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The Luxury Coastal Lifestyle Magazine

AUGUST + SEPTEMBER 2019

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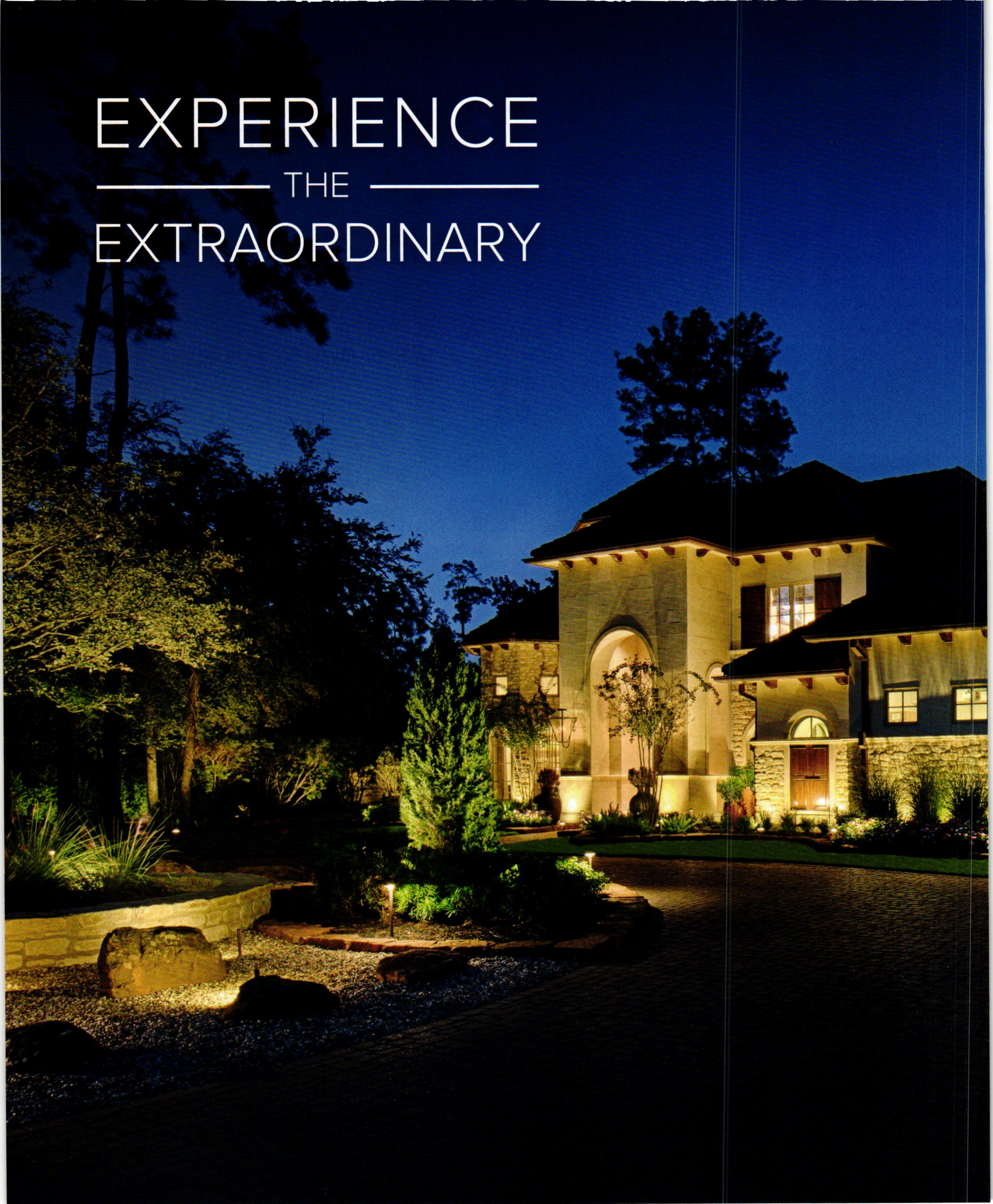
Nestled on the idyllic Kona coastline of Hawai'i Island, the exclusive community of Kohanaiki features a 67,000 sq.ft. private clubhouse & spa, intimate beach club, organic community farm and gourmet dining, all within 450 acres of oceanfront luxury estates. The distinguished 'Alani Residences are a collection of three and four bedroom turn-key homes along the 7th and 8th fairway of the Rees Jones 18-hole championship golf course. Designed by renowned architectural firm Glazier Le, these homes showcase the natural beauty of the Big Island with seamless indoor-outdoor living spaces, as well as stunning views of the Kona Coast, nearby mountain ranges and striking sunsets. **From \$2.5 Million.**

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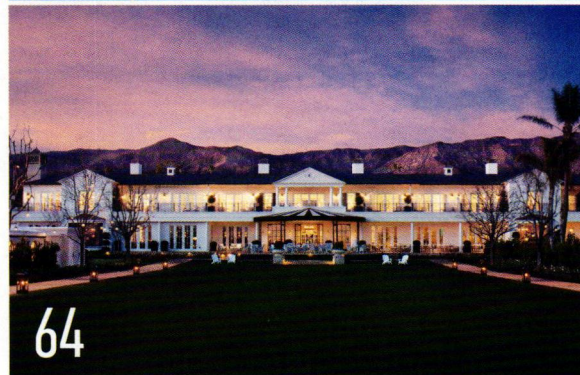
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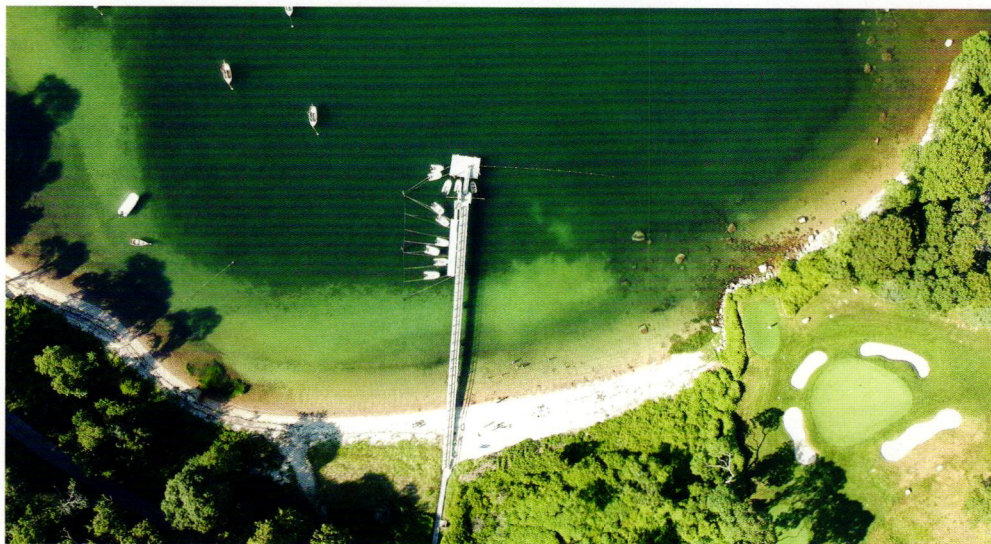


Photo: Attic Fire



editor's letter

NOTES FROM THE COAST



THE PURE LUXURY OF A PRIVATE DOCK

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Having a job that “forces” me to visit some of the most luxurious ocean front homes in the world has its perks. And I’d like to think I have a pretty good understanding of the architecture, interior design and outdoor “intangibles” that the very best ocean homes have. In fact, all of us here at Ocean Home take our mission to share useful, first-hand knowledge of some of the world’s most exclusive coastal residential communities and resorts pretty seriously.

That’s why my recent visit to a close friend’s leafy compound on an undisclosed stretch of coastline in the Northeast earlier this summer has had such an impact on me. It did more than just reinforce my long-held belief that there is no greater luxury in life than owning a large, private, well-designed home on the coast. And spending quality time with those good people in their comfortable home (and in their pool, and on their beach, and on their boat, too) restored my body, soul and faith in humanity.

But since they also had private dock—and I was transported back to my magically care-free summer days that were spent swimming, sunbathing, and watching the tide on the private dock of my youth—I came to a very serious realization. Having a home on the ocean is a “luxury” that plenty of people

can enjoy. And some oceanfront homes and communities are, quite frankly, much more luxurious than others. But when it comes to the ultimate luxury, nothing compares to a home that has its own private (and protected) deep water dock.

In fact, my friend’s six-acre estate on that undisclosed beach may just be the *Ultimate Ocean Home*. Its mature trees and foliage made its commanding views of the dock, quaint harbor and open ocean even more special. The large, comfortable and masterfully restored 100-year-old home rambles in all the right ways. The large pool area provides a chlorinated kid oasis within their expansive ocean oasis. Best of all, their private dock is accessed by a private, moss covered path through the woods that leads down the hill from the house.

I sure hope they invite us back!

And of course, musing about the *Ultimate Ocean Home* is always in the eye of the beholder, and we’d love to hear from you. ♦

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

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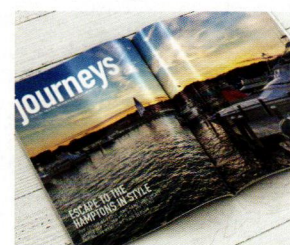
This unbelievable coastal home by @ElevenInteriors is even more impressive when you find out how sustainable and energy efficient it is.

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

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Are you heading to the #hamptons this summer? Then be sure to check out our “Ultimate Insiders Guide To The Hamptons” that just posted to our website. It has everything you need to know about where to go and what to do on the south fork! Link in bio! #luxurylifestyle #bestoflist #bestresorts @laralucaslulu

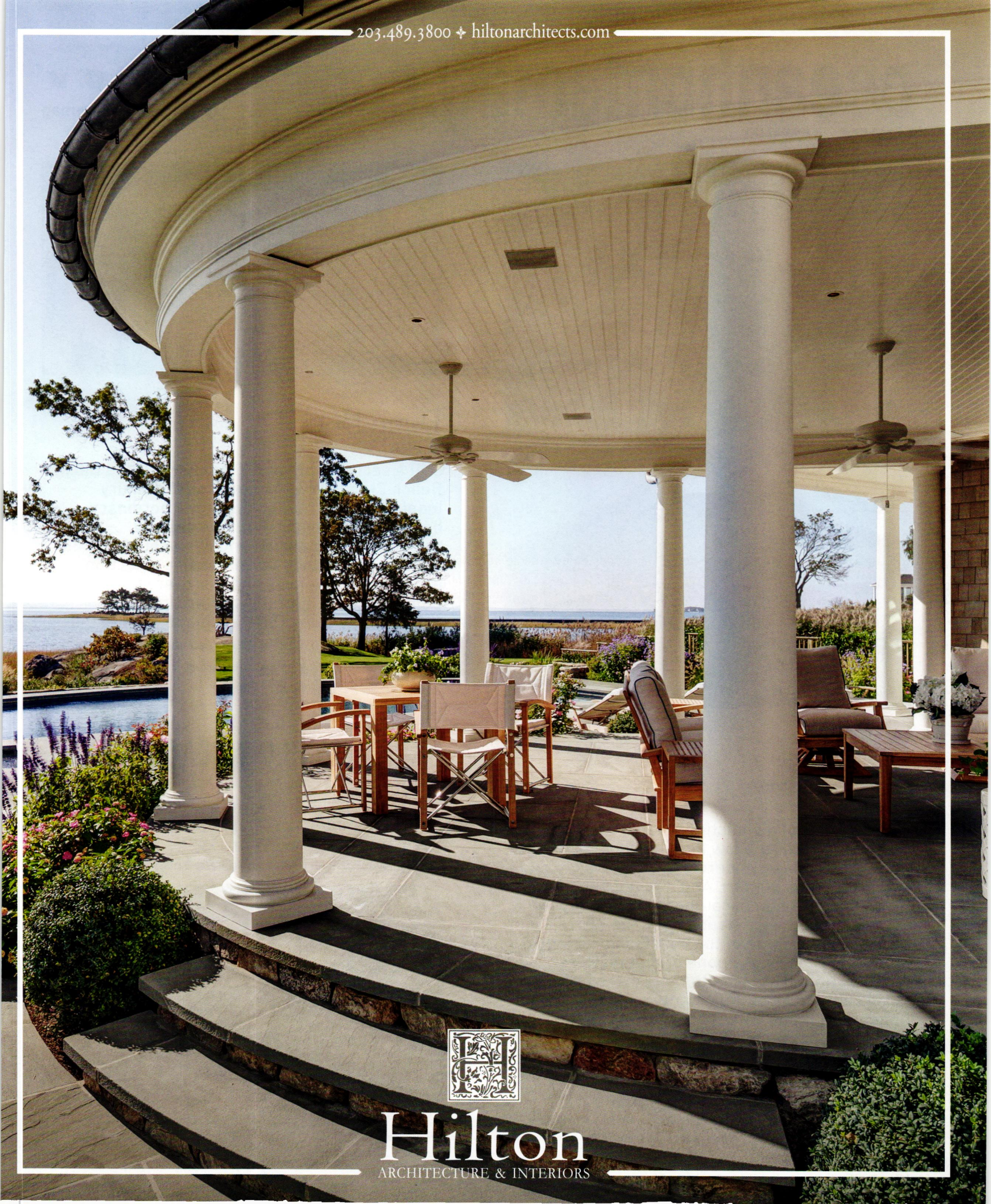
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Thanks to our friends at @oceanhomemag for the @ferngills feature.

WE'D LOVE TO HEAR FROM YOU Send your ideas and comments to editor@oceanhomemag.com or visit oceanhomemag.com.



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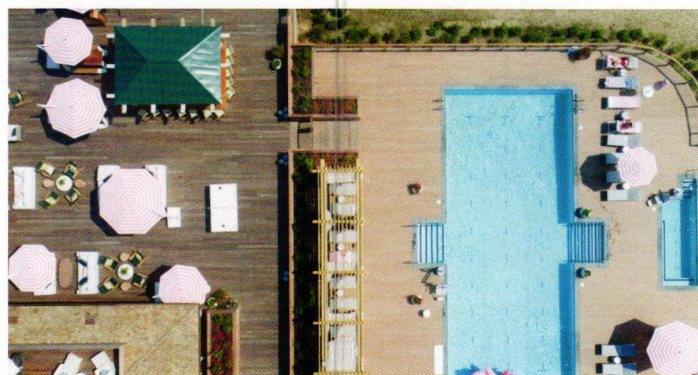
Best Bags

TRAVELS WITH THE EDITOR

I may be a bit of a philistine when it comes to fashion. And I may know nothing about handbags apart from a basic understanding of the global appeal of Louis Vuitton. And, I'm not surprised (or offended) when my authority to identify the "The Most Exclusive Handbag In The World," is questioned by some of the best fashion-bloggers in the world. Because none of that matters.

The simple truth is nothing is more special, more rare, or most importantly...no other handbag is made with more warmth, fellowship, and love than the hand stitched canvas bags that are made in the Norman Albury Sail Shop on a tiny Man-O-War Cay in the Bahamas.

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Dune Deck

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dune-deck-beach-club-brings-an-exclusive-brand-of-luxury-to-the-east-coast

BARRY MANILOW BEACH HOUSE

Still known by local residents as 'Barry's house,' the beach contemporary that was owned by Barry Manilow is on the market for \$10.3 million.

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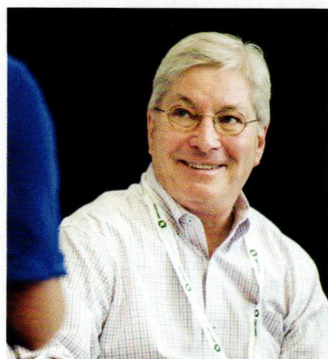
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MEET THE TEAM



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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.



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.



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Janice Randall Rohlf is a Cape Cod, Massachusetts-based freelance writer and editor who was until recently the editorial director for 14 lifestyle brands at Lighthouse Media Solutions. Her work has appeared in numerous publications including *New England Home*, *Art New England* and *Modern Luxury Interiors*.



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

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CARTE BLANCHE

A CLIENT'S TRUST IN HIS DESIGNERS
LEADS TO AN AWARD-WINNING GUEST
HOUSE ON FIRE ISLAND.

BY J. MICHAEL WELTON



Bromley Caldari Architects used ceramic tile inside that harmonizes with the color of the sand outside in this 2,500-square-foot home on Fire Island.

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A bond of trust between a client, his architects and his interior designer has inspired an award-winning guest house on Fire Island – created from Italian ceramic tile, inside and out.

“The client basically said: ‘We know what you do – just go ahead and do it,’ says Scott Bromley, principal in the New York-based firm of Bromley Caldari Architects.

They’d already worked mightily to gain that trust – by designing a main residence, a gym and a pool house in a compound of buildings for the client – along with interior designer Alexander Baer of Jenkins Baer Associates.

“The ease of working with a client who understands you is important – he doesn’t question everything you do” Baer says. “He’s comfortable with your choices and he gets the concept and he doesn’t have to see every doorknob in the house. It’s a wonderful experience to have a client who lets you run with it.”

The result? A 2,500-square-foot, transparent structure clad in a sandy-colored porcelain tile from Emil Ceramica in Fiorano, Italy. It’s named “Soft,” but Bromley calls it a “gray-sy, beige-y, tan-ny” tone. It matches up to its surroundings on the beach overlooking the Atlantic. “We chose it because it reminds you of the sand and the dune grass,” he says. “We wanted the structure to blend in with Mother Nature. There’s also a slightly tinted, clear cedar decking – similar to the tile – that creates an envelope for the house.”

The structure is a renovation of an existing 1960s building, designed for the client’s two sisters. The assignment was to create a series of maintenance-free spaces for entertaining. Thus the porcelain tile. “It’s perfect, because it’s indestructible,” he says. “Red wine and margaritas won’t stain it.”

The tiles are mostly 24 by 24 inches, except in the baths, where they’re 12 inches square. “We changed the tile there for a little more grit and texture, so you don’t slip coming out of the shower,” Bromley says. “They’re the same basic color, but a little more mottled.”

In terms of interiors, the idea was to maximize the views and minimize the clutter. “Fire Island is about uncomplicated



The light that floats over the dining table defines the space beautifully.

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design, and I wanted something natural,” Baer says. “It’s midcentury modern, with an Italian flavor – streamlined and simple and easy for guests.”

The house is designed for casual living at the beach, with an open kitchen, living room and dining area. The spaces are unencumbered, and aimed at encouraging human interaction. “They’re places where people can hang around while cooking in the kitchen – it’s very inter-playable,” Bromley says.

The original building was not as big, with a warren of rooms and much smaller windows. Bromley opened it all up, enclosed an interior courtyard and turned it into a dining area, where a lighting pendant now floats over the table to create a defining element.

The home contains three bedrooms,

three baths, a powder room and a kitchen. The architect left the sunken living room as is, incorporating it into his sun-splashed, open plan. “There’s a clerestory, so it’s full of light – a really wonderful place to be in a public space, and to see the ocean and the pool and the outside dining area,” he says.

Baer worked hand-in-glove with Bromley to make the views accessible, keeping artwork to a minimum and using simple, modular furniture. “It’s architectural in nature – I wanted to keep it low, so you can see over it to the water,” he says. “There’s as little wall art as possible, so you can appreciate the environment all around.”

Where some interior designers might depend on a signature look, Baer looks instead

The architects’ intent was to create open spaces for casual living at the beach.

to his clients’ needs. In this case, he kept the walls, furniture and accessories in the same neutral palette as the tiles. “They all act as compatible elements to one another, for a complicity in design,” he says. “It’s plain and uncluttered, with the furniture in straight lines.”

Each of the three players involved in this renovation – the client, the architect and the interior designer – have lived on Fire Island at one point or another in their lives, which Baer says made it easy to pull the project together. “We all understood the flavor of the

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island,” he says. “It’s like a big summer camp for adults—it’s not like the Hamptons or Florida—and you don’t get that if you haven’t live there.”

Each also understood the roles of the others involved in the design. “It was a team that completely related to each other,” Baer says. “There was a mutual understanding.”

He and Bromley, in particular, work well together – something that’s often all too rare when an architect and interior designer collaborate on a project. Architects, Baer says, sometimes feel threatened by designers, fearful that they’ll come in behind them and ob-

scure or even destroy their work.

That certainly was not the case here. “Scott has a really classic background, and it’s always a pleasure to work with him,” Baer says. “You don’t have to cover up a flaw or a wall – it’s a beautiful palette.”

THE AWARD

So why Italian porcelain? “They have the best stuff, and seem to be the product we encounter most often” says Jerry Caldari, Bromley’s partner. “They’ve been doing it for centuries – go to Pompeii and you’ll see it there.”

Or to Bologna – where Caldari and Bromley

The design offers a view of the living room, dining room and kitchen – all as one element.

spent time last September. When their guest house design won first place in the residential category in the 2017 Ceramics of Italy Tile Competition, they also won a trip to Cersaie, the world’s largest ceramic tile exhibition there.

That’s proof that a client who gives carte blanche to his designers can win in more ways than one. ♦

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“Our goal was to challenge the typical conventions of tropical island design. With strong architectural detailing and a textural palette of elegant and timeless materials, we didn’t want punches of color popping all over the place. Instead, we allowed the subtle tones to create a more tranquil and upscale luxury vacation aesthetic.”

—Elissa Morgante and Fred Wilson, Co-Principals, Morgante Wilson Architects



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NATURAL SURROUNDINGS

Morgante Wilson Architects uses calm and subtle tones to create a living space with a natural and serene vibe. **BY MELISSA C. GILLESPIE**

Designed by Morgante Wilson Architects, this beachfront villa on the island of St. John showcases sweeping views of the Caribbean Sea, the bay, and neighboring St. Thomas. The interior design quietly plays homage to the island, with finishes carefully selected for a natural and serene vibe. The expansive great room is an inviting gathering space that opens to the dining area and kitchen. A study in relaxed ambiance, it features a custom semicircular sofa and a sophisticated textile palette of creams and sand tones. These crisp, clean tones are punctuated by striking, beautifully crafted accent pieces.

+ Fabric Swatches



Left to right, Touchy Feely Sea Salt, Swanky Sea Salt, Istanbul Stripe Buff Dove

+ Color Swatch



Seapearl

1. Curved sectional sofa, Nathan Anthony, nafurniture.com
2. Bronze open armillary chandeliers, Hubbardton Forge, hubbardtonforge.com
3. Custom windows and doors, Andersen Windows, andersenwindows.com
4. Jute-wrapped bentwood lounge chair, Palecek, palecek.com
5. Limestone and bronze side table, Kreiss, kreiss.com
6. Custom nesting coffee tables, i2i Design, i2i-design.com

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■ PRIVATE ISLAND



Living on Elizabeth Island in the Bahamas is the ultimate escape from the everyday.

PRIVATE ISLAND PARADISE

PRIVACY IS THE ULTIMATE LUXURY IN THE BAHAMAS.

BY MARY GRAUERHOLZ

When Melanie and Paul Wagner purchased Elizabeth Island in the Bahamas, they started with nothing but a caved-in cistern and a ruin of a boathouse that had been abandoned for 50 years. They had to bring everything: barge loads of building materials, appliances, and furniture and today, the “simple life” in the Wagner’s private compound in the Lower Exumas features a nearly 360-degree view of the harbor, swathes of lush greenery, several beaches, and the endless blue waters of Exuma Sound. On their 38-acre property, the couple have freedom to roam, find tranquility, and create art. (In Bahamas

fashion, the Wagners have a renewable 2,000-year lease on the island, now sharing it with two other families.)

A boathouse contains the family’s public space, including the kitchen, dining area, office, and laundry. The three-story Cistern House – literally built over the cistern water source – has a master suite on the top floor, where the name of the house, Top of the World, proves itself. On the second floor are three more bedrooms and two baths. The ground floor is divided into a garage, workshop, and art studio. The studio, which overlooks a courtyard, is key to the couple’s working life and a passionate interest: creating art.

PHOTOGRAPHS COURTESY OF MELANIE AND PAUL WAGNER

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There are 360-degree ocean views from the only home on the island.



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Paul Wagner's father was the late Sherle Wagner, who designed decorative hardware and bath fixtures. Ahead of his time, Sherle Wagner also designed a line of contemporary furniture with materials such as mirror-finished stainless steel and semi-precious stones. Paul Wagner had a career designing for the company and now designs sculptural wood furniture for the family. Many of his pieces and special light fixtures decorate the Bahamas property.

Melanie Wagner designs glass jewelry, constructs sculptures with driftwood and other beach finds, and also paints. Their daughter, Chloe, is a jewelry maker and son Jeremy is an artist, as is his wife, the print-maker Jiyoung Park.

The family's most sizeable art project is the Bahamas house. "Melanie and I designed and oversaw every aspect of the project, carrying out much of the work ourselves," Paul Wagner says, including a gazebo they built with their son at the highest elevation on the island, 75 feet.

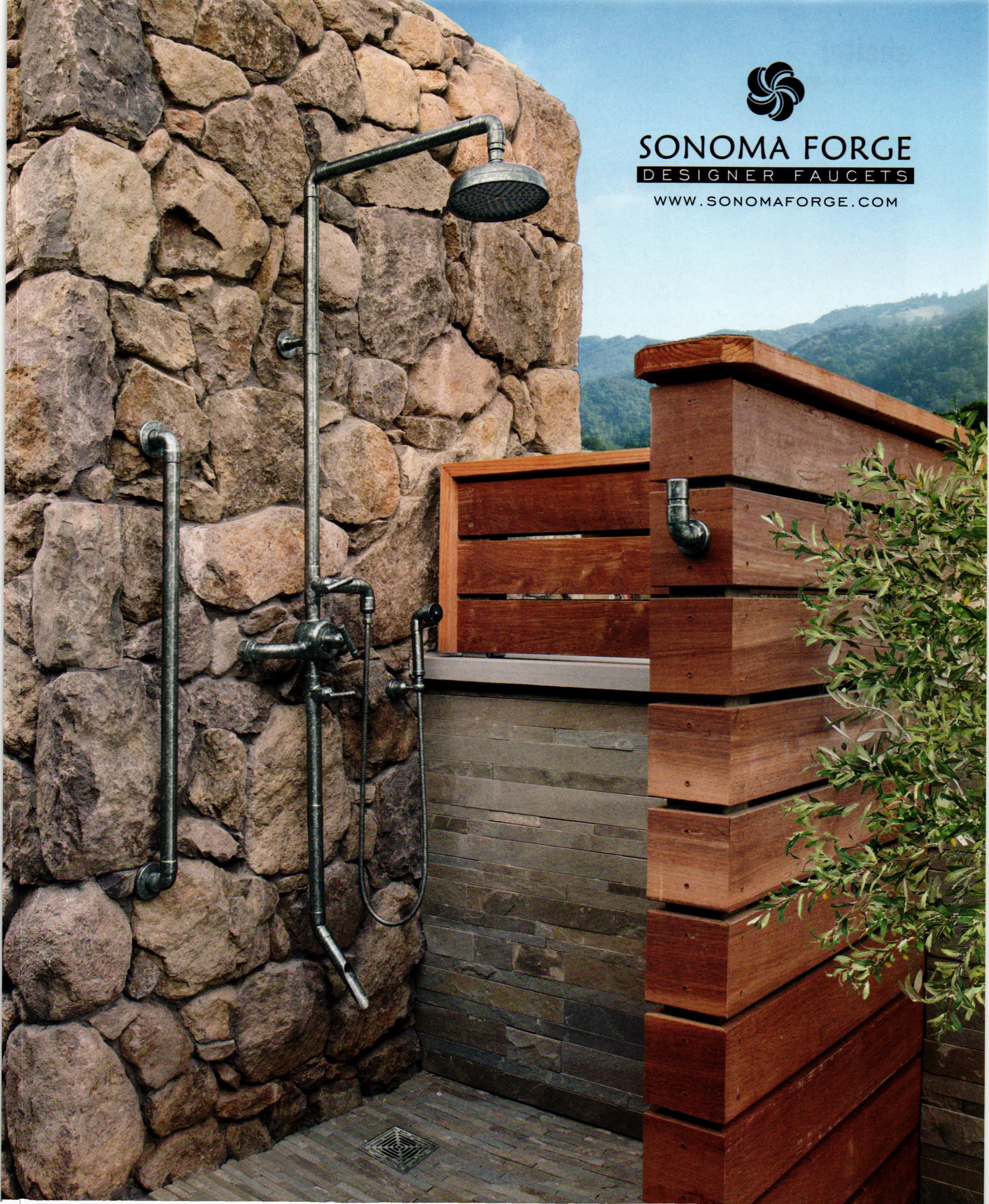
For two years, the family used hand tools to clear the two miles of trails that weave around the island's private beaches. They also maintain the protected two-acre marina.

But mostly Elizabeth Island is the same as it ever was. There is no pavement and the lagoon, surrounded by mangroves, has noth-



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The island also has one of the most protected harbors in the Bahamas.



ing manmade except two floating docks. "We're very tuned into the beauty of the island," Melanie Wagner says.

The island has meant a lot to the couple. "For both of us, it's been the freedom to be and do as we please," Paul Wagner says. "It gives us an independence we've grown to cherish."

Now the Wagners are being lured back to a life closer to their mainland roots and have placed Top of the World on the market. The family will move to another island, the more settled Martha's Vineyard, off the Massachusetts coast.

Somehow it seems there always will be an island in the couple's life. "For us," Paul Wagner says, "the ultimate luxury has been the enjoyment of our lifestyle, surrounded by the natural beauty and crystal-clear waters of the Exumas." ♦

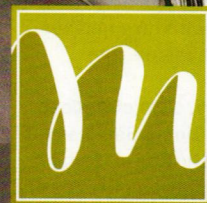


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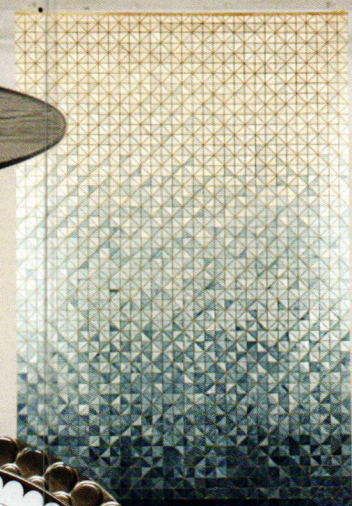
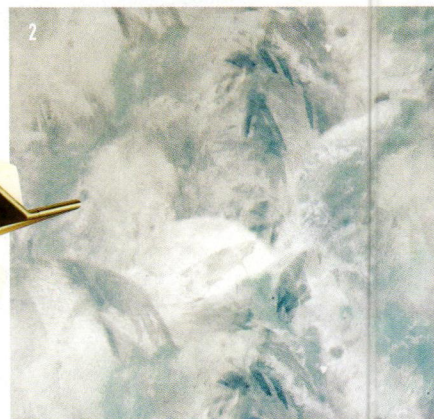
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"My design aesthetic is heavily influenced by my time in Asia. I incorporate a Balinese feeling into contemporary coastal living to seamlessly blur the lines between indoors and out."

— Amanda Pratt, Founder of Salon Design



COASTAL LUXE MINIMALISM

A curated seaside elegance with pieces sourced from around the world that highlight innovative design and craftsmanship. STYLED BY AMANDA PRATT

1. Bec Brittain Seed 04 in Brushed Brass. The crystals of Bec Brittain's Seed light fixture create a structural anomaly similar to the imperfections of sea glass found on the beach. salondesign.us

2. Eskayel Palmeti Notte Velvet Fabric. Eskayel's new soft velvet fabric reflects a Mediterranean landscape with a palette inspired by coastal living. eskayel.com

3. Elisa Strozyk Wall-Piece. Playing with hard and soft textures, this wooden textile wall-piece moves in unexpected ways and can be manipulated by touch. salondesign.us

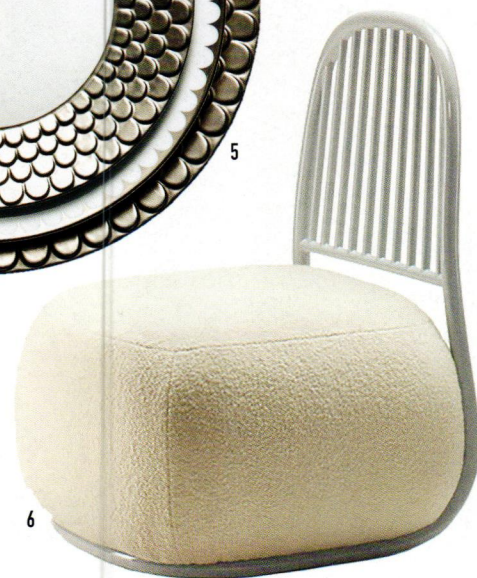
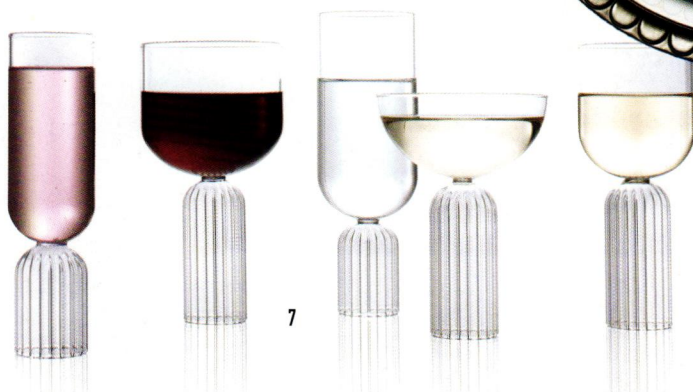
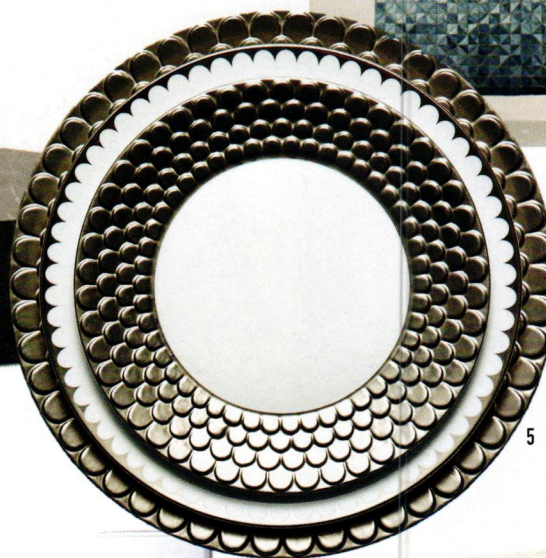
4. Cassina 9 Table by Piero Lissoni. The 9 tables from Cassina, available in various sizes, offer an understated elegance with luxe finishes. cassina.com

5. L'Objet Aegean Dining Set. Named for the sea stretching between Greece and Turkey, Aegean is

derived from the Greek word aiges, meaning waves. l-objet.com

6. Sé Collection Circle Chair. The curved angles of the blue lacquered steel frame create a playful personality; interior and exterior versions available. salondesign.us

7. ffronne May Collection. Meant for when the season transitions from spring to summer, ffronne's May Collection presents a contemporary design with a natural lightness. ffronnedesign.com



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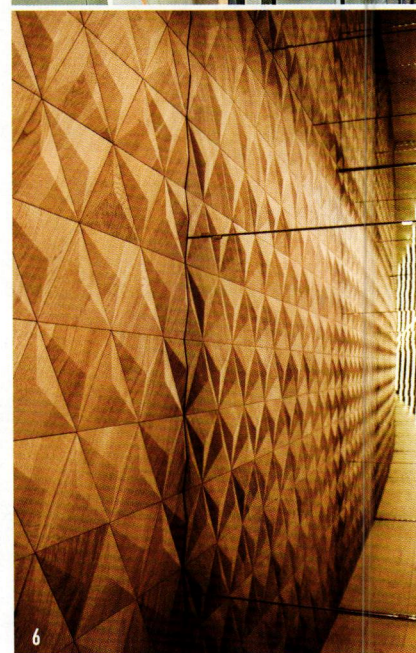


TOUCH + FEEL

Incorporating natural materials like stone, wood, and metal can transform a room. If your living space feels a bit flat, take inspiration from these texture-rich products, sure to bring on all the feels. **STYLED BY MELISSA C. GILLESPIE**

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1. Latigo TundraBrick,
Eldorado Stone,
eldoradostone.com

2. Chardonnay Floating
Vanity, NativeTrails,
nativetrailshome.com

3. Avalon Bathtub,
NativeTrails,
nativetrailshome.com

4. Live Edge Driftwood Table,
Jeff Soderbergh Custom
Design, jeffsoderbergh.com

5. Dahlia Large Chandelier,
Hubbardton Forge,
hubbardtonforge.com

6. 3D Wood Wall Tiles,
Hawwoods International,
hawwoods.com

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OUTDOOR...INFRASTRUCTURE

These high quality building materials will ensure your ocean home will be able to stand up to the elements. **BY BILL SPRINGER**

1. Bison Innovative Products, wood roofdeck tiles and support pedestals, bisonip.com

2. Turada Hardwood Shingles, untreated hardwood shingles, turadashingles.com

3. Royal Building Products, Zuri Premium Decking, royalbuildingproducts.com

4. Hanover Architectural Products, porcelain pavers, hanoverpavers.com



FOR MORE OUTDOOR LIVING INSPIRATION, VISIT oceanhomemag.com/outdoorliving

BAYVIEW Marin County, CA
Studio Green Landscape Architecture
Landscape Architect: John Merten
Photo: Benard Andre



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YACHTS, ART, & THE FINER THINGS



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■ YACHTS

WALLY WORLD

After spending some rare quality time with Luca Bassani, the creative and innovative founder of Wally Yachts in Monaco last year, I learned first-hand why his iconic sailing and power yachts have revolutionized modern yacht performance (and style) more than any other brand being built today.

So, I'm hardly surprised that Wally's newest design—the 48 Wallytender—boasts the striking good looks and superior performance the Wally brand is known for. It's capable of hitting 38-knots at sea, but it looks so good, you may never want to take it off your private dock. And now that Bassani's company has been acquired by the Italian yachting titan, Ferretti Group, this 48-footer is only the beginning. **BY BILL SPRINGER**

PHOTOGRAPH COURTESY OF WALLY YACHTS
For more information visit wally.com

SURF AND SKY

THE FLYRIDE TAKES OFF...
LITERALLY. BY SHAUN TOLSON

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Since 2011, Franky Zapata has invented a slew of unique aquatic-based toys, the most famous of which is the flyboard, a machine that allows users—secured in a standing position—to propel themselves dozens of feet above the surface of the water. The French inventor, who previously earned seven European championships and two world championships as a professional personal watercraft racer during the late 1990s and throughout the 2000s, declared that his unique watersports vehicles and apparatuses were created to satisfy people’s dreams of “leaping out of the water and soaring through the air.”

One of Zapata’s latest vehicles, the FlyRide, is a personal watercraft, similar to a jet ski, which allows users to experience its French creator’s unique version of hydroflight while being tethered to an actual jet ski that trails behind it. Programmed with four ability modes and proclaimed to be the market’s first hydroflyer with intelligent flight control and stabilization, the FlyRide churns out as much as 400 horsepower and can fly—quite literally—as fast as 22 mph. Best of all, it offers users the thrill of a barrel roll with the push of a button. ♦

FOR MORE INFORMATION, VISIT zapata.com/flyboard/flyride



The Flyride is a jet-propelled fun machine.



A wide-angle photograph of a rustic living room. A large stone fireplace with a fire burning inside is the central focus. Above the mantel is a framed picture of a sunset. The room has a wooden ceiling, a chandelier, and large windows in the background. A coffee table with a lantern sits in front of the fireplace, and a leather sofa is on the right.

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SUMMER GIFT TIPS

Even an ocean home owner who has everything will enjoy these fun summer gift ideas! **BY KELLI DELANEY**

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1. STYLISH STOW AWAY: Georgica Bag Co. Sailor's Tote, \$165; georgicabagco.com

2. MONEY NO OBJECT MOKE: Moke America 21st-century green-friendly electric power car, available exclusively in the USA. Starting at \$17,975; mokeamerica.com

3. ICE ICE BABY: Crystal Champagne "Beach House" Ice Bucket, \$145 themonogramshops.com

4. SOUND WAVES: Ultimate Ears WONDERBOOM Portable Waterproof Bluetooth Speaker, \$129.95; apple.com

5. PRETTY PILLOW TALK: Indoor / outdoor pillows with Ginger Jar motif, \$80 (add a monogram for \$10); tortoiseandharevc.etsy.com

6. SIT BOY, STAY: Faux Boxwood Garden Dogs, \$55 & up; grandinroad.com

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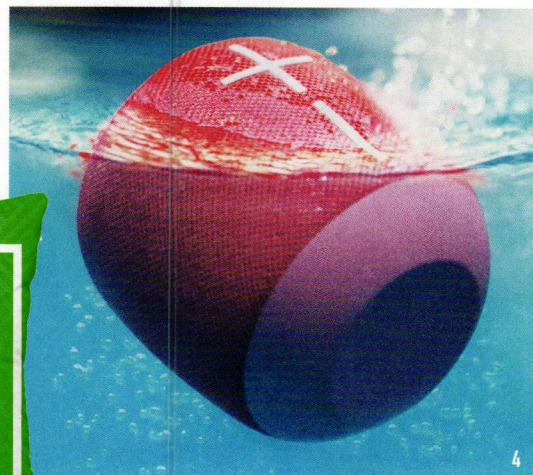
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continued from page 42

6. GO WIRELESS: Outdoor Cordless Patio Lamp, \$1250; Exclusively English Country Antiques, ecantiques.com

7. PITCHER PERFECT: Light Blue Island Wrapped Pitchers & Carafe, \$110 amandalindroth.com

8. SEATING ARRANGEMENTS: Bamboo Rounds Placemat S/4, \$99, frontgate.com; Spider Bead Burst Napkin Ring \$14, kimseybert.com

9. BASKET CASE: Grass Market Basket, \$120; etuhome.com

10. STRIPE IT UP! Perennials Santorini Rug starting at \$898; serenaandlily.com

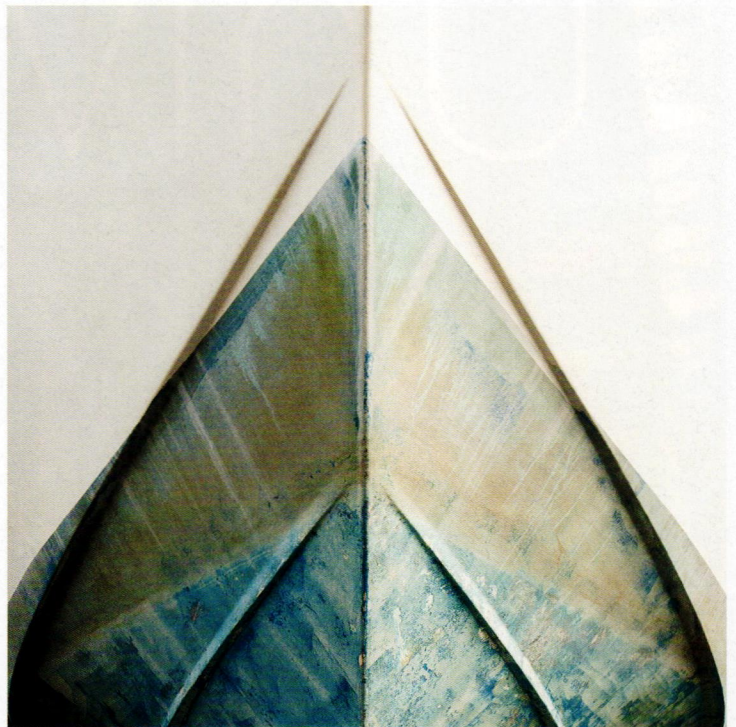
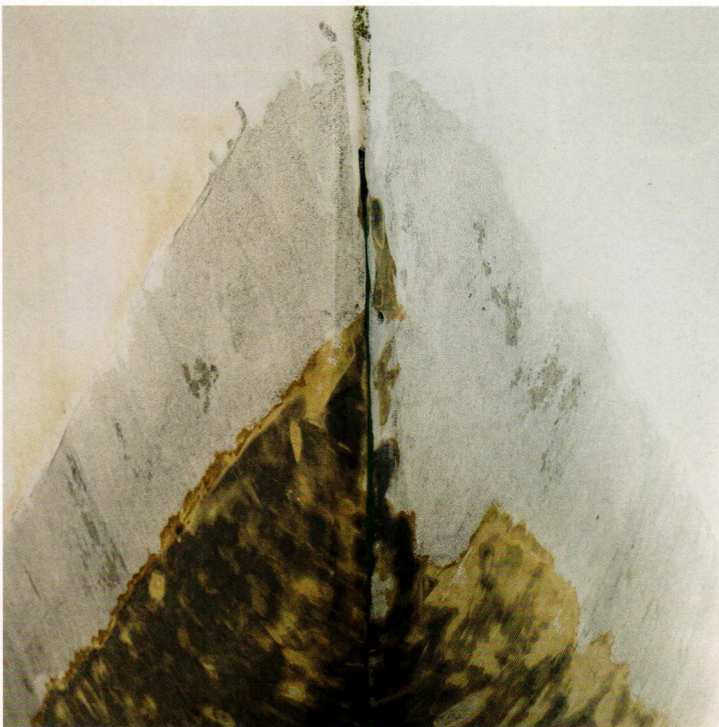
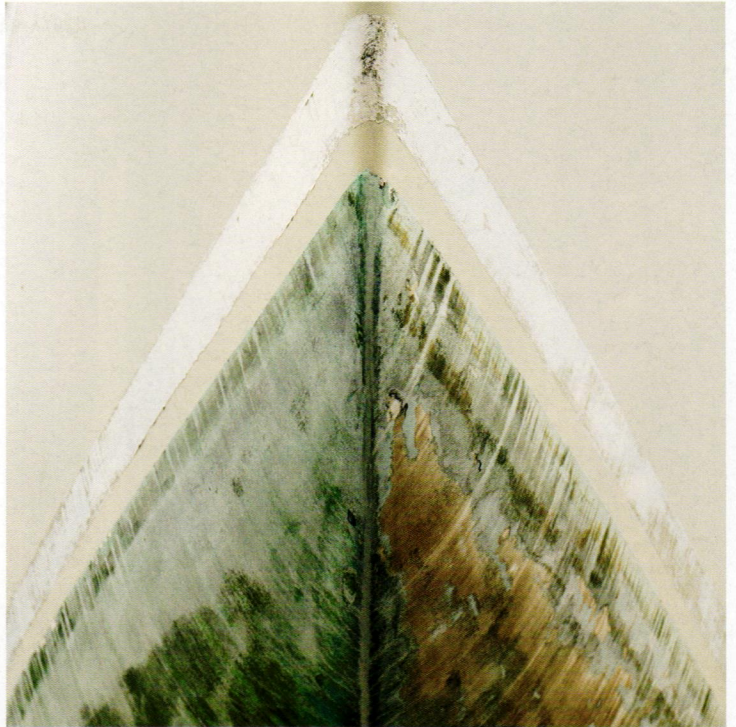
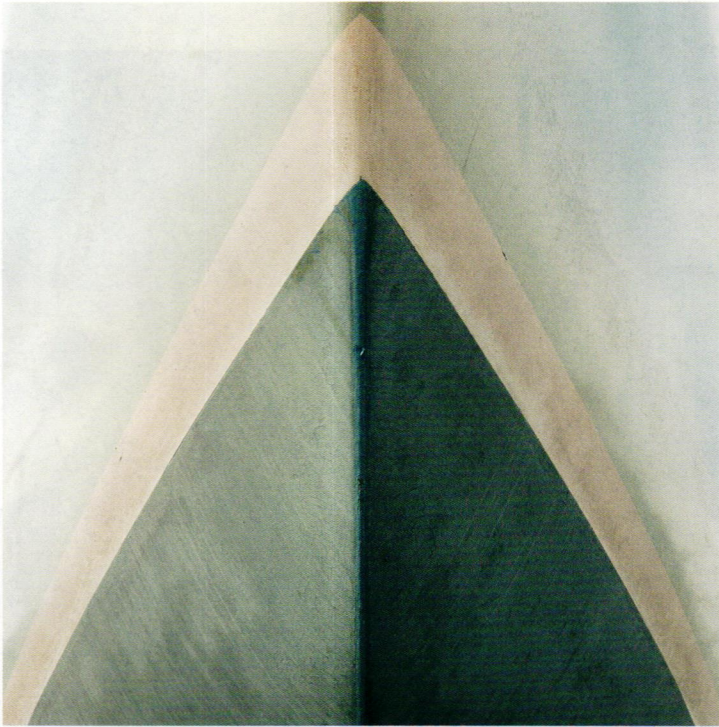
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michele dragonetti

photography



Dragonetti's iconic *Boat Hull* series began in the fishing community of Montauk, NY and has drawn inspiration from harbors across the globe. The full series can be found at:

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Open to the Universe

In Malibu, a minimalist gem stretches out to sweeping views of the Pacific and beyond

BY J. MICHAEL WELTON // PHOTOGRAPHS BY CIRO COELHO



The house in Malibu known as Marisol 4 is sited 80 feet above sea level, with an amazing view of the beach.



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Resting serenely on a bluff in Malibu is a 13,335 square-foot residence lifted 70 feet up into California's rarified air.

It looks past the Pacific Coast Highway below, straight out to an unobstructed, 180-degree expanse of ocean and sky. "There's a visual, visceral and auditory view of the water," says its owner, Ron Heller. "You can enjoy the beach and the privacy of the cliff – and you feel like you're on the ocean."

Seventeen properties have been developed in Marisol Malibu, the development where it's located – with 13 parcels sold, four still available, and seven homes built. All except Heller's (Marisol 4) have hewed toward more traditional design. So why go contemporary with this one?

"The younger buyers want a more modern design," says architect Doug Burdge, founder of the Malibu firm that bears his name. "The developer was looking at the marketplace and what to do for the next 10 years since he's already been successful for the past 10 years."





Architect Doug Burdge designed the 12,000 square-foot home with guest house and garage. The home features an infinity pool, a rarity in Malibu. Sliding doors open up from an living area inside to a bar space outside. Interior designer Gail Coleman staged the completed house with custom furniture and finishes.

And because there was no architectural review board for Marisol Malibu, the developer could do what his architect suggested. "He liked our work flow and floor plan," Burdge says.

As did Heller. Before he bought the home, he'd already purchased a lot and another more traditional residence in the development. But he became intrigued while he witnessed this minimalist gem under construction. "I watched the house from the day they poured the foundation," he says. "I walked through it, wondering what it would be like to live here."

So the former Audi and Land Rover dealer from San Antonio sold his house, bought Marisol 4, then sold his lot. Now he looks out to his own private Pacific with views from his covered patio, private beach and infinity pool, outside a 28-foot-wide expanse of sliding doors.

"It's about inside to outside living," he says. "The pocket doors open up from east to

west all the way from where the kitchen starts, with 15 feet facing the ocean. There's one supporting pillar and the rest of the sliding doors open up, right out to the bar area."

Upstairs on the second floor is a similar configuration for the private living areas. "'It's open from my office on the left side to the master with its long balcony," he says. "Then you go into the master bath, with white marble and a freestanding tub – and it opens up for an outdoor shower and bath experience."

It's all part of the Southern California, inside/outside way of life. If it's 75 degrees with no humidity, why not open the doors and let it the fresh air in? "It's the way people want to be and the way they were raised," Burdge says. "It's the lifestyle in this climate – you can live inside or outside."

As he worked through the home's design, Burdge explored the dual concepts of opacity and transparency where appropriate. He created a home that's hidden as it faces the street, and wide open where it overlooks the ocean. "There were privacy issues on the front, so we used high grasses there," he says. "It's opaque there and on the sides, and transparent on the beach side."

The thoughtful landscaping with tall palm trees and other plantings has an impact on Heller as he approaches the house. "When I drive in, I see how much time was spent with their positioning," he says. "It's all arranged in a way that's very organic."

The home presents itself in a cinematic way as he pulls in from the street, slips through the gate and heads down the drive. "The descent reveals the home like a movie opening up," he says. "It has a really tropical feel – and it's expensive and difficult to do that right."

That was a deliberate gesture on the part of Burdge, who says that for an approach to the entry of a home like this, the idea is to see nature, and not cars. So he placed the garage and the automobiles out of sight, allowing commanding views to present themselves. "You enter and see the ocean," the architect says. "You see and explore the house and the surprises around the corners – the den and guest bedrooms are in surprising places."

With seven bedrooms and 11 baths, the home itself is about 11,800 square feet, with an additional 1,4940 square feet under covered porches and pavilions. Gail Coleman of On



The view from the master bedroom is both peaceful and awe-inspiring.



Pointe Design handled the interiors with custom furniture, and chose finishes that the developer approved. "They spared no expense," she says.

The lower level of the two-story home features limestone floors, a custom-designed French Oak stairwell, furnishings from Italian manufacturer Minotti, and more French oak for flooring. "It's marine quality, to work with the humidity and dampness," she says. "It's everywhere where there isn't any limestone – downstairs in all the bedrooms, and it goes up the stairs and carries through the entire second story."

When she designs a high-end home like this, her focus is to stick with a neutral palette and show the bones of the house, for some-

thing that appeals to the masses. "We wanted to keep it comfortable and inviting," she says. "Having that open view with a lot of glass and light, it kind of evolved – we wanted to keep it simple and not take away from the setting."

Because it was a developer's spec house, the architect faced a similar challenge. "You have to guess on the eventual owner, and that they'll be okay with how big the guest rooms or baths are," Burdge says. "They have to understand this is a gym and that's a master, and they have to understand how it will all be used."

Ron Heller got that, and this spec home's ceaseless view of the Pacific Ocean, immediately. ♦



The master bath is clad in marble, with a freestanding tub and a shower that opens to the outdoors and the art is paired perfectly with the architecture.

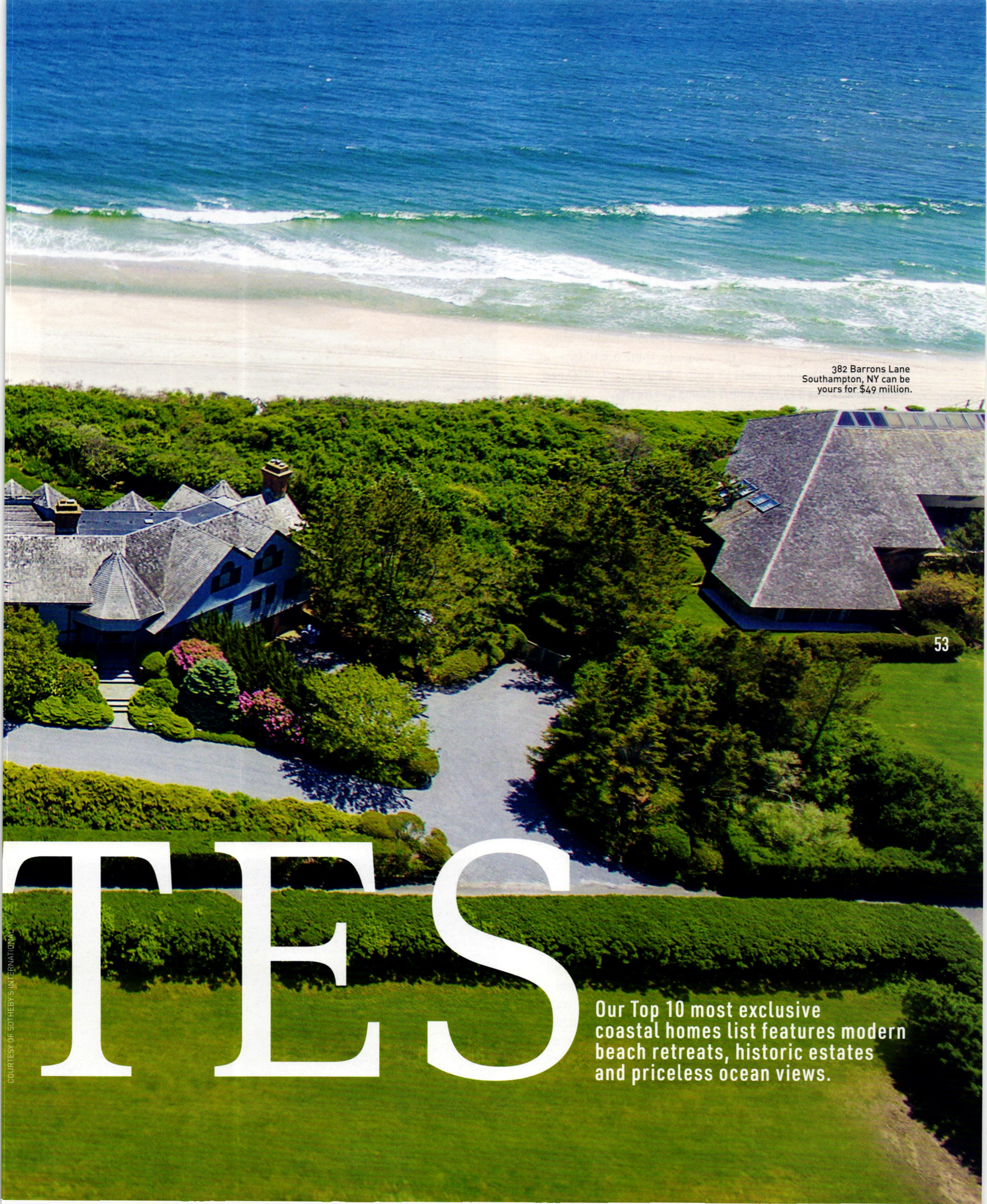


TOP HOMES 2019

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Transcendental

ESTA



382 Barrons Lane
Southampton, NY can be
yours for \$49 million.

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TES

Our Top 10 most exclusive
coastal homes list features modern
beach retreats, historic estates
and priceless ocean views.

NANI PANIAU Kamuela, Hawaii

This oceanfront compound is located adjacent to the Mauna Lani Resort and within walking distance to the Fairmont Orchid Hotel. This is one of the last remaining privately owned and fully entitled ocean-front holdings on the big island of Hawaii. The property is comprised of over seven acres and has almost, 1,000 feet of direct ocean frontage. The 7,130 square foot home features an open floor plan and a large covered lanai that provides over 10,000 square feet of seamless indoor-outdoor living. In addition to numerous coconut palms, mature Milo, Kou and Heliotrope trees on the property, there are natural and man-made anchialine ponds as well. **7 Bedrooms, 7 full/2 half bathrooms** • Price \$23,000,000 // Mauna Kea Realty, maunakearealty.com, steve@maunakearealty.com



382 BARONS LANE Southampton, NY

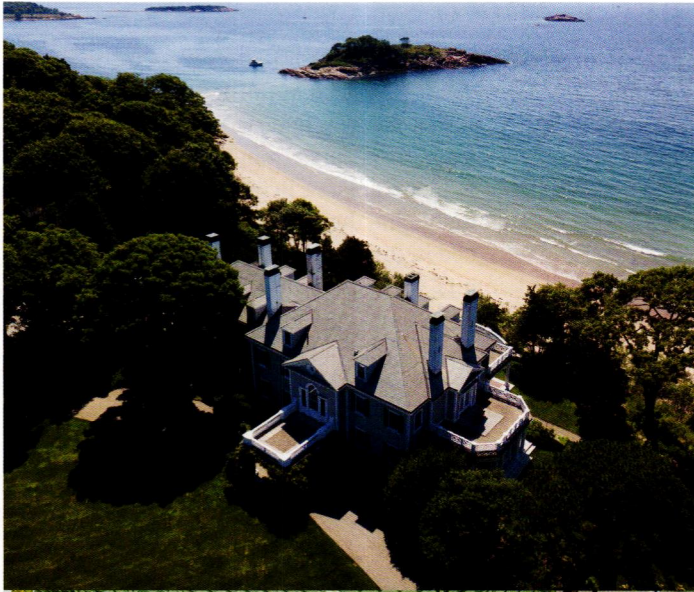
The opportunity to own one of the finest oceanfront estates in the Hamptons, that was also once owned by legendary CBS Sports producer Boone Arledge, doesn't come up very often. But that's exactly the opportunity this shingle style home that commands over four acres presents. Its 430 feet of direct oceanfront provides expansive views the ocean. And since it's set perfectly between open fields, ponds and the sea, it's hard to get more beachfront privacy in the Hamptons. Designed by Eric Woodward, and built by Harold Reeves & Sons, this 8,225 square foot residence boasts fantastic views on all of its three levels. The classic shingle style exterior offers enormous picture windows and broad ocean-facing decks. **8 bedrooms, 7 full/2 half bathrooms** • Price \$49,000,000 // Sothebys International Realty, sothebyshomes.com, Harald.Grant@sothebyshomes.com



23 SMITH ROAD Greenwich, CT

This waterfront estate has everything a family needs to enjoy all the benefits of oceanfront living in the a leafy community that's only a heartbeat from New York City. The renovated/expanded residence was built in 1937, and sophisticated interior design was completed by Cullman and Kravis of New York. And as all great homes of that era, it has six fireplaces, gracious formal rooms and grand gourmet kitchen. It also has panoramic water views, and a large master suite with fireplace with his and her baths and walk-in closets. The grand residence sits at the end of a private road on six landscaped acres. It also has heated pool, guest cottage, four-car-garage, oak-paneled barn, a private dock and extensive frontage on Greenwich Harbor. **7 bedrooms, 8 full/1 half bathroom** • Price \$39,500,000 // Houlihan Lawrence, houlihanlawrence.com, smaloney@houlihanlawrence.com





KILKARE Wainscott, NY

Kilkare is sited on over three beachfront acres in the Wainscott, New York's exclusive Georgica Association neighborhood. This Victorian beachfront estate was originally built in 1879 by Connecticut shipbuilders and sited overlooking the Atlantic and Georgica Pond with over 300-feet of direct ocean frontage. Kilkare has only had two owners, the second of which made extensive renovations during their stewardship. Every element of the home was fully restored and the grounds have had extensive plantings.

Natural light fills every room through the large windows, while such details as hand carved cherry wood pocket doors, pine floors, extensive built ins enhance the allure of this nautical home. The 6,493 square-foot historic home spans four levels and exquisite details can be found throughout including 9 fireplaces! **7 bedrooms, 7 full/1 half bathrooms · Price \$45,000,000 // Bespoke Real Estate, bespokerealestate.com, portfoliomanager@bespokerealestate.com**



THE CHIMNEYS Manchester, MA

The rhododendron-lined driveway of this iconic 28-acre oceanfront estate on the north shore of Boston winds through pristine costal woodlands before arriving at the majestic 13,000 square-foot home that commands a bluff above the Atlantic and a private white sand beach. As you would expect of a costal estate that's had only two owners for the last 117 years, The Chimneys will appeal to those with refined sensibilities. The elegant dining room features with hand-painted Chinese wallpaper. The living room leads to an elegant oceanside porch. And the master suite's a mahogany dressing room defines the best of a bygone era. The grounds feature formal gardens designed by Frederick Law Olmsted, Jr. in 1906. The 4,000 square foot carriage house can accommodate a car collection, be furnished as an office or become a family party space. And the two-bedroom apartment in the carriage house could be magical spot for summer guests. **8 bedrooms, 7 full/2 half bathrooms, · Price \$24,000,000 // Gibson Sotheby Realty, gibsonsothebysrealty.com, michael.carucci@sothebysrealty.com**



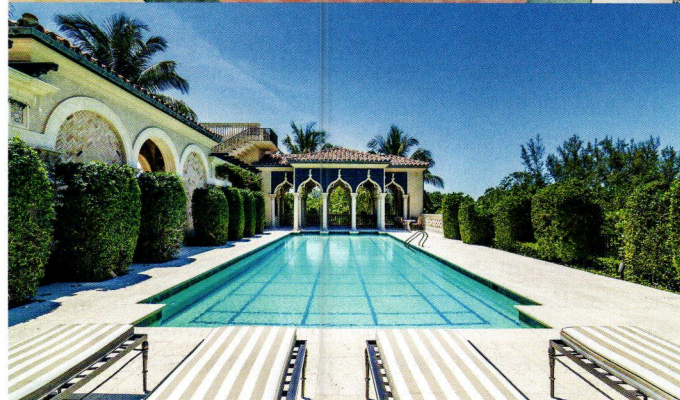


EL RANCHO TAJIGUAS Goleta, CA

Located in the undeveloped natural beauty of California's Goleta coast, El Rancho Tajiguas offers a potential owner that ability to control approximately 3,500 acres of spectacular oceanfront in an area where development is heavily regulated. El Rancho Tajiguas is the perfect marriage of luxury and natural beauty. It features two ocean facing estates (Villa Della Costa and Villa Del Mare), surrounded by complete serenity of land covered with hundreds of acres of avocado groves, a persimmon orchard, active cattle range-land and vast areas of open space. In fact, the history of the property can be traced back to the of King of Spain. And the sheer scale of this land coupled with the unmatched views and privacy that the El Rancho Tajiguas provides is truly fit for a king. **10 bedrooms, 18 bathrooms** · Price \$110,000,000 // Aaron Kirman Partners, aaronkirman.com, aaron@aaronkirman.com

BEL VIAGGIO North Palm Beach, FL

The privacy and exclusivity of this property's location on a secluded stretch of Seminole beach in North Palm Beach are just a few of many special features that set this oceanfront estate apart. Bel Viaggio, (translated from Italian as 'Beautiful Journey') was built to blend modern living into a historically relevant home that highlights the wealth opulence of homes Maurice Fatio designed in the area in the 1920's and 30's. The architect Gene Pandula, a Palm Beach preservationist, designed this grand chateau-style mansion for a well-known entertainer, art collector, and world traveler and in mind to take full advantage of the property's nearly 3 acres and 190-feet of direct ocean frontage. This custom-built, 18,800 square foot home is also just steps from one of the most exclusive clubs in the country. **9 bedrooms, 12 full/5 half bathrooms** · Price \$13,000,000 // Douglas Elliman Real Estate, belviaggionpb.com, Beth. Johnson@elliman.com



23 BELTED KINGFISHER

Hilton Head, SC

This beach front home in the Sea Pines section of Hilton Head Island has more than just an priceless ocean view. The 7,212 square foot home combines classic design and high quality craftsmanship and exquisite attention to detail in every room. The main foyer features a hand painted ceiling mural, marble floors and gold leaf detail. The billiard room is as grand as the main foyer. The chef's kitchen opens into the great room and large fireplace. And the pool is both private and perfectly situated between the house and the beach. **4 bedrooms, 6 full/1 half bathroom • Price \$13,000,000 // Celia Dunn Sotheby's International Realty, sothebysrealty.com, tracy.schyberg@celiadunn.com**



THE RESIDENCE

Parrot Cay, Turks and Caicos

This spectacular sunset-facing estate is set on Parrot Cay in the Turks and Caicos is comprised of nearly eight acres with over 1,100 feet of pristine beach out to the tip of a peninsula providing protection on its northern point. The estate is composed of three homes boasting 11 bedrooms within 13,500 interior square-feet, 18,000 under roof, and an additional 17,000 square-feet of exterior decking with four pools, for an approximate total of 35,000 square-feet of luxury Caribbean living space. And while the two-level Main House features the lion's share of living of living space with the enormous Master Suite spanning the entire upper level and a plush movie room off of the great room. Guests will hardly be disappointed with the accommodations in the two guest villas that are set discretely apart from one another on the property. **11 bedrooms, 13 bathrooms • Price \$33,000,000 // Turks & Caicos Sotheby's International Realty, turksandcaicosir.com, nina@tcsothebysrealty.com**



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THE VICTORY MANSION

Gibsonton, FL

The Victory Mansion is a 160 acre waterfront estate that may just be the ultimate getaway on Florida's Gulf Coast. It's gated entry and long, tree lined driveway leads to a large home and unparalleled views of Tampa Bay. Boaters will enjoy direct Gulf access from the estate's private dock. Anyone who appreciates custom designed ceilings including hand applied gold leaf, marble floors with inlay, world class custom chandeliers, and solid wood cabinetry will be blown away by the grandeur of the place. And everyone will be impressed by the outdoor space that includes a waterfront infinity pool, basketball and tennis courts, private beach, and a rooftop deck with unobstructed views of downtown Tampa and St Petersburg. **6 bedrooms, 6 full/2 half bathrooms • Price \$17,999,999 // Tampa Bay Luxury Properties, tampabayluxuryproperties.com, scansalesdonna@aol.com**

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ENLIGHTENED LANDSCAPES

Advanced technology and cutting-edge design combine to bring a whole new generation of lighting systems for pool, patio and beyond.

BY JANICE RANDALL ROHLF

Next-generation lighting systems can add drama and style to any outdoor space.

WITH THE BOUNDARY BETWEEN

indoor and outdoor luxury living becoming increasingly blurred—and not just in California and Florida—homeowners are pushing the envelope. They want their fresh-air environments to snap, crackle and pop, just like their spare-no-expense homes.

From the viewpoint of a chaise lounge in a gazebo overlooking an infinity pool, say, a well-orchestrated illuminated landscape plays up all the bells and whistles—pools, spas, fountains, waterfalls and grottos, to name a few. Light, when added strategically and with a designer's eye, accentuates what's beautiful and ensures that anything less is cast in shadow.

The recent history of landscape illumination technology, as in other areas of the lighting industry, can be divided into two categories: before and after LED. The migration of outdoor lighting from older technologies, like halogen, incandescent and fluorescent, to LED has brought numerous benefits including longer bulb life, better energy efficiency and low maintenance. In tandem with a system of timers and sensors, and with unlimited color selection and brightness controls, the capabilities of today's LED lighting technology are more advanced than ever.

LED lamps vary greatly—beam spread, lumen output, and wattage differences are just a few of the variations that exist between the many lamps that are available today. A lighting designer's task is to employ each lamp in a different way depending on a number of variables, including fixture, what is being lit, and what kind of effect s/he and the homeowner are after. With the sophistication of automated control systems, the pièce de résistance of outdoor lighting design is the ability to control the system from a smartphone no matter where you are.

The exterior lighting experts we spoke with agree that primary considerations when designing an outdoor environment, on your own or with the help of a professional designer, are lighting type, safety and security, and aesthetics.

AURORALIGHT

Directional lighting, downlighting, in-grade lighting, bollards, path and area lighting, pendants, underwater lighting, wall and step



Auroralight manufactures a wide variety of outdoor lighting solutions.





PAL Lighting USA can turn your pool into an illuminated work of art.



lighting, mounts: This California-based company has become an industry leader since company president and lead designer Michael Joye, a former landscape contractor himself, started Auroralight in 1996 when he noticed exterior lighting fixtures being adversely affected by otherwise normal climate conditions. His solution was to use high quality material such as solid brass and copper—now the industry standard—instead of plastic and aluminum, to combat the effects of salt, sea, and time.

“We take pride in providing lifetime solutions to our customers’ needs; whether it’s a standard product, a mounting solution, or a custom fixture design,” explains Jason Kessel, Auroralight’s marketing communications manager, who adds that their unique AMS mount design allows lights to “tilt, pivot, spin and rotate without twisting wires for the perfect angle to light your space.”

Auroralight’s most recent luminaire designs are meant to be minimal and discrete, like the Scepter, whose ultra-compact size makes it easy to install inconspicuously into planters and is ideal for illuminating pathways and intimate garden areas. Hidden or not, it’s important to the company that all its products achieve the best performance and are made from the highest quality materials and adhere to design standards that are modern yet timeless.

According to Kessel, a new product launching soon is Auroralight’s catenary cable mounting system, with which lights can be hung in an attractive pattern of staggered lengths, perfect for outdoor plazas and intimate dining patios. A brass junction box hides the wiring and makes for easy serviceability. “Catenary lighting is on trend, so Auroralight is providing a more compact, yet robust solution for those projects,” says Kessel. auroralight.com

PAL LIGHTING USA

From spas to spillovers, fountains to fire bowls, the sky may not even be the limit to fantastical effects in today’s world of luxury pool design. “With negative edge pools, why not light up the trough?” asks Ray Thibault. “Raised columns might support a fire bowl, so why not light up the edges of the col-

umns?" Thibault, director of business development for PAL Lighting USA (the North American agent for the Australian company Bellson Electric) has seen a lot of change during his 15 years with the company. In the 1990s, Sydney-based Bellson started by outfitting fiberglass pools in the Australian market with a low-voltage, self-enclosed pool light using a Xenon bulb. With the advent of low-voltage LED pool illumination in 2008, which PAL was the first to introduce, lighting

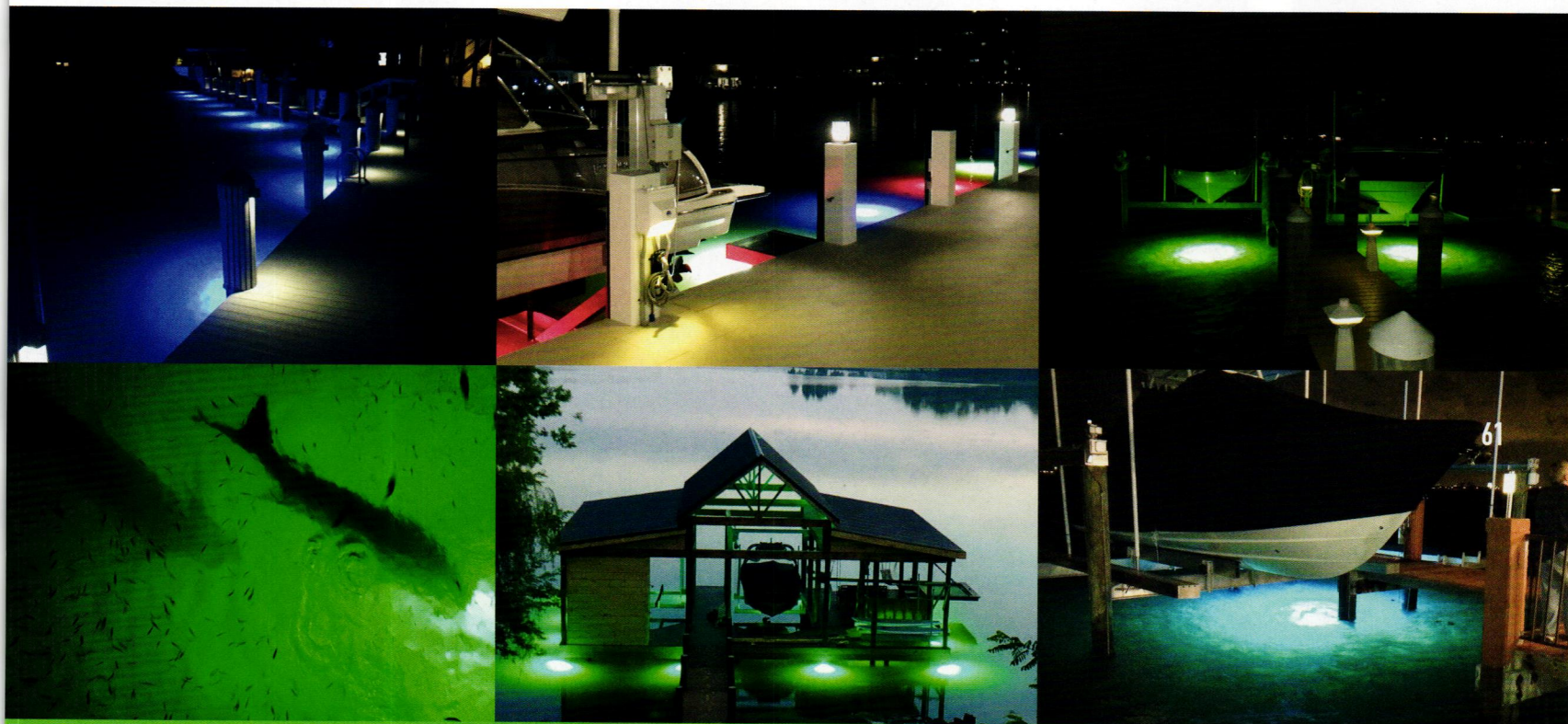
systems got safer. With 12-volt and smaller LEDs, however, more lights had to be used to get the desired effects, instead of using one huge light in the pool end.

Benefits include more complete illumination of the pool with mini lights on entry steps, swimouts and tanning ledges. Perimeter lighting creates a whole new look for the pool and makes stepping pads look like they're floating on water. Waterfall or rain curtain illumination is now easy and home-

owners can even have integrated landscape and backyard feature lighting.

Once the safety issue was addressed, manufacturers and designers focused on improving upon the wow factor. After all, says Thibault, "The real beauty is looking at the effects of the lights."

PAL introduced safe color change to the pool environment, and with electronic power supplies the user just has to put their thumb on the color wheel to control the color and



AQUA DOCK LIGHTS

Growing up in Marietta, Ohio, Coby Williams's family always owned a boat and he spent a lot of time navigating small lakes and the Ohio River. When he graduated from college with a degree in marketing and started fishing around for a new business concept, he zeroed in on, you guessed it, fish. Well, not exactly. Williams observed that a lot of halogen and high-voltage lights illuminating fishing and boating docks were not safe to swim near nor very bright. "I reached out to electrically inclined friends," says Williams, owner of the company, and together they developed a pioneering LED underwater dock lighting system that is the brightest and most energy-efficient in the world.

Because Aqua Dock Lights cast up to 60-feet in diameter of light, homeowners have a greater sense of safety and security, especially when young children are around. In the case of an accident, well-lit water makes it easier and faster to find someone who may have slipped off the dock. The high-level illumination also helps boats navigate better around docks.

Many homeowners are drawn to Aqua Dock Lights simply for the beauty they lend to waterfronts at night. What's more, they attract fish, which is appreciated equally by those who want to catch them and those who simply want to admire the underwater flora and fauna. Red, orange and white lighting options are available as well as green and blue, the best colors for attracting fish.

The popularity of Aqua Dock Lights is spreading beyond South Florida. "People may think it's a tropical innovation," says Williams, "but we have customers in Alaska who use the lights for ice fishing." aquadocklights.com



Crenshaw Lighting specializes in creating custom light fixtures for leading architects.

brightness of pool lighting, water features, and landscape lighting all from the one, fully wireless system. pallightingusa.com

CRENSHAW LIGHTING

Recently working with Robert A.M. Stern Architects, Crenshaw provided beautifully detailed custom lighting fixtures for a luxury apartment complex in Peru, a 22-story, 31-unit limestone tower featuring large loggias and terraces overlooking the Lima Golf Club, with single-family townhouses that define a private garden. Among the many showstopping examples of Crenshaw's contributions are a pair of intricate 10-foot exterior niche sconces with cast aluminum leaves (each back-lit)

flanking the main entry. Clean-lined contemporary sconces illuminate the pool. Not all of the company's projects are as substantial and high-profile as this one, but the majority of customers, whether corporate, government or private, require the utmost level of product, performance and painstaking craftsmanship.

"We don't want to hide the 'jewelry' of the space," says Patrick Gable, marketing coordinator at Crenshaw, a custom decorative lighting company well known for impeccable historical restoration and replication. Not only do the fabricators, engineers and designers at Crenshaw create beautiful, thoughtful designs, they also achieve high performance. "Our goal is to not interrupt historic aesthet-

ics, but to incorporate new technology in lamping," says Gable. "What people are after is energy efficiency while also keeping the historical integrity and intricacy intact."

Crenshaw is one of the few companies worldwide that retrofits solid-state LED light into antique and historical fixtures. So sought after are the company's restoration skills that they recently doubled the size of their headquarters. "We've invested to preserve the heritage of lamp-making in the U.S. by growing our staff and shop so that our skilled team can continue to manufacture our fixtures in our Floyd, Virginia, facility," says Gable. "With the exception of pouring our own metal, we can do everything in-house." crenshawlighting.com ♦



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The Rosewood
Miramar Beach
is located on a
pristine coastline in
Southern California.

■ DESTINATION: CALIFORNIA

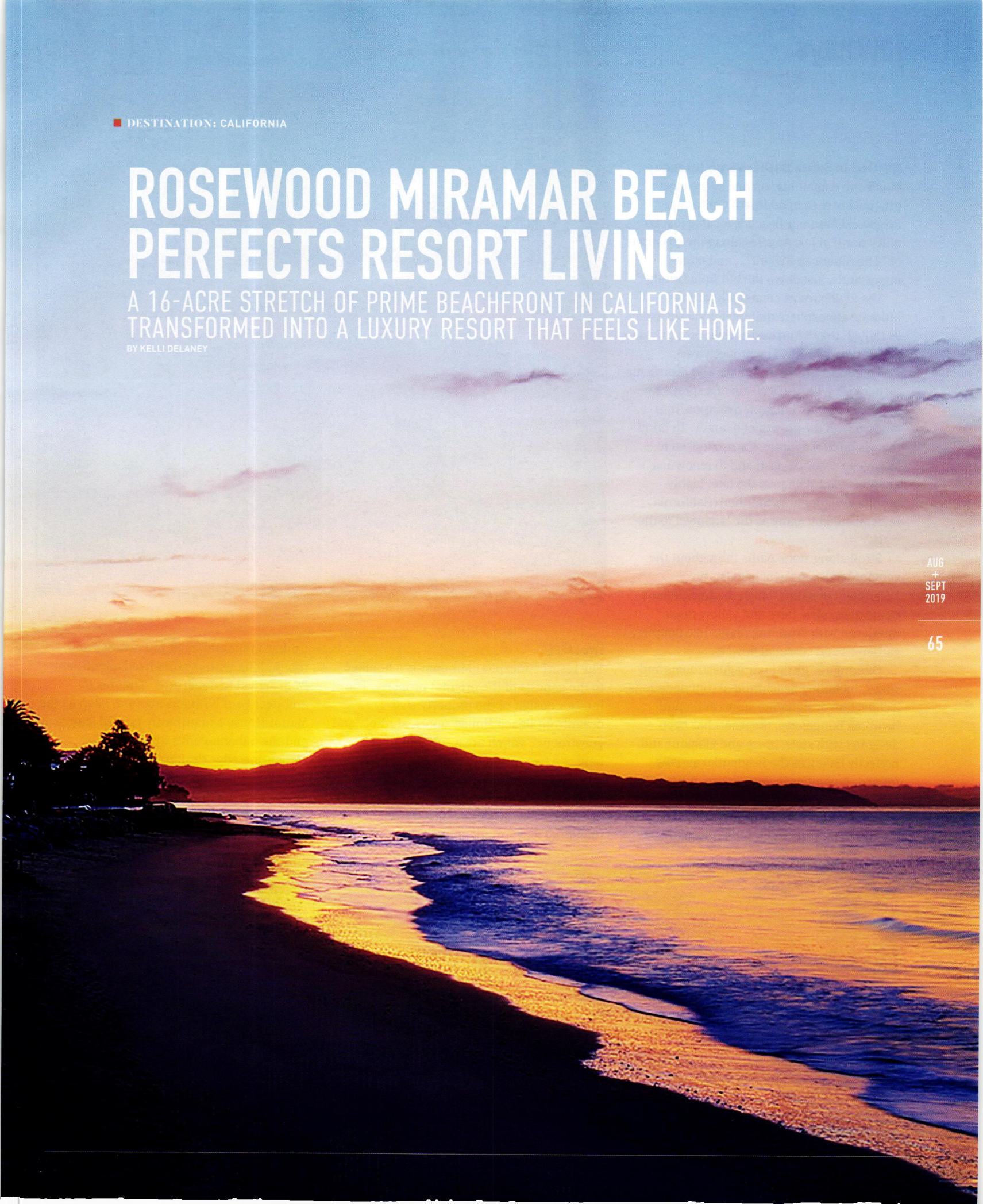
ROSEWOOD MIRAMAR BEACH PERFECTS RESORT LIVING

A 16-ACRE STRETCH OF PRIME BEACHFRONT IN CALIFORNIA IS
TRANSFORMED INTO A LUXURY RESORT THAT FEELS LIKE HOME.

BY KELLI DELANEY

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Nestled in Santa Barbara's picturesque

Montecito community on one of the most pristine beaches in Southern California, Rosewood Miramar Beach is located just 80 miles north of Los Angeles along the coastline of "The American Riviera"and more importantly, just down the hill from Oprah!

The idyllic resort creates a luxurious, intimate atmosphere that invites guests to feel as though they've arrived at their own private beachfront getaway. The property was designed as a private residence and represents owner Rick J. Caruso's vision of a sprawling Montecito estate that grew over time, in tandem with the growth of a family. To bring this vision to the future, Caruso looked to Montecito's storied past, and to renowned architect Paul Williams; the late, highly-prolific designer from Southern California remembered by many as the 'architect to the stars.'

Stroll along stone paths throughout the verdant landscape which boasts an assortment of palms, magnolia trees, lemon citrus trees, olive trees and yellow roses interlaced with flowering plants like poppies, gardenias and seasonal flowers.

Offering 161 ultra-luxury guestrooms and suites, including beachfront accommodations, a collection of signature suites and multi-bedroom bungalows, the resort has been designed with style, grace and glamour and perfectly balances the residential and the refined. Amenities include Sense, A Rosewood Spa, a state-of-the-art fitness studio, two cabana-lined pools and bespoke beach service on the sandy shores of Miramar Beach.



Every aspect of this luxury resort is designed to feel like a private home.



LIVE LARGE

The resort concept at Miramar is a homage to the genesis of the original property. The interior design of the property's 26 oceanfront Beach House suites, studios, and guestrooms, which are a collaboration between two internationally-renowned designers Diane Johnson and Nancy Corzine, feature direct access onto the sand and enjoy several indulgent services including a complimentary evening cocktail

trolley, monogrammed pillowcases and robes along with personalized amenities from arrival to departure. Tributes to architect Paul Williams abound, such as the Manor House's luxuriantly-curved staircase and the Cabana Pool's distinctive serpentine-edge design. Guest room and suite amenities include a custom 'Marine Fresh' amenity line, exclusive bed linens from Rivolta Carmignani, Caruso-blend signature coffees and Mariage Frères tea.



The decor is as timeless as the ocean views.





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Rosewood Miramar
Beach's magnificent
Manor House.

LIVE EVEN LARGER?

At the heart of the property is the magnificent Manor House, where a dramatic stone-paved driveway leads up to a striking single-entry, solid-wood front door that opens into the home's grand foyer. There are three individually-designed signature suites within the Manor House including The Founder's Residence, The Miramar Suite and The Ambassador Suite. Each provide the utmost in luxury, space and style, infusing distinctly residential design details throughout the resort – the product of collaboration with Rick Caruso's personal interior designer, Diane Johnson. The Founder's Residence offers two expansive bedrooms, ensuite baths, walk-in his-and-her closets, multiple fireplaces, a living room, study, dining room, and custom kitchen for chef to prepare your meals. Boasting spectacular views and 3900 square feet of distinct décor

and design, the signature suites can be combined with king-sized guestrooms to form an entirely private, seven-bedroom retreat within the Manor House.

Complementing the grandeur of the Manor House, are the Bungalows and Lanai House guestrooms with views of the ocean, mountainside or gardens. Each guest room accommodation is light-filled and spacious and offers a furnished balcony or patio, a roomy dressing area, and lavish bathrooms which provide every indulgence with elegant marble finishes, freestanding soaking tubs and separate his-and-her vanities.

MAKES SENSE TO ME

Sense, a Rosewood spa, welcomes guests into a serene and relaxed reception space, decorated in coral and pale blue tones, with light wood furniture and marble tabletops dotted with lush, local greenery.

STAR-STUDED SHOP

Gwyneth Paltrow groupies are flocking to her first-of-its-kind goop Sundries Shop on site. Combining goop-approved favorites in clean beauty, wellness, athleisure and resort fashion, goop Sundries offers the best in elevated beach essentials for locals and travelers alike.

HOT PLATE

Home to seven distinct dining venues including Caruso's, the signature oceanfront restaurant, and Malibu Farm at Miramar, an all-day eatery, Rosewood Miramar Beach is a culinary destination in its own right for local foodies and hotel guests featuring a culinary program characterized by sustainable resources that highlight the best of the region's rich gastronomy. The most buzzed about restaurant is Malibu Farm at Miramar, the first California resort outpost of the beloved farm-



Everything from the grandeur of the Manor House foyer, to the pool, spa and even custom beach cruiser is...perfect.



to-table concept by Helene Henderson. In keeping with Malibu Farm's philosophy, the restaurant serves simply prepared plates crafted from fresh and locally-sourced ingredients from growers and food purveyors in Ventura and Santa Barbara Counties.

Standout dishes include Swedish Mini Crepe-Style Pancakes for breakfast; Coconut and Avocado Ceviche for lunch; Crispy Baked Whole Fish Tacos for dinner; as well as a range of delicious beverages from "Health Shots" and cocktails. During dinner service, guests can choose to bring the littles and dine family-style with shared plates.

After dinner head over to the The Scoop Shop, for a sweet treat which features strawberry ice cream pink walls, colorful cushioned outdoor banquette seating and festoon lighting make it the perfect spot to watch the sun set on the waves.

ALL ABOARD

Adding to the charm at the Miramar, is an active train track which runs right through the resort. What might have been seen as a deal

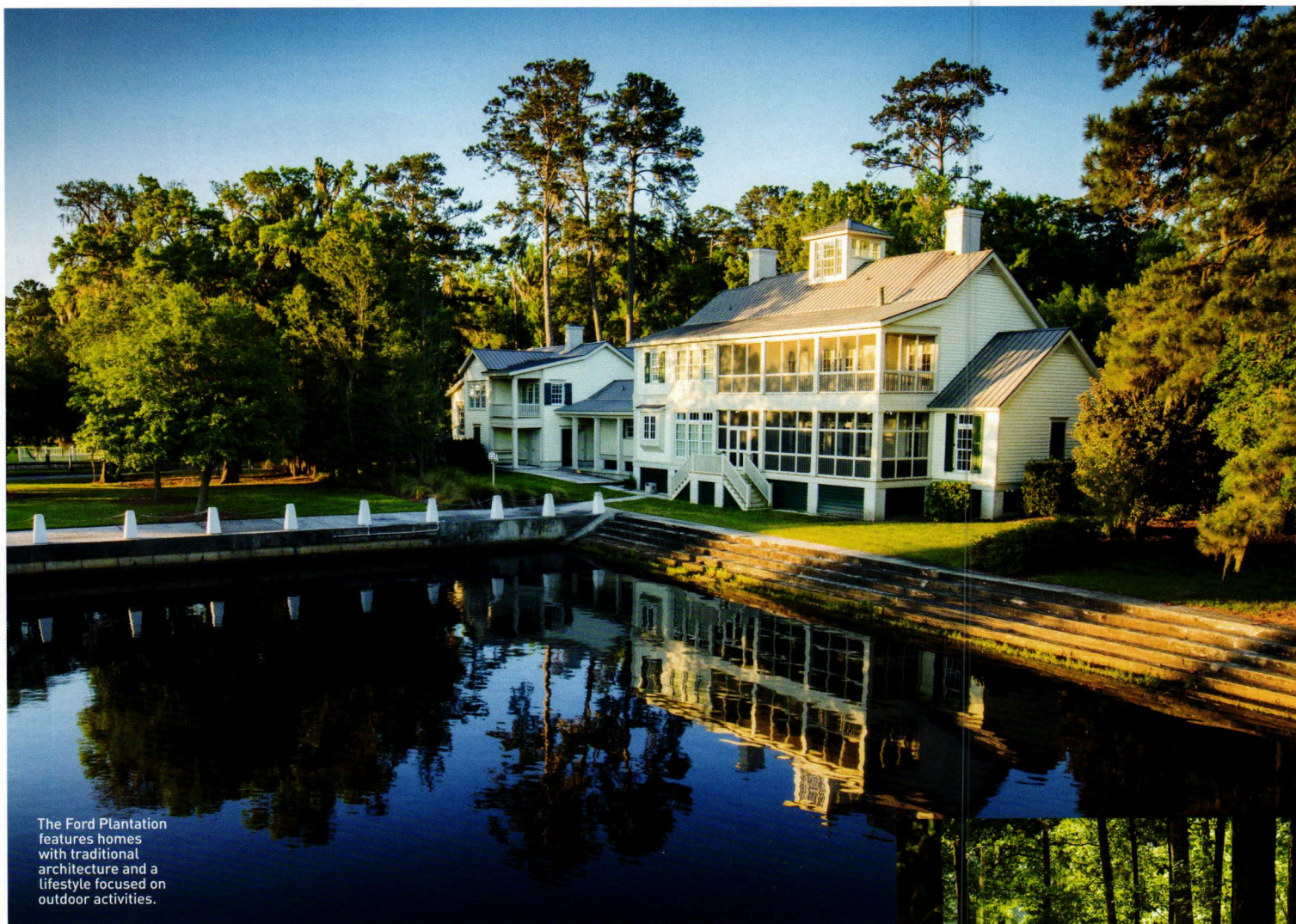
breaker for some developers, Caruso decided to bill the train as part of the property's charm by adding an outdoor bar next to the tracks overlooking the ocean. Guests raise a glass as the bartender rings a bell when each train passes.

MEMBERS ONLY

Shh! There's also a private club at Miramar. Launching with about 200 members, it's "invitation-only and targeted at locals and second-home owners in the area who aren't snooty and are fun to hang out with."

Club members get access to the gym and beach, as well as a private bar and restaurant. ♦





The Ford Plantation features homes with traditional architecture and a lifestyle focused on outdoor activities.

HIGH LIFE IN THE LOW COUNTRY

THE FORD PLANTATION IN GEORGIA'S LOW COUNTRY IS ALL ABOUT PEOPLE – AND THE SPORTING LIFE BY J. MICHAEL WELTON

Everything anyone wants to know about The Ford Plantation in Richmond Hill, Ga. can probably be learned from John and Laura Lee Samford.

She's an interior designer with a penchant for American Saddlebred horses. He's a retired attorney who can't spend enough time on his boat.

In 2000, the Birmingham couple saw an ad in The Wall Street Journal for this lush residential community on the banks of the

Low Country's Ogeechee River. It showcased an enticing deepwater marina – and a world-class equestrian facility.

Their response was immediate. "We came over and looked at it – and made an offer on a one-acre lot before we left that weekend," he says. "The first time we were there we had dinner in the clubhouse, and by the end of the evening we knew everyone."

It was instant camaraderie, complete with invitations for fishing and golfing.



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Image by John Ellis
Interior Design by Aria Design. Architecture by Horst Architects

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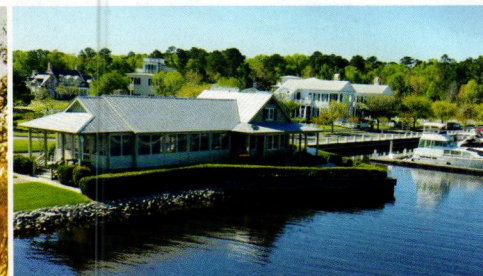
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Henry Ford built the Main House in the 1930's (top). Owners enjoy a marina, equestrian center, and various residential opportunities.



"This is a true sporting community," he says. "For a naturalist, there's almost anything you want to do."

By 2005, they'd built a 3,800 square-foot home. A friend drew up construction documents while Laura Lee designed the interiors.

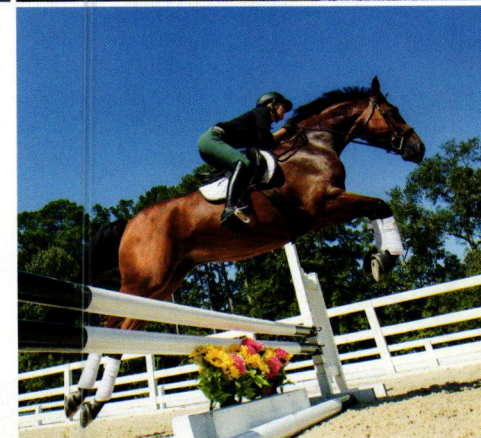
They sold their home in Birmingham and settled in. Now they're neighbors to owners of about 250 other properties, from 2,200-square foot cottages to 16-acre estate lots. Membership in the community is capped

at 400 homes, many with views to the river, the marsh or the golf course.

Each member was drawn by the natural beauty of Ford's 1,800 acres – and the people who live there. "It's very small, and very private – and you know everyone," he says.

Besides outdoor adventures on site, other experiences await nearby. Savannah's arts, parks and music scene are 25 minutes away, and six beaches are within 45-minutes.

"Anything you want is here in your own back yard," says Marc Ray, general manager at Ford.



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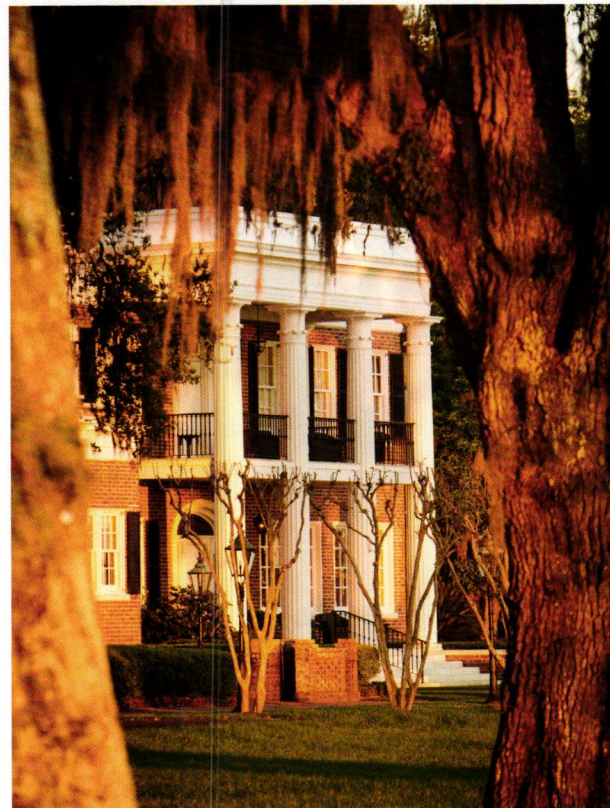
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■ DESTINATION: GEORGIA



Ford Plantation residences are sophisticated, classic, and contemporary.

Its newest and last neighborhood, Silk Run, is now in development. It was master-planned by Christian Sottile, former dean of the School of Building Arts at the Savannah College of Art and Design, now a partner in Sottile & Sottile. The village-like community will contain 53 homes that draw on Georgia's English roots from the 18th and 19th centuries.

Materials are brick, stone, timber and slate, designed to stand the test of time and improve with age. The architect is aiming for a modern lifestyle, with all living areas on one level. "They feature private gardens, and you can also look out over the shared spaces," Sottile says.

He's referring to the community green at the heart of the neighborhood, with a pavilion for performances and events. "It will greet you as arrive," he says. "A walking garden and settings for benches will help activate edges of the green."

Nearby is a 300-year-old allée of live oaks, their Spanish moss swaying in the breeze. They're part of the former rice plantation's rich and varied heritage.

That's something that a knowledgeable John Samford's happy to talk about. After all, he just wrapped up writing a book on the plantation's history. ♦

FOR MORE INFORMATION, VISIT fordplantation.com

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Mauna Lani, Auberge Resorts Collection

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DESTINATION LUXURY

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

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Located on 32 oceanfront acres in Hawaii, the all-new luxury lifestyle resort **Mauna Lani, Auberge Resorts Collection** is set to debut in early 2020. Marked by fish ponds, natural lava plains, lush tropical gardens, and alluring beaches, Mauna Lani captures a distinct sense of place deeply rooted in rich cultural traditions. It will include 333 contemporary guest rooms and suites, five private bungalow residences, five restaurants and lounges, three pools, a spa and wellness center, and an interactive Holoholo Kids Circle. aubergeresorts.com/maunalani

ELYSEE MIAMI

Two Roads Development's **Elysee Miami** is bringing the luxury of the French Riviera to Miami's Edgewater neighborhood. Rising 57 stories directly on the waters of Biscayne Bay, Elysee will be home to 100 half-floor and full-floor residences, with three- to five-bedroom units measuring between 2,200

and 5,500 square feet. The slender glass tower, designed by Arquitectonica founder Bernardo Fort-Brescia, features a unique three-tiered telescoping shape that provides unobstructed 180-degree bay and city views from every residence. Elysee's avant-garde design concepts are the creation of Parisian designer Jean-Louis Deniot. The devel-

opment has an estimated 2020 completion. elyseemiami.com

OCEAN DELRAY

An oceanfront enclave designed by Randall Stofft Architects and developed by U.S. Construction and NRIA, **Ocean Delray** blends modern sophistication with natural, coastal elements for just 19 home buyers. The



Quivira Los Cabos



Elysee Miami

units will range from 3,373 square feet to over 4,400 square feet of air-conditioned living space. Available in configurations of three bedrooms plus den to five bedrooms, the residences also offer expansive oceanfront terraces that add from 682 to over 2,300 square feet of living area. Ocean Delray residents will have access to beachfront lounges and cabanas, a pool lounge suite, and a

Peloton experience exercise room. Pricing ranges from \$5 to \$10 million. oceandelray.com

MONTAGE RESIDENCES KAPALUA BAY

Montage Residences Kapalua Bay is located on 22,000 acres of oceanfront within the Kapalua Resort in Lahaina on Maui. The development recently debuted a limited collection of three-bed-



Ocean Delray



Montage Residences Kapalua Bay

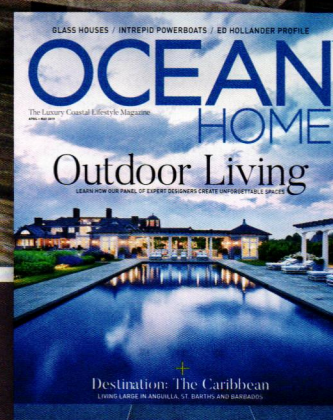
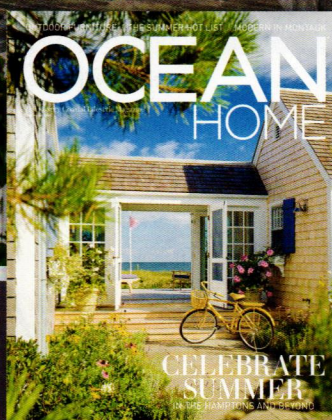
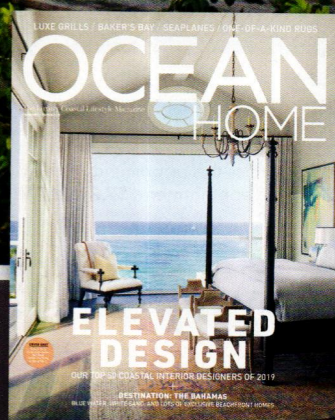
room oceanfront residences for sale, ranging from \$2.7 to \$3.8 million. Each fully furnished residence offers over 2,000 square feet of interior living space with private lanais of up to 575 square feet. The newest collection of residences at Montage Residences Kapalua Bay provides an exceptional resort living experience with an elegant and contemporary design, spacious bedrooms, and well-appointed chef's kitchens. montageresidenceskapalua-bay.com

QUIVIRA LOS CABOS

Situated on 1,850 acres, with three miles of beaches, Quivira Los Cabos is an exceptional master-planned residential resort community located 10 minutes from downtown Cabo San Lucas on the southernmost tip of the Baja Peninsula. Community highlights include the Jack Nicklaus-designed Quivira Golf Club and homeowner access to the restaurants and facilities of Cabo's Pueblo Bonito resorts. The development has a phase-one construction date of August 2019 for the newest amenity, the Quivira Beach Club. The 120-room St. Regis Quivira, Los Cabos, is anticipated to begin construction during the third or fourth quarter of this year. quiviraloscabos.com

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

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*Limited time offer.



SOUTHAMPTON ESTATE SECTION FIRST OFFERING

This nearly 2-acre parcel anchored by a 200+ year old Copper Beech tree is the setting for this elegant country home in superb condition. Generous high-ceilinged public rooms open to the south facing terrace, pool and established perimeter landscaping. The spacious first-floor master suite is ideally situated as are the additional 6 en-suite bedrooms each providing privacy and comfort. An exceptional first offering. **\$11.75M WEB# 344840**



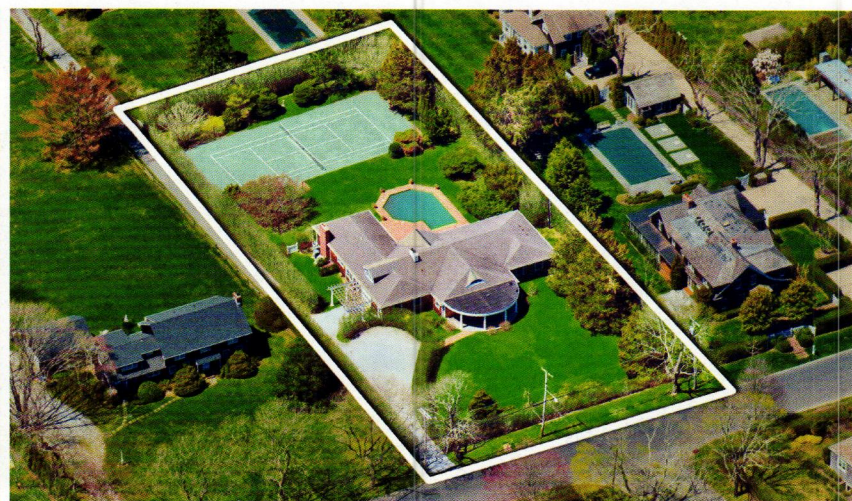
SOUTHAMPTON: WORLD FAMOUS GIN LANE

A sprawling floor plan makes for luxurious seaside living. This chic styled home boasts principal rooms with vaulted ceilings allowing for great light and a sense of air and space. 8 bedrooms, 12 bathrooms, living room, library, media room, office and spectacular kitchen all open to the terrace and pool. Outside amongst the 2.2 acres of beautiful landscape you will find a tennis pavilion, tennis court, 2-car garage, and outdoor shower. Ocean beaches within a short distance. **\$14.5M WEB# 345015**



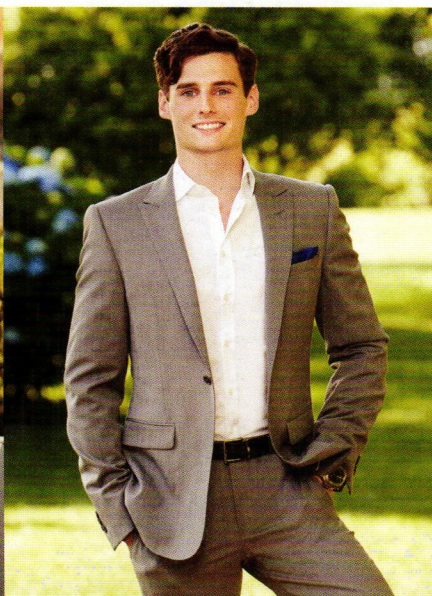
A BRILLIANT LOCATION IN MURRAY COMPOUND

You can now own this quintessential seaside cottage within the Murray Compound and part of the original 250-acre oceanfront enclave. A superb acre with preserved and pre-existing zoning lies just 500' to the private Atlantic Ocean Beach access. This is truly a once in a lifetime opportunity. **\$7.95M WEB# 103929**



ENCHANTMENT BY THE SEA

You will be enchanted by the sound of the ocean when you arrive at this special 6 bedroom home with beautiful pool area and a tennis court. A well appointed home with library, den, and living space for relaxing as well as entertaining during the Hamptons summer season. Don't miss this opportunity to be by the beach and in the Village of Southampton. Call for an appointment. **\$7.295M WEB# 343577**



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Tim Davis

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Thomas Davis

Licensed Real Estate Salesperson
m 631.885.5739 | o 631.702.9226
thomas.davis@corcoran.com



A COMPELLING OPPORTUNITY ON MEADOW LANE

The first time for sale. An original Atlantic Ocean beach house with protected frontage along miles of white sand. An ideal site to redevelop with ample room for a substantial home, oceanside pool and tennis court. Nearly 3 acres with 150' of frontage and views of Shinnecock Bay. Just listed exclusively.

\$21.5M WEB# 345058



MODERN OCEANFRONT ON FIVE ACRES

A contemporary residence recently refreshed, remodeled and in some areas rebuilt, is perfectly positioned along World Famous Meadow Lane. Over 5 acres of beachside property with spectacular ocean coastline views to the south. To the north, the preserved Shinnecock Bay views over the 25 to 30 acres of pristine marshes and spectacular sunsets. Undoubtedly the best oceanfront offering for the price. **\$27M WEB# 15809**



A RARE BAYFRONT COMPOUND, SOUTH-OF-THE-HIGHWAY

One-of-a-kind Shinnecock Bayfront Atterbury Estates. This 12 acre estate site has been conceptually divided into 7 parcels and situated on one of the highest points in Southampton. The spectacular view is a combination of the highest waterfront elevation, the direct southern exposure and the waterfront ensuring miles of panoramic waterviews. Offering 3 golf holes, a separate carriage house, a separate waterfront parcel with approvals for a 4,200 SF home and pool. **\$15.9M WEB# 113274**



GEORGICA POND: EAST HAMPTON

Award winning Modern Architect Harry Bates outdid himself with this timeless design of a glass, steel and limestone house now offered for sale for the very first time. South facing rooms bathed in light all open to the terraces, the 435 feet of frontage on Georgica Pond, the manicured 2.3 acre landscape and the glamorous pool and cabanas. Indeed this is an exceptional opportunity to own this wonderful home in pristine condition. Just listed exclusively **\$21M WEB# 345053**

With over 39 years of success listing and selling the best properties on the East End, Tim Davis has become one of the most sought-after brokers in the country offering both buyer agency and seller agency representation.



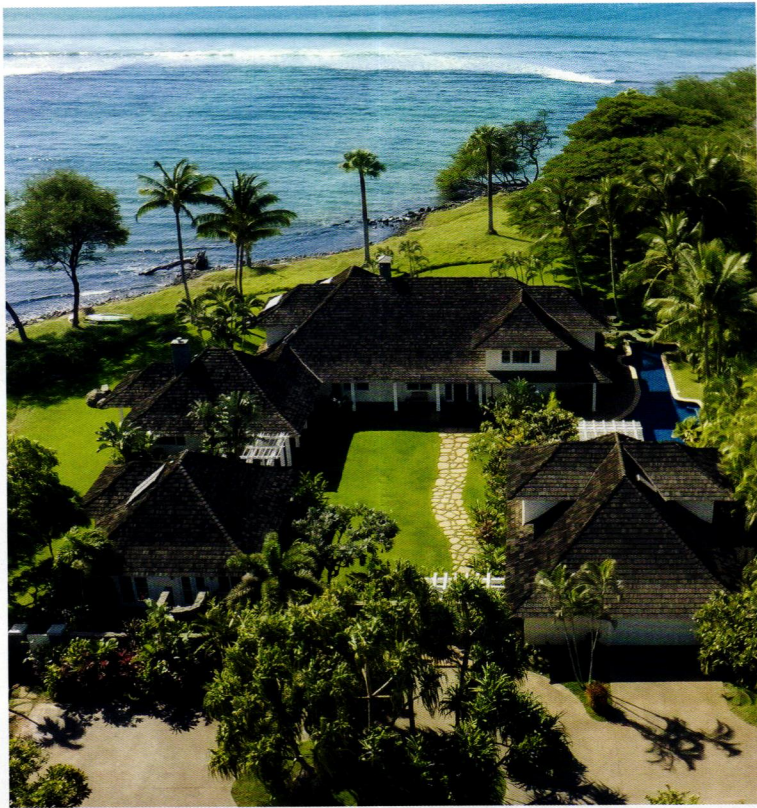
Maui's Grand Oceanfront Estate



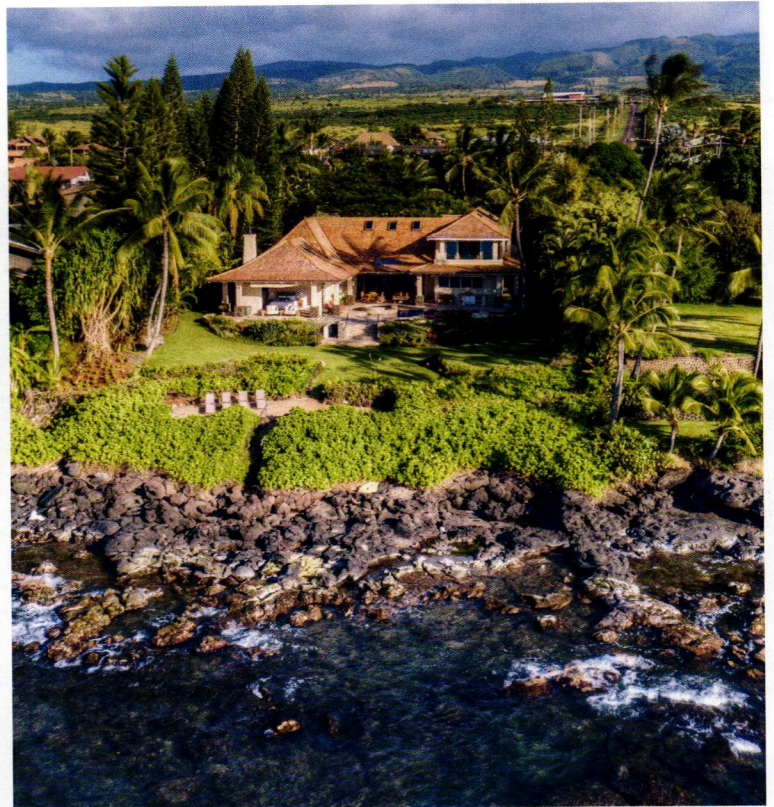
Kahana Oceanfront Estate



Montage Residences at Kapalua Bay



Olowalu Oceanfront Estates & Estates Sites



West Maui Oceanfront Estate



Kapalua Beachfront - Ironwood 14



Napili Oceanfront Home

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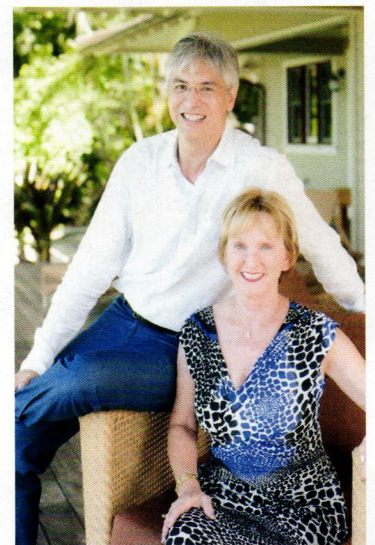
808.250.1583 | sold@maui.net | soldmaui.com

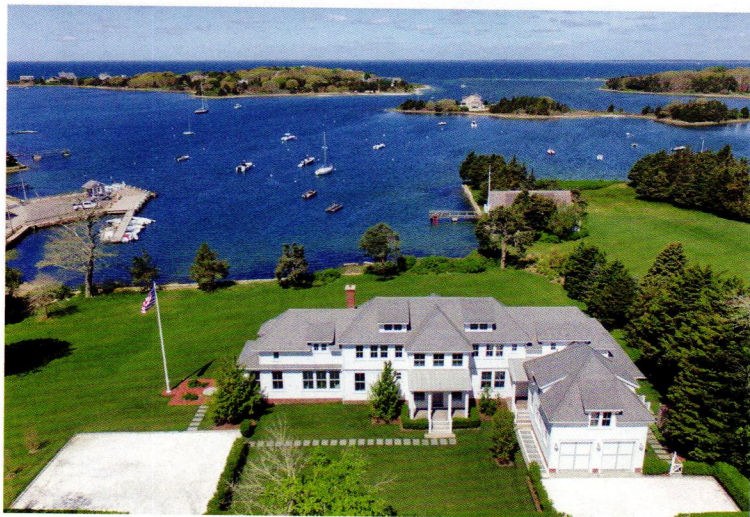
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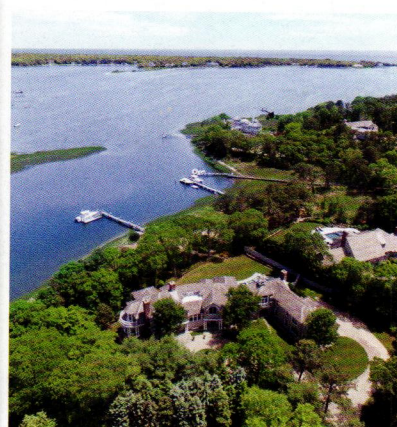




Magnificent landmark property on Harbor, West Falmouth \$5.995M
Paul Grover 508.364.3500 | Barbara Hussey 508.274.1933



Beachside 4BR in serene setting, Truro \$985,000
Max Cliggott-Perlt 774.538.9445 | Emily Boynton 617.480.5256



Oyster Harbors waterfront estate, Osterville \$7.7M
Robert Kinlin 508.648.2739



Waterfront Estate setting w/ dock & tennis court, Osterville \$2.795M
Kathleen S. Byrne 781.589.7015 | Vincent D'Olimpio 508.737.5853



Dreamy waterfront home steps to beach, Chatham \$2.495M
Guthrie-Mabile Team 508.246.3236



Impeccable waterfront compound with dock, Woods Hole \$4.750M
Paul Grover 508.364.3500 | Barbara Hussey 508.274.1933



Three-unit compound, historic Inn, Provincetown \$2.350M
Team John Jeff 617.959.1187



6BR waterfront w/ deeded dock, Chatham \$2.195M
Guthrie-Mabile Team 508.246.3236

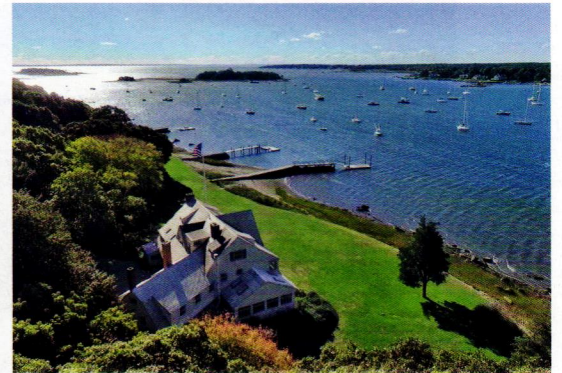
FROM CITY, TO COUNTRY, TO COAST. **ROBERTPAUL.COM**



Impressive direct oceanfront, West Yarmouth \$3.999M
Robert Kinlin 508.648.2739



Panoramic water views, Osterville \$6.250M
Robert Kinlin 508.648.2739



Sippican Harbor waterfront estate, Marion \$4.295M
Paul Grover 508.364.3500 | Fran Schofield 508.237.0006



Top-floor penthouse unit, Provincetown \$980,000
Max Cliggott-Perl 774.538.9445 | Emily Boynton 617.480.5256



Set on sparkling waters of North Bay, Cotuit \$9.850M
Paul Grover 508.364.3500



Sublime sanctuary in coveted village, Marstons Mills \$3.495M
Paul Grover 508.364.3500 | Fran Schofield 508.237.0006



Spectacular North Side property with panoramic views, Barnstable \$4.250M
Robert Kinlin 508.648.2739



Pristine 4 acres with stunning Buzzards Bay views, Wareham \$699,900
Mathew J. Arruda 508.965.8683



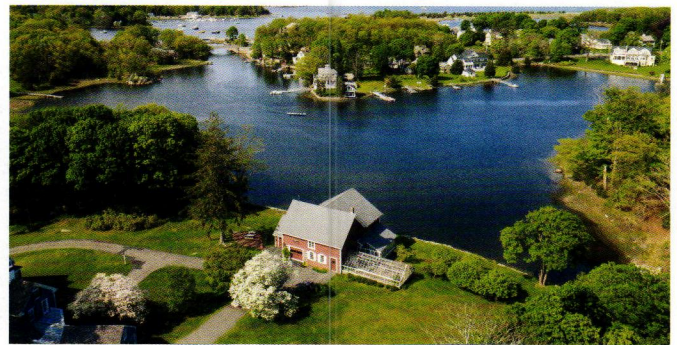
750 feet of shoreline on Mattapoisset Harbor, Mattapoisset \$950,000
Anne Bramhall 508.763.2236

COLDWELL BANKER



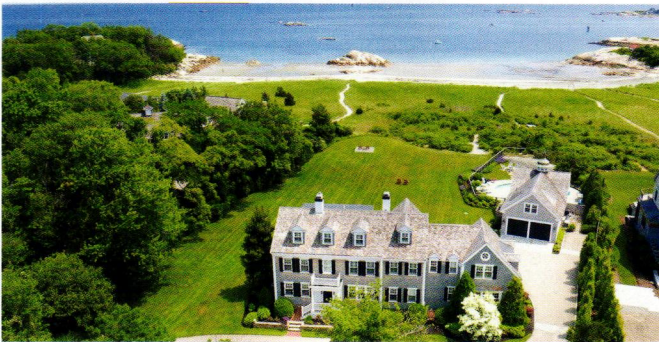
Cohasset | 46 Gammons Road | \$4,195,000

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 | \$4,895,000

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.



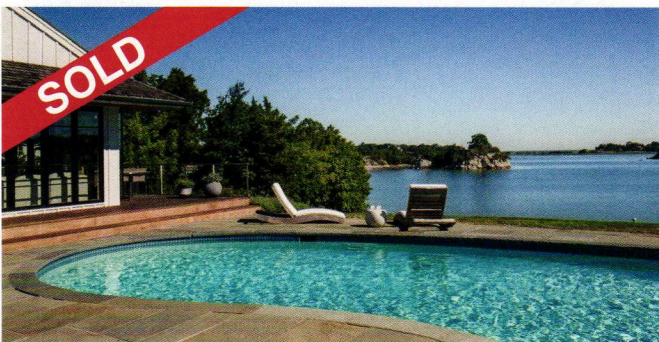
Cohasset | 131 Atlantic Avenue | \$7,200,000

Spectacular oceanfront property on exclusive Sandy Cove. The house was renovated in 2013 and has new electrical, insulation, plumbing, and HVAC systems. All new flooring, windows, trim, fireplaces, stairways, and beautiful cabinetry in the kitchen. New roof, white cedar shingle siding, new windows, and the decks are IPE. The Barn has a new roof, new bath, and a new gas fire pit. Steps to your own private beach.



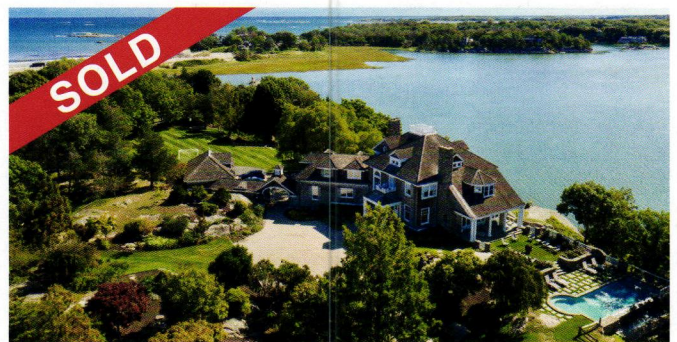
Cohasset | 481 Jerusalem Road | \$3,599,000

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!



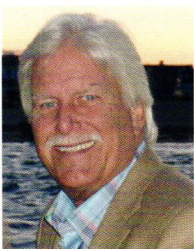
Cohasset | 80 N. Main Street | \$3,950,000

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.



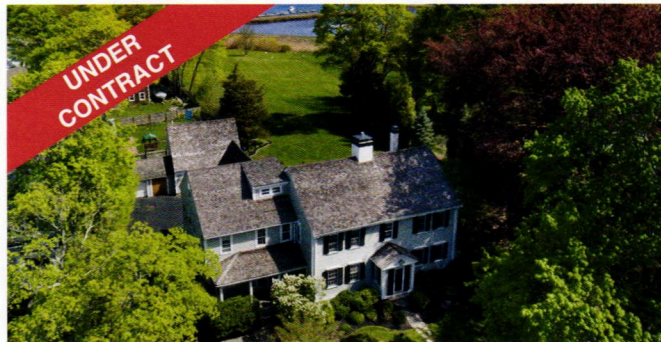
Frank Neer | FrankNeer@comcast.net | **781.775.2482**

11 South Main St, Cohasset, MA 02025



Cohasset | 6 Deep Run | \$3,775,000

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.



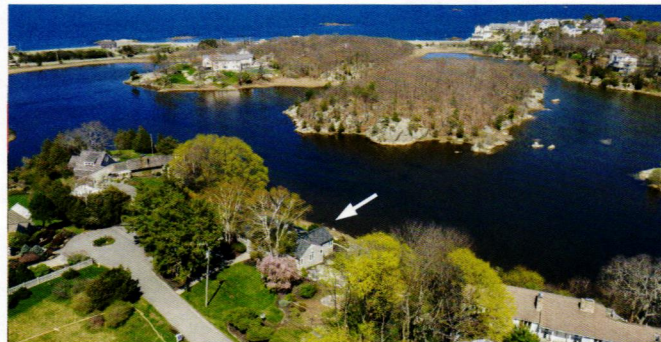
Cohasset | 126 Border Street | \$2,995,000

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 | \$3,195,000

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!



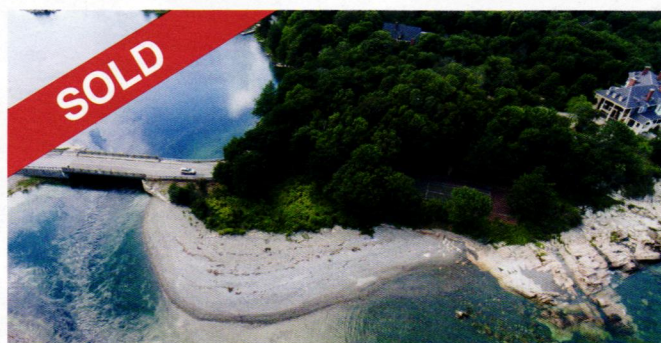
Cohasset | 26 Little Harbor | \$3,100,000

Fabulous location with views of Little Harbor and the ocean beyond right off Jerusalem Road, in a private, highly sought after neighborhood. This newly renovated home has 10 rooms, 4 bedrooms and 2 full baths and 2 half baths. Open floor plan with walk-out lower level family room. New siding, roof, copper gutters. Propane fueled generator, new electrical, plumbing, radiant heat in bathrooms. Surround sound home theater. Easy walk to Sandy Beach.



Cohasset | 55 Ocean Ledge Drive | \$2,295,000

Exquisite custom designed shingle style home beautifully sited with landscaped grounds offers unique architectural detail and custom millwork throughout. Offering over 5700 sq ft of living area that includes 4 bedrooms, great room, family room, home office, dining room, mud room. Gourmet Chef's Kitchen, four full marble baths, one half baths, three car attached garage! Additional detached two car garage. A private walking trail to Cohasset Golf Club.



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.



370 S Hibiscus Drive Miami Beach, Florida

\$28,800,000

5 BEDS | 5/1 BATHS | 10,754 SF | 21,000 SF LOT

An ultramodern oasis, built on a double lot in 2016, on exclusive Hibiscus Island in Miami Beach. This residence was developed with state-of-the-art home technology and impeccably designed to enjoy the serenity and beauty of island living. Marble and wooden floors are paired with bright accents to compliment the natural light filled rooms. Luxurious interior features include a kitchen with top-of-the-line appliances, in-home theater and space integration through the latest connectivity systems. All lower level areas open fully to create a single indoor/outdoor living space with the water as a backdrop. Exterior features include an infinity-edge pool, 122 ft of water frontage allowing space for two docks, which can be used for one large yacht or two boats. The rooftop is fully equipped with its own gourmet kitchen and stunning ocean and city views.

EXPLORE THE HOME » 370SHIBISCUSDR.COM



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7801 Atlantic Way Miami Beach, Florida

\$6,900,000

4 BEDS | 4 BATHS | 2,109 SF | 16,000 SF LOT

First time on the market in 48 years. Rare opportunity to own a direct oceanfront property in the exclusive guard gated community. This well-maintained 2 story 1930's Colonial style residence is located on an expansive 16,000 square foot lot and boasts 4 beds, 4 baths, 2 car garage and private terrace entrance with one of a kind stunning direct oceanfront view of the beach and Atlantic Ocean. Endless possibilities for the buyer seeking the ultimate beach retreat. Gated private lush garden complete with fruit trees. Located on Collins Ave between 77th and 79th Street and is comprised of 12 oceanfront residences with direct pedestrian access to the beach, park and beachside boardwalk. Minutes from famed Bal Harbour shops, restaurants and South Beach.

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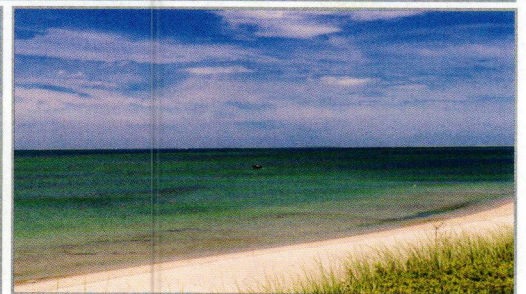
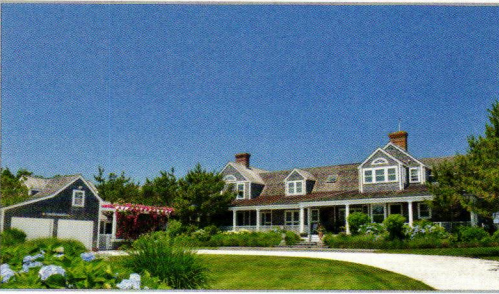
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NANTUCKET WATERFRONT



7 BEDROOM NORTH SHORE BEACHFRONT COMPOUND

Exceptional setting on 4 acres with nearly 300 feet of water frontage. Private access to miles of pristine beach stretching from Eel Point to Jetties Beach. Enjoy captivating water views from nearly every room in the main house with generous entertaining areas inside and out. The guest house comes complete with 3 ensuite bedrooms.

Oversized two car garage with caretaker's workshop

Pool and studio

Gourmet kitchen

Wine cellar

Gym

Whole house generator

The main house and the guest house can be purchased as 2 separate parcels.

\$10,950,000 Main house with pool, studio & garage on 2 acres

\$8,950,000 3 bedroom cottage on 2 acres

\$19,900,000

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SOUTHAMPTON

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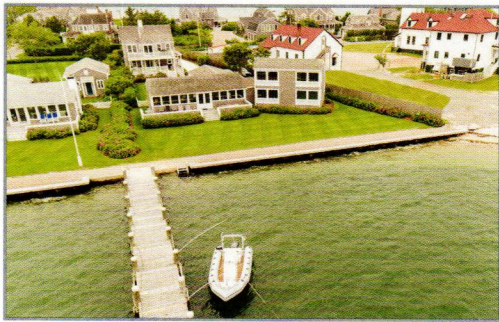
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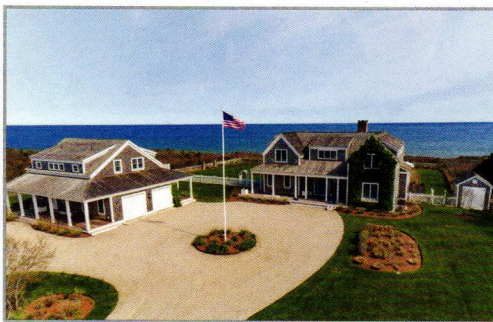
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NANTUCKET ISLAND



BRANT POINT | \$19,875,000
8 Bedrooms, 5 Bathrooms



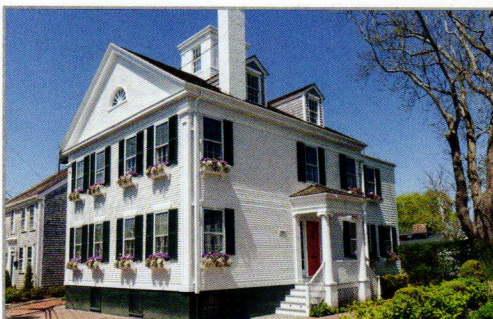
TOM NEVERS | \$7,995,000
7 Bedrooms, 7+ Bathrooms



SURFSIDE | \$7,500,000
7 Bedrooms, 6+ Bathrooms



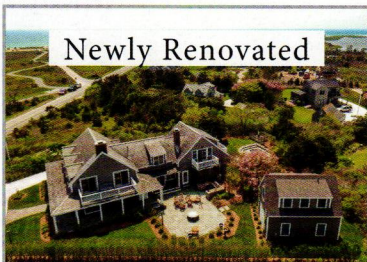
TOWN | \$6,950,000
5 Bedrooms, 4+ Bathrooms



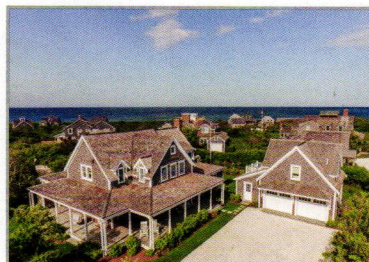
TOWN | \$5,995,000
5 Bedrooms, 4.5 Bathrooms



WAUWINET | \$5,095,000
6 Bedrooms, 5.5 Bathrooms



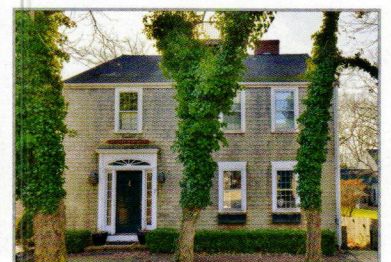
Newly Renovated
CISCO | \$4,495,000
4 Bedrooms, 3.5 Bathrooms



WAUWINET | \$4,195,000
4 Bedrooms, 4+ Bathrooms



CISCO | \$3,495,000
4 Bedrooms, 3.5 Bathrooms



TOWN | \$2,995,000
5 Bedrooms, 4+ Bathrooms



MADAKET | \$2,995,000
3 Bedrooms, 2.5 Bathrooms



SCONSET | \$2,395,000
3 Bedrooms, 3.5 Bathrooms



BRANT POINT | \$2,295,000
4 Bedrooms, 2.5 Bathrooms



WAUWINET | \$1,495,000
4 Bedrooms, 2 Bathrooms

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BLUE ISLAND

EXUMA CAYS BAHAMAS







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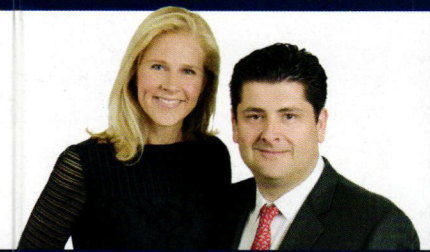
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854 South County Road, Palm Beach

Situated on 2+ acres, this 5BR/8.2BA plus guest house estate features over 200 feet of direct Intracoastal frontage. This fantastic Estate Section home features commanding water views complete with private boat dock with lift. Set amongst beautifully manicured grounds, this home is a serene hideaway just minutes from Worth Avenue, shopping, and restaurants. Spectacular views of the Intracoastal Waterway, and manicured grounds with putting green.

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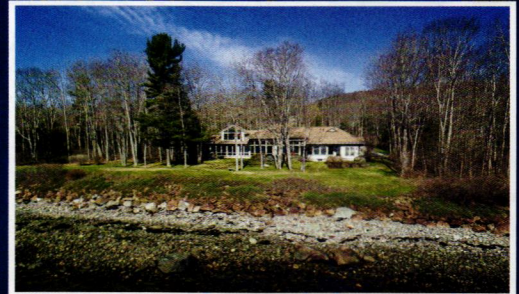



ISLESBORO, NORTHEAST POINT

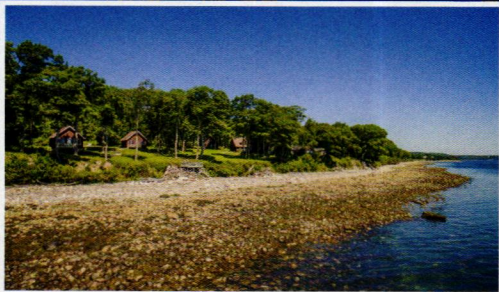
74+/- acre private peninsula with over 6,800' of frontage on Penobscot Bay. Includes a fully furnished 4-BR Shingle-style home, seasonal guest cottage, deepwater dock and pier, protected cove with great anchorage, walking trails and several beach areas. Approved subdivision but available for purchase in its entirety.
Brian Wickenden 207.975.9650 | \$3,750,000


FREEPORT OCEANFRONT ESTATE

Contemporary home w/ 4 fireplaces, media room, exercise room, and 4BR suites with sitting areas (3 with kitchenettes) in the main house. Detached carriage house also has 2 BRs, 1 full-bath, 2 half baths, kitchenette and a grand living room. Outside enjoy the infinity pool, with patio and fire pit, 13 acres & oceanfront dock!
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CAMDEN OCEANFRONT

Privately situated 3+ bedroom waterfront estate overlooking Sherman's Cove with exquisite craftsmanship & stunning water views. 3+ acres of lovely gardens & trees, granite hardscaping, babbling waterfalls & small ponds plus 370' of private ocean frontage.
Leslie Tranchell 207.691.2955
Valerie Foster 207.2522.7820 | \$3,295,000


LINCOLNVILLE OCEANFRONT

Four year-round cabins on 6 acres with 456' of accessible ocean frontage via stairs to a rocky beach. The compound is comprised of two, 2BR cabins each with woodburning fireplaces and a luxurious full bath with jetted tub & separate shower PLUS two additional 1BR/1B cabins.
Leslie Tranchell 207.691.2955
Valerie Foster 207.2522.7820 | \$2,600,000


BRISTOL OCEANFRONT

Exquisitely renovated 4-bedroom main home, a recently constructed 40 x 60 post and beam barn, a charming fish house at the shore, a deep water dock and float, a large gardening shed with a wood-stove, gorgeous landscaping, great views and expansive frontage on South Bristol Harbor. 6 acres, dock, and dockhouse.
Brian Wickenden 207.975.9650 | \$3,750,000


SOUTHWEST HARBOR

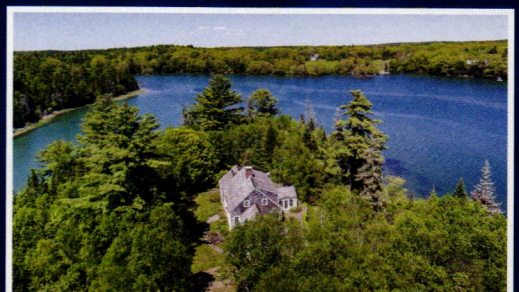
SPINDRIFT is a renovated circa 1900 "Maine Summer Cottage" elevated from the water's edge capturing the stunning views of the harbor and mountains of Acadia National Park. The 7-room, 3-bedroom, 3-bath cottage features 2 fireplaces, large deck, detached garage, winterized guest house, and deep water dock.
Janet Moore 207.266.0441 | \$1,900,000


OGUNQUIT OCEAN VIEW CONDO

Beautifully decorated and fully and tastefully furnished, popular Dunelawn Condominium is the setting for this unit in "the Mansion" with its handsome and spacious grand entry, beautiful architectural details and elegant staircase; but the 2BR, 2BA unit itself, the storage area and the garage are all easily accessible by elevator.
Ginny Whitney 207.451.3093 | \$1,550,000


SOUTHPORT OCEANFRONT

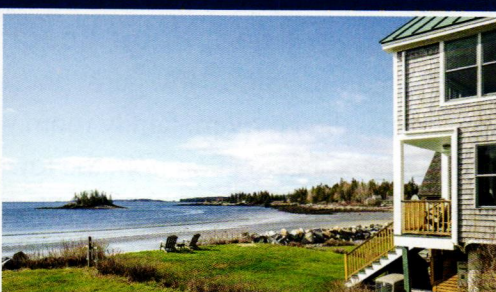
Spectacularly set home on half an acre at the end of Camerons Point Road on Ebenecook Harbor. Deepwater dock with stone pier and 300 feet of waterfront. Wide open unobstructed 180 degree views west to Westport, south to Dogfish Head, and north to Barters Island.
Dennis Gleason 207.446.6394 | \$1,400,000


SOUTH BRISTOL OCEANFRONT

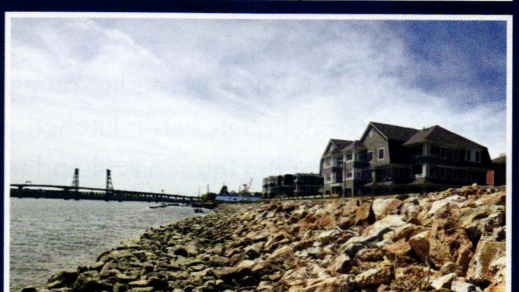
10 acre sanctuary with over 2000' of saltwater shore frontage circling an authentic Cape designed by Royal Barry Wills Associates. 12 rooms, over 3400 sf, wide pumpkin pine floors, two wood burning fireplaces and charming Colonial details throughout. A splendid dock, two boat moorings, barn, green house and generator.
Kathleen Shattuck 207.215.4161 | \$1,200,000


PORTLAND, PEAKS ISLAND, CASCO BAY

Turn-key property just a short ferry ride from Downtown Portland. Impeccably maintained 4-BR, 3-BA architect-designed 3,547 sf home on the backshore offers 180 degree sweeping ocean views including 3 lighthouses. Hardwood floors, gourmet kitchen, stone fireplaces, master suite, attached garage, screened porch & 2 large decks.
Carrie Martin 207.415.2504 | \$1,195,000


OWLS HEAD BEACHFRONT

Charming seaside cottage on one of Maine's true gems, Crescent Beach. Thoughtfully renovated, this beach front property has some of the best views up and down the coast. This is a fantastic area for kayaking and boating of any kind, Penobscot Bay becomes your playground!
Aaron Crossman 207.322.6638 | \$769,000


BATH RIVERWALK CONDOMINIUMS

Located just a stones throw to historic downtown Bath, residents experience gracious single floor living and comfort as well as the convenient location offering easy access to cafes, fine dining, farmers market, art galleries, and more. 2 bedrooms, 2 bathrooms, 2-car heated garage, private storage, on-site dog wash.
Sandra Wendland 207.233.7788 | Low \$500,000s



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Spectacular Landmarked Mediterranean estate featuring 5BR/6.1BA, guest house, and 3 car garage. Additional highlights include gourmet chefs eat-in kitchen, stunner formal dining room, family room with wet bar, and expansive master suite. Stunning views of the Intracoastal and tree tops of the estate section from the tower suite. Expansive outdoor spaces include beautifully manicured gardens, large swimming pool, and open loggias perfect for entertaining. With fireplaces, pecky cypress ceilings, intricate tile work, ornate millwork, and beautiful flooring throughout, no detail has been overlooked.

Exclusive Offering | www.235BanyanRoad.com

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Though information is assumed to be correct, offerings are subject to verification, errors, omissions, prior sale, and withdrawal without notice. All material herein is intended for informational purposes only and has been compiled from sources deemed reliable. Artist renderings are for marketing purposes only.





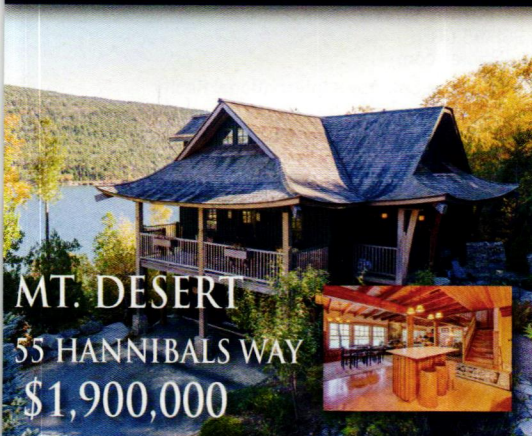
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Ocean Reef Club Sotheby's International Realty

Russell Post

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Jay.Rourke@sothebysrealty.com

+1 305.367.2027

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\$6,100,000

ariabeachfront.com

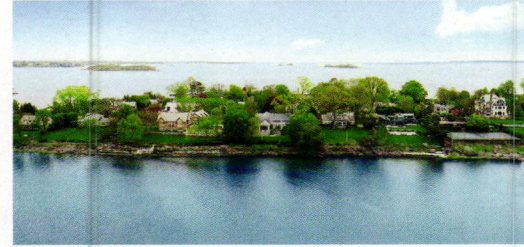
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RYE, NEW YORK



74 Island Drive

\$6,795,000

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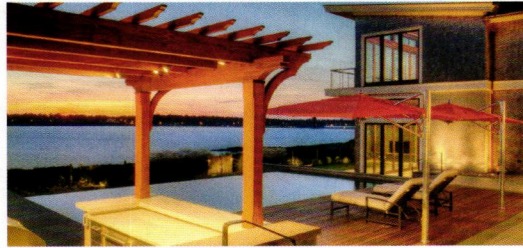
Julia B. Fee Sotheby's International Realty

Peggy Shepard

Peggy.Shepard@juliabefee.com

+1 201.417.9132

NEWPORT COUNTY, RHODE ISLAND



Sunset Terrace

\$16,000,000
gustavewhite.com

PROPERTY ID | 5CWFJQ

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+1 401.849.3000

NEWPORT, RHODE ISLAND



'Ker Avor' - Ocean Drive Estate Area

\$9,000,000

gustavewhite.com

Gustave White Sotheby's International Realty

info@gustavewhite.com

+1 401.849.3000

FOLLY BEACH, SOUTH CAROLINA



11 Red Sunset Lane

\$1,850,000

MLS ID | 19006951

danielravenelsir.com

Daniel Ravenel Sotheby's International Realty

Kim Crain

Kim@danielravenelsir.com

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SEASCAPES

Winter Harbor, Maine

Located on prestigious Grindstone Neck, a seaside neighborhood offering a yacht club, golf course, and swimming pool.

5 bedrooms
5.5 baths
4,700 sq. ft.

Offered for \$1,850,000



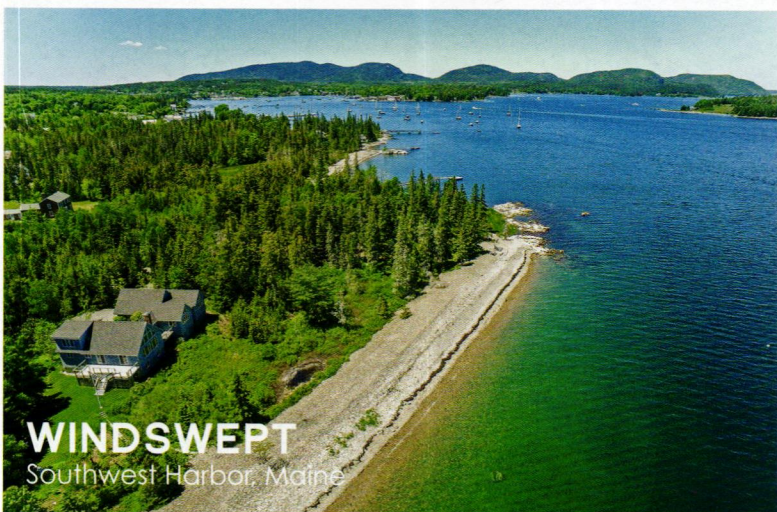
FJORD HOME

Hall Quarry, Maine

On Acadia Mountain, this residence features frontage on Somes Sound, with deep-water dock, & master suite with private deck. Good rental history.

4 bedrooms
4 baths
4.27+/- acres

Offered for \$1,980,000



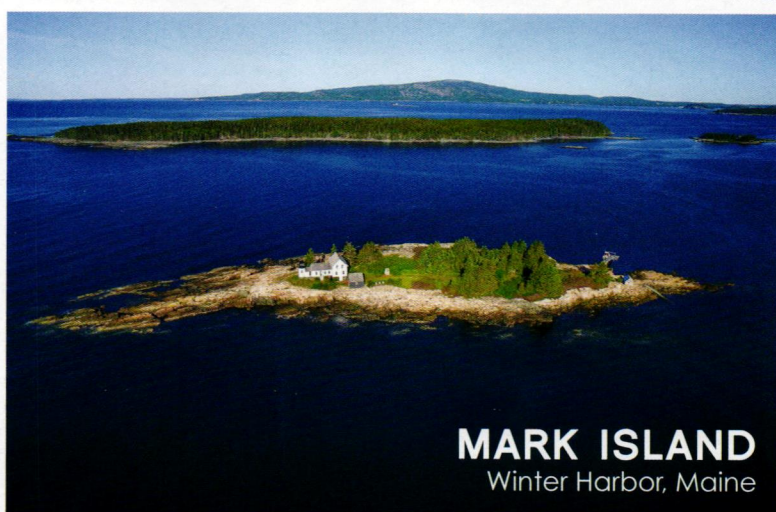
WINDSWEPT

Southwest Harbor, Maine

Unparalleled views spanning east past Greenings Island to Acadia and Bear Island, past Sutton and the Cranberry Isles to open ocean!

4 bedrooms
3 baths
master suite wing

Offered for \$1,985,000



MARK ISLAND

Winter Harbor, Maine

An enchanting private island with original lighthouse. Restored keeper's house; new dock & boathouse. Views of Acadia and Schoodic Point.

3 bedrooms
2.5 baths
2,000 ft. of shoreline

Offered for \$2,300,000



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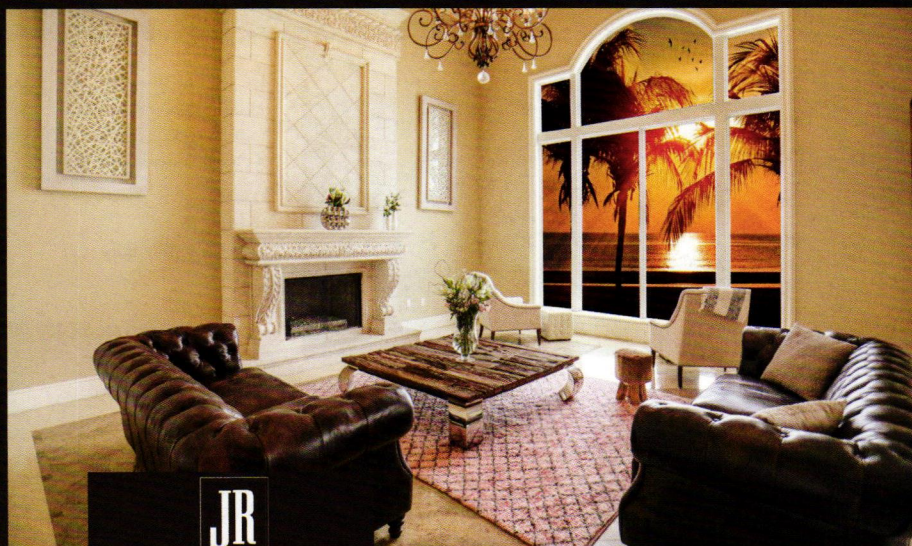
1423 N FORT LAUDERDALE BEACH BLVD FORT LAUDERDALE, FL

This 4,877 sf estate is one of 33 homes that sits exclusively on Ft. Lauderdale Beach Blvd with unobstructed panoramas of the Atlantic Ocean and just steps from the famous sands.

Constructed in 2011, this multistory home includes; an open gourmet kitchen, five bedrooms, five and a half baths, living spaces with unparalleled views, large basement, and two car garage. The home's interiors are pure luxury, with a stylish neutral palette punctuated with the use of natural stones and wrought iron. Every detail was carefully selected and quality crafted. Highlights include Lutron light and shade systems, hidden mechanicals, a climate-control system, high-tech sound system, and spacious roof top terrace that overlooks all the action. Additionally, the residence offers a four story elevator, large keystone fireplace, beach facing private pool and roughly 1,500 sf of outdoor living space.

A central stairway leads to the private bedroom suites, all boasting sleek en-suite baths, generous closets and wonderful views. The master bedroom is the ultimate ocean facing retreat, complete with a spa-like marble bath and jacuzzi, his and hers walk in closets, full wet bar, and captures the ocean's splendor with its own breezy balcony.

1423 North Fort Lauderdale Beach Boulevard is an ideal location for shopping and fine dining, just a few miles from Las Olas Blvd. The residence is also protected with a newly installed elevated sea-wall that was completed by the City of Fort Lauderdale in 2015. Fort Lauderdale-Hollywood International Airport and Fort Lauderdale Executive Airport are both a convenient 20-minute drive away.



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South Shore

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67 Ryecroft, Plymouth, Massachusetts | \$1,450,000
Pond front, custom designed 3657sf with Aqua Solarium featuring heated fresh water/salt swimming pool



22 Nonantum Avenue, Nantucket, Massachusetts | \$7,800,000
Coveted estate on 1+ acre with Pool and Guest House, moments from Surfside Beach



STARFISH CT

EXUMA & EXUMA CAYS

\$2,999,500

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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Multi-generational living just moments from the heart of Nantucket's historic district. The home has the ease of downtown living, but with the comfort and tranquility of a quaint side street. This three building, two lot property features over 10,000 square feet and 11 bedrooms total. This magical summer enclave offers a spacious yard, multiple outdoor nooks, colorful gardens and was meticulously renovated with impeccable craftsmanship.

\$17,995,000



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fishernantucket.com

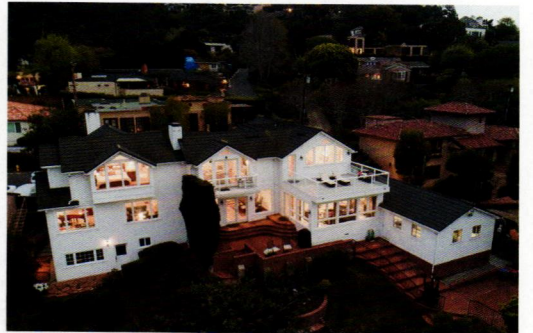
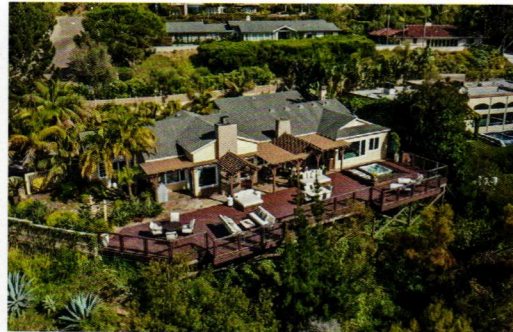
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Offered at \$4,175,000

www.7146LaJollaScenicDrS.com



Michelle Serafini & Rosa Buettner
For details visit www.LaJollaPBHomes.com

3 East Roseland Drive | La Jolla, CA

There's a magnetic quality at this home that provides serenity and sunsets, sandy beach days, and cozy evenings sitting around the firepit. The massive kitchen island is the entertaining focal point of the home where stories and laughter fill the air. Whether you are catching rays on the deck or enjoying the red skies of the sunset over La Jolla Shores, the beach vibe of this home relaxes, replenishes, and inspires.

Offered at \$3,968,000

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END OF SUMMER BLUES

Perched above Vineyard Haven Harbor on Martha's Vineyard, this late-nineteenth-century captain's house needed significant restoration and renovation to create a new, yet historically accurate summer home. And as you can see in the rich moulding and classic arch of the doorway, the wide open french doors, and the modern flash of the clear plastic chairs, Architect Patrick Ahearn, interior designer Blue Jay Design and builder Rosbeck Builders have struck the perfect balance. **BY BILL SPRINGER**

FOR MORE INFORMATION, VISIT: patrickahearn.com, bluejaydesign.net, rosbeckbuilders.com

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