

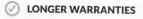






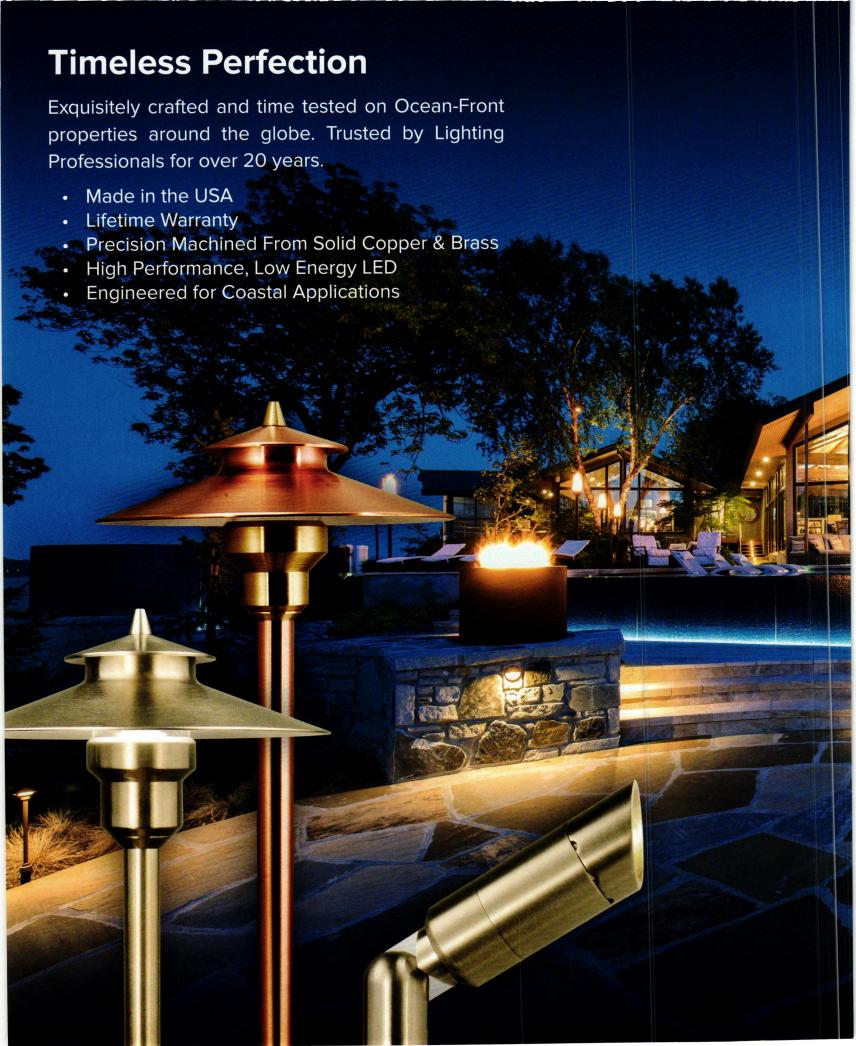
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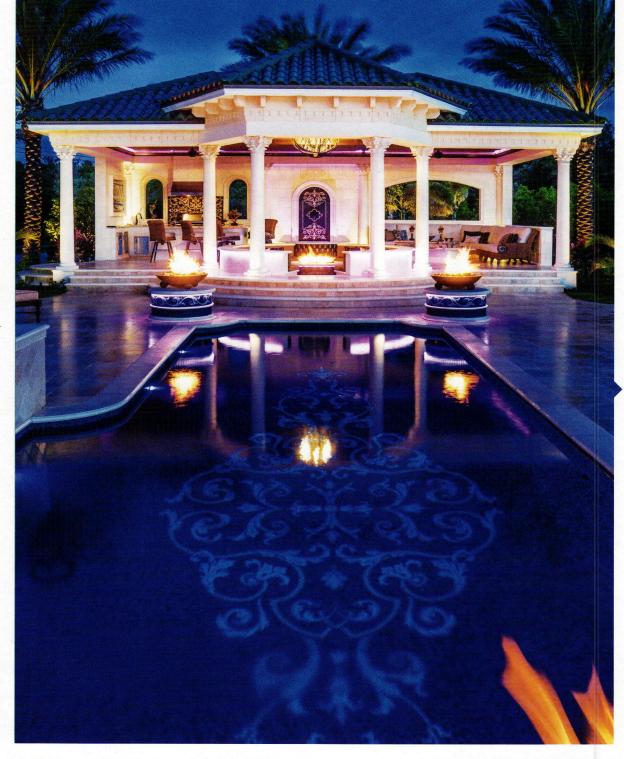




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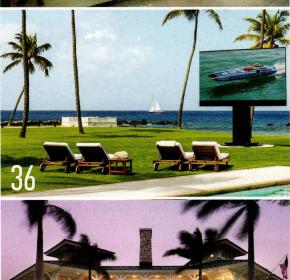


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editor's letter

ISLAND ESCAPES

One of the earliest memories I have from growing up involves a road trip in a topless, impossibly '70s-cool dune buggy with my dad. We were on our way from our home on the South Shore of Boston to visit my grandparents at their summer place in the Hamptons. But back then, we didn't call the cottage that my grandfather built, and where my dad spent every summer of his childhood, "The Hamptons." We called it: "The Island."

In fact, I don't remember much else about the visit, except for the boyish excitement I felt when we drove onto the Cross Sound Ferry in New London, Connecticut on our way to Orient Point, New York on "The Island." It was my first time on a boat. But once we drove onboard and parked, in the very front row looking out through the access ramp where Allied Forces drove through on D-Day (the ferry is a former WWII transport ship that's still in service today), I knew we were in for an adventure!

And in spite of the fact that I've since arrived at ultra-exclusive enclaves all over the world on a myriad of yachts, I still feel something special when I ride any ferry: to Nantucket or Block Island or St. Petersburg, Russia (that's a story for another story).

But nothing compares to the mixture of joy, magic, anticipation, and wistfulness I feel when we take the very same Orient Point Ferry, to the very same cottage, on the very same "Island," with our little one pictured above.



Riding big white ferries and escaping to "The Island" means even more to me now than it did when I was our son's age.

Maybe that's why I love beach houses, boats, and adventure so much.

And maybe that's why I'm so excited to celebrate the start of the summer season by focusing on what makes the Hamptons so special. Our feature on a Peter Bohlindesigned Hamptons home showcases this masterful, legendary architect at his best. Meanwhile, I scored a bit of a coup in convincing Kelli Delaney, the ultimate Hamptons insider and influential founder of kdhamptions.com, to share her tips on how to "Hamptions" like a local.

But more than anything else, I wish you all a joyful season filled with road trips and ferry rides to "The Island" or "The Hamptons" or whatever stretch of coastline you call home. You probably already know this, but the memories you'll create will last a lifetime. •

Bill Springer, Editor bspringer@oceanhomemag.com Get Social with Ocean Home

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OBM International (OBMI) OBM International's Senior Designer Roberto Aybar-Imbert shared with Ocean Home Magazine where he believes lux home design is headed in 2018!

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MEET THE TEAM



KELLI DELANEY

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Kelli was an influential magazine editor working at Allure, Glamour, Us Weekly, and Star before she founded KDHamptons.com, The Luxury Lifestyle Diary of the Hamptons. Launched in the summer of 2011, the popular site focuses on the people, beauty, and glamour that comprise the true DNA of the Hamptons. "I enjoy giving our readers an authentic taste of everything this exclusive community has to offer." With a rapidly growing online readership, as well as a mobile app, KDHamptopns.com is THE place to get the insider's view of this world-class destination on the East End of Long Island.



MARY GRAUERHOLZ

Mary is a freelance feature writer who focuses on architecture, style, sustainability, and health. In her previous career as a journalist, she won many awards for project management, editing, and writing. Since then, she has written for a variety of magazines, newspapers, and websites, including the *Boston Globe*.



SHAWN TOLSON

Shaun has spent more than a decade working as a writer and editor for a variety of luxury lifestyle publications; and he's traveled the world on assignment, always coming home with a compelling story to tell. An avid golfer, Shaun also harbors a passion for craft beer, cooking gourmet meals, and all of his hometown Boston sports teams.



J. MICHAEL WELTON

As an architecture, art, and design writer, Welton's work has appeared in *The New York Times, The Washington Post* and *Dwell* magazine. He is architecture critic for *The News & Observer* in Raleigh, N.C., and is author of "Drawing from Practice: Architects and the Meaning of Freehand" (Routledge: 2015). He is also the editor and publisher of a digital design magazine at architectsandartisans.com.

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The Luxury Coastal Lifestyle Magazine

Editor-in-Chief

Creative Director

Managing Editor Melissa C. Gillespie

Copy Editor

Designer Nicole Hunt

Production Assistant

Contributing Writers Larry Bean, Kelli Delaney, Julia Weiler, Mary Grauerholz, Shaun Tolson

Mary Grauerholz, Shaun Tolson, J. Michael Welton Contributing Photographers Peter Aaron/Esto,

Ssang An, Donna H. Chiarelli, Benjamin

Edelstein lonathan

Jallet, Nic Lehoux, Giovanni Malgarini,

Michael Molinoff, Pat Piasecki, Kristina

Strobel, Joe Traini

and CEO Rick Sedler Executive Vice President

CFO Mark Brown

RMS

President

Group Publisher Rick Sedler

Advertising Director

Advertising Sales
Chris Dyer
Carol Gigliotti

Carol Gigliotti Lynn Kimball Wynne Levine Greg Vredenburgh Richard Zangari

Accounting Controller

Digital Content Manager Melissa C. Gillespie

Senior Marketing Manager Pat Bassermann

Content and Marketing Manager Elizabeth O'Keefe

Marketing and Events Coordinator Lindsey Milito

Senior Website Designer, Digital Coordinator Kurt Hanss

Advertising: sales@oceanhomemag.com

Website: oceanhomemag.com

Inquiries: Ocean Home, 300 Brickstone Sq., Suite 904, Andover, MA 01810

Phone: 978-623-0019 Fax: 978-824-3975

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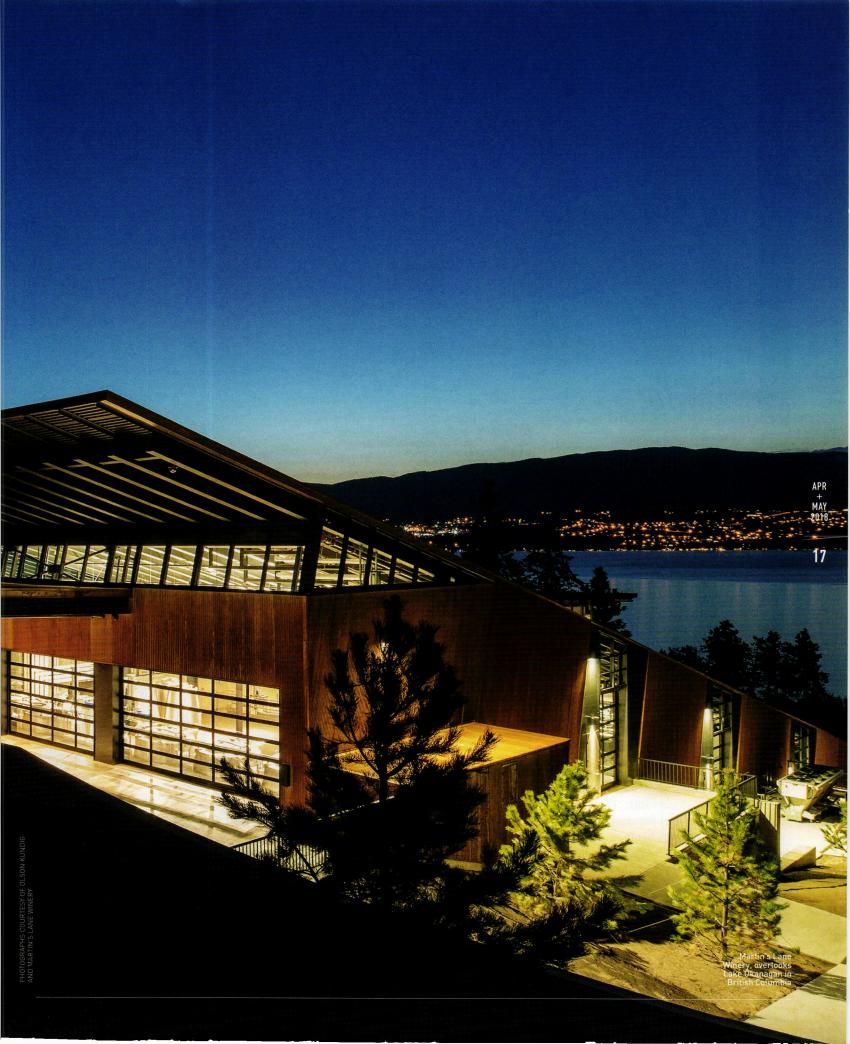
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TASTEMAKER

ARCHITECT TOM KUNDIG COLLABORATIVELY CREATES THREE GROUNDBREAKING WINERIES NEAR THE PACIFIC COAST IN BRITISH COLUMBIA





Lovinger worked with Kundig and Mission Hill owner Anthony von Mandl to create a

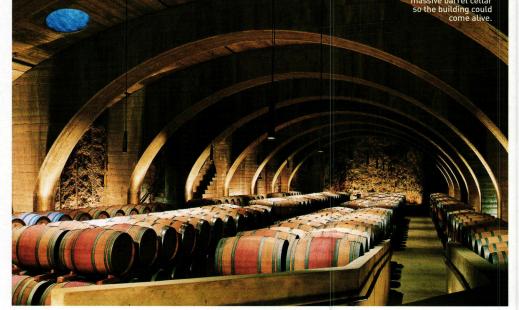
When it rains outside Mission Hill Winery in British Columbia, it pours inside the winery's massive underground barrel cellar.

That's a deliberate gesture by architect Tom Kundig, partner in Seattle-based design studio Olson Kundig. He wanted to connect wine lovers to nature across Mission Hill's 29-acre campus on Okanagan Lake. So whenever rainwater flows from the winery's 12-story bell tower, it's directed to an opening in the barrel cellar's roof.

From there it tumbles, free fall, to splash audibly onto a floor drain composed of castin-place concrete blocks. It's a wakeup call for the five senses: visitors can see the rainwater streaming down; they can hear it hit the concrete; and, if they want, they can reach out to touch it and taste it. But most important, they can smell it.

"It's the memory-smell connection in the language of the nose," says Bram Bolwijn, lead sommelier at Mission Hill. "That makes it immortal, and even more personal."

It's also pure Kundig. "Tom is a genius who loves architecture," says the project's landscape architect, Ron Lovinger. "He has the love of making something beautiful that teaches us about nature, the world, and life. His buildings are alive."



A MASTER PLAN

nine-year master plan for the campus's winery, vineyards, and six structures that began in the mid-1990s. "My intention was to conceptualize a landscape oasis surrounded by the existing buildings," Lovinger says.

The trio had a geological gem to work with. The site overlooks Lake Okanagan and the surrounding valley. Here, two West Coast tectonic plates are colliding: the thin, desertlike Juan de Fuca plate is slowly slipping under the thicker, granite-laced North

American plate. A volcano actively spewed lava here 55 million years ago, and between 10,000 and 16,000 years ago, the Fraser Glacier melted, leaving the lake in its wake.

All that led the team to a master plan that skillfully reveals views of valley and water. "It's like creating Central Park in New York City-a green, landscaped room in the context of the city," Lovinger says. "I did that, and Tom created the buildings around it."

Lovinger's landscape design

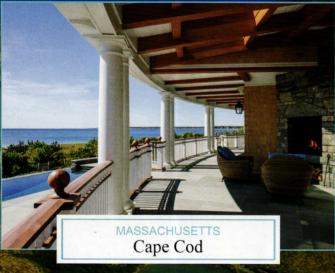
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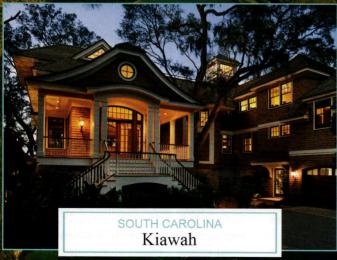
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Custom Residential Architecture and Interior Design since 1958 781-861-9500 — morehousemacdonald.com emphasizes the view of Lake Okanagan, which forms the context of the winery's place in nature. "It's modeled after shakkei, a Japanese term for borrowed scenery," he says. "You don't own the lake but it becomes part of your garden."

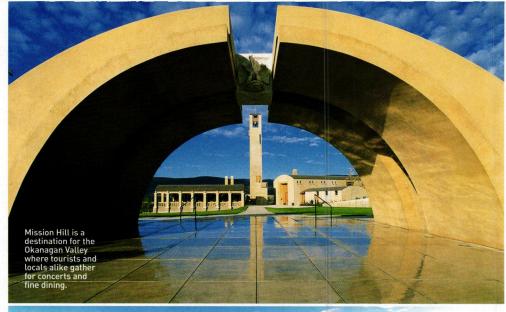
The desired effect was to create a lush and verdant refuge in a barren and brown landscape. Lovinger defined a sequence of spaces in a kind of a musical ensemble of gardens. "You walk through the gate and you're in a green oasis of elements conspiring together to give you a sense of place," he says. "Then there's the restaurant and loggia and you see the valley and lake and realize you are somewhere special."

For his part, von Mandl understood that when people visit a winery, they're on vacation and want to be away from the noise of civilization and the distraction of mobile devices. He and Kundig visited the great wineries and cathedrals of Europe, which affected Mission Hill's design. "I was thinking about walking a path and finding a small chapel with a few benches," von Mandl says. "When you sit there, you're not thinking about the work or the missed calls or the everyday noise and stress. I wanted you to step out of the everyday world and into a sanctuary that's all about the timelessness of wine."

To achieve this vision, the 42-year-old Kundig blasted huge chunks of volcanic rock out of the site below grade, using the loose stone for roadbeds and infill elsewhere on campus. He called for massive panels of poured-in-place concrete in the barrel cellar and elsewhere. "For the interior, we used stone, wood, or plaster to go from the rough nature of concrete to the more refined nature of hospitality," the architect says.

The result is a vast, harmonic underground temple to winemaking, complete with a raised altar and hushed chapel displaying wine vessels from Etruscan, Greek, Roman, and Chinese cultures. Wine barrels contribute to the architecture—many are filled with Mission Hill's Oculus, its famed Bordeaux-style red blend whose 2013 vintage earned a score of 92 from Wine Spectator magazine.

Hailing from around the world, 2,500 people visit a day during the summer months and 125,000 pass through every year. And that's







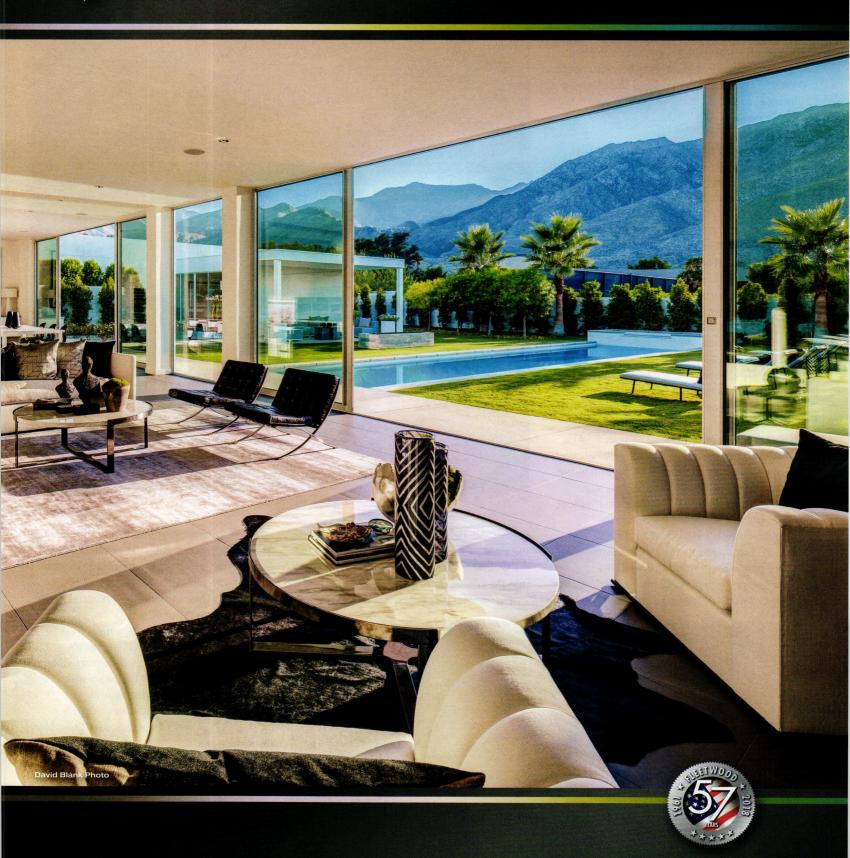
not just because of the wines. The likes of Tony Bennett, Lyle Lovett, and LeAnn Rimes perform outdoor concerts in the amphitheater overlooking the lake and valley. "The concerts are very important to the valley's social life," Kundig says. "They extend the Mission Hill brand and the Valley brand, and that's the agenda Anthony started with."

It's a place—a Tuscan village really, made up of 120,000 square feet of buildings—to

savor visually and audibly, both indoors and out, created by three like-minded individuals. "I believed that someone had to build an iconic winery architecturally, to give visitors an experience they'd never forget," von Mandl says. "How many privately financed buildings have you seen that you'd never forget for the rest of your life?"

Von Mandl created his first of that kind on the site overlooking Lake Okanagan but has





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ARCHITECTURE

recently established two more: one on a nearby hillside and another 60 miles south. And Tom Kundig had a hand in designing those, too.

MARTIN'S LANE

In 1994, Mission Hill won the International Wine & Spirit Competition's Avery Trophy for "Best Chardonnay in the World." So when von Mandl established Martin's Lane Winery across Okanagan Lake from Mission Hill, he set out to make the world's best Pinot Noir there.

He wanted to do that with a gravity-fed winery, a technique adapted from the ancient Romans, who had no mechanical means to move the grape juices. "For the sensitive Pinot Noir grape, we utilize gravity slowly, without pumps," says Shane Munn, winemaker and general manager at Martin's Way. "It's the most efficient way. There are only five moves, from receiving the grapes to putting wine in the bottle, all made with gravity."

The site, sloping at a 3:12 angle, may be steep for people but not for grapes. "It's ideal for winemaking—you expose the fruit to the sun like a big solar panel," Kundig says. "From a fruit-growing perspective, it's ideal, and from a gravity-fed winemaking perspective, it's also ideal."

To accommodate the process, Kundig designed a huge slanting box on the landscape, with a smaller horizontal box that splits it in two. "It's like a zipper, daylighting



at the seam between the horizontal box and the slanting box, offering windows down to the winery," Kundig says. "It gives light back into the winemaking and hospitality areas."

His architecture at Martin's Lane tries to

answer as many questions as possible with as few steps as possible. "That's the intent of good design. How many situations can you resolve with one conceptual move?" he describes. "This is unadorned, rational, and beautiful simultaneously."

Outside, ponderosa pine, a native Northwest timber, accents the winery's cladding of Cor-Ten steel, which rusts slowly to a reddish-brown hue. "I grew up with those trees, so that's a very natural reference," he says. "And iron oxide is a natural component of the soil, so it slips into the landscape."

Inside, the fruit and fluid move efficiently from terrace to terrace, gently heating up the fragile Pinot Noir juices. "We tried to squeeze the grapes as little as possible," he says.

The combined efforts of owner, architect, and winemaker paid off in spades. In 2013, Martin's Lane won the "World's Best Pinot Noir" trophy at the Decanter World Wine Awards in London, even as the winery was







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under construction. "This is a winery about serious winemaking: its best ways and iterations and history and future," Kundig says. "That's a different direction from Mission Hill, which has hospitality and community as part of its agenda."

CHECKMATE

In August 2012, von Mandl looked 60 miles

to the south and purchased a winery and vineyards. The property was renamed CheckMate Artisanal Winery, an apt moniker. "It's a reference to chess itself," says CheckMate's winemaker and general manager, Phil McGahan. "There are a lot of similarities between winemaking and chess, especially the need for a plan."

Von Mandl's and McGahan's plans here

are in transition today. The existing winery building is still in use, with a Kundigdesigned expansion awaiting its building permit. In the meantime, the architect designed a transparent, pop-up tasting room that sits high atop a ridge overlooking Okanagan Valley and provides a framework for viewing vines in the fields.

"I can point to the vineyards where the grapes came from; I can see the mountains and explain their effect on the grapes," McGahan says. "It also creates an intimate space in which to taste the wine, one that's elegant and simple."

Separate from the building where construction will be the norm, the pop-up tasting room occupies prime real estate. "It's hard to screw up that site and that view," Kundig says. "But it's cute as a button and cool, and it establishes a brand."

The tasting room is essentially an installation. It's not designed to stay in its current spot permanently. "It will be repurposed at some point down on the highway or as a guest cabin or worker housing," the architect says. "It's sort of a modular idea-a truckable idea-to put it on a trailer and pop it back on the ground quickly, without changing the envelope."

For now, though, it's all about the experience of tasting the four Merlots and six Chardonnays produced from grapes in the surrounding vineyards, while plans for the new addition get the "full Tom treatment," according to McGahan.

And one of those wines is likely destined for greatness. "The intention is to do a superhigh-expectation Chardonnay out of that winery," Kundig says.

And why not? The Kundig/von Mandl team has proven itself ably on the world stage over the past few decades. "Anthony and Tom are brilliant," says landscape architect Ron Lovinger. "Tom is one of the premier architects of our times and Anthony is relentless in finding the perfect person to do what he wants to do."

PHOTOGRAPH COURTESY OF OLSON KUNDIG AND CHECKNATE ARTISINAL

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ARTISTS (IN) RESIDENCE

THE RITZ-CARLTON RESIDENCES ON MIAMI BEACH ARE DESIGNED BY ARTISTS, FOR ARTISTS—AND OTHER HIGH-NET-WORTH OCEAN LOVERS

BY MARY GRAUERHOLZ

Ricardo Dunin was cruising the waters off

Miami when he and his friend, Miami sculptor and artist Tatiana Blanco, began a casual conversation about the benefits of art on the human psyche.

Dunin, a founding partner of Lionheart Capital, the developers of The Ritz-Carlton Residences, Miami Beach, immediately got onboard. "Tatiana said how important it was that people have a way to express themselves," Dunin recalls. "I thought, This could be interesting: a shared space to do art."

In what is apparently a worldwide first, the new Ritz-Carlton development will include a state-of-the-art studio where homeowners and their families and guests can create. "We were surprised it had never been done before, anywhere, in any project," Dunin says, noting that condominium developments don't normally support individual artistic expression. "It will be like having a gym downstairs," he contends. "No more excuses."

The art studio, located on the ground floor, will offer plenty of space as well as a custom light wall that imitates Northern light—optimal for painting—24 hours a day. Other planned amenities include: a stock of art supplies, wall space for canvases, a stone surface for sculpting, special tables for jewelry making and beading, a working sink, and a library of art books for inspiration.

The studio design project is also a first for the architect, Piero Lissoni of the Italian

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architectural firm Lissoni Associati. Lissoni and his staff have undertaken iconic projects, including the historic renovation and addition of the Mamilla Hotel in Jerusalem; the renovation of the Ferrari Club House at the Fiorano racetrack in Emilia-Romagna, Italy; and the interior design of Tribù, the 165-footlong superyacht owned by Luciano Benetton.

Lissoni embraced the design project from the beginning. "An art studio is really an extraordinary amenity to offer residents," he says. "The studio will provide people with a space and an outlet for their creativity. It can be therapeutic, too. The creative process for so many people is thrilling and relaxing at the same time."

More than half of the Miami Beach residences have been sold; prices range from \$2 million to \$40 million. The Lissonidesigned homes—111 condominium residences and 15 single-family villas—will include community entertainment spaces and 36 private boat docks. The homes, ranging from two to five bedrooms and from 2,000 to 10,000-plus square feet, boast sleek, calming interiors also designed by Lissoni. The residences are set on more than seven and a half acres of gardens and pools in a quiet enclave at the meeting point of Surprise Lake, the Atlantic Ocean, and the Intracoastal Waterway.



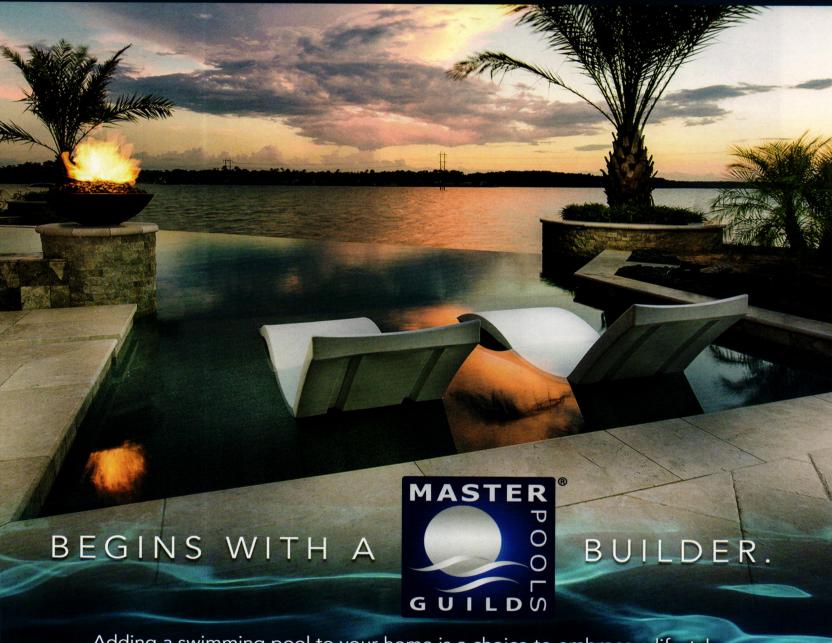




Lissoni's architecture is an art form in itself. The unique architectural design of the exterior differs from the structure's interior, working together in harmony. "The idea for an art studio within the building really didn't formalize until we dug into the programming for the interior of the building," Lissoni adds. His intention for the studio was to create "a white canvas" where residents can express their own creativity and make things of beauty.

Dunin will live in a ground-floor residence facing Surprise Lake, where he can dock his boat outside his front door. "It feels like a house on the water," Dunin says of his

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6,000-square-foot residence. A native of Brazil, he has lived in Miami for 27 years.

Dunin's appreciation of art started early, during childhood, thanks mainly to his mother, the late Claudie Dunin, a talented sculptor and painter. "She believed in art in public places," Dunin says. "Art was all around me." It is obvious to him that his mother created "as a way to decompress," he adds.

While Dunin places a high value on the therapeutic and creative effects of art, he hasn't—so far—devoted himself to a personal art project. But he will "for sure" make use of the art studio. "It can become a family activity," he says.

No one should be surprised if Lissoni, whose architecture is an art form itself, shows up. "This space is about uninhabited creativity and self-expression," he says. "I cannot wait to see how residents use it." *



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LIVE THE LaCANTINA LIFE









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THE FRESH OUTDOORS

These stylish products and design ideas will breathe new life into your outdoor living space. STYLED BY MELISSA C. GILLESPIE

1. Etna Dining Table, Ocean Collision, Seasonal Living, seasonalliving.com 2. Kedry Plus by KE, keoutdoordesign.us 3. Cape Cod Shellback Adirondack Chair, Trex Outdoor Furniture, trexfurniture.com 4. Perimeter Pool Lighting, PAL Lighting,

pallightingusa.com 5. Cube Collection, Chilewich, chilewich.com 6. Infinite Fire Bowl, Eldorado Stone, eldoradostone.com











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- Tower FlameTM Gas Heaters
- RADtec Built in Controls
- RADtec Remote Controls







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OUTDOOR LIVING



APR + MAY 2018

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INSIDE OUT

You may never go back inside if you have these outdoor living products in your back yard: BY BILL SPRINGER

1.C SEED 201, C SEED Entertainment Systems, cseed.tv
2. Custom Tension Awning, Sperry Fabric Architecture,
sperryfabricarchitecture.com 3. C SEED 125 speaker, C SEED
Entertainment Systems, cseed.tv 4. Outdoor fireplace, Spark
Modern Fires, sparkfires.com 5. MAD Fusion chaise and side table,
Seaside, Seaside Casual, seasidecasual.com/products/seating

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In addition, all Enviroshake products are maintenance free, and the run off water is potable. When roofing your coastal property don't think cedar or slate, think Enviroshake. Don't just take it from us: "Even though we lost a few shingles, they obviously live up to their reputation as being the best product for hurricanes." stated Paul Hamilton. owner of Batu Residence in the BVI's. whose residence withstood 200 MPH winds during Hurricane Irma. Hurricane Irma was not the first hurricane to put Enviroshake to the test. Peter Worboys, Project Manager of John G. Dunn in Nassau Bahamas stated, "Following the passage of hurricane Irene it was apparent that the winds, some of which were gusting up to 120 mph, had resulted in some considerable damage to numerous roofs. I am happy to say that the Enviroshake® roof we installed on Bay Street was not one. The product maintained its integrity throughout

the storm, both resisting the force of the wind and effective barrier against almost pressurized wind borne rain. In no small part can the success of this property to resist the elements throughout the hurricane attributed to the consistent quality performance of the product."

Enviroshake is fast becoming the replacement material of choice for coastal properties because of its ability to perform in extreme weather. Enviroshake has been installed on notable resorts such as the Sandy Lane Resort on Barbados, the BodyHoliday resort on St. Lucia, the 4 Seasons Resort on Nevis, and both KOI & Hyatt resorts in St Kitts to name a few.

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MAY 2018

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SAIL AWAY

Tom Stringer shares furniture picks inspired by the yachting world that are equally at home on terra firma. BY MELISSA C. GILLESPIE

- 1. Peninsula Lounge Chair by Terry Hunziker. This is a classic for poolside or seaside, especially in the high gloss "yacht finish." sutherlandfurniture.com
- 2. Tom Stringer-Designed Waterfall Cocktail Table. Originally designed for one of our yacht interiors, this piece features a glossy walnut case, upholstered leather top, "keeper rails" on the lower shelf, and hidden drawers in the base. tomstringer.com
- 3. Custom Dining/Game Table by Tom Stringer. Also originally designed for one of our yacht interiors, this chic dining table converts to a game table and serves double duty for restricted quarters. tomstringer.com
- 4. Loro Piana Fabrics. Loro Piana has developed a series of fabrics for yacht interiors. These gorgeous blends of natural fibers are engineered to hold up well in challenging environments. loropiana.com
- 5. PK251 Chair by Kip Stewart. A yachting classic executed in teak and stainless steel, this chair is perfect for the aft deck of a yacht yet equally at home in a modern high-rise.

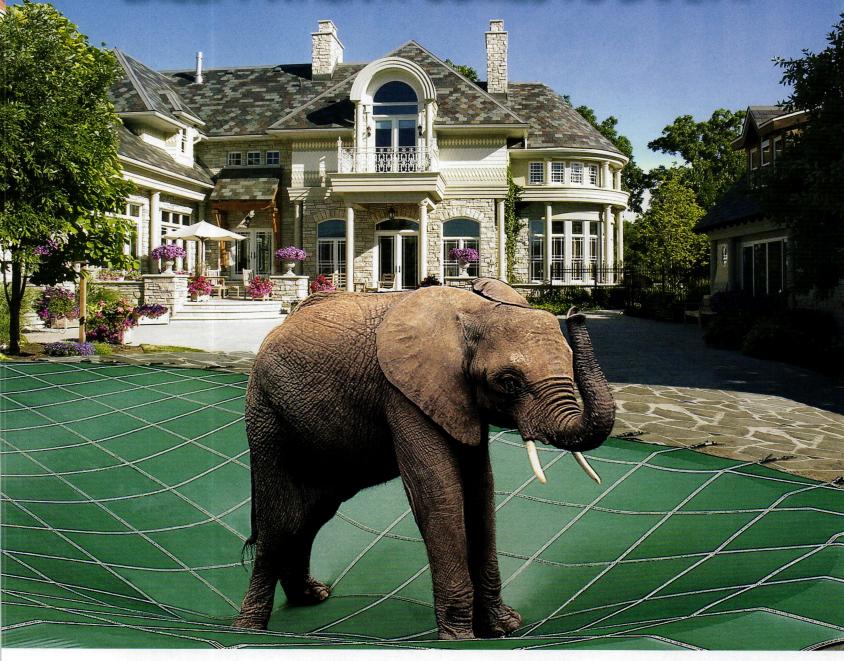
summitfurniture.com

FOR MORE INFORMATION, VISIT tomstringer.com.





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APR + MAY 2018

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VACHTS

THE SPEED OF TIME

You may not think a stylish mechanical watch and a yacht pumped up with over 2,000 horsepower, and capable of hitting speeds over 75 mph, have anything in common. But they do. Especially when you compare Midnight Express yachts—like their 43-foot-long rocket blasting across Florida's Biscayne Bay—with the Freak Vison watch by Ulysse Nardin.

Both are built with high-tech materials to exacting specifications. Both have received critical acclaim. And both are created by companies offering a variety of models produced to extremely high standards.

Hand built in the company's Florida factory, Midnight Express boats are customizable (and highly recognizable) with a range of performance and luxury options. In fact, owners are invited to visit the factory as their new boat is being built.

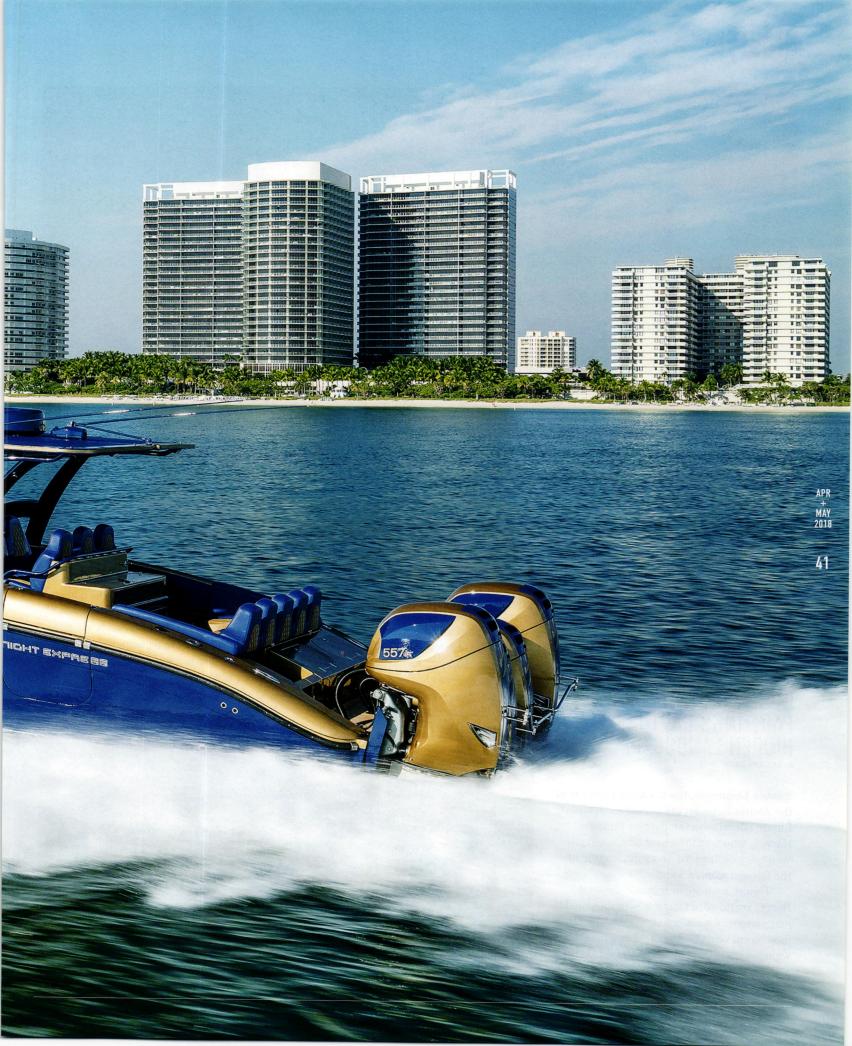
Meanwhile, the craftsmanship and skill it takes to create Ulysse Nardin's Freak Vison watch is off the charts. With no true case, crown, or hands, and a movement that pivots on itself to indicate time, a Freak Vison is a true freak of a watch.

But more than anything else, both are freakishly exclusive works of art that give their lucky owners the unique pleasure of owning the very best. BY BILL SPRINGER

PHOTOGRAPH BY BENJAMIN EDELSTEIN, COURTESY OF ULYSSE NARDIN (WATCH)

For more information, visit midnightboats.com and ulysse-nardin.com

OCEANHOMEMAG.COM



lifestyle

ART



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A FORCE OF NATURE

BUNNY HARVEY'S PAINTINGS CAPTURE A HIDDEN LANDSCAPE

BY BILL SPRINGER

Bobbie Lemmons, the Creative Director of the Atelier Newport art gallery in Newport, Rhode Island says the painter Bunny Harvey, who was professor of painting at Wellesley College for 40 years, "is one of the fiercest women I know."

"Fierce" is an apt description because Harvey is also an activist who's participated in many recent protests including New York City's most recent Women's March. "Everything that's wrong needs to be pointed to," Harvey said in a story about the march that ran in Variety. "It's really important that we participate. It's a way to explain to the world why we're furious."

But, when Harvey is describing her recent work, she expresses quite different emotions. "Lately, my work has focused mainly on the hidden, or unseen elements of landscape," she writes. "The west wind bringing new weather. The buzzing and hissing of insects. Bird song and chatter, shifting pockets of

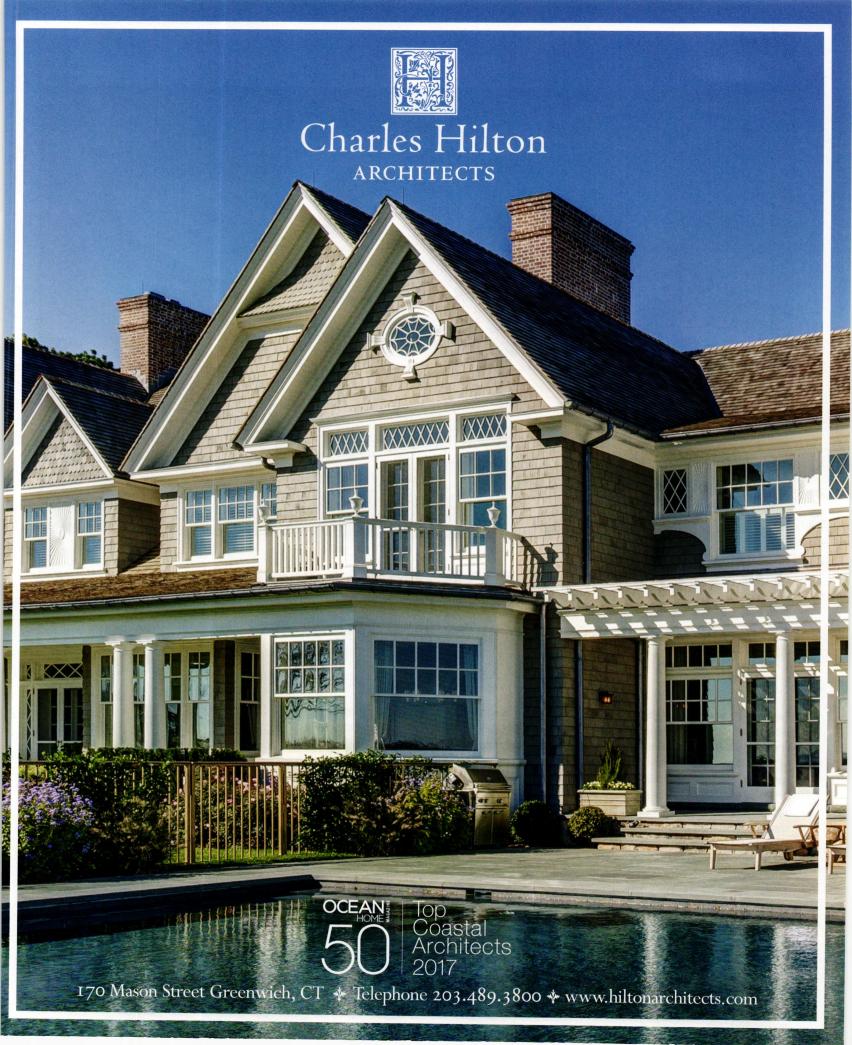
cool and warm light, the scent of distant mown hay or manure or salt air. The feel of grass or mud or stone on my feet."

The contrast between Harvey's activism and art give her work a compelling quality. And the ability to capture unseen elements in paint is a rare talent. Now I understand why the only one-person show Lemmons has ever staged was for Bunny Harvey. As Lemmons' says "She's a force of nature." *





FOR MORE INFORMATION, VISIT ateliernewport.com





AN AMERICAN ORIGINAL

THERE ARE MANY REASONS WHY GRADY-WHITE OWNERS LOVE THEIR BOATS SO MUCH

Some boats are like high heel shoes. They look great but aren't so practical. Others are stable and functional but as boring as a pair of black lace-ups. And then there are those special boats, like the models built by Grady-White in the United States since the late

1950s, that are as stylish and capable as a

waterborne luxury SUV.

In fact, that's an apt comparison since the company's proprietary SeaV2® hull has been ranked number one in each of the eight marine studies ever conducted by J.D. Power and Associates. Hardly surprising: the hull shape was designed exclusively for Grady-White by C. Raymond Hunt Associates to ensure a nimble, smooth, and soft ride in a seaway no matter

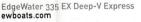
the conditions. Combine this performance with Grady-White's legendary customer satisfaction and you get a good-looking boat you can believe in. What more do you need? .

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These boats could also be called "waterbourne luxury SUV's."

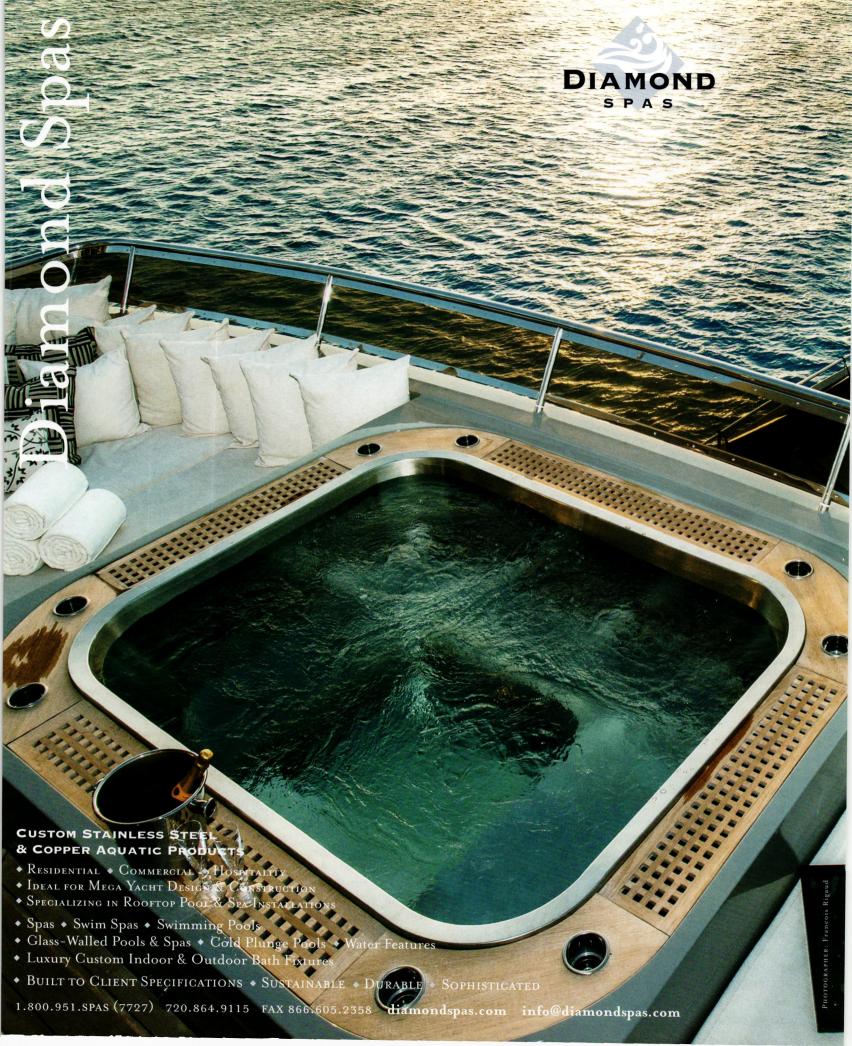
Boston Whaler's Conquest 375 Pilothouse

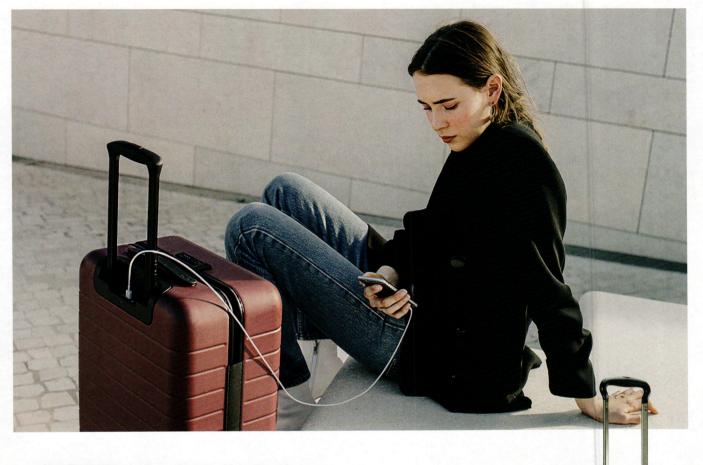






FOR MORE INFORMATION, VISIT gradywhite.com





Left, Away carry-ons feature USB chargers. Below, Tumi bags are stylish and tough.

LUXE LUGGAGE

BRING YOUR SWIMTRUNKS TO THE BEACH HOUSE IN STYLE BY BILL SPRINGER

AWAY

If you could say there is a "hot" luggage brand, Away is pretty much it. And it's easy to see why. The company was founded by a team of hip, young, social media-savvy travelers who not only produce quality luggage but seem to have fun-and travel a lot-while they do it. All of Away's luggage (two different sized carry-on models and medium and large checked bag models) feature stylishly simple cases with unbreakable shells, sturdy handles, four pivoting wheels, and well-conceived compartments. The carry-ons have built-in USB chargers while the checked models don't. And Away's wide range of colors-including pink, white, and even a limited run of dual-tone models-offer plenty of

choices for anyone constantly on the go and in need of a little more pop than a basic black bag.

TUMI

Tumi has a well-earned reputation for building stylish luggage that can withstand the abuse of even the most diehard travelers. And their newest model line, Latitude, is reportedly not only the toughest hard-sided case they've ever produced, it's also the lightest. Since it's made with layers of specially woven, self-reinforced polypropylene ballistic material, the outer shell is pretty much bulletproof. Meanwhile, its contoured design, glossy finish, and refined style will fit right in with the private jetset. *



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A NEW CLUB OPENS ON A STUNNING STRETCH OF BEACH IN THE HAMPTONS BY BILL SPRINGER

Anyone who's ever navigated the crowds,

heat, traffic, and parking problems that blossom when you try to actually go to the beach in the Hamptons knows, it's good to be...connected. And I'll be the first to admit, once you've enjoyed the easy beach access that comes with owning a modern masterpiece on Dune Road, or in my case, once you've enjoyed those privileges as a guest at several of those special homes on the coast, it's pretty hard to go back to paying for parking and lugging beach chairs over tarmac from the car.

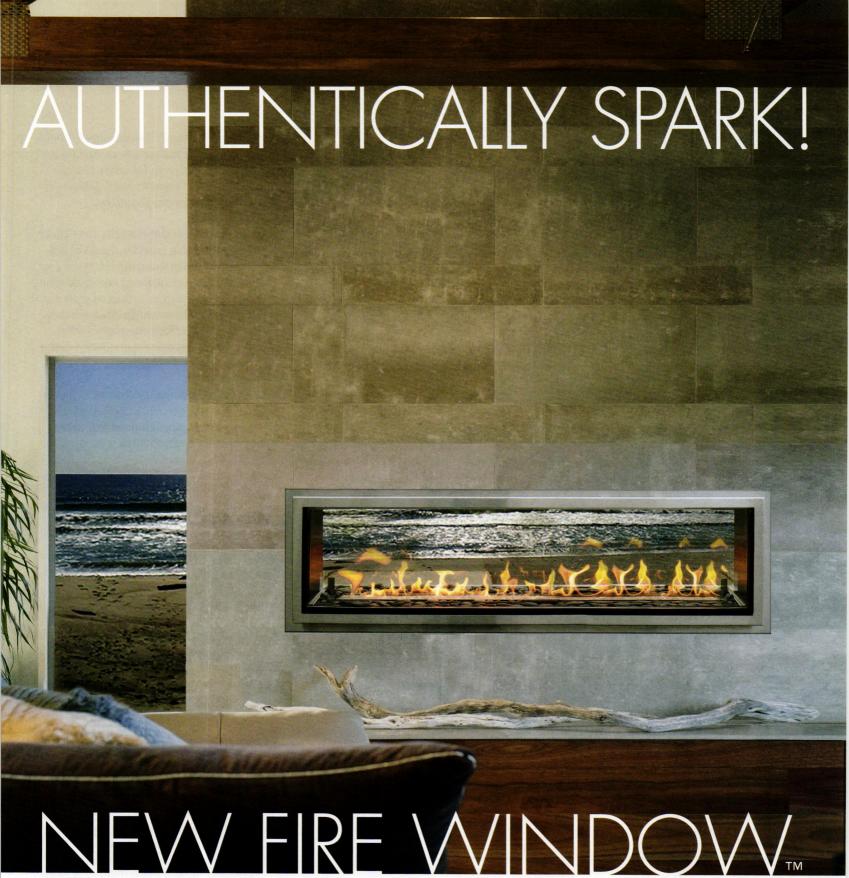
That's where the Dune Deck Beach Club that's been developed by the Discovery Land Company comes in. Located on a spectacular stretch of Westhampton Beach, the Dune Deck Beach Club not only offers members premium access to the beach, but also has several swimming pools, cabanas with full wait service, and sumptuous dining options.

Members also get priority booking of the club's 33 Beach Club Suites and access to the Outdoor Land Company's signature Outdoor Pursuits program. It's staffed by experienced guides and a concierge service that can arrange surfing, kayaking, paddle boarding, sailing and fishing as well as mountain biking, cycling, horseback riding and other summer pursuits

And of course, when it's time to go to the beach, you'll never have to worry about parking.

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5 QUESTIONS TO ASK ABOUT "YOUR" PRIVATE JET

DO YOU KNOW WHERE YOUR PRIVATE JET WAS LAST NIGHT?

It's no secret that the proliferation of private jet membership programs like the ones offered by Massachusetts-based Magellan Jets makes it possible for wealthy travelers to

enjoy the benefits of private jet travel without incurring significant ownership costs. But according to Todd Weeber, Magellan's vice president of customer services and sup-

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port, every jet membership customer should ask the following five questions. And then he offers his take-both for safety reasons and to help avoid unanticipated delays-on what the ideal answers should be.

1. HOW OLD ARE THE AIRCRAFT IN YOUR FLEET?

Your private aviation provider should be able to provide you with the aircraft vintage of your choice. We do not recommend private aviation aircraft manufactured more than 20 years ago. Aircraft right off the assembly line are no better, as newer technology often comes with flaws and bugs that must be discovered during the first few years of operation.

2. WHO MAINTAINS YOUR AIRCRAFT? The bigger the operator, the more likely almost all of their maintenance is outsourced to providers not intimately familiar with each aircraft. Smaller operators are more likely to maintain their own aircraft and rely on the manufacturer for periodic heavy maintenance, thereby increasing dispatch reliability and reducing maintenance delays.

3. HOW OFTEN ARE YOUR AIRCRAFT IN-**SPECTED?** The most reliable operators have aircraft inspected by one of their own mechanics at least once every 48 hours.

4. HOW OFTEN DO YOUR AIRCRAFT RETURN TO A "HOME BASE"? Some large fleets "float" between bases and rely on written maintenance records, while most medium to smaller operators usually have their planes return to home base on a regular basis. Ideally, an aircraft should return to its home base at least every 48-72 hours.

5. HOW MANY PILOTS ARE ASSIGNED TO EACH **AIRCRAFT?** The most successful operators maintain 4–6 pilots per aircraft (depending on aircraft mission). They also assign a mechanic to each aircraft, and return each aircraft to home base every 48-72 hours.

Membership companies that can provide the right answers to these simple questions usually have high dispatch reliability and fewer maintenance delays, notes Weeber. Our advice? Ask away! .

FOR MORE INFORMATION, VISIT magellanjets.com



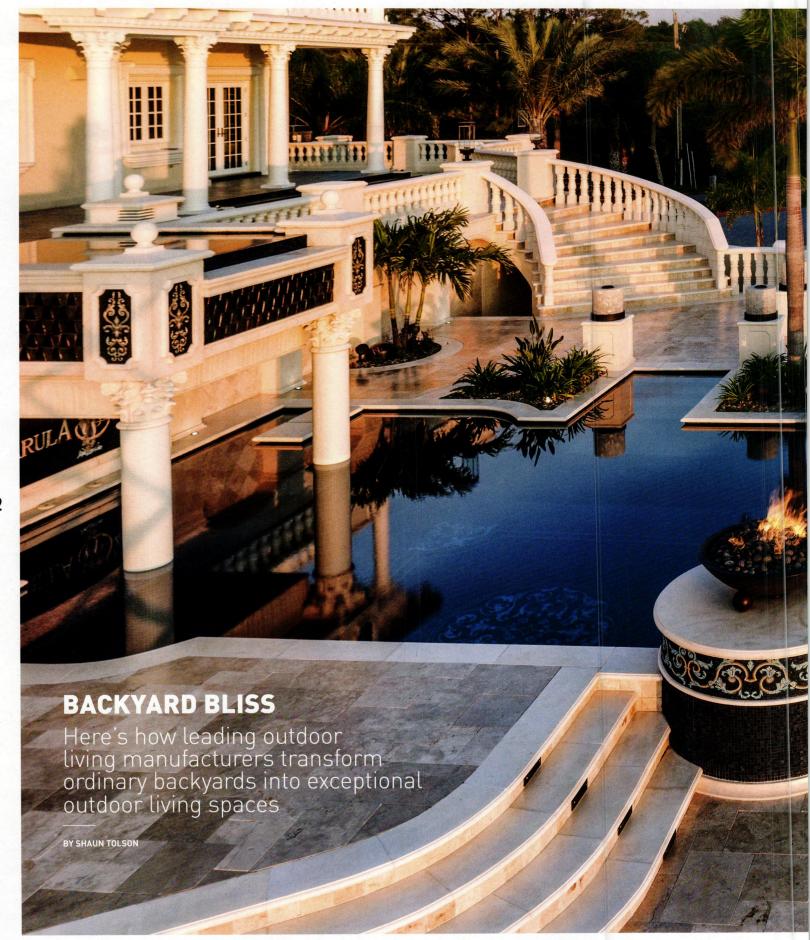
DESIGN, QUALITY, FUNCTIONALITY, SUSTAINABILITY

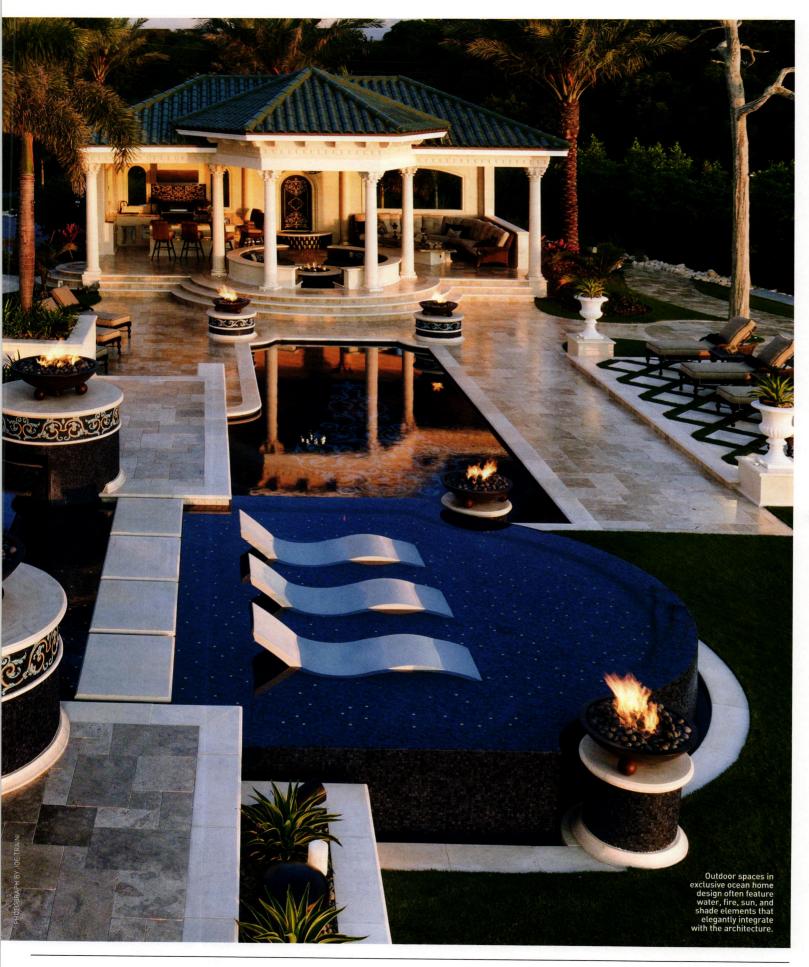
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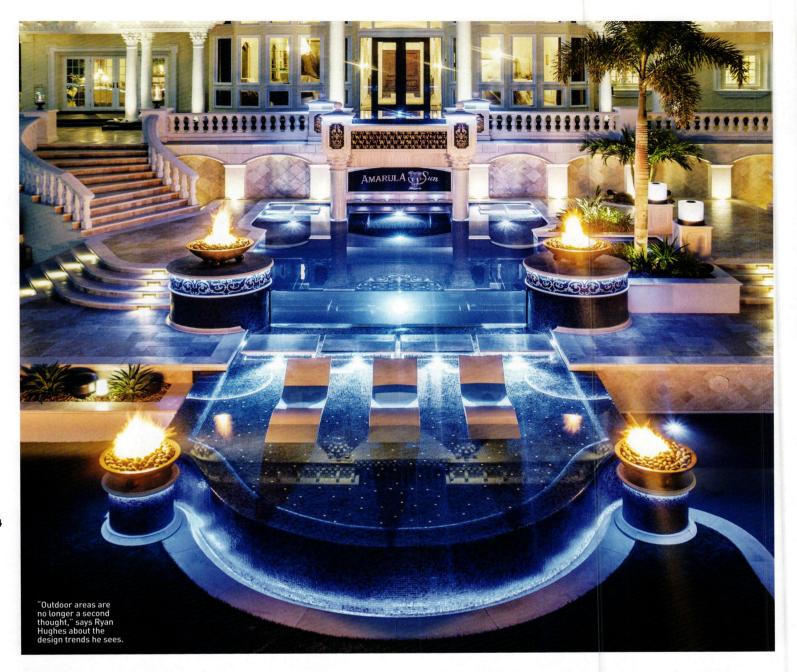
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THERE WAS A TIME NOT TOO LONG AGO WHEN A HOME'S LIVING SPACE WAS SET BY ITS INTERIOR

boundaries. But those days are long gone. "Outdoor areas are no longer a second thought," says **Ryan Hughes**, the president and creative director of his namesake design firm. "Especially for our high-end customers. Making an investment in their outdoor living area is considered as important as the indoor living."

Innovative technology, captivating architecture, and eye-catching accent pieces, such as luxurious outdoor furnishings and fire elements, inject excitement into the best outdoor living spaces. Most important, these spaces are designed and built to blend seamlessly with the indoors. Continuity is key.

PHOTOGRAPHS COURTSEY OF LACANTINA DOORS

Today, even the general layout of a backyard is viewed through the lens of an interior designer. Distinct spaces are separated for specific uses, much like the rooms of a house. "There are always elements for relaxation and gathering, dining, and entertaining incorporated," says Hughes.

And that's only the beginning. These leading outdoor living product manufacturers know what it takes to take a backyard from ordinary to exceptional. And here's how they do it.

POOLS RULE

A spectacular coastal backyard nearly always features at least one pool. Pools are not just a focal point; they also help define the shape, size, and location of other living and entertaining areas. "We approach each pool design as one component of the overall outdoor living space," says Hughes. "And we utilize a design style that's a mix of science and art. The science is all about the strategic planning required to make the space functional. The art is about how the space makes you feel."

These days, outdoor design is all about adding drama through architectural structures and engineering, as well as through the incorporation of innovative materials. Hughes points to a recent multi-million-dollar project (shown here) in Tampa, Fla., that best encapsulates those ideals. The 10,000-square-foot outdoor space is set only 15 feet from the Gulf of Mexico and features four distinct pool levels with numerous fire elements and other architectural structures.

Because the home's interior is ornate and palatial with golf-leaf moldings, Hughes and his team accented 4,000 square feet of one pool's surface with intricate designs using inlaid mosaics and tiles covered in a thin, 24 carat gold foil, all of which measure no more than half an inch in size. And because the entire pool's inspiration was the soothing nature of water in motion, he implemented a deceptively powerful hydraulic system. "It looks like it is gently moving over surfaces all working in one direction," Hughes says. "The appearance of still and slow-moving water is deceiving, as a closer look at the hydraulics plan shows six pumps moving the water at an enormous speed."





INSIDE OUT

When **LaCantina Doors** launched in 2003, the market for its large sliding and folding glass doors and wall systems was still young. Today, doors and movable glass wall systems like LaCantina's have become "a focal point of design for any residential remodeling or new-build project," says company Vice President Lee Maughan. Simply put, they bring the outdoors in, and the indoors out.

According to Maughan, folding glass doors are perfect for maximizing the space of a small opening, while the much larger, multipanel sliding models are ideal for more expansive openings. Both systems, he says, work equally well in marine or coastal environments. And plans are in the works to launch a pivoting system later this year too.

Beyond the functional options, most door systems can be made in a multitude of designs using numerous materials. No matter the chosen door style, nothing blurs the line between inside and outside better than large moveable glass walls.

CULINARY PURSUITS

Replicating both the appearance and functionality of indoor kitchens is transforming alfresco cooking spaces. From wood-fired pizza ovens to gaucho-style grills, ceramic smokers, and deep fryers, today's outdoor kitchen

is equipped with appliances that will satisfy even the most demanding of gourmands. According to Debra Haase, president of **Cardinal Systems** (parent company of outdoor kitchen manufacturer **Sierra Outdoor Designs**), the demand in the outdoor kitchen market has shifted from custom-built stone and brick units to contemporary, streamlined collections. "Homeowners are looking for something that's a little more modern-looking," she says. "They are looking for sleek, European-styled cabinetry."

The advantages of modern outdoor kitchens are many. For starters, the brand's cabinets are all built in three-inch increments, which means their collections can typically fit larger or odd-sized appliances without the added time and money required for a custom design. Additionally, the brand's cabinets are made from 316 stainless steel, a material that can withstand the harsh elements of oceanfront living. Perhaps best of all, the company's outdoor kitchens are not permanent structures, which means they can move and evolve as needed and that installation does not require a building permit.

MADE IN THE SHADE

Despite all the appeals of an enhanced and expanded outdoor lifestyle, there is one inherent challenge: staying comfortable. Sim-

ply put, Mother Nature is unpredictable. A patio furnished with chaise lounges and outdoor sofas may be pleasantly warm and sun splashed in the morning but too hot and bright by midday. Furthermore, nothing puts a quick end to outdoor relaxation or entertaining faster than rain. Fortunately, those who are unwilling to let the elements dictate their outdoor lifestyles have a variety of movable patio roofs, umbrellas, and awnings to choose from.

As Scott Selzer, **Arcadia**'s president and CEO, explains, enhanced outdoor spaces have always needed some way to control the rain and sun. But the game changed in 2011 when Selzer's company unveiled a pivoting, louvered patio roof that rotates 170 degrees, allowing homeowners to block out or let in as much sunlight as desired. More recently, the company released a sliding roof system that offers all the benefits of the pivoting model with the added appeal of opening completely.

By design, most patio roofs are neutral in their aesthetic. "Many of our clients have a very strong idea of what they want their outdoor space to look and feel like," Selzer says. "It's all about design. Our clients love the flexibility to create a traditional or contemporary look."

Additionally, Arcadia roofs can be equipped with heating and cooling systems

PHOTOGRAPHS COURTESY OF CASTELLE (BOTTOM), COURTESY OF ARCADIA (TOP)

as well as lights, fans, and motorized screens. They can be operated via a smart phone app or programmed to think on their own with the aid of rain and wind sensors. "It's pretty cool to think that an outdoor structure can conform to the way you live," Selzer says, "while at the same time protecting you from the elements."

PATIO PAGEANTRY

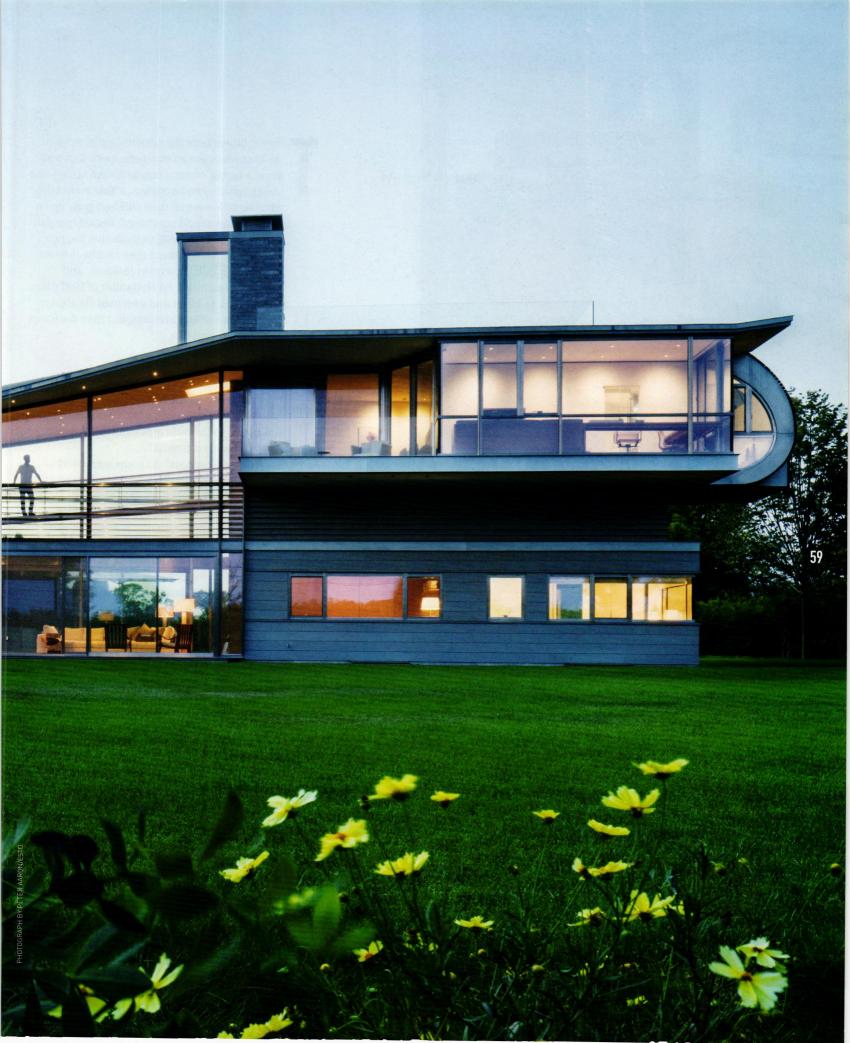
For more than four decades, **Castelle** has specialized in high-end and often custom-designed outdoor furniture. In any of the brand's traditional, contemporary, or transitional style categories, the furniture is made of cast and extruded aluminum and powder-coated, two features that enhance its durability. "Our contemporary collections have seen considerable growth across the last five years," says Derek Ritzel, president and CEO, "but traditional and transitional designs continue to be our foundation."

The brand has also built its reputation on regular partnerships with celebrity designers. Most recently, Castelle unveiled a new transitional style created in collabaoration with **Barclay Butera**. "This collection, which is full of quality castings and tile-like designer geometric elements, has proven to be the fastest growing new introduction in Castelle's history," says Ritzel. "It is equally at home in the Northeast as it is in southern California." *

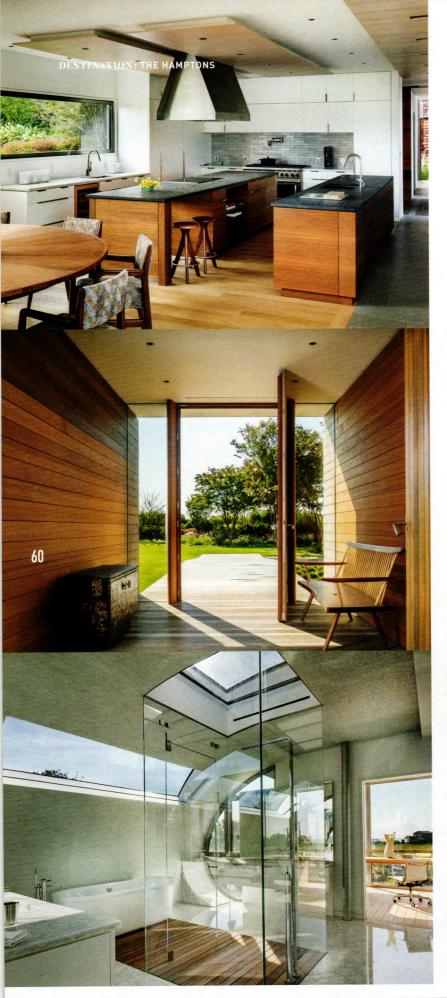


FOR MORE INFORMATION VISIT ryanhughesdesign.com, lacantinadoors.com, arcadiaroofs.com, castelleluxury.com/barclay-butera, sierraoutdoordesigns.com, and oceanhomemag.com/outdoor-living.









hree minutes from the center of a tiny town in the Hamptons lies an expansive home that's all about a family's interaction with each other—and their environment. Its owners, a New York couple who wanted to watch their children grow up on the two acres they'd purchased, turned to a pair of legendary modernists to make that happen.

It was an assignment that architect Peter Bohlin of Bohlin Cywinski Jackson, and landscape architect Ed Hollander of Hollander Design took to heart and executed flawlessly. It may be a weekend retreat, but they designed it for year-round use.

THE COLLABORATION

The project was a team effort. "We were trying to create a setting for a jewel-like piece of architecture," says Hollander. "Peter designed a sculpture, so the built areas and landscape are like two hands attached."

"The landscape and the home work hand-inglove," agrees Bohlin. "It's the thing we tend to do—if you don't do that, it's kind of foolish."

Rectangular in shape and located a block from the Atlantic Ocean, the post-agricultural lot offers all the advantages of being near the beach but few of the disadvantages. "It's as though it's on the ocean in terms of wind, salt, smell, and sound, but there are no waves pounding through the front door with every storm," Hollander says.

Bohlin's interiors are all about allowing natural light to flood all interior spaces.







THE CHALLENGES

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There were challenges, to be sure, since the nearby village can limit a home's footprint based on lot size. That affected the structure's shape and its 8,000 square feet, including its ground-level living spaces and guest quarters and the children's bedrooms and master suite above.

Bohlin designed transparent stairways for both the building's east and west ends. At the west end facing the sea, the more formal main entrance is recessed, with sculpted teak walls, floor, and door (and custom-designed stainless steel handles). "The experience of entering there is quite different from the entrance to the east, which is more of a filter," the architect says.

Although the site's set back from the ocean, there are still commanding vistas to be had. Bohlin carefully aligned the master suite to take full advantage, placing it as high as possible on the east end. "We were mindful of the sun as well as the views, so the building twists slightly in shape," he says. "We turned it a little to the southwest, where the master component is not only at the highest point allowed but also angled to the best views."

That meant eschewing right angles at that end of the home. A less sensitive modernist might have lined it up in a direct rectangular fashion, but that wasn't the solution sought by Bohlin-for two good reasons. "First, it would not twist to the best view of the sea," he says. "And second, there would have been a harsher relationship between the study and deck in the master suite."

So he turned it 15 degrees, made the master wider and pushed it toward the ocean. "That's the kind of thing we do-it's more nuanced and the shape is varied," he says. "When you're approaching the building up the drive from the west, you see the far end of the building coming into view and that's a pleasing thing."

Typical of Bohlin's work, the overarching idea was to help the owners interact with their setting. By choosing not to create a plain orthogonal form, the architect gave them a far superior connection to their environment, inside and out.

THE LIGHT

Bohlin paid special attention to how sunlight strikes the home in summer and winter and from morning until night. It pours in nonstop from both sides of the glass-clad structure.

Above a double-height chimney in the main living space, a huge light box steers and splashes the sun's rays down onto the masonry surface. "We've been testing that over the years," he says. "It's a great way to make those spaces much richer."

At the high point of the master suite is a brightly lit bath, flooded with sunlight from window and skylight. "In this case, there's a fine quality of light for the glazed glass shower in the middle as it comes down over the tub and the tile," he says. "The client and the interior designer, Tony Ingrao, picked out the tile together, and it glitters; it's subtle, but it glitters."

THE ARCHITECTURE

Bohlin achieved a house that respects his clients' desires for privacy as well as openness to the surrounding land. Beyond that, it's a home that addresses how people circulate

IOTOGRAPH BY PETER AARON/ESTO

through it and what they see along the way. "It's about what you reveal and what you don't; our buildings are like paths where you discover things," he says.

In part, that means views of who's where, especially the children. "The clients can look out along the length of pool and see the children as they're growing up," adds Bohlin.

Chosen materials throughout are all about lightness, from slender columns and taupetoned Vals quartzite to the softly stained risers that seem to float up the stairwells.

THE LANDSCAPE

Landscape architect Hollander picked up on this lightness theme outside, starting with the pool area's fence: "It's a kind of almost erotically sinuous fence, a sweeping line separating the mowed turf from the flowering area and fruit-bearing trees," he says. "It's almost as if it's alive as it meanders and snakes its way across the property."

The idea was to create a pool fence that wasn't just a static piece in the landscape, and one that complemented Bohlin's equally sinuous design. "It's about the collaboration between an architect and a landscape architect," Hollander says. "It's a direct response to the building's curves and sweeps."

Hollander approached the landscape overall by breaking it down into three ecologies. First there's the site: what wants to grow in a place so close to the ocean? Then there's the architecture: how to fit a house, pool, and tennis court? Third there's the human ecology for a multi-generational family: how will each generation use it? "You need to understand those three components and from there start to design and lay it out," he says.

Upon arrival, a boardwalk leads from the parking area to the formal entrance. To the west of the house is the tennis court, hidden on three sides by a privet hedge. To the west of the court is a vegetable garden and to the north are fruit trees and berry bushes, forming "an amalgamation of wildflowers and shrubs that birds live in and pollinators inhabit," says Hollander.

On the eastern side of the house is the pool, anchored on one end by a square of four linden trees (mimicking the form of the home's screened porch) and on the other by a lounge area. East of the pool is the children's'



play area, which extends out past the fence as lawn. The planting choice of fescue satisfied the clients' request for a totally non-toxic, tick-free landscape and is also sustainable, requiring much less water than bluegrass.

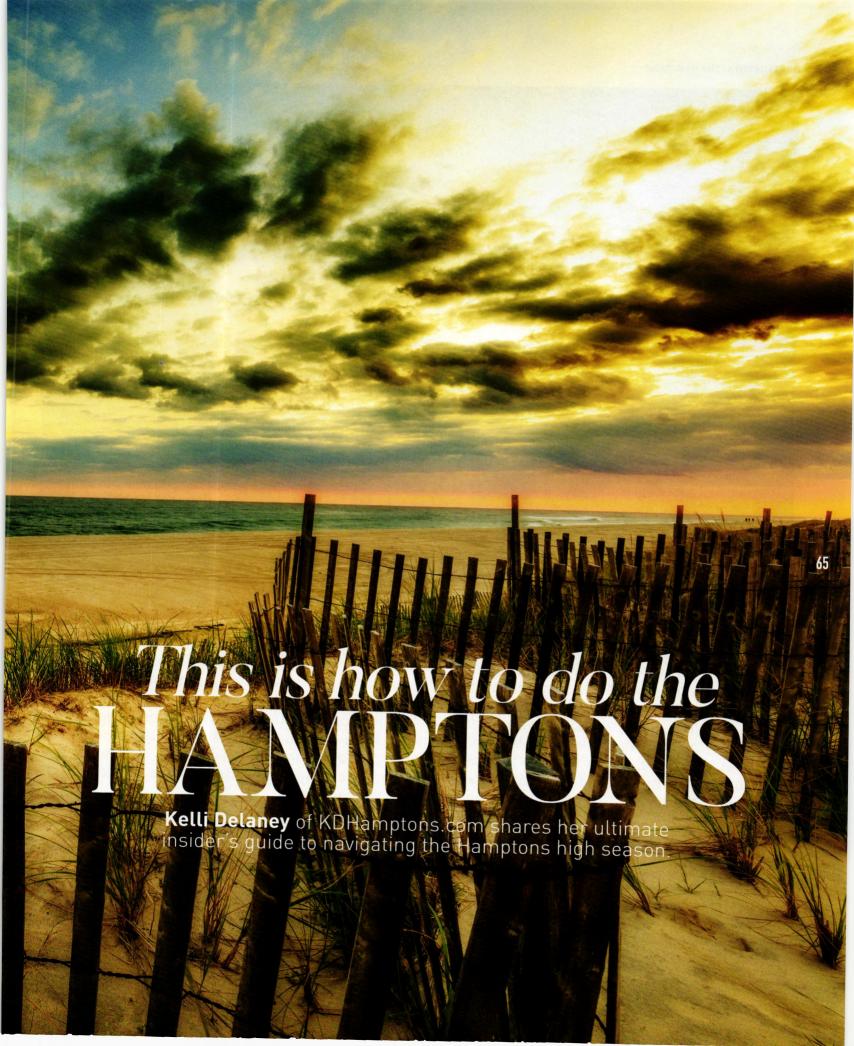
THE ELEMENTS

Each of Hollander's projects is inspirational and different, growing organically from a particular combination of land, people, and architecture, and this one surely follows that strategic path. "The homeowners are wonderful and fun and Peter's architecture is magical," he says. "And for the landscape, the soil will grow anything and be mastered by the winds coming in off the ocean."

Bohlin, who's been designing homes from offices on both coasts for more than a few decades, agrees. "The climate, the sun, and the breezes are involved in all of our work, particularly our homes," he relates.

In fact, he's embraced them all here, with a home that deftly engages its environment—and its owners. •









nly a two hour drive from Manhattan (much less by helicopter or seaplane), the Hamptons are much more than just collection of cute hamlets and villages on the South Fork of Long Island. In fact, the Hamptons are well known to be the summer playground for the rich, famous and best of all, interesting, because summer residents can be well-known writers, artists, top chefs, surfers, and farmers, in addition to Hollywood A-listers, and Wall Street moguls.

This tony enclave also offers the best of everything, from majestic beaches to haute home design, historic architecture, luxury fashion boutiques, boating, and a vibrant farm-to-table culinary scene. The Hamptons' "high season" officially begins on Memorial Day weekend and ends on Labor Day. Here's your fast track on how to do the Hamptons like an insider.

STAY

66

Topping Rose House, Bridgehampton

This full-service Greek Revival luxury hotel was built in the 1840s and is home to 22 elegant guest rooms, as well as a Naturopathica spa, fitness center, pool, courtesy house vehicles from Lexus, and Jean-Georges' farm-to-fork restaurant that showcases locally grown produce. toppingrosehouse.com

The Baker House 1650

Nestled in the historic East Hampton Village, The Baker House 1650 is a master-piece of 17th-century Cotswold-inspired architecture. While possessing the majestic aura of a superb English manor, this tony bed-and-breakfast caters to guests with luxe modern accommodations and

comforts, including a dreamy spa and private carriage house with suites you can rent all summer long. bakerhouse1650.com

Baron's Cove, Sag Harbor

One of the area's most buzzed about recent additions, Baron's Cove boasts 67 beach chic rooms and suites—and it's dog friendly, too.

Amenities include a saltwater pool, tennis court, spa services, artisanal cocktails by the fire pit, and beach transport. baronscove.com

RENT

Normandy House, First Neck, Southampton If you're looking to make a "Bobby Axelrod" summer splash, you rent a house, not a hotel room. Drive through the gates and alley of trees to your 8.4-acre magnificent estate, recently redesigned by Tony Ingrao. Grand entertaining spaces open to waterfront views and lush gardens. Don't overpack though: Normandy House is only offered for two summer weeks...for \$300,000. timdavishamptons.com

SHOP

Aerin, Southampton

Aerin Lauder's eponymous Southampton concept boutique offers fragrant candles, home accessories, coffee table books, perfectly folded tunics, and the ideal summer shade of Estée Lauder pink lipstick-Natch! aerin.com

Serena & Lily Beach Market, Wainscott

Style your own beach bungalow at this airy Hamptons outpost showcasing the California-

based design duo's favorite elements: color, pattern, comfort, and light. serenaandlily.com

Figue, East Hampton

A Bohemian lifestyle boutique founded by Stephanie von Watzdorf, Figue is known for

its namesake clothing touting a resort spirit and global aesthetic. Readily embraced by the Hamptons gypset crowd. Figue's core items include tunics, kaftans, shirtings, dresses, denim, and accessories in colorful, inspired prints. figue.com

DINE

Sant Ambroeus, Southampton

Old-school Hamptons blue bloods and the discreet Euro jet set have commingled here since 1992. A mani basse the best Italian cuisine on the East End. Dine alfresco for the best people watching. santambroeus.com/ restaurant-sant-ambroeus-southampton/

The American Hotel, Sag Harbor

One of the most historic restaurants on the East End, this fine dining destination draws crowds with its American-French fusion cuisine and award-winning wine list. If you can reserve the table "under the moose," consider yourself a Hamptons VIP. theamericanhotel.com

The Surf Lodge, Montauk

Surfers, supermodels, fashion editors, and fishermen who look like models converge at this waterfront hipster hot spot on summer nights and all-day party weekends during its coveted Summer Concert series. Good luck at the door! the surflodge.com

BEST INSIDER BARS

Murf's Backstreet Tavern, Sag Harbor Cool local dudes with beards and fun pretty



girls shoot darts, play ring toss, and drink draft beers with the occasional city slicker who hears about this "secret" little spot. kdhamptons.com/business/murfs-backstreettavern/

The Montauket, Montauk

Game over! This is the best place to watch the sunset on the East End. The views are worth a million bucks, but don't expect a signature drink menu, fancy design, or even a website for this very low-key locale for regulars.

CAFÉ/BAKERY

Tate's Bake Shop, Southampton

Kathleen King, queen of the \$100 million chocolate chip cookie company, destroys the bikini-body dreams of all Hamptons girls with her irresistible sweet treats. tatesbakeshop.com

Left Hand Coffee, Montauk

A true espresso bar with a high design and laidback vibe, this is where the surf set of Montauk turn to for a dose of caffeine and the ultimate hipster coffee klatch. *lefthandcoffee.com*

Round Swamp Farm, East Hampton

Just-out-of-the-oven homemade pies and muffins, freshly baked bread, fried chicken, dumplings, prepared foods, and more keep Hamptonites lined up out the door at this one-stop gourmet and family-owned farm stand. roundswampfarm.com

DRIVE

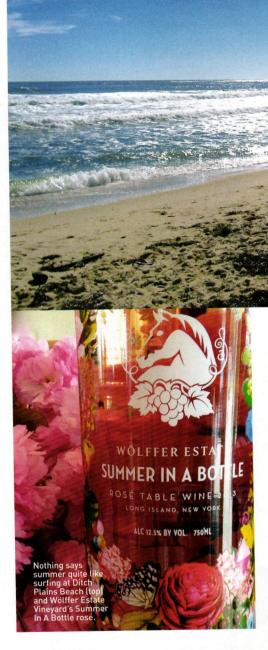
Aventura Motors, Southampton

Cruising in the Hamptons requires the coolest convertible. Ignite your passion for classic cars at Aventura Motors in Southampton.
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aventuramotors.com

SAIL

Barton & Gray Mariners Club offers members unlimited access to a fleet of crewed Hinckley yachts during the Hamptons high season. Sail at sunset from Sag Harbor to Shelter Island in style. bartonandgray.com



FLY

Take a 45-minute flight of fancy with **Shore-line Aviation** in a handsome seaplane, high above the fray, from the East River in NYC to the East End. *shorelineaviation.com*

VINEYARDS

Wölffer Estate Vineyard, Sagaponack

Originally a potato farm, this vineyard is now a 175-acre storybook estate with a 55acre vineyard, boarding stables, 30 paddocks, an indoor jumping Ring, and a Grand Prix field. Order your case of Summer in a Bottle rosé now—they sell out every summer. wolffer.com

Channing Daughters Winery, Bridgehampton

Channing Daughters grows and creates wines from more than two dozen varieties across six vineyards. It specializes in white varietals and blends from Walter Channing's first experiments, plus boasts an emerging interest in Italianate grape varieties. Don't miss the Yoga in the Vines classes on weekends. *channingdaughters.com*

BEACHES

Cooper's Beach, Southampton

Beloved by day-trippers and families alike, this glorious stretch of sand has been voted the country's best beach many times. They also grill an epic cheeseburger at the oceanfront snack bar and host a drive-in movie night on Mondays. Try not to wince at the \$45 parking fee; it's worth it.

Ditch Plains Beach, Montauk

This beach is considered the Holy Grail of the Hamptons' surf scene. Warning to city slickers who think they can surf: do not "drop in" on a local surfer's wave here... you'll be sorry. *



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A BRAND-NEW PARK HYATT R SERVES-UP PEACEFUL LUXURY CARIBBEAN ISLAND OF ST. KL



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I knew the Park Hyatt St. Kitts that opened

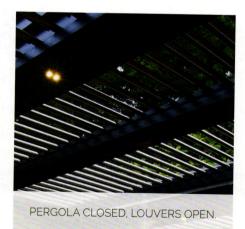
last November featured views of the neighboring island of Nevis and the blissfully blue-green Caribbean Sea. But it wasn't until we'd been whisked from the airport and driven to a large, nearly undeveloped area at the southeastern tip of the island that I began to understand just how well the design of this new luxury resort integrates into its surroundings. In fact, our immersion into the peaceful luxury of the resort began the second we stepped out of the air conditioned van.

There's no front desk. Instead, guests are personally escorted down a magnificently designed "welcome walk" that uses soothing natural stone, strategic squares of sunlight, and numerous plants over a tranquil pool of koi to act like a portal between the outside world of stress and the relaxing reality of resort life. The beach's swaying palm trees are framed perfectly by the walkway and beckon from a pleasant distance. You feel more relaxed just reading about this, don't you? You should. After checking in at the walkway's end, aka the "living room," I found out it only gets better.

All of the resort's 78 rooms and 48 suites







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are modern and sophisticated with private balconies or terraces. As I was lucky enough to experience for myself, the suites are equipped with decadent private plunge pools as well. I loved watching the sun set on my deck and cooling off au natural in the utterly private pool after my morning runs. But honestly, my suite was so spacious and soothing, and the views out the floor-to-ceiling windows in both the bedroom and living room were so captivating, I was in no real hurry to go outside.

And don't even get me started on the bathroom. It features a large, airy, and sunfilled bathroom with a gorgeous standalone soaking tub, large rainfall shower, double sinks, and plenty of high-quality skin lotions and potions. Even the walk-through closet was spacious and well-designed.

(True VIPs will love the ultra-private Presidential Villa, which boasts over 5,000 square feet of living space and a dedicated butler and chef, in addition to a large infinity pool and private game room.)

Of course, there are plenty of sunny reasons to go outside. The beach that runs along the entire length of the resort is dotted with comfortable lounge chairs and umbrellas. Yoga classes are held in a cool replica of an old sugar mill. Activities ranging from snorkeling and sailing to horseback riding and zip lining are easily

arranged. In fact, I can say from experience that taking a yoga class and watching the clouds through the yoga studio's open, circular roof inspired me to return to yoga when I got home. The Sky Safari zip line through the rainforest at the Wingfield Estate (about a 30-minute drive across the island from the resort) was a blast. And chilling out by the resort's two large pools (one allows kids and one is adults-only) was wonderfully restorative.

Speaking of kids (my wife and I have a five-year-old so I notice these things!), there are tons of things for kids to do...especially without their parents. The resort has a state-of-the-art "kid zone" and several experienced child care pros there to watch little ones while parents enjoy some well-earned time to themselves by the pool.

As for the food, Executive Chef Pankaj

Bisht told me that the cuisine he serves at the resort's three separate restaurants is inspired by the rich history of St. Kitts as a plantation island and his previous experience as a chef at Park Hyatt resorts in Dubai and Melbourne, Australia. In addition to its namesake restaurant (that serves food all day), The Great House is the resort's

OCEANHOMEMAG.COM



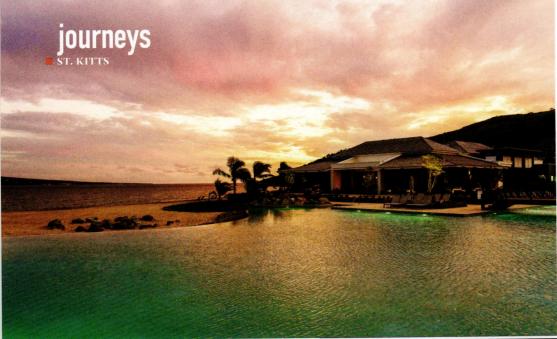
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epicenter and houses a conservatory, library, concierge, herb garden, and rum bar.

Located down on the beach overlooking the boat dock, the Fisherman's Village restaurant is the perfect spot for a slightly more casual lunch or dinner.

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If you're looking for something a bit more romantic, the Stone Barn offers intimate, adults-only dining in a replica of the classic "stone barn" that St. Kitts is known for. And if you really love food and are looking for a truly memorable gastronomic experience, be sure to book the chef's table in The Great House. The long table is located in the kitchen, and as I found out during our stay, the chef does way more than just prepare and describe every dish; he brings the meal to life.

After the several days I spent running among the green hills around the resort, swimming in the ocean and various pools, and eating everything from the most amazing chilled coconut soup at the Fisherman's Village to a breakfast of fruit, pancakes (with real Vermont maple syrup), and coffee in bed, I was feeling pretty good. But then it was time for my "treatment" at the Miraval spa. The facilities—including the locker rooms equipped with outdoor showers, sauna, and steam rooms; the oversized hot tubs; the nine different body and facial treatment rooms; even the super luxurious robes-were soothing and stateof-the art. And my massage was amazing.

But it was only after I'd continued unwinding in the hot tub after my massage, got dressed, and saw the smiling spa staff again that I understood why I had such a good feeling about this place. It's the people.

Everyone—from the chefs, wait staff, and housekeepers to the people who checked us in and even the folks doing the landscaping—smiled. In fact, when I arrived at the "welcome walk" in my running getup at 7:00 a.m. and asked if anyone had found my iPhone charger (it's a long story), the young guy ran (not walked) off to find one for me like I was a friend.

His sincere desire to help out made an impact on me, so I had to ask a local (who'd moved back after living for years in Miami) over dinner, "Is everyone who works here as friendly as they seem?"

She just smiled and answered, "People from St. Kitts are kind. I don't know how to say it any other way."

I couldn't agree more. Of course, every high-end resort aspires to provide "excellent service." And we even experienced a few service hiccups that can happen at a new resort. But only a rare few, like the newly opened Park Hyatt St. Kitts, can deliver "kindness" in addition to all the other elements that make a luxury coastal vacation truly special. •





Top to bottom: The resort's large main pool is right on the beach, watching the clouds through the yoga studio's open roof is utterly relaxing, the Stone Barn offers a intimate dining expierence, and floorto-ceiling windows in the suites make for magical views.



The main industry on St. Kitts was sugar production from the arrival if the English in 1623, up until 2005 when the final sugar plantation closed. And since St Kitts has only recently embraced tourism, the island (especially where the resort is) feels wonderfully unspoiled. Meanwhile, the high-end development that's underway in the area now seems on track to preserve their most precious natural resource—nature.

FOR MORE INFORMATION, VISIT stkitts.park.hyatt.com



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WELCOME TO THE CLUB

BAREFOOT LUXURY IS THE ABACO CLUB'S MODEL, AND IT TAKES ONLY ONE VISIT TO EMBRACE ITS APPEAL

BY SHAUN TOLSO!

I'm stuck. Again. In this battle between me and low tide, low tide is winning. And it's not close. In fact, I can cling only to the tiniest of moral victories: there's no one around to witness it.

During the final afternoon of my stay at The Abaco Club on Winding Bay, I've climbed into a sea kayak and ventured out to Sugar Key, a spit of land no more than 1,200 feet long, set only a quarter mile from the residential club's white sand beach. The tiny island offers tranquility and solitude to those wishing to further escape the club's already bucolic lifestyle. Four chaise lounges under two thatched umbrellas punctuate its sliver of sandy beach. Remote sunbathing, how-

ever, is not what brought me to the key.

I've made this aquatic pilgrimage to see—and hopefully paddle with—a flotilla of sea turtles that I've been told often inhabits the shallow, azure waters just off the key's rocky, western shore. That is, if I can ever get there.

The waters of Winding Bay are perpetually shallow, but at low tide their depth can drop to only a few inches in certain places, especially around the protected bay side. After multiple run-ins with discreetly positioned sandbars—encounters that each time required me to pull my kayak to marginally deeper water only a stone's throw away—I've finally reached the western tip of the island.

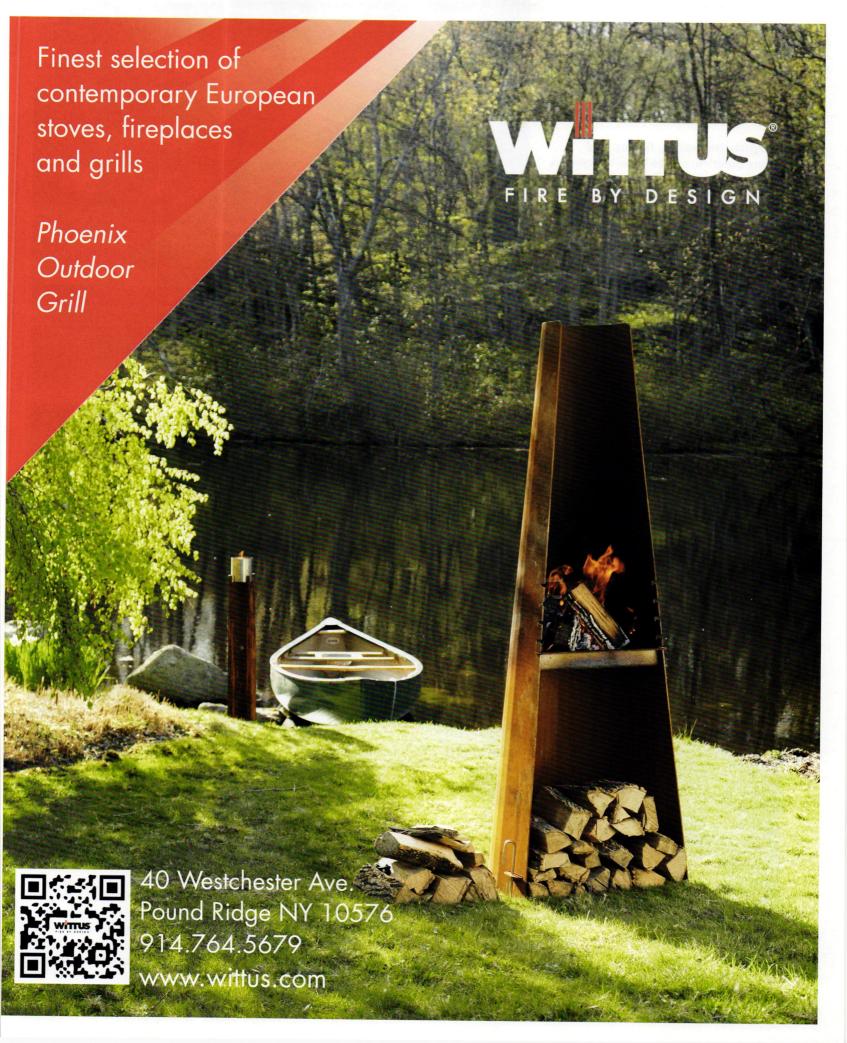
But there are no turtles.

Disappointed, I paddle alongside the rocky cliff face, enjoying a gentle breeze and the sun on my face. Suddenly, a dark, oblong piece of coral about ten yards ahead of me drifts out toward the deeper water, and I realize that it's not coral at all. The turtles are here.

In only a few minutes of paddling around the calm waters on this side of the key, I've encountered at least a half dozen turtles, some less skittish and more curious than others. One even floats only inches away from the bow of my kayak, poking its head above the surface to get a closer look at me. Some Abaco Club residents say that snorkeling with the turtles is possible, but today I'm content to observe them from above the water's surface.

BIRDIES IN THE BAHAMAS

Besides its pristine two-and-a-half-mile stretch of private beach and the serene, turtle-inhabited waters of Winding Bay, The Abaco Club is actually best known for



MAY

journeys

its superlative boating, fishing, and golfing experiences; the latter brought me to Great Abaco Island.

Standing on the first tee, you can see Flippers Beach Bar no more than 100 yards away and the inviting waters of the bay just beyond. Parrots swoop across the playing area as you walk down the first fairway, reminding you—in case you somehow forgot—that this is the Bahamas in all its glory.

It's not until you get to the fourth hole—a downhill par 3 whose green is framed by a tantalizing view of Winding Bay and the crescent of white sand along its edge—that you find yourself easily distracted from the task at hand. The course's oceanfront location also plays a pivotal role on the next hole, a short par 4 that doglegs slightly to the left, hugging the beach, tempting longer hitters (and anyone impervious to risk) to go for the green, hitting their tee shots over the edge of the beach.

Darren Clarke, the 2011 British Open champion and the property's club ambassador, opines that the oceanfront fifth could be the course's signature hole; however, a full round reveals numerous holes that could carry such a distinction. The entire



location is akin to an exclusive Caribbean resort, and the course itself is far more challenging than a typical resort layout.

"This is a proper golf course," says Clarke, who became a member back when the club opened in 2004. "The course is sensational and it's really not easy."

The course's degree of difficulty was a primary selling point when Clarke decided to buy a home here more than a decade ago. "First and foremost, it's important for me to have somewhere where I can come and work on my game," he says. "I didn't want a golf course where I could hit it anywhere and shoot 63 or 64. That's not conducive to getting myself







ready to play [on tour]. I wanted something that's going to be a test. When the wind blows here and I play off the tips, if I break 70, I've played really well."

Thankfully, the wind isn't howling during my round, but the course's innate difficulty still shines through. By the time I've reached the 18th hole—a dramatic par 5 that runs parallel to the property's rocky cliff and coastline only about 30 yards away—I've taken more swings than I would like, but the course's natural

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The Abaco Club offers a range of residences to buy or rent, starting with one-bedroom golf cabanas (bottom), as







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> beauty and the friendliness of the staff prevent my blood pressure from rising.

"It's an amazing view," says the club's head golf pro, as we stand on the 18th tee box, watching the waves crash against the cliff face. "And just think," he adds, pointing to the horizon, "there's nothing out there in that direction until you get to Africa."

That fact actually impacts another of the club's most popular activities.

REEL DIVERSITY

While The Abaco Club delivers pure Caribbean golfing bliss, its location also makes it a fisherman's paradise. When Southworth Development acquired the property in 2014, the company partnered with Blackfly Lodge, a fishing resort set a few miles south along the island's west coast, to provide members and guests with access to a team of expert guides and charters that specialize in saltwater fly fishing along the flats of Abaco Island.

When the deep-sea season booms in April, May, and June, The Abaco Club is ideally located to take advantage of the big game species that migrate along the coast. While the waters of Winding Bay are incredibly shallow, the waters of the Atlantic Ocean off the island's west coast (along the golf course's 18th hole and farther north) drop to incredible depths very near the shore. So members and guests who book deep-sea charters out of nearby Little Harbor with the club's concierge can expect a

lot of action in a short amount of time.

"You pull out of Little Harbor and you're getting ready," describes David Southworth, the development company's founder and CEO. "Your line is in the water in ten minutes. I could recognize you on the 18th fairway and have something on my line."

As Southworth explains, members can experience a full day of sailfish, marlin,

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or tuna fishing in half the time it takes anywhere else, which opens up the possibilities for what a full day at Abaco Club can include. "I've gone out fishing at eight in the morning and come back in for lunch after a very successful morning," he says. "Then I've played golf, gone to the spa to enjoy a massage, and sat down for dinner at 7:30 and not felt rushed. It doesn't even seem like you're busy."

LIVING THE DREAM

Those who wish to experience the club can do so as a guest up to three times. During those stays, visitors have access to all member amenities; however, they are charged non-member greens fees (\$205 per round). During their stays, guests can rent one-bedroom golf cabanas, starting at \$495 per night; two- to four-bedroom beach or waterfront cottages, which start between \$1,499 and \$1,899 per night; four-bedroom estate homes on the golf course, which start

at \$2,199 per night; and four- or six-bedroom beachfront estate homes, which start at \$4,099 and \$10,000 per night respectively.

Guests who wish to become members can buy any of the aforementioned residential offerings. The freestanding cabanas, built in 2006 and more recently renovated, are fully furnished, offer 650 square feet of living space, and cost \$400,000. The single-family cottages, inspired by traditional Bahamian architecture, offer between 1,200 and 3,000 square feet of living space with some customizable features and turnkey finishes. They range from \$1.6 to \$3 million.

Those wishing to build their own estate home can select oceanfront or ocean-view lots between one and two acres in size. Priced between \$3 and \$4 million, these lots are strategically located along the bay, the golf course, or the Atlantic coastline, some with up to 200 feet of ocean or beach frontage. Existing estate

homes occasionally come up for sale and are listed on the club's website.

Guests wondering if the club is the right place for them learn the answer quickly, usually during their first visit. "Here, more so than other places, you either get this or you don't," says Southworth.

The club's "barefoot luxury" premise resonated with Clarke immediately. "I've been very fortunate that my chosen career path has afforded me the luxury of being in many beautiful locations around the world," he says. "Very few of them offer everything that Abaco does.

"If you want to go and rub shoulders with rock stars, this may not be the right place," he continues. "But if you want to come and get away from everything and just have an amazing, understated luxurious holiday where everyone will be catered to, this is the best place for it." *

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DESTINATION LUXURY

The latest in oceanfront real estate and resorts BY MELISSA C. GILLESPIE

Waiea, the first residential tower to be completed at Ward Village, is a 36-floor tower offering spacious interiors and a sweeping glass façade. Designed by architect James K.M. Cheng in collaboration with WCIT Architecture, Waiea features two Grand Penthouses on the 35th and 36th floors, each showcasing expansive living spaces with 360-degree views of the island. Residents enjoy a fitness center, spa, library, movie theater, ocean view bar, and an infinity-edge swimming pool aligned with the Hawaiian horizon. Prices start at \$1.5 million to \$36 million. waieawardvillage.com

MAX DAYTONA **BEACH**

MAX ushers in the next=generation of architectural style in Daytona. Located on the tranquil sands of Daytona Beach Shores, this modern South Beachinspired glass tower features 72 residence

with expansive outdoor living areas and open interiors bathed in sunlight. Ranging in price from the \$450,000 to \$1 million, this contemporary, ultraluxury high rise boasts a rooftop lounge and fitness facility.

maxdaytonabeach.com

THE CARNEGIE **TOWER**

Situated in the coastal town of Portsmouth, Rhode Island, The Carnegie Tower has sweeping, floor-to-ceiling unobstructed waterfront views of Narragansett Bay and The Carnegie Abbey Club golf course.



With a choice between one-, two-, three-, and four-bedroom units, many of which include fireplaces, dens, private outdoor spaces, direct keyed elevator access, and access to The Carnegie Abbey club and marina. Prices start at \$390,000 up to \$1.1 million. carnegietowerri.com

EIGHTY SEVEN PARK

The 20-story **Eighty** Seven Park in Miami Beach has broken ground with 60 percent of the units already sold. Developed by Terra Group, Stantec is the executive architect on the project working in collaboration with Renzo Piano. Eighty Seven Park has 66 one- to five-bedroom residences ranging from 1,400 square feet to 7,000 square feet and priced

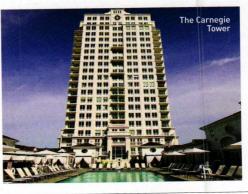
at \$1.6 to \$15.2 million. Amenities will include concierge and butler service, an outdoor juice bar, a full-service salon, and full-time botanist. eightysevenpark.com

SECRET BAY

Secret Bay, a five-star boutique resort located on the Caribbean island of Dominica, is slated to reopen November 2018 with updated accommodations and new amenities. The eco-luxury retreat will feature six freestanding, architecturallysustainable villas. each with a private plunge pool; an onsite restaurant; and, a newly constructed riverside wellness pavilion to serve as a destination for wellness classes and spa services. Prices will start at \$802 per night. secretbay.dm



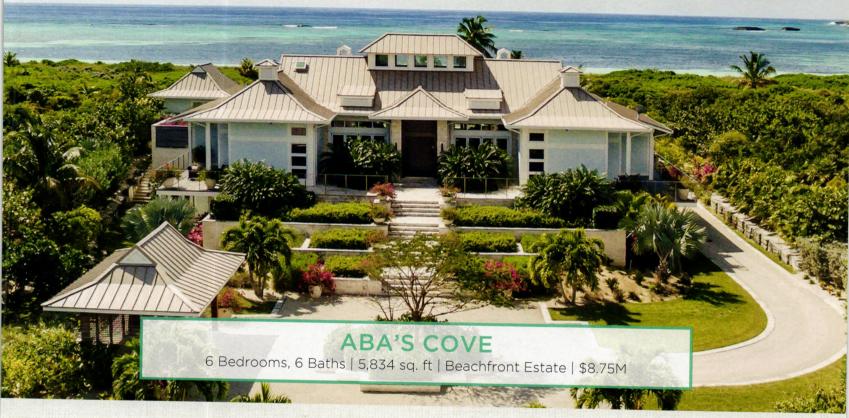
Located directly on the Gulf of Mexico is a private enclave with only six exclusive condominium residences, OCÉANE is a private and secluded resortstyle living experience on Siesta Key, Florida. The six waterfront residences feature 72-foot terraces, enclosed three-car garages and private poolside cabanas, overlooking the #1 Beach in the World. These exceptional residences are priced from \$3 million to \$4.4 million. oceanesiestakey.com



FOR ADDITIONAL PHOTOS AND OPENINGS, VISIT oceanhomemag.com and our digital edition.



OCEANFRONT LUXURY IN THE BAHAMAS





HIBISCUS \$2.35M 3 Bedrooms, 3 Baths | 2,350 sq. ft Beachfront Villa

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 - · OCEANFRONT DINING



HUMMINGBIRD \$2 3 Bedrooms, 3 Baths | 2,158 sq. ft. Oceanfront Villa

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Exclusive Representation

Affectionately known as "Camp Jerome" and originally owned and operated as a gentleman's farm, this handsome 17 room residence with 2 guest houses has not been for sale in over 50 years. A once in a lifetime opportunity exists here within the quiet hamlet of Quiogue conveniently located between Westhampton Beach and Quogue and just moments to all conveniences and pristine ocean beaches. 16 acres comprised of three parcels with over 500' of newly bulkheaded water frontage as well as the 3 stall horse barn with paddocks, tennis court and basketball courts, is an ideal outdoor enthusiast paradise. \$23.45M WEB# 37463



corcoran

Tim Davis

Licensed Associate RE Broker & Regional Brokerage Advisor East End o 631.702.9211 | tgdavis@corcoran.com

The Hamptons Luxury Market Leader #1 Hamptons Agent: Wall Street Journal -June 2014 & 2015









Utmost privacy surrounded on three sides by land that has been farmed by the same two families since the 1600s. 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.

With over 37 years of success listing and selling the best properties on the East End, Tim Davis has become one of the most sought-after brokers in the country offering both buyer agency and seller agency representation.

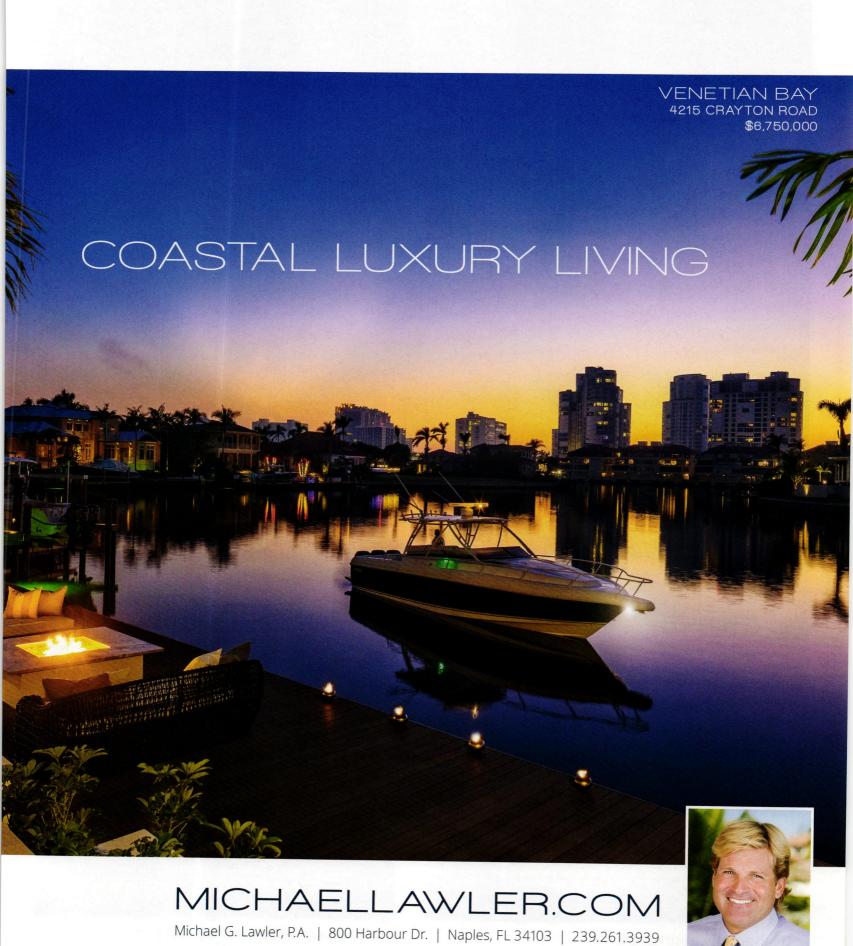
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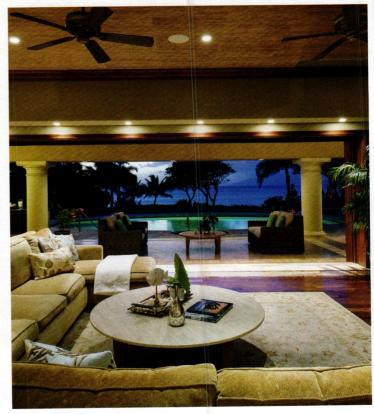




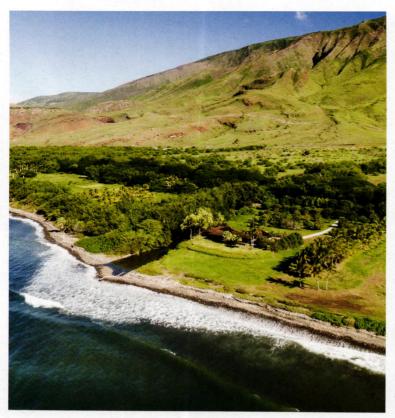
Maui's Grand Oceanfront Estate



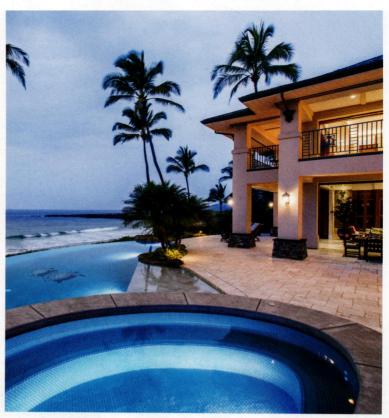
Kahana Oceanfront Estate



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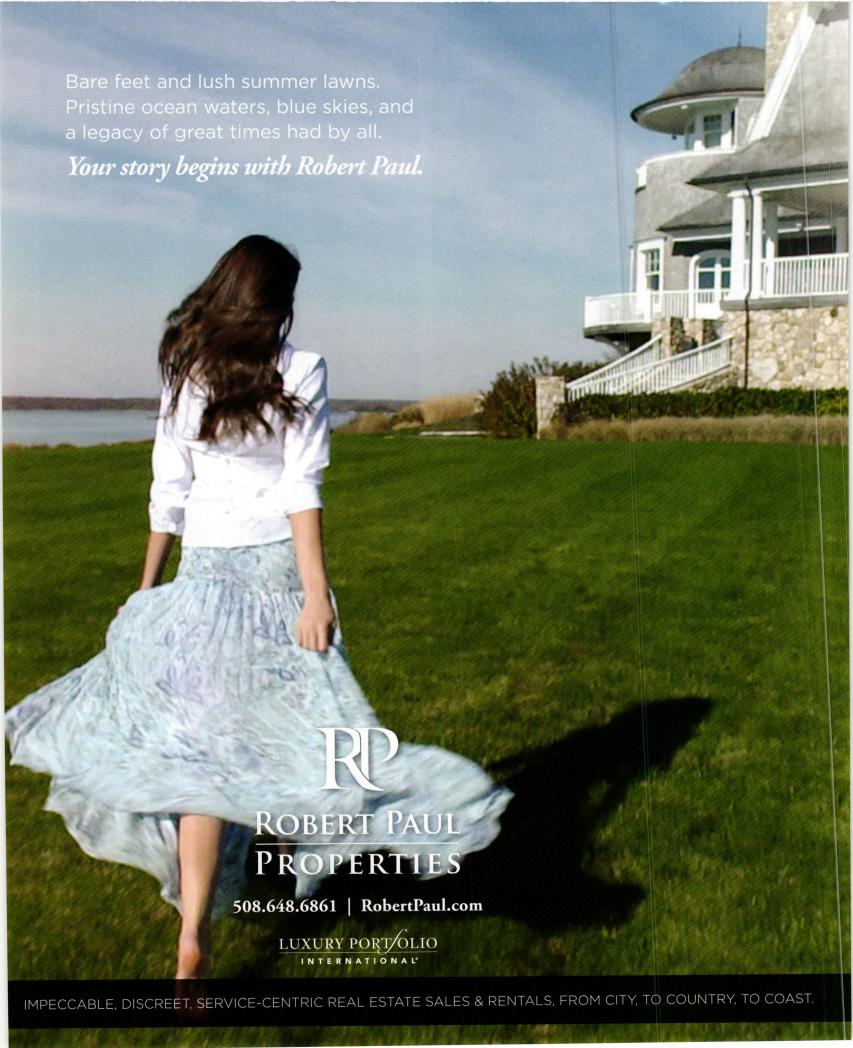
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Exquisite waterfront estate with guest house, two private docks, Osterville \$11.995M Robert Kinlin 508.648.2739



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7 BEDS | 7 BATHS | 12,727 SQ. FT. | 2 ACRES | \$14,500,000



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THE BEACH HOUSE | MEADS BAY 8 BEDS | 8 BATHS | 17,000 SQ. FT. | \$14,500,000



TIP OF THE TAIL VILLA | PROVIDENCIALES 6 BEDS | 6 BATHS | 7,560 SQ. FT. | \$6,999,999



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PARADISE ISLAND, BAHAMAS

Ocean Club Estates. Pristine 6 bedroom, 7.5 bath property on a private sandy beach. Spacious open plan living, covered patios, outdoor kitchen and pool. Sold fully furnished with 45 ft. dock slip at the Ocean Club Marina. WEB: KDEJB5. \$12,995,000 US. Nick.Damianos@SIR.com

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PARADISE ISLAND, BAHAMAS

Ocean Club Residences and Marina. 7,224 sq. ft. waterfront penthouse with stunning finishes and exquisite furnishings. Prestigious gated community with golf course, gym, tennis courts, beach club, marina. WEB: RPYVWN. Price upon request. Nick.Damianos@SIR.com

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NICE, FRENCH RIVIERA

In the mythic Palais Maeterlinck- waterfront state-of-the-art residence: 600 sq. m. contemporary duplex apartment with independent studio, opening onto a splendid wooden terrace with private pool facing the sea. €14,500,000. pi@azur-sir.com

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PESCADERO, CALIFORNIA

Once in a lifetime opportunity for an oceanfront farm property on 414 acres. Sweeping Pacific Ocean vistas, lush, fertile farmland, barns, residences, packing facility and unsurpassed privacy. \$29,000,000. Michael Dreyfus.

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SAN DIEGO, CALIFORNIA

Midcentury style Sim Bruce Richards designed oceanfront compound with pool. Impressive layers of wood, brick, stained glass, stone masonry and floor-to-ceiling windows frame the ocean views. \$18,750,000. Eric Iantorno, Kathy Herington and Clinton Selfridge Pacific Sotheby's International Realty +1 619.256.7005 | PacificSothebysRealty.com



SAN DIEGO, CALIFORNIA

One-of-a-kind oceanfront masterpiece offering breathtaking views and unparalleled design. Every level offers ocean-facing terraces and vanishing glass walls that showcase the brilliant panorama of the Pacific. \$14,950,000. Eric Iantorno and Clinton Selfridge.

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SAN DIEGO, CALIFORNIA

An exquisite masterpiece with waterfront views from La Jolla to Dana Point. Sophisticated and inspiring, this Venetian style new construction home embodies the finest attributes of waterfront living, \$8,800,000. Clinton Selfridge and Eric Iantorno

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SANTA CRUZ, CALIFORNIA

175 acres of pristine wilderness, organic farmlands, secluded beachfront, and a 19th century farmhouse. One hour from Silicon Valley. \$35,000,000. Michael Dreyfus.

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TIBURON, CALIFORNIA

Rare waterfront acreage on San Francisco Bay comprised of 3 parcels totaling just over 10.5 acres - for development as grand estate or individual homes. Enjoy beach access and sweeping views. \$5,950,000. Missy Zech and Stacy Achuck.

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MADISON, CONNECTICUT

Pristine, elegantly updated classic 5 bedroom in desirable Barberry Farms private beach community. Ideal location offering private sandy beach, summer boat storage and the ability to place a mooring on the Sound. Walk or bike to charming downtown Madison. \$2,250,000. Bette Zollshan. homes@bettezollshan.com William Pitt Sotheby's International Realty

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Enjoy panoramic ocean views from this luxury 3 (or 4) bedroom, 4 bathroom condo with an elevator, gourmet kitchen, master spa-like bath, 2-car garage, outdoor/indoor fireplace, and rooftop pool. Walk-to-it-all on Ocean Drive, boutique shops, fine dining. \$1,500,000. Kimberly and Michael Thorpe. kthorpe@tcsir.com Treasure Coast Sotheby's International Realty



NEWPORT, RHODE ISLAND

Located in Newport's Ocean Drive area -fabulous custom 4 bedroom with ocean views and wonderful privacy. Features unique interior bridge spanning an infinity-edge pool leading to private guest quarters. \$6,990,000.

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169 BORDER STREET, NORTH SCITUATE, MA

Overlooking the Gulf River on seven magnificent acres, this one-of-a-kind French Country Estate, known as Unicorn Cottage, built by Edward Cunningham in 1923, is a true world class residence offering the utmost in privacy, serenity and stunning water views inside and out. The Massachusetts Horticultural Society has awarded the garden a Gold Medal for a Four Season Garden. An allee of pear trees welcomes guests to the formal courtyard entry of this Stone masterpiece, with its grand spaces and family friendly casual spaces, unmatched in any of the Greater Boston coastal towns.

\$3,950,000





100 BEACH STREET, COHASSET, MA

Harbourstead is one of Cohasset's truly great Little Harbor waterfront properties. This 12 room, 5 bedroom Shingle & Stone Classic, with an attached 5 room guest house, has graceful stone arches, hidden gardens, a secluded swimming pool, a waterfall, multiple decks and porches filled with visual surprises and a waterfront presence that will sweep you away. Recent significant renovations to all levels include kitchen, baths, a dramatic screened porch with motorized screens and a study with stone arches reminiscent of the Boston Harbor Hotel. Sail, swim and fly fish from your own dock!

\$5,350,000



18 Elm Street Cohasset, MA 02025 781-383-6010 homes@deanandhamilton.com

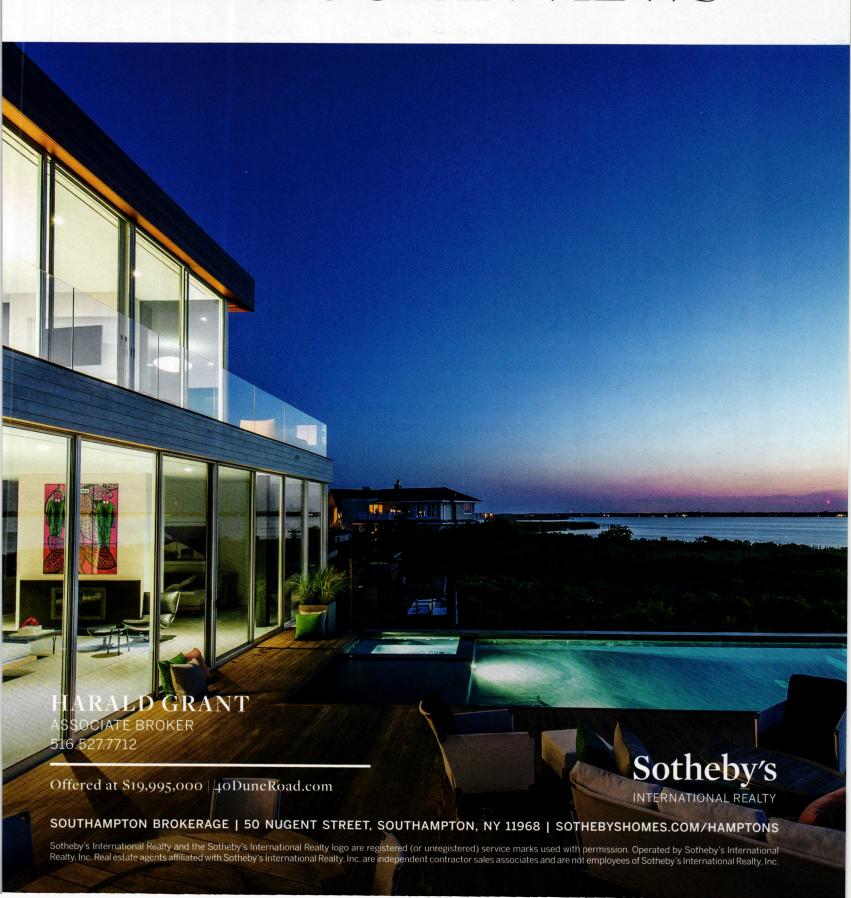




Bill Good

Tom Hamilton

MODERN BAYFRONT DOCK & OCEAN VIEWS











Located on Florida's beautiful Treasure Coast, this oceanfront gem is truly a beach lover's dream! Designed and built for the ocean with expert engineering, this incredible home will sure impress even the most discerning client. The interior's overall pallet is like an extension of the beach with high end finishes, rich millwork and the extensive use of windows to take in the mesmerizing panoramic views of the Atlantic Ocean. Experience sunrise to sunset views since the home is also situated to look out over the wide Indian River. The spacious living spaces are thoughtfully designed to present spectacular views from every room. The kitchen is a cook's dream with 6 burner gas stove top, double ovens, 2 full size refrigerators and freezers, 2 sinks, 2 dishwashers and a built-in coffee espresso machine. All three floors are serviced by an elevator and the garage can accommodate up to 8 vehicles. There are 5 bedrooms, 5 full and 3 half baths. The master suite has 2 walk-in closets, a luxurious bath with shower and soaking tub plus a morning kitchen. Outside you can relax under the covered outdoor living areas complete with an outdoor kitchen and fireplace or lounge poolside and take in the warn sun and tropical breezes. So, come put your toes in the sand, enjoy walks on the beach or launch your kayak in the river and really start living!

MLS# M20009100 \$3,995,000



Gary Winn, Broker gary@maurypeople.com 508.330.3069

NANTUCKET ISLAND





















WILLIAM RAVEIS

LUXURY PROPERTIES



NORWALK, CT \$5,250,000 | MLS#170024434 Michelle&Company, 203.454.4663



MARBLEHEAD, MA \$3,900,000 | MLS#72246687 Steven White, 781.690.6433



PROVINCETOWN, MA \$3,499,000 | MLS#21715549 Lee Ash, 508.237.6342



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



MARCO ISLAND, FL \$2,800,000 | MLS#217068746 Techrin Carbary, 239.250.8688



BRANFORD, CT \$2,299,900 | MLS#N10224054 Vicky Welch/Lindsay Greenberg, 203.215.4990



WELLFLEET, MA \$1,849,000 | MLS#21714374 Jorie Fleming/John Ciborowski, 508.246.3721



BRANFORD, CT \$1,695,000 I MLS#N10217780 Lori Vogel/Vicky Welch, 860.614.0666



ARROWSIC, ME \$1,500,000 | MLS#1327353 Kim Latour, 207.687.9663



NANTUCKET WATERFRONT COMPOUND



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 I bedroom and I 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













Maury People



Gary Winn, Broker gary@maurypeople.com 508.330.3069

Craig Hawkins, Broker craig@maurypeople.com 508.228.1881 x119

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FRANK NEER: SPECIALIZING IN COASTAL PROPERTIES









159 ATLANTIC AVENUE, COHASSET, MA 02025 LIST PRICE: \$7,650,000

Cedar Ledges is a truly magnificent and historic landmark originally built in 1732, owned by only 2 families over the last 282 years. Extraordinary privacy and serenity, the property boasts 3.3 acres abutting Sandy Cove as well as deeded rights to Lothrop Beach and a potential buildable lot. Once used as a seaside inn, the house has been improved over the years and includes 13 rooms, 5 fireplaces, a screened porch which converts to a conservatory in winter, tennis court and grounds chosen by the Smithsonian Institution as one of the "Notable Gardens of America."

38 ATLANTIC AVENUE, COHASSET, MA 02025 LIST PRICE: \$2,289,000

A home with European style and a rare beauty of antiquity has been invigorated with modern conveniences, technology & design. You will love your lifestyle in this stunning, five bedroom landmark villa—with privacy & wide open views of the gardens, Treat's Pond, the Atlantic Ocean & Minot's Light. A landscaped forecourt & foyer with a barrel vaulted ceiling are uniquely welcoming. A sunlit kitchen with stainless appliances & granite counters & a multi level garden offer one-of-a-kind entertaining options. Deeded beach rights to Sandy Cove delight family summers.

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.

62 WHITE HEAD ROAD, COHASSET, MA 02025 LIST PRICE: \$3,695,000

Views from almost every window of this magnificent Estate constantly entertain with moving pictures of lobster boats and sailboats passing in and out of the harbor while sleek yachts head out to Minot's lighthouse. As one of a handful of homes in Cohasset with both harbor and ocean views, 62 White Head offers a unique, exclusive vantage point. This property boasts access to two private beaches; Whale Meadow to launch kayaks and Sandy Cove, the most-coveted beach in town. Recent renovations have created a home with picture windows inviting nature indoors, a living room/dining room superb for entertaining and a state-of-the-art kitchen.

214 JERUSALEM ROAD, COHASSET, MA 02025 LIST PRICE: \$2,695,000

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.

ON THE SOUTH SHORE AND THE ISLANDS.



70 BLACK HORSE LANE, COHASSET, MA 02025 LIST PRICE: \$11,400,000

This exclusive, private direct waterfront estate located on Cohasset Harbor boasts 14 acres, including a 7 acre island and 2500 feet of water frontage. The property currently features a 250 year old Sea Captain's House, a beautiful and a spacious barn/carriage house/boat house with green house. It also has a private boat dock and an outdoor pool and pool house. The property includes two additional buildable waterfront lots. The home features six bedrooms and five and a half baths, including a Master Suite with his and her dressing rooms. The home is already hooked up to town sewer and is ready for renovations.



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

One of the South Shore's finest waterfront estates. Gracious 140 year old ocean-front 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 land-scape offering unparalleled beauty with which to enjoy the sunrise and sunset, as well as swimming, fishing and year-round entertaining.



126 BORDER STREET, COHASSET, MA 02025 LIST PRICE: \$3,195,000

Spectacular classic waterfront colonial which sits on 2.8 acres of waterfront property with direct access to Cohasset Harbor and the ocean. Renovated in 2006 this one-of-a-kind home has the charm of a 1780's colonial with every amenity: top of the line cook's kitchen, wine closet, master suite, expansive family room, sun room, library and formal living/dining rooms. A covered porch, screened porch, deck, three car garage with an office/media/game room above. A short walk to Cohasset Village. Property has water frontage for a dock.



6 DEEP RUN, COHASSET, MA 02025 LIST PRICE: \$3,995,000

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.



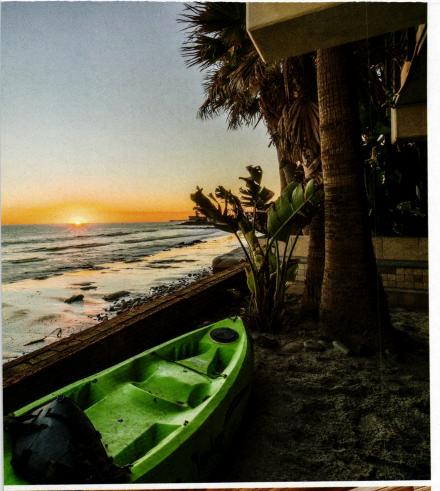
63 NICHOLS ROAD, COHASSET, MA 02025 LIST PRICE: \$6.950.000

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.

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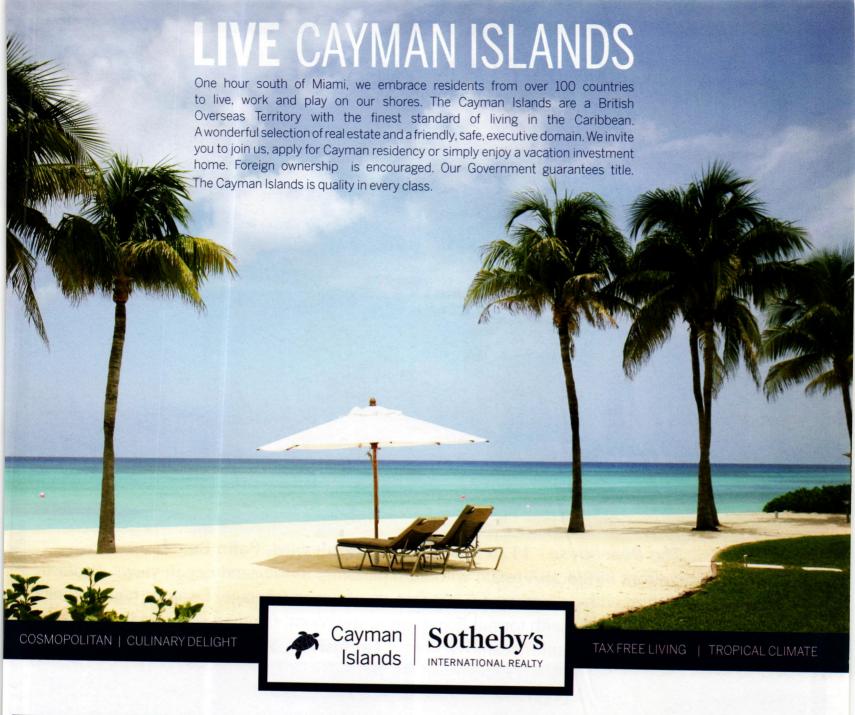
Beachfront architectural home on sandy Las Flores Beach. Custom finishes through-out including custom lighting, driftwood ceilings with exposed beams, beach-shell cladding in bathrooms, custom shell stone natural gas fireplace, indoor water elements, and a private rooftop deck with coastline views. There is an ocean-front entertainment area on a large sandy deck complete with water grotto-style spa, flat screen TV and a natural gas fire pit. The best of the Malibu Beach lifestyle!

Offered for sale at \$8,900,000











LIZARD RUN

Stunning 4 bedroom residence located directly on Seven Mile Beach overlooking the Caribbean Sea. Escape the cold & join us on our pristine, white sandy beaches! MLS#402773

US\$6.85m.



CAYMAN CASTLE

This unique 1.75 acre landmark estate provides commanding & majestic panoramic views. High income producing property for vacation rentals. MLS#403963

PARADISE POINT

This ultra private estate, set on over an acre comprises a great house & guest cottage. Located in prestigious Cayman Kai with magnificent views.

MLS#408131



BARCO A LA VISTA

US\$5.5m.

A beachfront family home close to the business districts of Grand Cayman. Extraordinary views of reef protected South Sound. Digital brochure available. MI S#404691

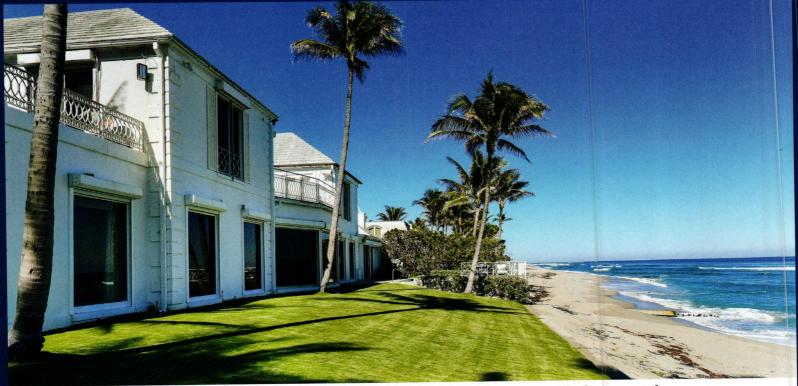
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The Beachouse - 1125 South Ocean Boulevard, Palm Beach

Rare, direct oceanfront 8BR/8.3BA estate with commanding, in-the-sand ocean views. Fantastic Estate Section location with an impressive 194 feet +/- of ocean frontage. Features high ceilings, open entertaining areas with formal living room, sun room, family room, and library.

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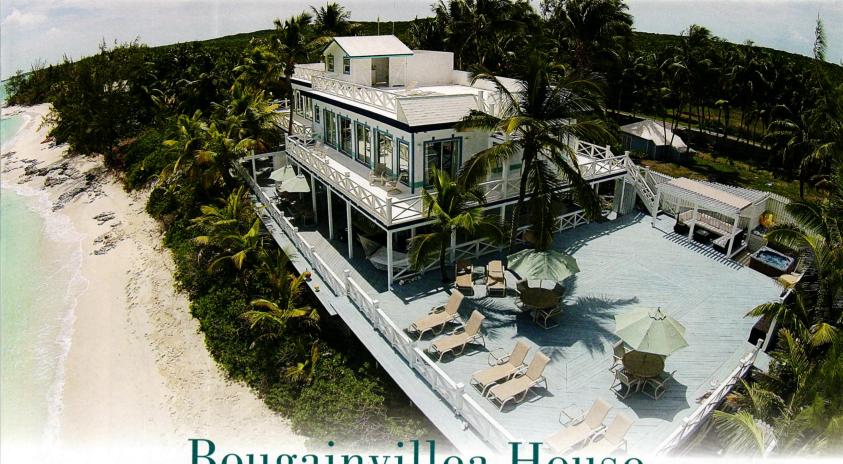
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Bougainvillea House

Exuma, Bahamas, Caribbean

Offered at \$3.25 million USD

- Exotic, tranquil, exclusive Villa, located on a private, pristine, white sandy beach
- · Hollywood celebrities, such as Penelope Cruz, Javier Bardem, and others have stayed here
- Sleeps 10-18 adults in seven bedrooms with nine bathrooms and three kitchens
- Features 160 feet of waterfront on a pristine beach with a prevailing, light sea breeze
- Ten minutes from the Emerald Bay Resort, Golf Club, and Marina; and the village of George Town
- Income property with tax and business advantages as a Bahamian Corporation
- One hour from Florida with daily jet service from Miami, Atlanta, Charlotte, and Toronto
- The Villa is available for weekly rental, starting at \$21,000 per week with regular returning clientele
- Member of the Third Home Luxury Property Club with more than 10,000 homes
- Includes Four Seasons, Ritz Carlton and many other worldwide, elegant, multi-million dollar, residences.

Judith Hurlock, Broker | Seahorse Realty Andros House | Old Hoopers Bay Exuma | Bahamas P.O. Box EX-29420 C: 242.357.0600 | W: 242.336.4501 Judy@SeaHorseRealtyExuma.com SeaHorseRealtyExuma.com



954.918.5320 | info@bougainvilleahouse.com | www.bougainvilleahouse.com













last look

INSPIRED DESIGN



+ MAY 2018

INSIDE-OUT

This stunning villa perched atop a cliff in the British Virgin Islands maximizes the ocean view and shows just how breathtaking a thoughtfully designed and well-engineered outdoor living space can be. The "Penthouse Villa" is the work of OBM International's architectural design team, who collaborated with consultants to make sure the home had unobstructed floor-to-ceiling windows (that could be retracted completely) as well as a wraparound terrace perched over the cliff, allowing guests to feel like they are floating above the sea. And since this special home is styled with Fendi Casa décor and furnishings throughout, the interior and outdoor space blend together in a one-of-a-kind combination of comfort, opulence, and style. BY BILL SPRINGER

FOR MORE INFORMATION, VISIT obmi.com