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# The Luxury Coastal Lifestyle Magazine DECEMBER 2018 + JANUARY 2019

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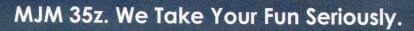


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### **Contents** December 2018 + January 2019



6



### 44 The Future of Design

Some of the world's most influential architects, interior designers, and outdoor living experts share their thoughts on where ocean home design is headed.

BY MARY GRAUERHOLZ

### 50 **Creating The** Cayman Style

For almost 40 years, John Doak has defined a Caribbean island's architecture.

BY J. MICHAEL WELTON

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### **Contents** December 2018 + January 2019

- DEDI DTMENT

DEC 2018

JAN 2019

8









### SHELTER

### 16

### ARCHITECTURE

### The A-Team

Clients and designers collaborate to create a rustic and modern lodge on two waterfront acres in Sag Harbor, New York.

### 22

### INTERIOR INSPIRATION

### A Study in Nature

Designer Lisa Kahn-Allen found her inspiration for the study in this Naples, Florida, waterfront property through a small collection of vintage glass floats.

### 24

### PRIME FINDS

### Elegant Entryways

From coastal chic to modern and sleek, these striking designs add luxury to the entrance of your ocean home.

### 26

### ARCHITECTURE

### Connections

Hutker Architects build a bridge at the center of a home on Martha's Vineyard.

### 34

### OUTDOOR LIVING

### Kinda Blue

A stylish collection of outdoor furniture, accessories, and grills.

### 36

#### GUEST DESIGNER

### **Outdoor Innovations**

The modern surfer vibe from Shanan Campanaro is an updated translation of the travel-inspired beach house look.

### **LIFESTYLE**

### 38

### YACHTS

### **Beach Boat**

Sealegs amphibious boats are uniquely suited to anyone who owns a home on or near the beach.

### 40

### WATERSPORTS

### **Wood and Water**

Beau Lake boards let you workout on a wooden work of art.

### 42

### ULTIMATE LUXURY

### The Greatest Show On Earth

Superyachts, supercars and superstars are only some of the attractions that make the Monaco Yacht Show so special.

### **JOURNEYS**

### 56

### DESTINATION: NEVIS

### **Home Away**

A world-class, family-owned getaway on Nevis treats guests like family.

#### 6

### DESTINATION: GEORGIA

### A Genteel Vision

Cumberland Island's Greyfield Inn charms its guests the old-fashioned way.

#### 6:

#### DESTINATION: IRELAND

### Fit for a King and Queen

Live like royalty at Dromoland Castle in Ireland.

### 66

### OPENINGS + DEVELOPMENTS

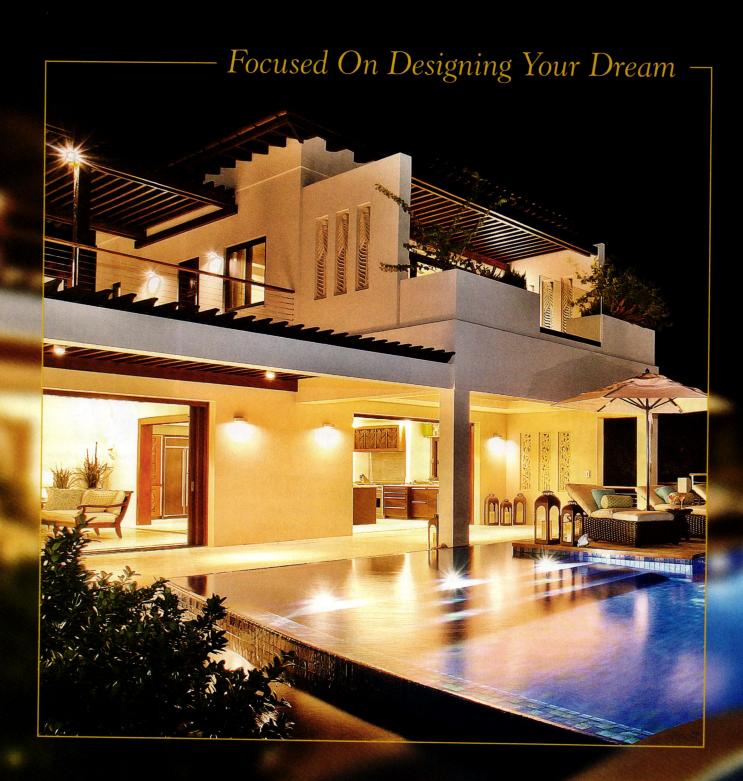
### **Welcome Home**

The latest in oceanfront real estate and resorts.



IN EVERY ISSUE Editor's Letter Page 10 / Connect with Us Online Page 12 / Contributors Page 14 / Last Look Page 96





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### editor's letter



### **OCEAN VIEWS AND EXCELLENCE NEVER GO OUT OF STYLE**

The ocean has always been a calming and centering force for me. It's the source of pure joy as I watch our young son grow up at our beach house on Cape Cod. It's scared the stuffing out of me as an offshore sailor and taught me things about myself that I'm grateful to know (and hope I don't need to experience again!). And the gratitude I feel for occasionally being able to share soft breezes, spectacular sunsets, and impeccable service at some of the world's most luxurious coastal resorts with my wife is off the charts.

Since I'm also one of the lucky ones who gets to go behind the scenes with some of the world's most talented coastal architects and designers, I know they (and their clients) share a similar connection to the ocean. For them, living and working by the ocean is more than just a location or a destination—it's a passion.

As a result, we here at Ocean Home are committed to having our fingers on the pulse

of hot new designs and technologies that make oceanfront living comfortable and luxurious-and to always showcase the best architects, designers, and coastal resorts that share our passion for the ocean.

I'm proud to say this issue is the perfect example of our commitment. The featured homes in this issue-designed by Alexander Gorlin Architects, Hutker Architects and John Doak Architecture-may be very different stylistically, but they share the critical combination of quality, innovation, and love embodied by only the best coastal homes. You'll also learn from some of the world's most influential coastal architects and designers in our "Future of Design" feature, and the resorts in our Journeys section show how timeless ocean front luxury can be.

In fact, Ocean Home will always feature the best coastal architects, designers, resorts, and products simply because...ocean views and excellence never go out of style. •

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

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02



Choeff Levy Fischman "Known for cutting-edge design, Choeff Levy Fischman has come to redefine the midcentury modern style in Florida." Excited to announce that our design for Eddie Irvine in collaboration with Chris Cawley Landscape Architects has been featured in the October/November issue of Ocean Home Magazine! #CLFarchitects #ChoeffLevyFischman #Eddielrvine

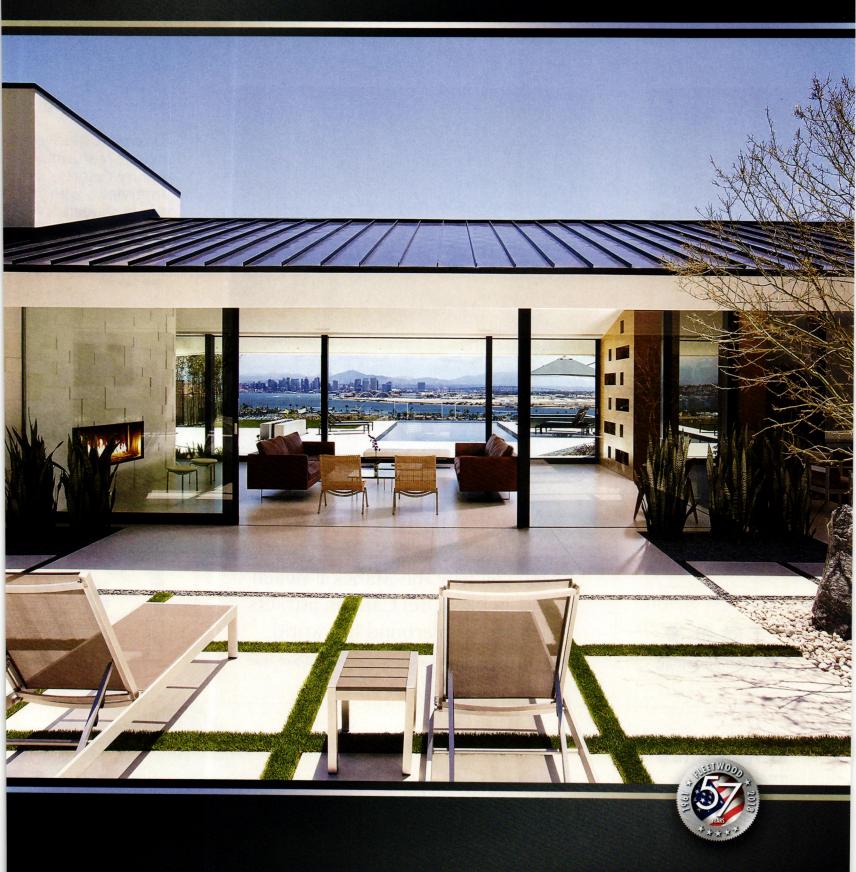
KAA Design KAA Design is honored 04 to be featured on the list for top 50 coastalarchitects from Ocean Home Magazine! Find us in this months magazine, on stands now

> Ike Kligerman Barkley Honored to be included on this list of exceptional designers! Thank you Ocean Home Magazine!

Polhemus Savery DaSilva Architects Builders We are honored to share that PSD has been named one of Ocean Home Magazine's Top 50 Coastal Architects for 2018. It is a privilege to be able to share this designation with some of the best residential architects!

Strang Design Ocean Home Magazine has released its Top 50 Coastal ArchitectsList. We are proud to be included for the second consecutive year and congrats to our fellow honorees! With new homes underway along the shores of The Caribbean Sea, The Atlantic Ocean and the Gulf of Mexico...we look forward to 2019.





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### Best Waterfront Residences In Miami

TRAVELS WITH THE EDITOR

12 Join Bill Springer as he investigates the hottest new waterfront developments in Miami.

2018 + JAN

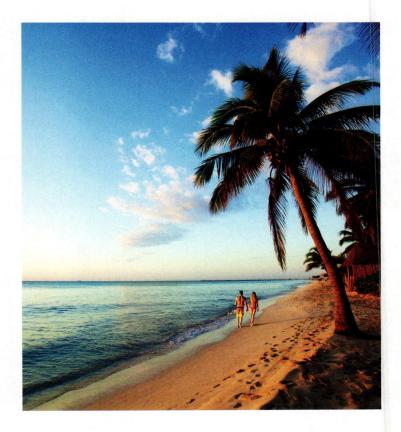
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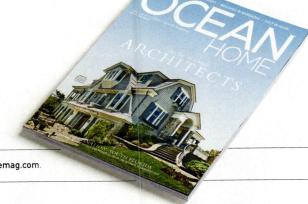
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### **BEACH CRED**

There may be no better resource for anyone looking to build a custom designed and built home on the ocean than our Top 50 Coastal Architects issue. Check our digital edition for more. oceanhomemag.com/digitaledition

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MEET THE TEAM



### 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, North Carolina, 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.

DEC 2018 + JAN 2019

14



### MELISSA C GILLESPIE

Melissa Gillespie is the Managing Editor of Ocean Home and is responsible for our product and design pages as well as a column dedicated to the latest oceanfront real estate and resort developments. In this issue, she takes readers on a journey to Dromoland Castle in Ireland. And, oh yeah, she's also the editor of Ocean Home's sister publication, Luxury Pools + Outdoor Living magazine.



### 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*.



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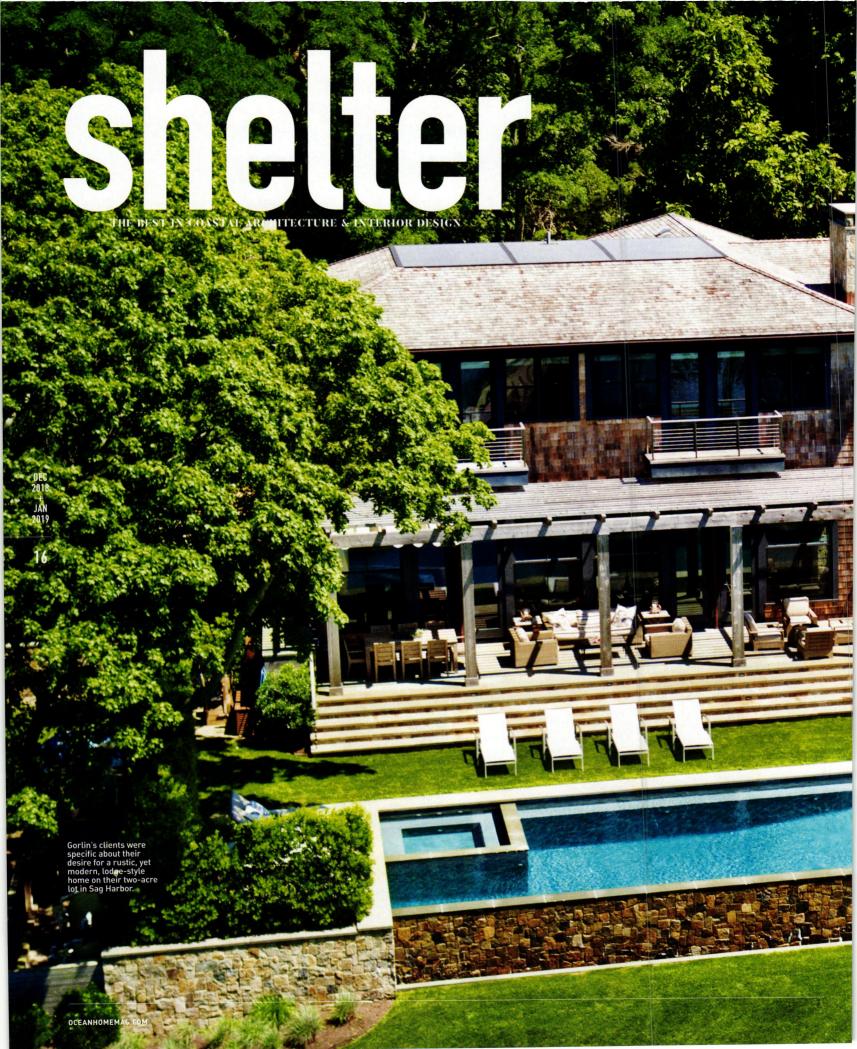


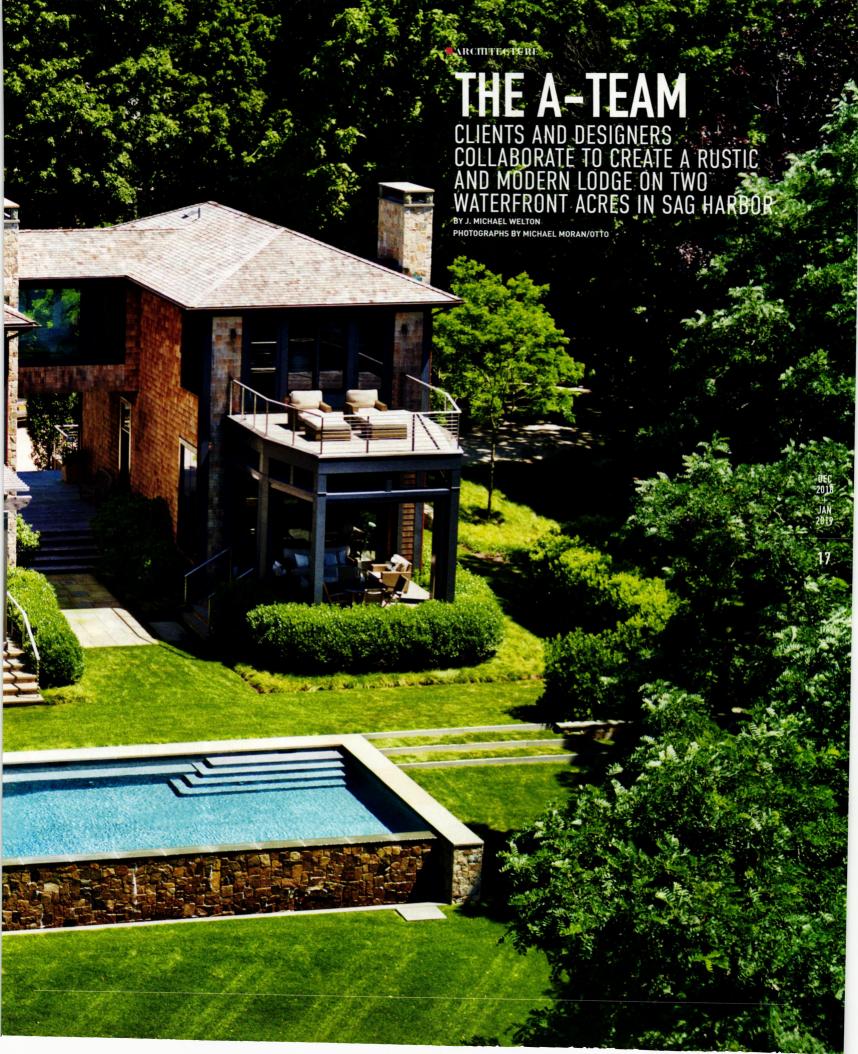
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They knew what they wanted. They encouraged collaboration with their design team. They're low-key, laidback, and like to have fun. And now they still do, in their modern waterfront home tucked away in one of the wilder corners of the Hamptons.

What they envisioned for their site was not a contemporary beach house or a typical Hamptons-style cottage. They wanted a rustic camp lodge. And thanks to award-winning architect Alexander Gorlin and company, they got that - and more.

### THE COLLABORATION

To make it happen, Gorlin assembled an A-team of designers. He brought in Stacy Paetzel, principal in the Hamptons landscape architecture firm MPLA Studio, and interior designer Llewellyn Sinkler, who worked with design legends William Hodgins and Bunny Williams before going out on her own.

Sinkler had partnered with Gorlin before. "It's inspiring to work with Alex," she says. "When I first heard about designing a lodge in the Hamptons, I thought, 'Does he mean the Adirondacks?' But it turned out to be playful, tongue-in-cheek, and inspirational."

The design team expanded eventually to about 10 people. "I came in from the beginning," says Sinkler, "and we laid it out together. The garden was also discussed at the same time—it was a complete home. If you do it piecemeal, you get piecemeal, but if you do it all together, everyone brings something to the table."

When the clients began thinking about outdoor sculptures, they talked to their architect, landscape architect, and interior designer. They made decisions about keeping most of the older trees, adding a vegetable garden, and renting chickens ("from Hamptons Rent-A-Chicken," quips Gorlin) for fresh eggs all summer.

"It was like being part of a dream team where you're all on the same page," Sinkler says. "All of us were paying a salute to a lodge—but one on the water in the Hamptons."

#### THE HOME

Taking cues from his clients, Gorlin created a modern interpretation of a rustic camp







Top and bottom left, the home combines two seperate shingle-style pavilions that overlook the water

Bottom right, Landscape architect Stacy Paetzel wanted a "modern meets summer camp" feel that's focused on the water in not the typical, privet-hedge Hamptons neighborhood.

lodge. It's composed of two structures, with the master in one and the living room, kitchen, and dining area in the other. Above them are three bedrooms for their young adult daughters and guests. In between, an open space offers the opportunity to view manmade and natural landscapes. The swimming pool is placed beyond the entry, so it's visible immediately, with a vista to the bay farther out. "The main feeling on arrival is a framed view of the water," the architect says. "The home is divided into pavilions like a lakefront luxury camp, yet there's a kind of glam to it."

Gorlin designed the 7,000-square-foot home for easy living in the vernacular of Shingle style but with a very modern take on cedar, stone, and open space. The interiors feature very little sheetrock; instead, walls are clad in beadboard, exposed wood, and other natural materials. Three fireplaces help achieve the desired lodge feel. "One is outside. It's an extension of the interior; you can move outdoors and

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18

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**ARCHITECTURE** 

roast marshmallows," he says.

An outdoor pergola connects the house to the pool, with views down to the bay and an aging fishing shack carefully preserved by Gorlin and company.

#### THE INTERIORS

DEC 2018

JAN

20

Inside, Sinkler took the lodge idea to its logical conclusion. Gorlin suggested that the stairway balusters be made with birch branches; Sinkler found an antler chandelier for the center hall. "It's a three-tier, custom elk chandelier made in Montana," she says. "When you first walk in the house and into the entry hall, there's a 1950s sideboard; then you look up and see that chandelier," she says.

The kitchen is wallpapered in a birch tree motif that scales a double-height wall to clerestory windows. In the living room—an open 70-foot-long space—Sinkler placed a huge light fixture with 14 suspended pendants. "They're grey and hang down right in the front, with two fireplaces at either end of the room," she says.

For the color palette, Sinkler looked to the exterior, extracting greys, greens, and browns. "There's a bark color and some gradation of blue/grey and blue/green. The palette is peaceful and neutral," she says. "It makes you want to slide into the sectional sofa inside and put your feet up next to the fire."

Overall Sinkler brought a light and airy feel to the project, one that's natural and unforced. "That's how the clients are: warm, relaxed, and easy people who enjoy friends and have fabulous daughters," she says.

### THE LANDSCAPE

Landscape architect Paetzek met Hampton's complex waterfront restrictions with aplomb, deftly handling flood zone requirements to enhance the lay of the land. "When you're trying to design within structural regulations, it's important not to be afraid of them," she says.

When she first walked the property, she learned that the house was destined to stand six feet above the site of an existing cottage, soon to be taken down. "We had to figure out a way to do that," she says. "So the swimming pool's infinity wall acts as a re-







Interior designer Llewellyn Sinkler created a light, airy and fun feeling throughout the house, with a double-height kitchen with clerestory windows, a birch balustrade for the stairway and a threetier, elk-horn chandelier in the entry hall.

taining wall. That's where we made up a lot of the grade."

Paetzek found her inspiration not just in those restrictions but also in the landscape, her clients, and Gorlin. "It was about what you had to do to make the site work, looking at it from an engineering perspective and then thinking about its indigenous materials," she says. "And I was getting ideas from the clients and going back and forth with the architect. It was a collaboration."

Making the landscape feel like a piece of Gorlin's design, Paetzek minimized the hard-scape out to the pool area, padding the blue-stone steps and treads with grass. She protected a large maple tree during construction along with others down by the water. They may block the view, but people can look back at the house "without it being in-your-face," she says.

All in all, the landscape is a special place for special people and a special house, Paetzek says. "Alex was great; he's very intuitive and has a definite sense of what he wants," she says. "He let us know what he liked about what we were doing, and we worked to be sure he would be happy in the end."

More than a home, this place is a young family's destination.

FOR MORE INFORMATION, VISIT gorlinarchitects.com, mplastudio.com, and llewellynsinkler.com









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22

■ INTERIOR INSPIRATION

"My intention for this home was to design a sanctuary that takes advantage of the views of pristine conservation land beyond Old Harbour Cove. I wanted to bring these natural elements indoors with rattan walls, oiled oak floors, textures, and colors that connect with the water, flora, and sky."

—Lisa Kahn, Founder and CEO, Lisa Kahn Designs, lisakahndesigns.com

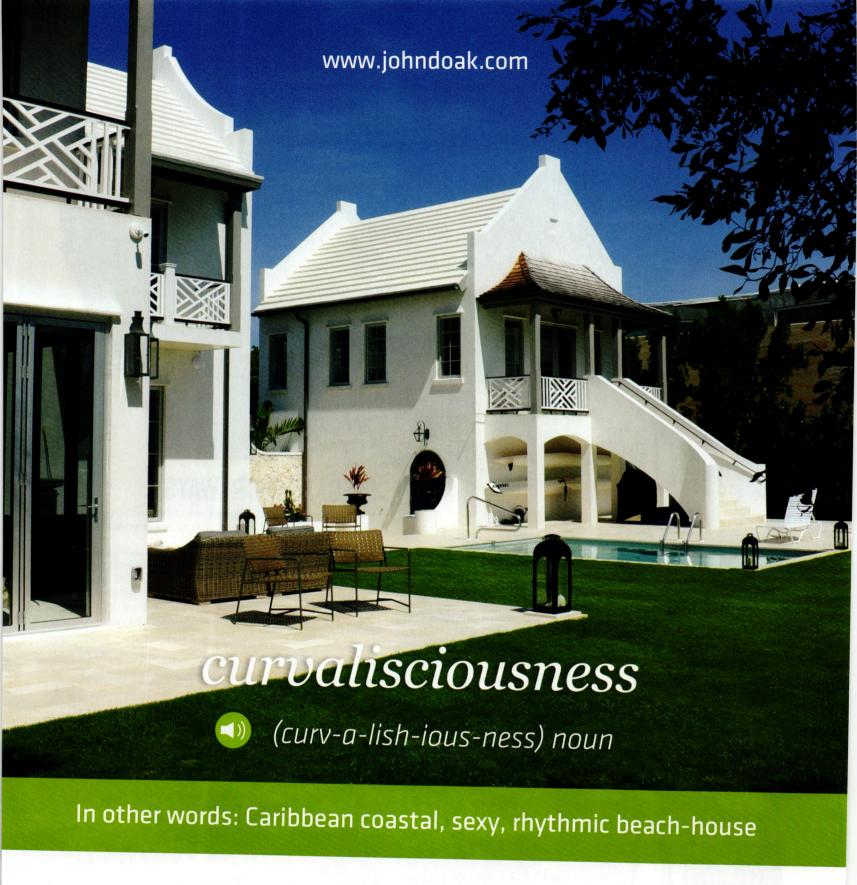


### A STUDY IN NATURE

**Designer Lisa Kahn** found her inspiration for this Naples, Florida, waterfront property through a small collection of vintage glass floats, the kind used to keep fishing nets buoyant. The beautiful greens and blues of the sea glass anchor the color scheme throughout the home, helping achieve a design congruent with its surroundings. Continuing to pull from its environment, Lisa used woven raffia on the study walls echoing the textures of the landscape's trees and grasses. French doors lead out to the pool. Tranquility is the result—this is a true sanctuary. BY MELISSA C. GILLESPIE

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24





### **ELEGANT ENTRYWAYS**

From coastal chic to modern and sleek, these striking designs add luxury to the entrance of your ocean home. STYLED BY MELISSA C. GILLESPIE

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- 2. Beacon Pendant, The Urban Electric Co., urbanelectricco.com
- 3. Lake Tahoe Ladies, 1959, Slim Aarons, Photographer, artnet.com
- 4. Custom Entry Console, Jennifer Robin Interiors, jrobininteriors.com
- 5. Kouros Urn Real Bronze, JANUS et Cie, shopjanusetcie.com
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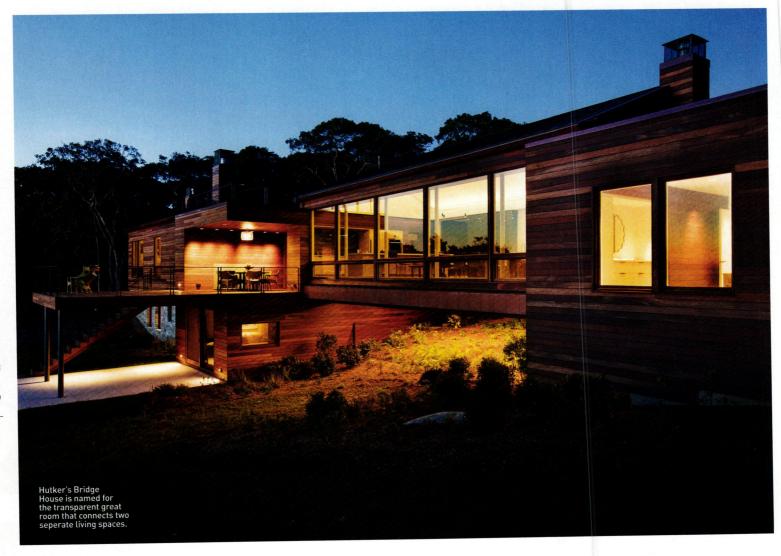
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### CONNECTIONS

### HUTKER ARCHITECTS BUILD A BRIDGE AT THE CENTER OF A HOME ON MARTHA'S VINEYARD.

BY J. MICHAEL WELTON

Views are at the heart of every project designed by Hutker Architects.

"For me, it's all about the site," says Phil Regan, principal in the 32-year-old firm based on Martha's Vineyard and in Falmouth, Massachusetts. "I try to find inspiration in the place itself."

Nowhere is that more evident than at The Bridge House on Martha's Vineyard. The residence takes its name from a transparent great room strategically placed between a master suite on one end and a sleeping space for two teens on the other.

But there's also a strong visual connection to the water beyond, even from the driveway. "You see beneath and through the bridge on approach, so the Vineyard Sound view is uninterrupted," says Regan.

#### THE SITE

His clients had summered on the island in rented cottages for years. Last year, they found a site and decided to build. Their only real challenge was the existing structure. "It was a modern house, slipped into the sloping site, with mold and mildew issues," Regan says. "There was nothing about it they wanted."

What they did want was a place with views where they could retreat from a busy work world in the metro Boston area. The site's in a subdivision of about 50 homes on the island's northern shore, fronting Vineyard Sound. There are sunset vistas, but the existing house was too low to take full advantage.

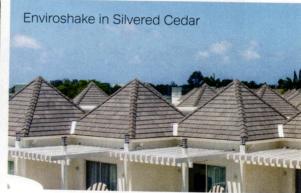
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removing the house and seeing the property in a different way," says Regan, who collaborated with project architect James Moffatt and Gary Maynard of Holmes Hole Builders. "I assured them that we could design the new house so that the main floor's views would be like those from the existing house's roof—and could be seen upon arrival."

### THE MATERIALS

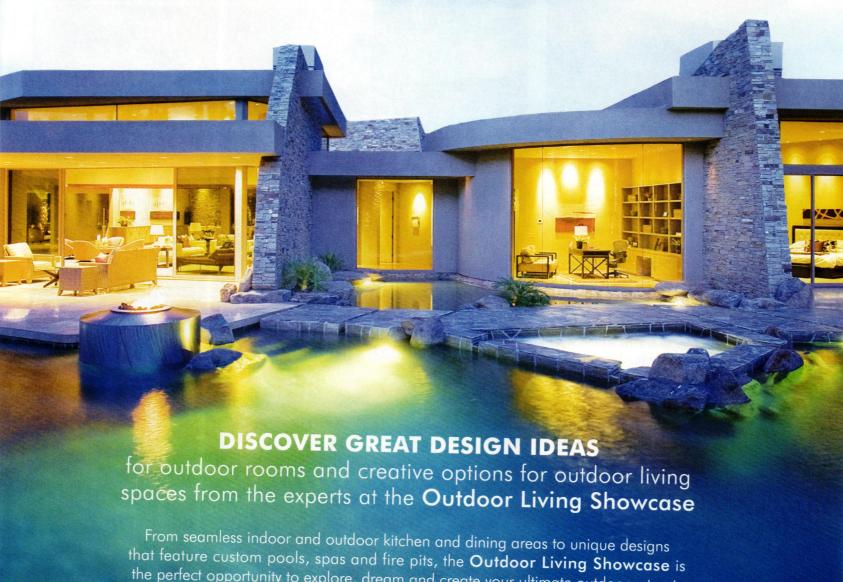
Regan's material palette was straightforward: glass, steel, copper, stone, and wood. He placed much of the glass on the north/northwest side to take advantage of the sunsets. A low-lying southern sun penetrates the bridge's glazing during the winter, warming the space nicely. "We kept it narrow enough and transparent on the southern side to heat the space passively," he says.





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### shelter

**ARCHITECTURE** 



A standing-seam copper roof tops siding of horizontal ipe planks, which cover some interior walls as well. "The ipe is so hard you can't nail it; you have to pre-drill it," says the architect. "It resists the weather and carpenter bees can't burrow into it. It's too hard."

Outside, the stonework is cut granite and most of the steelwork is structural and hidden, especially the bridge's supports. The decking is ipe, as are the windows and doors, with bronze exterior detailing. All the millwork was executed meticulously. "The precision of the structure was paramount, with very little trim to hide discrepancies," Maynard says. "Even the siding was precisely done. There was a lot of care in the finish work."

### THE INTERIORS

Regan worked closely with interior designer Laura Meyer of Meyer & Meyer on interior components. Ipe, ash cabinetry, and limestone set the tone along with blackened steel accents. "The assignment was to put their heart and soul into the interior. The furniture, the window treatments, and the tiles in the bathrooms—they're very custom pieces," Meyer says. "They wanted a sense of island living with openness."

She enhanced some architectural







JAN 2019

30

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details and designed interiors that blend with exterior living spaces. "The kitchen and dining and living spaces are open and without barriers because of the family's desire to share in cooking, dining, and relaxing together," she says.

Meyer visually broke up the bridge's great room—where floor-to-ceiling

windows on both sides bring the outside in—by placing furniture without cutting off views. "The living room furniture has open backs so people can communicate and conversations can flow across the room," she says.

She brought harmony to the entire interior. "Even though the master suite is

separated from the other bedrooms, there's a very comfortable feeling of being able to flow through the spaces without jarring surprises," she says.

Meyer got that right. The only surprises for clients and guests at The Bridge House come from the constantly changing views around it. \*

### - Conversation Piece

**Selecting a 14-foot slab** of Claro walnut for a table led to a serendipitous discovery for the owners of The Bridge House.

At interior designer Laura Meyer's suggestion, furniture designer and artisan Jeff Soderbergh invited her clients to his Wellfleet warehouse to look at wood for their new dining table. It was designed to separate into a side table so that when more seating was needed, it could be added easily. Both pieces were to be cut from the same walnut slab.

eeded, it could be added easily. Both pieces were to be cut from the same reader of the same was like a jigsaw "We sat down with chalk to make the cuts," Soderbergh says. "It was like a jigsaw

puzzle."

He's been collecting wood—elm, oak, ash, cherry, maple and butternut—for 30 years.

But walnut has always been his favorite. "There are warm, caramel tones in Claro

Walnut," he says.

This table, with its live edge, is trapezoidal in shape. It's three inches thick and 65 inches at its widest. And it offers something that no other slab in Soderbergh's warehouse could. There's a natural void, left by degraded bark, down by the lower end of the former tree trunk—and it's loosely—if coincidentally—shaped like the island of Martha's Vineyard.

That's a sure conversation-starter for any dinner party.



FOR MORE INFORMATION, VISIT hutkerarchitects.com



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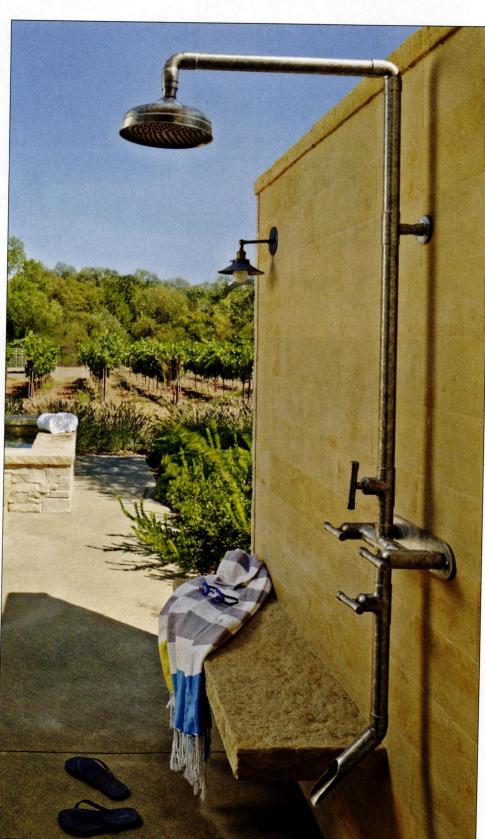


PHOTO COURTESY OF BEVEN ASSOCIATES NAPA, CA



DEC 2018 + JAN 2019

34

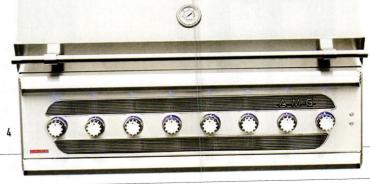


### KINDA BLUE

This collection of outdoor loungers, tables, umbrellas and built-in grills have style to burn. BY BILL SPRINGER

- 1. Babylon Side Table with Light, Dedon, dedon.com
- 2. Vondom Flat Sectional, Vondom, vondom.com
- 3. Flamenco Umbrella, Santa Barbara Designs santabarbaradesigns.com
- 4. Summerset Profesional Grills, American Muscle Built-In, summersetgrills.com

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**■ GUEST DESIGNER** 

"As a surfer, beach and surf culture have always inspired my design aesthetic. The sport is intrinsically tied with exotic, coastal destinations."

- Shanan Campanaro, Founder and Creative Director, Eskayel, eskayel.com



SURF'S UP

The modern surfer vibe is an updated translation of the travel-inspired beach house look.
CURATED BY SHANAN CAMPANARO

### 1. Ride the Wave

Display or store your surfboard, snowboard, or wakeboard on a solid teak Eco Surfboard Rack. Each display rack is individually hand made from solid rainforest-safe wood in Bali. Racks come in natural or dark wood finishes. sunsetsurfsales.com

### 2. Sitting Pretty

DEC

2018 + JAN

2019

36

Manufactured by Bonacina, the DePadova Silvia Chair is a 1960 design that, true to its artisanal roots, is still handmade with canes from India tied with rush bark. depadova.com

#### 3. Take a Seat

The Dane Co. 5A Bench is handcrafted—comprised of sculpted, tactile profiles—yet modern in form. Its solid wood top emphasizes the wood's natural grain. dane-co.com

#### 4. Mod Madness

The Cassina Mex Cube Sofa seating system can give rise to countless compositions. Available in two depths, its elements are available in different shapes and functions, with or without backrests and armrests. cassina.com

### 5. Soft Touch

Made in Nepal with bamboo silk and a wool blend, the Akimbo Hide Flatweave Rug is funky but understated. Its motif fits in with the whole surf-related travel vibe. eskayel.com

### 6. Perfect Form

Inspired by Brutalist architecture, geometry, and California sunsets, these Bzippy & Co. XXL Splatter Blue Hex Planters are hand made by Bari Ziperstein. The planters are crafted to order in Los Angeles. bzippyandcompany.com

### 7. Eco-friendly

Designed using a mesh structure and environmentally friendly fiber, these DALA Lanterns by Stephen Burks are the perfect complement to any DEDON collection. Each piece is handwoven using richly textured strands of DEDON's groundbreaking new ecological fiber. dedon.de

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# GESINGS YACHTS, ART, & THE FINER THINGS

DEC 2018 + JAN 2019

38

BOATING

## **BEACH BOATS**

Sealegs amphibious boats are suited to anyone who owns a home on or near the beach, simply because (as you can see in this timelapse photo) you can drive them out of the water and up the beach! And while amphibious boats are not new, Sealegs designs have powerful motorized wheels that can be deployed with a push of a button. In fact, I think every ocean home owner should have a Sealegs, or some other kind of amphibious boat, for two reasons. First, they're equipped with powerful outboards and sturdy hulls that are both fast and maneuverable at sea with their wheels retracted. Second, you can park one in your garage or visit a remore beach without needing to put even a toe in the water. And let's face it, they're James Bond cool too. BILL SPRINGER PHOTOGRAPH BY JIM RAYCROFT COURTESY OF SEALEGS

For more information, visit sealegs.com





BEAU LAKE BOARDS LET YOU WORKOUT ON A WORK OF ART.

BY BILL SPRINGER

"Ever since I was a very young boy I've had an attraction to, and affinity for working with wood," says Beau Lake Co-Founder and Design Director Lee Kline. He also spent his youth sailing on Lake Ontario and crafting everything from musical instruments to furniture before making a successful career out of fabricating "crazy façades" for foyers of large Vegas casinos and various hotels, restaurants in Manhattan, and retailers as far away as Hong Kong. But it wasn't until he was inspired by a sunset cruise on a friend's varnished Hacker Craft powerboat that he found himself designing what would be-

come Beau Lake's distinctive line of stand-up paddleboards and surfboards.

The Malibu pictured here is just one of Kline's creations—they are all as beautiful to look at as they are to ride. The board is wrapped in rosewood on all sides; its sunburst finish was made famous by Gibson guitars. And if you really want to make a statement (and help a community gain access to safe water), some proceeds from Beau Lake's Special Edition One Drop board help the One Drop Foundation ensure the availability and sustainable management of water and sanitation for communities around the world.

Beau Lake boards are as beautiful to look at as they

FOR MORE INFORMATION, VISIT beaulake.com

beau













THE GREATEST SHOW ON EARTH

SUPERYACHTS, SUPERCARS, SUPERSTARS AND SUBMARINES ARE ONLY SOME OF THE ATTRACTIONS THAT MAKE THE MONACO YACHT SHOW SO SPECIAL.

BY BILL SPRINGER

When it comes to superyachts, glittering

galas, and just the right mix of celebrities, royalty, and deal makers who can afford to buy a 350-foot-long private yacht, there's no better place to be than the Monaco Yacht Show. But, as I found out for myself last Fall, the Monaco Yacht Show has way more on offer than just the largest collection of superyachts (for sale or charter). In fact, it's unlike any other yacht show on Earth.

#### THE YACHTS

Of course, the Monaco Yacht Show's main attraction will always be the yachts. And this year's fleet included OCEANCO's brandnew DAR that measures nearly 300-feet long, the 244-foot-long *Elandess* that's reported to be owned by the founder of the world's leading independent foreign exchange company Travelex, and Illusion Plus, a 288-footer that's the largest yacht

FOR MORE INFORMATION, VISIT monacoyachtshow.com

ever built in Asia. In fact, Monaco during the show is the only place where yachts under 200-feet are considered "small."

#### THE CARS

For the 3rd year in a row, the MYS "Car Deck" featured some of the rarest and most luxurious cars in the world. Show visitors flocked to see the wide array of ultra-lux sedans and one-of-a-kind sportscars on display. But everyone agreed, the blue Lamborghini and matching speedboat stole the show.

#### THE TOYS

Supervachts have always had "garages" to store the "toys"—everything from a couple of jet skis to a whole armada of speed boats, submarines and helicopters. But these days, the ultimate toy is in fact, large shadow boat designed specifically to carry all the toys without sacrificing any space on the mothership. And few companies build superyacht

support craft quite like the Dutch superyacht experts at Amels and their parent company Damen Shipyards had on display.

#### THE PARTIES

The show officially kicked off with the official MYS Gala featuring a guest list comprised of VIP's, vachting industry decision makers and influential media. The next night, Prince Albert II's Monte Carlo Gala for the Global Ocean raised almost \$30 million for ocean conservation efforts around the world.

#### THE GLAMOUR OF THE PRINCIPALITY ITSELF

The ultra-luxurious Hotel Metropole is always one the spots that celebrities and other highnet-worth guests flock to so they can "see and be seen" during the show. But so is every other hotel from the Fairmont Monte Carlo that's perched in front of one of the most famous hairpin turns in Formula 1 racing, to the iconic Hotel de Paris. In fact, I'd venture to say that Monaco is the "Capital of Luxury." .

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# THE WORLD OF COASTAL ARCHITECTURE AND INTERIOR DESIGN IS BUZZING WITH

fresh thinking, new technology, and innovative solutions to environmental challenges. As a result there's never been a better time to imagine what the ultimate ocean home could be.

With that in mind, we asked some of the world's leading coastal architects, interior designers, and outdoor-living experts to show us what the future holds. Here are some of the things they see emerging.

#### KITCHEN WITHIN A KITCHEN

These days, the heart of the home is getting a little chaotic. Doug Kulig, CEO of the

architectural firm OBM International, says the open-kitchen concept, and the natural gravitation of people into the kitchen, has exploded. It's all good, except disorganization can result.

OBMI clients are asking for oversized butler pantries to mitigate any messiness. "Think a kitchen within a kitchen," Kulig says. "An oversized butler pantry has become the workhorse of the kitchen, where dishes are stacked and cleaned, food prep is completed, and small appliances reside." When the pantry gets out of control, Kulig adds, "simply close the door. Your large, open kitchen that

OGRAPHS COURTESY OF KAA DESIGN GROUP

flows into the rest of the home remains looking spectacular." obmi.com

#### **OUTDOOR GAME ROOM**

Weaving together the indoors and outdoors is always a key component of the work at KAA Design in Los Angeles. The firm's favorite spaces are those that reside in between indoors and outdoors, says KAA architects Grant Kirkpatrick and Duan Tran. Consider the appeal of the shuttered outdoor room, often equipped with a fireplace, heating elements, and television. Rooms with operable shutters are ideal, Kirkpatrick says. "Automatic shutters make these spaces even more usable on chilly evenings and give them a sense of scale and intimacy."

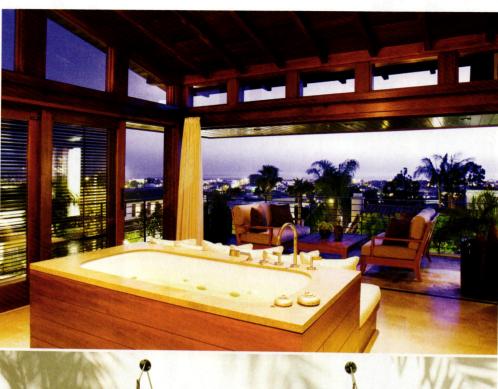
On the lawn, look for another trend: bocce courts. According to Erik Evens, principal at Evens Architects (a KAA Design company), "We are increasingly asked to incorporate bocce courts and other classic outdoor games of skill into our landscapes. I believe that they are so popular because they provide great outdoor entertainment and integrate seamlessly into the natural environment of the garden. They are at once useful, beautiful, and fun." kaadesigngroup.com

#### **GREEN IS GREAT**

The changing climate and cost of energy have more homeowners investigating netzero homes, which allow them to eliminate energy bills and the typical carbon footprint of homeownership through intelligent, energy-conscious design. Modern NetZero, a high-tech architecture and design firm headed by Anna and Marc Cléjan, based on Long Island in New York, believes that sustainable homes are good for quality of life as well as the environment.

"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," says cofounder Marc Cléjan. "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."

modernnetzero.com





#### **PORCHES POP**

Although innovation steers design, tradition has stayed strong in some corners. For one, the high perch of the porch as a place to sit quietly or entertain hasn't changed. According to architect Gary Brewer, partner at Robert A.M. Stern Architects, that is as it should be. "I'm happy to see our clients remembering porches as places for gathering

family and friends," Brewer says. "We always orient them to take advantage of views and size them to accommodate six for seating and six for dining, which is perfect for drinks, dinner, and coffee." A few fillips are crucial, he adds: a pendant light fixture, ceiling fan, and sconces are essential to making a porch livable long after the sun has gone down. ramsa.com

Porches are also the perfect vantage point







for a great view. Peter Pennoyer of Peter Pennoyer Architects in New York City says the potential of porches as the "outdoor living room" of an ocean home is continuing to expand. "This trend makes the architecture of a house intensify and exploits the great ocean views," Pennoyer says. He adds one caveat: "I hope designers will stop using stains and coatings on materials that are better left natural; cedar shingles improve with age." ppapc.com

While you're on your porch or patio, soaking up the view and fresh air, make sure you and your guests are comfortable. "Focusing on outdoor living with views in mind continues to trend," says interior designer Katie Ridder, who is married to Pennoyer and recently teamed up with him to author the book *A House in the Country*. Clients love fire pits and outdoor fireplaces, Ridder says, and she is with them 100 percent. "What's better than relaxing outdoors, in a beautiful setting, around a fire?" katieridder.com

#### **LOCAL FLAVOR**

Amanda Lindroth was in Norfolk, England, when she visited Houghton Hall, a grand country house. "I was so inspired," says the designer. The home's architecture and grandeur—plus what Lindroth calls "a treasure trove of details"—sharpened her awareness of and appreciation for good design's storytelling power. She believes in allowing interior décor to weave stories about an area's residents, geography, and culture.

But that comes as no surprise to anyone who's seen Lindroth's new book Island Hopping. It illustrates her design eye that has attracted clients from Lyford Cay to Antigua, Abaco to Belize, Harbour Island to Palm Beach, and Southampton to Great Cranberry Island in Maine. Her airy, relaxed, indoor-outdoor aesthetic is a hybrid that merges Colonial and local island influences.

At home in the Bahamas, Lindroth's resort chic style is perfectly executed through goods that are "local, handy, and colorful," she describes. Sometimes looking in your own backyard can unearth exquisite style potential. amandalindroth.com

# TOGRAPHS BY ERIC PIASECKI, JOE TRAINA, AND MALI AZIM

#### **LIGHT UP THE NIGHT**

Jeff Zock, a landscape architect with Ryan Hughes Design Build in Tampa, hears from clients who are always looking to up the wow factor in their luxury outdoor living areas. "This can be accomplished through custom-designed water and fire," Zock says. "But the wow is also added through a complex system of lighting that highlights areas and takes the fire and water features to the next level."

Much of this, he says, is the ability, through technology, to adjust color and luminosity to suit the occasion. One recently completed lazy river project in Florida was filled with engineered landscape lighting, including PAL pool lighting, strip lighting along expanses, custom LED waterfall lighting to create a defined spa recess, and FX Luminaire landscape lighting throughout tropical plantings and border areas.

#### **GREEN IS THE NEW BLACK**

Tammy Connor of Tammy Connor Interior Design is seeing color palettes achieve a richer depth, especially with hues of green. "Shades of blue have long been a favorite in coastal design for obvious reasons, and I love blue as much as the next designer," Connor says. "But I'm looking forward to seeing more green in interiors in the next year. Green plays on the ocean in such dramatic ways and is a fresh twist for a contemporary waterfront aesthetic." tammyconnorid.com

#### **LESS IS MORE**

While interior designer Susan Ferrier sees the ocean as the ultimate source of beauty and pleasure, she doesn't like seeing inspiration overdone. "Having a house by the ocean doesn't mean the décor needs to be trite or overly ocean inspired," Ferrier says. Instead, she takes color cues from the sea and works them into rich, luxe interiors. "Imagine jewel-tone blues and deep grays with mirrored finishes and textured fabrics—it takes coastal style up a notch. I hope to see more of it across the board in the next few years." susanferrierinteriors.com \*













# Creating the CATIVIALIST

For almost 40 years, John Doak has defined this Caribbean island's architecture.

BY J. MICHAEL WELTON

When John Doak—a second-generation Scottish architect freshly minted from the University of Glasgow—arrived on Grand Cayman in 1979, he found a blank canvas.

Sure, there were fishing cabins, shotgun shacks, and the occasional 1920s Sears, Roebuck & Co. kit house, termite ridden and destined for the dustbin. But the island had no formal, signature architecture, no Georgian, Colonial, or Palladian-inspired residential work like on Jamaica, Antigua, and other Caribbean islands.

That's because, for centuries, Grand Cayman's economy revolved not around plantations but the natives who harvested sea turtles for a living and who spent long stretches at sea as sailors. That started to change in the mid-1970s, though, once the island became known for its liberal banking laws, no-tax economy, and tourism.

With the island's jump-started economy taking off, Doak was in the right place at the right time. A classicist by training and nature, he looked first to Jamaica's Great Houses like Rose Hall and Hibbert House for inspiration. He found guidance in American architect Charles Moore's writings about placemaking. And he was smitten by the work of Hugh Newell Jacobsen, the Yale-educated minimalist, a pal and confidant of ground-breaking modernist Louis Khan.

"Khan was a great influence," Doak says.
"But Jacobsen's work is beautifully simple;
he was very influential in the first two houses
I designed."

Jacobsen's rural simplicity played itself out in Doak's initial effort on the island, a home located "in the middle of nowhere," as Doak recalls. "It was influential to the Cayman Style, and it cut off anything fanciful," he says. "It's simple and Palladian in a curious way."

The Cayman Style? There'd been no such thing until Doak arrived. For almost 40 years, he's been quietly and prolifically defining and refining that style for a clientele grateful











Doak's style was influenced by 20thcentury American masters like Louis Kahn, Hugh Newell Jacobsen and Charles Moore, as well as 16th-century Italian classicist Andrea Palladio.

for his architecture but also his knowledge of the island, its value, and its artisans.

For starters, there's client Antonio Rossano, a Connecticut-based building supply company owner. "We started out with a four-bedroom home that was not too large, and John said, 'You want a 4,000-square-foot house on that property? You're free to build whatever, but maybe it should be larger to fit into the neighborhood and for resale.' So now it's 8,900 square feet. He made me aware of this house as an investment."

Then there's New York-based CPA Peter

Frischman and his wife, also a CPA, who started renting on Cayman in 2012. They interviewed a number of architects initially, with Doak heading their list. For years after that, they followed his work. "We'd go in when they were under construction and talk to the craftsmen," Frischman says. "That was the key—he has to bring out their best."

Three relatively recent projects by John Doak are prime examples of what most people today call the Cayman Style.

#### The Casa J House

In 2011, Doak designed and built a Spanish Mediterranean-style home for himself and his family on Salt Creek, where natives once corralled sea turtles by closing off one end of the creek, catching them in their catboats.

He sited the 12,000-square-foot home in the middle of a cluster of palm trees, at the tip of a peninsula in a new development. He then added a garage, guest cottages, and a water-view cabana with a bar for his rum collection. It was a Jamaican-inspired scheme. "At the center is the Great House, with pavilions on the corners," he says. "There is a pool and an orchard with fruit trees. The open side











enjoys prevailing breezes."

Wary of hurricanes, he elevated the house eight feet above sea level. The living spaces are 15 feet up and the bedroom level offers 360-degree views of the entire island. "You can see the whole north side of Grand Cayman, Seven Mile Beach, and Rum Point," he says. "I used to say that, standing on your tiptoes on a clear day, you can see Havana, Cuba."

The six-bedroom home sold in the summer of 2017.

#### Salt Creek Residence

Also on Salt Creek is the 8,900-square-foot residence that Doak upgraded from 4,000 to nearly 9,000 square feet for Antonio Rossano. The architectural review commission's covenants required British Colonial style, with shiplap siding and aluminum roofs for the main home and its two pavilions. Other than that, the clients gave their architect free rein.

"They wanted a house that he and his wife could share," Doak says. "They knew they'd be visiting frequently from the States, so it was a second home, and guests were lining up to come." He designed the two pavilions to flank the main house on two corners of the three-quarter-acre property. Each houses a double garage at ground level and living space with two bedrooms above.

"His idea was that, with all this space, why not make some suites up there?" Rossano says. "Our kids are in their thirties, and they come and stay and we have lots of guests who visit. We can put them there and they're on their own and not in the middle of the house."

Outside, there's a pool and one of the largest outdoor kitchens Doak's ever seen, much less designed. "With the way we live, most of our time is spent outdoors," Rossano says. "That's how he designed the space—so I can demonstrate my pizza and grilling prowess. And there's a certain flow and feel to it that's really nice, from one space to another."

Doak's knowledge of and familiarity with the architectural review commission was spot-on. "He knew them down pat," Rossano says. "They're notorious for being difficult but we had zero encounters with them."



#### Walk in the Sun

A desire to age in place drove part of Doak's design for the beachfront home of Peter Frischman and his wife. "It's built so that if we get old and are in wheelchairs, we can live downstairs," Frischman says. "It's really important that we can live here comfortably into our seventies."

The couple asked for a home designed in the tradition of the British West Indies with inside-outside living. They started out with the idea of a series of pavilions for the kitchen, bedrooms, and living areas. "Then we thought it was too extreme," the owner says. "So he came up with the concept of connecting the pavilions with glassed-in walkways and meditative gardens."

The architect never presumed to tell his clients what they wanted—instead, their home evolved from what they needed. And they say the design process was stress-free. "We always wanted to be in his office; we looked forward to going there," Frischman recalls. "He made things simple. He was drawing while talking to us and we had so much fun building it."

The initial house was 4,000 square feet with four pavilions, but a year later a fifth pa-

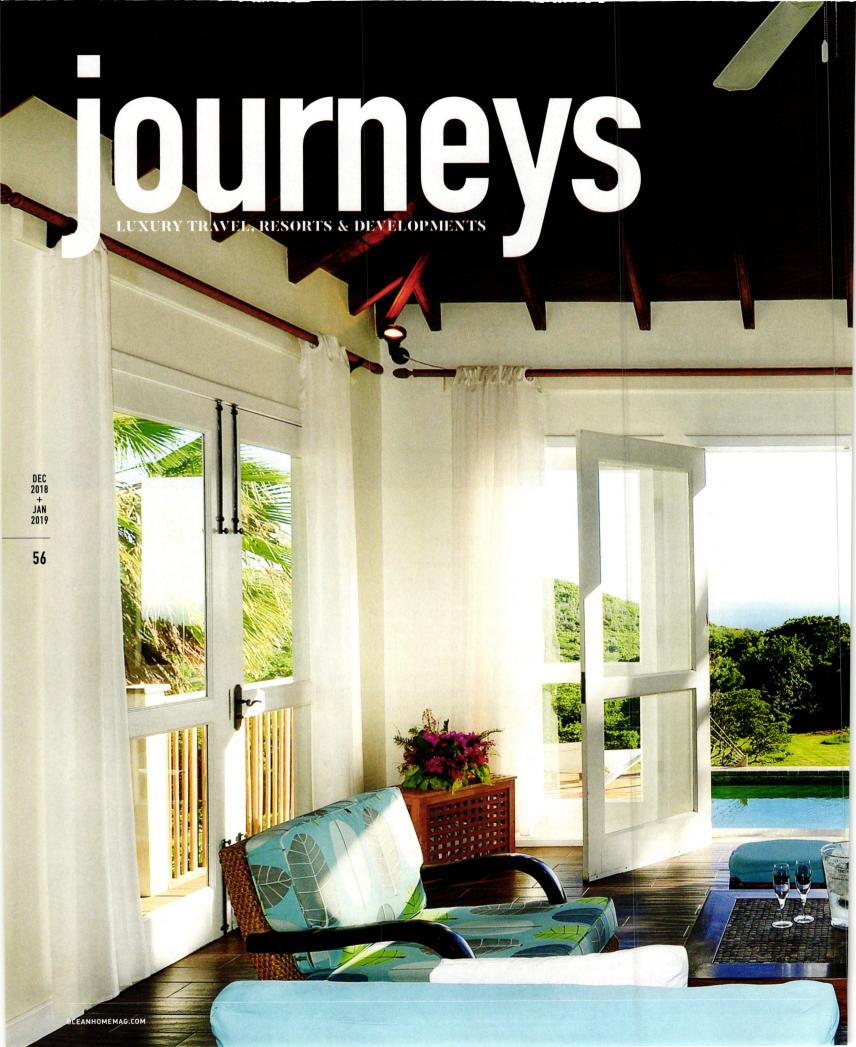
vilion, a cottage, was added for a total of 5,000 square feet, including an observatory. While its proportions conform to the British West Indies style, the home is a little more modern, with cleaner lines than much of Doak's work.

#### **Eclectic Palette**

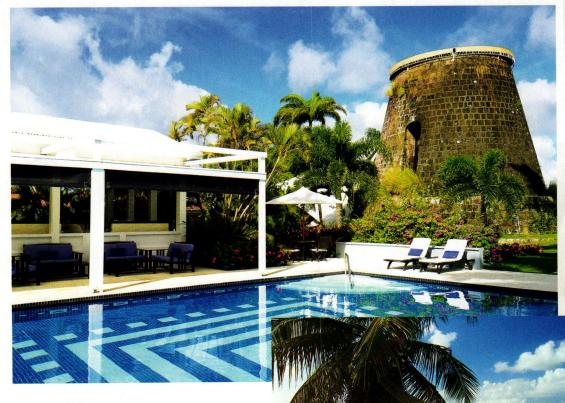
Modernism is beginning to show its influence on Cayman, and the architect is adapting to it, as he has to other styles. "He's doing one with a Balinese touch, a completely modern one, and a Moroccan-Spanish one," says longtime friend Shane Aquârt. "He's got an eclectic palette going on, but you can definitely spot his Cayman Style—it's a neat, tidy, and refined look."

For 39 years, Doak has been working on a book about the island's architecture, trying to define Cayman style. "The delay in publishing lay in the hope of discovering something to hang its hat on," the architect says. "I may end up making it a book of my work here instead."

And why not? He, as much as anyone on Grand Cayman, has created a lasting architecture that the island can call its own. \*







The Montpelier's private beach, fine food and casual elegance provide the perfect combination of history, luxury and relaxation



58

A stay at the Relais & Châteaux Montpelier

Plantation & Beach on the island of Nevis is like visiting an old friend's getaway home; it's warm, welcoming, and comfortable. But your friend just happens to own a fabulous, well-appointed island estate with three stellar restaurants on one of the most breathtaking and unspoiled islands in the Caribbean. To amplify the experience of visiting old friends, Montpelier's flawless hosts-owner Muffin Hoffman and manager Helen Kidd-refer to you as "houseguests" rather than hotel guests upon arrival.

Situated on 60 acres of lush tropical hillside, with the Caribbean Sea and Nevis Peak, a 3,232-foot dormant volcano, as backdrops, the boutique hotel is a dreamy hidden treasure characterized by its intimate and homey qualities and unparalleled tropical surroundings.

A former British colony, the West Indies island of Nevis is only eight miles long and six miles wide yet offers adventure, history, allure, and, most of all, relaxation. This petite island is old-school Caribbean. Its people are the salt of the earth (or sea)friendly, kind, and gentle. There is no nightlife to speak of (just a few bar shacks at Pinney's Beach) and no deep port for ocean liners or mega yachts. It lacks the couture shops of St. Barth's and the

commercialization of so many other islands. The modest yet colorful homes dotting the landscape conjure Malvina Reynolds' 1960s folksong "Little Boxes"-"There's a pink one and a green one and a blue one and a yellow one." The pace is so slow that some of the most public people in the world, including the late Princess Diana as well as fashion icon Anna Wintour, have chosen to holiday here.

Nevis is a short boat trip from big sister island St. Kitts, and together they create a dualisland nation. Whether you decide to hike its peak, explore its abandoned rural roadways, tour its historic plantations, or simply soak up the sun on its soft sandy beaches, you won't be disappointed in this truly magical place. And Montpelier provides the most exquisite base camp for exploration. However, once you get settled into this luxurious and inviting accommodation, you may choose not to leave.

Upon entering the ancient stone walls of

Montpelier, you are met by a massive centuries-old silkwood and the main house beyond. Composed of rustic stone, the main house looks as ancient as the beautifully gnarled and weathered tree, although it was constructed just a few decades ago. A vervet monkey skips by and disappears over a wall. The scene stirs imaginings that you have been transported back in time.

And this thinking isn't far off. Once an 18th-century sugar plantation, the property was transformed in the 1960s into a resort with 19 plantation rooms and 3 villas; all have private terraces capturing panoramic views of







The rooms are elegant and modern while the grounds are both soothing and historic.

the island, sea, and beyond. The main house's great room with thick stone walls, French doors, 12-over-12 windows, and two bars is a charming gathering place for guests. The plantation-style interior, with several intimate seating areas for cozy conversations, was designed by Muffin. The space also houses an art gallery with works by Canadian artist Kirk Machar, who paints on Nevis.

It's late in the day upon my arrival and I head to my room to freshen up before meeting Muffin and Helen and the rest of my writers' group in the great room for an aperitif. The elegant space is softly lit with incandescent lamps and hurricane lanterns. I sip on a classic rum punch to kick the evening off and welcome my emerging island demeanor. Muffin and Helen make an effort to meet everyone and often host predinner cocktails during the week to foster friendships among guests. It's all so civilized and sophisticated-there is an air of English formality mingled with Caribbean warmth. After everyone is introduced and has imbibed, we head to dinner across the stone courtyard and through the evening air to Mill Privée.

For our small group, our hosts have booked this ancient-sugar-mill-turneddining-room. We ascend the stone steps to an enchanting round table set with white cloth, china, silver, glassware, and votives surrounded by delicate fuchsia orchids. The room glows softly with torch lights. The setting is mesmerizing and we know we are in for quite a treat. Relais & Châteaux properties are known for their five-star dining and this is no exception.

Sailcloth, topping the conical-shaped structure, flutters in the wind. The sound furthers the atmosphere of otherworldliness. The meal unfolds over six courses, beginning with a chilled strawberry soup followed by salmon tartar, pan-seared red snapper, and filet mignon grilled to perfection with just enough Caribbean rub to give it a flavorful island kick. Banana mousse and passion fruit caviar are on offer for dessert. Each course is paired perfectly with the sommelier's wine selection. Fully satiated and completely transported, I walk back to my room down a path shrouded in moonlight. Once inside, I open my windows and drift off to sleep, lulled by the gentle breezes and chirping frogs.

The next morning, I am up early to experience a Pilates class in the property's barn: a three-sided structure with views of sheep and goats dotting a pastoral hillside. Vanessa Pearce, lead instructor and owner of London Pilates Studio, notices that I

can't get into every pose and thoughtfully modifies some of the movements. She takes the time to chat after class and I share that I suffer from lower back pain. I learn that she too struggled with back pain but has been able to overcome her injuries. I'm grateful for her sharing her story and hopeful that one day I will be pain free. Again, I take note of the kindness and consideration shown by everyone involved at Montpelier.

After the early morning workout, I decide to take the shuttle and further unwind at the plantation's private, secluded beach complete with its own bar service. The aqua blue water beckons and I take a restorative swim. Then I head back up to the inn to the 60-foot mosaic pool before heading to my massage appointment at the the outdoor spa surrounded by tranquil, tropical gardens. At this point in the trip, I have completely disconnected from my hectic, stress-filled life back home. I decide to spend the rest of the day in a hammock overlooking the sea.

I am decidedly transformed by this world-class getaway. Montpelier's mantra is "live fully," and this home away from home has given me the opportunity to do just that. \*



# A GENTEEL VISION

CUMBERLAND ISLAND'S GREYFIELD INN CHARMS ITS GUESTS THE OLD-FASHIONED WAY. BY J. MICHAEL WELTON

#### Greyfield Inn on Georgia's Cumberland

Island is a portal to another time and place.

Accessible only by ferry from Fernandina

Accessible only by ferry from Fernandina Beach, Florida, the island itself is a place where history, mystery and nature guide guests through a secluded retreat from the civilization we know. The inn articulates all that in the most genteel of ways. This is a place where manners are minded, televisions are nowhere to be seen and cell phone connections are sketchy at best.

Guests here are encouraged to unplug, unwind and recharge—while exploring their surroundings. "There's something for everybody here," says Christina Nelson, who works as a naturalist at the inn. "The island is for nature lovers and history lovers, too."

#### TRIPS AND TOURS

Nelson should know. Trained as a marine biologist, she worked in the environmental consulting field for six years while attending and graduating from Jacksonville University in 1994. By 1996, she'd started a nature program for nearby Amelia Island, managing day trips for tours of Cumberland. She kept at it for 17 years before joining Greyfield Inn.

Now she leads tours of the island for guests





61



there. "I provide interpretive environmental talks and walks, and cultural and historical walks," she says.

There's the one-mile ramble through an allée of live oaks dripping with grey-green Spanish moss. At its end are rows and rows of sand dunes, and then the Atlantic Ocean, a rusted round buoy washed up on its beach. "We track plants along the way, and then talk about the dune system," she says.

In another direction is the tiny First African Baptist American church – where in 1996 John F. Kennedy Jr. and Carolyn Bessette were married – filling its eight pews with their closest friends and family. There's also "The Settlement," a former community on that northern end of the island (Greyfield Inn is to the south) started by African-American freedmen after the Civil War.

#### **DUNGENESS**

Surely, the most intriguing tour on the island is the short ride to the ruins of Dungeness, a 19th-century mansion built by Pittsburgh's Thomas Carnegie, brother to steel magnate Andrew. Work on the 37,000-square-foot castle was begun in the 1880s; its first iteration was finished

after Thomas's death in 1886. Added onto over the years, it eventually encompassed 59 rooms and served as home to Lucy, Thomas's widow, and their descendants.

For decades, Dungeness was the Gilded Age summer home for the Carnegies, a place where Rockefellers, Astors and Mellons danced and frolicked, fished and hunted. In the days before income taxes and the Great Depression, 300 servants worked mightily to satisfy their whims. But by 1925, the mansion was abandoned—and then burned in 1959. All that's left today is a brick and stone shell.

The unofficial reason cited for its fire is



Winding up the drive to the ivy-strewn

entrance of Dromoland Castle, an audible gasp can be heard from the backseat as my sons notice the bagpipe player emerge, musically welcoming us to our royal home for the evening. The setting couldn't be more perfect.

Majestically set on the shores of Dromoland, the 16th-century luxury castle hotel is surrounded by over 450 acres of breathtaking scenery. And, as you'd expect, Dromoland Castle offers the utmost in luxury, blending old-world elegance with modern-day amenities.

The castle's 97 guest rooms combine comfort with 21st-century essentials, including the recent addition of air conditioning. All the rooms are furnished to a high standard with generously sized beds, separate seating areas, large plasma TVs, and, my personal favorite, large soaking tubs. Guestrooms reflect a soothing, contemporary palette updated with modern Irish fabrics, custom limewashed furnishings, original artworks, and pillows embossed with Lord Inchiquin's coat of arms.

With golf, rowing, falconry, clay shooting, archery, tennis, and a trip to the spa on our list of activities, we didn't spend much time in our luxury accommodations







DEC 2018 + JAN 2019

64

during daylight hours.

Top on our list of activities was falconry. The chance to enjoy magnificent wildlife and ancient woodlands, falconry is an unmissable part of the Dromoland Castle experience. This was truly one of our mostloved experiences: getting up close and personal with falcons, hawks, and owls on the castle grounds.

Most hotels and resorts encourage guests to relax, far away from the stress of daily life, but what Dromoland Castle specializes in are those "When will I ever get to do this again?" moments. And, more importantly, they get an A+ in the hospitality department.

The simple truth is that every guest is treated like royalty. The staff does more than provide exceptional service and execute topnotch activities; they pride themselves in delivering whatever is desired by those calling the castle their temporary home. From the award-winning restaurant's culinary masterpieces to the daily afternoon tea to the impeccably groomed gardens, Dromoland Castle is a haven of refined yet relaxed luxury.

Steeped in Irish history, the property recently completed the final phase of its full-





scale €20 million refurbishment. The focus was to preserve the historic charm while enhancing the legacy for generations to come.

Managing Director Mark Nolan explains, "We've been refurbishing the property for over a year, ensuring the finest comforts while staying true to our noble roots. Given the impressive scale of the space, we've successfully mixed patterns and textures to create harmonious and luxurious rooms. Natural light from generous windows allows the rich color scheme to work by day, while antique chandeliers ensure the rooms are just as cozy and welcoming in the evening. We embraced change while honoring and protecting the symbols of legacy."

Although the castle has been upgraded for today's traveler, it doesn't take away from the charm and elegance that make it an iconic destination. Dromoland Castle will leave you feeling like you've traveled back in time—but with the comforts of a five-star resort.

For our family, it was the experience of living like royalty, surrounded by luxury, beauty, and exceptional service. We left feeling completely disconnected from our hectic lives and brought home memories for a lifetime.



Dromoland Castle is set on 450 majestic acres, offering guests numerous outdoor amenities and opportunities to interact with wildlife.

FOR MORE INFORMATION, VISIT dromoland.ie



#### MODERN OCEANFRONT ON FIVE ACRES

A contemporary residence of high quality construction is superbly sited on a pristine parcel along world famous Meadow Lane. Over 5 acres of land with spectacular ocean coastline and Shinnecock Bay views. This home sits forward of neighboring houses affording views beyond the 200 feet of protected ocean frontage. \$27M WEB# 15809



#### SOUTHAMPTON VILLAGE ESTATE SECTION

Along one of the most premier village lanes is this newly listed traditional 3-story home on 2 acres. Offering an ideal floorplan for entertaining with 9 bedrooms, 11 baths. Outdoors there are open and covered porches, pool with spa, tennis court, 2-car garage and a game room with full bath and kitchenette. \$15.95M WEB# 109030



#### COMMANDING BAYFRONT

Panoramic water views across Noyac Bay. This 4 bedroom, 6 bath home has walls of glass opening to a wide stretch of sandy beach. The layout is an open floor plan which includes a waterside living room, gourmet kitchen, plus a pool house and observation deck with 180° water views. \$8.75M WEB# 47965



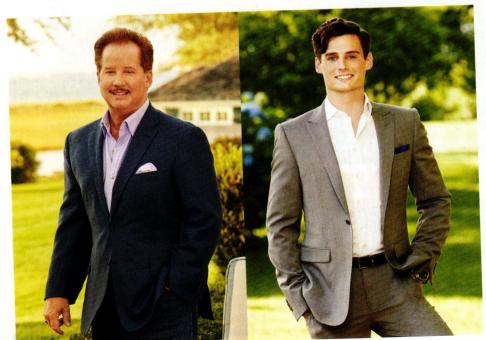
#### NEAR HALSEY NECK OCEAN BEACH

A gracious floorplan opens to the outdoors and the south facing 1.5 acre parcel. The expansive yard beyond the pool and terraces boasts exceptional perimeter landscaping. Several of the highlights of this home include the open floor plan, living rooms, and the master suite which offers 2 baths, a large terrace and peek of Taylor Creek and Shinnecock Bay in the distance. \$9.75M WEB# 107433



#### MODERN BAYFRONT

Located in one of the most coveted Hamptons Bayfront communities with celebrity neighbors, this waterfront retreat offers expansive water frontage and unobstructed bay views and just steps to sandy bay beach. \$4.5M WEB# 108836



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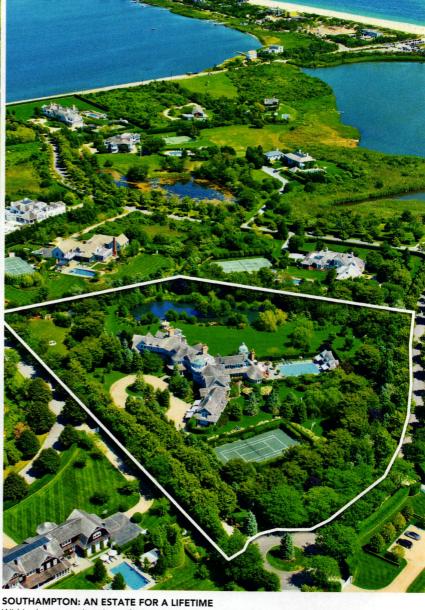
#### LAKE AGAWAM - ALONG FIRST NECK LANE

On 5.56 acres with 400' of water frontage, the main house offers water views from all principal rooms. Five ensuite bedrooms include waterfront master suite. A separate 2 bedroom and bath staff wing is ideally located with room to expand. The guest cottage has a sitting room, 2 bedrooms and 2 baths. The expansive grounds include a pool house, pool and new all-weather tennis court. \$29.9M WEB# 39603



#### WATERFRONT 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 includes 7 bedrooms and 10 baths on two floors. The glorious living spaces open to the expansive terraces, pool, dining pavilion, an expansive lawn and Wickapogue Pond. \$21.5M WEB# 101857



Within the coveted enclave of FORDUNE with deeded ocean access, lies this incomparable estate. 6 acres of virgin land transformed into a park-like setting which includes hundreds of specimen evergreen and flowering trees. Perennial gardens were installed as was the scenic pond all to create the environment for the ultimate country house a short distance from the Atlantic Ocean. Pass through the gated entry to the classic shingle-style mansion. All amenities are here for your enjoyment as this home was built to last for generations to come. \$37M WEB# 108136

"Whether you are considering a luxury market property purchase or renting a home in one of our beautiful villages on the East End, four season living in the Hamptons is the place to be and offers opportunities for everyone and within all price ranges."

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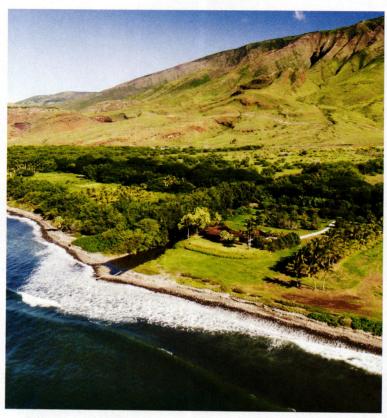
Maui's Grand Oceanfront Estate



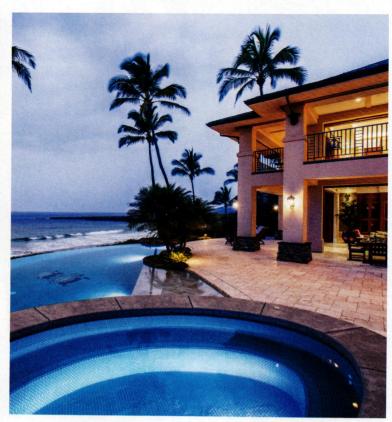
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### NANTUCKET ISLAND WATERFRONT COMPOUND OPPORTUNITY \$14,995,000

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- 78 Pocomo: Entertainment pavillion with commercial kitchen, world class 3,500-bottle wine cellar and tasting room. 1 bed/1bath. Stunning setting and views with beach stairs to a gorgeous sandy beach. \$5,995,000.
- Optional add-on: 76 Pocomo: Stunning first floor views from this 1.3 acre lot with a 4 bedroom and 3.5 bathroom house with attached 2-car garage \$3,995,000.

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TOWN | \$2,995,000



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Perhaps the last opportunity to ever own a home on the Best Beach in the World\*

Beach Enclave Grace Bay is the newest enclave of private beach villas from the team behind Beach Enclave North Shore and Beach Enclave Long Bay. Located on the most magnificent stretch of the world - the acclaimed Grace Bay Beach, within the Leeward gates, Beach Enclave Grace Bay has the lowest density in all Grace Bay Beach, with only ten beachfront and ocean view villas within ten acres of lushly landscaped gardens.

The four beachfront homes enjoy 100ft of the Best Beach in the World and 0.7 acres. An additional 100ft of beach is for the private and exclusive use of the six elevated ocean view homes, with a dedicated beach deck and unobstructed views through the one and half acre Dune Gardens.

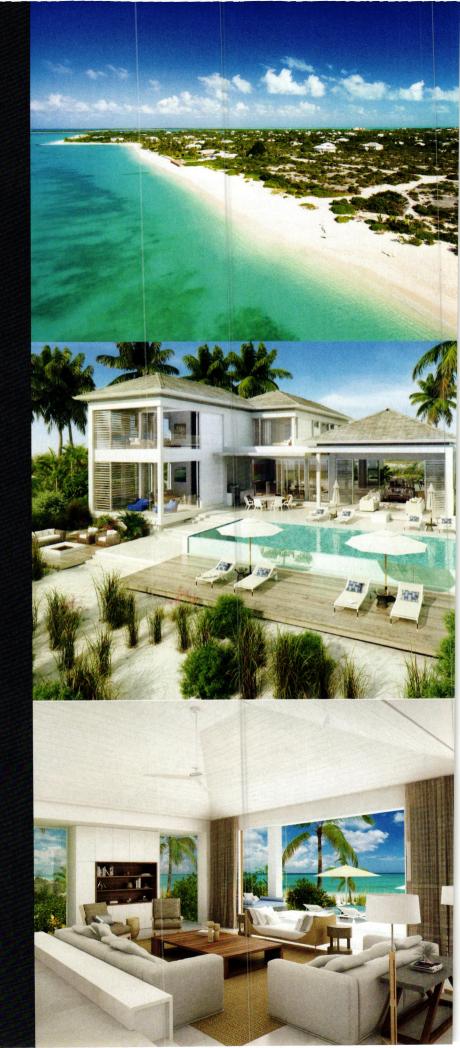
Come and be a part of the pure ease of ownership under meticulous management while enjoying the privacy of your home and resort amenities.

\*Voted #1 Beach in the World according to TripAdvisor 2018 Travelers' Choice Awards

Ocean view villas starting at \$4.45M. Very limited beachfront availability. First homes delivered March 2019.

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#### 215A ATLANTIC AVENUE, COHASSET, MA 02025 LIST PRICE: \$3,895,000

Land opportunity. First time offered to market, and a once-in-a-lifetime opportunity to own an oceanfront home on the mouth of Little Harbor. One of the most coveted oceanfront locations in Cohasset, this is your chance to create a spectacular waterfront property and enjoy the remarkable fishing, boating and natural splendor offered by this unique location. With 1.75 acres on water's edge, the opportunities are endless. Build your dream home with spectacular views, sunsets, and a private beach. This property is set amongst multi-million-dollar oceanfront estates and is truly a one-of-a-kind oceanfront setting, with an elevated plot overlooking both Little Harbor and Massachusetts Bay.

#### 364 ATLANTIC AVENUE, COHASSET, MA 02025 LIST PRICE: \$2,095,000

Magnificent location overlooking Sandy Beach, the Atlantic Ocean, and Minot's Light. Very private home with fabulous Ocean views boasts an open floor plan for entertaining and family living. High above the flood zone this 4 bedroom 2 full baths and one half bath have Ocean views from most rooms. The 1+ acre lot has a large sprawling rolling lawn. The high ceilings and the large rooms make entertaining a delight and the recent new screened porch offers additional space to entertain all summer long. The second floor features a large Master suite with a large Master Bath and three additional good size bedrooms, one with an upper deck. This home is truly part of the gold coast and the walking path of the Cohasset Oceanside.

#### 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!

#### 14 DRIFTWAY AVE, HULL, MA 02045-3337 LIST PRICE: \$1,798,000

Spectacular ocean views throughout this fabulous waterfront home! Tucked on the cove set high above the Atlantic with views of the Boston Skyline and the North Shore that will take your breath away! Easy access to the ocean and beach below for swimming and boating! Located on Green Hill near Cohasset border this Nantucket Shingled Victorian built in 2005 sparkles! This custom home boasts chef's kitchen, large living room with soaring coffered ceilings, custom woodworking and cabinetry and hardwood floors throughout. The Master Suite has a large walk-in closet and master bath with soaking tub & tiled shower and leads to an oversized 2nd floor deck with Jacuzzi. This home has custom cabinetry & marble, large covered porch w/fireplace, & add'l 2nd floor deck off master w/Jacuzzi.

#### 55 OCEAN LEDGE DRIVE, COHASSET, MA 02025 LIST PRICE: \$2,495,000

Fabulous new construction in private setting. Move right in to this eleven room master-piece built in 2017 in a great new neighborhood! Offering over 5700 sq ft of living area that includes 4 bedrooms, great room, family room, home office, dining room, amazing mud room with built-ins for all of the "stuff". Gourmet Chef's Kitchen with butler's pantry, bonus room, four full marble baths, one half baths, three car attached garage! Attention to detail and quality mill work throughout! Turnkey! Additional detached two car garage. A private walking trail to Cohasset Golf Club!

#### 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

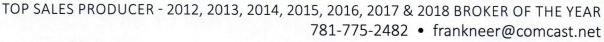
Cedar Ledges is a truly magnificent and historic landmark originally built in 1732, owned by only 2 families over the last 282 years. Extraordinary privacy and serenity, the property boasts 3.3 acres abutting Sandy Cove as well as deeded rights to Lothrop Beach and a potential buildable lot. Once used 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: \$3,495,000

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!









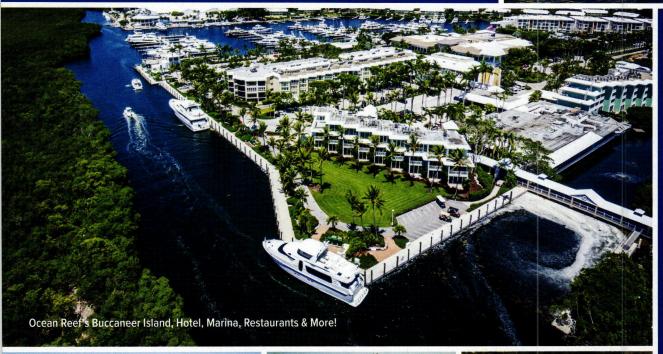






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A stunningly rebuilt Oceanfront Single Style home high and mighty above the Atlantic with amazing views of the Boston skyline, its own beach and deep water access for boating. This oh-so-prominent home offers today's sought after beachfront living with an open floor plan, a fantastic great room surrounded by a wraparound deck, a fireplaced study, a spacious 1st floor master suite and 5 bedrooms, all with incredible views. A walk-out lower level with mudroom, full bath and playroom space and a 4-car garage. An extraordinary direct oceanfront lifestyle only 20 miles from Boston!



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



This terraced Mid Century Modern Home overlooking Little Harbor and the James Island Conservancy has a graceful curving bridge through a Japanese garden leading to the front foyer. A spacious media room is filled with natural light and a custom entertainment center & wet bar. The living room features a marble fireplace and custom pickled wood ceilings. A computerized central radiant heating system assures year-round climate control. All principle rooms with extensive decks offer dynamic views of the harbor with spectacular sunsets and the ever changing beauty of James Island!

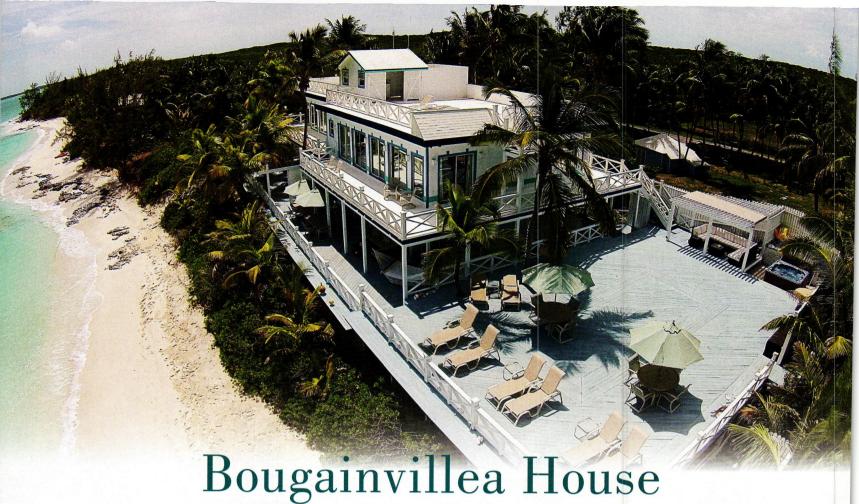


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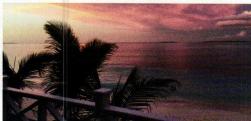














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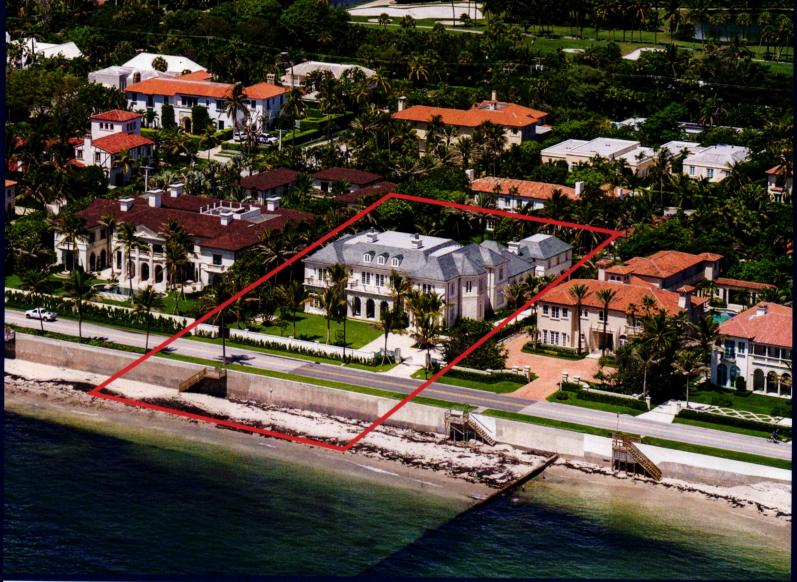
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#### HARBOUR ISLAND, BAHAMAS Located at the Dunmore Beach Club on Harbour Island's famous

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: C62Z69 Price upon request. Nick.Damianos@sirbahamas.com

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KAMALAME CAY, ANDROS, BAHAMAS Ownership affords luxury living in 1,400 sq. ft. beachfront retreat on Kamalame Cay, a private island in The Bahamas. Stylish 2 bedrooms, 2.5 baths steps from 100 ft. of sandy bea and award-winning resort. WEB: 33925. \$1,700,000 US. Vanessa.Ansell@sirbahamas.com

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#### **KEY LARGO, FLORIDA**Magnificent home features marble floors, 4 bedrooms,

4 baths, plus additional bedroom and bath downstairs, Cypress vaulted ceilings, 2 completely separate living areas. Includes deep water dockage. \$3,999,000.

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#### VERO BEACH, FLORIDA

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#### HARBOUR ISLAND, BAHAMAS Sandbank Ocean Villa, 120 ft. on the famous Pink Sands Beach.

Brazilian Ipe hardwood and concrete construction. 6 bedrooms, 6.5 baths, 4,000+ sq. ft. of living space with expansive verandahs. WEB ID: 34574. **\$7,250,000 US**.

James.Malcolm@sirbahamas.com

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#### KEY LARGO, FLORIDA

A true family retreat with over 100 ft. of spectacular ocean views, this home has 6 complete bedroom suites and 6.5 baths, including a bunk room as well as a beautiful infinity pool and spa. \$16,000,000. Mary.Lee@sothebysrealty.com

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#### KEY WEST, FLORIDA

This elegant, late 1800's residence showcases Key West Old Town architecture at its finest. This historic 4 bedroom, 3.5 bath home boasts a dramatic stained glass entryway, with expansive 12 ft. ceilings. **\$2,799,000**. Ellen.Gvili@sothebysrealty.com

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Easton's Point custom 4 bedroom contemporary shingle-style with ocean views. Upside down with 2 kitchens—one on entry level for easy access from pool area. Multiple levels and two-car garage. Close to Second Beach and minutes to Newport. **\$2,400,000**.

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SANIBEL ISLAND, FLORIDA
This beachfront home is situated on 1.63 acres on Sanibel Island. The lushly landscaped property offers privacy and breathtaking views. Renowned for its sugar-sand beaches, Sanibel is a tropical paradise. \$3,350,000. Anthony.Gatto@premiersir.com and Valerie.Bee@premiersir.com

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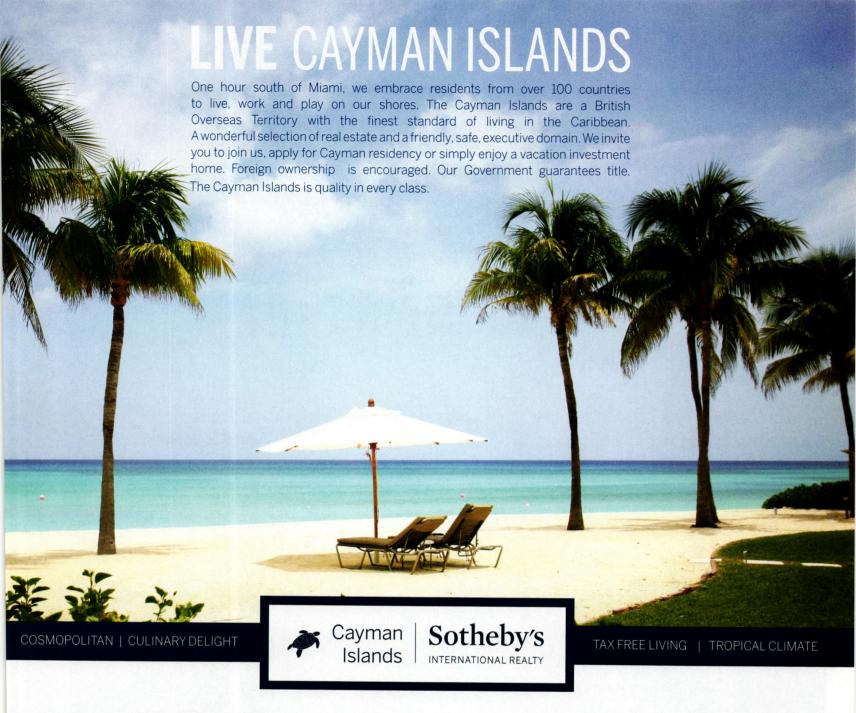


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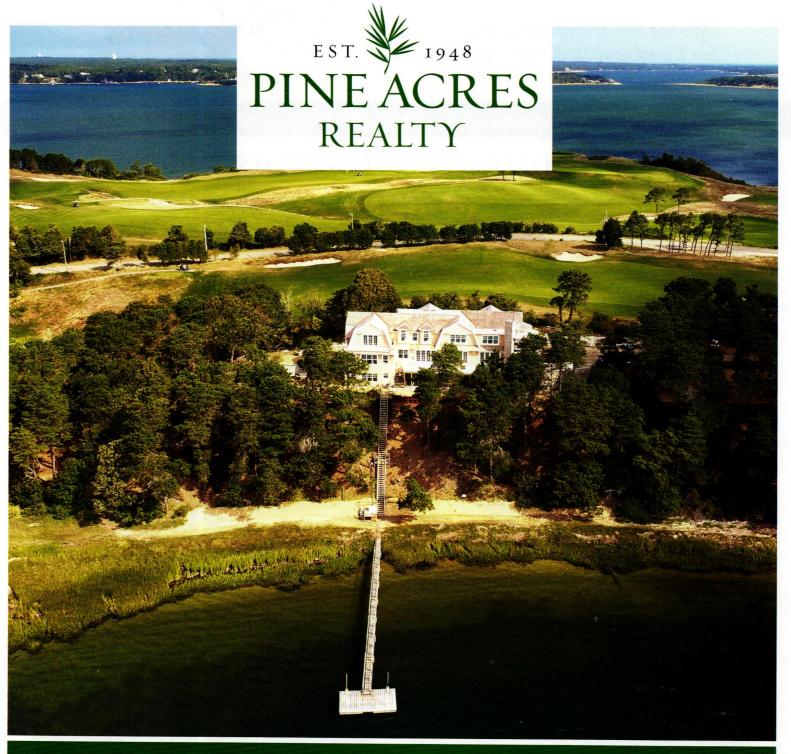
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COTTAGE 499, West 47th Street, Sea Island 5 bedrooms, 5 baths, 2 half baths. 6,500 sq. ft., Marsh and Riverfront, Deep Water Dock, \$3,397,500



RIVER COTTAGE 504, Ocean Forest, Sea Island 5 bedrooms, 7 baths, 1 half bath, 6,324 sq. ft., Riverfront, Deep Water Dock, Pool, \$5,400,000



RIVER COTTAGE 510, Ocean Forest, Sea Island 7 bedrooms, 7 baths, 1 half bath, 7,616 sq. ft., Riverfront, Deep Water Dock, Pool, \$5,690,000



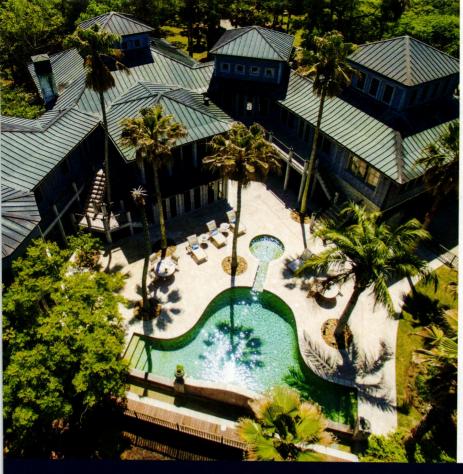
COTTAGE 568, West 56th Street, Sea Island
7 bedrooms, 7 baths, 2 half baths, 8,200 sq. ft.,
Marsh and Riverfront, Deep Water Dock, Pool, \$11,900,000



LITTLE HAWKINS ISLAND,

120 Hawkins Island Lane, St. Simons Island
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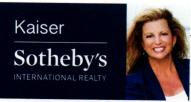




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## sneak peek

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#### **COMING ATTRACTIONS**

Like movies that start with the "coming attractions," we've decided to have some fun and to give you a "sneak peek" of one of the awe-inspiring ocean homes we'll be featuring in our next issue. To build up some suspense, we're not going to give away too much now. But we can give you a hint. This special, recently-completed home on the West Coast was designed by Jim Olson. And we're one of the first publications that's been invited inside. Stay tuned for much more! BY BILL SPRINGER