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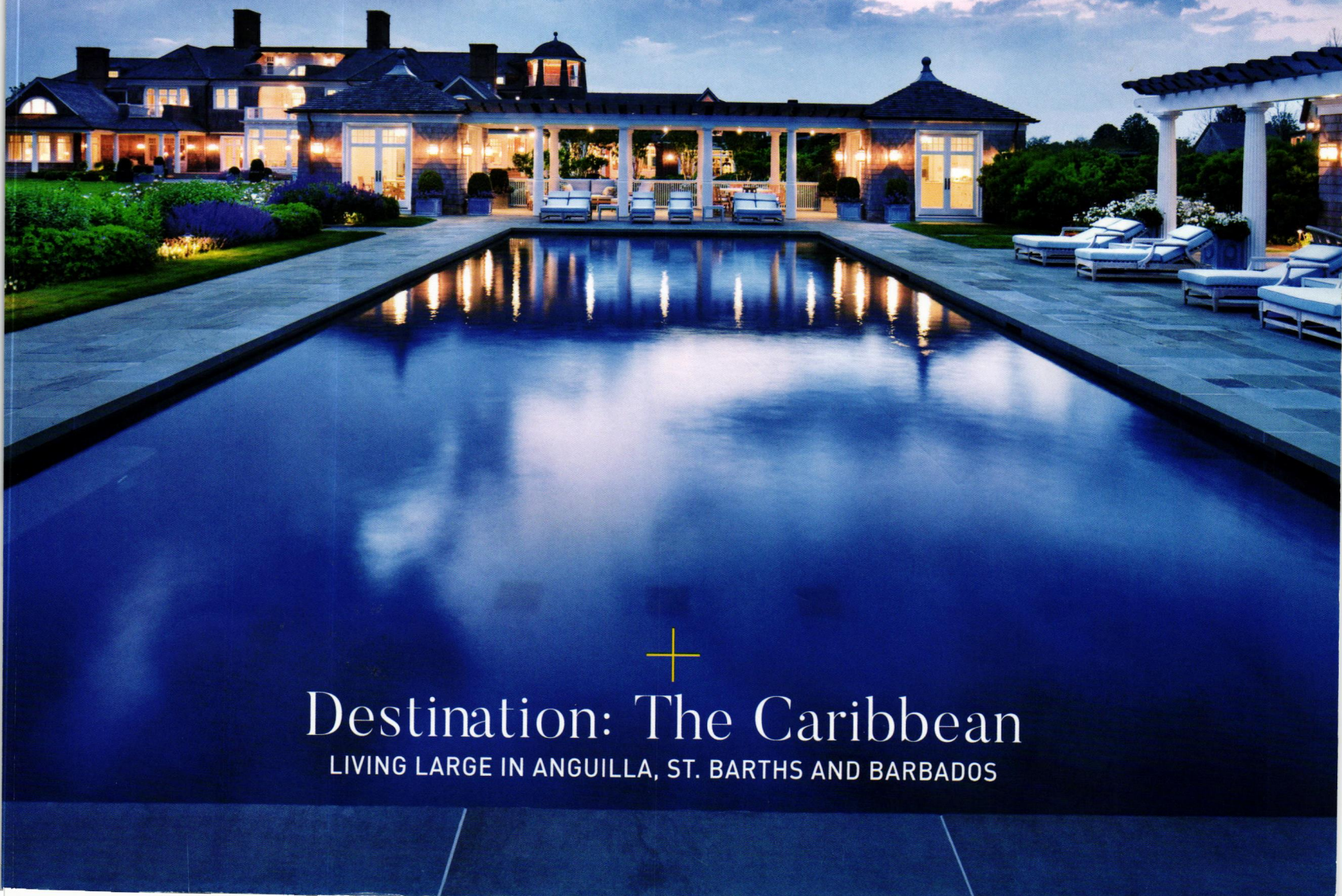
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The Luxury Coastal Lifestyle Magazine

APRIL + MAY 2019

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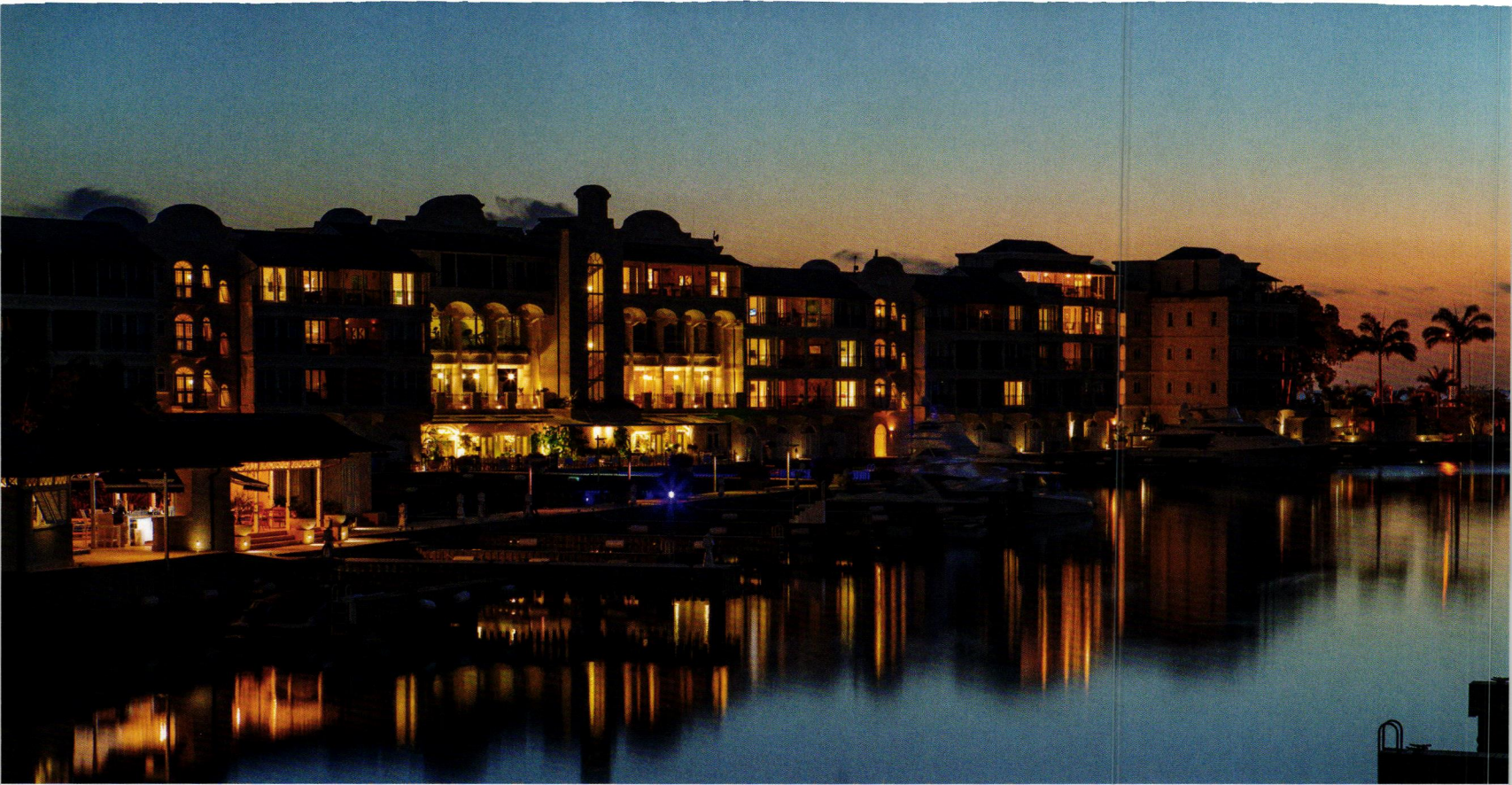
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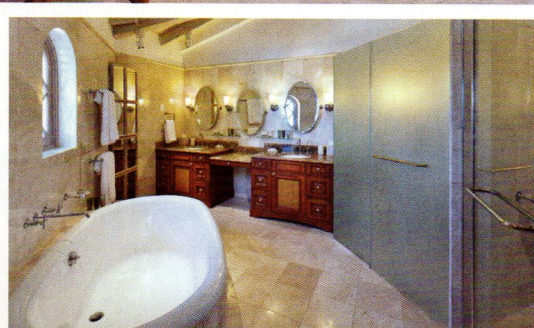
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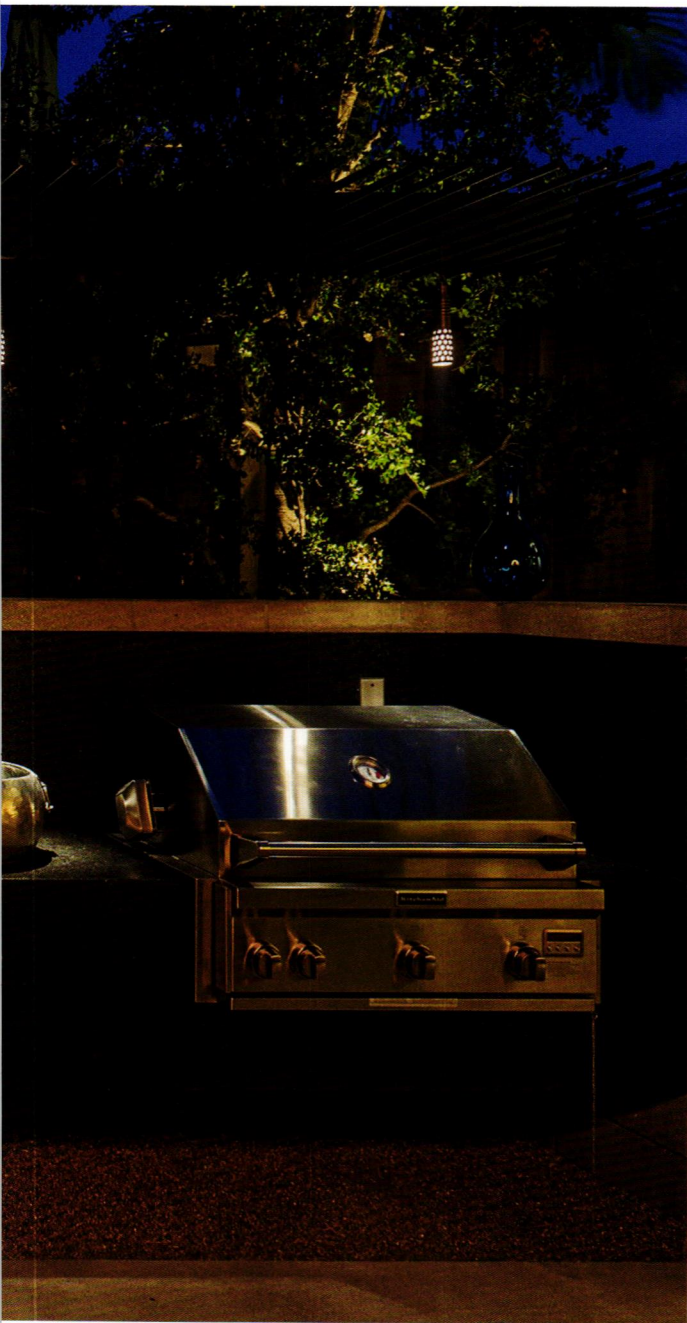
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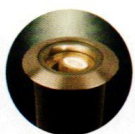
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Here's how some of the world's most influential coastal architects and designers create unforgettable outdoor spaces.

BY SHAUN TOLSON

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Morehouse MacDonald and Associates create a private oasis that's in tune with its surroundings

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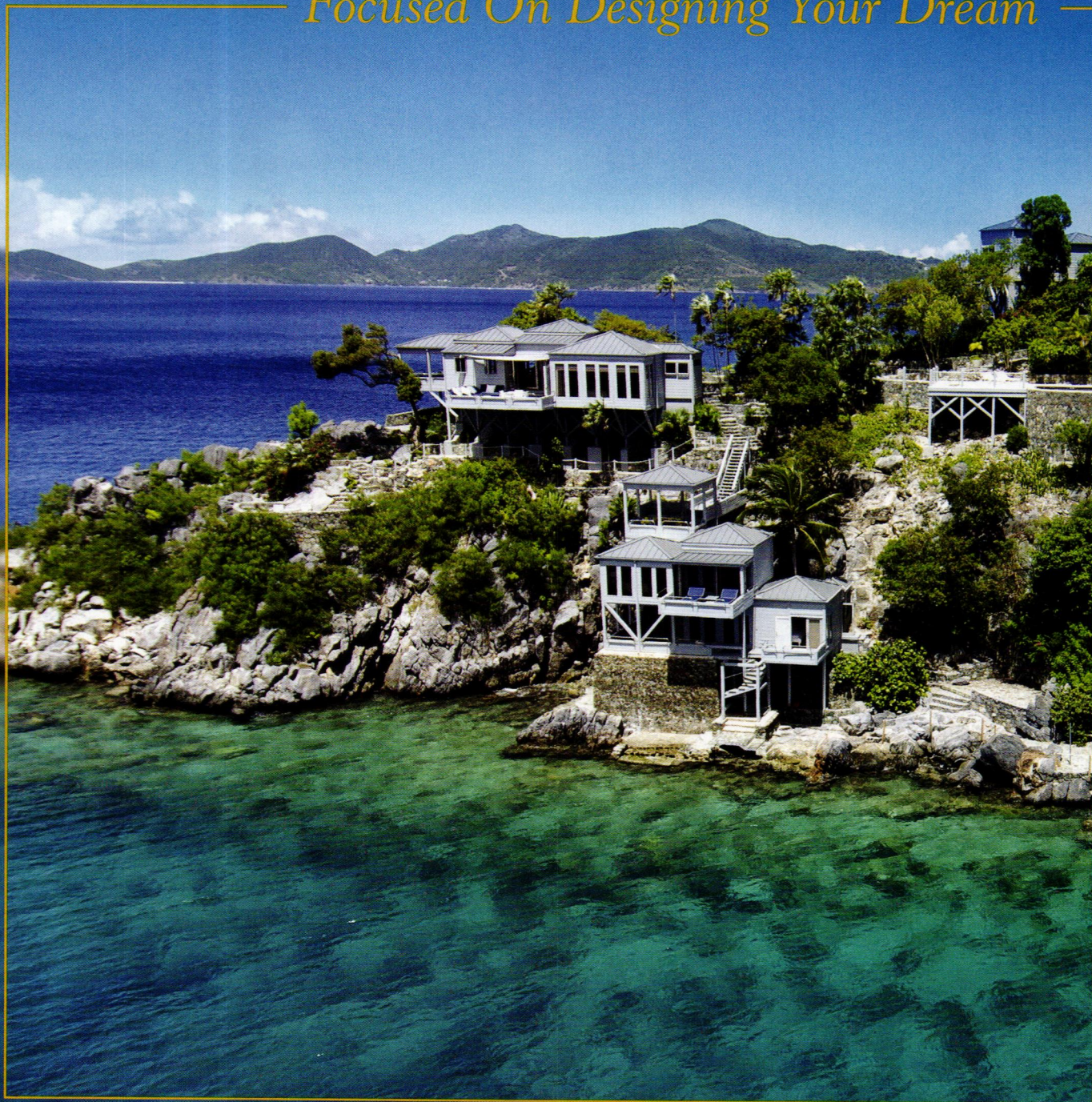
When it comes to making the most of an ocean view, nothing makes more of an impact than the large glass walls architects use to blur the line between indoors and outdoors.

BY SHAUN TOLSON

**ON THE COVER** LANDSCAPE DESIGNER ED HOLLANDER AND HART HOWERTON ARCHITECTS CREATE A MASTERPIECE IN THE HAMPTONS **Page 22** PHOTOGRAPH BY DAVID SUNDBERG/ESTO



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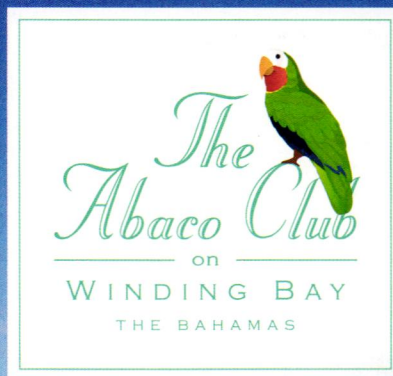
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# editor's letter

■ NOTES FROM THE COAST

## BACK TO THE BEST

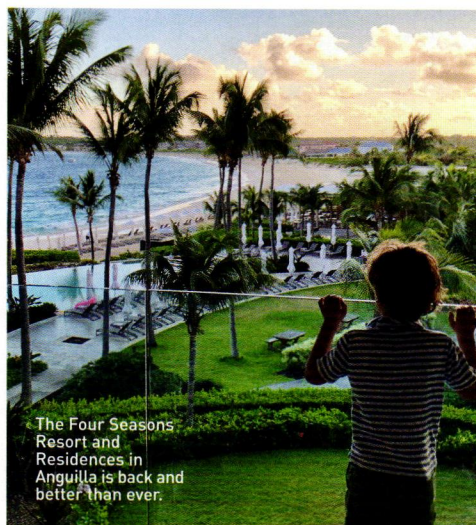
The Caribbean has held a special place in my heart ever since I was a young deckhand on a 65-foot-yacht that sailed from Newport, Rhode Island to Antigua in 1993. Back then I was a starry-eyed-adventure-hungry-college-kid who had more enthusiasm and guts than money (or brains!). But it all worked out!

And since then, many of the most memorable (parties and vacations) and meaningful moments in my life (our wedding, family reunions, birthdays and anniversaries) have happened on Caribbean islands.

So, I took it personally when Hurricane Irma destroyed many of the villas, boats and resorts that I loved just over a year ago. And since most of the people on my beloved Caribbean islands depend on tourism for survival, I feel a personal responsibility to help share their stories of perseverance and recovery too.

In fact, the joy I felt when I returned many of the islands that were affected the most (Anguilla, St. Martin, and St. Barth) earlier this year was profound. All three islands have bounced back better and more luxurious than ever. None of the smiling locals I talked to when I visited The Four Seasons Resort and Residences and Cap Juluca in Anguilla, or La Samana in St. Martin, or the Hotel Christopher and Le Sereno in St. Barths said rebuilding from such devastating storms was easy. In fact, all of the resorts and residential communities I write about in this issue were severely damaged, took over a year to rebuild, and many had only just reopened when I visited in January. But as my resort reports reveal, it was worth the wait.

You'll find other parts of this issue were worth the wait too. In addition to featuring an in-depth profile on one of the Hamptons'



most influential landscape architects—Ed Hollander—we've asked some of the world's best coastal architects and designers to explain how they make outdoor spaces as comfortable, useful, beautiful and fun as indoor spaces. And if you happen to be looking for ways to enhance your coastal home, you can learn all about the best sliding glass door systems that blur the lines between indoors and outdoors too!

So, can please do me (and yourselves) some simple favors? First, just go outside and enjoy the view from your ocean home. Swim in the pool. Sit by the fire pit. Swing in the hammock with your grandkids! That's what it's there for. And then, go the Caribbean! You'll love it and the locals will too! ♦

Bill Springer, Editor-in-Chief  
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01



**browndavis** Thank you @oceanhomemag for naming #browndavisinteriors one of your Top 50 Coastal Designers of 2019! We are honored! #oceanhome

**DKOR Interiors** @dkorinteriors We're honored to be included in @oceanhomemag's Top Coastal Interior Designers of 2019! Click on the link to see all the award-winning interior design firms that are part of this year's list.

**@WilsonKelseyD** This week, Sally and I were delighted to learn @oceanhomemag has selected Wilson Kelsey Design as one of their 2019 Top 50 Coastal Designers. #boston #CapeCod #coastal #Bostondesigner #coastalhome #customhome #designhounds #ktribechat #coastalstyle

**catecaruso** Simply tickled to be named an OCEAN HOME TOP 50 COASTAL DESIGNER OF 2019!

**helloprgroup** All the Friday feels because our client, @ikekligermanbarkley, was listed in @oceanhomemag's Top 50 Coastal Interior Designers... AND one of the firm's partners, John Ike, was featured as a guest designer! Be sure to check out the February/March issue

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WE'D LOVE TO HEAR FROM YOU Send your ideas and comments to [editor@oceanhomemag.com](mailto:editor@oceanhomemag.com) or visit [oceanhomemag.com](http://oceanhomemag.com).



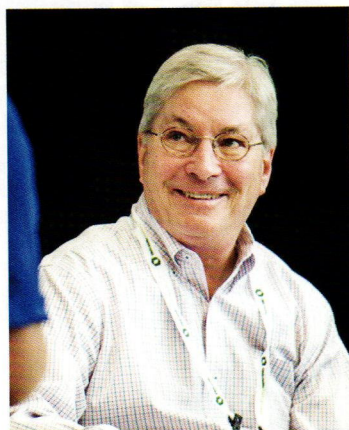


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# contributors

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, 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](http://architectsandartisans.com).



## 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.



## SHAUN TOLSON

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

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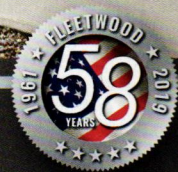
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## A LIGHT TOUCH

LANDSCAPE ARCHITECT ED HOLLANDER INJECTS HUMOR AND INSIGHT INTO PEOPLE AND PROJECTS.

BY J. MICHAEL WELTON

PHOTOGRAPHS BY CHARLES MAYER



One of Hollander's many talents is an uncanny ability to create site-sensitive, humanistic waterfront landscapes like this one for his A-list clients.





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For this residence in the Hamptons, Hollander says, "The wood decking is not fussy or high-maintenance, and all the plantings are organic, with no chemicals, no spraying. It's a kid-friendly and pet-friendly landscape."

**Ed Hollander is a landscape architect blessed with the wit of a standup comic.**

Ask him where he finds the inspiration for his larger-than-life designs, and he doesn't miss a beat with his wise-guy, what-kind-of-question-is-that reply:

"The New York Yankees?" he quips.

That's why clients love working with him and architects can't wait to collaborate with him. "He's smart and funny, with common sense," says Tom Kligerman, partner in Ike Kligerman Barkley in New York. "And he tells it like it is."

"He's got a great combination of enjoying what he does with a sense of humor," says Marc Turkel, owner of Leroy Street Studio in New York. "He's very canny and an expert in terms of knowledge and sensibilities."

"He's really down to earth and collaborative and speaks his mind," says Blaze Makoid, founder of Blaze Makoid Architecture in Bridgehampton. "He's very comfortable with where he is in life, and that makes working with him more relaxed,



easy, and fun."

Kligerman, Turkel, and Makoid are just three of the architects who've worked with Hollander in the Hamptons over the years. His first project there was back in 1991. "We

did one with Robert Stern and interior designer Albert Hadley out in Quogue," Hollander says. "Stern and Hadley were locked in mortal combat—Stern said to Hadley once: 'Don't you have any pillows and ash-





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trays to arrange inside?"

But the project was featured in the New York Times Magazine, and Hollander's career took off. He now estimates his firm has worked on close to 500 projects on Long Island. Along the way, he's created some of the most site-sensitive, humanistic landscape designs out there.

"We tend to get pretty sophisticated clients and good architects," Hollander says. "And it's a magical interface between the land and the ocean. There's the diffused light and the smell of the sea."

## BACKGROUND

Hollander was an undergraduate at Vassar in the late 1970s ("I got into botany because girls were interested when I'd bring in a plant," he says); then he studied landscape architecture at the University of Pennsylvania, graduating in 1983. "That's where the landscape kind of bloomed for me. I was the worst student at Vassar, but I was top of my class at Penn," he says.

He learned from world-class instructors, including Ian McHarg, who founded the department and who Hollander calls "an apostle for the planner." Also teaching were Laurie Olin and Ed Byr. Olin would later revitalize the grounds at the Washington Monument and develop landscapes for the J. Paul Getty Museum in Los Angeles and the Barnes Foundation in Philadelphia.

After graduation, Hollander taught, first at Penn and later at City College in New York. He was offered the visionary Westway project in New York, an ambitious plan to plunge the West Side Highway underground and cover it with a huge urban park. Alas, it would have threatened the spawning grounds for striped bass. "That got it canned," he says. "It was my last public agency project."

## DESIGN INTENT

He still thinks big, though, on a number of levels at once. "It took us a while to understand what our design process was, but there are three factors," he says.

First is the site's natural ecology, whether in the woods or along the ocean, and factors like sun and wind. Second is the architectural ecology. "We aren't modernists or tradi-



An elevated pool terrace features a series of pools that reflect the summer sky (above). A bluestone walkway lined with hydrangea leads to the pool house and pergola (below).



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He paid particular attention to the children's access to the pool area, designing it to be fully contained so young toddlers can't get near. "Glass rails make it safe without obstructing views of the ocean," he says. "There's a small patch where the kids can throw the ball, with grasses that have adapted to growing along the ocean."

## COMMITMENT

Hollander's not just interested in landscape design. One of his endeavors is the Institute of Classical Architecture and Art in New York. That's where Peter Pennoyer, principal of Peter Pennoyer Architects, met him 20 years ago.

"It's the most prominent organization in the country that promotes and teaches the classical tradition in architecture," Pennoyer says. "It brings together architects, landscape architects, and artists—people who

For the Lefcourt residence pictured here, Hollander made the pool area safe without obstructing the views of the ocean. But his impact on the Hamptons will always be much bigger than a single project.



care about history. [Hollander's] not a classicist, but he's very interested in history."

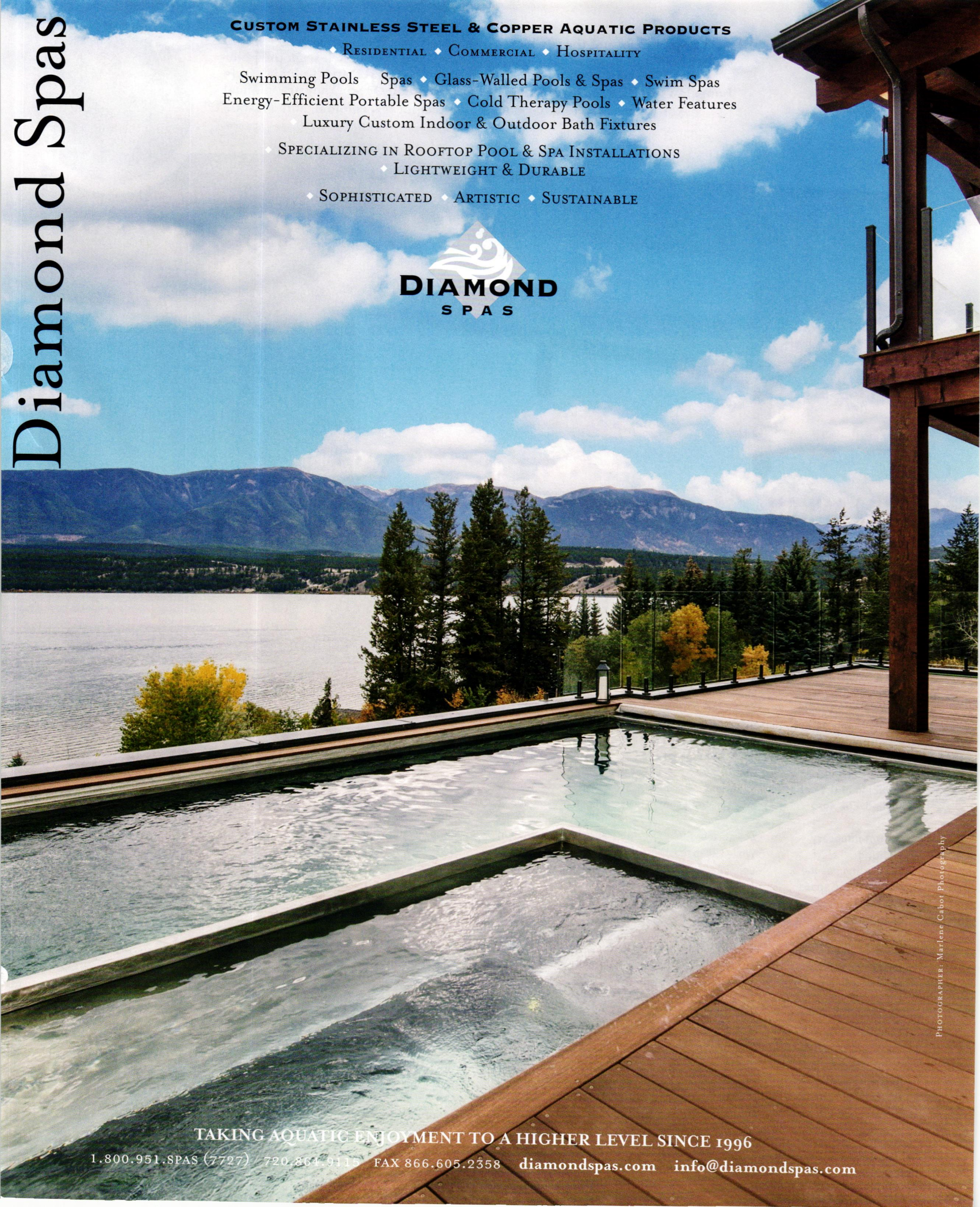
There's also the annual Artists & Writers Softball Game in the Hamptons, where Makoid was introduced to Hollander eight years ago. "That's his passion. It's a charity event played every August, and he helps organize it. He plays with reckless abandon."

As for his legacy, Hollander will leave behind an enormous body of sophisticated work plus three books about his designs. "He's reshaped the American landscape and redefined the landscape for Eastern Long Island," Kligerman says.

Best of all, he did it with a smile on his face. ♦

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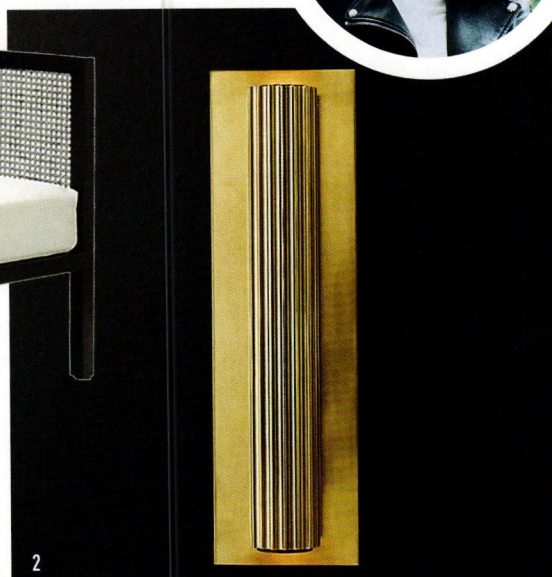
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"Travel inspires me, and the idyllic seaside style I encountered on a recent trip to Sri Lanka took my breath away. Set only a few steps back from the palm-lined beaches of Tangalle are these quintessential Dutch Colonial-style bungalows. With uninterrupted vistas of the Indian Ocean, they are minimal yet warm: a perfect harmony of contemporary, colonial, and coastal."

— Alexandra Beggs, HBA DNA Senior Designer, hba.com



## SRI LANKAN SEASIDE ESCAPE

CURATED BY ALEXANDRA BEGGS

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+  
MAY  
2019

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### 1. The Day Bed

It's all about indoor/outdoor living, so look for a statement piece like a handcrafted, oversized daybed. Choose dark timbers, and definitely select teak if you're planning to use it outside. CB2 does a beautiful rendition of the boho daybed. [cb2.com](http://cb2.com)

the colonial look, one move that makes an immediate impact is introducing outdoor blinds and plantation shutters. To contemporise these elements, I usually introduce a color like blue-gray. Shutterstore caters to almost everything. [shutterstore.com](http://shutterstore.com)

### 2. Contemporary Lighting

I see lighting as the jewelry of the space, just like an elegant pair of earrings. To bring a hint of understated glamour—and to play on the contemporary twist—I would pick a simple but elegant design like Restoration Hardware's Davenport Sconce in brass. [rh.com](http://rh.com)

### 3. Shutters and Blinds

When looking to adapt

### 4. Fabrics

While I keep most upholstery fabrics in



a linen texture and natural shade, I make sure to add some fun with one cushion in a print and one in a solid

accent color. A combo like Atoll by Manuel Canovas and Wild Daisy by Jim Thompson make the space feel rich and lush. [manuelcanovas.com](http://manuelcanovas.com), [jimthompsonfabrics.com](http://jimthompsonfabrics.com)

### 5. Styling and Accessories

The key is to keep accessories minimal but warm. Something like a handcrafted wooden fruit bowl staged on the daybed is ideal. A scattering

of contemporary hurricane lamps like Palecek's Dorian Metal Hurricane cre-

ates a daydreaming ambiance you'll find hard to leave. [palecek.com](http://palecek.com)





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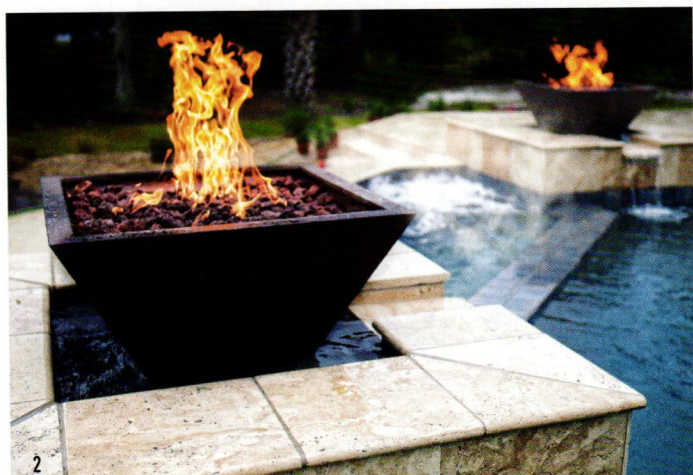
## FIRE + LIGHT

From stunning fireplaces for chilly spring evenings to decorative fire tables that cast a warm glow, fire features make outdoor living spaces inviting in any season.

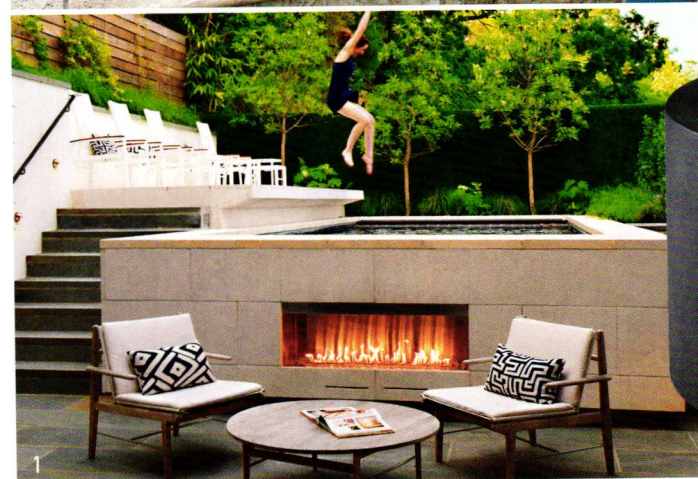
STYLED BY MELISSA C. GILLESPIE

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1. Fire Ribbon Outdoor, Spark Modern Fires, [sparkfires.com](http://sparkfires.com) 2. Square Oil-Rubbed Bronze Fire Pot, Bobé Water & Fire, [bobewaterandfire.com](http://bobewaterandfire.com) 3. Paragon Fire Coffee Table, Frontgate, [frontgate.com](http://frontgate.com) 4. Infrared Radiant Heat Panel, RADtec, [radtec.net](http://radtec.net) 5. Rumford Outdoor Fireplace, Superior Clay, [superiorclay.com](http://superiorclay.com) 6. Bristol Round Fire Table, Frontgate, [frontgate.com](http://frontgate.com)



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# lifestyle

YACHTS, ART, & THE FINER THINGS

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## ■ YACHTS

### INTREPID ADVENTURE

**Intrepid Powerboats President** Ken Clinton is not only the president of a successful company that makes drop-dead gorgeous boats. He also gets to use his extensive experience to innovate and always push the envelope of what's possible.

The results speak for themselves. Intrepid was one of the first companies to build large center console models (like the 47-foot-long Intrepid 470 Panacea pictured here). And if imitation is the greatest form of flattery, Clinton should be quite flattered by the proliferation of large center console models on the market.

"What I love about being a semi-custom builder is we're free to build exactly what our owners want," he says.

And for many ocean homeowners, an Intrepid is exactly what they want. **BILL SPRINGER**

PHOTOGRAPH BY D & K YACHT PHOTOGRAPHY

For more information visit [intrepidpowerboats.com](http://intrepidpowerboats.com)



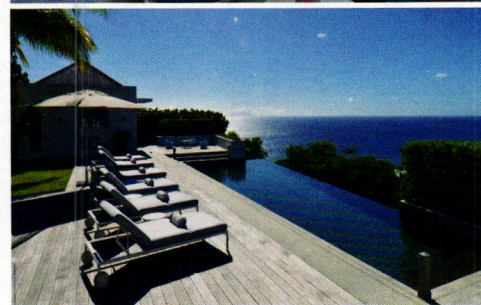


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Magellan Jets and St. Barth Properties curate the ultimate getaway to St. Barth.



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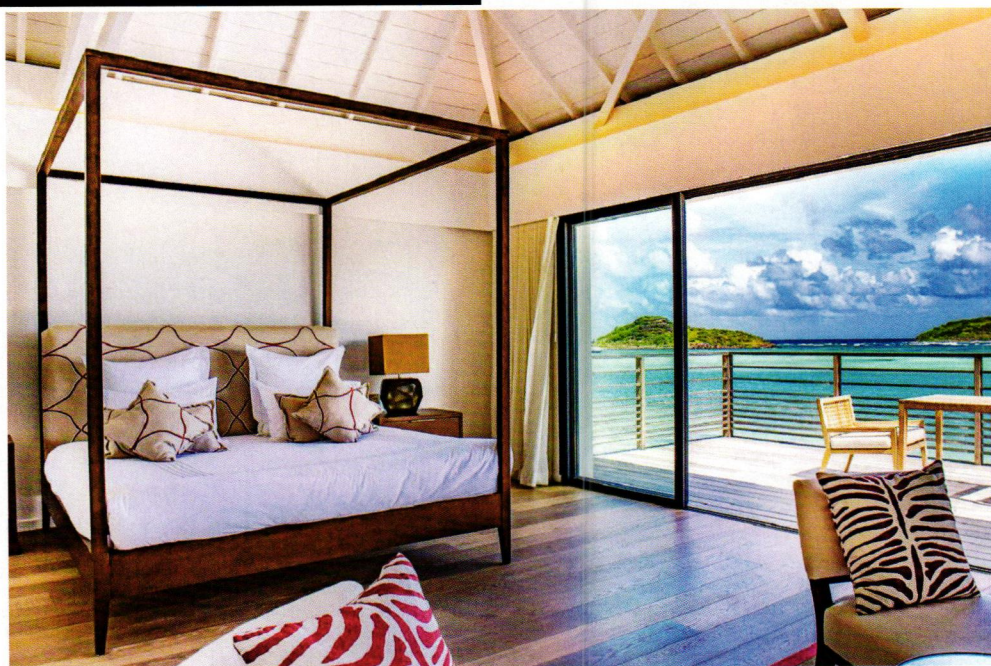
## BACK TO ST. BARTHS

MAGELLAN JETS AND ST. BARTH PROPERTIES TEAM UP TO CREATE THE ULTIMATE LUXE TRAVEL PACKAGE.

BY BILL SPRINGER

Since tiny St. Barths is arguably the most exclusive Caribbean island, it makes perfect sense that Magellan Jets have teamed up with St. Barth Properties to help celebrate the island's resurgence after Hurricane Irma. Magellan members and guests fly to the Caribbean regularly from many U.S. FBOs, while the specialists at St. Barth Properties are known for managing some of the island's most exclusive villas.

But I must say, their "Welcome Back to St. Barth" package takes the idea of curated luxury travel to the next level. In fact, since this innovative package includes round-trip private jet charters between the mainland



U.S. and San Juan (with fine French cuisine and champagne, of course), they've designed these ultra-luxe getaways to start on the plane. VIP transfers between San Juan, St. Martin, and St. Barths make it easy to land on St. Barths famously short runway. And the villas (a few are pictured above) are some of the best in St. Barth Properties' Grand Cru Collection.

Guests also get morning delivery of fresh

fruit and French pastries, evening turn-down service and full concierge service during their stay too.

If that's not enough luxury, guests also can also extend their vacation by a week to island hop aboard a yacht managed by Worth Avenue Yachts. Prices start at \$65,000 per week from the Northeast and vary depending on villa selection, number of bedrooms used, size of jet and departure city. ♦

FOR MORE INFORMATION, VISIT [magellanjets.com/saint-barts.html](http://magellanjets.com/saint-barts.html)





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## RECOVERY & RESURGENCE

DORADO BEACH CELEBRATES ITS RETURN WITH A STAR-STUDDED CELEBRATION IN PUERTO RICO. BY KELLI DELANEY

**Hollywood recently turned up en vigor** to celebrate the post-hurricane recovery of Puerto Rico and the return of Dorado Beach, A Ritz-Carlton Reserve, earlier this winter. Martha Stewart, Neil Patrick Harris and David Burtka, Uma Thurman, Mariska Hargitay, and Benjamin Bratt were just a few of the stars on-hand alongside philanthropists and key players who were instrumental in the resurgence of Puerto Rico.

Once a plantation, the meticulously restored Dorado Beach is one of the most exclusive luxury resorts in the Caribbean. Dorado is known for its remoteness, discreet individualized service, and deep respect for the environment.

Over the course of the event, guests enjoyed performances by Questlove, Leslie

Odom Jr., the Puerto Rico Philharmonic Orchestra, and Tony Okungbowa.

"We are reopening Dorado Beach this weekend with the Puerto Rico Philharmonic Orchestra and I am very excited to be performing with them," said Odom Jr. "This was a great chance for me to do something that I love and help people in the process."

A memorable "Chefs of Puerto Rico" event was hosted by humanitarian chef José Andrés, author of the New York Times bestseller *We Fed an Island*, in collaboration with the island's most elite culinary talent.

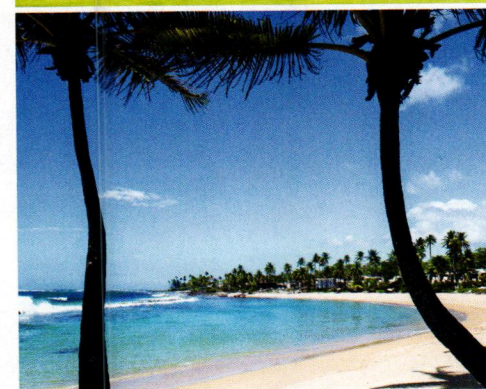
Perhaps the most moving moment of the weekend-long event occurred when Tony Okungbowa invited guests to join him in a ceremonial blessing of the island. Inspired by Puerto Rican tradition, hundreds of well-wishers tossed herb satchels into the flames

of a beach bonfire, symbolizing their hopes for the stunning island's bright future.

Meanwhile, Martha Stewart visited a World Central Kitchen farm with Chef Andrés and shared her thoughts on the island's inspiring transformation, made in just one year.

And everyone enjoyed the jewel of Dorado Beach: the restorative Spa Botanico, set within a fragrant pineapple garden and on acres of lush natural landscaping, achieved via the planting of thousands of new trees. Inspired by nature to impart a holistic sense of wellbeing, this sanctuary pairs local ingredients with indigenous soothing traditions. The treatments are performed in soaring tree houses and open-air haciendas.

The best news is that Dorado Beach Resort has returned to provide its special brand of barefoot resort elegance. From the dedicated butler who curated my experience, to the private plunge pool overlooking the ocean just steps from my bed, to the indulgent spa, to the five-star restaurants where you can dine with your feet in the sand, Dorado Beach is the ultimate luxury sanctuary. ♦



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Sug. O'Shen's art is literally made with ocean water that her clients collect from the beaches that mean the most to them in the green jars pictured below.

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## OCEAN ART

### SUG. O'SHEN PAINTS WITH THE SEA. BY BILL SPRINGER

**Artist, ocean lover, and longtime coastal resident** Sug. O'Shen actually paints with the ocean. She was inspired after seeing people who'd never been to the beach before going home with only a T-shirt or car decal as a memory. So she thought to herself, Wouldn't it be amazing if they could take the ocean home?

Soon she was adding seawater to her medium: alcohol ink, a fluid and unpredictable ink that, to her, shares many of the ocean's characteristics. And that's when the magic happened. Soon, friends and world travelers began collecting water

during their adventures so she could create one-of-a-kind artworks commemorating their experiences.

Today she creates custom artworks for people all over the world with water they send her from meaningful places in their lives. In fact, she recently completed a 10-piece commission for a destination wedding in Antigua. The newlyweds sent water from the beach at their wedding location and requested 10 original artworks to gift to their wedding party.

"My desire is to create truly deep and transformative experiences through my artwork. The stories that people share with me when they send water for a commission are so special," she says. "The art becomes an intimate part of them because they are physically contributing to their piece."

O'Shen's exhibit during Miami Art Week earlier this winter featured 22 new global ocean-themed works. These pieces include water from Antigua; Capri, Italy; Southamp-

ton, New York; Barbados; Bali; and Nazaré, Portugal. She also partnered with The Everglades Foundation, which commissioned 30 original pieces created with water from 16 different Everglades locales to help highlight the importance of restoring and preserving this great national park. ♦



FOR MORE INFORMATION, VISIT [sug-oshen.com](http://sug-oshen.com)



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An uncompromised lifestyle is behind the branding of Aulta Watch Co.

## WAVE WATCH

AULTA WATCHES GO "FROM WORK TO THE WATER."

BY BILL SPRINGER

**Aulta Watch co-founder Marty Pomphrey** is not just an experienced and highly accomplished watch executive. He's also a passionate surfer who had a simple idea when he was surfing with his buddies (former pro surfer Pancho Sullivan and Island Daze surf apparel brand founder Abe Allouche) on the North Shore of Oahu. "The initial idea for

Aulta," Pomphrey says, "came about very organically six years ago when Abe, Pancho, and I were together feeling completely recharged after a day of surfing. We typically spend a couple of weeks together at Pancho's house in October and our conversation that day kept coming back to how lucky we feel to have surfing to balance out

our busy lives. Each of us comes from a different background, but we were brought together by a shared love of the ocean. We had talked previously about building a company together but we wanted a brand and product concept that tied directly back to our lifestyles.

"The concept that resonated deeply with each of us was the importance of finding time to do what you love. Work is very important, but it doesn't mean you have to give up your lifestyle. Uncompromised lifestyle quickly became the core message of the Aulta brand, even before we decided on the product direction.

"Aulta is best described as a surf-inspired brand of watches built for adventure," Pomphrey continues. "We like to use the 'from work to the water' as a guideline for product development because our watches should be both stylish and functional for all scenarios, whether you are headed for a surf, a day on the water, or a business meeting." Their initial watch collections feature Japanese-made quartz movements and surgical grade stainless steel cases.

All Aulta watches are also rated to 100-meter water resistance and are available at very affordable prices. With the introduction of the Acuatico Automatic, their first style utilizing a mechanical movement, Aulta has expanded their brand appeal to include a new audience of watch collectors and dive enthusiasts. ♦

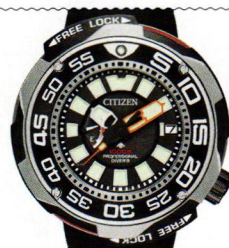
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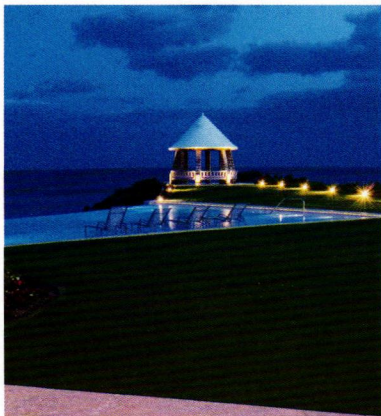
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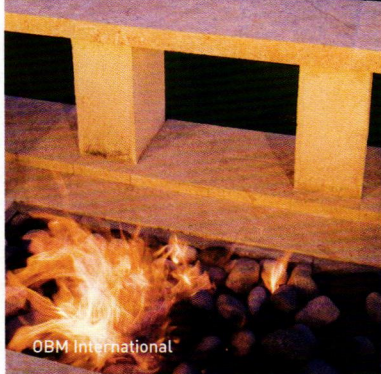
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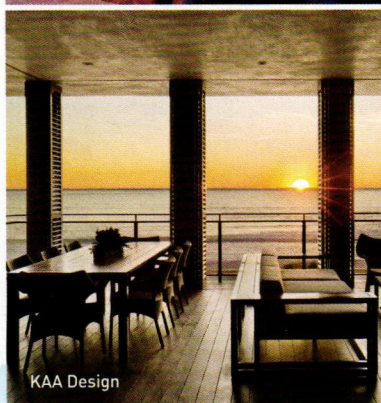




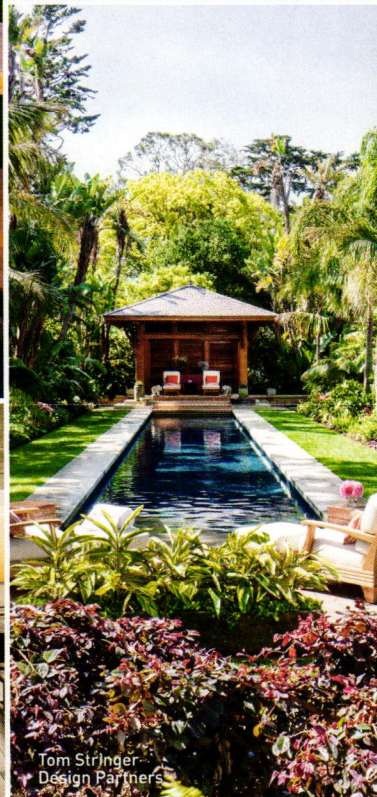
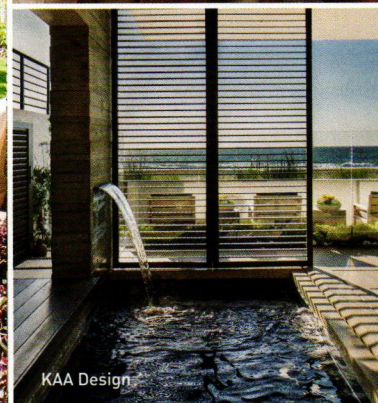
KAA Design

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# OCEANFRONT OASIS

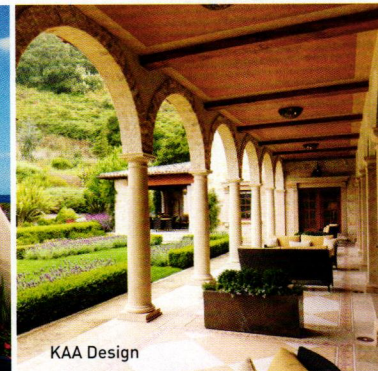
HERE'S HOW SOME OF THE WORLD'S LEADING COASTAL ARCHITECTS AND DESIGNERS CREATE UNFORGETTABLE OUTDOOR SPACES.

BY SHAUN TOLSON

Thanks to advancements in design, construction, pools and furniture, outdoor living has gone way beyond the beach chair.



OBM International



KAA Design



KAA Design



**T**hanks to the growing popularity of sliding glass wall systems, innovative pools, outdoor fireplaces, stylish patio furniture, durable fabrics, and high-tech outdoor televisions, architects and interior designers are doing more than just designing coastal homes—they're designing outdoor spaces too.

"These spaces now rival interiors for their amenities and the detail that goes into their planning," says Tom Stringer, founder and president of **Tom Stringer Design Partners**.

"You end up making a list of the things you want to see and the things you want to shelter from view," Stringer continues. Tennis courts, for example, are an amenity he often attempts to conceal. "They're cooler when they're hidden throughout the landscape," he explains. "It's exciting to feel like you're playing in a secret space."

Homeowners are approaching swimming pools in a similar manner. "Technology is allowing pools to accommodate more than just swimming," says Alley Daniel, a project manager with **OBM International**. She points to companies like Akvo Spiralift and AGOR Engineering Enterprises, both of which specialize in movable pool floors. Homeowners can change the depth to create shallow wading pools, for example, for sunbathing on chaises, or completely conceal the pool's existence altogether.

In other instances, designers are positioning swimming pools in less prominent locations. As Stringer explains, rather than placing a pool at the edge of a property overlooking the ocean, he lets the ocean view take center stage and sites the pool in an interior courtyard. Or, if it's positioned prominently, designers will often disguise it with water features, like fountains. "When it's not being used, a pool doubles as a beautiful water element," Stringer says. "It's now part of the landscape."

These masking efforts often improve an outdoor space's aesthetics. "At the end of the day, your outdoor space is your oasis," says Daniel. "People are looking for a tranquil environment, and water features have a calming effect in and around your home. The sound of falling water with the right lighting in the evening encourages a feeling of tranquility."

Water features can also elevate the



For many of his oceanfront clients, Tom Stringer locates the pool in an interior courtyard so the ocean views always take center stage.





Advancements in pool tech, outdoor lighting and furniture design continue to shape what designers can do with outdoor living spaces.



traditional use of a swimming pool. “The idea of jumping into a fountain is awesome,” Stringer says, “because you’re not supposed to do that.”

Fire, like water, is another element that defines almost every outdoor living space. “There’s something magical about sitting around a fire on a chilly night,” says Erik Evens, a partner with **KAA Design** and principal of his own design firm, Evens Architects. “It’s an elemental, human thing to gather around a fire.”

When incorporating outdoor fireplaces into semi-enclosed spaces, Grant Kirkpatrick, the founding partner of KAA Design, and Duan Tran, another partner in the firm, like to use Rumford Fireplaces, which are tall and shallow and designed to expel more heat into an open space.

Fire pits remain popular as well; however, Stringer purposefully avoids fire pit/coffee table combos. “We’re trying to work with themes, ideas, and materials that I think are more or less timeless. Once things get too trendy, I feel like they’re too hot to touch,” he says.

As a solution, Stringer urges clients to incorporate a traditional coffee table and a separate linear fire element set in a low wall. “The fire becomes part of the scene,” he explains, “but not the entire focus of the scene.”

Stringer also routinely equips his outdoor living spaces with sculptural products made by Fire Features, a division of Brooklyn-based Colombo Construction Corp. These products introduce fire—and sometimes water, too—in artistic and untraditional forms. “It looks like abstract reeds coming out of a reflecting pond,” he says of a recently installed fountain. “It weeps water by day and shoots fire by night.”

Advancements in outdoor furniture by companies like Tidelli, Janus et Cie, and McKinnon and Harris, not to mention improvements in outdoor fabrics courtesy of suppliers like David Sutherland and Perennials, play a role in evolving outdoor spaces. Technologically advanced outdoor televisions built by companies like Sunbrite and Seura do too. These luxurious accoutrements, when combined with the aforementioned design philosophies, are inspiring



homeowners and architects to reimagine where and how an outdoor space fits into a home's overall layout and functionality.

Evens points to a residential project in Malibu, completed a year ago, which offers a dramatic view of Santa Monica Bay. "We started with the grand loggia of the house facing that beautiful vista; then designed and clustered the rest of the spaces around it. That loggia is really the center of the family life," he relates.

For a recent South Florida project, Todd Davis and Rob Brown, co-founders of **Brown Davis Interiors**, maximized the benefit of a sliding glass wall system in the family room by designing an angular, double-sided sofa. One side faces the fireplace and mounted television; the other side provides comfortable seating only a few feet away from the outdoor space beyond the sliding wall.

"It was the ultimate in how you do indoor-outdoor living," Davis says. "We always consider the outdoors as another room. The space is there, so why not turn it into a room? That's always been our philosophy."

Kirkpatrick and Tran take a counterintuitive approach, especially along the California coast where gusty winds are a factor. They often position an outdoor space on the backside of a home—away from the shoreline—and then outfit and arrange the interior to provide unobstructed ocean views. Kirkpatrick likens it to the layout of a yacht, where the primary relaxing and entertaining areas are at the stern.

"The way that outdoor living spaces are being used is seamless," adds Tran. "Clients are now using indoor-outdoor spaces at the same time, not just one or the other, so they have to work in tandem."

Similarly, Stringer utilizes a trick that he learned from a landscape architect. He approaches the design of an outdoor space by first looking at it from inside. "It starts with the interior floorplan—you understand how traffic will flow in and out and how exterior development will impact the view," he says. "Any great outdoor living space starts with what you see outside the window." ♦



FOR MORE INFORMATION VISIT [tomstringer.com](http://tomstringer.com), [obmi.com](http://obmi.com), [kaadesigngroup.com](http://kaadesigngroup.com), [browndavis.com](http://browndavis.com)



# HARMONY HOUSE

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## MOREHOUSE MACDONALD AND ASSOCIATES CREATE A PRIVATE OASIS IN THE TROPICS

BY J. MICHAEL WELTON // PHOTOGRAPHS BY NAT REA PHOTOGRAPHY



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Architect John MacDonald is not one to shy away from a challenge. So when a pair of new clients expressed their desire for a house in harmony with nature – on the side of a mountain on an island in the Caribbean – he stepped up.

First, he assembled a formidable team to tackle the project. There was a contractor, an interior designer, a landscape architect, and a battery of civil, mechanical and structural engineers. Then there was the feng shui consultant, brought on board to assure that the house was balanced, inside and out. “We consulted her on every decision we made,” MacDonald says. “It helped the design tremendously and was in line with client wishes.”

Those wishes were for environmentally oriented privacy. “They’re very centered, spiritual and in tune with the land,” says the owner and principal at Morehouse MacDonald and Associates in Lexington, Massachusetts. “And they’re outdoorsy.”

Taking advantage of the site and its views was paramount. A crescent-shaped, sandy beach lies below. Beyond that, an ocean view with island peaks peering out of corrugated waves linger over the horizon, while the mountainside the home is built on dominates the view behind.

So what was the structural solution to maximize the experience?

Morehouse MacDonald and Associates designed this home to be in tune with its surroundings.





The landscape features many thousands of pounds of cut coral stone and indigenous vegetation.

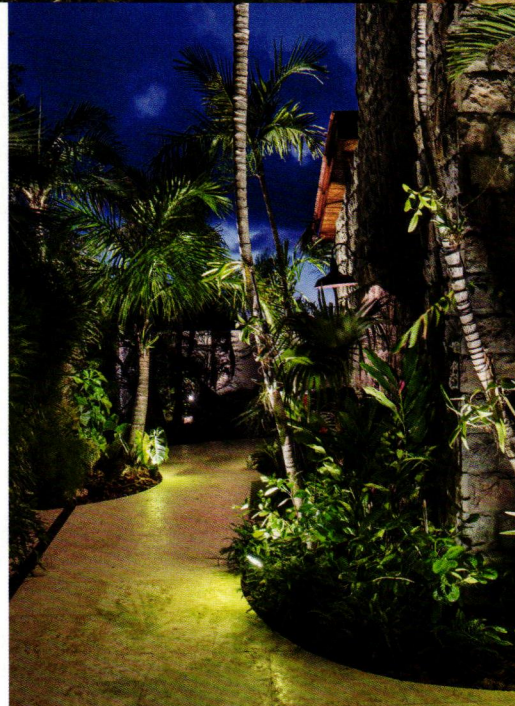
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## WORKING WITH THE ENVIRONMENT

Cutting into the mountain maximized the ocean views but according to contractor Russel Fortenberry of Bennett Hofford Caribbean Construction, it also complicated the construction process. “There is no staging area for materials on a 30 degree slope,” he said. “So we had to work from one end of the house to the other, using the excavated platform for machinery and building materials as we progressed from start to finish.”

And how to protect the back of the home from a rush of storm water – and the occasional tumbling boulder – and still integrate it into the land? “We built three retaining walls that are seven feet tall, with five feet between them,” he says. “We created a terracing so there could be plantings in between and drainage behind the retaining walls.”

That’s where landscape architect James Craig, of Craig Collins International, stepped in. He wanted to encompass the views of water and land forms, then repopulate the site with the kind of vegetation that existed before construction started – and even before the island’s colonization. “The clients understood living in the tropics and wanted a garden to



embrace that awareness,” he says. “They said: ‘If there are very special and unique plants, we would like them to form the backbone or structure of the garden.’”

He designed curves for harmony and balance between yin and yang, adding a vertical water feature into a curvilinear wall. There, he used the same coral and volcanic stone that clad the house but “more prominently.

The coral stone blocks weigh 750 pounds each, and there are 40 of them applied in a curvilinear way,” he says. “At the very top of the water feature we transitioned to three natural pieces of coral as a finial that appears to be floating up into the ether.”

MacDonald also chose to work with the island vernacular in the home’s design so he clipped its gables to mimic the hipped roofs



that are common in the Caribbean. He also used indigenous materials known for their ability to hold up to wind, water and salt like mahogany trim, stucco cladding and windows that resist deterioration.

### MERGING INSIDE WITH OUT

Inside, MacDonald collaborated with interior designer Shelby Simes, principal of Sterling Design of Hopkinton, MA. "We hit a home run right away," he says. "The design lines just got better as we put ourselves into it."

Merging inside and out was a priority. Doors open up to the outside on three levels, and in multiple locations for ocean and mountain views. And if the home looks a little Asian, there's good reason for that. "The client is interested in Asian art, architecture and antiquities," he says

Simes zeroed in on that as well. "They had traveled around the world and their favorite place was Thailand, so I wanted to bring in aspects of that with fabric and color," she says. "Not to flash them in their faces, but as souvenirs to remind them of their travels."

In the living room, the clients wanted a sophisticated, inviting space, but they're also casual in their lifestyle. The interior designer addressed that with a pair of glass chandeliers there and in the dining room. "The doors open up and when the breezes come through, there's a wonderful clinking sound like champagne glasses," she says. "It looks amazing and sounds great."

They wanted no carpeting or rugs of any kind, preferring to walk barefoot on cool coral stone floors. "And they didn't want window treatments, but there are other ways to soften the space and the sound," she says. "We had to rely on upholstery to absorb the sound."

Simes had the advantage of having worked on projects with MacDonald for decades. But she also had the last word on furnishings, art and accessories for the living room, dining room, kitchen and bath. "Pretty much anything in the house, we could provide."

But her overarching concern was the 180-degree view. "We wanted everybody walking through the interior space to focus on that," she says.

They will. ♦



Asian art, architecture and antiquities inspired the interior design.







# GLASS HOUSES

When it comes to enjoying an ocean view, nothing makes more of an impact than a large expanse of glass coastal architects can use to blur the line between indoors and outdoors.

BY SHAUN TOLSON





NanaWall's Cero system (pictured here) features aluminum frames and recessed tracks to accommodate sliding glass panels up to 13 feet high, 10 feet wide, and weighing over 1,000 pounds.

Three decades ago, the concept of moveable wall systems made almost entirely of glass was largely a figment of the imagination. It wasn't until the early 1990s that companies emerged touting the ability to create broad glass walls that not only featured minimally obstructive profiles but could also slide completely out of the way.

Today, those glass systems do way more than slide—they pivot, fold, tilt and turn. And the firms that design and build the systems in the most exclusive ocean homes are engineering the walls of windows and doors that allow for indoor-outdoor access like never before. Here's how.

#### CASE WINDOW & DOOR

For 25 years, Case Window & Door has created bespoke windows and doors for upscale residences around the world. "We work with all types of materials and all types of windows and doors," explains Russell Brooks, a partner in the company who oversees project development. "You can customize wood and metal and glass and stone, as well.

"Every project that I'm working on is looking for a beautiful wood door surrounded by glass walls," he continues. "We build and integrate all of that, so it comes to you as a system."

The upstate New York-based company assures that its windows are hurricane resistant, if necessary, testing them at certified laboratories around the country. And because it custom manufactures all of its products, Case Window & Door can create spectacular configurations, like a motorized system of five sliding glass panels, each one 8 feet wide and 12 feet high, that disappears into recessed pockets. "We'll look at what an architect or designer has created and what the client has asked for, and we'll engineer what it takes, if it's possible," Brooks says. "We'll tell you whether or not it can be built, and we'll do specific testing for that project."

So much of the cost and challenge of creating expansive glass wall systems is rooted in the logistics of transporting—and subsequently installing—large pieces of glass that weigh multiple tons, which is why Case offers field installation services operated by the same technicians who manufacture the products. And even though the company works equally with wood and with metals, Brooks acknowl-

edges that its metal offerings—aluminum clad, bronze clad, stainless steel, and structurally glazed steel—are growing more popular thanks to architects' and designers' preferred aesthetics. "The trend in the last decade has been to minimize the frames," he says. "Architects have almost always preferred the thinnest frame lines possible, so that pushes them to metal because that's the only way you get the strength in the frames." [casewindow.com](http://casewindow.com)

#### DYNAMIC ARCHITECTURAL WINDOWS & DOORS

In recent years, Dynamic has seen a shift in its clients' interests, specifically those living along the coast in the northeastern United States. Metal finishes—be it aluminum, stainless steel, or bronze—are trending up. In those oceanfront settings, according to Dynamic's director of business development Martin Ross, the brand's bronze-arte or bronze clad products are ideal due to their resistance to corrosion. And they align with a broader demand that many homeowners are making, regardless of where they live too.

The use of bronze clad and bronze-art systems (whether they are left to age naturally or are cared for to retain a certain patina) is, as Ross explains, an attempt "to have the windows and doors speak the language of the architecture as a whole. People are looking for something with more character. They want it to look like more familiar and they want it to make them feel more welcome. They don't want it to look brand new."

Like so many specialists in the industry, Dynamic can make broad-paneled glass doors that hinge, fold, or lift and slide. How-



ever, the Canadian company is also adept at creating all-glass corner systems that feature two windows or doors that lock together without a structural corner post. The system requires that structural steel be built into the ceiling to act as a cantilever, which greatly increases project costs; but Ross says the visceral impact is significant. “Both window walls slide away from the corner leaving a completely clear opening. Often the doors slide into pockets, disappearing into the walls to maximize the width of the opening,” he says, acknowledging that it’s an optimal way to transform an interior room into a broad outdoor space, one that’s usually connected to a patio, deck or an outdoor kitchen. “It’s not inexpensive,” he adds, “but it’s such a dramatic architectural opening that homeowners will frequently decide it’s worth it.”

[dynamicwindows.com](http://dynamicwindows.com)

### FLEETWOOD WINDOWS & DOORS

Since 1961, Fleetwood Windows & Doors has dedicated all of its engineering and design efforts, along with its manufacturing processes, to the luxury home market. According to Mark McCoy, the family-owned company’s chief operations officer, Fleetwood’s location in Southern California made that corporate mission statement an obvious strategy since the Greater Los Angeles area is “the epicenter of where people looked for and valued these products.”

Upon first glance, Fleetwood’s portfolio of hinged, folding, and sliding doors would seem to parallel the industry’s other high-end manufacturers; however, some important distinctions can be made. First, all of the company’s products are designed and crafted to thrive in diverse, oceanfront environments, which is why Fleetwood works primarily with aluminum. But the company doesn’t offer a lift-and-slide product, since those mechanisms are primarily manufactured overseas. “They can have a lot of components that aren’t suitable for coastal environments,” McCoy explains. “That can be a chink in the armor.”

According to McCoy, Fleetwood further distinguishes itself from the competition through its commitment to design and manufacture its own proprietary hardware.



“Twenty-five years ago, I noticed that the items that frustrated our customers the most were the things they interfaced with—the handles, rollers, locking mechanisms—primarily the ergonomics of them and how they lasted in their environments. Those are the things that we targeted. We are fanatical about the details. We approach our work like an artist. The material we work with is aluminum, and our canvas is the luxury home.”

[fleetwoodusa.com](http://fleetwoodusa.com)

### LACANTINA DOORS

Steady growth has defined the story of LaCantina Doors since the company first opened its doors—pun intended—in 2003. Now in its fifth manufacturing facility, a 141,000-square-foot operation located in Oceanside, Calif., LaCantina continues to evolve and expand its suite of products, offering more frame and sill materials and delivering glass with greater thermal





consumers are getting very involved in the decision-making process."

LaCantina's understanding of marine environments, particularly the materials and designs that work best in them, also provides its customers with reassurance. "Our primary market is Southern California, which is as coastal as you can get," says Maughan. "Most of our systems go into coastal homes, so they're engineered with that in mind."

[lacantinadoors.com](http://lacantinadoors.com)

### NANAWALL

Founded in 1989, NanaWall creates sliding and folding glass wall systems, the latter of which rotate 180 degrees when folded, which creates an opening that offers zero obstructions. The Bay Area company manufactures its own sills—a reflection of its mission statement to create products that are all-inclusive and single-sourced—and it utilizes special, hand-built mounting systems. The system used in its aluminum-clad offering, for example, incorporates an evaporation chamber that provides a buffer between the wood and aluminum. This addresses the fact that wood and aluminum expand at different rates and it allows the wood to absorb and expel the humidity without compromising its shape.

The company's Cero system, which is manufactured in Germany, features narrow aluminum frames (just over 1-inch thick), as well as recessed top and bottom tracks for sliding glass panels that can be as large as 10 feet wide and 13 feet high. "Each sheet of glass can weigh up to 1,000 pounds," says Matt Thomas, Nana Wall Systems' marketing manager. "But you can move the system with one hand."

NanaWall's CEO is a mechanical engineer, so he's involved in many aspects of the process, including the early stages of project development. "He wants to know what architects are thinking and talks to them about their projects and what the dynamic challenges are," Thomas explains. "Because all of our products are custom, we also have an internal design team and an architect on staff, if that's necessary, to work with you and guide you to the best configuration of the system that's needed." [nanawall.com](http://nanawall.com)

efficiencies. Although the brand is synonymous with folding doors, LaCantina also builds sliding doors and multi-slide systems, which stand out from many other offerings in that category thanks to their strength and symmetry—two features that typically define more expensive lift-and-slide systems.

While many of the companies spotlighted in this story emphasize their capabilities to work directly with architects, LaCantina has taken a different approach. The company

features a variety of interactive videos aimed to educate homeowners and to guide them through the process of selecting the right door-and-window system that is right for them. These videos tackle all aspects of a project, including a home's location, how the system will operate, its configuration, threshold, and its glass properties. "These systems are an investment and an emotional purchase," says Lee Maughan, LaCantina's general manager and vice president, "so



## PANDA WINDOWS & DOORS

Originally founded in Israel, Panda Windows & Doors opened up shop in the United States in 1991 and has since committed to expanding its portfolio of folding, sliding, and pivoting window and door systems. From its headquarters in Las Vegas, Panda boasts a leadership in the marketplace, claiming to introduce more new designs each year than any other manufacturer in the industry. "It's a niche market," says Jennyfer Woods, the company's vice president of sales, "but we have a product for everybody. And whatever an architect designs as a concept we can bring to reality because we're a custom manufacturer."

As Woods acknowledges, homeowners and architects are always seeking more glass, larger panels, and smaller frames—or no visible frames at all, if it's possible. Thus far, Panda's best response to those requests is the TS.XO), a new system that utilizes frames that are less than an inch wide and can support glass panels up to 250-square-feet in area. According to Woods, the European design is one that only a few other companies in the industry can produce; and Panda is the only domestic company that can design and manufacturer it in the United States. The system may soon be hurricane rated, as well, as Panda is currently testing it to those specifications. [panda-windows.com](http://panda-windows.com)



## VITROCSA

Based in Switzerland and founded in 1992 by Eric Joray, a mechanically inclined entrepreneur with a watchmaking background, Vitrocsa has built its reputation upon its manufacturing processes, utilizing mechanical watchmaking techniques in its componentry and machining each of those components to watchmaking standards. Whereas some of the companies spotlighted in this story build movable glass wall systems in a variety of framing materials, Vitrocsa works solely with marine-grade stainless steel and anodized aluminum, offering paint and powder-coating options.

Where Vitrocsa separates itself from the field is in the company's commitment to inventing advanced (and patented) mechanical systems, like a 4x4 track system

that is designed for large-panel systems (Vitrocsa can manufacture panels as tall as 18 feet), which utilizes a precision suspension system to ensure the panels are always positioned at a 90-degree angle from the floor and improves the ease of the sliding operation. The company also patented the Invisible Sill, a feature that hides the stainless-steel bearing track and sill under

continuous flooring with minimal slots.

Although the company emphasizes advanced mechanical componentry, it also continues to introduce new architectural designs. In 2017, Vitrocsa launched a curved sliding system, and last year it unveiled a turntable corner system, which utilizes a roller principle and allows the glass panels to slide around corners. [vitrocsausa.com](http://vitrocsausa.com) ♦





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■ DESTINATION: THE CARIBBEAN

## BEACH, BOATS AND BLISS IN BARBADOS

SAINT PETER'S BAY AND PORT FERDINAND IN  
BARBADOS MAY BE TWO OF THE BEST OCEANFRONT  
RESIDENTIAL RESORTS YOU'VE NEVER HEARD OF.

BY BILL SPRINGER

A gorgeous beach, warm people, stellar service, and interesting real estate options make Saint Peter's Bay one of the Caribbean's true hidden gems.





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**I'm almost embarrassed to admit that** the part of my job that involves reporting on many of the most luxurious oceanfront resorts and residential communities in the world comes with a long and luxurious list of perks. However, I wasn't expecting to be personally escorted through customs like a VIP when I arrived in Barbados. And I wasn't expecting a gleaming, ice-cold air-conditioned BMW sedan to be waiting to take me to Saint Peter's Bay on the west coast of this outermost Caribbean island either. But that was only the beginning.

In fact, after the several days I spent in a large residence overlooking the beach at Saint Peter's Bay, and at nearby Port Ferdinand that boasts elegantly modern villas clustered around a state-of-the-art marina, I felt like I'd discovered a whole new world of Caribbean luxury travel. The fact is, I did...sorta. Turns out, I was one of the first American journalists to visit these two resorts recently that many American boat and beach lovers may have never knew existed. Until now.

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## SAINT PETER'S BAY

Barbados has a rich history as a vacation destination where the exotic and supersonic Concorde made regular round trip flights from London. And while some things may have changed since then. The blue water, white sand, and the warm people of Barbados haven't. The island's relatively close proximity to the east coast of the US hasn't changed either. And when I experienced resort's spectacular views and great amenities for myself, I felt like I was being let in on a very special secret.

But that's only part of the story. First off, the villas feature spacious floorplans, full kitchens, enormous balconies, and spa like bathrooms.

And unlike any other medium-sized resort I've ever seen, each upper unit is also equipped with what the locals call a "bikini elevator." By that I mean that each building has an elevator that owners and guests use to access their unit from private parking areas in the back. But each unit also has access to a semi-private "bikini elevator" adjacent to their waterfront patio that provides direct "bikini" access down to the



The private, bright and breezy outdoor spaces in Saint Peter's Bay feature spectacular views.

The "island pool" in the center of Port Ferdinand's marina is just one of the perks of ownership (below).



beach and the pool.

The resort also offers excellent dining at the Gazebo Bar and Grill. I was told the staff also organize regular barefoot barbeques so owners and guests can mix, mingle and enjoy the sunset. And of course, not only is the beach equipped with loungers and umbrellas, there's a fully staffed watersports team that can provide everything from towels and snorkel gear, to helping organize private diving or wakeboard trips, and more. And the "kid's zone" is also there to help kids have fun (and parents enjoy a little relaxation too).

The only things Saint Peter's Bay didn't have were a super-luxe spa and a full-service marina. But that's okay. All that and more is available at Port Ferdinand just a short drive or water taxi ride away.

## PORT FERDINAND

A residential resort development like Port Ferdinand is quite rare in the Caribbean for many reasons. First, not too many high-end residential communities in the tropics can offer such spacious, and especially well-built waterfront villas. And none that I know of also come with the private boat dock (for every villa) that can accommodate yachts up to 90-feet-long. The same can be said for the views. Each villa in the community has a view of the marina and a view of the beach and the open ocean that's just a short walk or boat ride away.

In fact, this could be the ultimate island community for a passionate boat owner. The slips are some of the best-built I've ever seen, and the whole marina-based development



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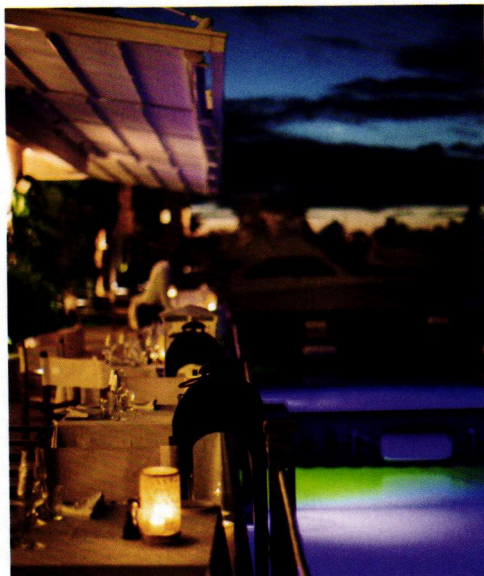


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Port Ferdinand's Dockside at 13<sup>0</sup>/59<sup>0</sup> restaurant is one of the best on Barbados. The state-of-the-art marina and well-built villas surely belong in the best-of-the-Barbados category too.



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was brilliantly designed to allow for copious amounts of individual storage on the first/dock level of buildings, and ocean views out over the boats from the villas too.

Meanwhile, owners, guests (and visitors from Saint Peter's Bay) can enjoy a long list of spa treatments at Port Ferdinand's Sandbox Tree Spa. The dishes prepared by the rockstar chef of the stylish Dockside at 13<sup>0</sup>/59<sup>0</sup> restaurant take casual fine dining to the next level. And Nikki Beach Barbados is part of Port Ferdinand too. That means possible for owners and guests to go out for a day of world class fishing in the morning, and then chill with music, dining, dancing and of course, a glass of rosé at Nikki Beach all afternoon.

If I haven't convinced you just how special these resorts are yet. Maybe this will. I've never seen more high quality construction in the tropics...ever. And according to Barbados native Philip Temprow, (the experienced owner and developer of both properties) that's no accident. He takes great pride in the projects he's developed on his home island. In fact, he looked me in the eye when he told me that he "builds for the long term," and that was obvious everywhere I looked.

So, if you're looking to escape to a place that combines quality construction, natural beauty and top notch amenities, do yourself a favor and book a ticket to Barbados. ♦

FOR MORE INFORMATION, VISIT [stpetersbaybarbados.com](http://stpetersbaybarbados.com) and [portferdinand.com](http://portferdinand.com)





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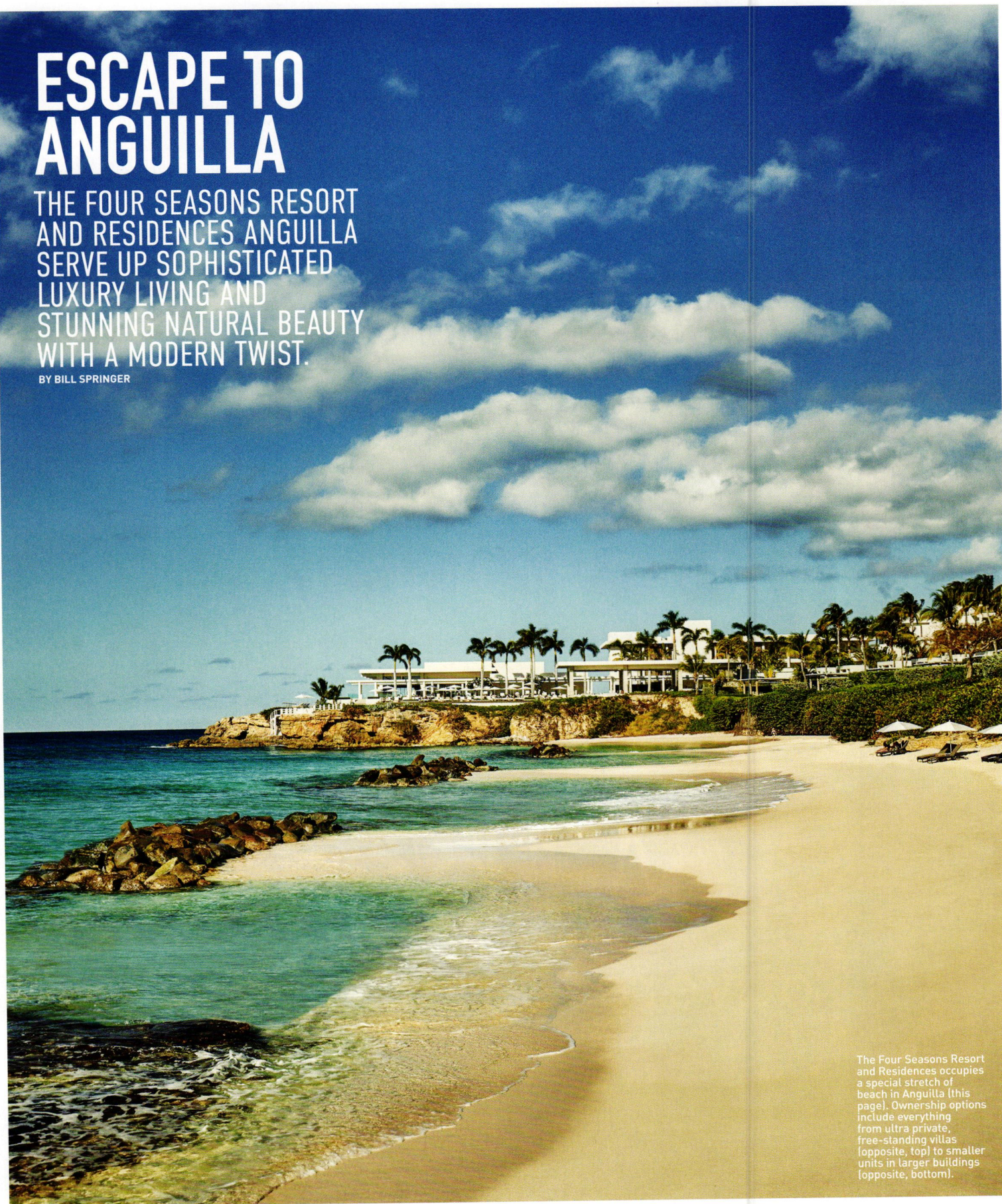
# ESCAPE TO ANGUILLA

THE FOUR SEASONS RESORT AND RESIDENCES ANGUILLA SERVE UP SOPHISTICATED LUXURY LIVING AND STUNNING NATURAL BEAUTY WITH A MODERN TWIST.

BY BILL SPRINGER

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The Four Seasons Resort and Residences occupies a special stretch of beach in Anguilla (this page). Ownership options include everything from ultra private, free-standing villas (opposite, top) to smaller units in larger buildings (opposite, bottom).





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**The temperature in some parts of the** country was 30 below zero. The University of Michigan canceled classes for two days because of the cold. A friend just tweeted that going out in the cold made her “face hurt.” And our friends ended up hating us (my wife and 6-year-old came with me!), but basking in the sun at the Four Seasons Resort and Residences Anguilla, while the polar vortex had a grip on the Northeast, made this little family/business trip feel even more special.

Actually, the special feelings started way before we heard about the cold back home. In fact, they started on the 30-minute boat ride over from the airport in St. Martin. And our feelings of relaxation and contentment only intensified as we entered the elegantly wide-open main lobby.

Of course our good feelings were no accident. Award-winning interior designer Kelly Wearstler infused the entire resort with a soothingly sophisticated aesthetic both inside and out. Wearstler’s modern mix of marble, one-of-a-kind woods, travertine, and other organic materials

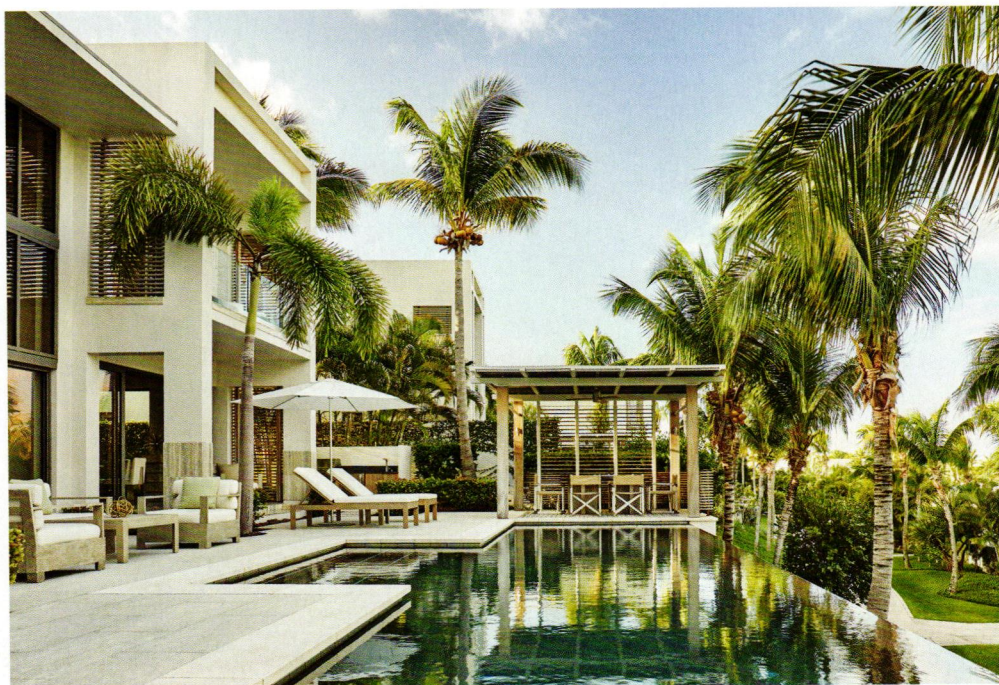


make a killer first impression. And this stylish resort provides a welcome change from more conventional Caribbean residential resort design.

But the best thing about the design and layout of this modern beachfront resort is the way it organically integrates private

beachfront villas, multi-unit Point House, and Beach residences into a community that also features multiple “resort-style” pools, diverse dining options, a long list of watersports and activities, and dedicated “kid zone,” all on one of the best beaches in the Caribbean. All this means owners





We could do all that stuff and more if we owned one of the ultra-luxe beachfront free-standing villas on the property too. Or, we

could choose to relax and be a bit more private by having breakfast at home—either delivered by room service or prepared by a private chef in the villa’s well-designed kitchen. Or we could simply enjoy a coffee on our large private patio, or take a dip in our own zero edge pool overlooking the water or chill out on our own little stretch of Barnes Bay beach. Owners and guests get the best of both worlds.

Another cool thing about this luxe resort community is that it’s located on one of the true hidden gems of the Caribbean. Anguilla is not only rich in natural beauty and unspoiled beaches, the locals are particularly warm and kindhearted. This probably comes from the fact that Anguilla is sparsely populated compared many of the surrounding islands. But no matter what the reason, I can’t stress how special the locals are. Actually, you can actually see the kindness in the photo in the center of this page.

Watching Anderson (the crew of the boat we’d hired to take us on a tour of the island) teach our little one about the hermit crabs with kindness and love was priceless.

And the way the Four Seasons Resort & Residences Anguilla combined luxury, beauty and love was pretty special too. ♦



Villa owners can enjoy private waterfront sanctuaries like this and all the benefits of being in an upscale resort too. While guests like my son get to spend quality time with kind locals like Anderson (above).

FOR MORE INFORMATION, VISIT [fourseasons.com/anguilla](http://fourseasons.com/anguilla)

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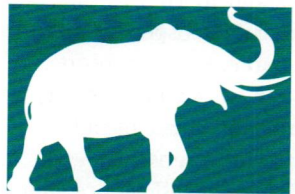
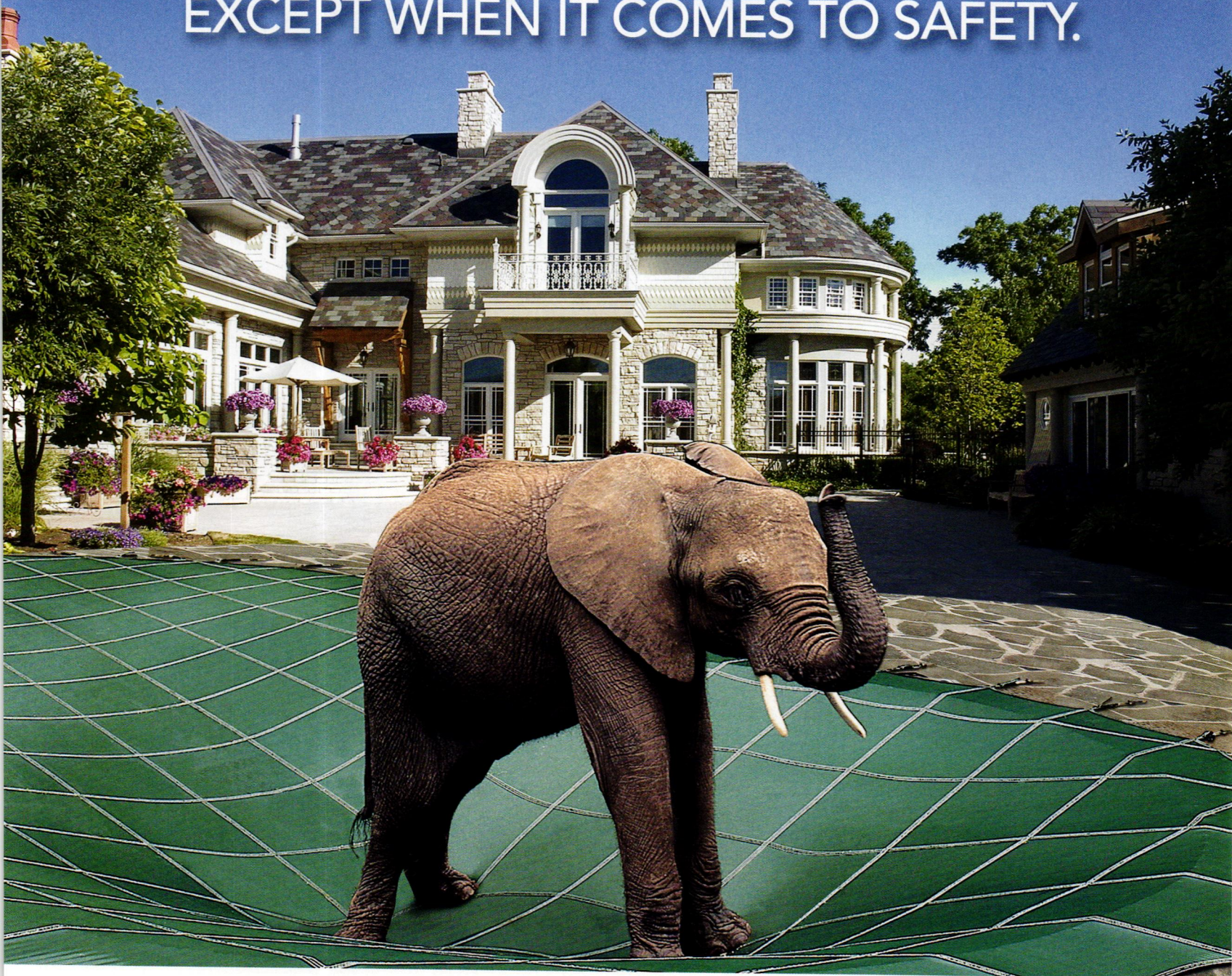
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and guests can be as active or as social as they want to be.

For instance, some of our more active days involved walking the beach at sunrise, eating breakfast at Coba overlooking the Caribbean, swimming in the kid-friendly pool (our 6-year old loved it!), lunch at the Bamboo Bar & Grill, and sailing on the resort’s Hobie Cat. And if that wasn’t enough for one day, we then gorged ourselves on top notch sushi at the aptly named Sunset Lounge before collapsing on the high-thread count sheets in third-floor 1-bedroom residence.



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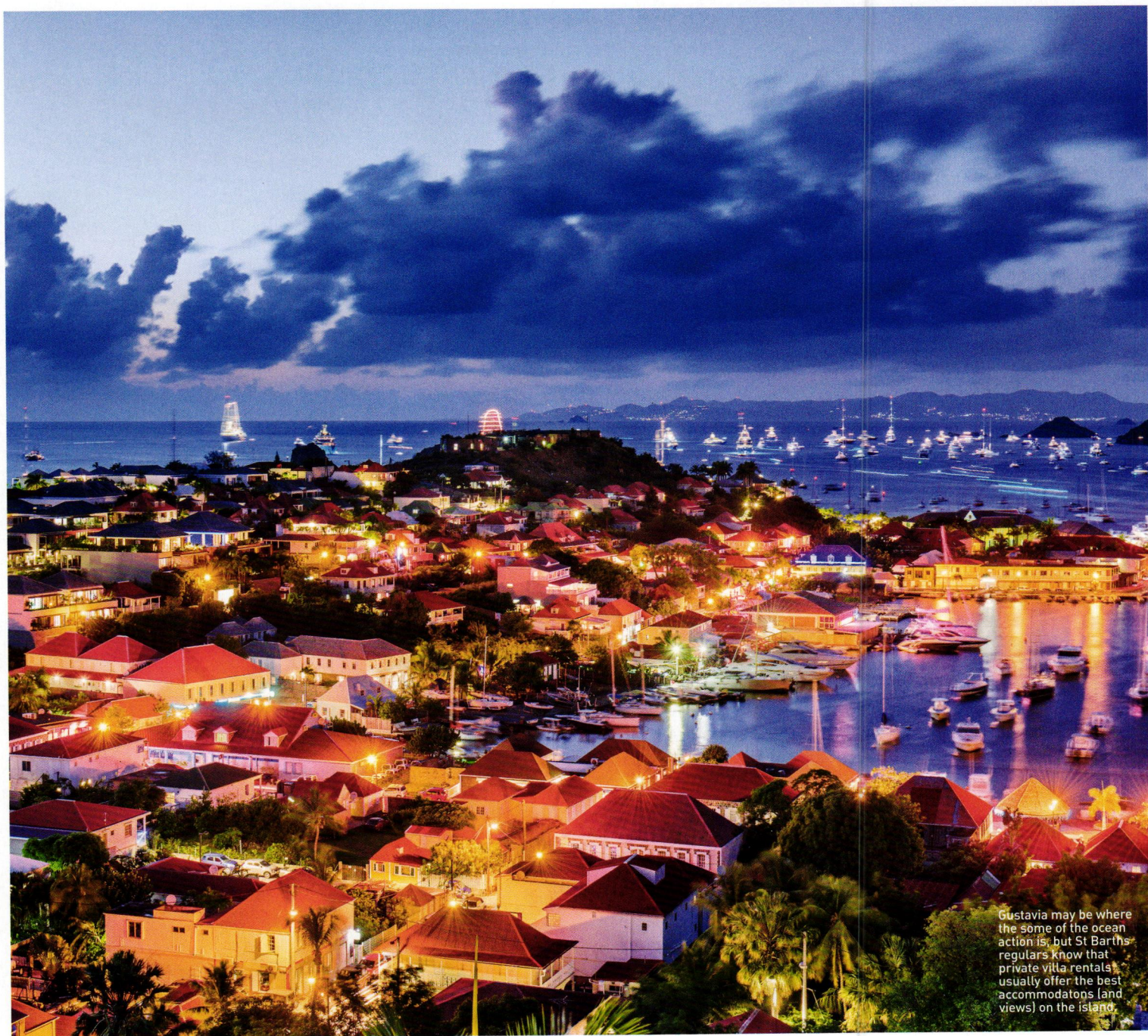
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Gustavia may be where the some of the ocean action is, but St Barth's regulars know that private villa rentals usually offer the best accommodations (and views) on the island.

# VILLA ISLAND

WHEN IT COMES TO EXCLUSIVE ACCOMMODATIONS ON ST. BARTHS, VILLAS ARE THE "NATIVE HABITAT." BY BILL SPRINGER

**The simple fact is when in Rome...or Paris...or London...or Dubai,** the most luxurious accommodations can be found in these cities' renowned 5-star hotels. But that's not always the case when it comes

to living large on St. Barth's.

Now, please, don't get me wrong. Of course there are plenty of amazing luxury hotels on the island, including Le Sereno (page 78). But no island I know of has a

higher density of exquisite villas, views, and pools available to rent for a special Caribbean getaway than St. Bart's. No other resort destination I've seen has a higher density of sophisticated rental and management companies and concierge services to ease the process either. That's why full-service villa rental companies like Wimco Villas, Sibarth Bespoke Villa Rentals, St. Barth Properties, St. Barts Blue Luxury Villa Collection, and others continue to thrive.

Each company brings its own insider



An aerial photograph of the Four Seasons Anguilla resort, showing a cluster of modern, white buildings with flat roofs and large glass windows, nestled on a lush green island. The resort is surrounded by turquoise water and a white sandy beach. The sky is a clear, vibrant blue.

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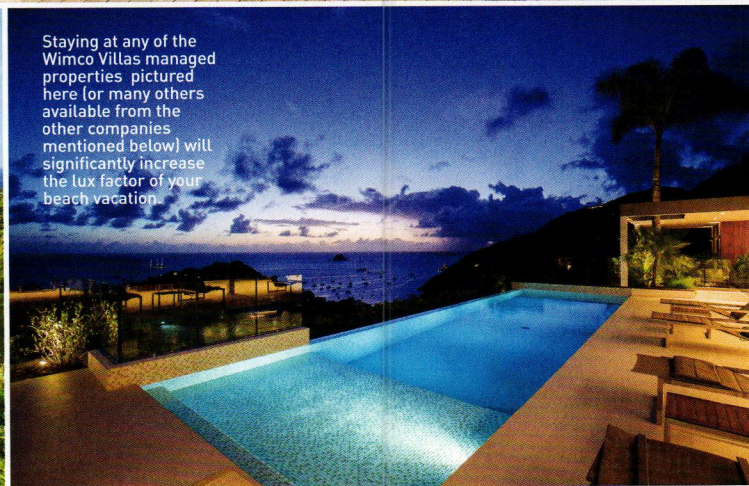
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Staying at any of the Wimco Villas managed properties pictured here (or many others available from the other companies mentioned below) will significantly increase the lux factor of your beach vacation.

twist to matching the right villa with the right client. The Warburton family has owned Wimco Villas since 1985. They've been traveling to the island from New England for generations and the company provides similar services in other destinations as well. Sibarth Bespoke Villa Rentals is

based on St. Barths and has been managing villa rentals since 1975. St. Barth Properties can help you book a villa and a hotel while the St. Barts Blue Luxury Villa Collection is based in North Carolina.

Maybe the most important thing to consider is your concierge service. In

addition to helping you find a villa, each company can help you rent a car, book a restaurant or spa appointment, find a chef to prepare your meals, and meet your flight upon arrival. But they'll each do things a little differently, so take my advice and...try them all. ♦

FOR MORE INFORMATION, VISIT [wimco.com](http://wimco.com), [sibarth.com](http://sibarth.com), [stbarth.com](http://stbarth.com), and [stbartsblue.com](http://stbartsblue.com)



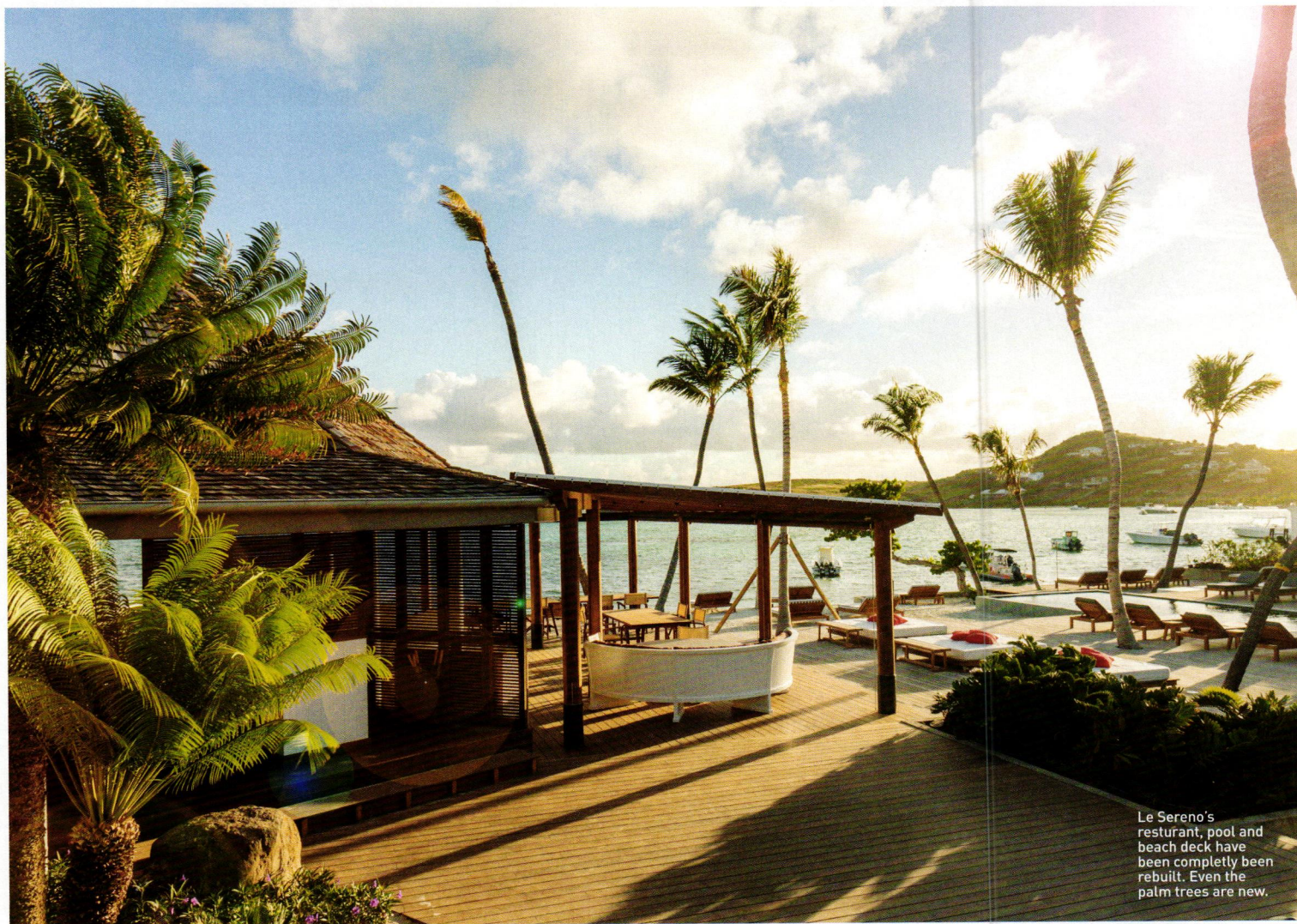


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Le Sereno's restaurant, pool and beach deck have been completely rebuilt. Even the palm trees are new.

# CHIC BEACH

LE SERENO HOTEL BRINGS ITS SPECIAL BRAND OF BEACHFRONT STYLE BACK TO ST. BARTHS. BY BILL SPRINGER

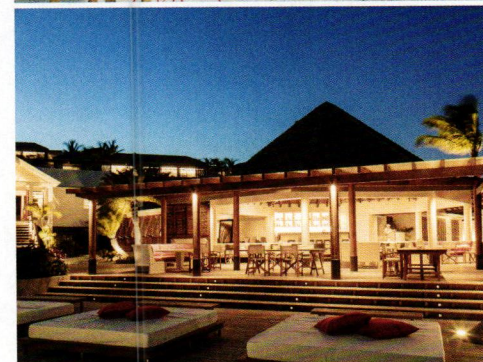
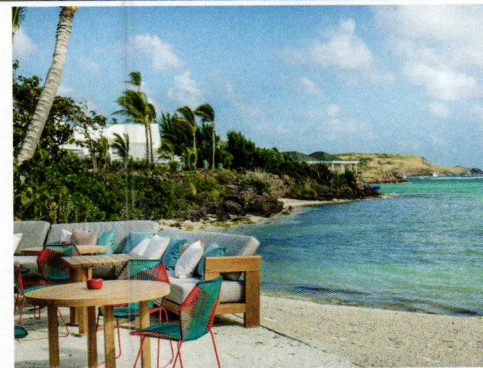
## After experiencing the long-term

devastation caused by Hurricane Irma on several other Caribbean islands, I wasn't sure what to expect when our tiny plane touched down on St. Barths. But then our smiling driver whisked us away, and the island's magic, style, and mystique washed over us as soon as we saw the impossibly blue water of the Grand Cul de Sac through the chic and welcoming red doors of Le Sereno.

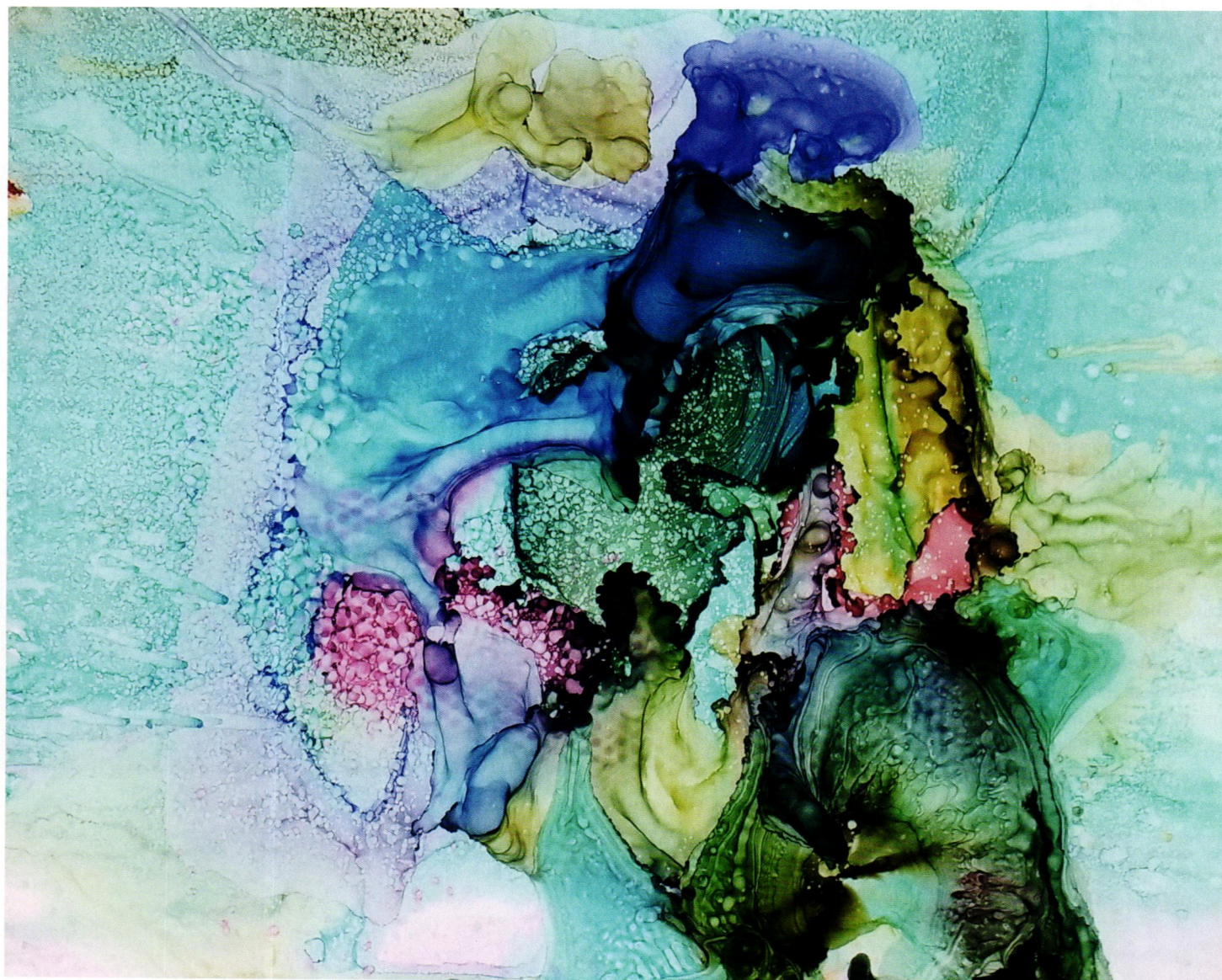
But there was no guarantee of Le Sereno's happy return after Irma ripped through in September 2017. In fact, the hotel suffered substantial damage that forced its closure,

and reconstruction took over a year. I was one of the lucky ones who visited shortly after it reopened in December 2018. And I saw for myself that this boutique, family-owned beachfront hotel has not only retained the charm and spirit of the original but is back and better than ever with lots of enhancements too.

Our large beachfront suite's white walls, dark floors, and tasteful décor contrasted perfectly the blue Grand Cul de Sac and green palm trees shading our private outdoor terrace. The four-poster bed and sofa made it hard to leave the suite in the morning. And

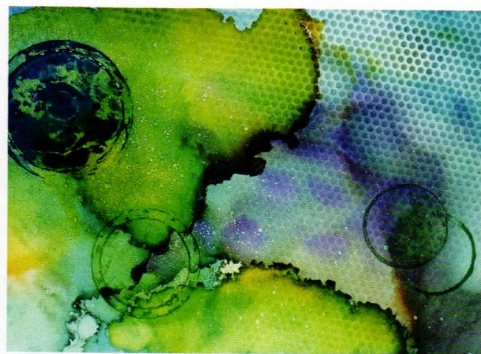






*Rendezvous Bay, Anguilla*

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# journeys

■ DESTINATION: THE CARIBBEAN

the large bathroom's granite sink, deep soaking tub, separate shower, and quality bath products were high-end spa quality.

If a variety of waterfront suites and garden bungalows are not enough, Le Sereno also has several large private villas available. Each is perched up the hill from the main hotel and offers panoramic views of the Grand Cul de Sac. These four-bedroom villas feature private gardens, pools, expansive decks, and 7,000 square feet of living space coupled with Le Sereno's trademark five-star service and amenities.

Meanwhile the pool and restaurant fit into the beachfront location perfectly. The lagoon is safe, shallow, and home to several sea turtles. The pool deck has everything you need—chairs, umbrellas, towels, and helpful waiters—while you do absolutely nothing in the Caribbean sun. And Executive Chef Alex Simone's dishes complement the views and open-air vibe of the rebuilt restaurant.

I'm never happy when the time comes to



Le Sereno's brand-new, 7,000 square foot villas take luxury living to the next level.



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PHOTO: BRIAN VANDEN BRINK

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## journeys

■ DESTINATION: THE CARIBBEAN



Of course the views from each villa's large decks (top) are spectacular. While the rooms on the beach feature clean white lines, a spacious layout, comfortable furniture and a wonderfully close proximity to the water that not many other hotels in St. Barth can claim.

leave a place like this. I couldn't help but smile as I saw an excited bride was going over logistics with her wedding planner during my breakfast of ultra-buttery pastries on our last morning there. It was the best evidence that Le Sereno and St. Barth are *back*.

We can't wait to go back either! ♦

FOR MORE INFORMATION, VISIT [lesereno.com](http://lesereno.com)

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**journeys**

■ DESTINATION: THE CARIBBEAN

# COMING ATTRACTIONS

ONCE-IN-A-LIFETIME  
RESIDENTIAL DEVELOPMENTS

BY BILL SPRINGER

## HALF MOON BAY

Construction is about to begin on an uber-exclusive 132-acre resort community centered around a Rosewood Hotel and 10 large villa plots listed from \$10 million to \$25 million on Half Moon Bay in Antigua. According to advanced reports, the highly sought-after peninsula location is available to be developed for the first time in 50 years, and some of the world's wealthiest people have already snapped up some of the choicest building



A new development is about to break ground on pristine Half Moon Bay, Antigua.

sites... sight unseen.

If that's not enough to give you an idea of just how exclusive this new community is, one of the building sites boasts the former home of philanthropist Rachel "Bunny" Mellon. Development plans also include an

additional 42 Rosewood branded villa residences, priced between \$3.5 million and \$15 million, and a high-tech biometric farm, a Rosewood property first.

FOR MORE INFORMATION, VISIT [halfmoonbayantigua.com](http://halfmoonbayantigua.com)

ARTWORK COURTESY OF HALF MOON BAY ANTIGUA

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Image: Sam Morris/Las Vegas News Bureau

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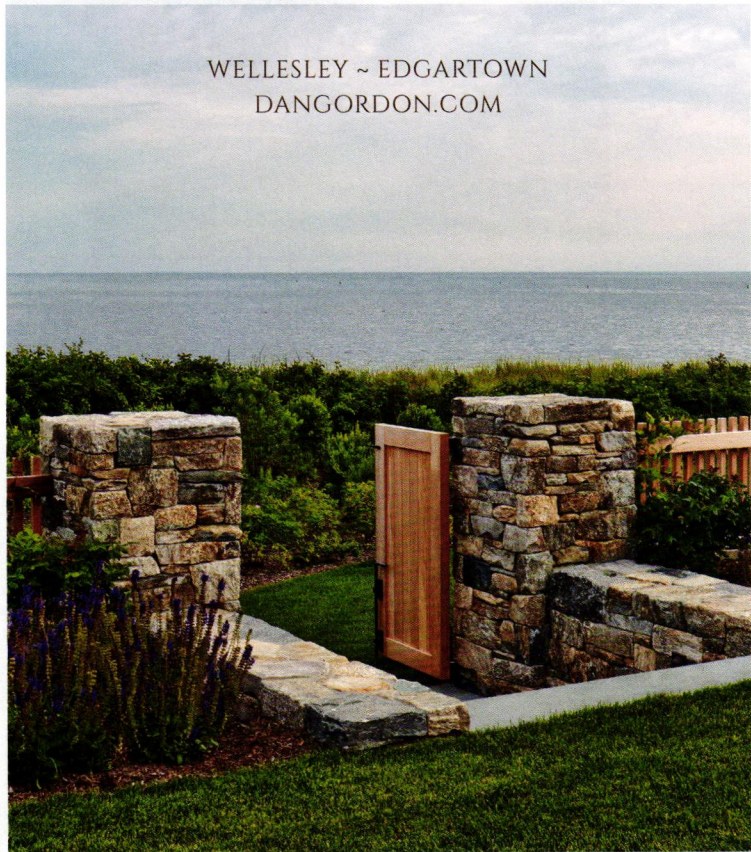
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# DANGORDON

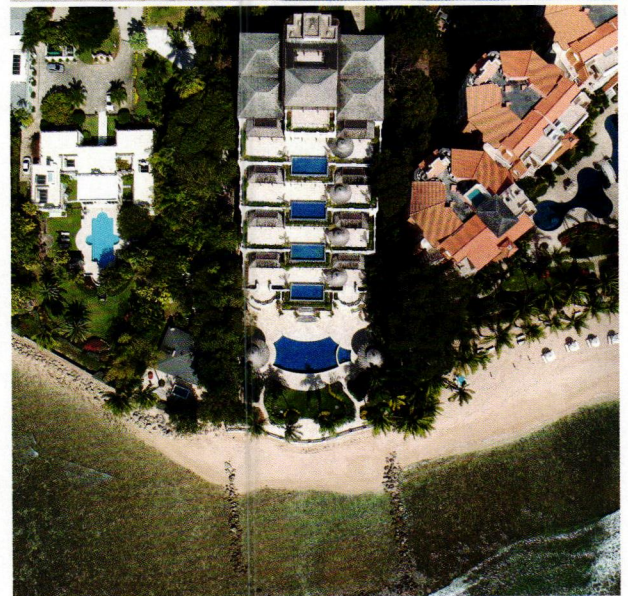
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## journeys

■ DESTINATION: THE CARIBBEAN



## PALAZZATE

**The large oceanfront property in Barbados simply known as Palazzate is built of hand-cut coral stone. Its high columns, intricate woodwork, and metal finishes only enhance the feeling of opulence and grandeur that comes with its 20 bedrooms, 5 pools, and over 75,000 square feet of living space. The four-tier design ensures all of the pool and outdoor space on each floor is invisible to those above or below. And tall palm trees and lush tropical gardens envelop the property's outskirts to provide maximum privacy and security. ♦**

FOR MORE INFORMATION, VISIT [palazzate.com](http://palazzate.com)

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The Royal Atlantis Resort & Residences



The St. Regis Residences, Boston



Beach Enclave Long Bay

## BEACHFRONT DESTINATIONS

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

Debuting as Dubai's first "super prime" residences, **The Royal Atlantis Resort & Residences** boasts 231 luxury apartments with interiors by Sybille de Margerie. When they open later this year, the residences will range from 1,400 to 17,000 square feet with two to five bedrooms. Additionally, the property will feature 795 hotel rooms and suites. The development has three penthouses, two of which have already sold. [theroyalatlantisresidences.com](http://theroyalatlantisresidences.com)

### TURNBERRY OCEAN CLUB

The ultra-luxury oceanfront glass tower **Turnberry Ocean Club**, developed by Jeffrey Soffer in Sunny Isles Beach, Florida, is comprised of residences ranging from three to six bedrooms with ocean- and bay-facing balconies. The tower has six floors of amenities, including two cantilevered pools, an indoor/outdoor oceanfront fitness center, spa, and yoga/Pilates studio. Residents receive priority access to a

private aviation facility, private marina, and a two-year complimentary membership to the Turnberry Isle Resort & Country Club. Pricing ranges from the upper \$3 millions to \$35 million, with an estimated 2020 completion. [turnberryoceanclub.com](http://turnberryoceanclub.com)

### THE ST. REGIS RESIDENCES, BOSTON

Rising directly up from Boston's Seaport waterfront, **The St. Regis Residences**, Boston, a residential-only tower, features an iconic design

from Elkus Manfredi Architects that mimics the curvilinear shape of a tall ship at sail. The tower's 114 luxury condominiums range from one-bedroom units to penthouse homes; all enjoy views of Boston Harbor. Owners will have access to the St. Regis brand's services and exclusive use of the tower's private swimming pool, spa, exercise room, and sports simulator. The St. Regis Residences, Boston broke ground in October 2018 and will

deliver in early 2021. [srresidencesboston.com](http://srresidencesboston.com)

### BEACH ENCLAVE LONG BAY

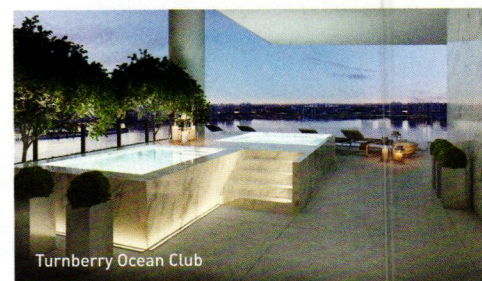
Beach Enclave recently opened **Long Bay Villas**, an intimate series of five beachfront properties located on Turks and Caicos. Designed by local SWA Architects and New York-based Domino Creative Interior Design, Beach Enclave Long

Bay offers two custom villa designs boasting over 7,500 square feet of indoor/outdoor space and five, six, or seven bedrooms. Each villa has an outdoor kitchen, infinity pool, and fire pit. Beach Enclave Long Bay opened three of the property's five villas for rentals in late 2018. Rates start at \$4,400 per night; purchase pricing

starts at \$4 million for a five-bedroom villa. [beachenclave.com](http://beachenclave.com)

### 57 OCEAN

Located on Miami Beach, Florida's Millionaires' Row, **57 Ocean** is a new 18-story, high-end boutique residential development by Multiplan Real Estate Asset Management. Its 81 residences are designed by architecture firm Arquitectonica with interiors by Anastassiadis Arkitetos. All have 12-foot-deep terraces looking out towards panoramic ocean and city views as well as contemporary Italian kitchens and baths. The property will feature a wellness spa and pavilion, relaxation and meditation area, two infinity pools, and fitness center. Pre-sales launched in October 2018 and groundbreaking is slated for April 2019. Pricing ranges from \$1.5 million to \$31 million. [57ocean.com](http://57ocean.com)

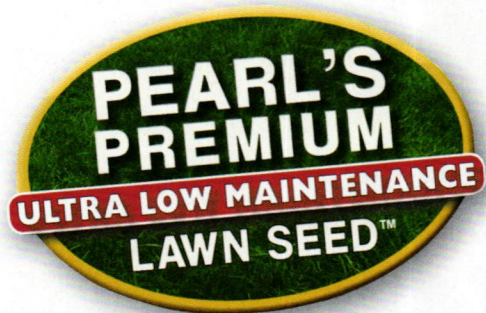


Turnberry Ocean Club



57 Ocean





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#### SOUTHAMPTON VILLAGE ESTATE SECTION

Along one of the most premier village lanes whilst within close proximity to the village center and the ocean, is this recently listed traditional 3-story home on 2 acres. This wonderful home is in beautiful condition and offers an ideal floor-plan for entertaining. 9 bedrooms and 11 bathrooms and plenty of room for fun living. Outdoors you will find open and covered porches, pool with spa, tennis court, 2-car garage and a barn/game room. **\$15.95M WEB# 109030**



#### ALONG SOUTHAMPTONS' FAMED OX PASTURE ROAD

A 2-acre parcel with incredible landscaped grounds located within Southampton Village's prime estate section. Custom designed and built for the current owner starting with the purchase of the prime vacant land. The commissioning of landscape architects and Arborists to create a backdrop of formal boxwood hedge gardens and dense perimeter plantings was the first order of business. Priced below replacement cost and ready for immediate occupancy. **\$11.9M WEB# 111388**



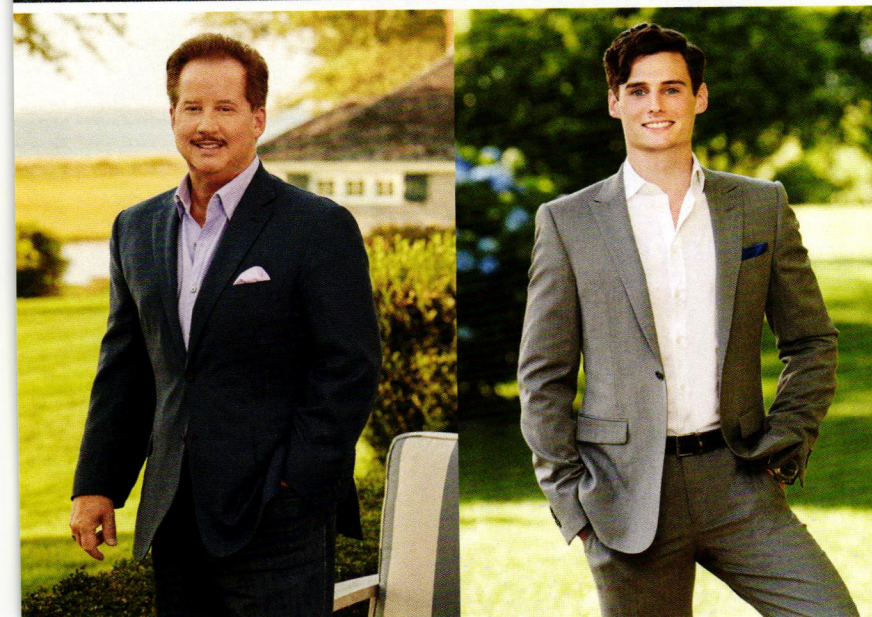
#### NEAR HALSEY NECK OCEAN BEACH

A gracious floor-plan opens to the outdoors and the well landscaped 1.5 acre parcel with an expansive yard and pool. Living rooms and master suite with terraces and peek of Taylor Creek and Shinnecock Bay in the distance and close to the ocean. **\$9.75M WEB# 107433**



#### POSITIVELY POST CROSSING

Classic 2.5 story home has fresh modern interiors for today's lifestyle. Restored historic windows, refinished hardwood floors, and a designer's touches are just a few of the updates to the interior of this shingle-style manse. The 4 bedrooms and 4 bathrooms on the second floor include the vaulted ceiling master suite with bowed windows boasting views of the garden, pool, and charming out-buildings, which include a barn just waiting for one's design imagination. **\$3.45M WEB# 112274**



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#### MODERN OCEANFRONT ON FIVE ACRES

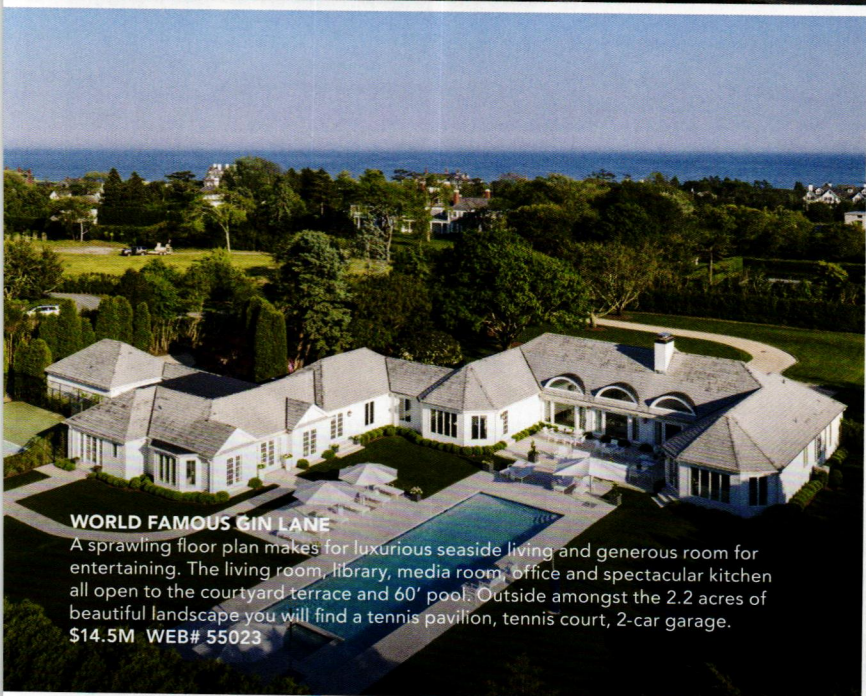
A contemporary residence of high quality construction is superbly sited on a pristine parcel along world famous Meadow Lane. Over 5 acres of land with spectacular ocean coastline and Shinnecock Bay views. This home sits forward of neighboring houses affording views beyond the 200' of protected ocean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

Proposed Addition and Landscape Virtually Rendered



#### NORMANDY HOUSE REBORN

The magnificent "Normandy" estate on Lake Agawam is located along world renowned First Neck Lane. Sited on 5.56 acres with 400' of waterfrontage. Now available for the first time after the completion of a 15 month rejuvenation and renovation. The main house offers breathtaking water views from all of the principal rooms which are all styled for today's living by renowned global designer/decorator Tony Ingrao. The expansive grounds include a pool house and waterfront pool. **\$24.9M WEB# 39603**



#### 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. **\$14.5M WEB# 55023**

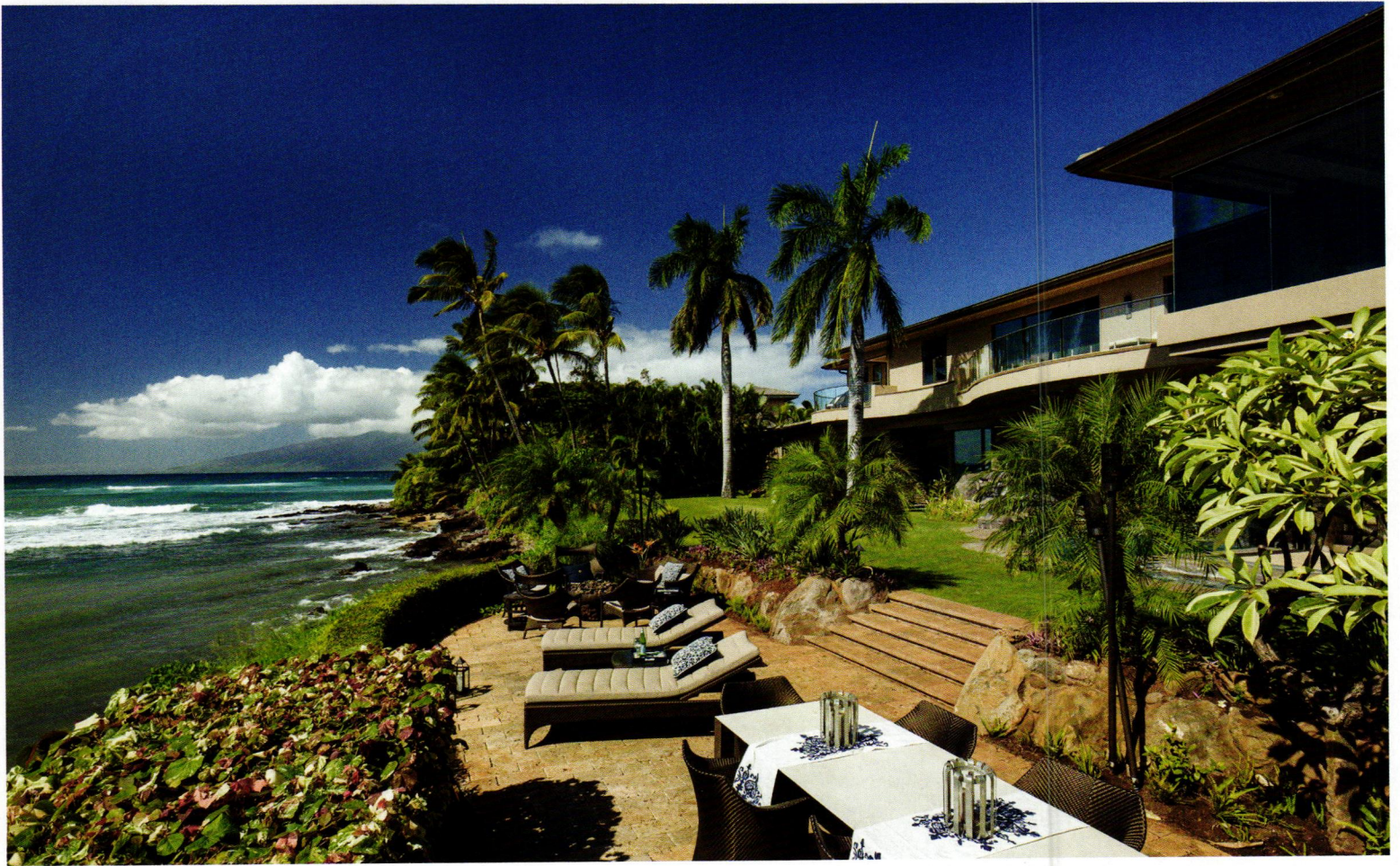


#### A COMPELLING OPPORTUNITY ON COOPERS NECK LANE

In a brilliant location just 3 doors from the ocean, this home designed by world renowned architect Grosvenor Atterbury lies waiting for the savvy buyer. Recently, the interior has been prepped as a blank canvas and architectural/design plans have been commissioned to create a thoughtful layout for the Hamptons lifestyle of today. Nearly 15,000 SF of living space with generously proportioned rooms, whilst suggesting modern elements therefore offering flexibility for interior decorating. **\$12.95M WEB# 111432**

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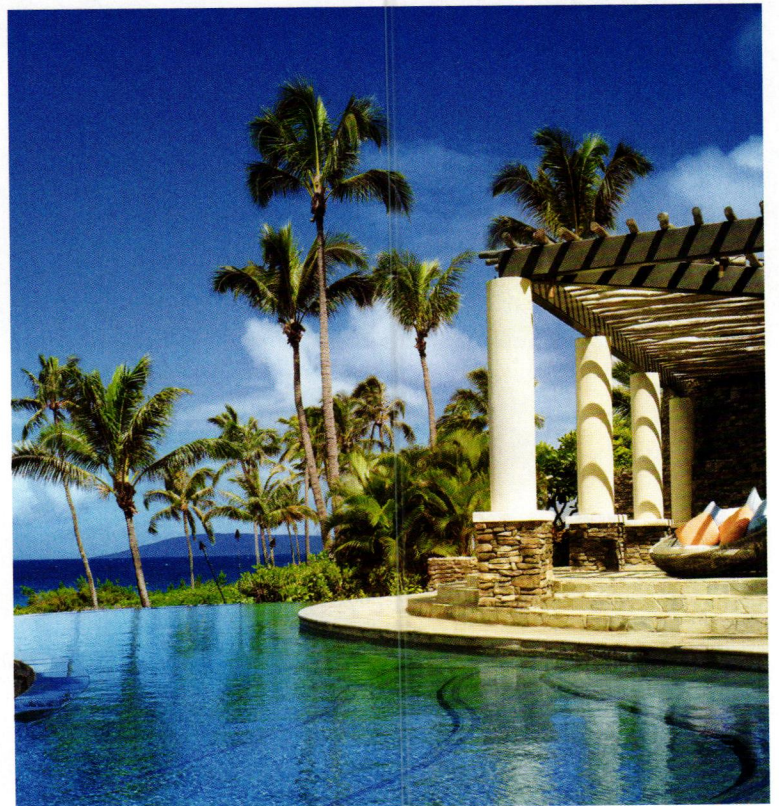




Maui's Grand Oceanfront Estate



Kahana Oceanfront Estate

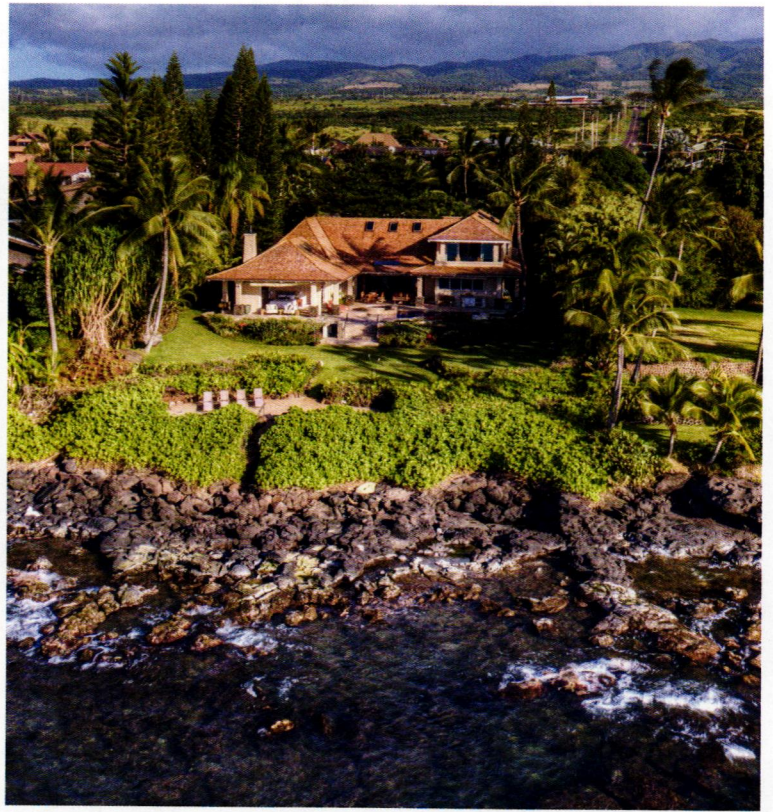


Montage Residences at Kapalua Bay





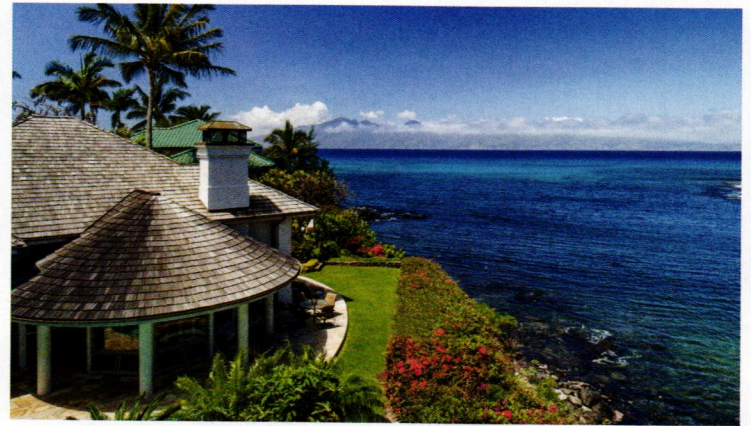
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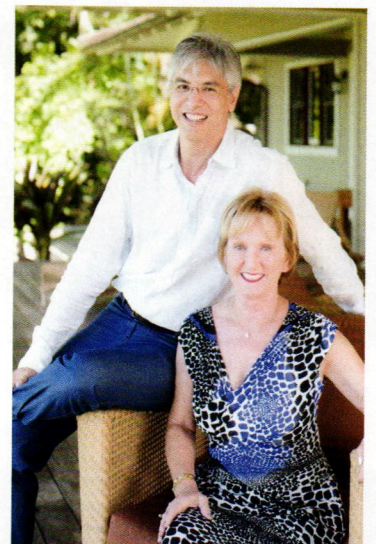
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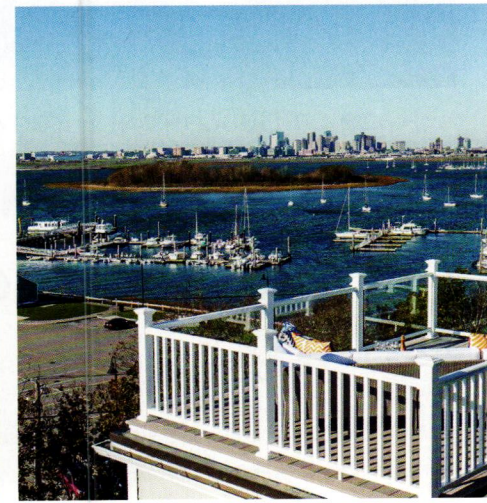
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**Impressive seaside estate, Chatham \$11.5M**  
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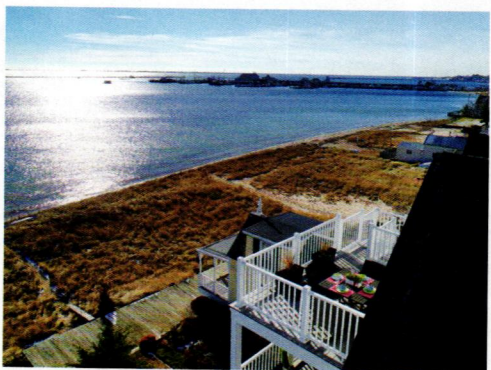
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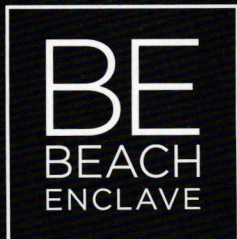


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The four beachfront homes enjoy 100ft of the Best Beach in the World and 0.7 acres. An additional 100ft of beach is for the private and exclusive use of the six elevated ocean view homes, with a dedicated beach deck and unobstructed views through the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

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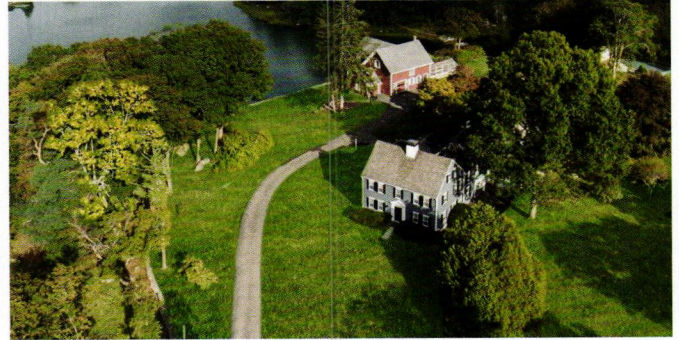


# COLDWELL BANKER



**Cohasset** | 46 Gammons Road | \$4,400,000

Amazing 7,000-sq.-ft. home on Little Harbor with a dock and 500 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 master bath.



**Cohasset** | 70 Black Horse Lane | \$5,350,000

This exclusive, private direct waterfront estate located on Cohasset Harbor boasts 4+ acres, including access and use of a private 7 acre island. This offering does not include the other two lots nor the swimming pool. This is now being Sold separately as a stand-alone or could be still part of the entire Estate. 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.



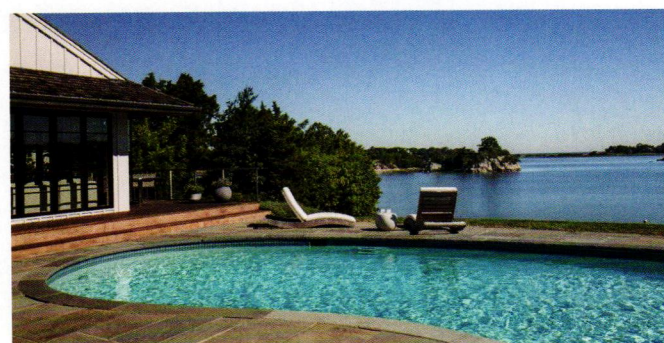
**Hull** | 14 Driftway Avenue | \$1,845,000

Spectacular ocean views throughout this fabulous waterfront home with easy access to the ocean and beach below for swimming and boating. Tucked on the cove set high above the Atlantic with views of the Boston Skyline and the North Shore, this custom home boasts a chef's kitchen, large living room with soaring coffered ceilings, custom woodworking and cabinetry WITH hardwood floors throughout.



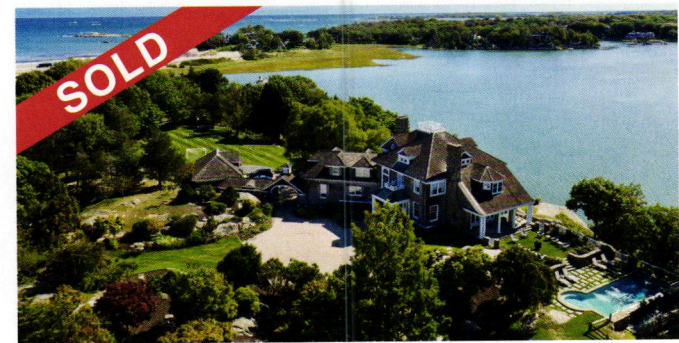
**Cohasset** | 481 Jerusalem Road | \$3,875,000

Vibrant 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. 200+ feet of oceanfront property looking out to Minot's Light, Marblehead and Massachusetts Bay. A stunning oceanfront home providing vacation lifestyle all year round!



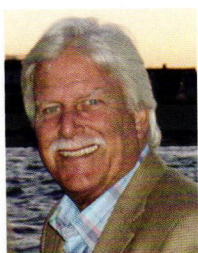
**Cohasset** | 80 N. Main Street | \$3,950,000

Extraordinary direct waterfront property. This stunning, newly renovated, sun-filled waterfront contemporary is directly on Little Harbor offering spectacular views, and an incredible waterfront lifestyle. Located in a premier walk to village location this home is luxurious inside and out with brand new high-end appliances and sophisticated finishes throughout.



**Cohasset** | 63 Nichols Road | \$8,500,000

Red Oaks is a magnificent private 7.9± acre waterfront estate positioned on a forty foot high granite outcropping with expansive views of Little Harbor in Cohasset. It features a Robert A. M. Stern renovated residence, dock, carriage house, infinity edge pool, specimen landscaping, and a private island.



**Frank Neer** | [FrankNeer@comcast.net](mailto:FrankNeer@comcast.net) | 781.775.2482

11 South Main St, Cohasset, MA 02025





**Cohasset | 6 Deep Run | \$3,985,000**

Breathtaking panoramic ocean views command your attention on this magnificent shingle-styled Colonial. 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. The lower level includes a home theatre, wine cellar and home gym.



**Cohasset | 126 Border Street | \$3,095,000**

Spectacular classic waterfront Colonial which sits majestically on 2.8 acres with direct access to Cohasset Harbor. Renovated in 2006 this one-of-a-kind has all the charm of a 1780s Colonial with every amenity. Located a short walk to Cohasset Village. Property has water frontage for a dock. A must see!



**Cohasset | 129 Nichols Road | \$3,495,000**

Dramatic 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 with English Sycamore diamond inlay cabinetry, Thermador range and double ovens. The first-floor master suite is a dream with a private seating area with a fireplace, bath, double closet, steam shower and full size. An ocean-view paradise!



**Cohasset | 396 Jerusalem Road**

Spectacular contemporary home on the Cohasset's "Gold Coast" with expansive, unobstructed ocean views. Designed by Dolezal Architecture in Boston, this home offers an open floor plan, sophisticated yet cozy living. 6,274 square of living space with 4 of 5 bedrooms ensuite. A major expansion and state of the art transformation was done in 2013.



**Cohasset | 364 Atlantic Avenue | \$2,095,000**

Magnificent location overlooking Sandy Beach, the Atlantic Ocean and Minots Light. Private home on over an acre with a sprawling rolling lawn and fabulous ocean views boasts an open floor plan for entertaining and family living. The opportunity to walk the beach and its proximity makes this home a one of a kind.



**Cohasset | 215 A Atlantic Avenue | \$3,895,000**

Land opportunity. First time offered to market, and a once-in-a-lifetime opportunity to own 1.75 acres on the water's edge. 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.





Your best life begins with a home that inspires you.



## FRENCH RIVIERA, FRANCE

Roquebrune Cap Martin. Villa Les Rochers, a prestigious masterpiece dating from the Belle-Epoque, located in the private estate of Cap Martin, renovated to an exceptionally high standard while preserving the style and charm.

Living area: 850 sq.m. Grounds: 4000 sq.m. **\$4,700,000€.**  
Côte d'Azur Sotheby's International Realty  
+33 492.92.12.88 | cotedazur-sothebysrealty.com



## ABACO, BAHAMAS

Time Flies. Located on a 1.5 acre peninsula on Eastern Shores with the look and feel of a private island. 5 bedrooms in 3 buildings, docks, tennis court, gazebo and a small beach. WEB ID: ZQBDV7.

**\$4,500,000 US.** George.Damianos@SIRbahamas.com

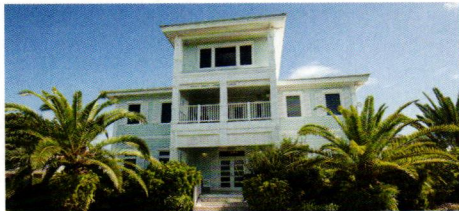
Damianos Sotheby's International Realty  
+1 242.424.9699 | SIRbahamas.com



## ELEUTHERA, BAHAMAS

Situated on Windermere's five-mile beach, this 4 bedroom, 4.5 bath home features a veranda that overlooks the Atlantic waters and famous pink sands beach. WEB ID: 35713.

**\$2,200,000 US.** Jonathan.Morris@SIRbahamas.com  
and Joan.Braithwaite@SIRbahamas.com  
Damianos Sotheby's International Realty  
+1 242.557.7917 / 242.376.1288 | SIRbahamas.com



## HOPE TOWN, ABACO, BAHAMAS

6 bedroom, 6.5 bath home located on a white sandy beach at peaceful North End Elbow Cay. Pool, generator, elevator, dock slip and a short golf cart or boat ride to the settlement of Hope Town. WEB ID: 35480. **\$4,600,000 US.**

Jane.Patterson@SIRbahamas.com

Damianos Sotheby's International Realty  
+1 242.577.0344 | SIRbahamas.com



## GUILFORD, CONNECTICUT

Custom 3,800 sq. ft. Nantucket Colonial with views of Joshua Cove from the front and the salt marsh from the rear of the home. Located in the quintessential New England town of Guilford, Connecticut. **\$1,599,900.**

Nikki Travaglino & Associates. nikkit@wpsir.com

William Pitt Sotheby's International Realty  
+1 203.415.3053 | williampitt.com

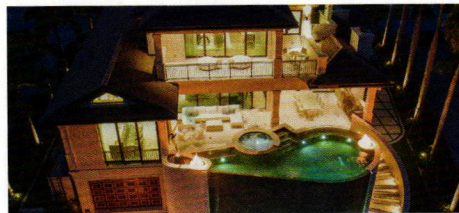


## ISLAMORADA, FLORIDA

This extraordinary 6 bedroom, 4 bath, mini-estate sits on 2 lots and nearly 1/2 of an acre on both the open Florida Bay and protected waterways of Safety Harbor. Over 220 ft. of dockage with three boat lifts, open bay views.

**\$4,500,000.** Sabrina Wampler and Sarah Ewald.

Ocean Sotheby's International Realty  
+1 305.712.8888 | oceansir.com



## KEY LARGO, FLORIDA

Spectacular new construction ocean front estate. Featuring 4 bedrooms with en suite bathrooms, along with an additional office and en suite bath that can easily serve as a fifth bedroom and fifth bathroom.

**\$22,000,000.** Andy Hofmann and Eric Woodward.  
Ocean Reef Club Sotheby's International Realty  
+1 305.393.6703 | oceanreefclubsir.com



## KEY LARGO, FLORIDA

Coming Soon: Ocean Reef's newest luxury condominium community. It is designed for independent, active living and is engineered for your safety and security. An 18,000 sq. ft. clubhouse, fitness center and 24/7 concierge service. Price upon request. Russell Post.

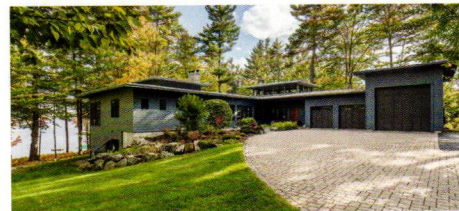
Ocean Reef Club Sotheby's International Realty  
+1 305.367.2027 | oceanreefclubsir.com



## KEY WEST, FLORIDA

This stunning four bedroom private residence is located on the world-famous private island of Sunset Key. Take in one of the most stunning waterfront views of Key West as you lounge beside your private pool. **\$6,300,000.** Bob Cardenas.

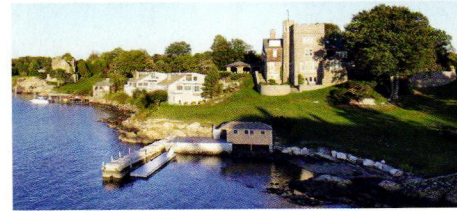
Ocean Sotheby's International Realty  
+1 305.294.1117 | oceansir.com



## RAYMOND, MAINE

Spectacular contemporary retreat on 3.27 acres with 250 ft. waterfront on Sebago Lake's pristine Jordan Bay. Exceptional attention to detail. 4 bedrooms, 4.5 baths, 2 stone fireplaces, spa, dock, furnishings and more. Awaiting your summer arrival. **\$2,450,000.** Alexa Oestreicher.

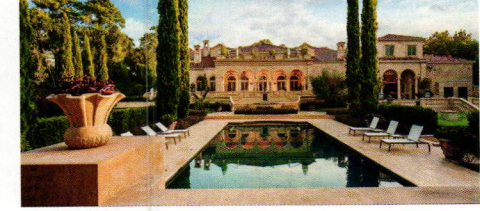
Legacy Properties Sotheby's International Realty  
+1 207.329.9307 | legacysir.com



## NEWPORT, RHODE ISLAND

Designed by Peabody & Stearns, 'Beechbound' sits on 3.8 acres of Olmsted-designed grounds on Newport harbor. First floor unit boasts mahogany-paneled great room, 2 en-suite bedrooms, air conditioning, 2 fireplaces, and garden deck. Shared deep-water dock, boathouse, and launch. **\$1,595,000.**

Gustave White Sotheby's International Realty  
+1 401.849.3000 | gustavewhite.com

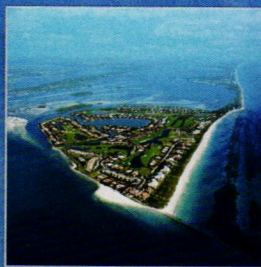


## HOUSTON, TEXAS

At 2.5 wooded acres, this Neo-classical chateau is surrounded by private, park-like grounds. The 27,000+ sq. ft. chateau is designed for elegant entertaining and museum-quality art. **\$29,999,998.** Kellie Gettner. kellie.gettner@sothebyshomes.com

Martha Turner Sotheby's International Realty  
+1 713.213.2011 | carnavonhouston.com





## THE POINT IS...

*Not all oceanfront property is created equal.*



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5 Acres abutting Acadia National Park

8000 sq ft

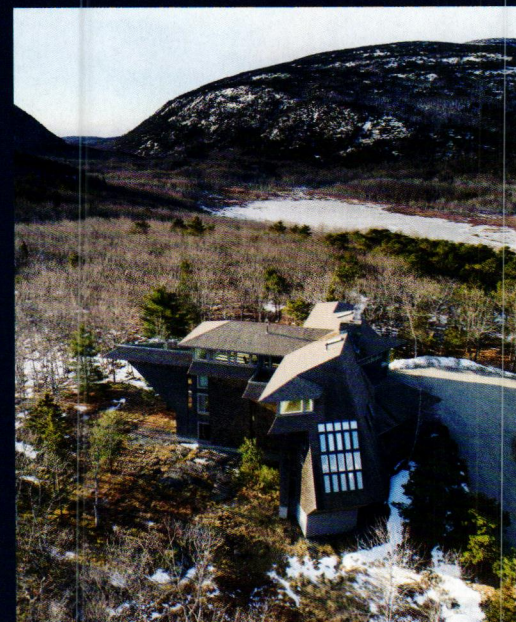
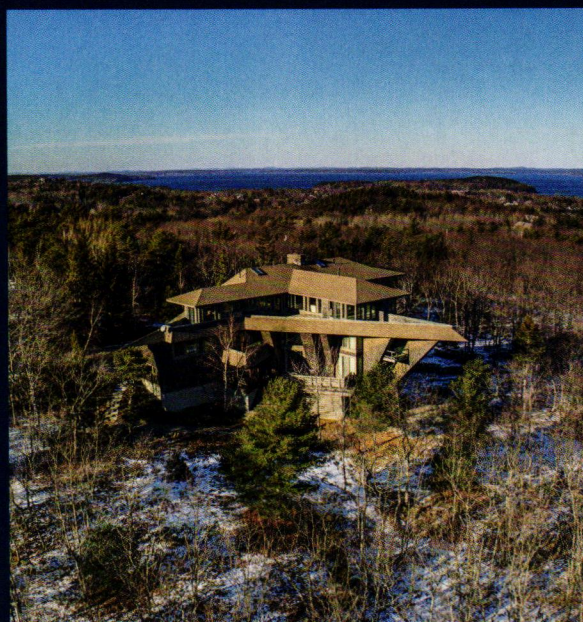
\$2,950,000

Frank Lloyd Wright inspired



[www.acadiarealtygroup.com](http://www.acadiarealtygroup.com)

193 Main St., Ellsworth, ME 04605 • 67 Main St., Bar Harbor, ME 04609





# WILLIAM RAVEIS

## LUXURY PROPERTIES



**MARCO ISLAND, FL**  
\$9,900,000 | MLS#218023889  
Frank Sajtar, 239.776.8382



**CAPE COD/HARWICH PORT, MA**  
\$6,799,000 | MLS#21808235 | Helene Case,  
508.776.2441 & Gregory Murphy, 617.571.9109



**MARBLEHEAD, MA**  
\$6,700,000  
Steven White, 781.690.6433



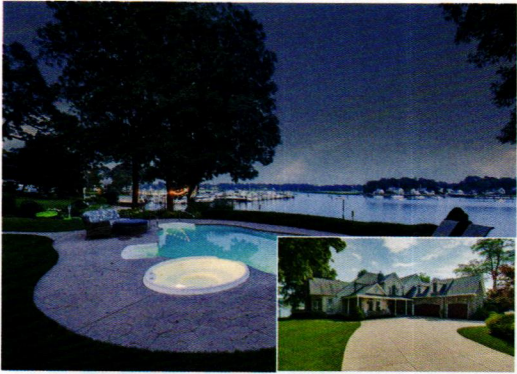
**MARCO ISLAND, FL**  
\$5,995,000 | MLS#218041990  
Frank Sajtar, 239.776.8382



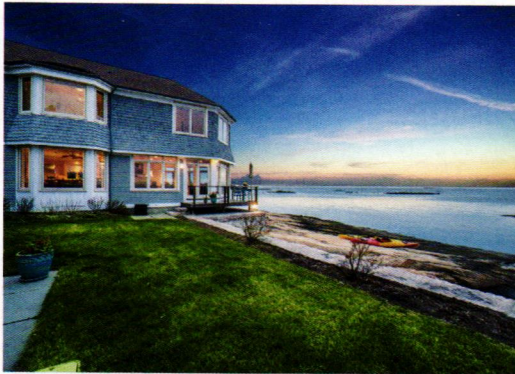
**CAPE COD/PROVINCETOWN, MA**  
\$5,750,000 | MLS#21809078  
Lee Ash, 508.237.6342



**CAPE COD/CHATHAM, MA**  
\$3,100,000 | MLS#21808412  
John Burke, 508.245.2322



**BRANFORD, CT**  
\$2,999,000 | MLS#170120754  
Vicky Welch, 203.215.4990



**GUILFORD, CT**  
\$2,700,000 | MLS#E10213217  
Edward Hillyer, 860.235.3424



**CLINTON, CT**  
\$2,200,000 | MLS#170138621  
One & Company, 860.941.2755

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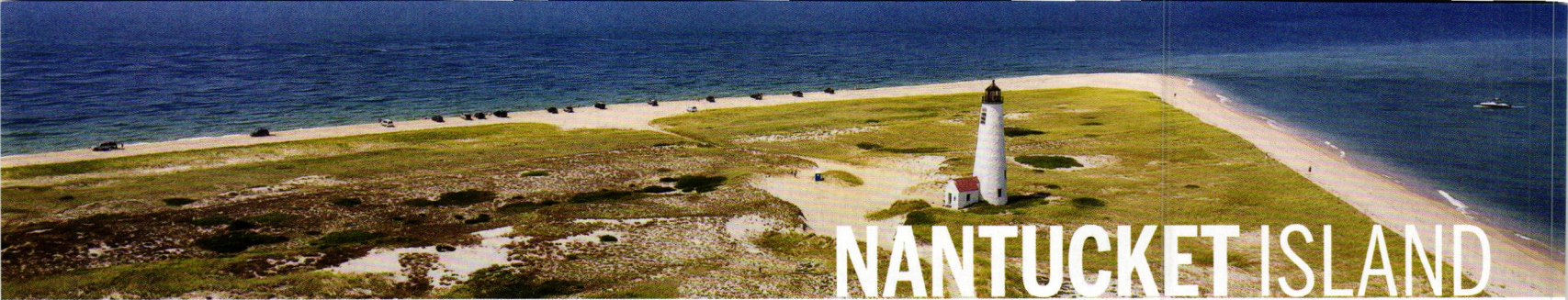
130,000 sales associates • 565 premier real estate firms • Over 70 countries

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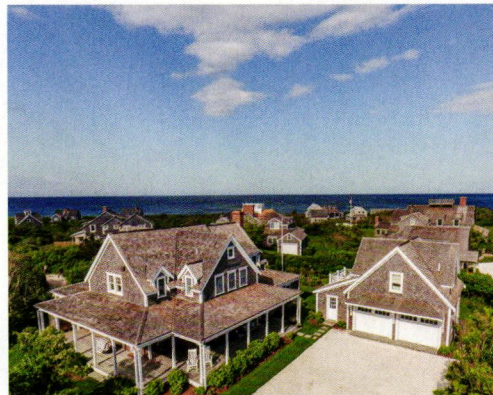
**CLIFF | \$9,875,000**



**SURFSIDE | \$7,800,000**



**TOWN | \$6,950,000**



**WAUWINET | \$4,195,000**



**POCOMO | \$3,995,000**



**TOWN | \$2,995,000**



**BRANT POINT | \$2,295,000**



**WAUWINET | \$1,495,000**

**Gary Winn, Broker**

gary@maurypeople.com | 508.330.3069  
37 Main Street, Nantucket MA, 02554



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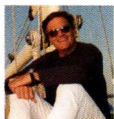


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250± ft. Lakefront | 16,800± sq.ft. Building Envelope | 2.5± Acres  
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SOUTHAMPTON

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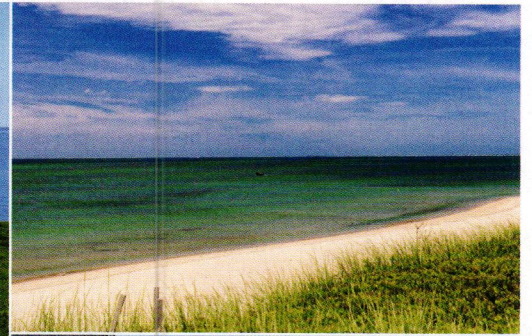
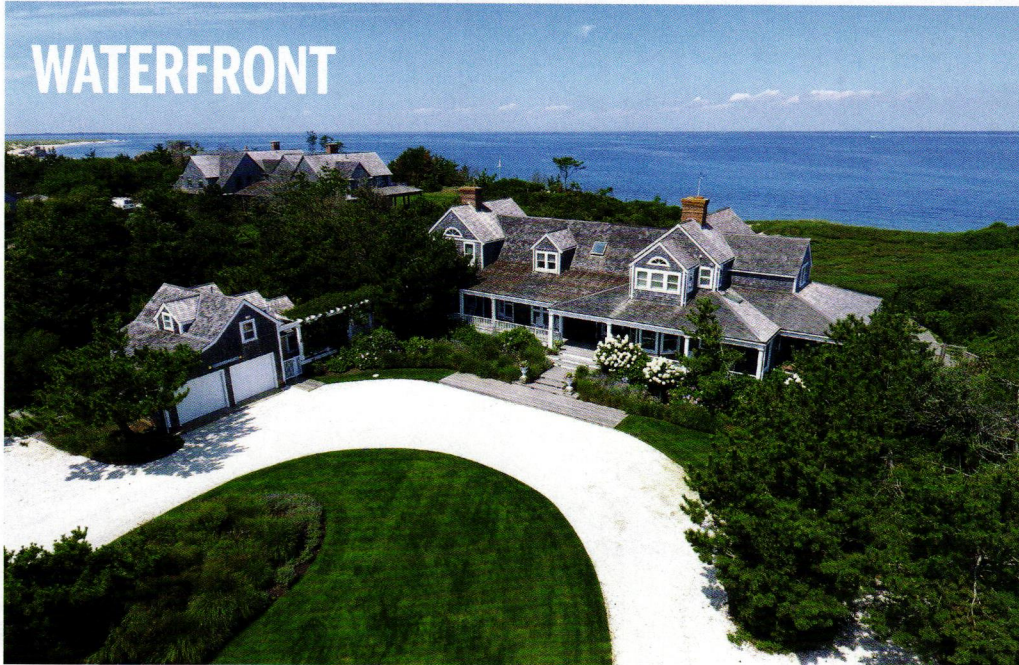
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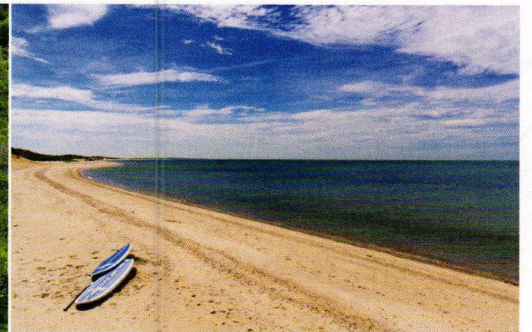
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# NANTUCKET ISLAND



**119R EEL POINT ROAD, DIONIS | 4 BEDS, 4.5 BATHS | \$10,950,000**



**119 EEL POINT ROAD, DIONIS | 3 BEDS, 3 BATHS | \$8,950,000**

**Gary Winn, Broker**

gary@maurypeople.com  
508.330.3069

**Mary Taaffe, Broker**

mary@maurypeople.com  
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South Shore

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**22 Nonantum Avenue, Nantucket | \$7,800,000**

Coveted estate on 1+ acre with Pool and Guest House moments from Surfside Beach



**42 Plumfield Lane, Duxbury | \$9,500,000**

Serene 9+ acre setting with 1053' bay frontage and 2 docks



**44 Powder Point Avenue, Duxbury | \$3,580,000**

Waterfront home on desirable Powder Point with private dock

**Liz Bone, Owner/Broker | Donna Wood**  
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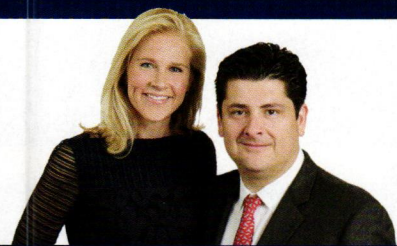
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## 330 South Ocean Boulevard D-1, Palm Beach

Stunning oceanfront 3BR/3.1BA condo with Contemporary interior and commanding ocean views. Completely reimaged by Affiniti Architects and Sciame Homes with open floor plan and lots of natural light. Gorgeous new kitchen and baths with intricate tile work. Condo features high ceilings, three covered terraces, spacious den with built-ins, full sized laundry room, and beautiful flooring and details. | **Exclusive - \$4,395,000**



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179 Bradley Place  
Palm Beach, Florida 33480

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**SIRbahamas.com**



**TIME FLIES, EASTERN SHORES, MARSH HARBOUR**  
**ABACO, BAHAMAS | \$4,500,000**

5 Bedrooms | 4.5 Baths | 1.5 Acres | Minutes to international airport

- 2 bedroom main house with great room and entertaining deck
- 2 bedroom boat house, tennis court, oceanside cabana
- Docks with 3 slips can accommodate yachts with 6 ft. draft
- Stand-by generator and garage with studio apartment

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**DESTINY**  
**HOPE TOWN, BAHAMAS | \$4,600,000**

6 Bedrooms | 6 Baths | 5,582 Sq. Ft. | 1 Acre

- Beachfront estate overlooking the ocean and sea of Abaco
- 6 BR and 6 Bath, spacious deck, swimming pool and covered porch
- Elevator, designated dock slip, stand-by generator and home gym

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Web Id: 35480



**VILLA TARKA**  
**PARADISE ISLAND, BAHAMAS | \$29,900,000**

12 Bedrooms | 17 Baths | 20,000 Sq. Ft. | 1.5 Acres

- Magnificent and one-of-a-kind custom-designed home
- 246 feet of gorgeous sandy beach and swimming pool
- 18-hole championship golf course, beach club and tennis
- Resident club members enjoy world-class resort amenities

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**PINKIE**  
**LYFORD CAY, BAHAMAS | \$5,250,000**

6 Bedrooms | 6 Full Baths | 1 Partial Baths | 5,650 Sq. Ft. | 0.91 Acres

- Grand canalfront estate occupies 1.5 lots with a total of 240 feet of water frontage
- 4BR 4.5 Bath main house, and a 2 BR 2 Bath guest cottage
- Pool and gazebo overlooking the canal with dock

Nick.Damianos@SIRbahamas.com +1.242.376.1841

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## Leverett House Unit 2B, Palm Beach

Stunning, direct oceanfront condo in the rarely available Leverett House. This 4BR/5.1BA In-Town condo features over 5,000 square feet, unobstructed ocean views, and large oceanfront balconies. Full service building includes exercise facility, pool with air conditioned cabana, and beach access for residents.

[www.LeverettHouse2B.com](http://www.LeverettHouse2B.com) Exclusive - \$14,250,000



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179 Bradley Place  
Palm Beach, Florida 33480

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90 Howard Gleason Road, Cohasset

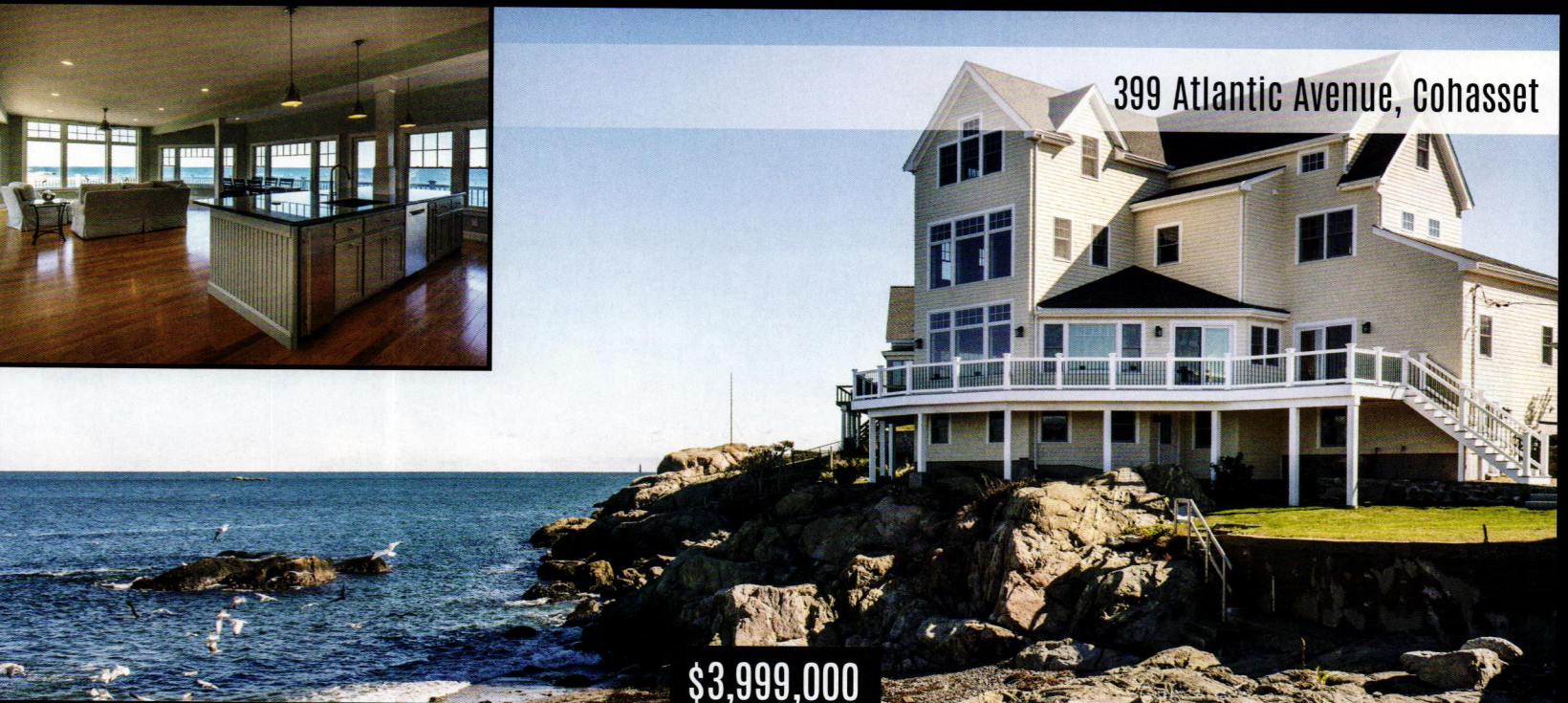


\$3,950,000

"Actor's Row" a Landmark 2.68-Acre Harborfront Estate, steps to the Yacht Club and sidewalks to the shops and restaurants of the Village. This much admired home offers a rare lifestyle with a welcoming grand front porch with views of the harbor activity and gorgeous private grounds featuring a bluestone terrace and gazebo overlooking a new PebbleTec pool.



399 Atlantic Avenue, Cohasset



\$3,999,000

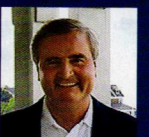
A stunning Oceanfront Shingle Style home high and mighty above the Atlantic with views of the Boston skyline, its own beach and deep water access for boating. This oh-so-prominent home offers beachfront living with an open floor plan and a fantastic great room surrounded by a wraparound deck. An extraordinary direct oceanfront lifestyle, 20 miles from Boston.



18 Elm Street  
Cohasset, MA 02025  
781-383-6010  
[homes@deanandhamilton.com](mailto:homes@deanandhamilton.com)



Tom Hamilton



Bill Good



# Coastal Resort Realty



There are no more beautiful direct beach views in the area! This property features the beautiful and magnificent home nationally and locally referred to as "Rumors." This 10,279 square foot home is architecturally UNIQUE in design with 4 beachside balconies overlooking the blue waters of the Gulf of Mexico. The Home has 10 Bedrooms and 11 Bathrooms. Rumors has also been a Beach Wedding Venue for many brides and grooms. Home is sold with all furniture, fixtures and accessories conveying. The Large GULF FRONT LOT is 100'x 695' with 100' on the Gulf of Mexico.



Beautiful Gulf front duplex with a total of 9 bedrooms, 11 full baths and 2 half baths. Fully furnished with new flooring. East side is a 4 bedroom 5 bath and west is a 5 bedroom 6 bath. Very well maintained with great rental income. Seller is selling both sides for a total of 7,235 square footage. Condo has common area pool and gazebos for cooking out and entertaining with friends and family. This can be your private second home or vacation rental investment.

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# .. refined coastal

.. INSPIRED DESIGN | REMARKABLE VIEWS

4+ BR  
6 BA



Lifestyle. Luxury. Location. Classic design is infused with the coastal lifestyle of the famed La Jolla Shores neighborhood located just blocks from this 5000+ square foot residence. Sited on private, expansive grounds, this coastal beauty delivers white water ocean views and north shore mountain views from the main living areas, the master retreat, an additional en suite bedroom, and a sun drenched deck. The residence features 4+ bedrooms, 6 baths, a 4-car tandem garage, and a guest apartment. Attention to detail with a gracious flow from formal to informal living spaces and a chef's kitchen illuminate this home. Uniquely refined, this luxury residence appeals to those seeking a distinctive beach-close lifestyle in La Jolla, California. *Offered at \$4,225,000.*



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Michelle Serafini & Rosa Alamillo Buettner

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# STARFISH CT

## EXUMA & EXUMA CAYS

\$3,500,000

February Point is a private gated community located on Great Exuma, just minutes from the conveniences of downtown George Town and a 20-minute scenic ride from the airport. Private residences, a full-service marina, and The Beach Club's swimming, dining, spa and concierge services await the lucky homeowner. The Villa sits on two waterfront lots with 406 feet of shoreline in Elizabeth Harbour, George Town. One of the largest natural harbours in the world, Elizabeth Harbour is picture perfect with its translucent waters that have many shades of blue and green. This spacious comfortable 4 bed, 5.5 bath home commands some of the prettiest views anywhere. Tropical gardens, broad verandahs, large swimming pool and deck, gazebo and small boat deck are some of the features that make this villa a must-have second home for the extended family. The lower level contains a 1 bed, 1 bath guest suite and plenty of storage and utility rooms. A short boat ride takes you to Chat 'n Chill, St. Francis Resort and the new Lumina Point Resort with gourmet restaurant all on Stocking Island.



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# Bougainvillea House

## Exuma, Bahamas, Caribbean

Offered at \$4.9 million USD

- Exotic, tranquil, exclusive Villa, located on a private, pristine, white sandy beach
- Penelope Cruz, Javier Bardem and other celebrities have stayed here
- Sleeps 10-18 adults in seven bedrooms with nine bathrooms and three kitchens
- Features 160 feet of waterfront on a shallow beach with a prevailing, light sea breeze
- Ten minutes from the Emerald Bay Resort, Golf Club, and Marina; and the village of George Town
- Income property with tax and business advantages as a Bahamian Corporation
- Located on the Island of Exuma, Bahamas; one hour from Florida with twice daily jet service
- Nonstop 100 passenger jet service from Toronto, Canada
- The Villa is available for weekly rental, starting at \$21,000 per week with regular returning clientele



HG Christie Bahamas Real Estate - since 1922

Janet Watts - Broker/Appraiser - Exuma, Bahamas

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# last look

INSPIRED DESIGN

APR  
+  
MAY  
2019

116



## CARIBBEAN ZEN

This shot not only captures what's possible when a talented team of architects, designers and builders work with a client who wants to create a Japanese-inspired villa in the Caribbean. It also shows how an outdoor space that uses the elements of fire, water, wood and stone can integrate perfectly with its natural surroundings. Inspired by their client's collection of Asian art and guided by their love of the Japanese aesthetic, this OBM International-designed residence enhances the tranquility and sweeping ocean views of its location overlooking Little Dix Bay on Virgin Gorda in the British Virgin Islands perfectly. **BY BILL SPRINGER**

FOR MORE INFORMATION, VISIT [obmi.com/project/villa-katsura](http://obmi.com/project/villa-katsura)

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