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OCEANTM HOME

The Luxury Coastal Lifestyle Magazine

AUGUST + SEPTEMBER 2018

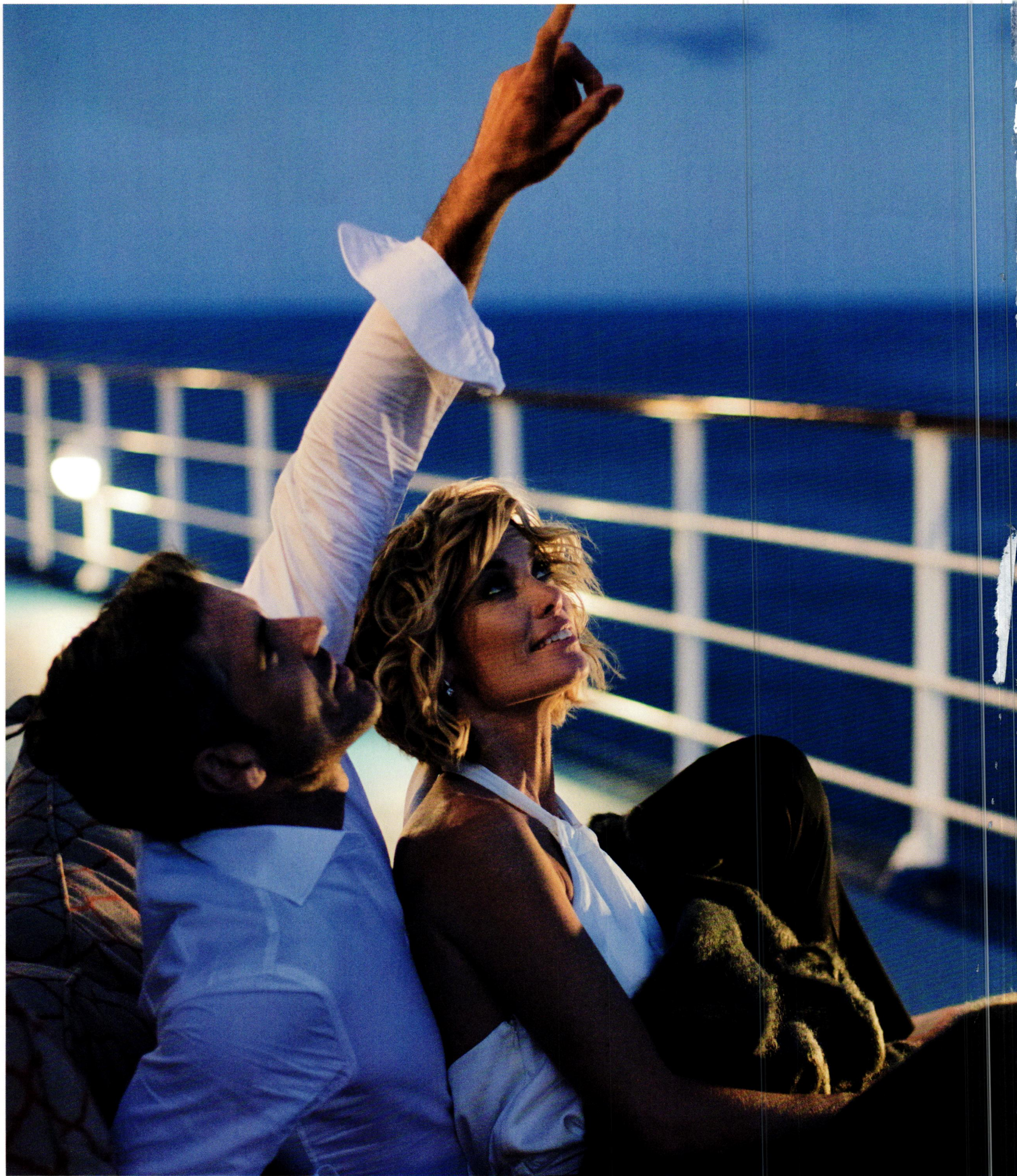
TOP HOMES 2018

THE MOST EXCLUSIVE COASTAL HOMES ON THE MARKET

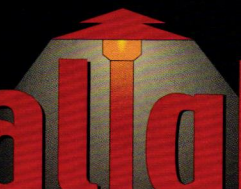
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tops this year's
Top Homes list.

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A team of designers scaled this Cape Cod home to fit its surroundings without sacrificing any of its 8,000 square feet of living space.

BY J. MICHAEL WELTON

PHOTOGRAPHY BY JEFF MCNAMARA

ON THE COVER THIS YEAR'S TOP HOME IS THIS 42-ACRE HAMPTONS ESTATE ON THE MARKET FOR A COOL \$175,000,000. **Page 48** PHOTOGRAPH COURTESY OF BESPOKE REAL ESTATE



General Contractor: The Lagasse Group
Interior Design: Ally Coulter
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OCEAN HOME
50

Top
Coastal
Architects
2017

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THE BEAUTIFUL
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editor's letter

■ NOTES FROM THE COAST



Ocean House
in Watch Hill,
Rhode Island

BETTER THAN NEW?

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I love sophisticated modern architecture.

In fact, one of my favorite ocean homes in the world features walls of glass that eliminate the boundary between inside and outside and sharp angles that create intimate spaces. And the way it blends almost seamlessly into the ruggedly beautiful rocky point of land in Maine where it was built moves me every time I'm there.

But a recent visit to the Ocean House in Watch Hill, Rhode Island, and a recent chat with the founders of Vineyard Vines, Shep and Ian Murray, remind me how much I also love beach houses, grand hotels, and architecture styles that have been around for hundreds of years.

Shep and Ian's houses on the Vineyard look historic, but have all the modern comforts. And the Ocean House is way, way more than just a refurbished old building. In fact, it's brand new, with every luxury you'd expect in a five-star hotel. But it's also an exact replica of the original, which opened after the Civil War, and eventually fell into irrevocable disrepair.

As you'll see on page 66, I stayed there with my family to unwind at the beach, eat like royalty, and be pampered in every way. And lots of exclusive beachfront re-

sorts offer these experiences. But what made our visit so special was that it also gave us a chance to go back in time. Or at least feel like we'd gone back to a slower, grander age when people played croquet all afternoon and got "dressed" for dinner.

The best part for me was the way our almost-six-year old took to roaming the grand curved halls like Eloise at The Plaza—or like Ludwig Bemelmans's Madeline does "In and old house in Paris that was covered with vines." I mention Bemelmans because the Ocean House has a magical collection of his original art (in addition to many other important and whimsical works) on display. The illustrations bring a joyful, irreverent spirit into the place that's truly marvelous.

In fact, it's hard to find a more "exclusive" ocean retreat than the Ocean House simply because there's no other place quite like it. But I really want to know what you think? Is old better than new? Please share your thoughts at my email address below. ♦

Bill Springer, Editor-in-Chief
bspringer@oceanhomemag.com

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01



bhale_photo Been waiting for this for a while now. Had the opportunity to shoot Patrick Kennedy and his family in their Brigantine home. Huge thanks to my amazingly talented wife @rae830 and the team at @colmarkitchenstudio for doing some beautiful design work for this project. Thank you to the Kennedy family for allowing me to photograph you and your home and @oceanhomemag for running the story. Be ready for some of my favorites from this shoot.

02

Stoner Bunting Advertising It's the start of #summer2018, and we're helping client Wood-Mode Custom Cabinetry kick it off in this month's issue of *Ocean Home Magazine*, which features the beautiful home of Patrick & Amy Kennedy and their #WoodMode #custom #cabinetry.

Kristen Jenkins shared Stoner Bunting Advertising's post Thank you so much to Bill Springer for featuring the gorgeous Kennedy home decked out in Wood-Mode Custom Cabinetry in the June/July issue of *Ocean Home Magazine*! #prlife

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Barbour Spangle Design *Ocean Home Magazine's* feature of Christi Barbour's coastal favorites is officially out! We're totally crushing on all things fireside beach party, but can you blame us? Thank you so much for including us! #oceanhome #magazinefeature #coastalstyle

PHOTOGRAPH BY BILL SPRINGER

Hilton

ARCHITECTURE & INTERIORS





Elegant Escapes

TRAVELS WITH THE EDITOR

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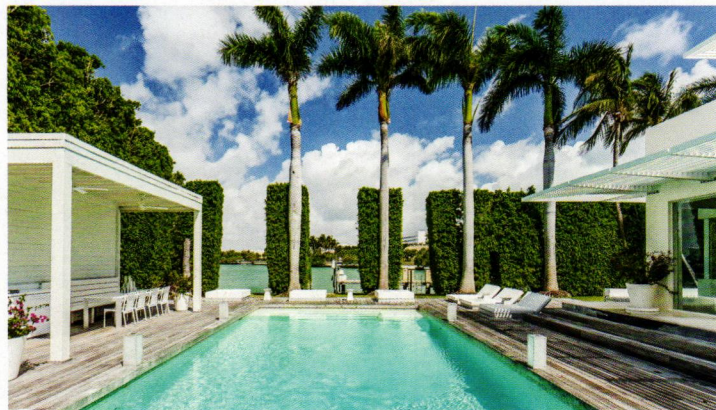
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Join Bill Springer on a video tour of Ocean House, the classic grand hotel in Watch Hill, Rhode Island.

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Shakira's Miami Home

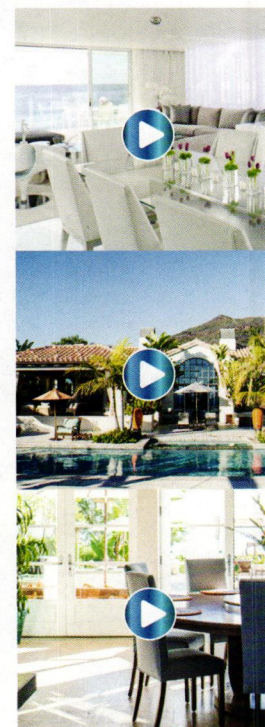
Peek inside Shakira's contemporary escape on Miami Beach's exclusive North Bay Road.

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TOP 5 YACHT FRIENDLY DEVELOPMENTS

Living on the water is even better when you can get out on the water too. These five new coastal developments are designed to make getting out on the water both easy and fun.

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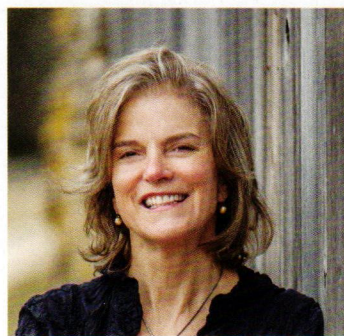
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MEET THE TEAM



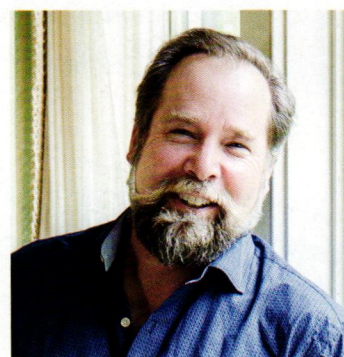
KELLI DELANEY

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, KDHamptons.com is THE place to get the insider's view of this world-class destination on the East End of Long Island.



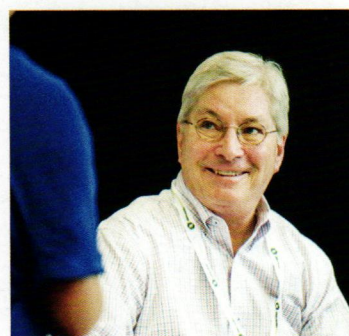
MARY GRAUERHOLZ

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*.



GREG PREMUR

Greg is born and bred New Englander who specializes in residential and architectural photography. "My work is a collaborative effort between me and my clients," he says. "And my images must go beyond a mere visual document. The photograph must be more than an understanding of space, and light. It must recreate a three dimensional space into a two dimensional image that is not just descriptive but evocative." When not shooting, Greg, and avid outdoorsman, can be found hiking, fly fishing, skiing with his family, or preserving his historic home. View his work online at gregpremru.com.



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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TRADEGRADE
BY PENTAIR

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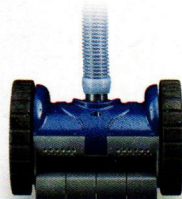
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ALL IN THE FAMILY

HUSBAND-AND-WIFE ARCHITECTS AT TICHENOR
& THORP CREATE A SPECIAL HOME OVERLOOKING
THE PACIFIC FOR THEIR VERY SPECIAL CLIENTS

BY J. MICHAEL WELTON

PHOTOGRAPHS BY ROGER DAVIES FOR "OUTSIDE IN" (VENDOME PRESS)





A Mediterranean cruise—especially a stop at the Portuguese coastal town of Sintra—inspired the design of this Orange County, California, home. As it turned out, no one was better suited to turning the owners’ architectural inspiration into reality than their own daughter and her husband.

“Doing a house for your parents and in-laws is something that would terrify a lot of people. But we really enjoyed it,” Brian Tichenor says.

And these are no ordinary in-laws. Edward Thorp is the New York Times bestselling author of *Beat the Dealer*, as well as *A Man for All Markets*. He’s also a mathematics professor who proved that card counting can give blackjack players an edge, causing an uproar among casinos. Then he took his knowledge of gambling to Wall Street—and made millions.

“It was an adventure growing up with



This stripped-down Mediterranean quinta boasts tranquil ocean views.



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Clockwise from top left: The kitchen is cozy. The stonework is exquisite. The office is fitting for a best selling author. And the living room is airy and welcoming.



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him,” Raun Thorp says. “He was always coming up with oddball things to do. I came home once and he was on the street handing out helium balloons to kids, showing them how to inhale and talk like Mickey Mouse.”

A COUNTRY HOME

After raising Raun and her siblings in a 14,000-square-foot, multilevel home, her mother, Vivian, wanted a smaller and more manageable space. “It was difficult to find anything to buy outright, so they found a half-acre lot south of Newport Beach and Laguna, on top of a hill,” Raun says.

Vivian wanted to go modern this time. “Their last house was Spanish Revival and massive. They liked the style but wanted something lighter,” says Raun. “So we did a stripped-down Mediterranean, a reductivist version of a Portuguese quinta, or country home.”

Brian and Raun, partners in the 25-person firm Tichenor & Thorp, are no ordinary architects. They studied together at UCLA with legendary postmodernist Charles Moore, though they don’t necessarily subscribe to that style. They’re more like “inclusivists”—they’re engaged in historic preservation and modernism too, in both residential and commercial design.



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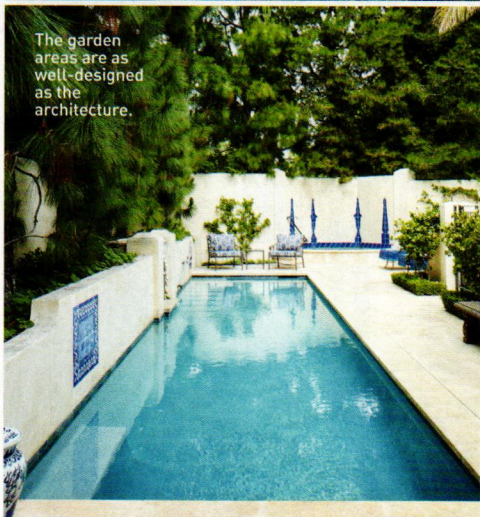
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GARDEN-DRIVEN

They started with the site, rather than the building. It's not steeply sloped, but there is an 80-foot drop down the hill to a street below. The first thing they did was identify the property's best garden spots and arrange the living spaces around them.

"We have a way of designing where we work from the garden first and work back into the home's design," Brian says. "We created an interior courtyard for the pool, and the house provides a wind block for it. So it's a series of organized courtyards and gardens that almost form the floorplan of the house."

The way the 7,500-square-foot house snugs up to the gardens makes it feel larger than it is. Each room is aligned with its own slice of nature outside. There's an abundance of detailing—like a grotto with a cascading water feature—that Raun says wouldn't have been possible with other clients. "Doing it with them was something very special," she says of her parents.

Outside, Brian engaged himself in a Portuguese-inspired artistic endeavor: 21 hand-painted tile panels for the walls all over



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aesthetic potential of the strangely shaped property—it's like a trapezoid with a bite taken out of it, they describe. "The planning had to incorporate the complete house in style, weave a narrative that made sense with what the owners wanted, and satisfy the design review board," Brian says.

That last part was no small feat. During the home's 18-month design and construction timeline, the design review board—used to approving enormous Mediterranean-style homes built with traditional materials—proved the architects' biggest challenge.

"They kind of force you into a box, and we tried to break out by getting them to understand what our preferences were," Brian says. "It was an interesting process to take their detailed regulations and show them how what we were doing conformed more than others they were approving."

But they prevailed. The home is the third in a series they've designed in their minimalist, Portuguese style. "We did a really large one in Montecito and another in L.A.," Brian says. "It's in our vocabulary now, but we wanted to refine it further, to take lessons from the larger houses and bring them into a finer focus."

The net result? A cluster of volumes, organized around gardens, that could be slipped easily into the Mediterranean coastline. ♦

FOR MORE INFORMATION, VISIT tichenorandthorp.com

the gardens and the house. "I would never do that for any other client, only my mother-in-law," he says.

Because the land faces the Pacific, the planting choices were limited to whatever could withstand wind speeds as high as 70 mph. The result is "a Mediterranean palette," says Brian, a mixture of olive trees, pines, bay laurels, rosemary, lavenders, and lots of succulents and citrus.

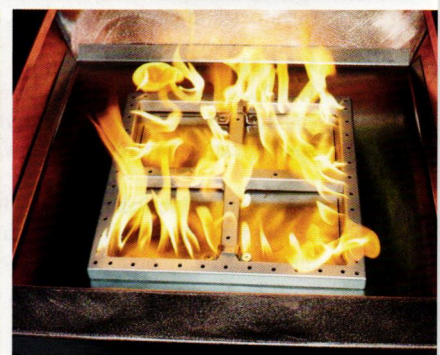
ASTRONOMY AESTHETICS

Inside, the home is nominally three stories, including a tiny tower that serves as an overlook. There's a large first level for all major functions, a smaller, more intimate second level, and then the tower. Edward Thorp's telescope observatory off the second floor, over Vivian's study, presented an unusual engineering dilemma.

"We had to have an absolutely stable telescope," Raun says. "Its mount was a challenge, because of the vibrations from the building that transfer to the column supporting the telescope. Normally it would go directly into the ground." They solved the problem by installing a two-story columnar mount from the observatory floor directly through to the foundation that does not touch any part of the structure. "It was not easy!" she says.

They used French limestone for the floors, Portuguese-inspired wainscoting on the walls, and even incorporated Vivian's collection of blue-and-white Portuguese and Asian tile throughout the house. "We made use of all the things they'd collected over the years," Raun says. "And because it's a seaside house, it all made sense."

All in all, the architects maximized the



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—Vicky Serany, Founder and Principal Designer, Southern Studio



COASTAL BEDROOM RETREAT

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Grounded in natural textures, with a color palette reminiscent of surrounding sandy hues, this coastal bedroom retreat feels organic, effortless, and luxurious. Interior designer Vicky Serany shares her selection of furniture and décor. **BY MELISSA C. GILLESPIE**

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1. Yachtsman Pendant

The Dunes and Duchess duo create unique pieces ideal for coastal settings. Their Yachtsman Pendant adds a touch of sophistication and soft ambiance. dunesandduchess.com

2. Llewellyn Fabric by House of Harris

Created by fellow North Carolina designers, this natural linen fabric with bold, leafy stripes is a playful current favorite. houseofharris.com

3. Indochine Wall Mirror

Red Egg's Indochine Mirror makes a striking artistic statement and also works as a functional design element. redeg.com

4. Briana Bed

Setting the tone for the bedroom's airy, neutral aesthetic, the woven seagrass provides a simple elegance to a traditional bed shape. madegoods.com

5. Royce Side Table

The Royce Side Table's organic shape balances the structured bed, while the creamy white finish echoes that of the pendant lighting. madegoods.com

6. Zuma Chair and Ottoman

Casual comfort is a priority at the coast, and this Zuma Chair and Ottoman by Ro Sham Beaux is a pairing that meets this requirement. ro-sham-beaux.com



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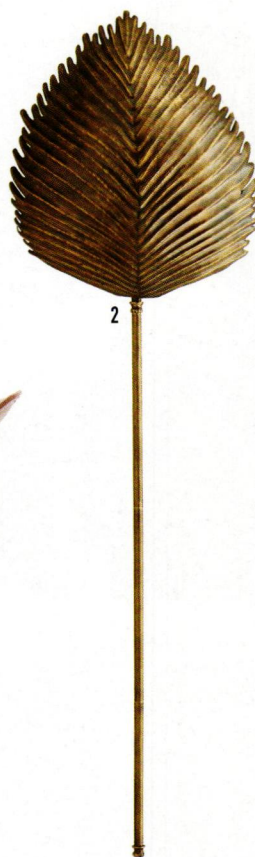
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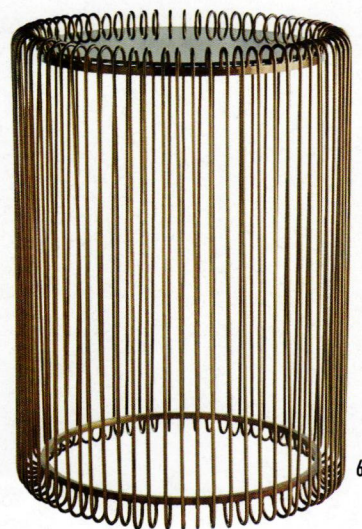
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MINIMALIST DESIGNS

Clean lines and muted palettes add understated luxury to your home's interior spaces

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1. AA Design Armchair by AIRBORNE, KSL LIVING, ksl-living.fr 2. Myrtle Sconce, Arteriors, arteriorshome.com 3. Lorna Étagère, Ballard Designs, ballarddesigns.com 4. London Coffee Table, Ballard Designs, ballarddesigns.com 5. Oren Side Table, Arteriors, arteriorshome.com 6. Letto Ballerino, Plinio Il Giovane, plinioilgiovane.it

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THE FUTURE IS HERE

MODERN NETZERO-HOMES ARE GOOD FOR YOU AND THE ENVIRONMENT.

BY KELLI DELANEY

The goal of net-zero living—eliminating energy bills and the carbon footprint of homeownership—is not new. But few firms have embraced this ethos more rigorously than Modern NetZero (MNZ), a high-tech architecture and design firm based on the East End of Long Island. MNZ designs and builds homes that improve their owners' quality of life but also significantly decrease living costs and lower environmental impact.

"Our net-zero design is achieved by combining solar, geothermal, LED, insulation technology, and passive design, resulting in a sustainable lifestyle that is



financially smart," shares MNZ co-founder Marc Cléjan. "Over the course of a year, our proven technologies save a homeowner approximately \$15,000 to \$30,000. Even better, our homes have virtually no ongoing carbon footprint, and won't contribute to pollution or climate change. The only footprint you leave will be in the sand," he explains.

Architecture and design are not just business and science at MNZ. "They're also a passion and a calling that we utilize to help us live in harmony with the environment," he contends. "The guiding principle in our modernist designs is that form follows

function: everything is there for a reason. Our goal is to build a progressive green home that is comfortably beautiful, full of light, healthy to live in, connects its occupants to the outdoors, and is net zero."

These focused architectural criteria guide every decision made by the firm. The end result? Truly progressive and unique structures they believe represent the future of home design.

This is not surprising when you learn that Marc's earliest inspiration came when he read Ayn Rand's *The Fountainhead* at age 16. "That's when I was first introduced to the philosophy guiding modern

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Marc and Anna Clejan, the founders of Modern Net Zero

architecture at the time,” he explains. He began researching the work of Frank Lloyd Wright, Philip Johnson, and others and discovered a key truth. “Architecture and design can be based on trying to hold on to outdated concepts from the past—or they can be part of a bold future based on innovation and principle,” he relates.

When Marc launched MNZ with his wife, Anna, the pair were determined to make progressive houses that create the future instead of following the past.

They believe architecture has to evolve and adapt new technologies, systems, and designs that will permit easily adaptable, cost-effective green homes. “It will no longer be about the ego of the architect or nostalgia for the past,” he says, “but simply about a better product. Just like Apple created a revolutionary phone, and Tesla created a revolutionary car, we are creating a revolutionary method of building and selling homes by bringing IT principles to home design and construction.”

He continues, “In ten years, you will be able to sit down at your computer and design and configure your net-zero home. You can have it built and delivered in six months at half the cost of today’s custom house. And the house will produce enough energy to power your electric car! Sixty percent of all energy today is consumed by built structures and cars, so this will radically reduce energy consumption and carbon emissions, moving us into a more sustainable future.”

Meanwhile, Anna employs her background as an artist and designer to



Modern NetZero designed homes are beautiful and good for the environment.

direct MNZ’s interior efforts. She ensures that no interior design compromises are made to accommodate the technology and engineering they put into a house. In fact, the connection their homes have to the outdoors is an essential part of her design process. “Through all the well-placed glass and windows,” she says, “Mother Nature

provides our artwork.”

They’re on mission to create an environmentally conscious legacy that reflects their culture, promotes wellbeing, and enriches lives aesthetically and spiritually. And they’re succeeding. ♦

FOR MORE INFORMATION, VISIT modernnetzero.com

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"Our client's passion as a jeweler gave us the inspiration to design a coastal room with a jewel box effect."

—Fearins | Welch Interior Design



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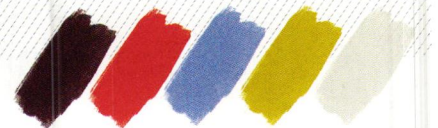
PRICELESS GEM

Fearins | Welch Interior Design incorporates velvet, leather, silk, wool, and mirrored surfaces into a polished and inviting room. **BY MELISSA C. GILLESPIE**

This salon sits at the heart of the 1920s château-style house. A mix of vintage and modern furnishings complements the home's eclectic charm and warms up this gathering space for family and friends. The open furniture layout defines a spacious yet intimate conversation area. A vintage curved sofa nestles within a large bay window, which frames an expansive view of the sound. Gem tones on the walls, sofa, and chaise offset the metallic finishes of the accessories. An agate wallpaper off the entry brings drama and a jewel box effect to the original Deco-inspired curving stair. Velvet, leather, silk, wool, and mirrored surfaces coalesce to create a polished and inviting room.

+ Color Swatches

Left to right, Borbeaux, Poppy, Periwinkle, Chartreuse, and Oyster



1. Jonathan Bench Chaise Lounge, Oly Studio, olystudio.com 2. Tuileries Jaune Pillow, fabric by Verel de Belval, creations-metaphores.com 3. Jean Luc Leather Sofa, Mitchell Gold + Bob Williams, mgbwhome.com 4. Bengal Bazaar Pillow, fabric by Kelly Wearstler for Groundworks, kellywearstler.com 5. Agate Pillow, fabric by Kelly Wearstler, kellywearstler.com 6. Strata Study Wallpaper, Zak + Fox, zakandfox.com 7. Catella Rug, The Rug Company, therugcompany.com

FOR MORE INFORMATION, VISIT fearinswelch.com

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Designer: Mark McInturff FAIA,
Colleen Gove Healey AIA
Photographer: Julia Heine

See all the winners at sparkfires.com
or call 203.791.2725



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OUTDOOR INNOVATIONS

A see-through pool, surfboard shower and outdoor furniture from Tommy Bahama will spice up your outdoor living spaces. **BY BILL SPRINGER**

1. Acrylic Pool Viewing Window, Hamerhead International, hammerheadintl.com

2. Surfboard shower, Strand Boards, strandboards.com

3. Delmar outdoor set, Tommy Bahama Outdoor, lexington.com/collections/del-mar



FOR MORE OUTDOOR LIVING INSPIRATION, VISIT oceanhomemag.com/outdoor-living/

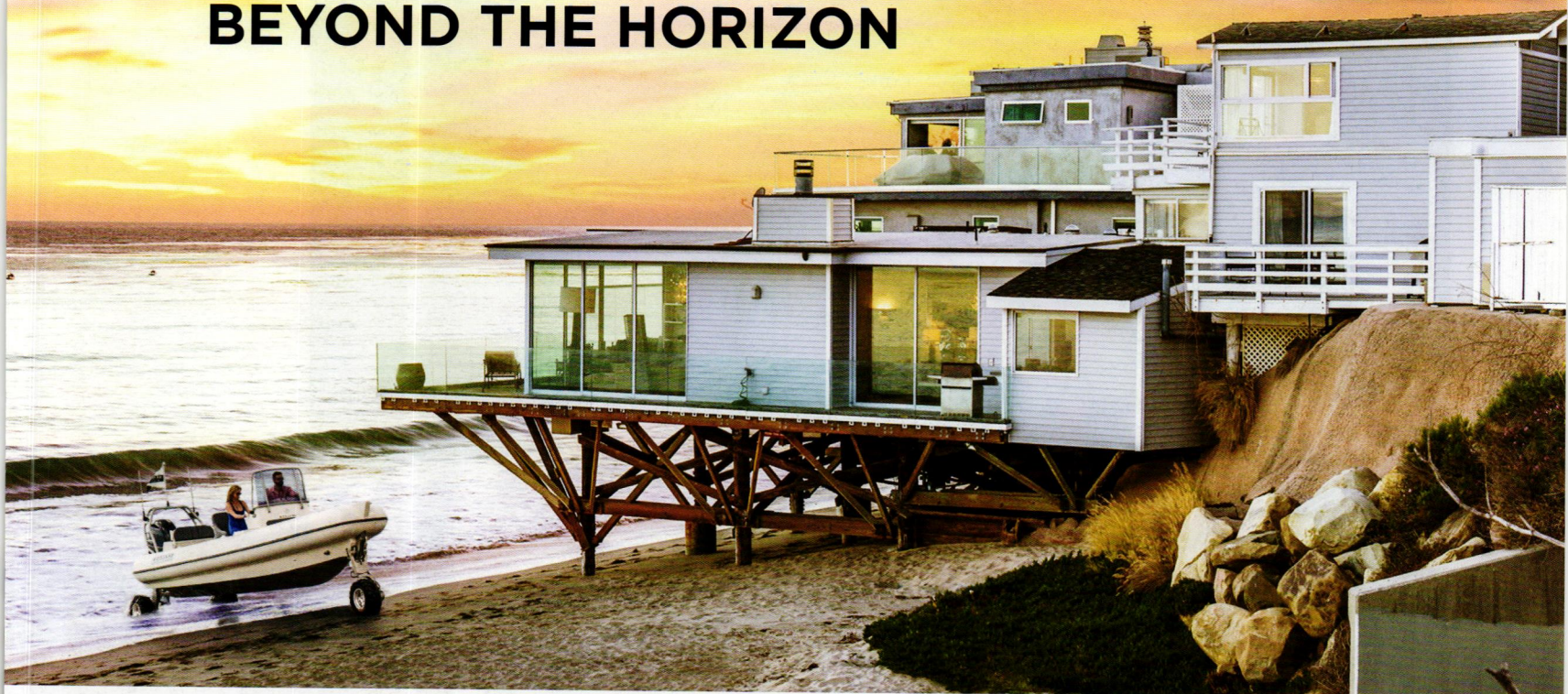
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ALL A BUZZ...

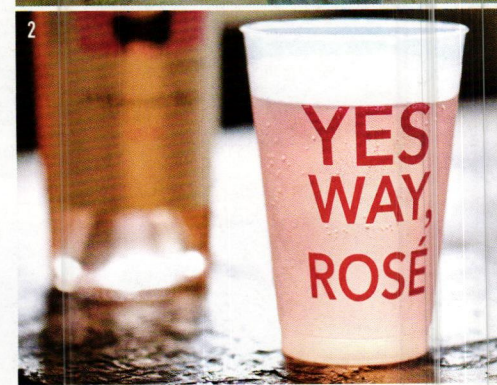
Whether you're poolside, seaside, or at a decadent dinner party, these are the summer cocktails everyone's buzzing about. **BY KELLI DELANEY**



NEW!



Left, the Casamigos Frozé cocktail is a big hit this summer.



1. Casamigos Mezcal, \$59.99, casamigos.com
2. Yes Way Rose shatterproof cups, 50 cups for \$120.00, pickettspress.com
3. Rosé Piscine (made to serve with ice), \$18.99, rosepiscine.com
4. Bacardi's Premium Rum Collection, From left: BACARDÍ Añejo Cuatro, BACARDÍ Gran Reserva Diez, BACARDÍ Reserva Limitada, and the private family blend BACARDÍ Reserva Ocho. \$19.99-\$100 bacardi.com
5. Bridge Lane Wine in a Can, 4-packs, \$34, bridgelanewine.com

PHOTOGRAPHS COURTESY OF THE MANUFACTURERS, BY NOÛTE LOURENS/ROSÉ PISCINE



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YACHTS

SCOUTS HONOR

Ever since Steve Potts founded Scout Boats with his wife Diane in 1982, he's been driven to build better boats. And while the world has changed significantly since they started building boats in a small brick building in Summerville, South Carolina back then, his passion for quality hasn't.

The company is still proudly family owned and run, and Scout builds a wide variety of inshore and offshore boats that are both powerful and stylish.

But when it comes to pure luxury, it's hard to compete with their 420 LXF. The epoxy-infused hull is strong and light. The lay out is spacious. The fly-bridge provides the best seats in the house. And the ability to have one with quad 300-horsepower outboards (top speed of over 60 MPH) will insure you'll never be late to the fishing grounds...or the party. **BY BILL SPRINGER**

PHOTOGRAPH COURTESY OF SCOUT BOATS

For more information visit scoutboats.com

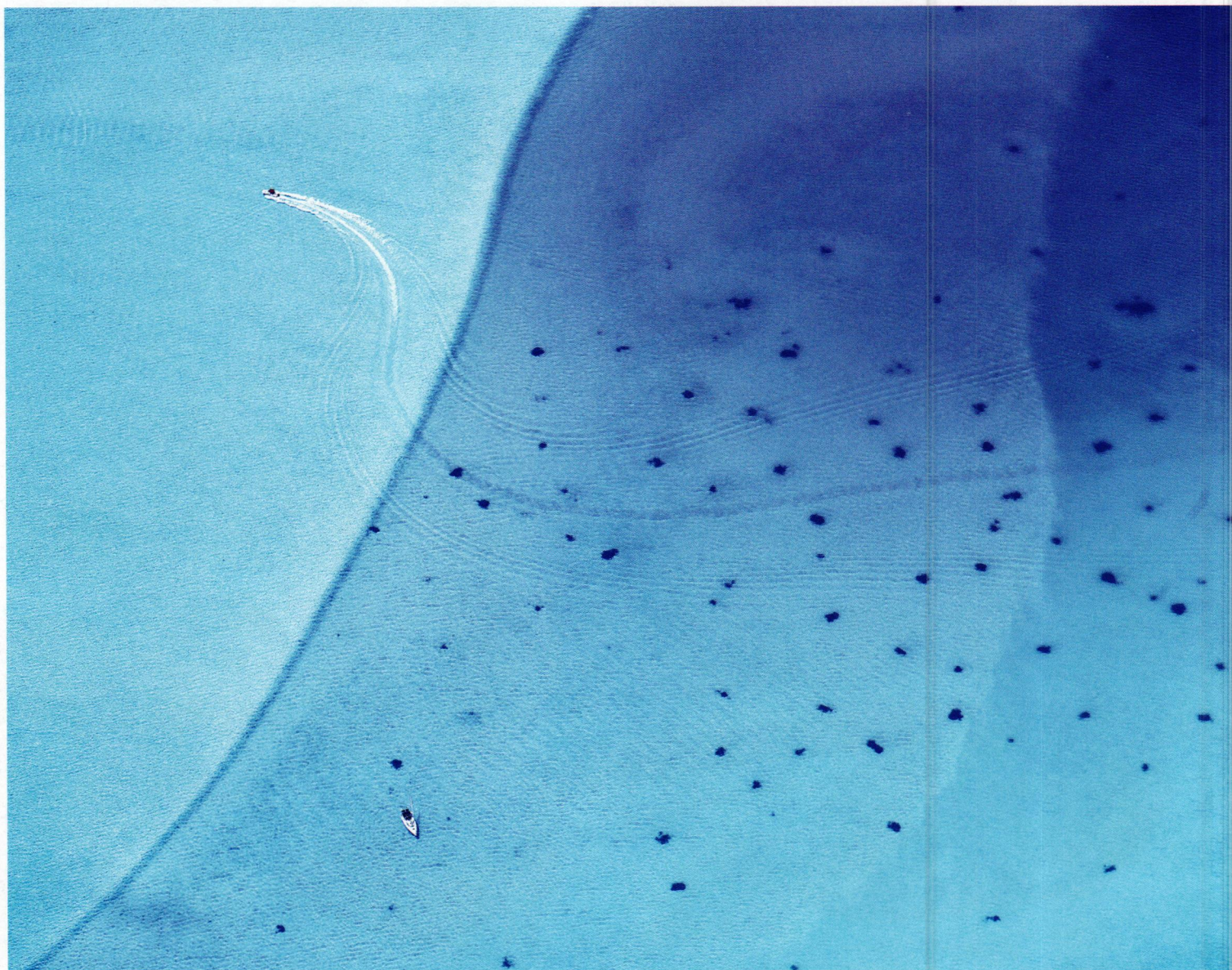


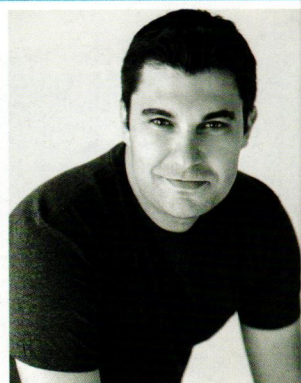
PHOTO FINISH

PHOTOGRAPHER ANDREI DUMAN'S ART IS SATURATED WITH COLOR AND LIGHT. BY BILL SPRINGER

To my eye, one of the many remarkable things about this impossibly crisp aerial photo shot in Bora Bora is its sense of motion. The S-shaped wake from the powerboat contrasts with the anchored sailboat beautifully. The wake is like a brush stroke from an artists' palate over the deep blue line that's formed between the two distinct, and utterly

captivating underwater environments. Even when viewed on a computer screen, it draws the viewer in.

But, after talking to Andrei Duman, the passionate photographer who took this shot, I'm not surprised it has such presence. "Throughout all my work," he says on the phone, the important thing is



Andrei Duman

that everything about my images—color, blacks, whites, composition—are as accurate as I recall seeing at the time."

In the case of this photo, he'd been flying over the area in a plane. He was shooting with an incredibly powerful Phase One camera that's capable of capturing incredible detail. As a result, this and many of his other shots end up being large, hyper-focused works of art.

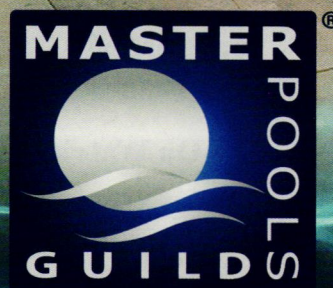
And since he's as obsessive about printing, framing, and displaying his work as he is about shooting it, a Duman photo could be the ultimate addition to any ocean home. ♦

FOR MORE INFORMATION, VISIT andreiduman.com

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Omega's Volvo Ocean Race Deep Black GMT



Deep Black GMT Seamasters offshore.

You could say they are the ideal ambassadors for a company that wants to demonstrate how tough a high-quality Swiss watch can be. And that makes for good marketing when it came time to announce one of their newest models—the Volvo Ocean Race Deep Black Chronograph Limited Edition—would be available once the race concluded.

The commemorative timepiece is a divers' chronograph, but its robust design is just as capable of withstanding the extreme pressures of ocean sailing. And since original event first began in 1973, only 73 versions of this watch have been created.

The casebody has been crafted from a single block of ceramic. It's water resistant to 2000 feet and is driven by the Omega Master Chronometer calibre 9900.

Omega also created an oriented caseback through its Naiad Lock system so that the wording and official "Volvo Ocean Race" logo always sit in the correct position.

There'll never be a shortage of watch brands that want to associate themselves world's most glamorous yachting events. But the cool thing about the Volvo Ocean Race Deep Black Chronograph Limited Edition is that the connection seems to be way more than just marketing.

But then again, the Volvo Ocean Race is way more than just marketing too. Both Burling's Team Brunel and Tuke's Team Mapfre were neck and neck for the overall victory after 9 months of racing.

It doesn't get any better than that. ♦

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TOUGH TIME

OMEGA WATCHES TAKE ON THE TOUGHEST YACHT RACE IN THE WORLD

BY BILL SPRINGER-

Tough is the only word to describe the sailors and race boats that took part in the Volvo Ocean Race that concluded earlier this summer. The sailors are tough. The boats are tough. And as I learned firsthand during the race's stopover in Newport, Rhode Island, Omega's partnership with this brutally beautiful race around the world runs deep.

In fact, this iconic Swiss brand created the world's first commercially available divers watch in 1932, and Omega's have been worn by Jacques Cousteau (and James Bond and Cindy Crawford too).

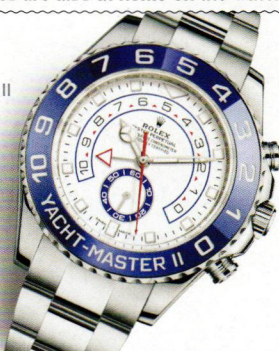
But when it comes to harsh conditions, the fact that Omega's have been worn by astronauts on all six lunar landings may be the most appropriate comparison to the harsh conditions that Omega ambassadors—Peter Burling and Blair Tuke—experience during the Volvo Ocean Race.

Last year, Burling and Tuke won the America's Cup as crewmates aboard Emirates Team Zealand. This year they've raced on opposing teams (Burling for Team Brunel and Tuke for Team Mapfre) in this much more extreme ocean endurance race. And of course, they wear Omega's Volvo Ocean Race

+ On Watch

These fine watches are also at home on the water.

Rolex Yacht-Master II
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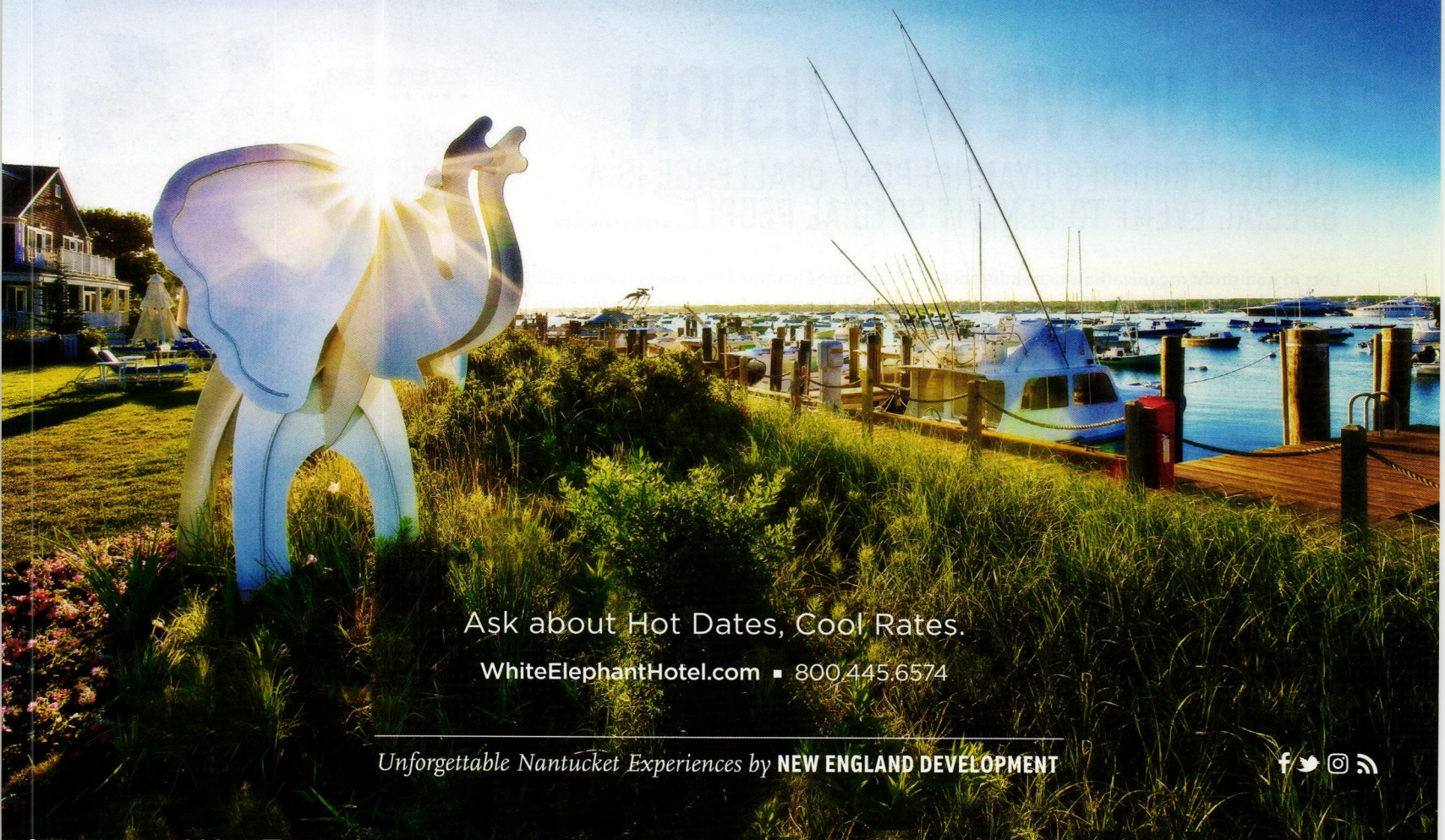


FOR MORE INFORMATION, VISIT omega.com



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Clockwise from left: Best Buddies founder Anthony Shriver opens his Hyannis Port home to VIP donors after the ride. Tom Brady is an avid supporter. Riders raised over \$6 million this year. Shriver is dedicated to helping people with intellectual and developmental disabilities.



EXCLUSIVE INCLUSION

THE BEST BUDDIES HYANNIS PORT CHALLENGE IS A SPECIAL EVENT TO BENEFIT SPECIAL PEOPLE. BY BILL SPRINGER

Lots of non-profit organizations use endurance bike rides and other inspirational challenges to help raise money. But, when it comes to fund-raising firepower, it's pretty hard to compete with the Best Buddies Hyannis Port Challenge. That's because the two-day event gives VIP donors the chance to literally play football with 5-time Super Bowl champion Tom Brady, ride 100-miles from Boston to Cape Cod with Tour De France stars George Hincapie and Christian Vande Velde, and then attend VIP parties in Hyannis Port, Massachusetts.

The Challenge always ends in Hyannis Port because Best Buddies is an international organization founded by Anthony Shriver (a

long-time Hyannis Port resident and nephew of JFK) in 1989 to foster opportunities for one-to-one friendships, integrated employment and leadership development for people with intellectual and developmental disabilities. This year's challenge raised over \$6 million to help the organization continue making a real difference in peoples lives. And the post-ride party at Shriver's large beach house overlooking Nantucket Sound in Hyannis Port was a star-studded affair.

But even after riding with those legendary pro cyclists on the 100-mile course, and attending the superbly organized post-ride events for myself—including the exclusively inclusive VIP party at the Shriver home—I have to say, meeting the people and families who benefit from Best Buddies the most,

during the ride and at the parties, was the highlight of the event for me.

Even playing a tiny part in Best Buddies effort to end the social, physical and economic isolation of millions people with intellectual and developmental disabilities can be a moving experience. I'm sure most participants would agree. And I bet you will too. ♦

FOR MORE INFORMATION, VISIT bestbuddies.com

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Shep (left) and Ian Murray on the Vineyard (above) and their offices (below).

VINEYARD VIBES

VINEYARD VINES CO-FOUNDERS SHEP AND IAN MURRAY PRACTICE WHAT THEY PREACH. BY BILL SPRINGER

Shep and Ian Murray's connection to Martha's Vineyard is the cornerstone of their highly successful lifestyle clothing brand. But as I learned during a chat with the brothers and Vineyard Vines co-founders earlier this summer, their connection to this quintessentially quaint New England island runs way deeper than retail.

"I think places in life don't go out of style," replies Shep when I ask him what's so special about living on the Vineyard. "And, as much as things change all around us, our core values, and the things we love remain

the same. For us, the Vineyard is all about bringing multi-generational families and friends together to do the simple things they love. In fact that's where our company motto—'Every day should feel this good' comes from. It's all about the simple pleasures of life at the beach.

"And it's about being a part of the community too," Shep continues. "It's a year-long thing, but I think September and October are the best months. That's when the crowds are gone, the water's nice, and the fishing is great. But it's also a time when



PHOTOGRAPHS BY SHAWN G. HENRY (TOP), COURTESY V VINEYARD VINES (BOTTOM)



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everyone comes together and rallies in the community and celebrates the great season they just had and another one to look forward to.”

“The Vineyard is also made up of a bunch of different communities,” Ian adds. “We live in Edgartown, but whenever we venture out, we always find something new. And the fun part of the Vineyard is that it can be much bigger than it seems.”

But it wasn’t until they started describing their island homes that I began to understand where they were coming from (and why their company is so successful).

“If you were to visit our homes on the Vineyard,” Shep explains via phone while they drive an old Ford Excursion up from a founders conference in NYC they’d just attended, “I think you’d be completely underwhelmed.” That’s partly because Shep’s learned from the likes of Warren Buffett that extravagance gets old pretty quickly, and mostly because his Patrick



Vineyard Vines’ offices feature an island vibe.

Ahearn-renovated home, like and their clothing brand, reflects their shared old school values of understated quality.

“I think the difference between the Vineyard and a lot of other places that there’s not

so much glitz. Our houses look like they’ve been around for a couple hundred years, he says. “But they have modern amenities.” ♦

FOR MORE INFORMATION, VISIT vineyardvines.com

ELITE OCEAN

This year's list of the Top 10 most exclusive coastal homes on the American market features more pools, docks, multi-car garages, guest houses, gate houses, and private beaches than ever before.



FRONT



PHOTOGRAPH COURTESY OF BESPOKE REAL ESTATE

This two-acre Palm Beach estate is a stylish ocean retreat (more info on page 53).

PHOTOGRAPH BY JEFFREY M. HARRIS FOR ENRICHMENT MAGAZINE

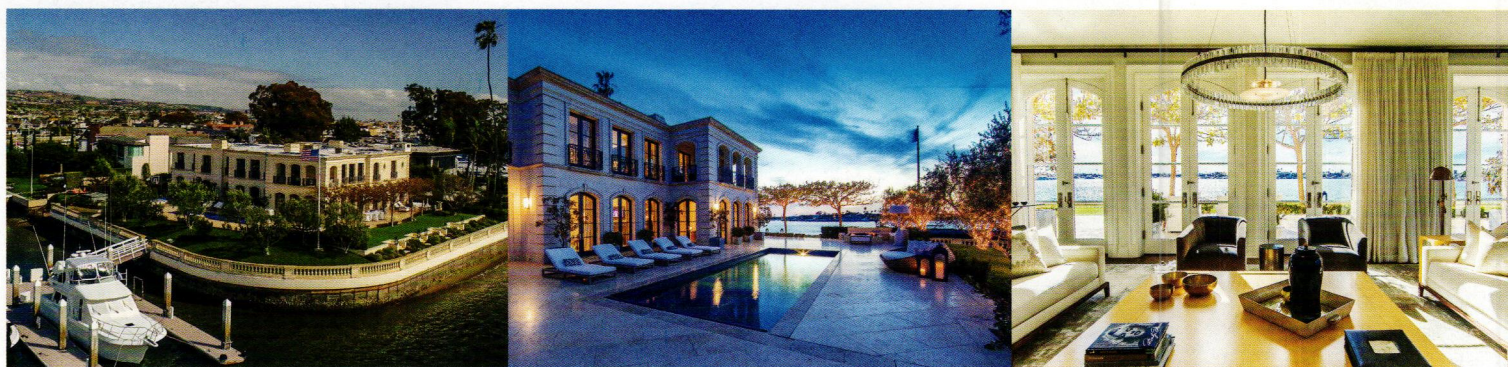


165 DEFOREST ROAD // Montauk, NY

Properties like Montauk's "Tick Hall," owned by legendary talk show host and author Dick Cavett, don't come on the market that often. It was first built by McKim, Mead & White as one of Montauk's "Seven Sisters" 135 years ago, but it burnt down in 1997. The structure for sale is an exact replica of the original, but nothing can replicate the peaceful property's 20 acres of pristine land, 900 feet of ocean frontage and the most private beach on the East End. **7 Bedrooms, 5 Bathrooms • Price \$62,000,000 // Corcoran, corcoran.com/hamptons, timothy.davis@corcoran.com**

2500 GORDON DRIVE // Naples, FL

The original owners of this home chose Lowcountry-style architecture and the finest team of craftsmen to build it. Since this large estate has welcomed Presidents, huge charity events, and casual family gatherings with grace and charm. Set behind ornate gates, the grounds feature stands of palm trees, lush lawns, and privacy hedges that surround the main home. Other features include: multiple guest facilities, a pool, pool house, various garages and service buildings. **5 Bedrooms, 6 Bathrooms • Price \$60,900,000 // Gulf Coast International Properties, gcipnaples.com, mike@gcipnaples.com**



18 HARBOR ISLAND // Newport Beach, CA

Situated on possibly the best waterfront location on California's Newport Harbor, this classically styled mansion is a waterfront treasure with over 300 feet of water frontage. The total building size is approximately 16,000 square feet and nearly every room has a water view. Meanwhile the property's newly reconstructed dock can accommodate a 120-foot yacht as well as additional boats and water toys. This is a true waterfront estate at the most coveted address in one of the most exclusive waterfront communities in Southern California. **6 bedrooms, 12 bathrooms • Price \$59,995,000 // Fine Coastal Properties, tarashapiro.com, tshapiro@homegroup.com**



EAST OF EDEN // Bar Harbor, Maine

Bar Harbor, Maine, may not be the first place you'd think to find a sophisticated Mediterranean-style waterfront villa on the market for over \$15 million. But in 1909 when "East of Eden" was built, Bar Harbor was the playground of the Golden Age elite. And this 15,000-square-foot home has been carefully restored to its original splendor. Its 14-foot ceilings, huge fireplaces, spectacular views of Frenchman Bay, and even its large garage are designed for uncompromising luxury. **8 bedrooms, 9 bathrooms • Price \$15,500,000 // Knowles Co., knowlesco.com. info@knowlesco.com**

2676E KAUAPEA ROAD // Kilauea, Kauai

With a price tag of \$70 million, this property may be the most expensive on the Hawaiian market that offers the ultimate privacy, peace and luxury. Its bluff top location offers incredible views and a private sandy beach awaits at the end of this compound's steps. The estate consists of a 10,000- square-foot main house, two guest pavilions, and a nearby caretaker's residence. Its 15+ acre parcel includes an active farm with exotic palms, and citrus and coconut trees. The quaint town of Kilauea, with restaurants, coffee shop, and bakery is only a five minute bike ride, while world class surfing and golf in Princeville and the town of Hanalei are close by as well. **6 bedrooms, 8 bathrooms • Price \$70,000,000 // Neal Norman, nealnorman.com, neal@hawaiiilife.com**





260 POLPIS ROAD // Nantucket, MA

Surrounded by water and manicured grounds, this estate is situated on a peninsula encompassing over 63 acres of grasslands, wetlands forests, and spectacular views. In fact, this property could potentially be Nantucket's most private family retreat. The main residence is centered around a two-story great room and has five bedroom suites. The guest cottage, studio, and gatehouse with caretaker's apartment provide additional accommodations. A boat house and two moorings complete this summer offering. **9 bedrooms, 9 bathrooms • Price \$35,000,000 // Coldwell Banker, coldwellbanker.com, jonathan@jonathanradford.com**

129/132 FLYWAY DRIVE // Kiawah Island, SC

This Georgian-style estate is set on nearly 2.5 acres of waterfront, with stunning ocean views, tropical palmettos, oaks, natural pines, manicured boxwoods, and a private boardwalk. A long driveway leads to a circular drive surrounding a Charleston-style garden with fountain. The grounds feature a large swimming pool, putting green, and tennis court. Inside, the entire first and second floors feature new oak flooring and custom cabinetry. **6 bedrooms, 7 bathrooms • Price \$11,100,000 // Kiawah Island Real Estate, kiawahisland.com, realestateinfo@kiawah.com**





INTRACOASTAL ESTATE // Palm Beach, FL

This classically styled estate is set on some of the most valuable beachfront land in Florida. It boasts 200 feet of beach frontage and 180 feet of lake frontage. Primary living and entertaining spaces are located on the main level which offers water views throughout. The kitchen's sleek modern aesthetic includes a large island, Sub-Zero and Wolf appliances, mahogany cabinetry, polished nickel fixtures, and a breakfast nook. The family room is close by and leads to a water-view loggia and terrace. The dining room adjoins the kitchen and is accompanied by a butler's pantry. **7 bedrooms, 8 full/6 half bathrooms • Price \$61,500,000 // Sotheby's International Realty, sothebyshomes.com, Jay.Dewing@Sothebyshomes.com**

JULE POND // Southampton, NY

How would you like to own the most expensive estate on the market in the Hamptons? It's a 42-acre oceanfront compound with the Hamptons' largest ocean frontage spanning nearly a quarter mile. First commissioned and owned by the Ford family, it was completely renovated in 2008. The principal home boasts more than 20,000 square feet of living space including twelve bedrooms and twelve bathrooms. Meanwhile it has a modest entrance, which was purposefully designed to provide drama as the views expand as you enter the home.

12 Bedrooms, 12 Bathrooms • Price \$175,000,000 // Bespoke Real Estate, bespokerealestate.com, portfoliomanager@bespokerealestate.com



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ESTATE SHERPENJEWEL // St Thomas, USVI

Set several hundred feet above Magens Bay on St Thomas in the USVI, this 10,000 square foot private getaway has the views, privacy, and indoor-outdoor living space most desired in a Caribbean island get away. Mahogany doors open to the living room as well as to the covered veranda. A well-maintained hiking trail leads through Nature Conservancy. From the border of the property to the white sand beach and stunning blue Caribbean waters below, there's ample green space that separating this property from the closest neighbor. And hundreds of acres below the home are owned by The Nature Conservancy assuring that surrounding property remains undeveloped. **5 bedrooms, 7 bathrooms \$9,900,000 // Sotheby's International Realty, sothebysrealtyusvi.com, corby@hullbay.com ♦**



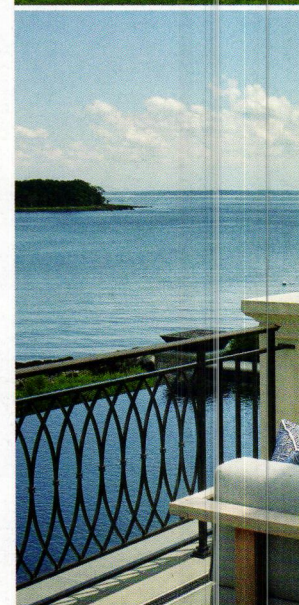
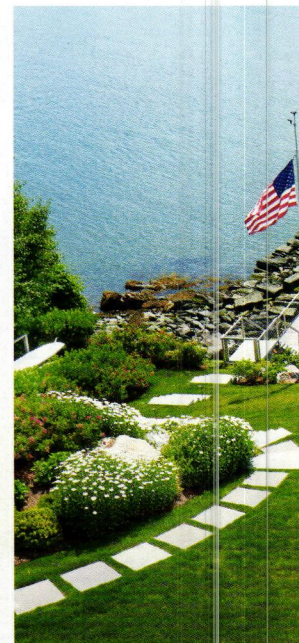
This home's owners waited for years until they found the perfect spot on Long Island Sound to build on.



Serene BY THE Sound

Austin Patterson
Disston Architects
use granite, limestone
and clean lines to
great effect on
Long Island Sound

BY MARY GRAUERHOLZ
PHOTOGRAPHS BY JEFF McNAMARA



56

Nature loves a soft curve and a gentle line that dips and soars.

In fact, the natural world is full of these sublime details: budding flowers, a bird's wing, an ocean wave cresting. And that idea seems to be infused into the lines of this two-story stone home on the coast of Long Island Sound in Greenwich, Connecticut.

Achieving the home's serene mood—amid amenities such as a theater, wine room, and hammam, or Turkish bath—required a collaborative approach. The home's diligent design team included McKee Patterson, partner-in-charge of Austin Patterson Disston Architects in Southport, Connecticut and Quogue, New York; interior designer Maria Barry, cofounder of Le Dimora Home Furniture & Decor in San Diego; and Scott Hobbs, president of Hobbs, Inc., in New Canaan, Connecticut.

Since it's been said that good things come to those who wait, Patterson's firm looked for

seven years before locating the property for their clients. "They wanted a place with real charm and views," he says. The home lot, highly elevated with a steep drop to the water, posed a challenge but also rendered remarkable vistas of Long Island Sound.

The vistas also include the home's own carefully planned landscape, laced with stone walls, coves, harbors, and several islands set, Patterson says, "like little dumplings." The owners and their two young-adult daughters kayak though the waters offshore within sight of a fishing shed tucked into the granite at the water's edge.

Patterson answered the terrain's challenge by designing two rectilinear volumes that are canted in the middle by a circular breakfast room and oval-shaped dining room. Details inside and out, including columns and pilasters, harken to a European aesthetic, particularly the wife's Turkish roots.

As Barry developed a design for the home's interior, she weighed every conceivable detail, focusing on a soft, clean color scheme and techniques that play up the structure's stone architecture and the dramatic ocean scenery outside. The mood, she



Clockwise from left: The architecture is as spectacular as the home's coastal setting. Soft colors inside pair perfectly with well-designed seasonal spaces.

says, is very much a reflection of the owners.

"We stayed with a clean white background throughout," Barry says, "adding shots of blue and silver for interest." Treated with a Venetian plastering technique by Art of Walls in San Diego, the entry, dining room, living room, and master bedroom walls were hand troweled and burnished to a silky sheen.

This plaster creates a perfect background for the formal living room's stunning navy blue sofa, glass-topped surfaces, and original art. In the dining room, a table custom made in Turkey is paired with upholstered chairs in a soft lavender that "warms up the space," notes the designer.

Family centered and an avid cook, the wife relishes being in the kitchen, a warm space with a nook that is outfitted with a bar of Calcutta marble. Barry went to great lengths to find just the right marble slab. The second-floor master suite has the same luxe touches, including a circular sitting area.

The main-level office's custom wood paneling and beautiful detail evoke a special request of the husband who wanted it to have the look and feel of a yacht.

Furnishings are from Swaim, Roche



Clockwise from left: The marble in the kitchen is warm and white. The curved stairway is elegant. The blue couch "pops" in the living room. The wine room is state-of-the-art, and the master bedroom has a commanding view of the Sound.



Bobois, and Ralph Lauren. Also on the main level is a covered sun porch with removable glass walls and screens. Its eye-catching arched rope sofa and matching chairs are from Henry Hall Furnishings, one of Barry's favorites.

The home's lowest level is luxuriant, kitted up with the hammam, a movie room, wine room, exercise space, and car storage. This floor shows the powerful effect that excellent lighting can have on a space. In the wine room, Ron Neal, the home's lighting designer, devised sophisticated backlighting, fronted by frosted glass, for the bottle displays. "Even the layout of the bottles is strategic," Barry says. "It's masterful."

Up on the roof, a pavilion—accessed by spiral stairs off the master suite's sitting area—renders spectacular aerial views that include Shell Island. Closer by, the home's own landscape by Wesley Stout Associates in New Canaan, Connecticut, is award winning.

Patterson praises the tight collaborative effort by homeowners and professionals alike that focused on the family's needs and desires and the best principles for marrying the home with its setting. Barry agrees. "It was more than work," she says. "It was like working with great friends and people I respect." ♦

FOR MORE INFORMATION VISIT apdarchitects.com, hobbsinc.com, sandiegofurniturehomedecor.com

SWEET SPOT



Architect John MacDonald designed this three-story, Cape Cod home to appear to be only two stories tall from the beach.

61

A TEAM OF DESIGNERS SCALED THIS CAPE COD HOME TO ITS SURROUNDINGS WITHOUT SACRIFICING ANY OF ITS 8,000 SQUARE FEET OF LIVING SPACE.

BY J. MICHAEL WELTON // PHOTOGRAPHS BY SAM GRAY

With a bit of deftly executed architectural sleight of hand, a sizable Shingle-style home on Cape Cod appears to be much smaller than it is.

It was a collaborative effort. Architect, landscape architect, and interior designer worked together to transform the 8,000-square-foot home into a more modest version of itself.

How'd they do it? "We lifted the swimming pool up a half story and dropped the house down a half-story," says John MacDonald, partner at the Massachusetts-based Morehouse MacDonald and Associates.

The client wanted the house to be formal at the front elevation and open, loose, and organic on the ocean-facing side. Two staircases descend from the main living area down to the swimming pool. "The stairs act as bridges to the pool platform," he says.

Yet another half level below are the outside showers, changing room, game room with a billiard table, and a spa. "It's almost like a resort," MacDonald says. "There's a connection to gracious outdoor living and utilitarian areas. The pool platform is separated off the house, allowing us to get light into the area below"

It's essentially a case study in how to design a three-story house that doesn't look like a three-story house. "The push and pull of porches breaks the volume up," says the architect. "The pool platform breaks it up from the beach. You don't see three levels, only two."

THE SITE

The sloping oceanfront site was a big influence on the home's final look. "Our major design challenge was developing a strategy for building on a hillside where the grade change from top to bottom is over 20 feet," says landscape architect Kris M. Horiuchi "In some respects, it's just a basic math problem."

Horiuchi worked with MacDonald to solve it. The rectangular-shaped lot offers panoramic views of dunes and the ocean 100 feet away. The challenge was to take those views into account and create a home that worked well with the descending site.

The landscape design all around the pool was the focus of special attention for Horiuchi. "It's the sweet spot in the landscape: it's in full sun, a few steps down from the main floor but still high enough to capture a great water view," she says. "The gardens at the edge of the pool deck are filled with hydrangeas, daylilies, and ornamental grasses that bloom on cue throughout the summer."

She also wanted the house and its landscaped spaces to be integrated into the sloping land. "To avoid having the house loom over the site, we developed a series of stone retaining walls and terraced landscaped spaces that step down the hill gracefully," she says.



Her sloping beds down to the lower lawn are a clever strategy to allow open access to the beach and water beyond. Meanwhile, between the house and the pool lies a sunken garden: a shady grotto planted with climbing hydrangea, hosta, and astilbe. Closer to the shore, plantings are an integrated mix of coastal Rugosa rose, bayberry, and clethra. "It creates a seamless transition to the native beach vegetation beyond," Horiuchi says.

OUTSIDE

The architect chose Alaska yellow cedar for the home's cladding and roof, which turned driftwood gray within



six months. The windows—custom made in Maine with three-inch-thick hurricane-rated glass—are framed in mahogany. All the decking is decay-resistant African ipe.

Out front, MacDonald used New England fieldstone for the entire lower level. “They can get three feet of snow in Massachusetts,” he says. “With the stone, it doesn’t get into the trim and rot it away.”

A courtyard garden, designed by Horiuchi and defined by walls of fieldstone, punctuates the formal entry. “The walls and the house itself create a sheltered space for lush plantings of hydrangeas, viburnums, clethra, and spring- and summer-blooming perennials,” she says.

THE INTERIORS

Interior designer Katie Rosenfeld worked to give the very large house more intimacy. “I wanted to make it feel comfy and cozy, to fill the spaces with things to look at,” she says. “These rooms are large and the views are expansive—I could have done it minimally, but I took the opposite direction.”

Rosenfeld selected classic furniture and focused on the upholstery, choosing fabric with prints and patterns that are simple, classic, and traditional. The one thing her client did not want was treatments on the ocean-side windows. “Draping is a softening approach, and to not work with it was a challenge,” she says.

The front entrance is decidedly formal, while interior designer Katie Rosenfeld created numerous intimate spaces inside the 8,000 square-foot home.



The interiors are elegant and understated with a color palette that reflects the oceanfront environment.



“THAT’S THE DIRECTION
OF THIS HOUSE. IT’S
A VERY, VERY TRADITIONAL
CAPE COD HOME.”

The best example of her efforts, she says, is the turquoise bedroom. “That’s the direction of this house,” she says. “It’s a very, very New England/Cape Cod traditional home.”

Overall, Rosenfeld finds the entire home quietly beautiful, inside and out. “It’s not an in-your-face house; it’s understated in all the right ways,” she says. “For being such a large house, it’s not overpowering, intimidating, or loud.”

That’s because MacDonald, who’s worked in the Shingle style for 36 years, looks to the past and the present for inspiration. “We were inspired by the precedents of the last century, but added a little more contemporary spin,” he says. “We used existing technology to improve, distill, and edit an existing architectural vocabulary.” ♦

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journeys

LUXURY TRAVEL, RESORTS & DEVELOPMENTS

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2018

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The Ocean House
in Watch Hill,
Rhode Island
provides guests
with a very special
brand of luxury.



■ DESTINATION: NEW ENGLAND

OLD FASHIONED OPULENCE

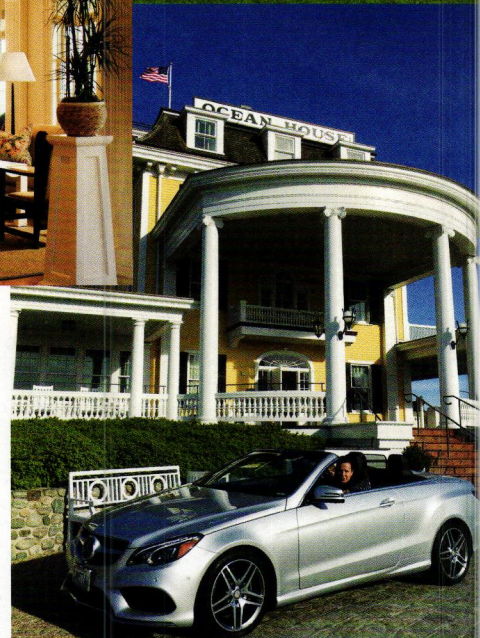
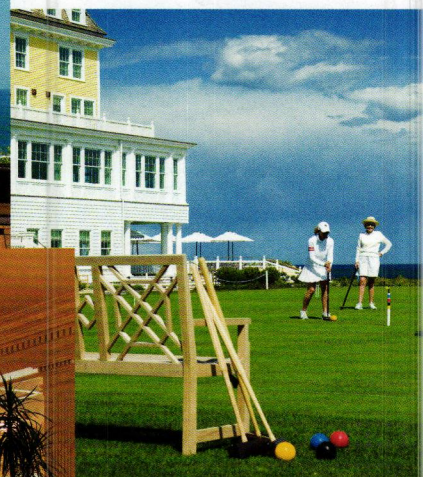
ELEGANCE NEVER GOES OUT OF
STYLE AT THE OCEAN HOUSE. BY BILL SPRINGER

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Clockwise from left: The views from the club deck and croquet court are sublime. The valets will bring a Benz around for you to borrow. The suites and lobby are comfortable and grand.



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Our arrival at the Ocean House in Watch Hill, Rhode Island, earlier this summer was like something out of *The Great Gatsby*. The clouds cleared and its welcoming front porch was bathed in golden early evening light. A crisp American flag snapped proudly in the sea breeze atop the hotel's distinctive tower. The smiling valet who opened my door in the half moon drive made us feel like the entire staff couldn't wait to share their special hotel with us. Then our five-year-old's eyes lit up when the team of doormen who were helping us inside pointed out the bike they'd set up especially for him. The little bike even had a "reserved for Sam Springer" sign on it. We felt like family and we hadn't even checked in yet.

We breathed even more deeply once we settled into our two room suite and heard the birds chirping outside our window. But none of this would have been possible if Charles Royce didn't have the foresight, courage, and most importantly, the love—to save the Ocean House when it needed to be saved.

Its grand scale and location atop a bluff overlooking the ocean epitomized the luxury of the golden age when it opened in 1868. But as tastes and fortunes changed, and maintenance costs soared, the Ocean House fell into disrepair. It was slated to be demolished when Royce stepped in. And what began as a "renovation" project quickly turned into an exactly accurate "historical

reconstruction" project. In the end, the old building was too far gone to be saved, but the new, and very much improved, Ocean House is a historically accurate replica with all of the grandness and the uniqueness of the original (even the fireplace and the original elevator car were rebuilt exactly as they were). Meanwhile, the interior was reconfigured to accommodate 49 large, well-appointed guestrooms and 18 Signature Suites that are a significant upgrade from the 159 original rooms.

Things got much, much better once we'd really settled in. Sam was charming the staff and well on his way to being the prince of the place in an *Eloise at the Plaza* sort of way. And we're not too proud to report that the ice cream sundae his Ocean House-organized-babysitter ordered from room service made it easy for us to escape and indulge in a



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romantic dinner for two at Coast. In fact, the pre-arranged bike and babysitter are only two examples of the high level of service that sets Ocean House apart. The dining was another. Our dinner was spectacular, and it comes as no surprise that the Ocean House has won many accolades including being a member of the Relais & Châteaux collection of unique luxury properties, and being one of only 13 hotels in the world to receive Forbes Travel Guide's Triple Five-Star rating (for hotel, restaurant, and spa).

But Sammy didn't care about awards when we dug holes at the beach, made sand castles, unplugged, re-connected as a family, and dipped our feet in the chilly, early summer surf. The beach house has all the toys, chairs, towels and refreshments we needed to stay down there all day. But, we didn't have all day.

Just because I was lucky enough to bring my family on this particular "work trip" (I know, it's tough but somebody has to do it!) didn't mean we could just chill at the beach when I could be exploring some of the property's most exclusive accommodations. The Tower Suite was exactly what I'd expected it to be—a four-story, ultra-luxe retreat on the absolute top of the



house. Meanwhile, the Penthouse Suite's three bedrooms, separate den, two dining areas, two living rooms, large open kitchen, and enormous deck offer the ultimate exclusive escape.

And since the arduous work of a luxury travel writer is truly never done, and the Ocean House is committed to building community and providing guests with exclusive experiences, I descended from the penthouse right into the private kitchen/wine area that's part of their innovative Center for Wine and Culinary Arts. Cooking and wine appreciation classes are available to all guests. I attended a private cooking



Clockwise, the spa pool, Sammy's special bike, the Tower Suite and the Center for Wine and Culinary Arts.

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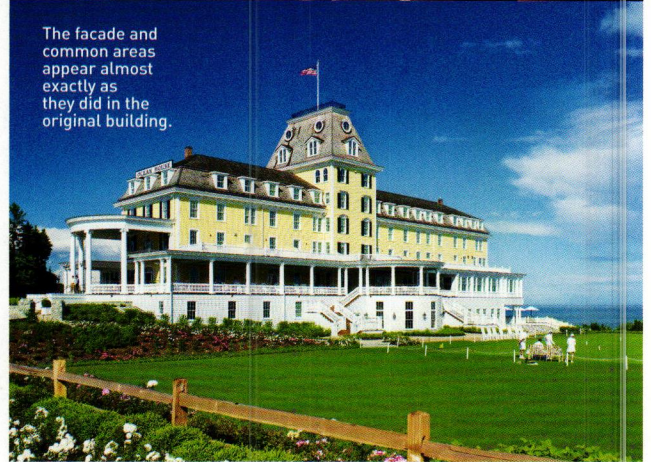
journeys

■ DESTINATION: NEW ENGLAND

For more photos and video visit oceanhomemag.com



The facade and common areas appear almost exactly as they did in the original building.



class with Executive Chef K. Shane Coopridger himself. And I highly recommend attending Erin Swain's wine appreciation class. She's smart, knowledgeable, funny, the Ocean House wine director, and has the best wine swirl you'll ever see.

Then, of course, it was time for dinner. And since Coast is respectfully closed to children under the age of eight (a great policy by the way), the staff booked us an early-bird reservation at the Ocean House's sister property, the Weekapaug Inn. It was another glorious night. And since the Weekapaug is about a 20-minute drive away, we opted to borrow one of the hotel's brand-new luxury cars that are available to guests thanks to a partnership they have with Mercedes-Benz USA. We took the convertible and enjoyed the Weekapaug's farm-fresh cuisine before the sun fully set. What could be better?

Smores are better. Smores—made with endless marshmallows and Hershey bars provided by friendly hotel staff over an open fire on the shore of Weekapaug's quaint harbor—were the ultimate capper.

As you can imagine, none of us were eager to leave after such a short visit. And we committed the crime of visiting the Ocean House without booking a treatment at its award-

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winning spa (that will be remedied on the next trip!). We didn't even dip our toes in the pool! But we did play croquet (a must). We learned a lot about the wonderful hotel's history (the scavengerhunt is a must for kids) and enjoyed lunch on the private members-only deck (a few private memberships are still available).

It was only after breakfast while Sammy and I were checking out the hotel's large collection of original Ludwig Bemelmans illustrations (anyone who's read the Madeline books will know who I'm referring to) when I began to comprehend how special the Ocean House is. It's a one-of-a-kind. It's vibrant. It's alive. The beach is amazing and so are the views. The rooms are well-appointed and the halls are filled with original art, laughter, history, and quirks. But most of all, the Ocean House and staff have soul. And it doesn't get more exclusive than that. ♦

FOR MORE INFORMATION, VISIT oceanhouseri.com

The "Secret Garden" champagne bar is a big hit every summer.



PHOTOGRAPH COURTESY OF OCEAN HOUSE

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■ DESTINATION: NEW ENGLAND

The Ocean House isn't the only grand coastal hotel in New England. These classics also serve up a timeless brand of luxury.

HARBOR VIEW HOTEL

Martha's Vineyard, Massachusetts

New England has a rich tradition of grand seaside hotels, and the Harbor View Hotel, built in 1891 overlooking Martha's Vineyard's Edgartown Harbor is a great example of the living history these institutions preserve and celebrate. And while it's flanked by historic homes from 19th Century whaling captains, it has all the modern amenities luxury travelers have come to expect. Rooms in the main building have amazing views of the harbor. The Hotel's standalone cottages are perfect for large

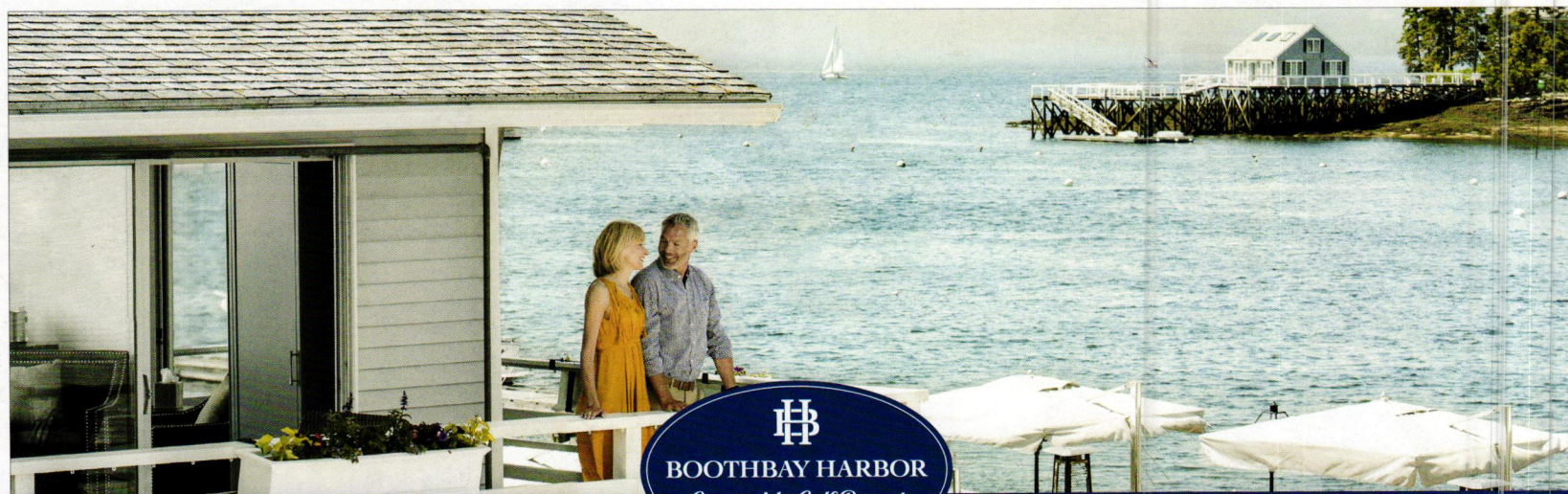
FOR MORE INFORMATION, VISIT harborviewhotel.com



families. And for those who just can't bring themselves to go back to the mainland, a cottage ownership program is available to pro-

vide owners with all the ease and amenities of the hotel with all the perks that comes from belonging to a very special group of owners.

PHOTOGRAPH BY ALISON SHAW

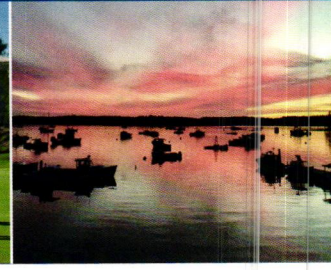


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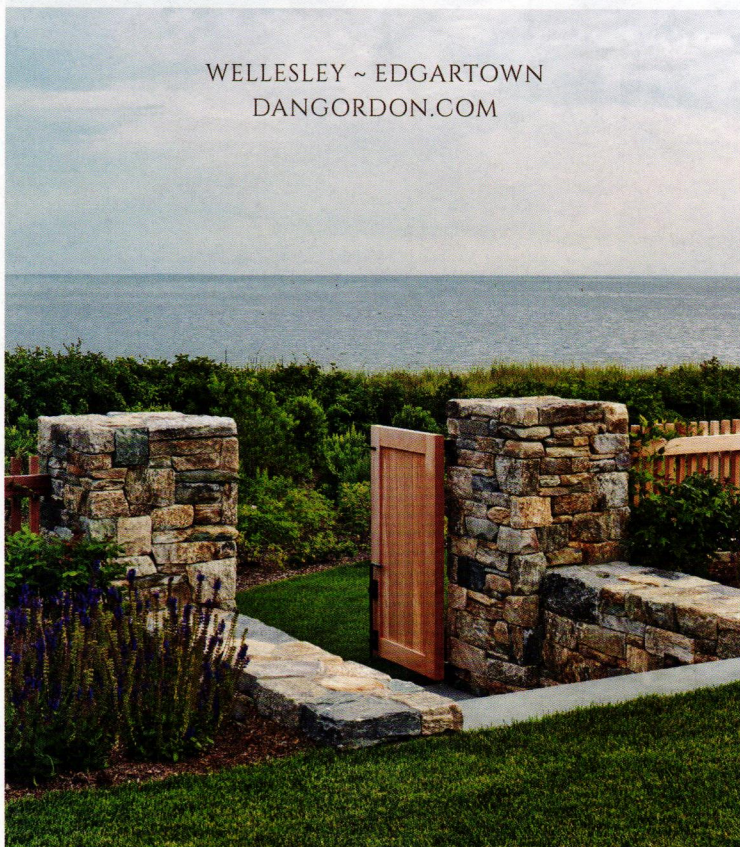
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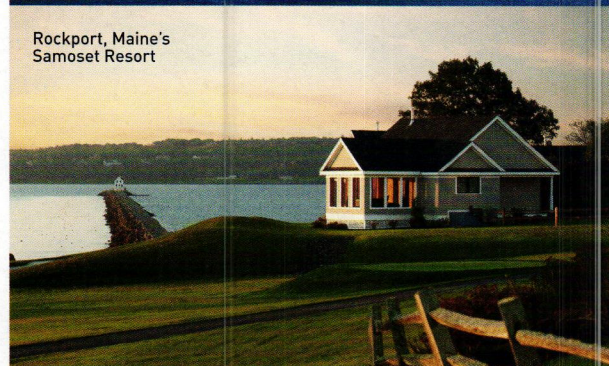


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■ DESTINATION: NEW ENGLAND



Rockport, Maine's
Samoset Resort



SAMOSET RESORT

Rockport, Maine

Nestled within 230 waterfront acres overlooking Penobscot Bay, the Samoset Resort in Rockport, Maine is located on the site that was originally called the Bay Point Resort. It opened 1889, but as it goes with big old hotels, it had fleeting success and several high-profile owners before it fell into disrepair in the 1960's. Meanwhile, today's Samoset resort opened in 1974 and is known for its beautiful views, warm service and elegant accommodations. Golfers in particular are attracted to the resort's 18-hole championship golf course and endless variety of activities. It also features a large pool, multi-tiered deck, and a seaside spa and salon.

FOR MORE INFORMATION, VISIT samosetresort.com

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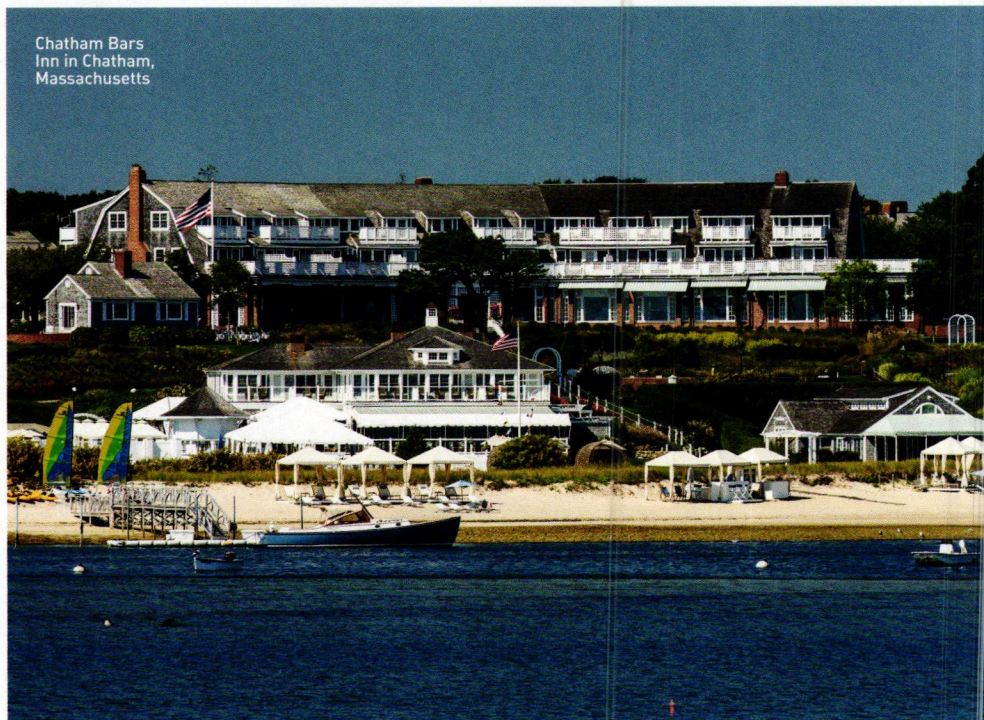
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CHATHAM BARS INN

Chatham, Massachusetts

According to published reports, Chatham Bars Inn was originally developed in 1914 as a semi-private hunting lodge for wealthy Boston vacationers. And early ads boasted of “plastered, soundproof accommodations with electric lights, steam heat, long distance telephones, and private bathrooms featuring both fresh and salt water baths.” The hotel also operated its own farm, which provided fresh produce and dairy products for guests’ meals and it quickly earned a reputation as Cape Cod’s most elegant, beach destination. Under its present owner, Chatham Bars Inn is all that and more after a \$100 million renovation that has retained all of the Inn’s old world charm while also updating it with every modern convenience and amenity. ♦

FOR MORE INFORMATION, VISIT chathambarsinn.com



Chatham Bars Inn in Chatham, Massachusetts

PHOTOGRAPH BY DAVID HILLS

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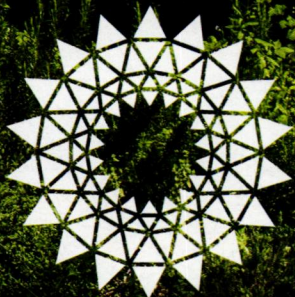
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DESTINATION LUXURY

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

Grupo Velas has announced the opening of **Velamar Residences** by Grand Velas Los Cabos in November. The exclusive residential development features 40 smart home-condos all with water views of the Sea of Cortez. The units, ranging in size from 2,324 square feet to 3,840 square feet, offer three bedrooms and three bathrooms, high ceilings, marble floors, and spacious terraces. Amenities include gated entry, covered parking, three infinity pools, spa and wellness programs, and kids' and teens' club. Pre-sale pricing starts at \$410,000. velamarloscabos.com

FOUR SEASONS RESORT AND RESIDENCES CAYE CHAPEL, BELIZE

Four Seasons Hotels and Resorts recently announced plans for the development of **Caye Chapel**, a private island in Belize.

Scheduled to open in 2021, the project is in partnership with Thor Urbana, Inmobilia Desarrollos, and GFA Grupo Inmobiliario. The development will include approximately 35 Four Seasons Private Residences and 50

Four Seasons Private Estates. Each lot will have private beach and golf course access. The resort will feature 100 guest rooms and suites designed by Studio Caban, including a collection of overwater bungalows. cayechapel.com



Puerto Cancún



Park Grove

TIMBERS KIAWAH OCEAN CLUB & RESIDENCES

Timbers Kiawah Ocean Club & Residences, a new oceanfront residential development on the private island of Kiawah, is slated to open in October. It is the only private residence club with fractional ownership on Kiawah and the newest oceanfront offering in over 30 years. When open, Timbers Kiawah will offer 21 residences, including three penthouses, across three oceanfront buildings. The beachfront residences start at \$475,000 for one-ninth fractional interest; penthouses start at

\$1,285,000 for one-sixth fractional interest. timberskiawah.com

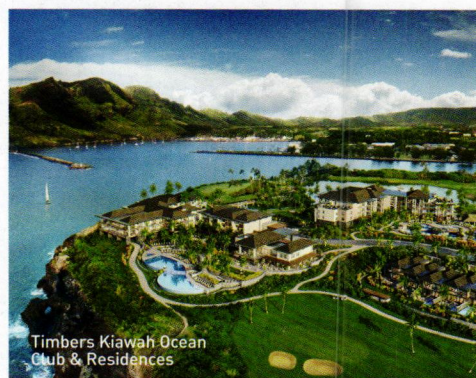
SLS HARBOUR BEACH RESIDENCES

The Related Group, in partnership with global lifestyle hospitality company sbe and local developers U-Calli and Inmobilia, has launched sales on a new luxury beachfront condominium in Cancun, Mexico. Located within the exclusive **Puerto Cancún** gated community, the 121-unit residential tower, SLS Harbour Beach Residences, will feature one-, two-, three-, and four-bedroom units ranging from 1,650

to 4,000 square feet with interiors by Italian designer Piero Lissoni. Amenities include private elevator access, spacious terraces, and floor-to-ceiling windows. slsharbourbeach.com/en

PARK GROVE

Two Miami developers, The Related Group and Terra Group, have united to curate **Park Grove**, a residential enclave in the Coconut Grove neighborhood. With architecture by OMA/Rem Koolhaas and interiors by Meyer Davis, the project has its first two towers completing this summer, while One Park Grove, the final installment, will finish at the end of 2019. Residences feature kitchens and baths by William Sofield and expansive balconies with views of Coconut Grove and Biscayne Bay. Residents will enjoy a 28-seat private screening room, outdoor amphitheater, and wine tasting room with private wine storage. park-grove.com



Timbers Kiawah Ocean Club & Residences

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



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A BRILLIANT LOCATION

You can now own this quintessential seaside cottage within the Murray Compound and part of the original 250 acre oceanfront enclave. A superb acre with preserved and pre-existing zoning lies just 500 feet to the private Atlantic Ocean Beach access. This is truly a once in a lifetime opportunity. Just listed. **\$9.5M WEB# 39603**



GLAMOROUS CONTEMPORARY WITH DEEDED OCEAN ACCESS

Just a few houses from the ocean, this stylish and sleek contemporary with expansive west facing pond and ocean views has deeded ocean access with over 8,500 SF of living space. An ideal floor plan with generous principal rooms, 7 bedrooms and 10 bathrooms. The glorious living spaces open to the expansive terraces, pool, dining pavilion, an expansive lawn and Wickapogue Pond. **\$23.5M WEB# 101857**



SOUTHAMPTON ESTATE SECTION

9,500 SF, and sited on 2+ acres of beautifully landscaped grounds, the floor plan includes a large foyer opening to the living room with fireplace, sunroom that leads to a covered patio, dining room, butler's pantry, gourmet kitchen, library, and a conservatory. There are 10 bedrooms with 10.5 baths including a master suite. Accessory structures include a pool, pool house and tennis court. **\$12.4M WEB#20125**



NEARLY WATERFRONT OASIS

Renowned architect Ron Villano has done it again with another flawlessly designed home, melding a modern shingle style exterior, open floor plan and thoughtful finishes for a dream house product. Key features, include a tremendous, double-height foyer, first and second floor master bedrooms, gunite pool and a 3,000 SF lower level. Near tennis courts and a private bay beach beyond, just moments to Sag Harbor Village. **\$6.495M WEB# 101187**
Thomas Davis : 631.885.5739



HEAR THE OCEAN WAVES

Within a short distance to the ocean, this traditional home offers easy living on one level. Including a formal dining room and living room with fireplace, master bedroom with fireplace and 2 additional en-suite bedrooms. The great room with fireplace opens to terrace, pool and established landscaped grounds. Sited on 1.4 acres, there is ample room for expansion. **\$9.5M WEB# 104877**
Thomas Davis : 631.885.5739



corcoran

Tim Davis

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Regional Brokerage Advisor East End
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SOUTHAMPTON CLASSIC

Grand traditional home with 10' ceilings throughout, built in the 1890's and restored and renovated by the current homeowners. The 4.6 acres of land with established landscaping is the setting for this 12,000 SF residence with three beautifully finished floors and perfectly proportioned rooms. Just several hundred yards to one of the best ocean beaches. **\$29.5M WEB# 53026**



WORLD FAMOUS GIN LANE

A sprawling floor plan makes for luxurious seaside living and generous room for entertaining. The living room, library, media room, office and spectacular kitchen all open to the courtyard terrace and 60' pool. Outside amongst the 2.2 acres of beautiful landscape you will find a tennis pavilion, tennis court, 2 car garage.

\$15.75M WEB# 55023



PREMIER QUOGUE SOUTH

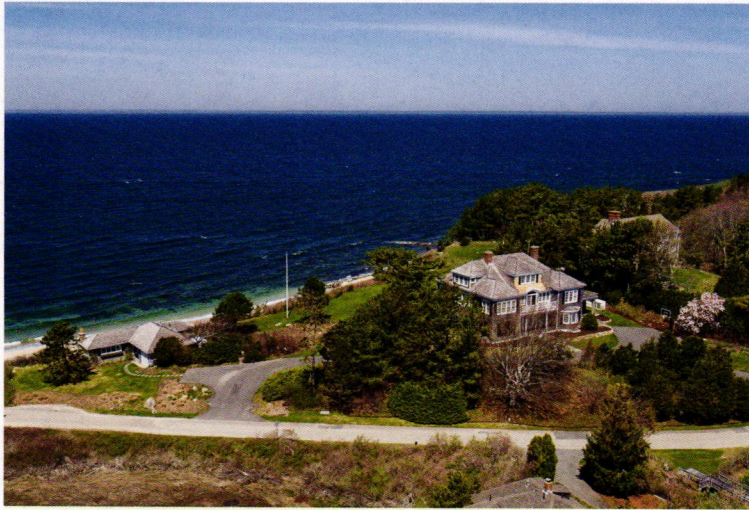
Located on Shinnecock Road in the coveted Estate Section of Quogue, the spectacular residence is reputed to be one of the last works by famed architect Stanford White. Transforming the home back to its original state of grandeur was their goal while at the same time being conscious of creating a sense of functionality and warmth for today's lifestyle. The home and 3.4 acres of landscape now includes modern amenities while retaining its original character. **\$9.875M WEB# 105509**

With over 38 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.

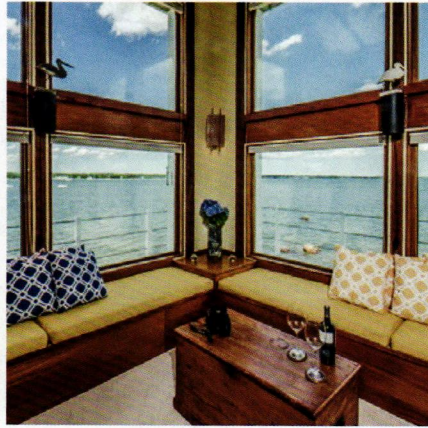


ROBERT PAUL PROPERTIES

ROBERT KINLIN AND PAUL GROVER



Spectacular Penzance Point estate, Woods Hole \$10.9M
Robert Kinlin 508.648.2739



5 acres on Mattapoisset Harbor, Mattapoisset \$995,000
Anne Bramhall 508.763.2236



Masterful renovation, water views, Chatham \$3.9M
Guthrie-Mabile Team 508.246.3236



Waterfront on Chapoquoit Island, West Falmouth \$7.8M
Robert Kinlin 508.648.2739 | Barbara Hussey 508.274.1933



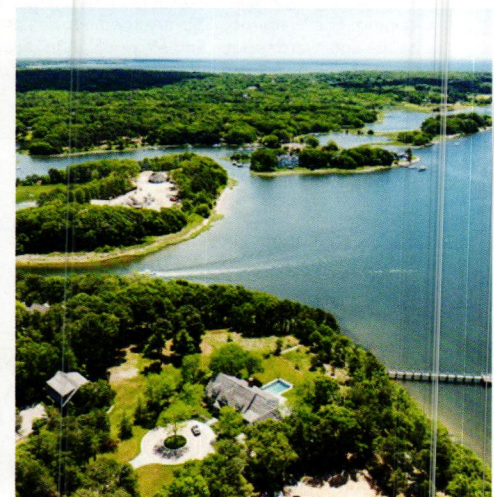
Spectacular Boston Harbor & City views, Winthrop \$1.025M
Bri Grady 617.312.0764



Private Racing Beach, ocean views, spectacular landscaping, Falmouth \$4.995M
Lynn O'Neill 508.246.3236



Beautiful Squaw Island home, Hyannis Port \$3.195M
Paul Grover 508.364.3500 | Fran Schofield 508.237.0006



Impressive North Bay estate, Marstons Mills \$4.995M
Paul Grover 508.364.3500 | John Caney 508.360.9023

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Mediterranean Inspired Estate, Buzzards Bay \$3.7M
Kathleen S. Byrne 781.589.7015 | Barbara Hussey 508.274.1933



Spectacular Bass River waterfront, South Yarmouth \$3.995M
Robert Kinlin 508.648.2739 | William Salas 508.237.2851



Unobstructed views of Buzzards Bay, Falmouth \$3.095M
Barbara Hussey 508.274.1933 | Paul Grover 508.364.3500



Spectacular waterfront on Bass River, West Dennis \$4.5M
Jamie Regan 508.284.5200



Antique with pool, guest quarters, Yarmouth Port \$1.099M
Dave Noreen & Amy Whiteside 774.238.0252



Waterfront estate on 2+ acres, North Falmouth \$2.795M
Barbara Hussey 508.274.1933 | Paul Grover 508.364.3500



Spectacular views, private beach, New Seabury \$2.695M
Paul Grover 508.364.3500 | Fran Schofield 508.237.0006



Private dock on Buzzard's Bay, Mattapoisett \$2.9M
Anne Bramhall 508.763.2236 | Paul Grover 508.364.3500



2 family oceanfront with private beach, East Sandwich \$975,000
Rich Lonstein | 508.240.4984



Maui's Grand Oceanfront Estate



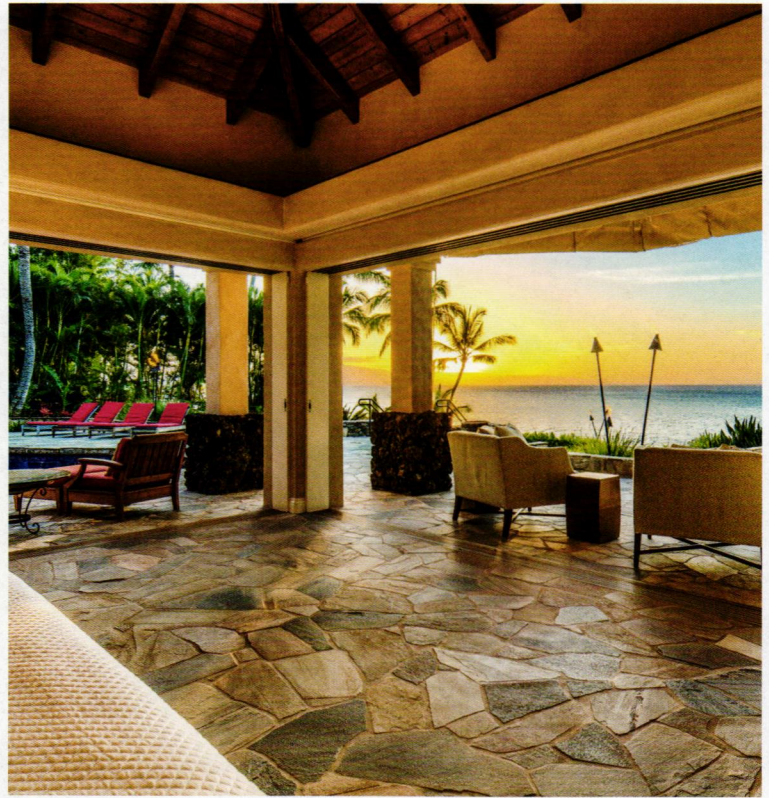
Kahana Oceanfront Estate



Mahinahina Oceanfront Estate



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West Maui Oceanfront Estate



Puunoa Oceanview Estate



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FRANK NEER: SPECIALIZING IN COASTAL PROPERTIES



143 ATLANTIC AVENUE, COHASSET, MA 02025
LIST PRICE: \$7,250,000

Magnificent direct oceanfront on exclusive Sandy Cove, this spectacular home has been custom designed and built with entertaining and family living in mind. Built in 2002 this exquisite 14 room home boasts 7,600 sq feet of living space with 5 bedrooms, 5 full baths and 1 half bath. Updated by Architect Patrick Ahearn and builder Steven Colclough in 2014 with several additions including a four season porch. The custom built kitchen is state of the art with every detail throughout for the inspired chef. This private retreat location overlooks 1.5 acres of lush green lawns & gardens manicured to perfection. A year round paradise!



41 HOBARD LN, COHASSET, MA 02025
LIST PRICE: \$3,190,000

Located on one of Cohasset's coveted private drives on Ocean's edge. This stunning residence is the epitome of timeless elegance. Double fireplaced living room on one side and sun-filled kitchen/ family room plus media/game room on the other. Spectacular water views from the first floor and deck along with a fire pit. The home has been totally redone meticulously with great detail. The second floor boasts a large Master suite with breathtaking ocean views and a spectacular second floor deck. Three additional bedrooms and two baths complete the second floor. Lower level has Au Pair/exercise suite complete with a kitchenette which leads right into the 4 car garage. Deeded beach right with the property. A Must See!



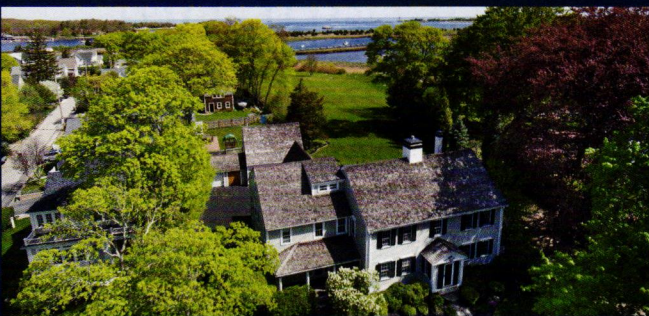
62 WHITE HEAD ROAD, COHASSET, MA 02025
LIST PRICE: \$3,695,000

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.



481 JERUSALEM ROAD, COHASSET, MA 02025
LIST PRICE: \$3,875,000

Spectacular sunrises and sunsets from this colonial on Jerusalem Road's Gold Coast featuring ocean views from every room. Rebuilt in 2001 to custom design by Carr, Lynch and Sandell Inc. and recently updated. First floor has Chef's Kitchen, Dining Room, Living Room, large Guest Suite or Home Office, plus ensuite Bedroom with Kitchenette. Second floor has Master Suite, plus two Ensuite Bedrooms. Third floor comprises Observatory/Media/Family Room. Lower level has Game and Media rooms, Mudroom with Laundry and Studio/Exercise Room with walkout to patio, lawn and ocean access. Spectacular ocean front home providing a year-round vacation lifestyle!



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.

FRANKNEER.COM

ON THE SOUTH SHORE AND THE ISLANDS.



70 BLACK HORSE LANE, COHASSET, MA 02025 LIST PRICE: \$9,400,000

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.



46 GAMMONS ROAD, COHASSET, MA 02025 LIST PRICE: \$4,400,000

Amazing home on Little Harbor with ~450 feet of waterfront in one of Cohasset's most coveted waterfront neighborhoods. Private 1.2 acres with 180 degree water views. Major renovation includes a state of the art chef's kitchen, new hardwood floors, new bathrooms including a new master suite and bath. The addition includes an oversized three-car garage with a stunning room with full glass wall views of the harbor and an additional bedroom and full bath. This 7000+ square foot home also includes a second family room, media room, bedroom, pantry and workshop area. The grounds include a dock, outdoor shower, and expansive deck area with an fireplace and wood fired brick oven. This home offers an unmatched lifestyle. A Must See!



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.



6 DEEP RUN, COHASSET, MA 02025 LIST PRICE: \$3,985,000

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.



129 NICHOLS ROAD, COHASSET, MA 02025 LIST PRICE: \$3,595,000

Spectacular views of Minot's Light and Sandy Beach from nearly every room. This Celeste Cooper designed luxury home features a gourmet kitchen and butler's pantry. Custom cabinetry throughout done by Kochman Reidt & Haigh Cabinetmakers. The first floor is an open and expansive living area with kitchen, living room, dining room, family room with fp and octagon shaped play room all leading out to a stunning entertainment sized deck with built in cooking station, outside speaker system, and a screened dining area. The first floor master suite has a private seating area with fireplace, bath, dble closet, steam shower, full size sauna and private laundry room. An Ocean view paradise!

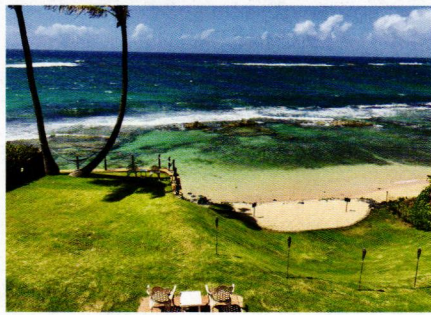
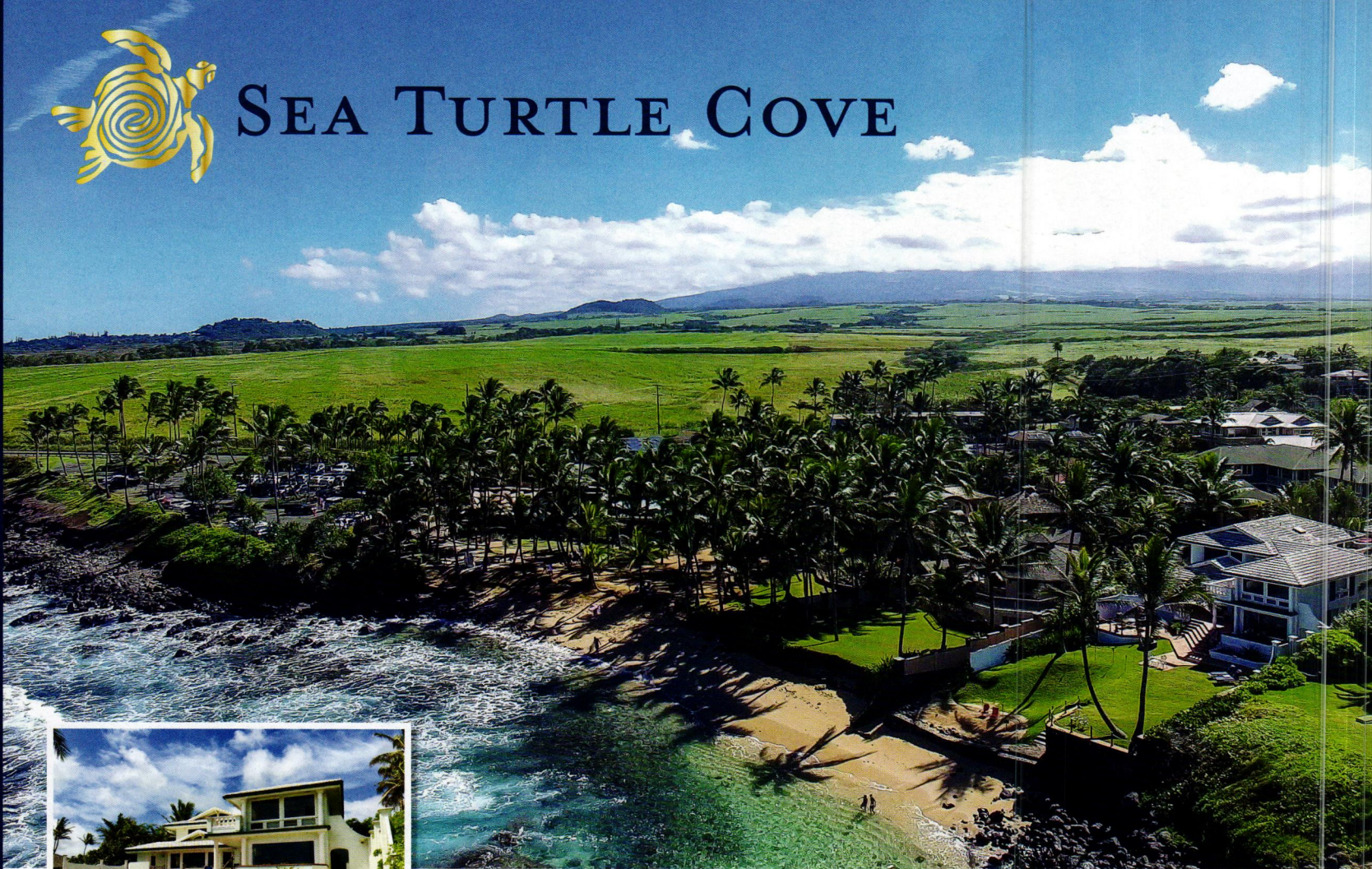
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SEA TURTLE COVE



One-of-a-kind Beachfront Villa

Located on Maui's very best beach just steps from internationally recognized restaurant Mama's Fish House, this architecturally significant beachfront villa boasts one of the best views found anywhere in the world.

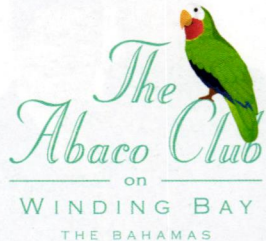
Reminiscent of a sophisticated estate in the South of France, the villa's design includes four master suites with ensuite bathrooms, gourmet kitchen worthy of a master chef, cozy living room, and amazing detached cottage. The property offers all the amenities one would expect at an upscale resort including a swimming pool, spa, sauna, and even a private beach. Truly one-of-a-kind!

This spectacular beachfront Maui villa is on the market.

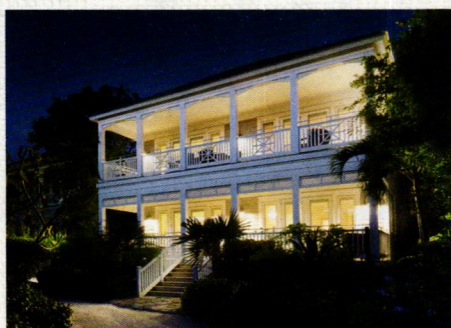
Price—upper bracket—available upon request.

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Beachfront Villa

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- 2.5-MILE WHITE SAND BEACH
- DEEP SEA AND BONEFISHING
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ABA'S COVE **\$8.25M**
6 Bedrooms, 6 Baths | 5,834 sq. ft.
Beachfront Estate

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ELEUTHERA, BAHAMAS

This inviting three bedroom home is nestled in a small beachfront community on Windermere Island with captivating views of the ocean and pink sand beach. WEB ID: 3S2SV8. **\$975,000 US.** Jonathan.Morris@SIR.com

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HARBOUR ISLAND, BAHAMAS

Located on Harbour Island's famous Pink Sand Beach, this 5 bedroom, 7 bath beachfront estate is an idyllic tropical retreat. Enjoy resort amenities, property management and resort rental program. WEB ID: C62Z69. **\$11,995,000 US.** Nick.Damianos@SIR.com
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PARADISE ISLAND, BAHAMAS

Ocean Club Residences & Marina. Attractively priced 3 bedroom, 3.5 bath unit with 900 sq. ft. harbor view terrace. Enjoy private marina, on-site concierge, underground parking, an 18-hole golf course, tennis and access to the Atlantis Resort & Casino. **\$2,250,000 US.** Nick.Damianos@SIR.com
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PALM ISLAND, ST. VINCENT & THE GRENADINES

Private 6 bedroom oceanfront in exclusive Palm Island. 270 degree ocean views. Fully furnished with car and boat. WEB ID: LHYYX2. **\$4,500,000 US.** michelle@svgsothebysrealty.com
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SAN DIEGO, CALIFORNIA

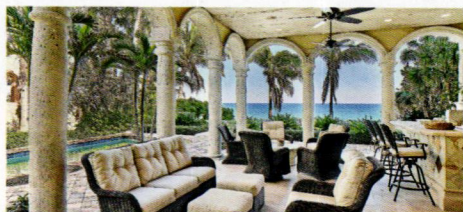
Unobstructed, 180 degree views set on 1.55 coastal acres. This masterfully built craftsman is surrounded by 80 acres of open parkland yet close to all. Incredible offering! **\$24,995,000.** Corinne St. John. corinne.stjohn@sothebysrealty.com

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MIAMI BEACH, FLORIDA

This extraordinary 7 bedroom, 8.5 bath, 8,000 sq. ft. estate features inner courtyards that are perfect for entertaining and pour natural light into every space of the home's open floor plan. Home has 77 ft. of water frontage. **\$11,900,000.** DFernandez@onesothebysrealty.com
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VERO BEACH, FLORIDA

This fully furnished Mediterranean gated oceanfront estate offers privacy, every amenity, exceptional craftsmanship, wine room, library, guest house, and more. Located on Ocean Drive in walk-to-it all area. **\$5,995,000.** Kimberly and Michael Thorpe. kthorpe@tcsir.com, mthorpe@tcsir.com
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SURRY, MAINE

34 beautiful acres spanning the width of Newbury Neck with 400 ft. of frontage on Union River Bay and 400 ft. on Morgan Bay. 11 room, 6 bedroom, 4 bath, circa 1850 renovated New England cape. 2 bedroom guest wing, waterside cabin, and more. **\$1,395,000.** Janet Moore.
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WESTPORT, MASSACHUSETTS

Fabulous private water view setting in the heart of Acoaxet with beach rights to the local beach. Contemporary style with private access and expansive views to the ocean. Relax on your deck overlooking attractive grounds and gardens. **\$1,395,000.**

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NEWPORT, RHODE ISLAND

Hexagon House. Sweeping views of the Atlantic out to Block Island. Contemporary-style on Newport's famed Ocean Drive in a spectacular 2-acre private and natural setting directly on Lily Pond. Private walking paths and pool. **\$5,500,000.**
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BAINBRIDGE ISLAND, WASHINGTON

Idyllic island retreat in prime waterfront location with unobstructed views of pristine Blakely Harbor and Seattle skyline. Designed around historic elements from many Seattle landmarks, this 6,176 sq. ft. estate is truly exceptional. **\$3,950,000.** Dennis Page.
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TOWN | \$15,950,000
8 Bedrooms 8+ Bathrooms



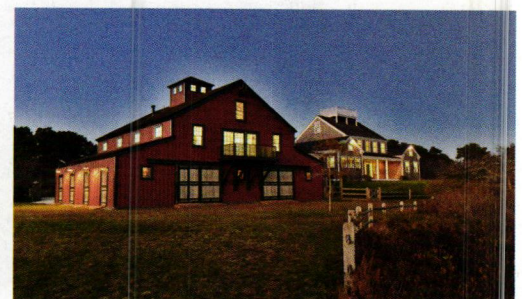
QUIDNET | \$13,500,000
8 Bedrooms 9+ Bathrooms



DIONIS | \$11,950,000
4 Bedrooms 4.5 Bathrooms



CLIFF | \$10,975,000
5 Bedrooms 3+ Bathrooms



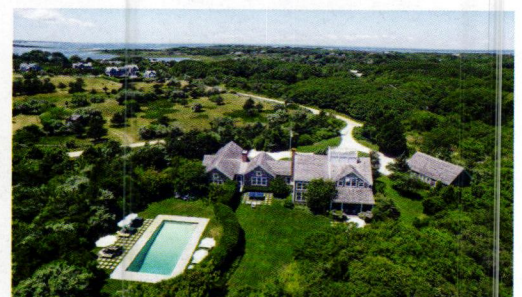
CLIFF | \$9,875,000
6 Bedrooms 7+ Bathrooms



DIONIS | \$8,950,000
3 Bedrooms 3 Bathrooms



TOWN | \$7,495,000
5 Bedrooms 4+ Bathrooms



WAUWINET | \$4,995,000
6 Bedrooms 5.5 Bathrooms



CISCO | \$4,695,000
4 Bedrooms 3.5 Bathrooms



SCONSET | \$2,250,000
4 Bedrooms 5 Bathrooms



WAUWINET | \$1,675,000
4 Bedrooms 2 Bathrooms

Gary Winn, Broker

gary@maurypeople.com | 508.330.3069

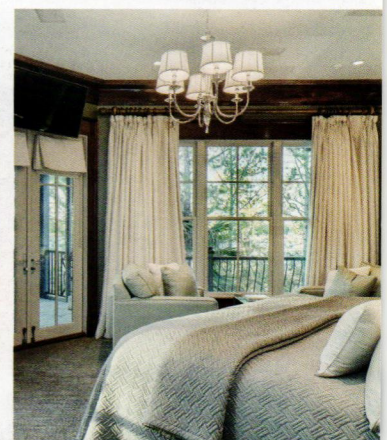
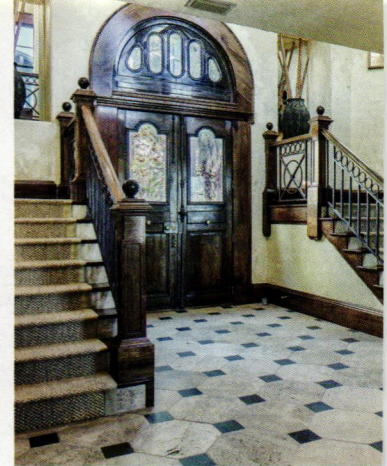
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*Selected as **The Most Beautiful Home in Alabama** by Architectural Digest 2017, this Outstanding Property Defines Luxury Living.*

Creatively constructed on 3 waterfront lots (2.4 acres) for maximum privacy and maximum water views, Bella Sea, is located on prestigious gated Ono Island. It is a 6 bedroom, 5 and one half bath, 11,000 sq ft beauty.

Your journey into this home begins with the oversized double antique wooden doors, which open to the foyer and to the breathtaking Harbour views beyond the martini glass shaped infinity pool. A wrought iron staircase carries you to the main living area where you will delight at the Chef's kitchen complete with ultra custom cabinetry, Wolfe 6 burner cook top, Sub Zero fridge/freezer,

Viking beverage drawers and ice maker. You will feel stately in this Old World meets contemporary designed living area with exposed Sinker Cypress beams, travertine floors and gas fireplace with a separate raised dining area.

The Master bedroom features a cozy sitting area as well as a delightful screened in porch for enjoying nature and the gentle harbor breezes.

A well thought out guest suite of 4 bedrooms is privately tucked away across the hall in the guest wing. An additional bedroom is on the third level and has a stunning wall of windows. The guest wing also has its own sitting area.

Your first party gathering around the pool area will be a bucket list moment! Serve from the fully equipped stainless steel kitchen, as your guests enjoy the festive martini glass shaped infinity pool, fire pots, and lush waterfalls. Access your 1500 bottle wine cellar located on the main level. A boat ride anyone?... it's just steps away to your pier and any of 3 boat slips which can accommodate up to a 60 foot boat.

Complete this masterpiece of design and quality with a private gym, play area with pool table and yoga section. Think you can't have it all? Think again..... and imagine!

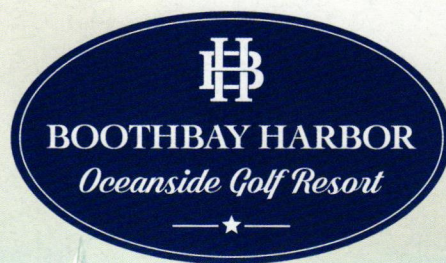
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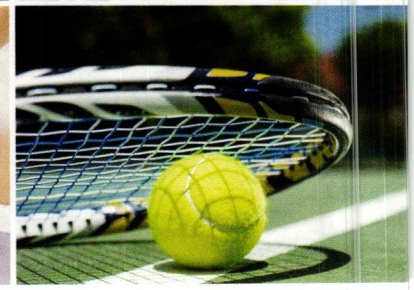
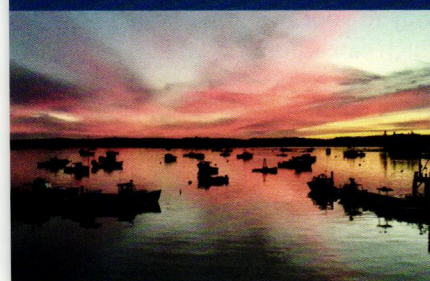


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www.BoothbayHarborOceansideResort.com Reservations: 800-762-8433 Other: 207-633-4455 35 Atlantic Ave., Boothbay Harbor, ME



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HARBOUR ISLAND, BAHAMAS | \$11,995,000

6 Bedrooms | 7 Baths | 6,000 Sq. Ft.

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- Main House, Pool Cottage and the Beach Villa
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LYFORD CAY, BAHAMAS | \$40,000,000

7 Bedrooms | 8 ½ Baths | 3.9 Acres

- Lucaya, a Beachfront Estate in an Exclusive Community
- 530 feet of Beautiful White Sand Beach in a Private Setting
- Property consists of 3 Beachfront Lots, one is vacant
- Lush Gardens and Inspiring Ocean Views

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Web Id: HN5E43



SAN SALVADOR, BAHAMAS | \$4,150,000

5 Bedrooms | 4 Baths | 7,150 Sq. Ft. | 0.77 Acres

- Guanahani is set on 1.5 miles of secluded white sand beach
- 4 Villas comfortably sleep 10
- Constructed from the finest materials imported from Italy
- Solar and Photovoltaic Systems for Water and Electricity

Vanessa.Ansell@SIR.com +1.242.359.3947

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ABACO, BAHAMAS | \$19,500,000

Private Island | 20 Acres | Protected Boat Basin | 2 Beaches

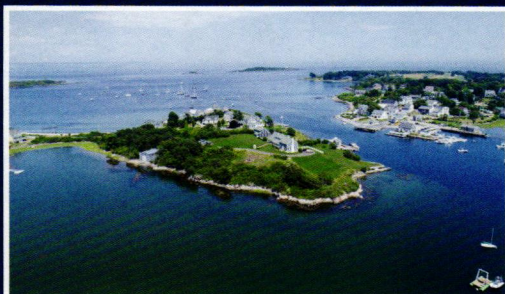
- Foot's Cay is 30 minutes away by boat from Marsh Harbour and the International Airport
- Dock space for 2 yachts up to 45 feet and 2 Sandy Beaches
- 4-Suite Main House, 2 Guest Houses, Tennis and Gym

Christopher.Albury@SIR.com +1.242.359.6885

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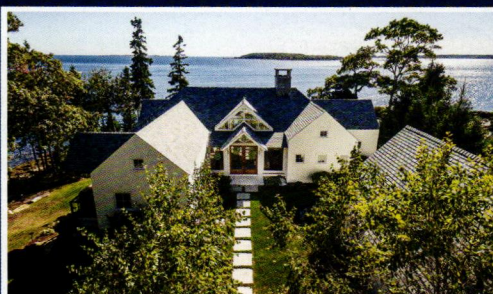
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BIDDEFORD POOL WATERFRONT

Sail in from the east past Wood Island Light arriving at your amazing deep water dock only 200' from your home. Launch a kayak, paddle board, or other small boat from your boat slip. The home and guest house sit high on Fort Hill safe from storms. Boat house with a marine rail system. Sandy beach.

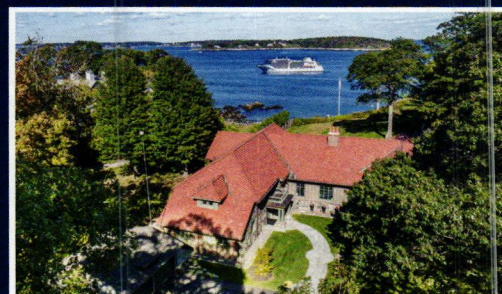
Chris Stone 207.590.3425 | \$4,495,000



BOOTHBAY HARBOR - SPRUCE POINT

Open floor plan with a gourmet kitchen, living room with gorgeous granite fireplace. First-floor master suite with patio & fireplace, guest level with en-suite areas and a separate bunkhouse. Access to Spruce Point Association amenities. Fully furnished. Solid rental history.

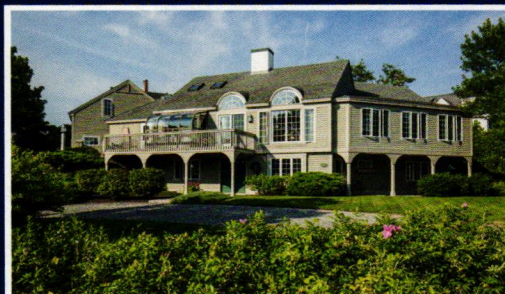
Dennis Gleason 207.446.6394 or
Linda Painter 207.592.3214 | \$3,900,000



CAPE ELIZABETH OCEANFRONT

Graciously situated overlooking Mother's Beach, Lord's Point & Strawberry Island, this stunning Bowley built home has ocean views from nearly every room! 5BR, 3BA home with custom kitchen, vaulted ceiling, gardens, 2-car garage, irrigation, security & so much more. Steps from golf, tennis & beach! *KennebunkBeachLuxury.com*

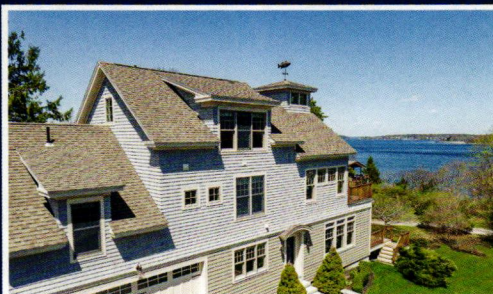
Mary Libby 207.712.5594 | \$3,895,000



KENNEBUNK BEACH OCEAN VIEWS

Graciously situated overlooking Mother's Beach, Lord's Point & Strawberry Island, this stunning Bowley built home has ocean views from nearly every room! 5BR, 3BA home with custom kitchen, vaulted ceiling, gardens, 2-car garage, irrigation, security & so much more. Steps from golf, tennis & beach! *KennebunkBeachLuxury.com*

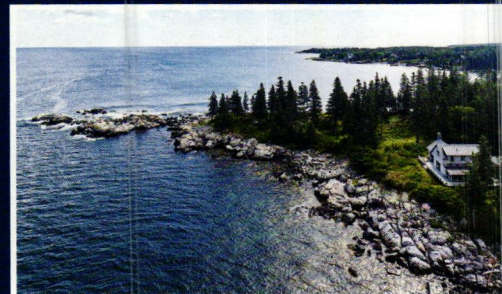
Betsy Coughlan 207.229.3661 | \$2,050,000



CAPE ELIZABETH OCEAN VIEWS

Enjoy relaxing on one of two private decks while watching activity on Portland's Shipping Channel. This home offers three floors of easy maintenance-free living for year-round or second home use. Conveniently located in a coveted neighborhood off Shore Road with quick access to running, biking, swimming and boating.

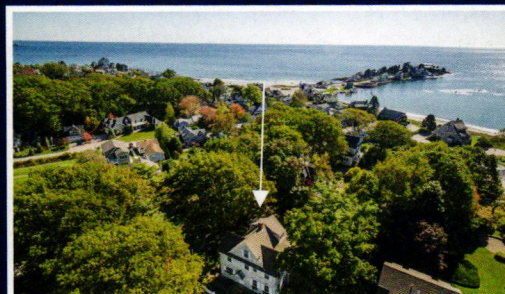
Mary Libby 207.712.5594 | \$1,995,000



CRANBERRY ISLES

Located on Bunker Neck, Islesford this 4BR, 2.5BA Shingle-style cottage has been in the same family for three generations. The 6.8 +/- acre property boasts 1,240 +/- ft. of deep water frontage on a secluded point with commanding views of Mount Desert Island and the Mountains of Acadia National Park. There is a sleeping cabin and a one-car garage.

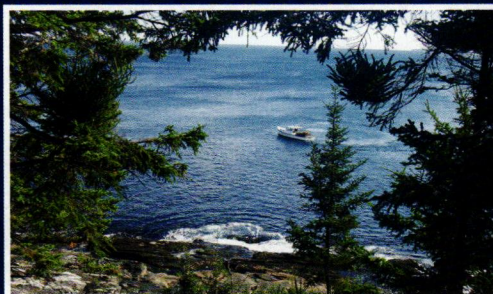
Janet Moore 207.266.0441 | \$1,700,000



KENNEBUNK OCEAN VIEWS

Fabulously situated to capture ocean views, this beautiful 5BR, 3.5BA Shingle-style home will capture your heart. Spacious front porch looks out over the beautiful .53 acre lot. Every room has been beautifully restored to maintain character while enjoying all modern amenities. Detached garage with room above! *100OakStreet.com*

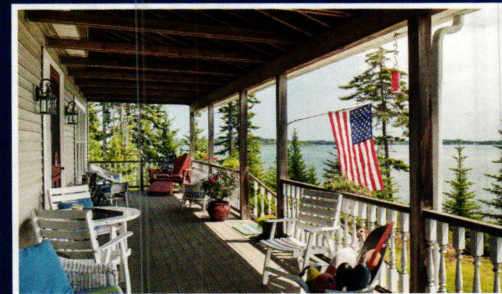
Betsy Coughlan 207.229.3661 | \$1,599,000



NEW HARBOR BOLD OCEANFRONT

Meticulous home. with stunning views to Monhegan and up to Port Clyde. Mid-century modern in design, with an interior designed by a Danish architect, with teak woodwork, open living/kitchen area, 3 BRs, 2BAs, & one-floor living. Upgraded systems & an enviable rental history.

Linda Painter 207.592.3214 or
Dennis Gleason 207.446.6394 | \$1,100,000



LONG ISLAND - CASCO BAY

Architect-designed home w/ stunning views of Casco Bay on 2 acres w/ 300' of waterfront. This charming quality-built cottage boasts 2816sf w/ 3 BRs, 3 BAs, high-ceilings, posts & beams, HW floors, LR w/ FP plus a 2-car garage w/ 600sf of bonus space & so much more!

Peter Thornton 207.329.2310 or
Carrie Martin 207.415.2504 | \$950,000



LINCOLNVILLE OCEANFRONT

Reminiscent of the romantic turn of the century Shingle-style Cottages of that era. The home is sited to capture the views of Penobscot Bay and the Ensign Islands. Steps descend to the beach from this masterfully designed 4BR beach house with 3BAs and a large deck overlooking the ocean.

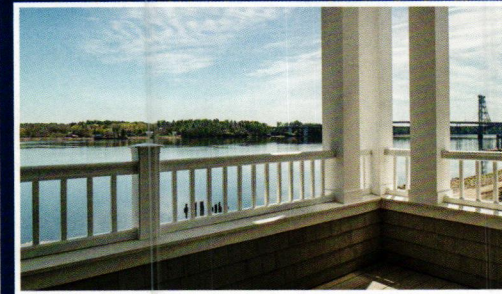
Kate Jackson 207.691.3684 | \$895,000



PORTLAND WATERVIEW CONDOS

Luxury condominiums in the heart of the Eastern Waterfront. Featuring 2BR, 2BA units with superior amenities including garage and valet parking, custom designed kitchens and baths, elevated ceilings and some have walk-out decks.

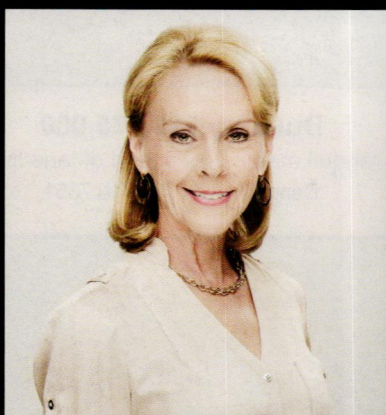
Sandra Wendland 207.233.7788 or
Elise Kiely 207.838.1050 | Starting in the \$600,000



BATH RIVERWALK CONDOMINIUM

Located just a stones throw to historic downtown Bath, residents experience gracious single floor living and comfort as well as the convenient location offering easy access to cafes, fine dining, farmers market, art galleries, and more. 2 bedrooms plus office, 2-car heated garage, private storage, on-site dog wash.

Sandra Wendland 207.233.7788 | Starting in the \$500,000



Jan Marshburn, MBA, Realtor
Century 21 Affiliated, Avila
813-285-3199
mjmarshburn@gmail.com
c21affiliated.com



Just a block west of the Bay, this 3,887 SF home offers the best urban living in Tampa Bay. Stately oaks provide a shaded canopy leading up to this home which greets you with cathedral ceilings, chandeliers, rich hardwood floors, and surround sound speakers. Trey ceilings lend an air of formality to the dining room. The kitchen has light custom cabinetry, granite counters, and marble backsplash. The center island, stainless appliances, gas cooktop, and double oven are suitable for a master chef or eating on the go. The kitchen opens to the family room with gas fireplace, views of the screened lanai and private tropical garden. A small parlor with French doors offers quiet respite. The 1st floor master bedroom is spacious and includes two walk-in closets, ensuite with shower, double vanities & separate bathtub. Upstairs are 3 beds, 2 baths, a bonus room, and a beautifully crafted library. Two bedrooms are connected by a jack and jill bath with double vanities. The bonus room can be used as office, game or media room. It is steps away from Bayshore Blvd., with scenic views of the Bay, fitness stations and is the location of Tampa's celebrated Gasparilla.

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Duxbury | \$3,580,000

Desirable Powder Point, dock
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Duxbury | \$1,595,000

Marsh views, 5500 sf, pool, Association beach
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Duxbury | \$3,750,000

Duxbury Bay estate, private beach, dock, pool
Liz Bone | 781.325.8079



Duxbury | \$3,600,000

Tranquil Standish Shore, 2.75 acre lot with dock
Liz Bone | Donna Wood | 781.934.2000



Duxbury | \$1,075,000

Tranquil marsh views, end of lane living
Donna Wood | 781.710.7351



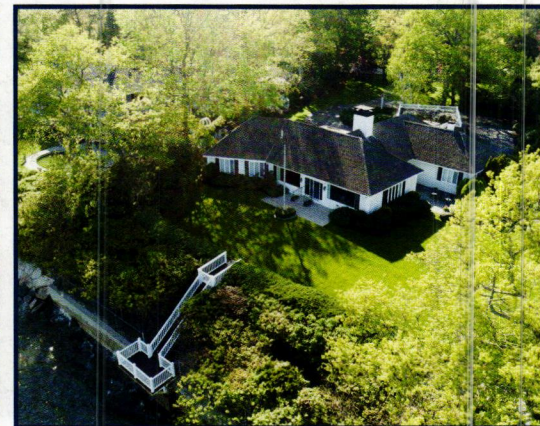
Duxbury | \$884,000

Expansive pond front with dock access
Liz Bone | 781.325.8079



Green Harbor | \$1,149,000

Water views from every room
Regan Peterman | 781.934.7308



Duxbury | \$3,500,000

Incomparable water views, direct beach access
Marcia Gallagher Solberg | 617.283.6937



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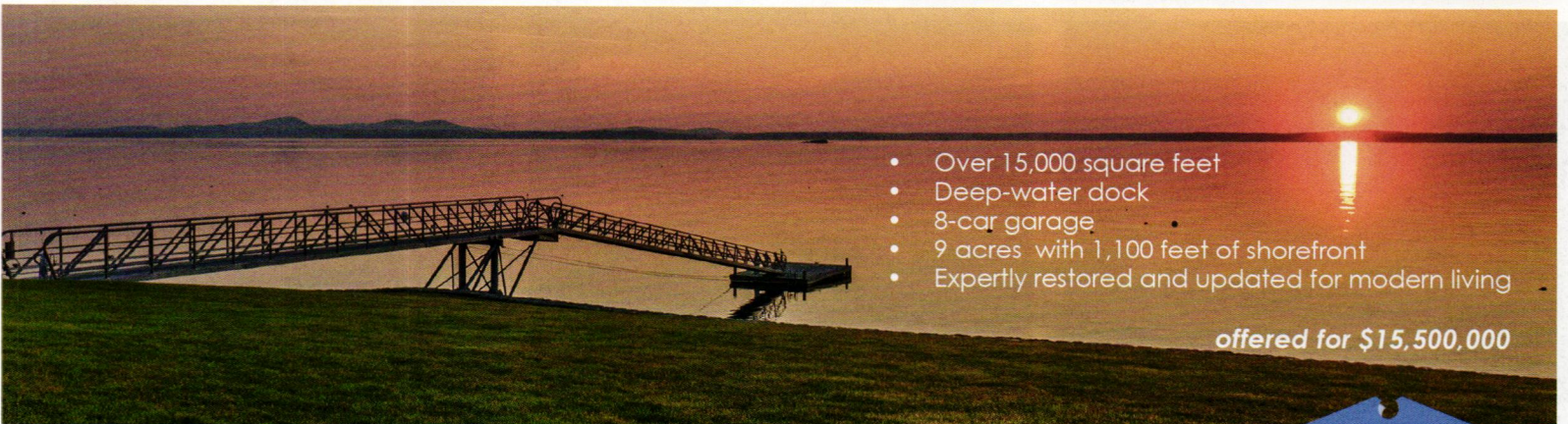
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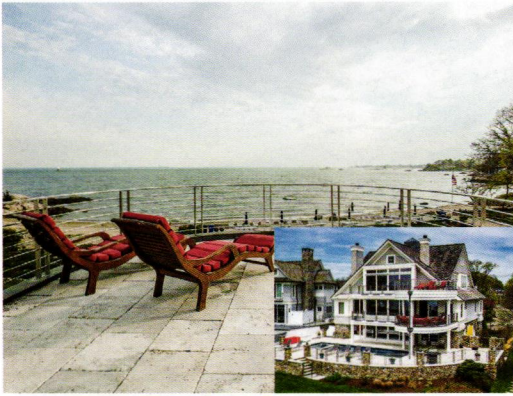
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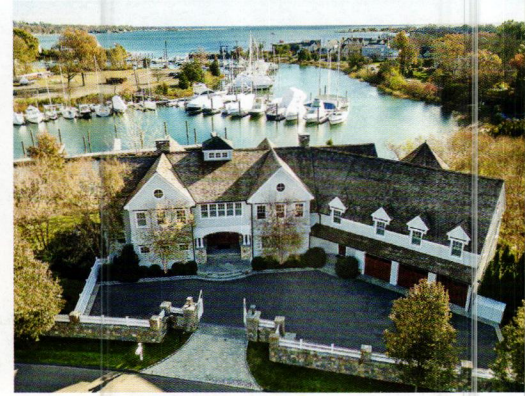
LUXURY PROPERTIES



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Joanne Shakley, 203.858.6352



COHASSET, MA
\$5,700,000 | MLS#72309321
Mary Ann Devine, 781.820.3743



WESTPORT, CT
\$4,800,000 | MLS#170057591
Michelle&Company, 203.454.4663



NAPLES, FL
\$4,795,000 | MLS#217036837
Christopher Braun, 239.572.2200



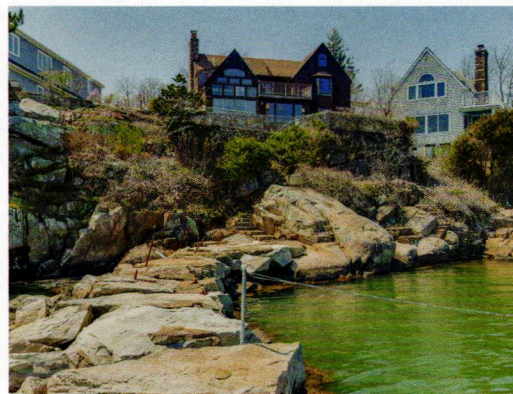
NORWALK, CT
\$2,895,000 | MLS#170064433
Joanne Shakley, 203.858.6352



CLINTON, CT
\$1,750,000 | MLS#170059182
Jenny Townsend, 860.510.2304



TIVERTON, RI
\$1,649,000 | MLS#72210525
Phyllis Ibbotson, 401.297.8450



BRANFORD, CT
\$1,495,000 | MLS#170079328
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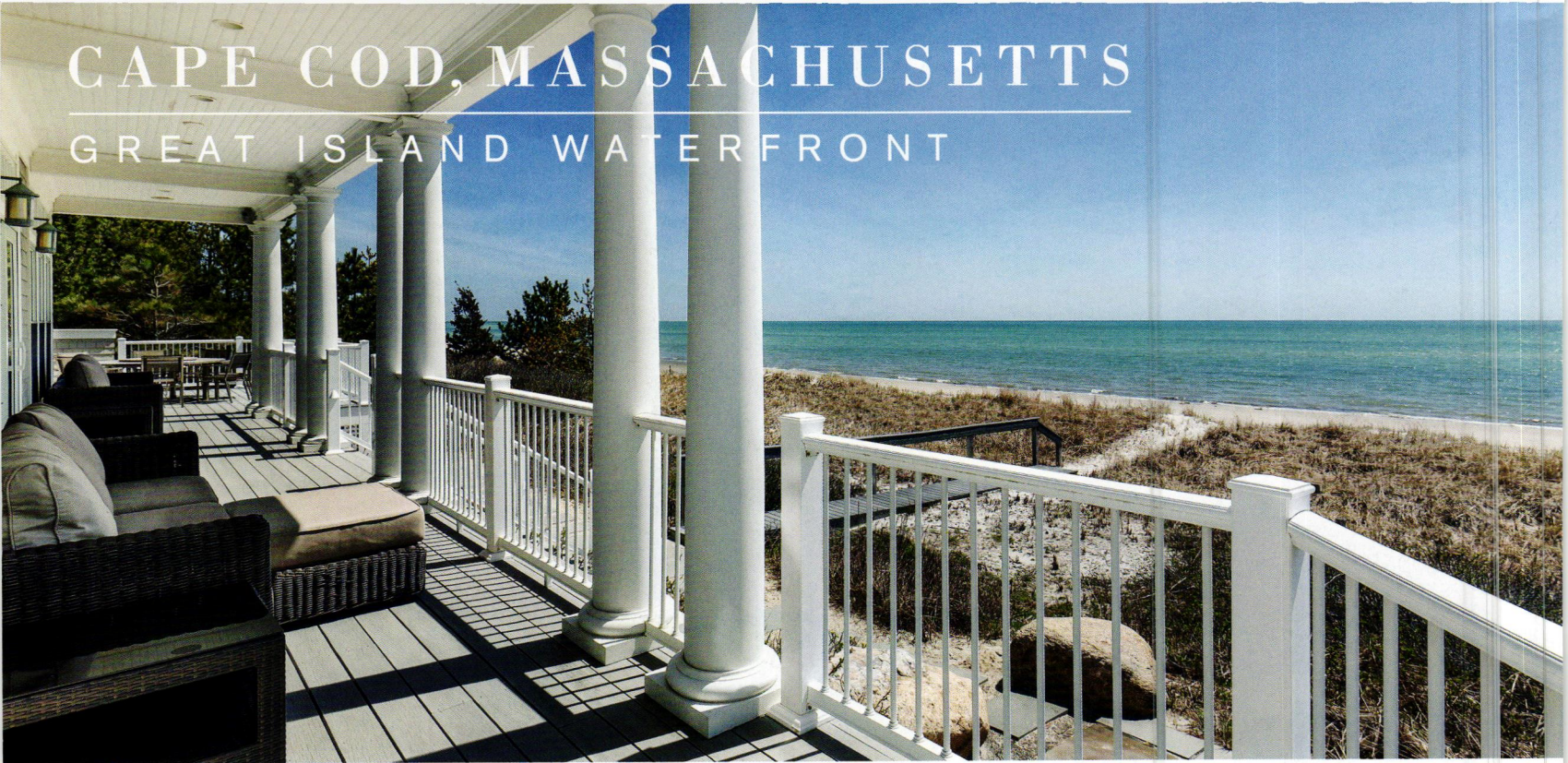
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CAPE COD, MASSACHUSETTS

GREAT ISLAND WATERFRONT



Bernie Klotz and Kinlin Grover Real Estate are proud to present this one of a kind beachfront home in Great Island. Custom built in 2008, this extraordinary home features 5 en suite bedrooms, two half baths, wood floors, coffered ceiling living room and dining room, plus a wonderful kitchen with pantry, and superb waterviews from most every window. The rear of the house has a gracious porch overlooking your own private, sandy beach. If you have been looking for a private setting in a gated community, with direct water access for swimming, kayaking, canoeing, or paddle boarding, you cannot do better than this home. It is a home you will pass down to your children. **\$5,490,000**



KINLIN GROVER BK REAL ESTATE

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Marblehead – \$3,195,000

Views across the ocean all the way to the Boston skyline. Wonderful home on Marblehead Neck. Private beach. Perfect for entertaining.

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Swampscott – \$899,990

Elegant 3 bedroom center entrance colonial in one of Swampscott's most sought after neighborhoods is an entertainers dream!

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Marblehead – \$3,999,000

Spectacular beach front home with views across the ocean to the Boston skyline on the horizon. 400 feet of private beach.

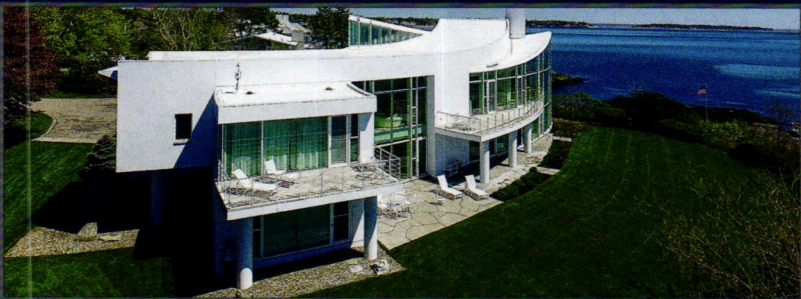
Dick McKinley – 617.763.0415 | Matt Dolan – 617.816.1909



Marblehead – \$1,250,000

Exquisite 4 bedroom 4 1/2 bath Contemporary on a quiet cul de sac with a 3-car garage just minutes to the beach and downtown.

Judith White – 781.479.0855 | Erica Petersiel – 781.248.1067



Swampscott – \$5,990,000

An architectural masterpiece this amazing home perfectly blends unlimited ocean vistas, natural light, a gorgeous setting with the ultimate in luxury convenience.

Dick McKinley – 617.763.0415 | Matt Dolan – 617.816.1909



Swampscott – \$1,189,000

Stunning, spacious contemporary in one of Swampscott's most prestigious neighborhoods. Beautifully appointed rooms. Steps to the beach.

Hope Zabar – 781.479.0555 | Cathy Shulkin – 781.859.0158



Marblehead - \$1,995,000

Spacious, dramatic, California Contemporary in a beautiful landscaped setting on Marblehead Neck. Enjoy the coastal lifestyle.

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HARBOR VIEW

Patrick Ahearn and his team of architects did more than just design this exquisite bathroom in a historic ship captain's home on Martha's Vineyard's Edgartown Harbor. With the help of 19th century photographs they found at a local museum, they painstakingly restored every inch of the home on South Water Street to be stunningly beautiful, historically accurate, and as you can see here, a joy to take a bath in. **BY BILL SPRINGER**

FOR MORE INFORMATION, VISIT patrickahearn.com