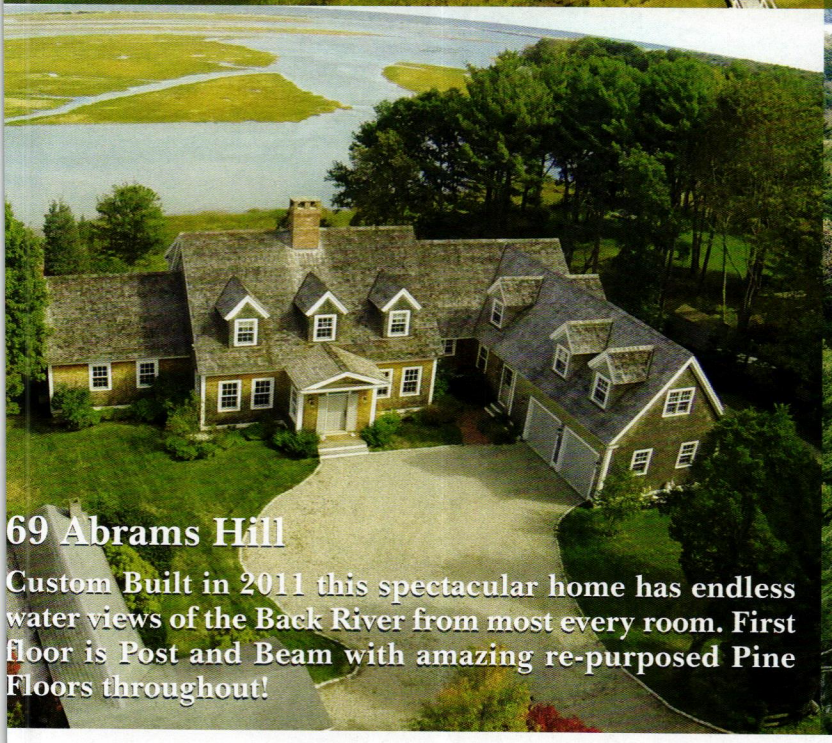


131 Washington Street

Once in a lifetime opportunity to own one of the finest waterfront homes in the heart of Duxbury. A long driveway leads you to this meticulously maintained 2.5 acre Estate.

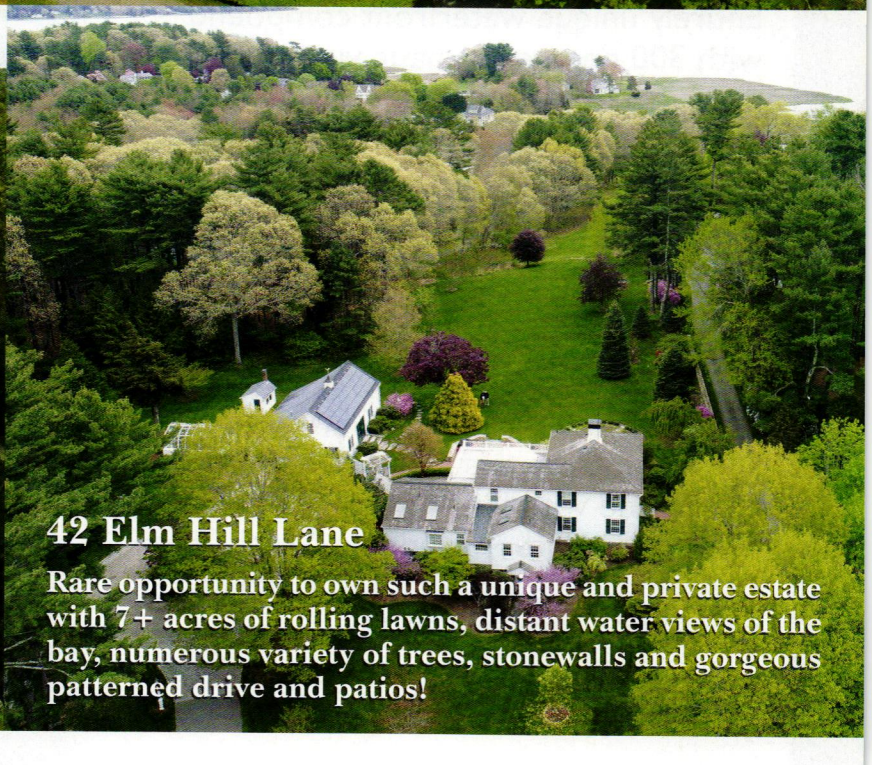
156 Marshall Street

Prime and private Nantucket Shingle style Waterfront Estate with dock, own one of the most coveted properties in Duxbury from beach to bay, sunrise to sunset.



69 Abrams Hill

Custom Built in 2011 this spectacular home has endless water views of the Back River from most every room. First floor is Post and Beam with amazing re-purposed Pine Floors throughout!



42 Elm Hill Lane

Rare opportunity to own such a unique and private estate with 7+ acres of rolling lawns, distant water views of the bay, numerous variety of trees, stonewalls and gorgeous patterned drive and patios!

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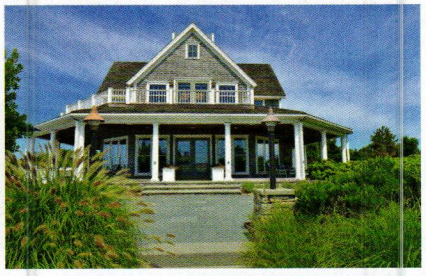
Entirely unique waterfront compound with 300 degree dramatic views, privacy, direct access to a gorgeous sandy beach, boat moorings and multiple dwellings. Includes a 4 bedroom house, pool house, 2 bedroom cottage, 6-car garage, 4 bedroom guest house, pool, hot tub, tennis court, and an entertainment pavilion with a commercial kitchen, world class 3,500 bottle wine cellar and tasting room and 1 bedroom and 1 bathroom. Private beach stairs complete this elevated, waterfront compound with first floor water views of Nantucket Harbor, Medouie Creek, Town, Coatue, and Great Point Light House situated on almost 7 acres.

$32,750,000



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508.330.3069

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craig@maurypeople.com
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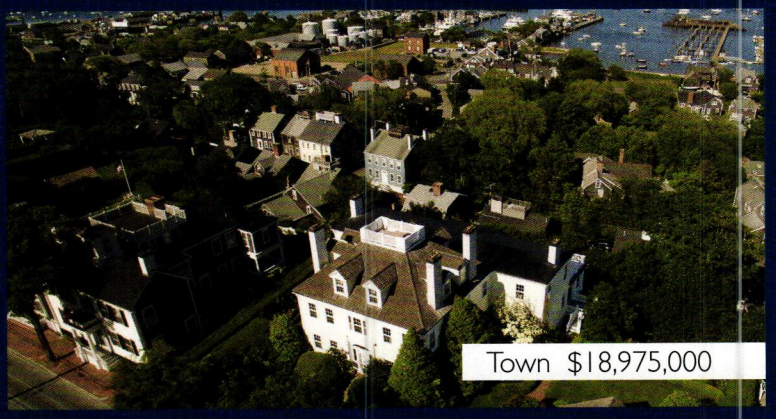
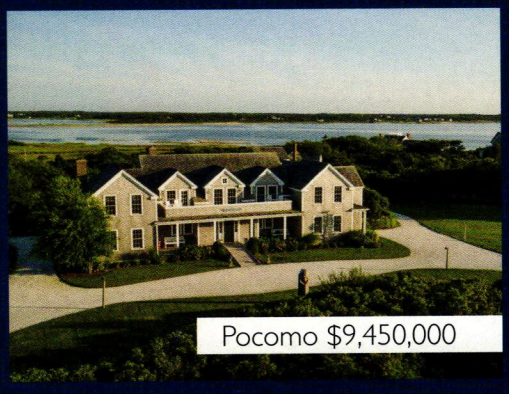
NANTUCKET ISLAND

Dionis $19,950,000

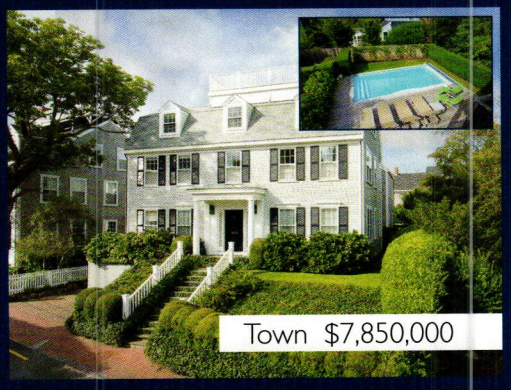

Town $18,975,000

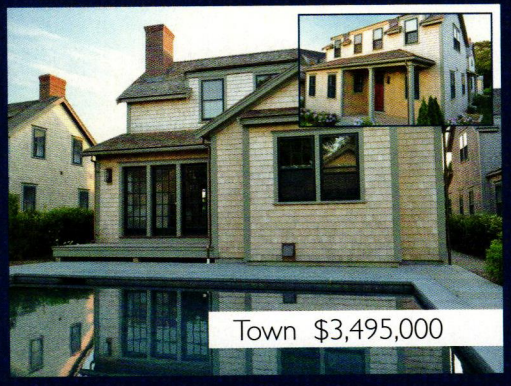
Quidnet $15,995,000

Cliff $10,975,000

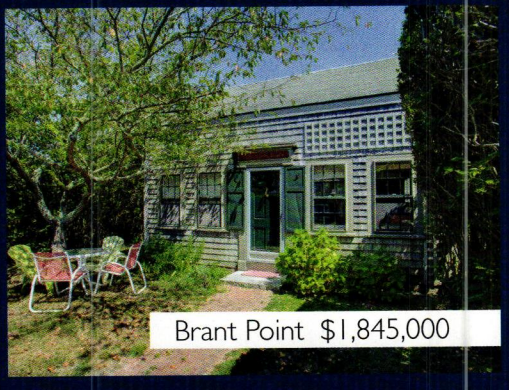

Pocomo $9,450,000

Cliff $8,750,000


Town $7,850,000


Town $3,495,000

Town $2,795,000


Brant Point $1,845,000

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Al Filippone Associates, 203.913.9454

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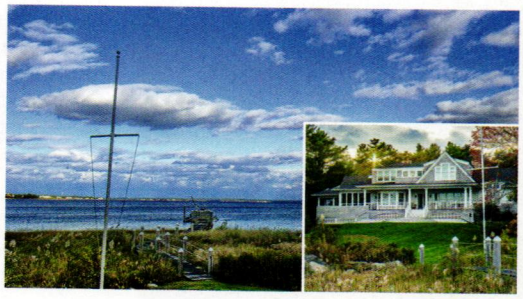
$5,750,000 I MLS#217018120
Phil Collins, 239.404.6800

NAPLES, FL
$4,395,000 I MLS#216079312
Christopher Braun, 239.572.2200

COHASSET, MA
$3,495,000 I MLS#72153673
Lilly Sestito, 781.956.0070

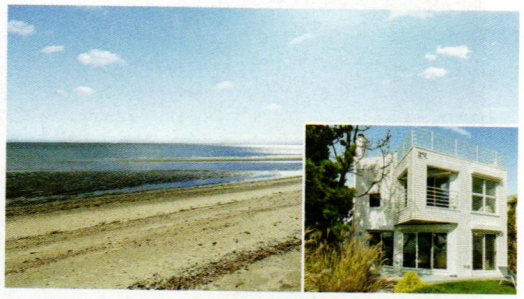


MATTAPOISETT, MA
$3,450,000 I MLS#72146905
Neal Balboni, 508.332.8221

CAPE COD/ORLEANS, MA
$3,249,000 I MLS#21607908
Bill Burling, 201.421.7260

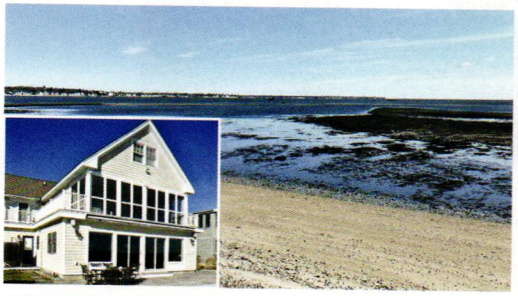
GUILFORD, CT
$2,100,000 I MLS#N10205775
Leigh Whiteman, 203.672.4400

STAMFORD, CT
$1,895,000 I MLS#99171258 I Steve Anastos,
203.461.0153/Monie Sullivan, 203.326.1662

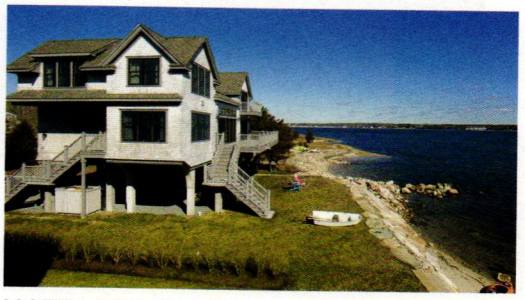


FAIRFIELD, CT
$1,890,000 I MLS#99165109
Stephanie Barnes, 203.368.8754

CLINTON, CT
$1,890,000 I MLS#E10192725
Edward Hillyer, 860.235.3424



WESTBROOK, CT
$1,875,000 I MLS#N10186712
Jennifer Gurnell, 860.227.1212



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THE FINEST WATERFRONT PROPERTIES IN MASSACHUSETTS

NANTUCKET, MASSACHUSETTS | $35,000,000

With over 60 acres and spectacular unobstructed views over Polpis Harbor, this Swain's Neck estate is potentially the island's most private family retreat. On a peninsula and surrounded by manicured grounds, the main residence is complemented by a guest cottage, separate home office or artists' studio, gate house with caretakers' apartment, boat house and two moorings.

COHASSET, MASSACHUSETTS | $17,500,000

The Oaks is a 9.41-acre peninsula with 1,800± feet of frontage on Cohasset Harbor and panoramic water views. The estate's Georgian Revival 20,000±-square-foot mansion is renovated to the highest standards. A 112' deep water dock, private sandy beach, tennis court, swimming pool, skating pond with pond house, and children's games lawn create the ultimate waterfront family resort.

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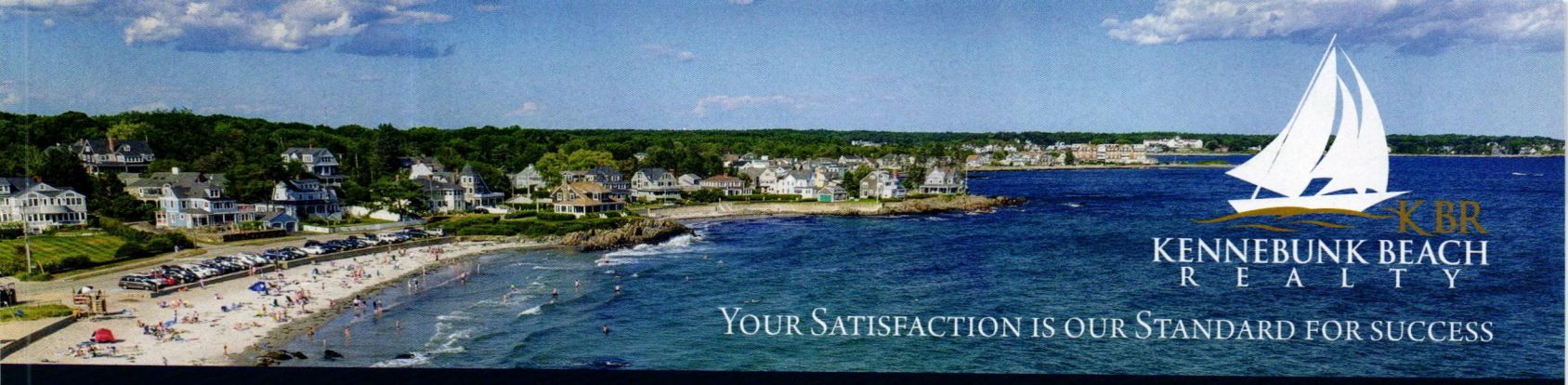

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8 Lords Point Road, Kennebunk

Filled with dramatic elements, this stunning oceanfront cottage was entirely renovated and winterized in 1999. The home was taken down to the studs and entirely rebuilt from the foundation up. 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!

$2,995,000

14 Woodland Avenue, Kennebunk

This absolutely stunning custom built home is filled with, natural light and the fabulous, open floor plan offers unlimited versatility. The gorgeous kitchen with granite counter tops includes a breakfast banquette with built in seating. The 1st floor features a Great room w/fireplace, large dining area, and generous Master suite w/bath. Just a short walk to Kennebunks beautiful beaches!

$1,495,000

28 Skipper Joes Point Road, Kennebunkport

A visit to Skipper Joe's Point will take you on a meandering drive through the Rachel Carson Preserve to an exquisite waterfront setting where panoramic ocean views will captivate! Sunlight radiates throughout this single level cottage that includes 3 bedrooms and 2 baths. This home is not just a location- it is a lifestyle. Truly a peaceful retreat!

$2,180,000

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DUXBURY, MASSACHUSETTS $749,000
- Renovated 4BR/2+Bath/3360sf, .92 acre level lot
- New exterior shingles, trim boards/gutters
- Large family room with fireplace
- Office w/ built-ins, hardwood flrs, 2-car under garage
- 2 patios, irrigation, great neighborhood

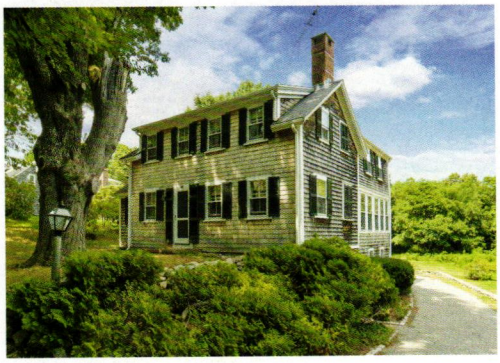
DUXBURY, MASSACHUSETTS $1,025,000
- 4BR/2+Bath, .92 acre lot, private neighborhood
- 22' granite kitchen; Fisher & Paykel appliances
- 20' master, cathedral FR w/fireplace, central air
- 3rd floor bonus/game rooms, mudroom with built-ins
- 4108sf, solar powered, Tesla ready!

DUXBURY, MASSACHUSETTS $799,900
- 4BR/2+Bath, 20' vaulted family room with fireplace
- 2968sf, sunroom, heated in-ground pool, irrigation
- Finished 35' playroom, 1st floor laundry
- .92ac lot, cul-de-sac neighborhood, deck
- Open concept living, 2-Car attached garage

DUXBURY, MASSACHUSETTS $1,595,000
- Village 4BR/3+Bath custom Cape; 3+acres
- Finest level of craftsmanship throughout
- 1st floor master, his/hers closets, 5BR septic
- Chef's kitchen; island, 6 burner Viking, wet bar
- 3-Car garage/basement space; au-pair potential

DUXBURY, MASSACHUSETTS $1,239,000
- 5BR/3+Bath village home with bay views
- New roof, windows, siding, deck, office
- Kitchen with vaulted breakfast room
- Spacious deck, irrigation, large level lot
- Near to Maritime School, harbor, shops

DUXBURY, MASSACHUSETTS $899,000
- Village 4BR/3+Bath Antique with views of bay
- White stainless kitchen, breakfast bar, open to patio
- Large master with bath, vanity area
- 1-Car attached barn/art studio; great potential
- Private yard with lovely vistas, beach rights



DUXBURY, MASSACHUSETTS $719,000
- 4BR/2Bath home, quiet village neighborhood
- Sited on 2.87 acres of land
- Spacious 19' family room, 1st floor office, built-ins
- 22' light and bright, eat-in kitchen, wood floors
- Stone patio overlooks spacious yard

PLYMOUTH, MASSACHUSETTS $770,000
- Award Winning, Chilton design home
- 3BR/4+Bath, 4197sf, gourmet kitchen
- 1st floor master, central air, gas heat
- Finished LL includes family room and bedroom space
- Nr Stonebridge Club and Village Green in The Pinehills

PLYMOUTH, MASSACHUSETTS $1,250,000
- Historic 2900+ sq.ft. home overlooking harbor
- In-town location adjacent to Brewster Gardens
- Granite kitchen, spacious master, 3+baths
- Sunroom, 4 fireplaces, 3 levels of living space
- Wood floors, winding staircase, central air

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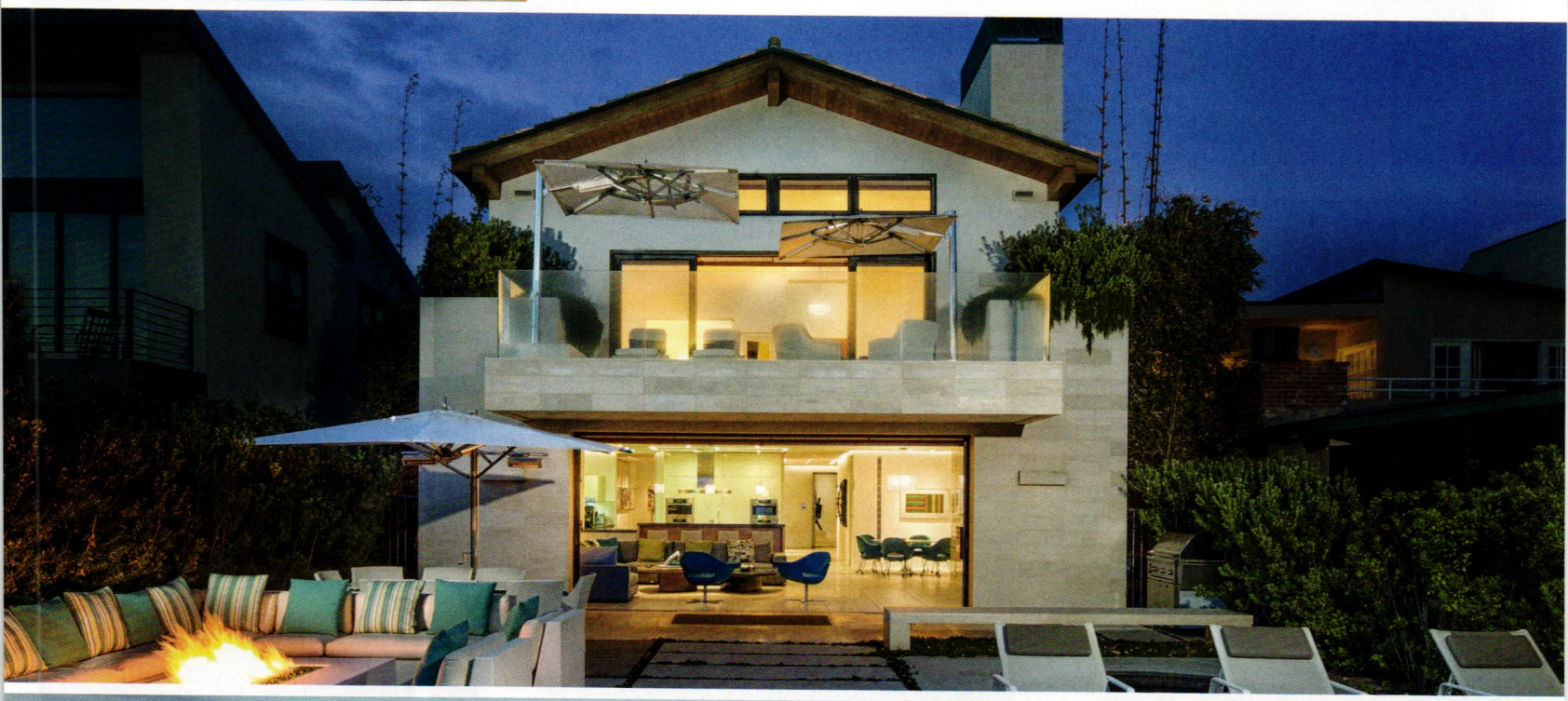
Recently completed Malibu beach villa located in the prime section of the coveted heart of Broad Beach. Exquisitely appointed with imported limestone from Portugal covering interior floors and accenting the exterior features of the home. This 5 Bedroom 5 Bath estate provides stunning architecture and spacious living spaces. The state of the art kitchen opens to the main living area that flows seamlessly towards the ocean and the master suite with secluded patio is a stunning ocean view retreat. **Offer for Sale or Lease, call for details.**



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MODERN BEACH HOUSE

East Hampton. Brand new design from the studio of architects Smith and Thompson.
Near Two Mile Hollow Beach and restaurants. Enjoy sunflower fields and farmviews from this chic 3600 sq. ft., 4 BR , 4.5 BA house. Low maintenance, low taxes, excellent location, gunite pool. Private.
Exclusive - $2,475,000

VINTAGE EAST HAMPTON

The crown jewel of Egypt Lane looks over the Maidstone Club golf links. The residence offers 8 bedrooms, 4.5 baths, 4 fireplaces with original details throughout. The oversized pool house includes his and her changing rooms and entertainment space.
Mature landscaping.
Exclusive - $12,900,000

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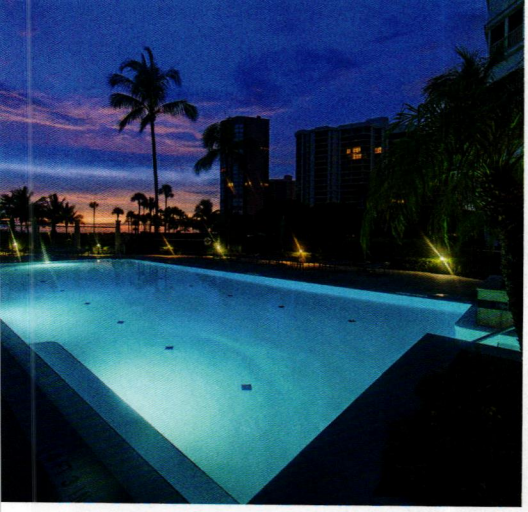

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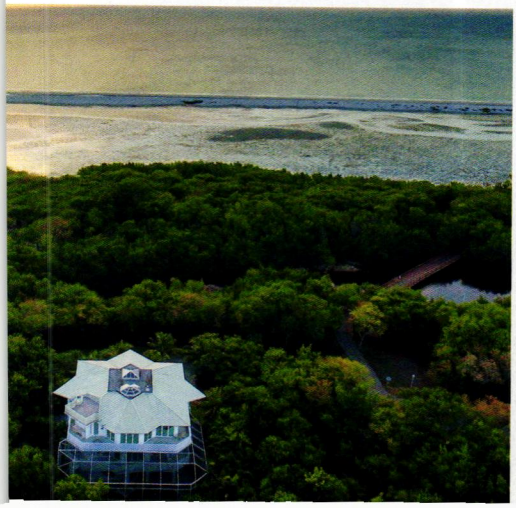

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WORLD'S END

It's no wonder why renowned nature photographer Ansel Adams shot a series of photos of this rocky promontory above the Pacific on California's Sonoma Coast. And it's easy to see why San Francisco designer Richard Clements Jr. decided to build his vacation home into the contours of the rock there in 1964. Constructed of native sandstone and old-growth redwood, the iconic "Glass House" at Timber Cove may only have 1,200 square feet of living space, but who cares? You'll be able to feel the power of the ocean while relaxing in the hot tub on the deck. And the sunken living room centered around the large stone fireplace inside must be pretty cozy too. ***sothebyshomes.com/sonoma-real-estate***

words by **Bill Springer**

PHOTOGRAPHS COURTESY OF SOTHEBY'S INTERNATIONAL REALTY