BUILDER PROFILE / SOOTHING POOLHOUSE / AZIMUT YACHTS

The Luxury Coastal Lifestyle Magazine OCTOBER + NOVEMBER 2019

ARCHITECTS

DESTINATION FLORIDA

Modern in Miami

Paul Rudolph's Sarasota Style

Palm Beach Elegance

77 7025649 42182 314

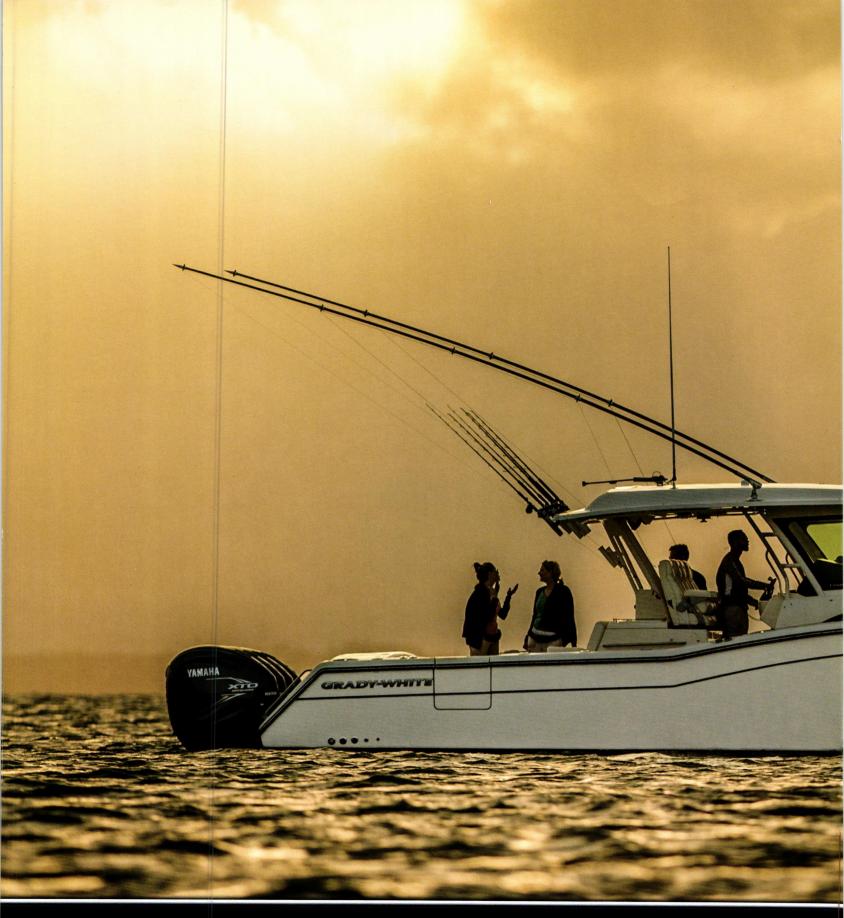
0037 / Z3240

WAKE FOREST NC 27587-2331

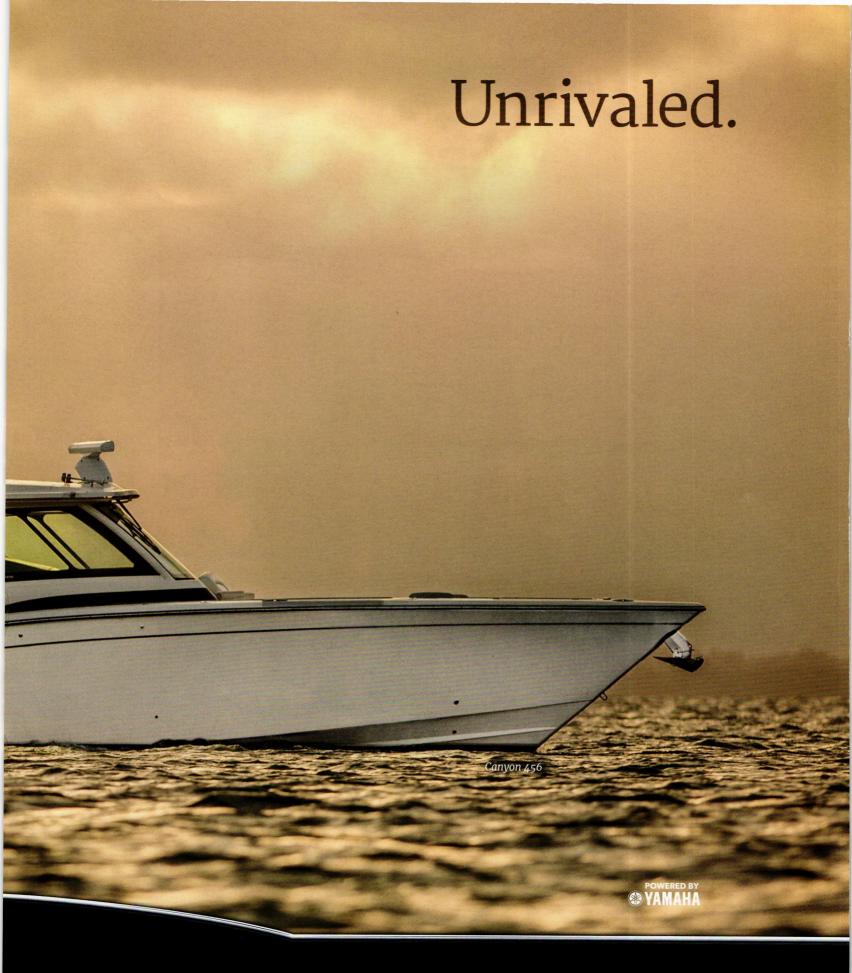
WIKE WELTON
WIKE WELTON

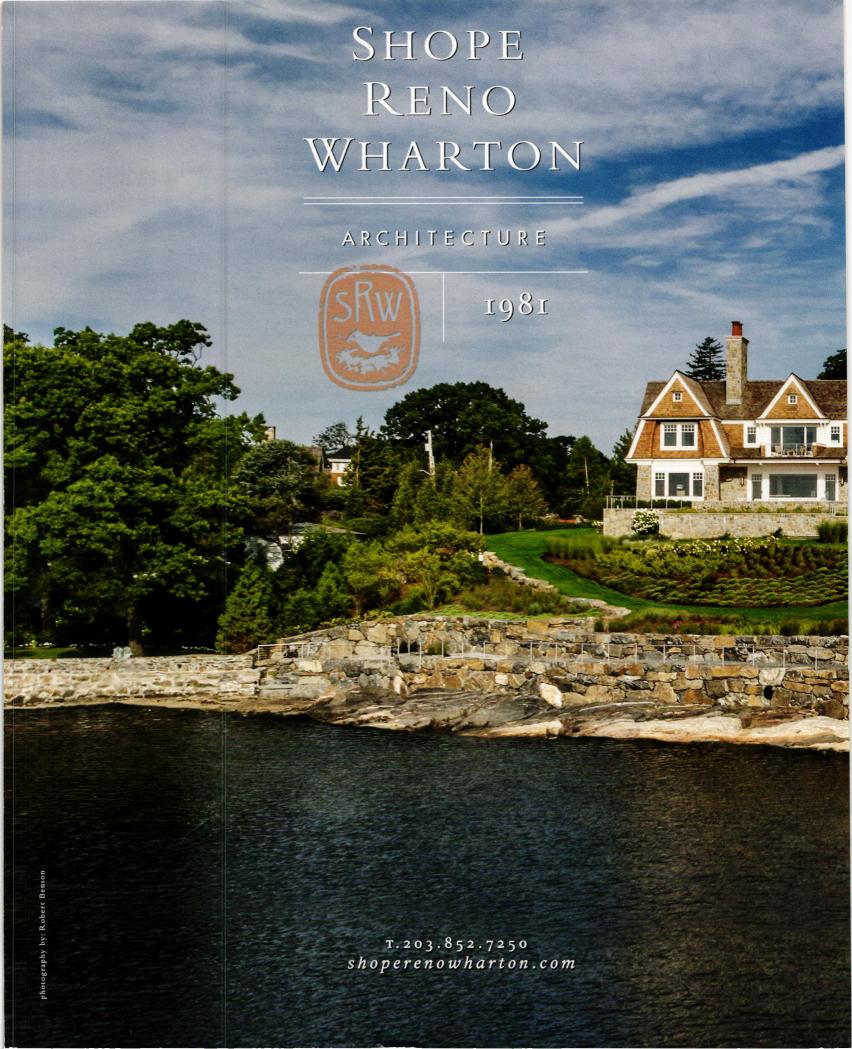
PRSRT STO US POSTAGE PAID BOLINGBROOK IL PERMIT #323

hited



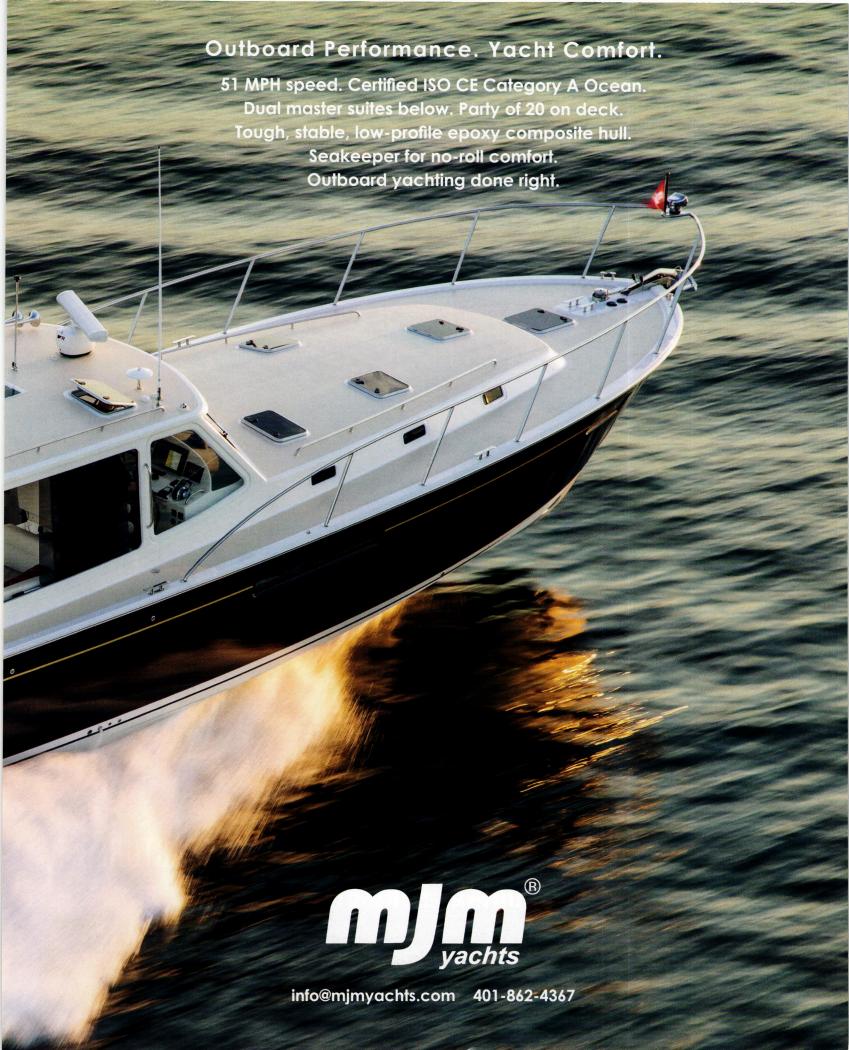














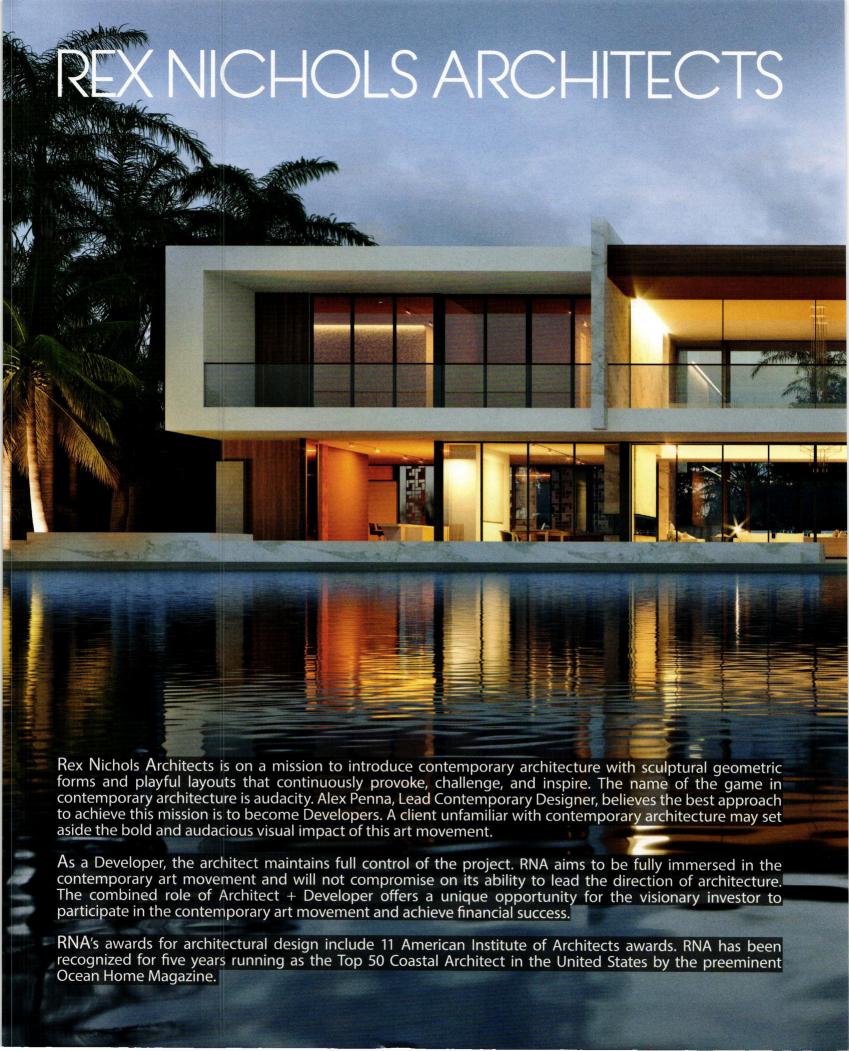
BREATHING NEW LIFE INTO A LEGEND.



THE WORLD'S FIRST APPROVED MANUFACTURER OF THE ORIGINAL FORD BRONGO.

GATEWAYBRONGO,COM

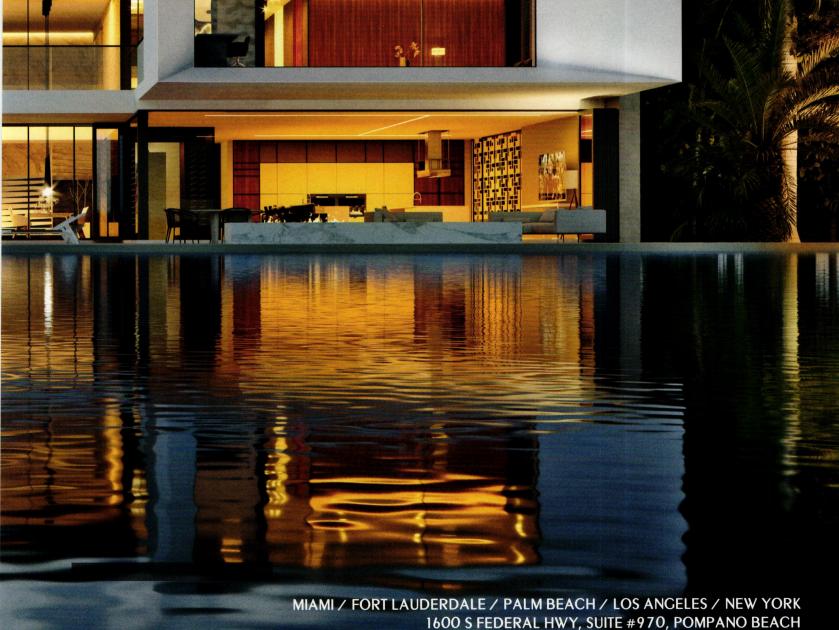






TEL 561.445.3520 INFO@REXNICHOLSARCHITECTS.COM

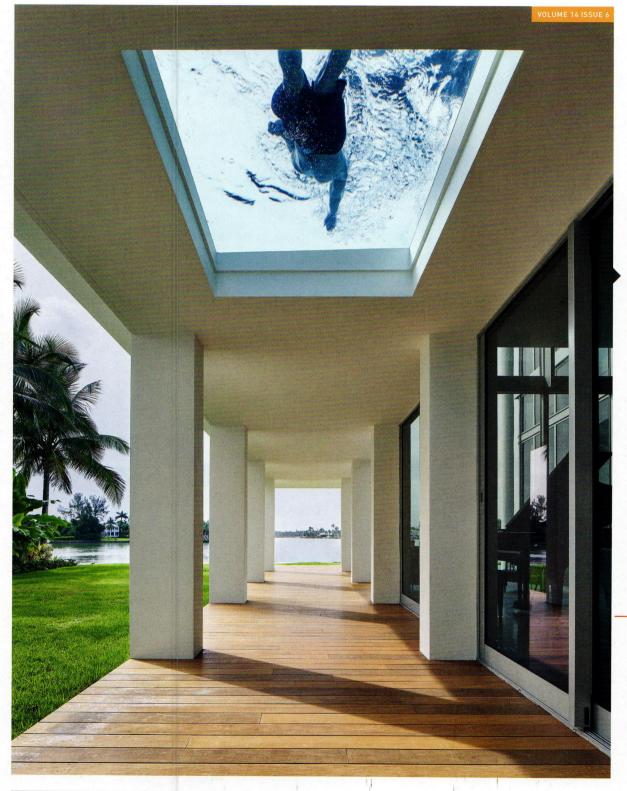
WWW.REXNICHOLSARCHITECTS.COM



contents October + November 2019

OCT + NOV 2019

10



52 Lapping It Up

A second-floor swimming pool drives a Bohlin Cywinski Jackson design.

BY J. MICHAEL WELTON

58 Place Maker

Sarasota Modernist Paul Rudolph changed the face of Florida architecture.

BY J. MICHAEL WELTON

64 Sweet Spot

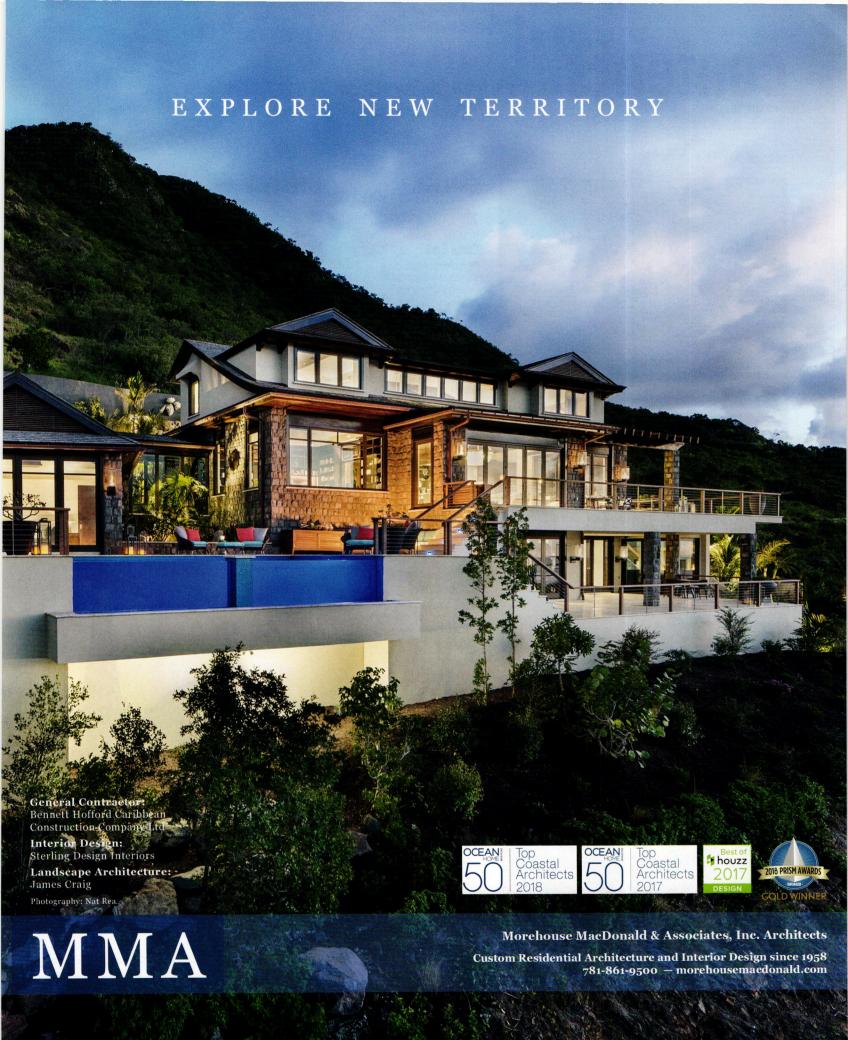
Architect Suchi Reddy mingles color, form and landscape in a 1939 Miami Beach redesign.

BY J. MICHAEL WELTON

OCEAN HOME Our top coastal architects of 2019

Page 70

ON THE COVER STELLE LOMONT ROUHANI ARCHITECTS DESIGN A PERFECT BEACH HOUSE IN THE HAMPTONS PHOTOGRAPH BY MATTHEW CARBONE



contents October + November 2019









SHELTER

BUILDER PROFILE

Camp Cool

Perrone Construction builds the ultimate ocean escape on Florida's Useppa Island.

28

GUEST DESIGNER

Fashion Forward

A fashion industry power couple calls on Deirdre Doherty to design the interior of their Hollywood home.

30

PRIME FINDS

Matte Black is Back

Matte black brings sophistication to coastal interiors.

32

FALL PICNIC

Picnic Perfect

Pack a cozy sweater, dinner, drinks and the dog to savor the season in style.

34

INTERIOR INSPIRATION

Natural Surroundings

Antrobus + Ramirez put a twist on Southern Florida beach design.

36

ARCHITECTURE

Cliff Dweller

Nick Martin designs a perfect pool house in the Hamptons.

LIFESTYLE

40

YACHTS

Italian Style

The Azimut S8 takes America by storm.

42

ARCHITECTURE

The Test of Time

The Palm Beaches evolve gracefully.

48

POLO **Equestrian Kings**

The International Polo Club Palm Beach attracts the A-list.

50

ART

Pure Art Michele Dragonetti's "Boat Hulls" capture the rugged beauty of life by the sea.

JOURNEYS

72

DESTINATION: FLORIDA

The Test of Time

The Palm Beaches evolve gracefully.

80

DESTINATION: MEXICO

Into the Blue

The JW Marriott Cancun Resort & Spa completes its \$40 million renovation.

86

OPENINGS + DEVELOPMENTS

On the Horizon

The latest in oceanfront real estate and resorts.



12

OCT

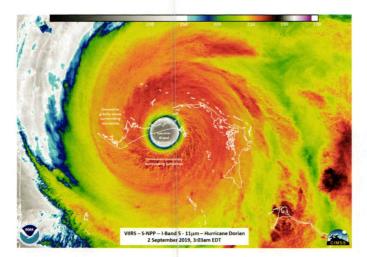
NOV





FLEETWOODUSA.com

editor's letter



HUMAN IMPACT

OCT

14

As a kid growing up in coastal Massachusetts, I loved weathering the hurricanes that occasionally hit New England. I loved seeing hurricane swell roll into our humble stretch of coastline. The low barometric pressure and high wind gusts of each storm took my breath away. The stillness I felt when the eye of a hurricane passed over us was almost spiritual.

And oh yeah, I loved when school was canceled for a week when our whole town lost power during Hurricane Gloria hit in 1985. And after graduating from college in Boulder, Colorado in 1991, I raced Hurricane Bob back to Cape Cod in my jam-packed VW so I could be there when the storm hit. I made it with two hours to spare!

But now that catastrophic, Category 5 hurricanes are smashing into my beloved Bahamas and the Caribbean islands on a semiregular basis, I don't feel the same way about powerful ocean storms anymore.

The devastating reality is native islanders are dying, survivors have lost everything, and many of the beach resorts island economies depend on have been destroyed. And now that Hurricane Dorian's massive storm surge and 185-MPH winds have ripped through the low-lying Abaco islands in the Bahamas, entire communities have been literally wiped off the map.

However, thanks to the passion, compassion, commitment and resources of many agencies and business like the Abaco Club on Winding Bay in the Bahamas, all is far from lost.

As of September 13th, Abaco Club's management team at Southworth Development along with club members, residents, friends, and family have

already donated almost 1.5 million to the Abaco-Winding Bay Relief Fund, a charitable organization created expressly for this effort (gofundme.com/f/abacodorianrelief)

And the Chairman of Southworth Development, Joseph Deitch, also pledged to match the first \$1M raised.

The Baker's Bay management team has set up a recovery fund to directly assist with the immediate disaster relief needs of Bahamian citizens including their employees and their families (discoverylandcofoundation. org/abaco-relief-fund/) too.

And when it comes to donations making a difference, Southworth Development's Jeremy Gordon sums it up beautifully. "Any help you could provide in promoting the fund would be very much appreciated. I still can't believe it has raised so much. It's still going pretty strong, and all the money raised is for the people of Abaco, including our staff. Not the club or its residents."

I give because the islands have given so much to me and my family. I hope you do too. The locals need all the help they can get. •

Bill Springer, Editor-in-Chief

bspringer@oceanhomemag.com

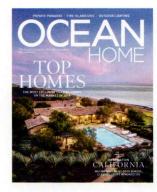
Get Social with Ocean Home

f 🞯 🔞 💆





@oceanhomemag



haraldgrantrealestate

Excited to see our exclusive oceanfront estate at 382 Baron's Lane in Southampton featured in the beautiful new issue of @oceanhomemag. The luxury coastal lifestyle magazine selected the Barons Lane compound as one of the Top Ten Most Exclusive Homes on the Market in 2019, and we landed the opening spread. Thanks #OceanHome!

Top-most among the finest Hamptons oceanfront estates, the opportunity to own this extraordinary property may only happen once in a lifetime. Barons Lane offers 4.5 acres with 430 feet of direct oceanfront, and 360-degree views from the ocean to farm fields and ponds. This truly feels like its own world. See more in #stories or #linkinbio

kdhamptons 02

Sharing my latest article on the stunning new Rosewood Miramar Beach resort for @oceanhomemag in my stories & bio today. Nestled in Santa Barbara's exclusive Montecito community on a 16-acre stretch of prime beachfront, the beautiful @ rosewoodmiramarbeachresort dates back to the 1800's and has been reimagined by Rick J. Caruso as a luxury hotel that feels more like a private sprawling estate. Extra points for bringing in my fav @malibufarm restaurant, the first @goop Sundries Shop, a private VIP Beach Club, and counting Oprah as a nearby neighbor. #swipeleft &

03 bluejay design

So honored to see our work featured in the Last Look section of the Aug/Sept issue of @oceanhomemag This was one of our favorite projects! And yes, we have the end of summer blues. #interiordesign #dreamhome#beachhouse #marthasvinevard #patrickahearnarchitec #rosbeckbuilders





Redefining Island Style

For over 80 years, OBMI architects have designed timeless, elegant homes for clients around the world. As well-seasoned masters of vernacular architecture, we hold an outstanding reputation for creating sensitive, unique, and appealing designs within tropical environments. Every part of your project receives our care, our creativity, and our innovation. Your goals and aspirations give us endless inspiration. It's our privilege to fulfill your vision.

OBMI.COM

ARCHITECTURE

MASTER PLANNING

& DESIGN



Oceanhomemag.com



Miami Movers and Shakers

+ NOV

16

Miami has long been a vacation destination for those seeking to escape the cold northern winters. But for those who are lucky enough to live there, Miami is so much more. And since there's no better way to get to the feel for a place than talking to the locals, we've asked some of Miami's most interesting and influential movers and shakers for their insiders tips on experiencing Miami at its best. Here's what they had to say. oceanhomemag.com/lifestyle/the-ultimate-locals-guide-to-miami/



Midnight Special

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

Both are built with high-tech materials to exacting specifications. Both have received critical acclaim. And both are created by companies offering a variety of models produced to extremely high standards. oceanhomemag.com/lifestyle/midnight-express-yachts-deliver-style-and-speed/

OCEAN TO

Our exclusive videos feature luxury resorts, interviews with top architects, home tours, and much more.

oceanhomemag.com/ ocean-home-tv



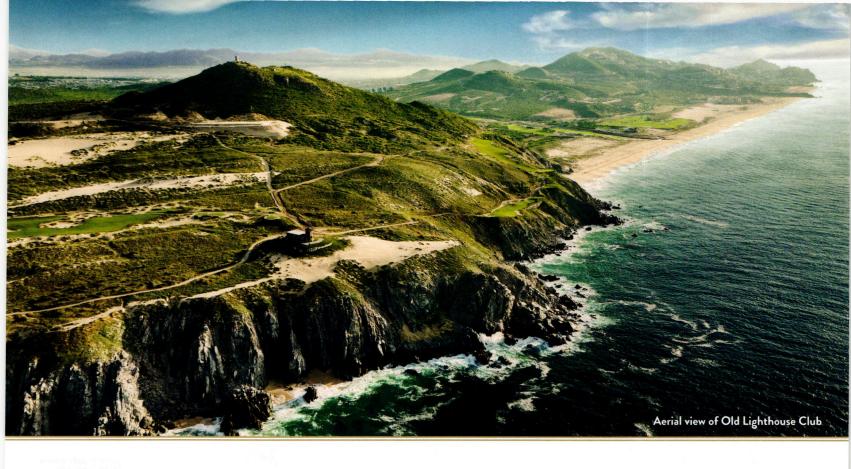
BEACOUP BEACH PRIVILEGES

Not many private residential developments in Florida can claim five miles of shoreline stretching along the Atlantic Ocean, St. Lucie Inlet, and the Indian River they way Sailfish Point can. "A lot of country clubs have beautiful golf courses, and some might have marinas, but very few are directly on the beach," says Kristen Cheskaty, broker/managing partner at Sailfish Point Realty. "We have all these features in one geographical location." oceanhomemag.com/travel/the-private-life-is-good-on-south-floridas-sailfish-point/



CORRECTION: Due to an editing error, the price of Bel Viaggio in North Palm Beach, Florida was incorrectly listed in our annual Top 10 Coastal Homes feature (Transcendental Estates, August/September 2019). The correct price is \$42 million. Visit **belviaggionpb.com** for more information.

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



FOR CENTURIES, THEY'VE CALLED THIS A HIDDEN PARADISE. NOW, YOU CAN CALL IT HOME.

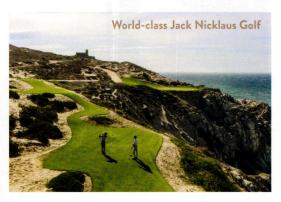
At the southernmost tip of the Baja Peninsula is Quivira Los Cabos, a master-planned residential resort community. Since 2007, Quivira has quietly been overlooking endless seas, more than 3 miles of pristine beach and one of Golf Digest's "World's Top 100" courses, the Jack Nicklaus Signature Quivira Golf Club. And, now, it is the setting for Cabo's preeminent new neighborhood – Old Lighthouse Club.

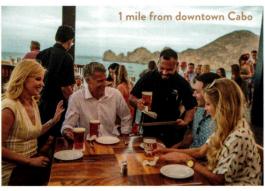
- World-class Jack Nicklaus Golf
- 1 mile from downtown Cabo
- · Golf, ocean, and sunset views
- · Private, owners-only amenities

To learn more about this hidden paradise, call 624-142-9934 or visit QuiviraOLC.com today.



FOR REAL ESTATE INFO: 624.142.9934 QUIVIRAOLC.COM







contributors



JENNIFER SPERRY

OCT

NOV

18

Jennifer Sperry specializes in articles about homes. She enjoys interviewing the owners and designers in order to personalize the story of a property's evolution. Previously, she worked as an editor. Her off-duty activities include slowly fixing up her 1880s house and spending time with her husband and two young daughters.



J. MICHAEL WELTON

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



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



JANICE RANDALL ROHLE

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.

The Luxury Coastal Lifestyle Magazine

Editor-in-Chief

Creative Director

Managing Editor Melissa C. Gillespie

Copy Editor

Production Design Manager Roxanne Ricker

Designer Matt LaVasseur

Contributing

Contributing Writers Kelli Delaney, Mary Grauerholz, Janice Grauerholz Randall Rohlf, J. Michael Welton

Photographers
Jenny Acheson, Ben
Blankenburg, Edgardo
Contreras, Anton Grassl/
Esto, Amon Focus,
Robin Hill, Steve

Sanacore, Lido Shores , Bryan Soderlind, Jeffrey

Totaro, Nigel Young

and CEO

RMS

Executive

CF0 Mark Brown Group Publisher

Advertising Director

Senior Media Manager Lynn Kimball

Media Managers

Nitchie Barrett Chris Dyer Carol Gigliotti JaDee Guidice Paige Oldaker Richard Zangari

Accounting Controller

Digital Content Manager

Senior Website Designer. Digital Coordinator

Marketing Assistant

Advertising: sales@oceanhomemag.com

Website: oceanhomemag.com

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

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

Subscriptions: For subscription questions, renewals, change of address, gift subscriptions or new subscriptions, contact us at subscribe@ oceanhomemag.com; or subscribe online at oceanhomemag.com/subscribe. Rate for one year (6 issues): \$25 in the US; \$50 in Canada; \$75 for other foreign subscribers. Payment must be in US funds.

Ocean Home™ is published by RMS Media Group, Inc. Please send all editorial comments or questions to RMS Media Group, Inc., Attn: *Ocean Home*, 300 Brickstone Sq., Suite 904, Andover, MA 01810. All Brickstone Sq., Suite Yuk, Andover, MA UTBIU. All advertising subject to approval before acceptance. Ocean Home reserves the right to refuse any ad for any reason whatsoever. Only actual publication of an advertisement constitutes acceptance thereof, but does not constitute any agreement for continued publication in any form. *Ocean Home* assumes no responsibility for claims made by advertisers. Views expressed in all articles are those of the authors and are not necessarily those of *Ocean Home*. All letters and their contents sent to *Ocean Home*become the sole property of *Ocean Home* and may
be used and published in any manner whatsoever
without limit and without liability to the author
thereof. **Postmaster**: Please send change of address notification to RMS Media Group, Inc., c/o Ocean Home, 300 Brickstone Sq., Suite 904, Andover, MA 01810. © 2019. All rights reserved. Reprinting, photocopying, or excerpting passages is forbidden except by permission by Publisher, printed in the usa



FOR MORE INFORMATION VISIT oceanhomemag.com



shelter

THE BEST IN COASTAL ARCHITECTURE, BUILDING & INTERIOR DESIGN

OCT NOV 2019

20

CAMP COOL

PERRONE CONSTRUCTION BUILDS THE ULTIMATE OCEAN ESCAPE ON FLORIDA'S USEPPA ISLAND

PHOTOGRAPHS COURTESY OF PERRONE CONSTRUCTION

EANHOMEMAG.COM



Contractor Richard Perrone is an anomaly in

the world of professional homebuilders. Unlike many of his brethren who jump from one brand-new house to the next, he and his wife, Michelle, have lived in their Sarasota, Florida, abode for 25 years. His attachment to the home and to the close-knit family he raised there speaks volumes about Perrone's values. It also hints at the near-lifelong Floridian's mindset when he finally turned from building second and third homes for others to focus on creating a retreat for himself: The Fish Camp.

"Michelle and I envisioned a house that would make us feel like we were in a place that was so comfortable we couldn't help but sit back and just enjoy it," says Perrone, whose nostalgia for Old Florida in the 1960s—one-lane roads and quiet beaches—runs deep. In fact, it was a painting of a fisherman mending nets on his cottage porch that engendered the feeling of unhurried contentment they wanted to duplicate. Given the site they had chosen—Useppa Island—they were more than half-way to attaining their goal.

One mile long, barely half-a-mile wide, and accessible only by boat, Useppa is a barrier island in Charlotte Harbor off the coast of southwest Florida. Cars are not allowed for the simple reason that there are no roads, just the "pink path"—cement cast with pink dye at the turn of century—that connects all the homes on the ridge of the island where golf carts circulate. Home to the tony Useppa Island Club and various private homes, Useppa's heyday was the early 1900s, when publishing magnate Barron Collier owned the island and hosted celebrities and fellow business titans such as DuPont, Edison, Ford and Rockefeller.

A true husband-and-wife collaboration (she did all the interior design), Richard and Michelle's dream home project needed an architect to round out the team. Perrone could have called on any one of the exceptional architects he's partnered with over the 39 years that Perrone Construction has been building luxury waterfront residences, but Michelle had another idea—she wanted someone who had never worked with her husband before. "She didn't want that person to be looking at me during meetings,







Question Conventional Boundaries



NanaWall Opening Glass Walls

Transform traditional walls into flexible openings that invite the outside in.



Wind & Water Resistant



Energy Efficient



Highly Secure



Easy Operation & Durable

Explore our opening glass wall product families:













waiting for me to nod my head one way or another," explains Perrone.

"That person" turned out to be architect Paul Konstant, whose main office is in Greater Chicago. Perrone found him online while perusing images of unique island homes and was struck by the stylistic diversity of Konstant's projects in places like California, Nantucket, the Hamptons and, coincidentally, in nearby Sanibel, Florida. It wasn't until the two men had already clicked over a shared design philosophy that Perrone learned of Konstant's second office in Boca Grande. Perrone appreciated that Konstant, like himself, placed high value on balancing honest architectural interpretation with the family's functional needs.

"The idea behind the house was that it

would be a series of cottages," says Perrone, explaining that a typical fish camp lodge in decades past would add outlying structures as it became more and more successful. "Back then, the cabins were independent [structures] but we connected them [for this house]." An aeriel view of The Fish Camp (see page 26) shows how its main components are linked by secondary ones in this order: the master bedroom closest to the water; master bath and closets; ensuite bedroom; barbeque and outdoor kitchen as the structure turns a corner; main body of the house; bunkroom and bunkroom bathroom. The overarching style is an expression of Florida cracker architecture, a vernacular style widespread in the nineteenth century and typified by a

metal-roofed wood-frame house. Florida is the third-largest cattle producer in the country, and "cracker" refers to a time when the sound of the whip when herding cattle was common.

Along with cattle, the state's lumber industry is significant and, historically, people built their homes of southern yellow pine. The Fish Camp has 22,000 lineal feet of this wood installed with a very fine joint between it. "We wanted it to look like years ago when the planks would shrink," observes Perrone, adding that "the idea was that it would look like we took an old home and restored it," says Perrone. "Often people ask which part of the house is original and which was added on, so I guess we accomplished our mission."

Reclaimed cypress, also indigenous to









Florida, is featured in the powder room, and the zinc-topped kitchen island recalls the galvanized metal earlier generations used on countertops. But perhaps the ultimate nostalgic touch is in the bunkroom, which sleeps six. There, a spring on the screen door snaps just like Perrone remembers hearing as a kid. "Sound brings back memories," he says, also sharing that he installed one sprinkler that makes the ch-ch-ch noise he also remembers from childhood.

These and other sentimental touches give the property its soul, but it would be wrong to call The Fish Club old-fashioned. Four en suite bedrooms include the master where doors that pocket into the walls open up the crisp white room to the blue water just beyond a sitting porch. "It's like magic in the morning," says Perrone, an early-riser whose days start with the sound of water lapping on the shore. It faces due west, across to Cabbage Key, another private island. Similarly, pocket doors in a guest suite open up an entire corner of the room to a view of the figure-eight shaped pool around which the house wraps.

The spacious gathering room's open floor plan also has a pocket door that, when

open, allows the backyard BBQ area to become an integral part of the kitchen. Wellhidden screens emerge from soffits at the push of a button to enclose patios, and there is a sophisticated home automation system that includes Lutron lighting. "The house is set up to have a good time," says Perrone, who likes nothing better than being here surrounded by his family.

"Usually, I don't get to put on my carpentry belt for our projects," says Perrone.
"This was an opportunity to do that. It was enjoyable, therapeutic, and let me tap back to my early days." *

RESOURCES Builder: Perrone Construction perroneconstruction.com; Architect: Konstant Architecture & Planning, konstantarchitecture.com; Landscape Architect: Hazeltine Nurseries hazeltinenurseries.com; Interior Design: Richard & Michelle Perrone; Cabinetry: Elite Woodwork elitewood.net; Exterior siding: Boral Siding boralamerica.com





LIGHTING

PAL Pool Lighting
Feature Lighting **Perimeter** Lighting **Landscape** Lighting

www.pallightingusa.com

"Southern California style varies so much depending on where you live. In this design, sheer linen window coverings, use of white as primary color, and a fresh mix of materials, including white marble, cement tile, and concrete, reflect a relaxed coastal vibe; while mirrors, lacquer, and brass add a glamourous vibe.'

— Deirdre Doherty, Founder and Lead Designer, Deirdre Doherty Interiors



OCT H NOV

28

FASHION FORWARD

Where do Los Angeles-area newlyweds go to design their first home? The answer is quite often Deirdre Doherty Interiors.

A fashion industry power couple came to Deirdre Doherty Interiors (DDI) with a remodeling and interior design project in Hollywood Hills—their desire was to combine their tastes for bold and wild looks with sophisticated and refined style. Together, DDI and the couple created a glam space that's a standout even by the standards of the rock stars in their neighborhood. A leatherwrapped master closet soothes the senses, while a snakeskin-wrapped powder room speaks to their wild side. Robust elements, such as a copper rangehood, Calacatta marble, and a custom concrete fireplace, feel edgy yet are solid enough to for the couple to feel grounded and truly at home.



1. Candide freestanding bathtub, Waterworks, waterworks.com

Fenn Ottoman, Jayson Home, jaysonhome.com

arteriorshome.com

Lee Broom, leebroom.com

Apparatus Studio,

Round Swivel Coffee Table, Twentieth Studio, twentieth.net



PHOTOGRAPHS COURTESY OF THE MANUFACTURERS

FOR MORE INFORMATION, VISIT ddidesigns.com

THERE'S BEACHSIDE LIVING... THEN THERE'S LIVING AT BAHA MAR









On the white sands of Nassau's Cable Beach, the next era of Bahamian glamour has arrived. So, too, has this rare opportunity for unique residential ownership.

At Baha Mar, Rosewood Hotels & Resorts® and SLS Hotels offer a limited collection of turnkey ocean-facing one- to six-bedroom Residences and waterside Villas.

Indulge in the life that these exceptional Residences can bring: unsurpassed comfort, personal service and a spectacular array of experiences, all with the stunning beauty of the archipelago's 700 islands at your doorstep.

Complement your legacy with a home in The Bahamas.

Prices from \$726,500 to \$25 million

+1 242 788 8866

residences@bahamar.com residences.bahamar.com

BAHA MAR CASINO ROYAL BLUE GOLF RACQUET CLUB ESPA SENSE", A ROSEWOOD SPA



2

MATTE BLACK IS BACK

Beautiful when used in abundance or eye-catching as an accent, matte black brings sophistication to coastal interiors.

STYLED BY MELISSA C. GILLESPIE





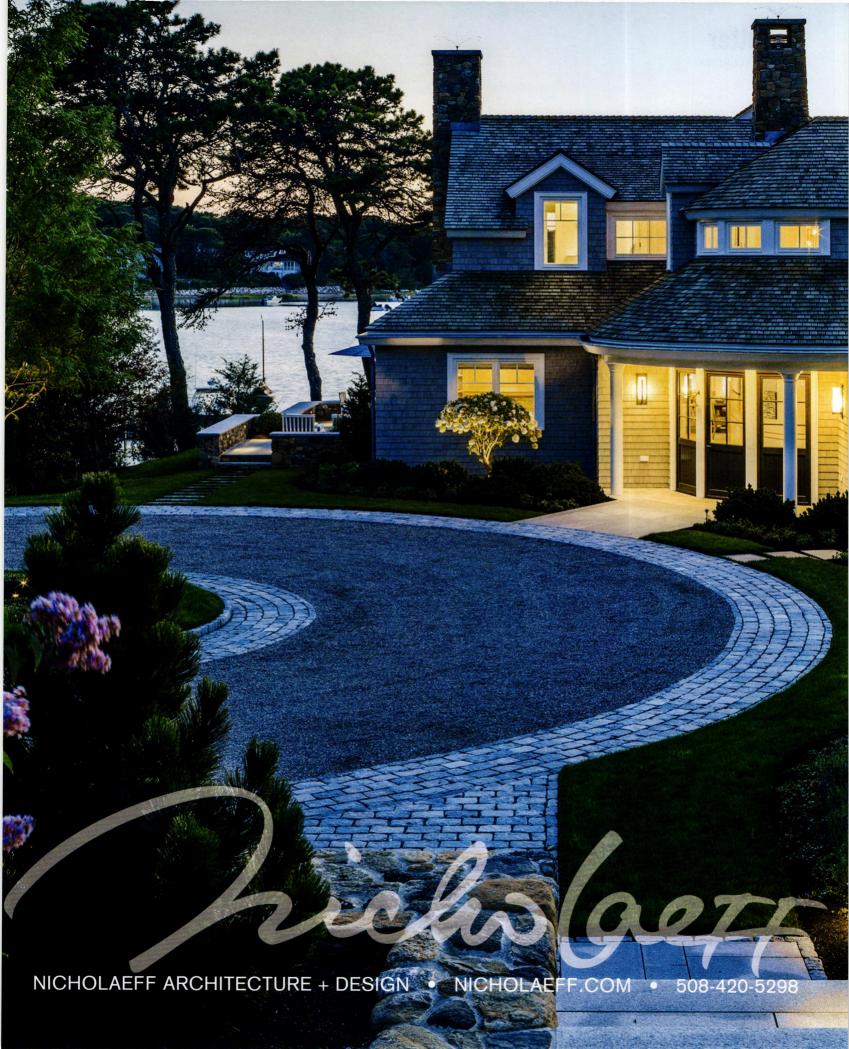
- 2. Classic Fridge Big Chill bigchill.com
- 3. Cadence Collection Nemo Tile + Stone nemotile.com
- 4. Issa Tall Black Vase Ethan Allen ethanallen.com
- 5. Issa Black Vase Ethan Allen ethanallen.com
- 6. Sospiro Faucet GRAFF graff-faucets.com
- 7. Classic Stove Big Chill bigchill.com

NOV 2019

30

OCT

FOR MORE PRIME FINDS, VISIT oceanhomemag.com





Pack a cozy sweater, dinner, drinks, the dog and the kids and savor the fall in style at the beach. BY KELLI DELANEY

- 1. PORTABLE PYROTECHNICS: One Log Fire, \$36; food52.com
- 2. PACK IT PRETTY: Fortnum & Mason Wicker Hampers starting at \$150; fortnumandmason.com
- 3. SWEATER WEATHER: L.L. Bean Signature Cotton Fisherman Sweater, \$84.99; llbean.com
- 4. FASHIONABLE FAUX: Melamine Dining Dishes by The Enchanted Home, prices start at \$30; enchantedhome.com
- 5. CANNED GOODS: Two Chicks Sparkling Cocktails in a can flavored with natural botanicals, 4-pack \$15.99, twochickscocktails.com
- **6. LIGHT MY FIRE**: Skeem Design Safety Match Bottle, \$14; **skeemshop.com**



PHOTOGRAPHS COURTESY OF THE MANUFACTURERS

FOR MORE FALL FAVORITES, VISIT oceanhomemag.com



OCT HOV 2019

34

■ INTERIOR INSPIRATION

"Drawing from Palazzo Del Sol's stunning ocean views and balconies, we wanted to evolve the tropical modern style by creating an alternate perspective to the beach vernacular common in South Florida. We added a layer of sophistication using a neutral palette accented with dark elements, while keeping the interior architecture light and textural."

- Alison Antrobus and Ruby Ramirez, Co-Principals, Antrobus + Ramirez



Antrobus + Ramirez create a sophisticated residence with a twist on Southern Florida beach design. BY MELISSA C. GILLESPIE

This Palazzo Del Sol residence was meticulously designed by Antrobus + Ramirez as a continuation of the contemporary aesthetic established by the firm in the enclave's common areas. The interior design pays homage to the island, with finishes promoting a beach-living vibe. The floorplan was reconfigured with pockets of interest that double as anchor points for different functions. A study in relaxed ambiance, the expansive dining room features a custom table and a sophisticated palette of neutral and dark tones. This carefully crafted interior delivers the ultimate in luxury: the ability to sink into a relaxed lifestyle and forget about the world beyond.

+Fabric Swatches





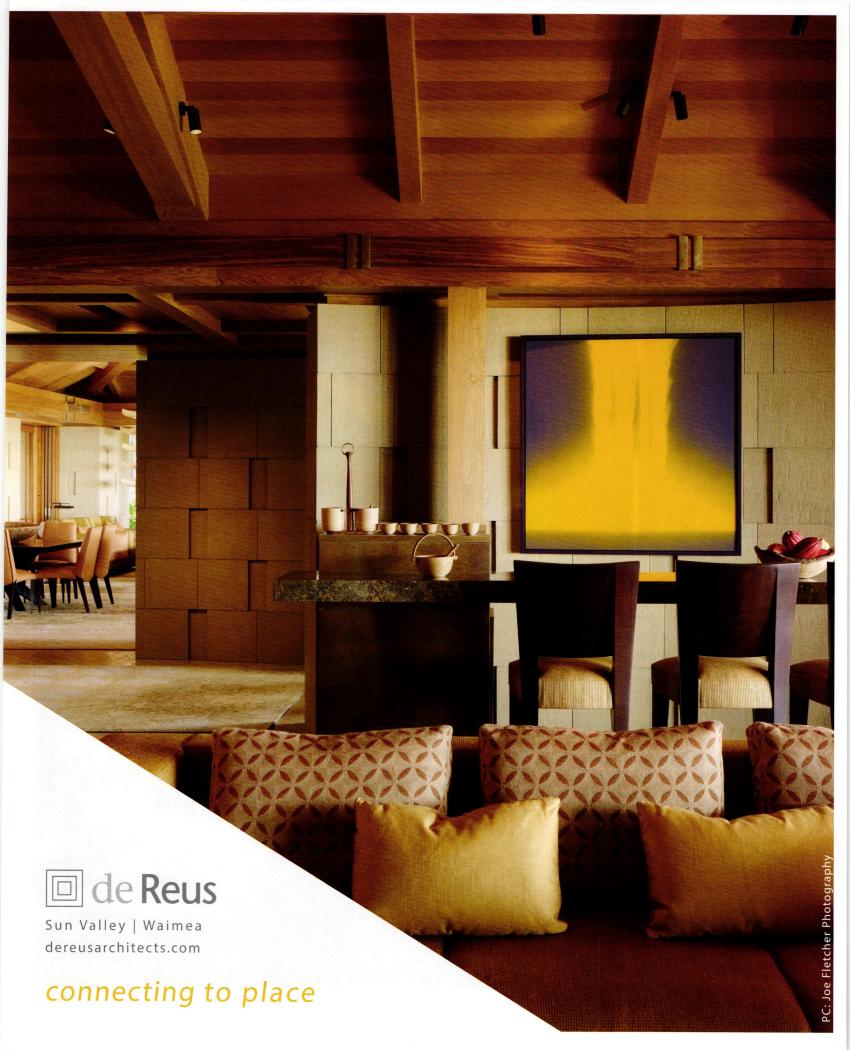
Macrame



Slipper Satin, No. 2004

- 1. Cantina Light, SONNEMAN, sonnemanawayoflight.com
- 2. Bell Coffee Table, ClassiCon, classicon.com
- 3. FollowMe Table Lamp, Marset, marset.com
- 4. Dining Table, Antrobus + Ramirez custom, antrobus-ramirez.com

FOR MORE INFORMATION, VISIT antrobus-ramirez.com, palazzodelsol.com



shelter

ARCHITECTURE



CLIFF DWELLER NICK MARTIN DESIGNS A PERFECT POOL HOUSE IN THE HAMPTONS BY J. MICHAEL WELTON

Nick Martin's design pedigree could be the envy of every architect on the planet.

Early on, he attended the Career Discovery in Architecture program at Harvard's Graduate School of Design. Later, he graduated from Pratt, magna cum laude, architecture degree in hand.

He worked with Charlie Gwathmey for four years, right up until the master's death at age 71. With him, Martin contributed to projects like The Dell House, the lobby at 717 Fifth Avenue, the Steuben Glass flagship store, and gallery space at the Guggenheim Museum.

After 10 years of practice in the Hamptons, he's come into his own. "To get to a place





ARCHITECTURE

OCT + NOV

38

where I'm being interviewed for a 20,000-square-foot house, where five others are being interviewed too, and to do the kind of jobs that Charlie did, took 20 years," Martin says. "It takes so long to get to a place of being in the pool with the big guys. It's a big deal, and an exciting time."

But all his projects aren't necessarily the huge ones. After designing his client's main residence, one that overlooks Peconic Bay on Long Island, he conjured up a small, elegant, and transparent pool house.

"We were sitting down and having lunch in the house, thinking about how to do something with a better view of the waterfront, and then a dynamic area in back for a Japanese element," says the architect. He was looking for a way to activate the rear yard and create a private indoor/outdoor space—a meditative place to accommodate a hot tub with infinity edge that flows into the pool. "I wanted it to be floating, but with warm elements," he says of the concept.

Composed of a steel frame with glass, the 21- by 30-foot pavilion is simplicity itself. Martin used aluminum inside for the ceiling's thin edge, mahogany for the floor and columns (with aluminum shooter strips on the corners), and cedar for the rear wall.

The site was awkward and complicated because of the cliff and topography. Still, he resolved those problems while maximizing vistas: "It's all about the plane of the sun for the active spaces, north to south. Facing south, you view the sunlight coming through left to right."

On its cliff side, the pavilion is two stories with storage below; poolside, it only appears as one. "We solved that three-dimensional issue well," he says. "Before, there was a cliff. Now it emphasizes how the area below is an almost urban space with trees 30 to 50 feet high."

He collaborated with the owner and landscape designer Alberto Blanquel on the landscape. On one side, they created an allée of white and silver columnar birch trees, and on the other a rock garden. "I'm a hobbyist artist in the landscape," says Martin.

But he's a gifted architect too, one who's created a jewel box pool pavilion that surely would win Charlie Gwathmey's applause.







FOR MORE INFORMATION, VISIT martinarchitects.com

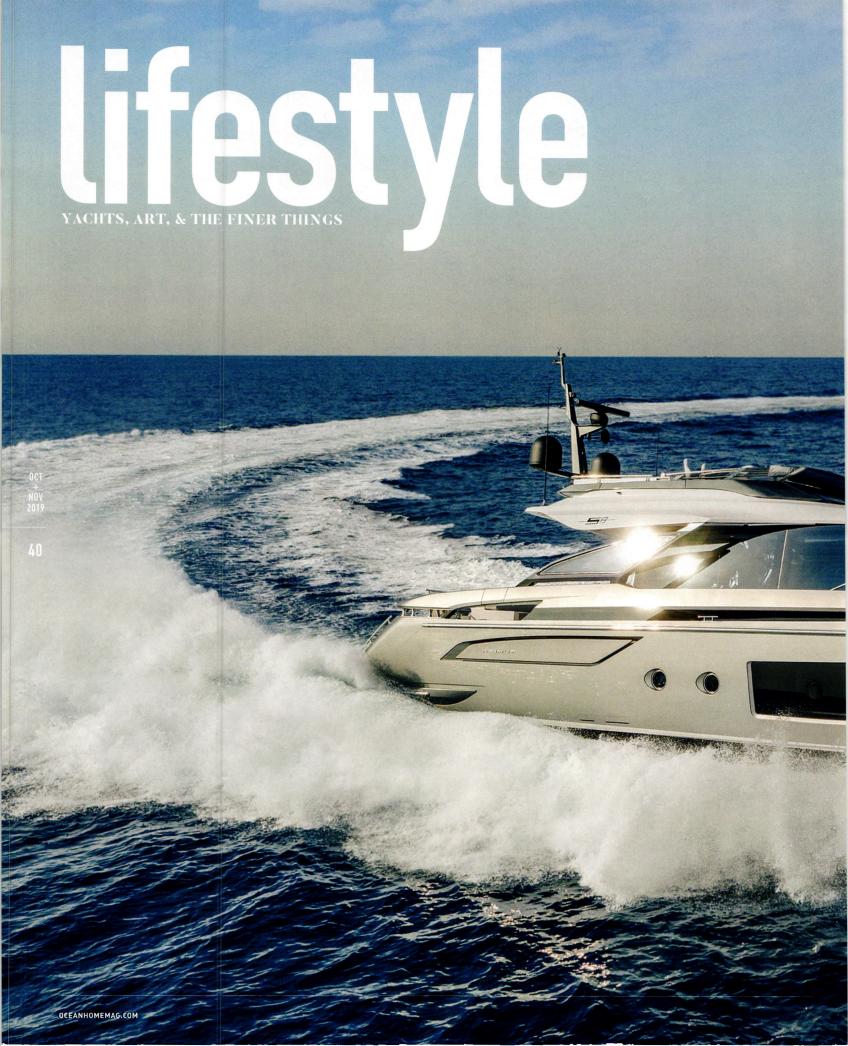


Like a masterpiece created in your own home, a Rumford Fireplace will add a unique element of resplendent beauty.

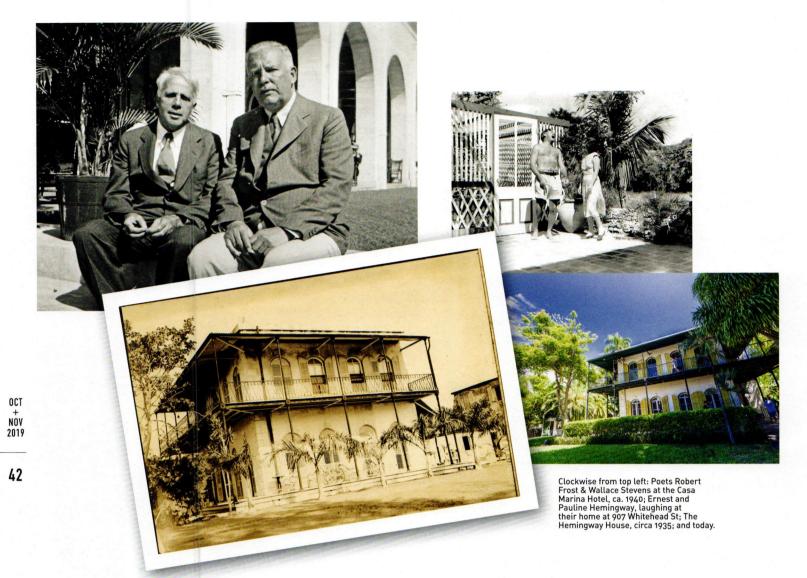
At Superior Clay, we are proven leaders in the fireplace industry, sharing generations of wisdom to create structural clay fireplace components that promise optimal performance, safety, and style for an inviting home and lifetime of treasured memories.

740.922.4122 | 800.848.6166 PO Box 352 Uhrichsville, Ohio 44683 www.superiorclay.com









A LITERARY (AND LITERAL) HISTORY OF KEY WEST

SEE WHERE GREAT AMERICAN WRITERS LIVED, WORKED AND PLAYED AT AMERICA'S SOUTHERNMOST POINT, BY J. MICHAEL WELTON

Key West is about as far south as an American author can go and still live in the states.

For many, it served them well that way for years. "You're inside the country but far enough away to write about it," says Arlo Haskell, executive director of the Key West Literary Seminar. "It becomes a kind of selffulfilling thing – as the years go by, writers

live and write here, and then others come here and carry on that dialog. That history draws future writers."

Poet Wallace Stevens declared it paradise on his first visit in 1922. Ernest Hemingway wrote some of his best fiction there in the 1920s and '30s. Unfortunately, the two didn't see eye-to-eye. In 1936, Stevens broke his hand when he took a swing at Hem's jaw, then woke up sprawled in the street after the seasoned boxer clipped him with a one-two combo. Stevens later apologized, and went on to win the Pulitzer in 1955 - two years after Hemingway.

Hemingway and wife had pulled into Key West via Cuba in April 1928, expecting to pick up a new car. It wouldn't arrive for three weeks, so they took up residence in an apartment above the dealership. In the mornings, Hemingway finished up "A Farewell to Arms." In the afternoons, he explored the island's fishing legacy.

By April 1931, after renting a series of winter houses, they acquired their own at 907 Whitehead Street. "The one they chose was much more grand, and it gets a breeze from down by the ocean," Haskell says. "And creatively, it was a productive space."

When they moved in, Hemingway had al-



- Natural wood beauty
- Suitable for any climate
- One of a kind Warranty
- Miami-Dade NOA
- Zero Maintenance
- Highest fire resistance rating
- Environmentally friendly
- Only wood shingle allowed on the Texas Coast

lifestyle

ready published "A Farewell to Arms." Then came "Green Hills of Africa," "Death in the Afternoon," "To Have and Have Not" (set in Key West), and killer short stories like "The Short Happy Life of Francis Macomber" and "The Snows of Kilimanjaro."

Politics arrived after World War II, when President Harry Truman set up shop at the Little White House on a Key West submarine base. "Every other day, legislature, correspondence and books arrived by courier," says curator Bob Wolz.

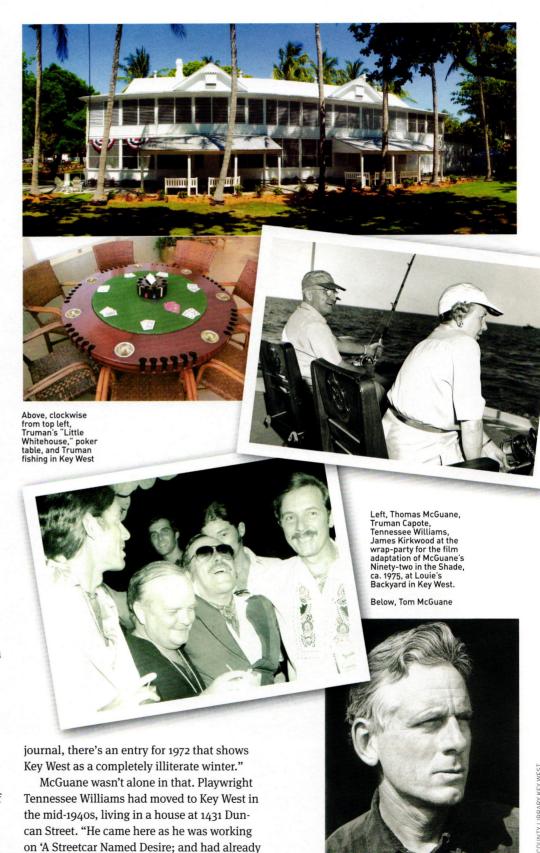
The man who later wrote books on his years in power would host after-dinner poker games, sometimes with the Chief Justice and Speaker of the House. "Everybody got to play who wanted to – and in the living room, the Navy was showing first-run films," he says.

Contemporary author Tom McGuane, who'd fished Key West as a boy with his father, returned in the late 1960s not just for the tarpon, but for the written word and the lifestyle. "It was an easy place to live – it was inexpensive and there was a tremendous amount of juju, shrimpers, bars, hippies, street people, homeless people, dogs and chickens," he says. "It didn't feel like the U.S. in those days – it was like the tropics and very appealing."

Three of his books – "Ninety-Two in the Shade," "The Bushwhacked Piano" and "Panama" – are set there. He later wrote a screenplay for the first, then oversaw its film direction. "Robert Altman was supposed to direct it and had already scouted the sites," he says. "He and the producer had a pissing match and Altman quit – and the producer said: 'You're going to have to direct it,' and I did."

McGuane lived first at 123-125 Ann Street, a block east of wild-and-wooly Duval Street, much of it boarded up. Distracted by the atmosphere, he moved to the relative quiet of 1011 Von Phister. During a lightning-quick series of divorces and marriages, he sold his house, moved to 416 Elizabeth Street, and picked up his pen to write "Panama."

Not all his time in Key West was productive. "There was so much to do, and the life of your contemporaries was so vivid, and there were the bare feet, and the fishing was great, so it was necessary to develop a rigid little program for writing," he says. "But in my



made a name for himself," Haskell says. "He





wrote 'The Rose Tattoo' here – the Duncan Street house has a terrific rose mosaic in it."

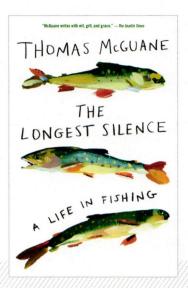
By the time McGuane met him for dinner in the early 1970s, Williams was anything but prolific. "He was always pretty gaga – I don't know what drugs he was using," he says. "He put on 'Killing Me Softly,' and played it over and over until he basically passed out in his food."

But Williams was a magnet for a burst of talent making a beeline to the island, including Truman Capote. "He attracted that sort of coterie of excellent gay writers," he says. "Capote was much more interesting and fun than the others."

These days, Key West is jam-packed with tourists tumbling from aircraft and cruise ships, herding onto tour buses and open-air trams, then streaming through the streets by the thousands. To find the real deal, a dedicated sleuth must first conduct some due diligence, then peel back the 21st century's crude and superficial layers.

"The way to get to it is to pick up Mc-Guane's "Ninety-Two in the Shade" or Hemingway's "To Have and Have Not" – and then walk around town and see it through their eyes," Haskell says.

For those who read, that's a guaranteed consciousness-raiser.



TOM MCGUANE'S 'THE LONGEST SILENCE'

If fishing and writing fit hand-in-glove, Tom McGuane masters that relationship like no one on earth.

He's proven it again with a revised collection of essays called "The Longest Silence: A Life in Fishing" (2019: Vintage).

"I wanted to include new material from the 15 years since it was first published," the 79-year-old says.

That meant adding chapters on salmon and tarpon, steelhead and snook – and more. He also offers the reader sensitive and perceptive prose about angling: "Why is it so thrilling? Why is it incomparably thrilling? It's the contest joined, but also a kind of euphoric admiration and – this is risky – it feels like love. You watch your fish and you are filled with admiration, transported by beauty. Isn't that love? It was in high school."

Like his friend, the late poet-novelist Jim Harrison, the man has immortality in him.

FOR MORE INFORMATION, VISIT kwls.org

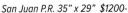
THIS HOLIDAY SEASON



Rendezvous Bay, Anguilla 38" x 38" \$3200-

GIVE THEM THE OCEAN







Nantucket 29" x 19" \$750-

FROM YOUR SPECIAL PLACE
UNIQUE. ORIGINAL. ARTWORKS.
SUG-OSHEN.COM



EQUESTRIAN KINGS

THE INTERNATIONAL POLO CLUB PALM BEACH ATTRACTS THE BEST.

Kentucky has its Derby, running like

clockwork on the first Saturday in May. And Virginia revels in its point-to-points, dashed across the foothills in the Blue Ridge every spring and fall.

But all year long, the most combative leg of equestrian sports (with its busiest season from December through April) takes place in Florida.

The International Polo Club Palm Beach is the world's premier polo destination, says club marketing manager Caroline Roche. "It hosts the most prestigious tournaments and players," she says. "It's a hub for all things polo."

Thousands come to see seven tournaments in season, played on as many fields. Admission's free during the week, so tailgaters abound, especially during semifinals and finals. "The whole field is lined with cars, like a steeplechase," she says.





The International Polo Club Palm Beach is the place for polo all year long.

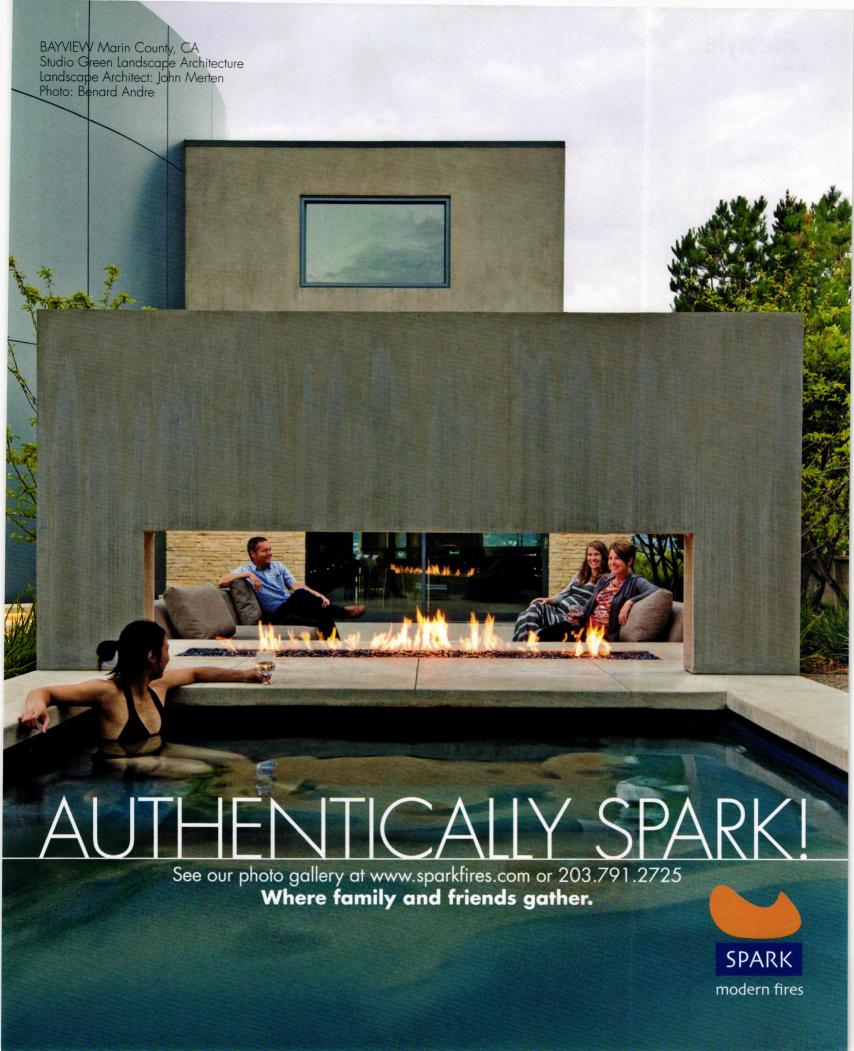
Sundays, it's a different story. Feature matches cost \$10 for general admission, \$20 for a seat in the pavilion and \$125 for an allyou-can-eat buffet in the covered seating area.

From Feb. 9 through April's end though, there's the Gauntlet of Polo, featuring the

very best horses and riders. "If the team wins a series of three, there's a million dollar prize," she says.

That's why it's called the sport of kings. •

FOR MORE INFORMATION, VISIT ipc.coth.com

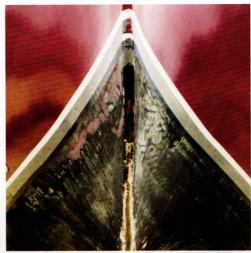


OCT + NOV 2019

50







PURE ART

MICHELE DRAGONETTI'S "BOAT HULLS" CAPTURE THE RUGGED BEAUTY OF LIFE BY THE SEA. BY BILL SPRINGER

Long Island-based photographer Michele

Dragonetti's Boat Hulls series, began in the marinas of Montauk where she was drawn to boats that were out of the water and in need of repair. Her artist's eye was drawn to interplay of textures and the contrast between the structural and painted patterns and colors of the hulls. But as you can see here, her work is way way more than simply photos of old boats in a boat yard.

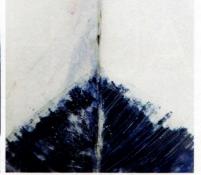
"By focusing my compositions on the triangular patterns of the hulls in a square format," she says when describing her work, "I am able to highlight the essential geometry of the images. Photos in the ongoing series transform often humble vessels into abstract portraits, revealing their individual identity and experience and celebrating their imperfect appeal."

She has also expanded the series to include images of distinctive boat hulls she's photographed in Portugal, Spain, England, Cuba, Argentina, Italy, Malta, Denmark, and Sweden." •



Top, left to right, Untitled (Smoke), Tranpolin II, Untitled (Far More Red); Above, installation multi, Waterline, Untitled (Moonshine Revellers); Left, the artist; Below, Kanska, Maid of Melita





FOR MORE INFORMATION, VISIT micheledragonetti.com



INTRODUCING THE WORLD'S FIRST HYDROFOIL BIKE

THE MANTA5 HYDROFOILER™ XE-1.

After 8 years of fine tuning the same technology used by America's Cup sailboats, our team has delivered a cutting edge hydrofoil bike that elevates the cycling experience on lakes, waterways and the ocean.

- 12 knots/22kph/13mph top speed
- · Variable assist electric motor
- Carbon fiber foils
- Quick assembly & transport

Presale now open. Delivery available to all U.S. States as well as Territories. Additional presale delivery regions include the United Kingdom, Europe and New Zealand.

Current pre-order deliveries begin from April 2020 with a limited run of 250 units shipping globally per month.

For more information contact Manta5 by emailing hello@manta5.com or visit www.manta5.com to join this new frontier.



www.manta5.com

Lapping It Up



Architects Peter Bohlin and Daniel Lee of Bohlin Cywinski Jackson designed this bay front home around the secondfloor swimming pool.



potential view from a pieshaped lot facing Biscayne Bay stirred architect Peter Bohlin's imagination.

"It was a benefit, not a hindrance," he says. "It sort of explodes out toward the water – it opens and focuses to the bay."

This site's not huge, by any means. At a third of an acre, it's150 feet long, 50 feet wide at the street and 100 feet on the water. Its biggest asset is a wide-open vista to South Point's sculptural skyline on the horizon.

Bohlin and Daniel Lee, an associate principal at Bohlin Cywinski Jackson, listened carefully to the desires of their clients, John and Christine Hilliard. "They wanted a house for the two of them to enjoy for the long haul," Lee says. "They're owners of a winery, so they wanted the opportunity to use the house as a place to introduce people to their wine – to entertain and to enjoy the climate – and for Christine to exercise."

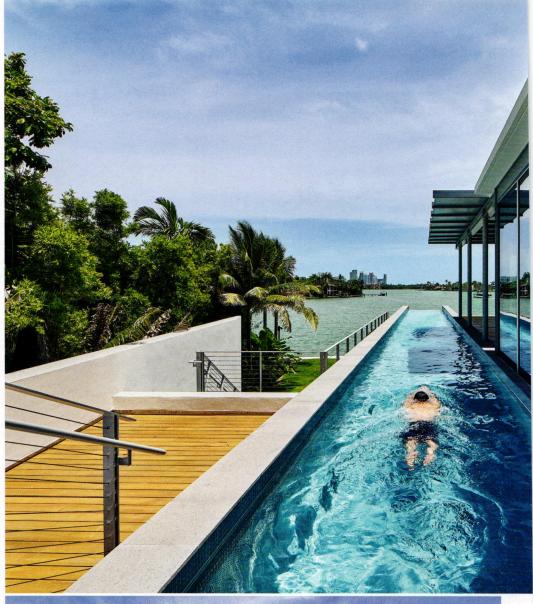
A lap pool

Since she's a swimmer, that meant a pool. And not just any pool. After trading sketches, exchanging ideas and talking back and forth, Bohlin and Lee arrived at the concept of a second-story lap pool, accessible from the couple's bedroom. The rest of the house fell into place around it.

"It was an intuitive but iterative process," Lee says. "We don't often come up with the brilliant solution to start with – ideas come through the design process – in the end, what makes our projects successful is that it feels like the house belongs and the design decisions were inevitable."

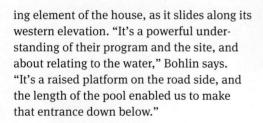
Created from poured-in-place concrete, the linear pool features a transparent, glazed end that looks directly out to the view of South Point, so swimmers can pause to take it in. And because the pool stretches out over the home's ground-level entrance, they can also look through a window down below to see guests arrive. "It's so much fun – you do laps in it facing out over open water," Hilliard says. "And it's such a blast to walk in and look up and see someone swimming, or to be swimming and look down and see dogs and people coming up."

The pool was the most important organiz-





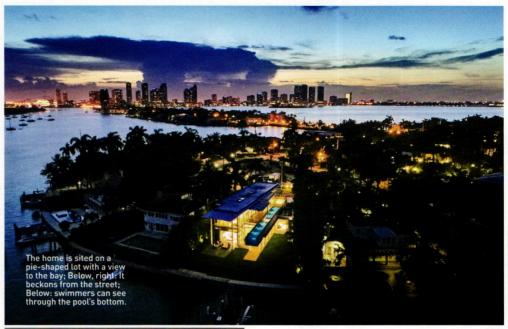




A tropical surround

Inside the lower-level living room, Hilliard wanted to immerse himself totally in the Miami climate and its tropical growth. But the hot and humid Florida locale doesn't always favor that, so the architects gave him plenty of glass and air conditioning instead. "I wanted to feel like I'm in a jungle, with the green outside, and that's what we ended up with," Hilliard says.

The window walls for his living area are easily opened, so that on temperate days in the late fall and early spring they can offer





immediate access to the garden and bay — and to evening sea breezes. "They're floating living room windows that go right up through the ceiling, for an incredibly uplifting feeling when you're in here," he says. "Details like that make a gigantic difference, but they're very subtle," he says. "You might not pick up on it if you were walking through, but if you live in it, it's fantastic."

Delay after delay

This was no rush project. Once the lot was purchased in 2012, Bohlin and Lee initiated the design process, but the Hilliards paused



it for a year and a half while they evaluated where to live permanently. There were two choices: their 101-acre winery and vineyard in Santa Barbara, or their budding home on the drawing boards. Eventually they decided on the Florida property.

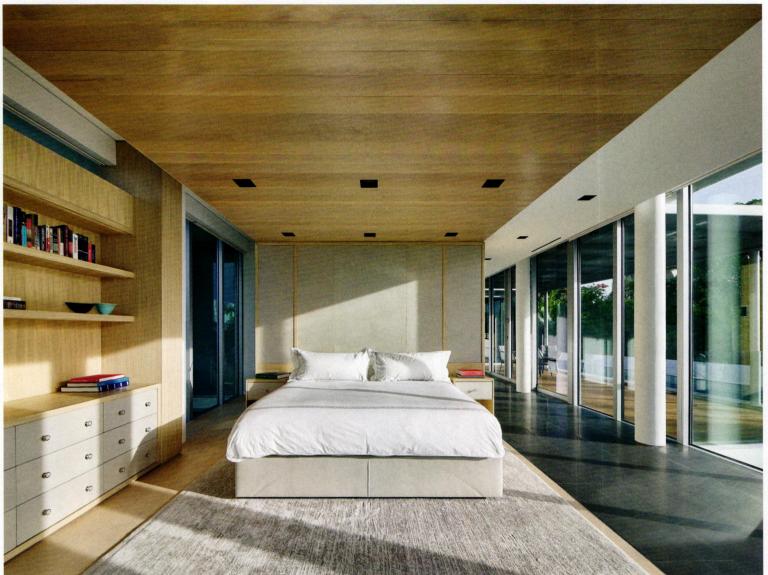
Once that decision was made, design and construction on the 5,700 square-foot home ensued, only to be slowed by transportation issues. Because it's located on Venetian Island in Miami, it's accessible only by bridges to the east and west. Unfortunately, both came under scrutiny just as construction began.

"The department of transportation found the bridges were structurally unfit, so they placed weight restrictions on them," Lee says. "The typical cement truck contains 10 yards of cement, and now it was limited to three or four."

That put a crimp in the construction schedule. Later, the western bridge was totally condemned, forcing trucks to use the eastern bridge only. "The delays were probably a year









and a half," he says. "It made the staging of the concrete pours much more sequenced and time-consuming because of the access."

After seven years, the Hilliards finally settled into the home, with sojourns back to their vineyard during fall harvest.

A modern palette

The finished house draws on the tradition of Miami Modernism without mimicking it. Sure, its architects called for concrete, stucco and wood in its material palette, but they eschewed the box-like forms typical in South Florida.

Besides, there was no nearby modern precedent, and Bohlin and Lee had their own collaborative ideas, drawn from site and clients. "When you're dealing with a couple, it's never the same with both of them, so you have to listen very closely," Bohlin says. "And that's how we like to do our work – to get into that zone between them both."

Theirs was a design process that favored both Hilliard and his wife. "I'm 66 and we've built a few places along the way," Hilliard says. "When you spend on a house – splurge on the architect, because that's where you get the biggest bang for your buck."

With their second-floor lap pool and their tropical garden surrounding a glass-in living room, this couple got precisely that – from two of the more thoughtful and innovative architects practicing on the planet today. *







Left: The Umbrella House Right: The Cocoon House

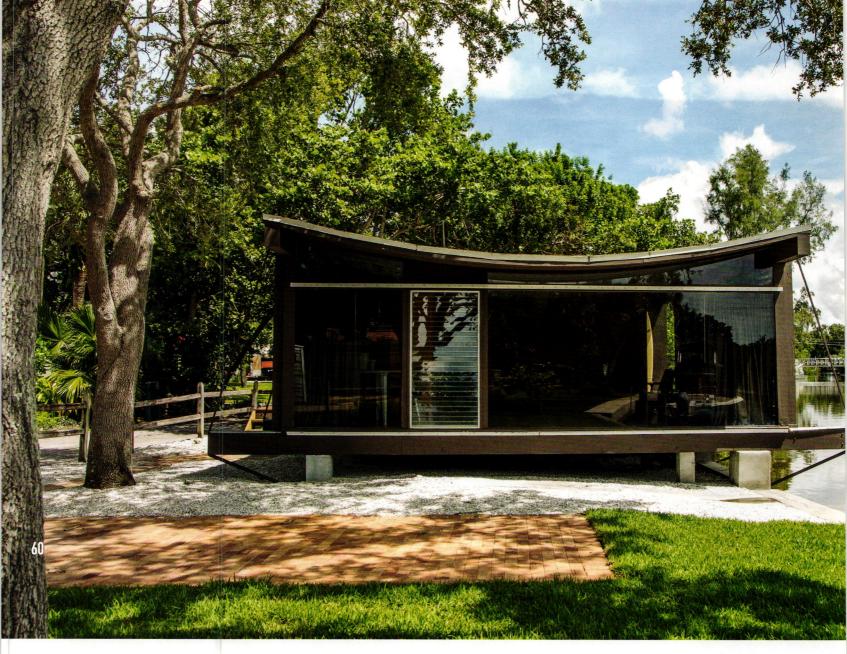


PLACE MAKER

Sarasota Modernist Paul Rudolph changed the face of Florida architecture

BY J. MICHAEL WELTON





Talk about leaving a legacy.

Architect Paul Rudolph practiced in Sarasota for only a few years back in the 1940s and '50s, but the impact of his work is still being felt today.

Designers everywhere marvel at his Bauhaus-inspired Tropical Modernism—and at his Sarasota School of Design—that eventually spread like gospel across Florida.

His architecture was famously about place. "He was one of the people who introduced a very innovative type of modernism to Florida, one that investigated climate and terrain and materials," says Timothy Rohan, author of "The Architecture of Paul Rudolph" (2014: Yale University Press).

A graduate of the architecture program at Alabama Polytechnic Institute – now Auburn University–Rudolph came to Sarasota in 1941 to join the office of Ralph Twitchell. Twitchell was a classically trained architect who in the 1920s had worked in Sarasota on John Ringling's Venetian-style mansion, now a world-class museum.

But by the late 1930s, Twitchell was transitioning to the modern idiom, and Rudolph fit right in. His initial project was a house on Siesta Key for Twitchell and his fiancée. It would be the first of 24 that Rudolph designed for the firm in Sarasota and Bradenton. "Twitchell was good at getting the clients, and Rudolph was the creative side," says Christopher Wilson, chair of the Sarasota Architectural Foundation.

But before the Twitchell residence was complete, Rudolph left to attend the Harvard Graduate School of Design, headed by German expat Walter Gropius, founder of the Bauhaus. Among Rudolph's classmates were I. M. Pei, Philip Johnson and Edward Larrabee Barnes, each destined for greatness in postwar America. Rudolph, his talent noted by



vard education, returning to Twitchell as an associate in 1948 and making partner in 1950.

Many of their projects were second homes for Northerners and Midwesterners willing to explore a new kind of architecture in a tropical setting. "What he did most importantly was understand that these little second homes were going to be 'Floridities,' with screened-in porches," says Miami-based architect Jacob Brillhart. "He recognized the environment - the sun, the rain and the mosquitoes - and he gave it another dimension."

In the Navy, he'd become familiar with ma-

rine products like plywood, plastic and sprayon foam. And he put that knowledge to use in his designs for a new type of housing in Florida. Instead of pouring a concrete beam, he and Twitchell would take a pair of two-by-ten wooden beams and join them together.

"He understood structure - you can see the roof and the beams, with no decoration," Brillhart says. "He said: 'I'll reveal it and make it thin and lightweight' - and when you

Paul Rudolph's Cocoon House on Siesta Key is an architectural tour de force.

walk down the street, they stand out."

His homes were sustainable before sustainability was hip - with passive cooling and heating that didn't use much energy. "There are glass walls but they're shaded with large overhangs that could also be an outdoor space," Wilson says. "They extend the space





and lighting by two because they're protected from the top."

Outside, louvers, shutters and clerestory window stimulated ventilation. Inside, Rudolph created spaces that flow into each other – before today's much-desired open concept existed. "It's modern architecture adapted for the Florida climate," he says.

In 1948, Rudolph and Twitchell designed the Revere Quality House in Siesta Key, in partnership with Architectual Forum, Revere Copper and Brass Co. and builders Industries Lamolithic. There, one exterior glass wall faced the water, while the opposite wall was composed in glass, wood and crystal lattice. Opacity turned into transparency when blinds were opened. An enclosed central courtyard, illuminated by a rectangular roof opening, merged indoors and out – with a grass lawn and patio accessible from living and dining rooms.

Also on Siesta Key came the Cocoon House in 1951. Here, Rudolph experimented with a material used to store ships by the Navy: a



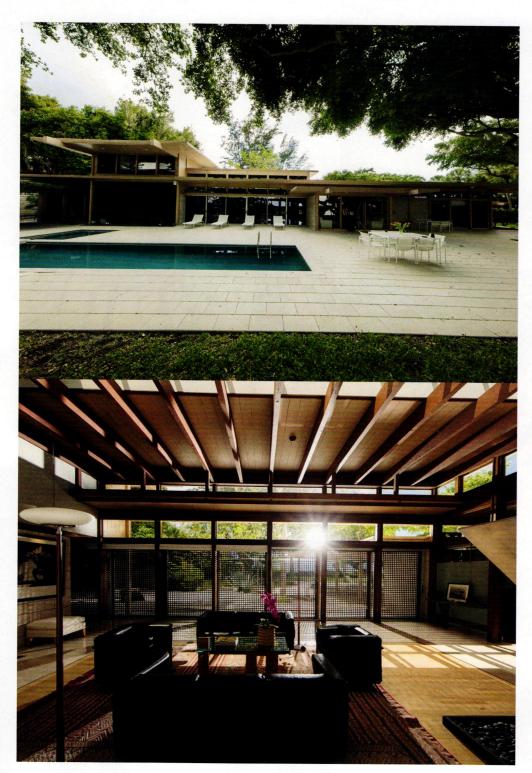
Top: The Umbrella House in Sarasota's Lido Shores neighborhood.

Bottom and opposite page: The Burkhardt House in suburban Casey Key.

spray-on foam called Cocoon. Sure, exterior louvers clad two sides of the 800 square-foot house, while the other two are glass. But it's the roof that earned this home distinction. Steel straps that drooped, hammock-like, at the center were hung between two walls. Workers laid insulating panels across them and sprayed them with the shipping foam.

In 1952, developer Philip Hiss commis-

sioned Rudolph for one of his first solo projects after he split with Twitchell. Known as the Umbrella House, it was to be an iconic symbol for Hiss's Lido Shores neighborhood



in Sarasota. Its "Umbrella" shade structure was composed of wooden uprights and tomato stake slats. Destroyed by a tropical storm in the 1960s, the home remained without its umbrella until restoration started in 2011. It's now on the National Register of His-

toric Places.

By 1957, Rudolph had moved on to larger lots and more sought-after neighborhoods like the suburban Casey Key. There, he designed the Burkhardt House. Inside, public and private spaces are separated by a sunken, open-

Celebrate the Sarasota School November 8-10

Midcentury Modern aficionados, take note: The Sarasota Architectural Foundation will hold its sixth annual SarasotaMOD Weekend from Nov. 8-10.

That means tours of dozens of homes from the Sarasota School, including three by Paul Rudolph: the Umbrella House, the Cocoon House and the Revere Quality House.

On Saturday, John McCarthy, executive director of the Gulf Coast Heritage Association, will speak on "Sarasota in the Sixties." Also on Saturday, Frank Folsom Smith – an original member of the Sarasota School – and Carl Abbot, a student of Rudolph's at Yale, will take part in a panel discussion.

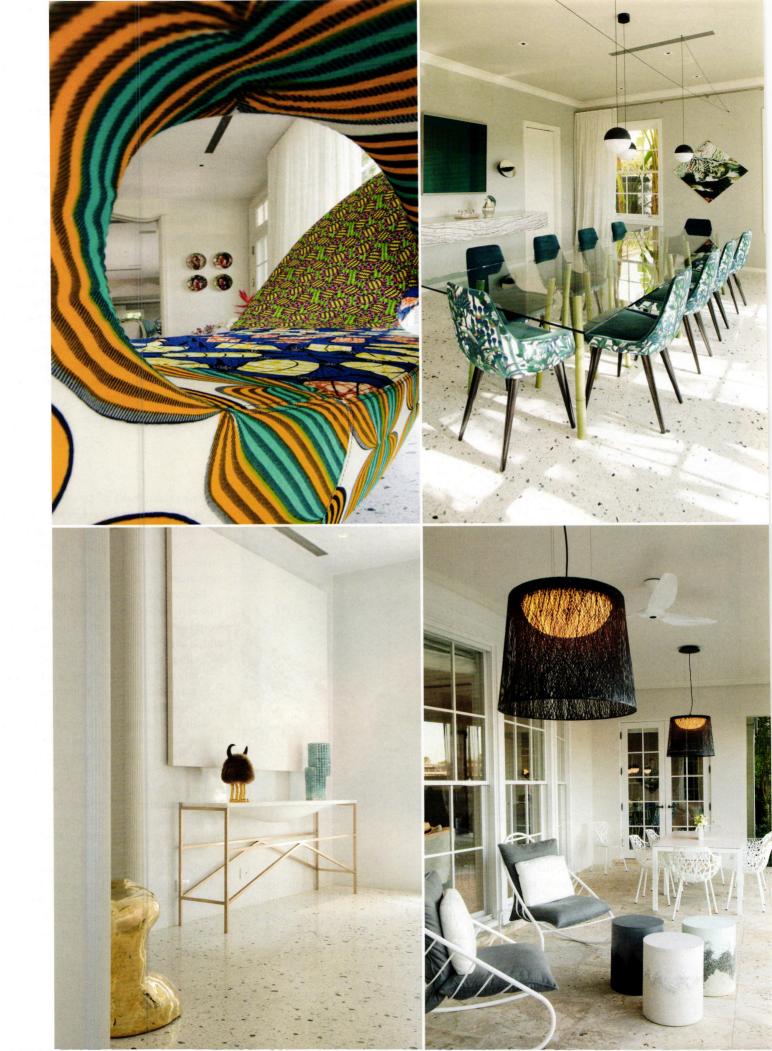
air living room that's 22- by 40-feet. With 12-foot-tall ceilings, clerestory windows and full-height glass, the home was a lush and upscale step forward for the architect. Later owners added two more structures by New York architect Toshiko Mori.

Before he moved on to become chair of the Yale School of Architecture in 1958, Rudolph would design a total of 30 homes in Sarasota and Bradenton. Much of his later work – including Yale's Art and Architecture Building and other structures in Asia – was in the brutalist style. That left him with mixed reviews, even after his death in 1997.

Still, he changed the face of Florida's residential architecture in just 10 short years. "As Rudolph got those first houses built and the buzz started, the guys in his office broke out on their own. And some went over to Miami and brought that kind of thought to the East Coast," Brillhart says. "His work had intellectual credibility and it was new. He could walk both sides of the fence."

Where the Mediterranean Revival style of Addison Mizner once dominated Miami and Palm Beach, Tropical Modernism was suddenly de rigueur when graduates of Rudolph's Sarasota School appeared on the stage. *





Sweet Spot

Architect Suchi Reddy mingles color, form and landscape in a 1939 Miami Beach redesign.

BY J. MICHAEL WELTON
PHOTOGRAPHS BY ROBIN HALL

65

Architect and interior designer Suchi Reddy was asked to reinvigorate every area of this 12,000 square foot Miami home originally built in 1939. The results speak for themsleves.





The curves and contours of the original doorways mesh beautifully with the owner's asthetic and his desire to start over with something fresh.



here's no question that
Richard Yulman's newly redesigned home in
Miami Beach is dropdead gorgeous.
New York-based ar-

New York-based architect and interior de-

signer Suchi Reddy saw to that.

The only real question lies in pinning down a single architectural style for this 1939 Sunset Beach gem. It was built by a Cuban sugar magnate, so it shows some Caribbean influence. Its time frame for construction was the late Art Moderne period. But there are some snippets of Art Deco slipped in too, and even a bit of Hollywood Regency.

So it's a hybrid – a mixed bag, really. But it offered the distinctive kind of character that appealed to the client. More important, when Yulman bought the home, its Miami Beach location would provide a much-needed change of scenery. He was a retired executive who'd spent 25 years in nearby Coral Gables with his wife – until she died a few years before. "I didn't want to stay there," he says. "I decided I wanted to move to Miami Beach."

A realtor helped him locate the new house – a refreshing, one-of-a-kind alternative to those he looked at elsewhere. "There are architectural features here that are very unusual for a Miami Beach house – they're not cookie cutter," he says.

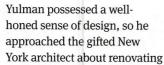
Few of its doorways, arches or window frames match. Rather, each curves and curls along its own specific contours. "It's not your regular finish," he says. "I don't think it's Cuban, but I do think it's Art Deco – but not much."











the home, one that had been altered inside and out a decade before. Outside, the landscape redesign was fairly successful. But inside? Not so much. Still, Yulman looked on the bright side. "I'm just happy it still exists after all these years," he says."Houses get knocked down regularly in Miami, to put up new homes."

Reddy flew down from New York City, where she'd just redesigned Yulman's daughter's apartment on the Upper West Side "She wanted to see the house before she committed," he says. "She loved it and we went from there."

Yulman asked the woman who's designed retail interiors for Jimmy Choo and Henri Bendel for her vision of the home's 12,000 square feet. "She said: 'Give me some time and we'll have a meeting in four or five weeks," he says. "I trusted her and her people – and they executed very well. We had a lot of fun doing it because it was great stuff and a fabulous house."

Reddy was sensitive to Yulman's position and lifestyle, and sought to enhance them

both. "He wanted to start over, and the beach was a completely different feeling," she says. "He was looking for interesting, exciting and livable spaces where he could play with his grandchildren and enjoy the life of the tropics."

The Design Reddy was impressed by the natural light pouring into the structure from nearly floor-toceiling windows, each wide

open to the landscape. "With all the light and the vegetation, we really designed it like a painting composed in different sculptures and color," she says. "But the light that came in really was the first thing I looked at."

She wanted to create a language of design throughout the house, one that was colorful and exciting but serene and drawn from the nature of the site itself. She delivered whimsical pale blues at the entrance, but to showcase Yulman's collection of African art, she designed a bright, bold gallery with large patterns and prints. They reflect the striking, green-hued light pouring in from a corner of the garden.

Because Yulman had requested a sophisticated, fun environment where he could en-

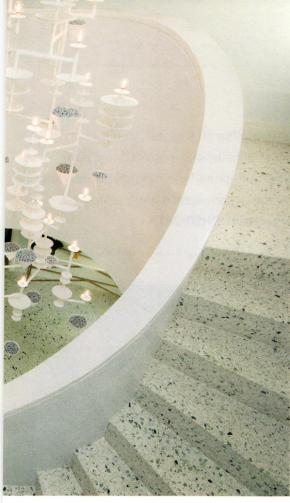
tertain, she treated each room as an individual space with its own function and personality. The idea was to create distinct places that would simultaneously grab people's attention and be comfortable to live in. ""Each room has a different mood in a different space," she says.

That applies to the landscape as well as the interiors. "The pool at night-time makes a beautiful place to be – we wanted to make it a serene and romantic place," she says.

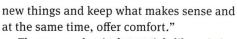
Yulman was pleased to find that the layout of the house was already aligned to accommodate visiting family members — with a complete bedroom wing on the second floor. "There are back stairs for breakfast," he says. "My daughter and her children are in a part of the house where I don't go, unless it's to see them."

The Materials The architect's biggest challenge was deciding how to blend a modern design into existing interiors and materi-

als – to find a contemporary balance without drowning out the original motif. "It's very much like designing the interior of an Italian palazzo," she says. "You introduce





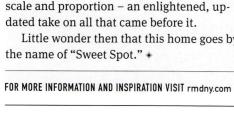


There were classical materials like existing, refinished terrazzo floors, natural woods - and especially, the plaster palm trees on the walls of the living room. "We decided to make the most of it all - we played with the whiteness of the texture," she says. "And in the arches and the doorways, we kept the details."

For a central spiral staircase, she removed a recently added Lucite railing, then solidly shaped a new one to emphasize its natural curves. She commissioned a sculpture for its center, then complemented existing artwork elsewhere with pieces from New York and Miami. "I like a back-and-forth dialog between art in a house, and I achieved that here," she says.

Actually, what's she's achieved is an updated modernism that reaches back to the home's late 1930s roots. It's an aesthetic carefully aligned with the home's traditional scale and proportion - an enlightened, updated take on all that came before it.

Little wonder then that this home goes by





Everything from the home's maginifcent staircase and plaster palm trees to the soothing bedrooms and colorful bathrooms are both playful and serious.

Top Coastal Architects 2019

BEST IN CLASS

Every ocean home is special. And so are our Top 50 Coastal Architects. They possess the unique skills, experience and sensibilities required to design and build magnificent custom homes close to one of the most beautiful (and unforgiving) forces of nature on Earth—the ocean. Learn more about the firms on this year's list at oceanhomemag.com/OH50/2019







ALABAMA

70

CHRISTOPHER ARCHITECTS

christopherai.com

CALIFORNIA

BURDGE & ASSOCIATES

buaia.com

HUGHES UMBANHOWAR ARCHITECTS

huum.com

KAA DESIGN

kaadesigngroup.com

LANDRY DESIGN GROUP

landrydesigngroup.com

SB ARCHITECTS

sb-architects.com

CONNECTICUT

ALLAN GREENBERG ARCHITECT

allangreenberg.com

CARDELLO ARCHITECTS

cardelloarchitects.com

DOUGLAS VANDERHORN

vanderhornarchitects.com

HILTON ARCHITECTURE & INTERIORS

hiltonarchitects.com

SHOPE RENO WHARTON

shoperenowharton.com

FLORIDA

BRILLHART ARCHITECTURE

brillhartarchitecture.com

CHOEFF LEVY FISCHMAN

clfarchitects.com

GUY PETERSON

guypeterson.com

Konstant Architecture & Planning

(office also in IL)

konstantarchitecture.com

REX NICHOLS ARCHITECTS

rexnicholsarchitects.com

SDH Studio

sdhstudio.com

SILBERSTEIN ARCHITECTURE

silbersteinarchitect.com

[STRANG] ARCHITECTURE

strangarchitecture.com

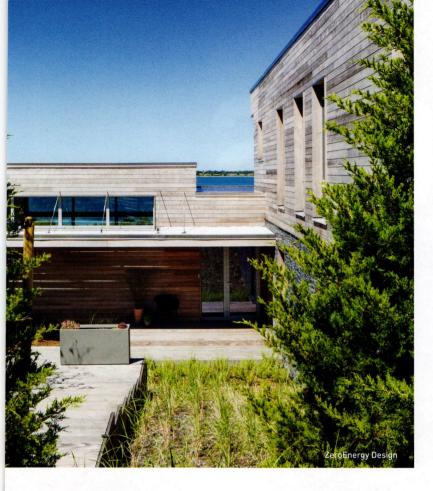
GEORGIA

HARRISON DESIGN

harrisondesign.com



HOTOGRAPHS, CLOCKWISE FROM TOP LEFT, COURTESY OF LANDRY DESIGN GROUP, BY DURSTON SAYLOR, INIPTESY OF CHAFEF I EVY FISCHMAN AND RY MARC RRYAN-RROWN



HAWAII

DE REUS

dereusarchitects.com

MASSACHUSETTS

HUTKER ARCHITECTS

hutkerarchitects.com

MOREHOUSE MACDONALD AND ASSOCIATES

morehousemacdonald.com

NICHOLAEFF ARCHITECTURE + DESIGN

nicholaeff.com

PATRICK AHEARN ARCHITECT

patrickahearn.com

POLHEMUS SAVERY DASILVIA ARCHITECTS

psdab.com

ZEROENERGY DESIGN

zeroenergy.com

NEW YORK

ALEXANDER GORLIN ARCHITECTS

gorlinarchitects.com

AUSTIN PATTERSON DISSTON

apdarchitects.com

BARNES COY ARCHITECTS

barnescoy.com

BATES MASI ARCHITECTS

batesmasi.com

BLAZE MAKOID ARCHITECTURE

blazemakoid-architecture.com

BROMLEY CALDARI ARCHITECTS

bromleycaldari.com

FAIRFAX & SAMMONS

fairfaxandsammons.com

IKE KLIGERMAN BARKLEY

ikekligermanbarkley.com

MARTIN ARCHITECTS

martinarchitects.com

PETER PENNOYER ARCHITECTS

ppapc.com

REDDYMADE

rmdny.com

ROBERT A.M. STERN ARCHITECTS

ramsa.com

STELLE LOMONT ROUHANI

stelleco.com

STEVEN HARRIS ARCHITECTS

stevenharrisarchitects.com

WORKSHOP APD

workshopapd.com

PENNSYLVANIA

BOHLIN CYWINSKI JACKSON

(with offices also in WA, CA and NY) bcj.com/projects

FOR MORE INFORMATION, VISIT oceanhomemag.com/OH50/2019

SOUTH CAROLINA

CHRISTOPHER ROSE ARCHITECTS

chrisrosearchitects.com

TEXAS

MICHAEL IMBER

michaelgimber.com

THE CARIBBEAN

JOHN DOAK ARCHITECTS

johndoak.com

OBM INTERNATIONAL

obmi.com

R.A. SHAW DESIGNS

rashawgroup.com

PACIFIC NORTHWEST

CUTLER ANDERSON ARCHITECTS

cutler-anderson.com

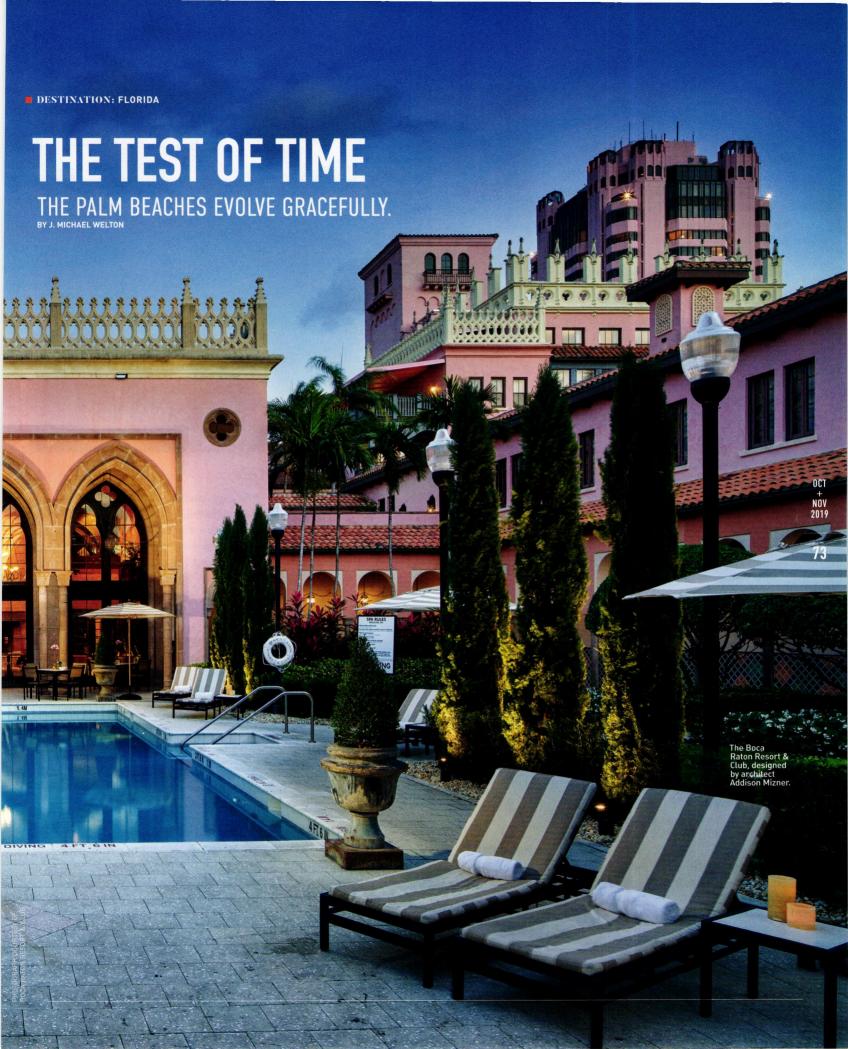
OLSON KUNDIG ARCHITECTS

olsonkundigarchitects.com









journeys DESTINATION: FLORIDA

Once again, the winds of change are wafting through The Palm Beaches.

Sure, the upscale, celebrity crowd is still slipping into très chic Palm Beach – to relax, to see and to be seen – just as it did a century ago. And yes, this little island of about 8,800 people remains the classic getaway for 21st-century jetsetters. It is, after all, the social, political and financial headquarters of the very rich.

None of that's actually changed at all. Just ask Manny Bornia, managing director of Collab Hospitality and restaurateur at Hai House. "Palm Beach is a playground for old and new wealth, and it's pretty incredible who's in town at any given time," he says. "In our restaurant, we see everyone from the Kennedy family to Maury Povich and Connie Chung."

But the season – the one railroad magnate Henry Flagler helped establish in the late 1800s, when denizens of the northeast descended on Palm Beach from Presidents Day until Easter – is shifting. "You still have many families that go back to the northeast," he says. "But more are staying and living on the northern side of the island."

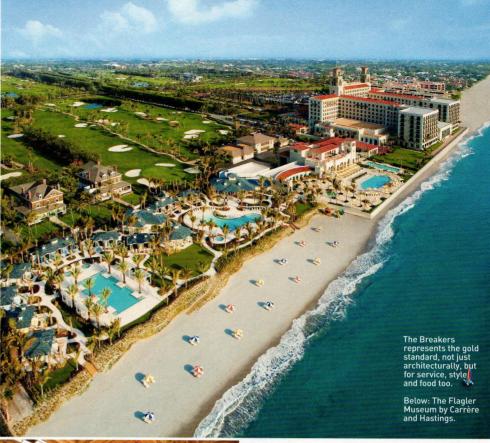
Across Lake Worth Lagoon, in West Palm Beach, cranes dominate the downtown skyline, as this city of 110,000 goes vertical. Once home to those who worked in Palm Beach, West Palm has come into its own. All of a sudden, day-tripping tourists from Miami and Fort Lauderdale are exploring it, thanks to express train service via Brightline, soon to become Virgin Trains USA.

"We're seeing a softening of the season because those people have access to the city and they didn't have that before," he says. "It's come full circle with the railroad – the new Brightline is riding on the rails that Flagler put together."

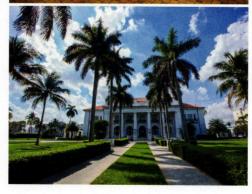
The tourists are coming to see and experience all The Palm Beaches have to offer. This is a place where pedigrees matter – and that's especially true for the area's ever-evolving architecture. And four stellar examples tell that story well:

THE FLAGLER MUSEUM

In1902, Flagler commissioned New York-based Carrère and Hastings to design his 75-room, white-columned Palm Beach mansion.







He called it Whitehall, and gave it to his wife as a wedding gift. More than a residence, it was a neoclassical, Beaux Arts articulation of the Gilded Age – a palace for the classes, not the masses.

Whitehall – now open to the public as the Flagler Museum – laid down a marker of quality for all that followed. "It's the most important historic structure of major

significance, and the oldest in Palm Beach," says local historian Rick Rose. "It's definitely Number One – and one of two National Historic Register properties here."

Carrère and Hastings would design the New York City Public Library and later, landmarks in Rome, Paris, London and Havana. Flagler would extend his railroad all the way to Key West. And Palm Beach would be transformed into a lush and layish boomtown.

THE BREAKERS

In 1896, Flagler built The Palm Beach Inn, then doubled its size in 1901and renamed it The Breakers. It burned in 1903, was rebuilt and opened again in1904.

Alas, by 1925 The Breakers was in flames again. Flagler had died in 1913, so his descendants looked to New York for a more permanent structure, hiring Schultze & Weaver. That firm would go on to design jewels like the Pierre, The Sherry-Netherland and the Waldorf Astoria, each still standing in Manhattan today.

Their seven-story design for The Breakers, modeled on the Villa Medici in Rome, opened in late1926. "To ensure that the new Breakers would be fireproofed and able to withstand storms that periodically hit the East Coast, the building was constructed





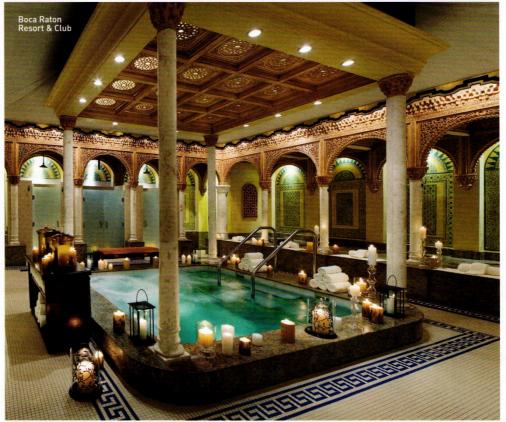
using reinforced concrete and strengthened by 1,100 tons of steel," Rose says.

Today, it's perfection personified. "It's the gold standard not just architecturally, but in service, style and food," says restaurateur Bornia. "It's incredibly well-run, and a beautifully maintained community of properties." Among them are residential opportunities like apartments and condominiums, adjacent to the hotel.

BOCA RATON RESORT & CLUB

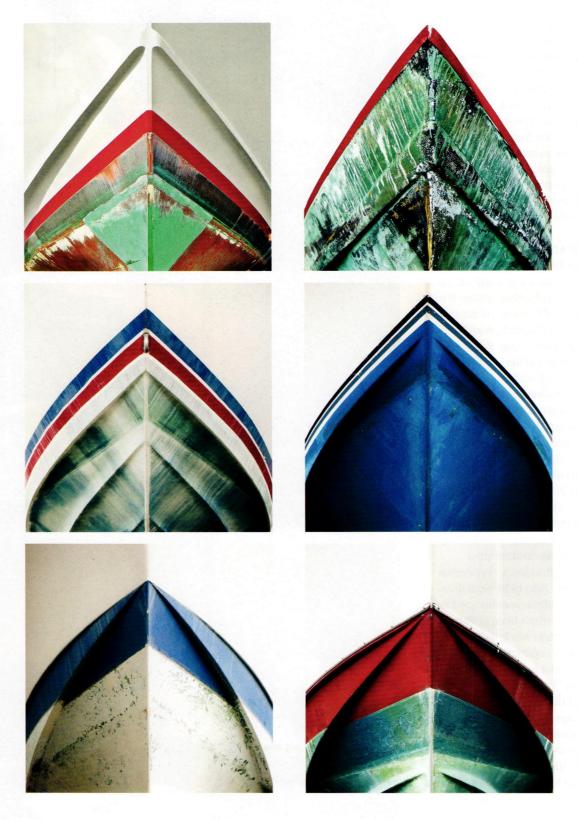
The Boca Raton Resort and Club also dates to 1926, but was designed by Addison Mizner as the Cloister Inn. It's in his signature style, one that defined early 20th-century architecture in The Palm Beaches by mingling Moorish, Gothic and Mediterranean influences. "Boca's where Mizner settled in to really show off what he wanted to do," Bornia says.

He aimed for nothing short of recreating the European Riviera. "It's characterized by hidden gardens, barrel tile roofs, archways, ornate columns, finials, intricate mosaics,



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:

fountains, and beamed ceilings of ornate, pecky cypress," says John Tolbert, president of the club and resort.

In 1930, under new owner Clarence Geist, Schultze & Weaver designed the resort's current lobby. Mizner's original, now referred to as the Addison Lobby, serves as the resort and club's concierge desk. "This space has been preserved in its original form, including original furnishings, décor, and historical photography on display in partnership with the Boca Raton Historical Society," Tolbert says.

A number of residential condominiums are available at this resort and club as well.

NORTON MUSEUM OF ART

Change has been the mantra for decades at West Palm's Norton Museum, a late Art Deco jewel designed in 1941 by Marion Sims Wyeth. He was an alumnus of Carrère and Hastings who'd set up his own Florida firm and designed Mar a Lago, now a Palm Beach retreat for the current resident of the White House.

The Norton's prominently located on Dixie Highway, though renovations over the past few decades obscured that fact by moving its entrance to the south facade. "Driving by, you wouldn't have sense of a world-class institution with a world-class collection," says John Backman, project director at the Norton.

Enter Pritzker Prize-winning architects Foster + Partners. Over the past few years, they've restored the original east-facing entrance and placed signage prominently atop its cornice, while curators sited Oldenburg and van Bruggen's "Typewriter Eraser" prominently next to its front door. The architects carefully accommodated an ancient Banyan tree that's been growing out front since the museum was built, reestablished Wyeth's organizing east/west axis inside, and replaced a rear parking lot with a sculpture garden. "We were a 12-year-old Volkswagen, and then someone handed us a Lamborghini," says a beaming Hope Alswang, the museum's executive director.

While it's true that the only constant in life is change, architecture in The Palm Beaches shows us how architecture can evolve gracefully over time – with a sense of style and dignity. *



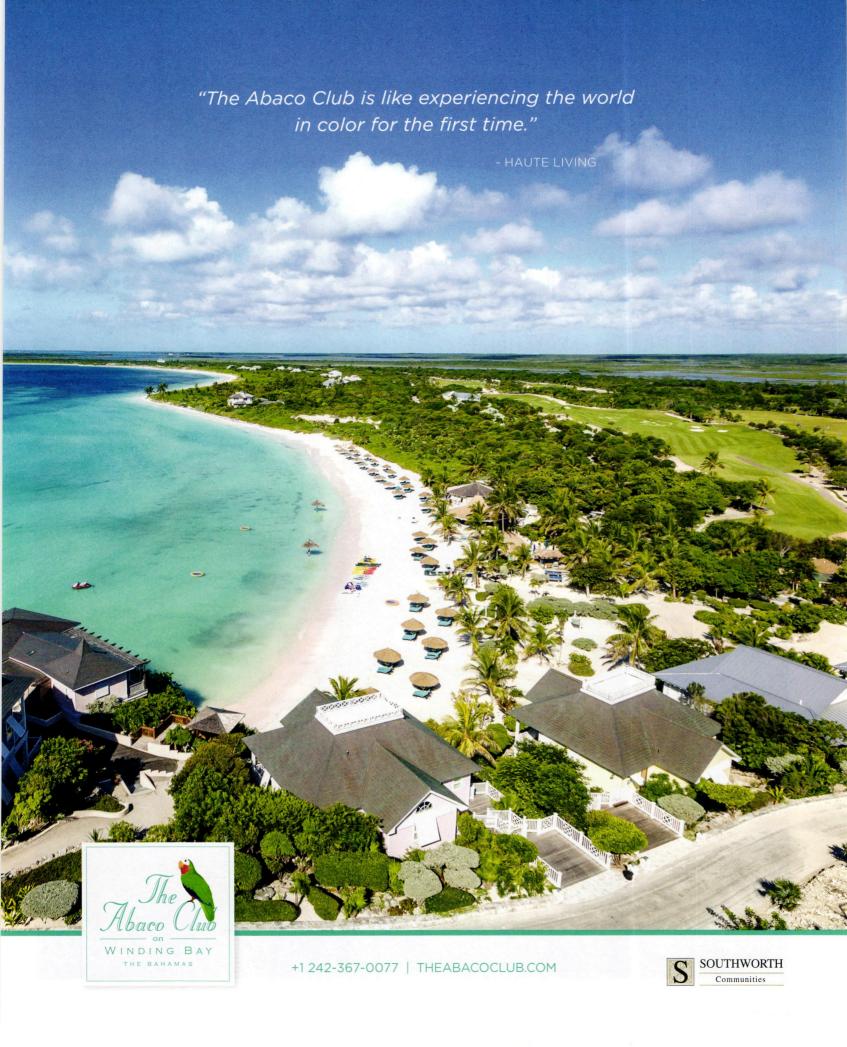




78

OCT + NOV

APHS BY NIGEL YOUNG/FOSTER + PARTNERS/COURTESY OF NORTON MUSEUM OF ART









Exquisitely-Finished Cabin



Hydraulic Beach Platform (port side)



Standard Seakeeper Gyro Stabilizer



Optional 5-N-1 Performance Leaning Post w/ 2nd Row Seating

Performance with Class.

style, innovation, functionality & efficiency.

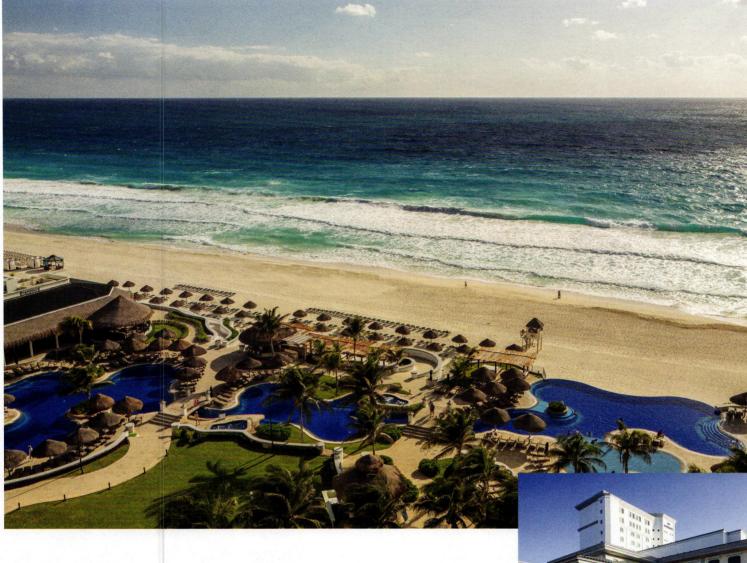
no sacrifice.











I'm sitting in an elegant soaking tub, centered on a gorgeous floor-to-ceiling marbled art piece. The artwork's jewel-like blue echoes the Caribbean waters outside and its white veining suggests the ocean's foamy, rhythmic waves. The entire bathroom—with its luxurious rainfall shower and sensor lights that turn on automatically when you enter-is a spa-like dream.

But the inclusion of this mesmerizing panel in my newly renovated guest room is more purposeful than just evoking the sea, I later learn. "It's a beautiful art piece that mimics the experience of looking up through a cenote, a natural sinkhole," explains JW Marriott Cancun Resort & Spa Hotel Manager Tiffiany Holmes. "It's a nod to the Yucatan Peninsula's vast network of underground rivers and lakes."

And that was the goal of the resort's \$40 million renovation, which started in October 2017 and wrapped up in May of this year: infusing the 447-room resort with a sense of place. "We wanted to bring Mexico into the hotel," says Holmes. "Not just into the guest rooms, but into the service, style, food, and beverage—the entire guest experience."

Cool, crisp, and contemporary, my room features clean-lined furniture, artistic glass pendant lights, and a floating vanity in the oversized bathroom. However, to give it a sense of place, the suite's aesthetic is still rooted in Cancun's signature coastal vibe thanks to warm sand tones and pops of turquoise.

Up close, there are plenty of details to take in. Intricate carvings in the bed's reclaimed wood surround feature native symbols, including hummingbirds, which are sacred in Mayan mythology. The carvings' overall effect was inspired by the cross-stitched embroidery typical of



Westedge DESIGN FAIR

OCTOBER 24-27, 2019

THE BARKER HANGAR | SANTA MONICA, CA



Unique Vendors. Engaging Programs. Endless Inspiration. Your Destination for Leading Interior Design.

SPONSORED IN PART BY:







LUXURY POOLS OCEAN HOME HOME HOME HOME SPACES PACIFIC SALES SIGNATURE









CREATING EXCEPTIONAL HOMES.
CULTIVATING LIFELONG RELATIONSHIPS.

Integrated Architecture and Construction psdab.com







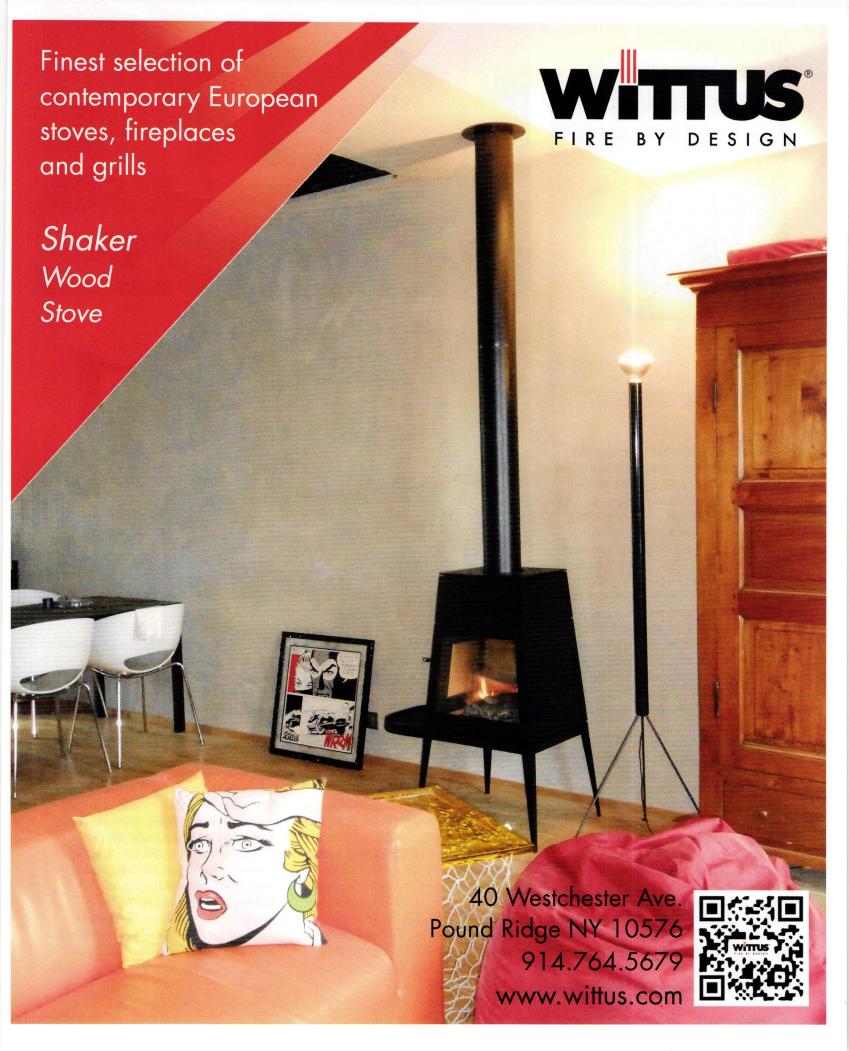
garments worn by the ancient Yucatan people. It's evident that G+G Interiorismo spared no historical or cultural research when the design firm re-envisioned the resort's interiors.

There's a lot to love in my room—including the balcony's stunning views—but I can't spend all day here (although that wouldn't be a bad thing). I grab my sunglasses, key, and book and head straight to the beach, where I camp out and lounge with the best of them. When the kindly waiter asks, my snack of choice is chips with salsa and guacamole plus a Prosecco margarita, because Prosecco makes everything better.

After an afternoon spent bouncing between the ocean, pools, hot tubs, and back to the ocean again, I'm ready for dinner. Between JW Marriott Cancun Resort & Spa and sister Marriott Cancun Resort there are many delicious restaurant choices: Japanese, Thai, and even an Americanstyle sports bar. Onsite, the JW Marriott's Italian restaurant Gustino boasts a pasta making and drying area, where you can watch the chefs at work or even make your own.

My favorite choice, however, is the JW property's Sedona Grill. Its ambiance is warm and festive, and the Southwestern fare, served buffet style, is definitely the food to eat when in Mexico—I don't think I've ever had so many helpings. The chili rellenos are a crowd-pleaser and the homemade churros are to-die-for.

One of the renovation's stars is the newly redesigned JW Lobby Bar, whose swanky feel is second only to its



86



150 Margaritas menu. Yes, you read that right: 150 margaritas. They are divided into four categories: classic, modern, fusion, and exotic, with silver, reposado, and añejo tequilas (plus mescal). You can go really, really top shelf here. I came away with a favorite: the Serrano, composed of Grand Marnier, serrano chili pepper, blistered serrano, and Cointreau. The smoky spice paired perfectly with the mixologist's choice of Arette Gran Clase Extra Añejo tequila.

Day two starts off at just the right pace for me: lounging in an ocean-facing cabana. The property's cushy cabanas have to be reserved, which is an extra indulgence I highly recommend. Make arrangements for the delivery of a picnic lunch and it's the perfect way to beach.

Although it was hard to leave the sun and surf, opting for a spa treatment that afternoon did not disappoint. I chose a facial but other options include massage, manicures, pedicures, and a steam room. After my facial, I grabbed some lemon-infused water from the lounge and relaxed in a hot tub with cool cucumber slices on my eyes. It was heaven.

For adventurous types, the resort is happy to arrange a variety of activities, from dinner in town to reef diving to tours of Mayan ruins. Friends and I head out that night to RosaNegra on the concierge's recommendation. This Latin cuisine hotspot, set right





on the water with open-air seating, is perfect for celebrations. I noshed on empanadas, sliced steak over risotto, and baked Alaska, which the waiter set on fire for the full Instagram experience.

On the last day of my stay, I indulge in what I consider the ultimate Cancun daytrip: a private boat charter. With coolers packed, music on, and perfectly blue skies, our small group set off from the dock. The first mate doled out cervezas while we snaked through a canal into the Nichupté lagoon, sunbathing and sightseeing along the way.

First we stop for snorkeling, which I have to admit was my first time! After I got the hang of keeping my mask fog-free and tight to my face, I really enjoyed the experience—it did not disappoint. Then, we anchor on a beach and wade in for a seaside lunch at Mar-Bella Rawbar & Grill. Here, the only thing

better than the view is the food. Calamari, ceviche, octopus: all of the waterside restaurant's fresh, creatively presented seafood delighted.

Without doubt, the resort's renovation was a resounding success and the rooms are gorgeous; everyone agreed. But my stay was less about the room and more about the memories. There were so many highlights, from having a nightcap in the lobby bar with live music, to rocking a sombrero at the Sedona Grill, to relaxing with lavender sea salts in my soaking tub after the beach.

But my favorite part was how the resort encapsulates all that there is to love about Mexico: the colors, the culture, and the people. Inside, it pampers and outside it invigorates without sacrificing any sense of place. I wouldn't trade one minute of my stay. *



ArchitectureBoston Expo

November 6-7, 2019 | BCEC, Boston

Advance Your Career

300+ exhibiting companies

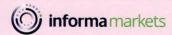
100

accredited educational programs



Join the Northeast's architecture, building and design community at ABX to conduct face-to-face meetings, experience the newest innovations, participate in cutting-edge conference workshops, and build relationships at high-level networking events.

Register at abexpo.com to receive FREE Expo Hall admission. Enter ADG during the online registration process when prompted to enter a discount code.















THE RITZ-CARLTON,

ST. THOMAS

ON THE HORIZON

Situated on 30 acres, The Ritz-Carlton, St. Thomas will reopen in December 2019 following a \$100 million enhancement. The property's refreshed look includes a pristine white palette with splashes of color and a

lush tropical landscape.

The resort's 180 guestrooms and suites have been entirely reimagined with bright and airy designs that amplify the island's natural beauty. All rooms purposefully face the bay, offering quests expansive ocean views. Other property highlights include a remodeled infinity pool and

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

waterfront project designed by Arquitectonica in Miami Beach,

Florida, will feature 37 one- to four-bedroom residences and

two penthouses. Private elevators lead to residences ranging

in size from 918 to nearly 5,000 square feet, with prices from

\$1.1 million. Italian interior designer Piero Lissoni curated the

interiors, infusing them with Italian-made fixtures and finishes.

chaise lounges and shaded seating areas, and chef's table for

A rooftop terrace features a pool, Jacuzzi, sun deck with

entertaining, monacoyachtclubresidences.com

Monaco Yacht Club & Residences, a 12-story boutique

ritzcarlton.com/en/hotels/ caribbean/st-thomas

THE DIAMOND **HEAD CLUB**

Monaco Yacht Club & Residences

Irongate, the Los Angeles-based developer of The Ritz-Carlton Residences, Waikiki Beach, recently announced the debut of

a new Sicilian restaurant.



The Diamond Head Club.

Located at the top of The Ritz-Carlton Residences, Waikiki Beach, the club offers 84 ownership options for a fraction of the cost of whole ownership. Located on floors 37 to 39 of the Diamond Head Tower, the private residence club will have six penthouse residences comprised of 2,100 to

4,100 square feet of indoor living space plus private rooftop cabanas that open onto 5.400-square-foot lanais. thediamondheadclub.com

BRANDO RESIDENCES

The Brando, a luxury resort located on French Polynesia's private island of Tetiaroa, recently

announced the debut of its Brando Residences. Guests of Brando Residences enjoy full access to all resort activities and amenities. including multiple restaurants, water sports, a luxurious Polynesian spa, lagoon-view bar, beach bar, fitness center, organic garden, library, pearl shop, boutique, and the resort's Ecostation. Dedicated staff, including chefs and butlers, are available upon request. Allinclusive rates for the Brando Residences start at \$16,817 per night for up to six guests. thebrando.com

ESPACIO

Honolulu's newest ultra-luxury hotel opened in September 2019 following a \$50 million investment. The ninesuite boutique hotel boasts 2,250-squarefoot accommodations beginning at \$5,000 per night. Each three-bedroom, three-bathroom suite is individually appointed with globally sourced works of art and dining room tables crafted from whole slabs of imported Italian marble. Their ocean-view balconies with Jacuzzis, spalike bathrooms with dry saunas, and private elevator entries await. espaciowaikiki.com





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





6797 SE NORTH MARINA WAY

SAILFISH POINT

Hutchinson Island, Florida

Over 10,800 SF on 1.1 acres on the Indian River and overlooking the Marina. Offered at \$6.35 MILLION.

Nicklaus Signature Golf · Oceanfront Country Club · Helipad · Fitness Complex · Spa/Salon · Private Yacht Club and Marina 772.225.6200 SailfishPoint.com 1648 S.E. Sailfish Point Blvd., Stuart, FL 34996





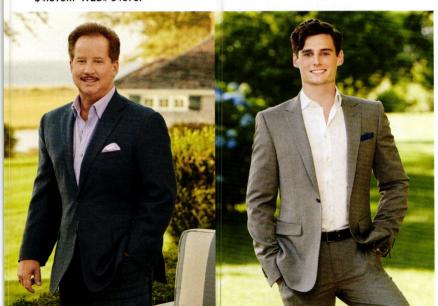
SOUTHAMPTON ESTATE SECTION FIRST OFFERING

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



CONVENIENT VILLAGE LIVING

Beautifully appointed home with an ideal floor plan and sunlit rooms which open to brick terraces. Now available and repositioned in the market, this offering is clearly one of the best currently available. Nearly 5,500 SF on 3 levels with generous public spaces. Six bedrooms, 6.5 baths, pool, pool house and attached 2-car garage. **\$4.695M WEB# 345767**





JUST LISTED QUOGUE VILLAGE ESTATE SECTION

Nearly 6,000 SF of living spaces on three floors includes a first floor with rooms that are perfectly proportioned and positioned for optimal living experiences. From the country kitchen with adjoining dining porch to the library, dining, living and family rooms with 3 fireplaces. The second floor with 5 BRs including a beautiful master suite. Outside amongst tall privet hedges lies "the best private tennis court" in Quogue Village. \$7.25M WEB# 346596



MODERN BAYFRONT

Located in one of the most coveted Hamptons Bayfront communities, this waterfront retreat offers expansive water frontage and unobstructed bay views and just steps to sandy bay beach. Enjoy stunning sunset skies from all the principal rooms including master bedroom suite and 2 first floor bedrooms. Ample room for house expansion and room for pool. \$3.9M WEB# 108836

corcoran

Tim Davis

Licensed as Timothy G. Davis Licensed Associate Real Estate Broker Regional Brokerage Advisor East End o 631.702.9211 | tgdavis@corcoran.com

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



LISTOWEL: MECOX BAY WATERFRONT ESTATE

Utmost privacy surrounded on three sides by land that has been farmed by the same two families since the 1600s. This 6.9 acre estate is bordered on the fourth side by 360 feet of water frontage on Mecox Bay. This traditional house with classic gardens truly epitomizes the concept of artisanal fueled craftsmanship. Taking five years to complete, Listowel truly redefines luxurious living in the Hamptons.

NEWLY PRICED at \$29.5M WEB# 54376



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

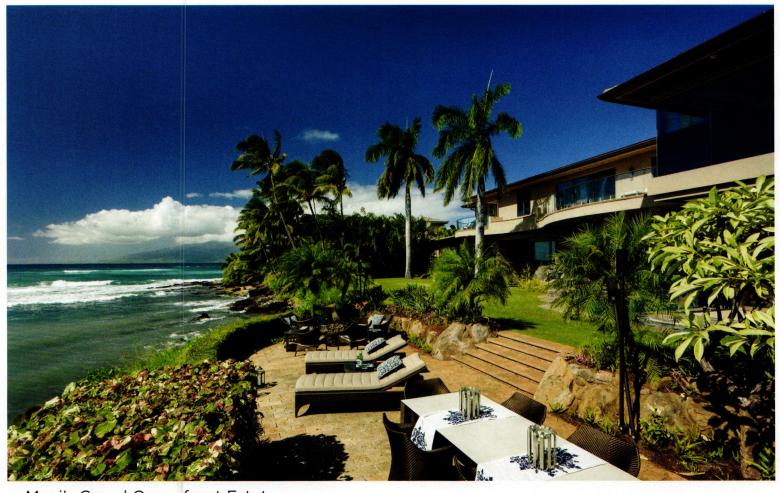


GEORGICA POND: EAST HAMPTON

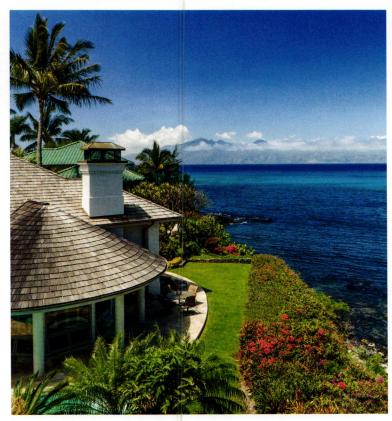
Award winning Modern Architect Harry Bates outdid himself with this timeless design of a glass, steel and limestone house now offered for sale for the very first time. South facing rooms bathed in light all open to the terraces, the 435 feet of frontage on Georgica Pond, the manicured 2.3 acre landscape 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.

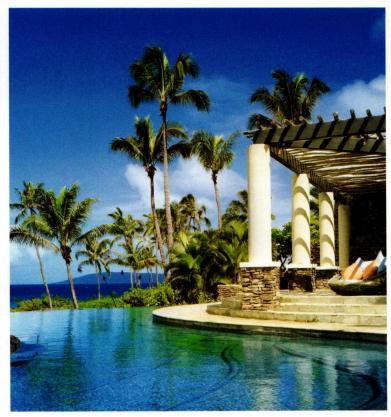
Real estate agents affiliated with The Corcoran Group are independent contractors and are not employees of The Corcoran Group. Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker located at 660 Madison Ave, NY, NY 10065. All listing phone numbers indicate listing agent direct line unless otherwise noted. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Corcoran makes no warranty or representation as to the accuracy thereof. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. All dimensions provided are approximate. To obtain exact dimensions, Corcoran advises you to hire a qualified architector engineer.



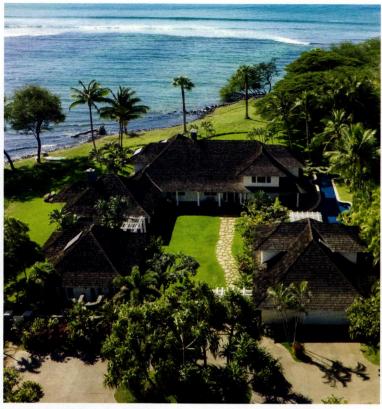
Maui's Grand Oceanfront Estate



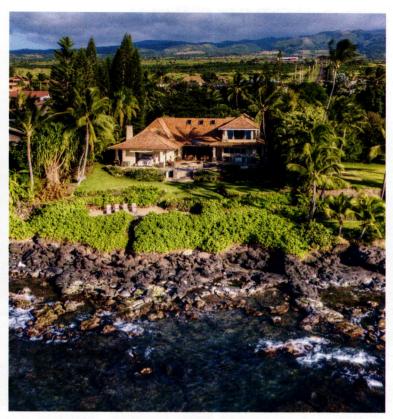
Napili Oceanfront Home



Montage Residences at Kapalua Bay



Olowalu Oceanfront Estates & Estates Sites



West Maui Oceanfront Estate



Kapalua Beachfront - Ironwood 14



Kapalua Private Oceanfront Estate

We Represent Maui's Finest Oceanfront, Resort, and Estate Properties.

Nam L. Le Viet

REALTOR(S), RS-61810

808.283.9007 | nam@mauisold.com | mauisold.com Certified International Property Specialist

Mary Anne Fitch

REALTOR-BROKER, RB-15747

808.250.1583 | sold@maui.net | soldmaui.com \$750+ Million in Sales Since 1988 Hawaii Business Maui's #1 Realtor 2008, 2013, 2015







ROBERT PAUL PROPERTIES



Spectacular ocean front compound, Chatham \$10.495M Guthrie-Mabile Team 508.246.3236 | Paul Grover 508.364.3500



Pleasant Bay w/ dock, guest house, Orleans \$3.849M Fran Schofield 508.237.0006



North Bay estate w/ dock & pool, Marstons Mills \$4.5M Paul Grover 508.364.3500 | John Caney 508.360.9023



Inspired design & impeccably maintained, East Falmouth \$3.250M Barbara Hussey 508.274.1933 | Lynn O'Neill 508.524.7325



Oyster Harbors waterfront estate, Osterville \$8.9M Robert Kinlin 508.648.2739



Captivating water views from every room, Chatham $\,$ \$2.975M Guthrie-Mabile Team 508.246.3236 $\,$



Waterfront estate with pool and dock, Osterville \$7.050M Robert Kinlin 508.648.2739



European-inspired beachfront estate, West Yarmouth \$5.495M Paul Grover 508.364.3500 | Kathleen S. Byrne 781.589.7015



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



Top floor waterfront condo, North Truro \$549,000 Philip Scholl 774.722.3929 | Scott Powell 774.722.5023



Appointed sandy beach front estate, Cotuit \$7.9M Paul Grover 508.364.3500



West Bay estate on nearly 3 acres, Osterville \$4.995M Jack Tobin 508.280.8875



Country estate on Lyman Pond, Dover \$3,988,850 Bohlin Team 508.944.4580



Dreamy waterfront beach house, Chatham \$2.495M Guthrie-Mabile Team 508.246.3236



Water views & substantial dock, South Yarmouth \$4.950M Robert Kinlin 508.648.2739



Waterfront estate with dock, pool, guest house, Marion \$12.995M Paul Grover 508.364.3500 | Cassy West 508.395.6391



Oceanfront four bedroom retreat, Centerville \$2.550M Robert Kinlin 508.648.2739



Stunning village beachfront home, Cotuit \$1.395M Paul Grover 508.364.3500

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 | 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 | 240 Cedar Street | \$2,895,000 New Custom Designed 3700 sq. ft. shingled/clapboard golf front home meticulously landscaped on 1.5 acre private estate lot with seasonal panoramic views. Magnificent open floor plan with designer kitchen, granite counter tops, full appliance Energy Star package by Thermador. Extensive custom interior trim, coffered and v grooved ceilings. A Must see!



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 | 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 | 3 Jerusalem Lane | \$2,795,000 Set atop a hill, this magnificent property overlooks the Atlantic Ocean with breathtaking views of Minot's Light. An entertainers dream, featuring an open floor plan for large gatherings of family and friends, gourmet kitchen with high end appliances opens to the family room. Expansive dining room and living room which steps out to the generous deck.



Frank Neer | FrankNeer@comcast.net | 781.775.2482

FRANK NEER | EXPLORE THE SOUTH SHORE #1 SOUTH SHORE TEAM





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 | 129 Nichols Road | \$3,100,000

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!



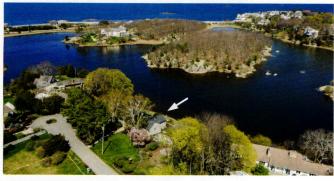
Cohasset | 55 Ocean Ledge Drive | \$2,095,000

Exquisite custom designed shingle style home beautifully sited with land-scaped 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.



North Scituate | 143 Border Street | \$3,990,000

First time on the market Lions Head is a spectacular 4190 sq ft direct waterfront home on Border Street. A prime 6 Acres with spectacular views of the Gulph River Rare and unique opportunity to own a piece of waterfront "heaven". This 5 bedroom, 3.5 baths home has total privacy, nestled in among the ledge and tree line of Lions Head, making it one of the most sought-after locations on the South Shore.



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

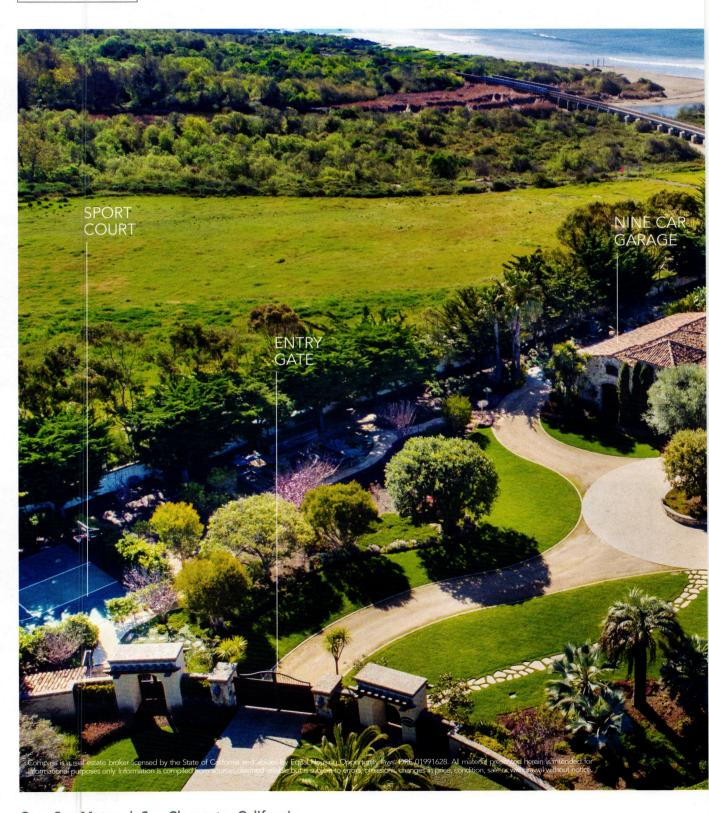
Fabulous location with views of Little Harbor and the ocean beyond right off Jerusalem Road, in a private, highly sought after neighborhood. This newly renovated home has 10 rooms, 4 bedrooms and 2 full baths and 2 half baths. Open floor plan with walk-out lower level family room. New siding, roof, copper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



Cohasset | 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.

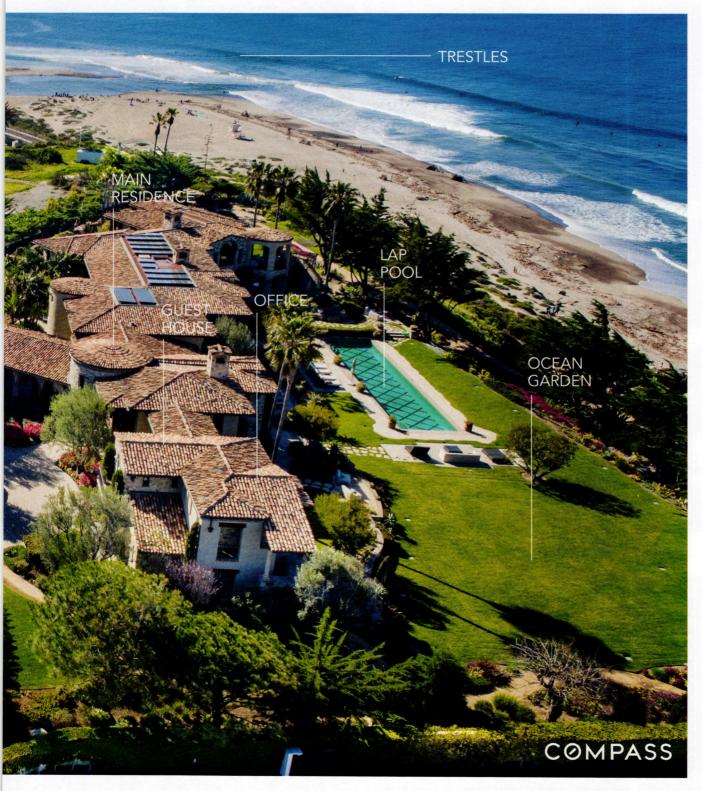
FRANKNEER.COM

ROB GIEM

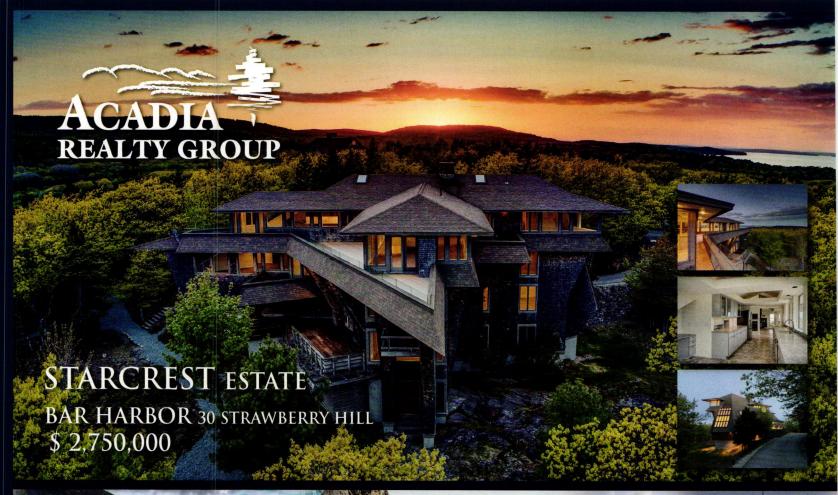


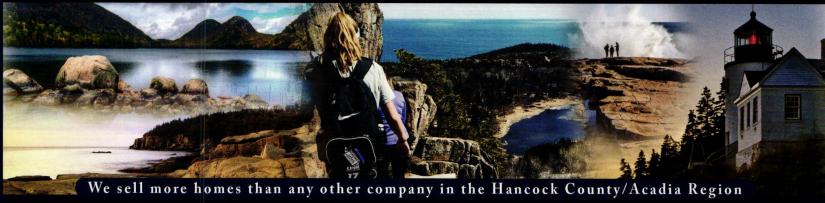
Casa San Mateo | San Clemente, California

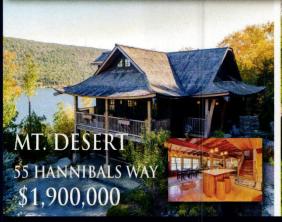
\$38,000,000 | casasanmateo.com



949.933.7046 | rob@robgiem.com | DRE 01082750











www.acadiarealtygroup.com

Steve Shelton, BROKER/OWNER • 207-460-4233 cell • 207-667-7423 office • 193 Main St., Ellsworth, ME 04605



NORTH SHORE BEACHFRONT COMPOUND









DIONIS | \$17,500,000 | 7 BEDROOMS, 7 FULL 1 HALF BATHROOMS

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 enteraining areas inside and out.

The guest house comes complete with 3 ensuite bedrooms.

The main house and the guest house can be purchased as 2 separate parcels. \$9,995,000 Main house with pool, studio & garage on 2 acres \$7,950,000 3 bedroom cottage on 2 acres

GARY WINN, BROKER

gary@maurypeople.com 508.330.3069

MARY TAAFFE, BROKER

mary@maurypeople.com 508.325.1526

WILLIAM RAVEIS

LUXURY PROPERTIES



SOUTHPORT, CT | \$19,500,000 | MLS#170219779 Al Filippone Associates, 203.913.9454



LANTANA, FL I \$18,750,000 | MLS#RX-10472723 Jack Elkins, 561.373.2198



SOUTHPORT, CT | \$16,500,000 | MLS#170189157 Michelle&Company, 203.454.4663



MANALAPAN, FL I \$15,450,000 | MLS#RX-10437610 Jack Elkins, 561.373.2198



NAPLES, FL | \$10,750,000 | MLS#219029244 Christopher Braun, 239.572.2200



DARIEN, CT I \$5,995,000 | MLS#35135 Deirdre McGovern, 203.554.0897



ORLEANS, MA I \$4,800,000 | MLS#21904252 David Newell & Nikki Carter, 508.237.3609



BIDDEFORD, ME I \$4,500,000 | MLS#1422653 Kim Latour, 207.687.9663



BOURNE, MA I \$3,799,000 I MLS#21903046 Dane Kimmerle, 508.495.0056



STAMFORD, CT | \$3,500,000 | MLS#170187088 Al Filippone Associates, 203.913.9454



WESTPORT, CT | \$2,850,000 | MLS#170171510 Michelle&Company, 203.454.4663



FAIRFIELD, CT I \$1,977,000 | MLS#170215543 Elizabeth Altobelli, 914.396.6338



WESTBROOK, **CT I** \$1,595,000 | MLS#170212190 Joanne Lariviere, 860.391.1930



NORWALK, CT I \$1,500,000 | MLS#170210878 Joanne Shakley & Associates, 203.858.6352



STRATFORD, CT | \$1,199,000 | MLS#170184866 Heidi Cinder, 203.521.1843





NANTUCKET ISLAND



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



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



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



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



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



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



TOWN | \$3,980,000 5 Bedrooms, 5+ Bathrooms



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



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



TOWN | \$2,699,000 5 Bedrooms, 4+ Bathrooms



SCONSET | \$2,195,000 3 Bedrooms, 3.5 Bathrooms



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



MID ISLAND | \$799,000 3 Bedrooms, 3.5 Bathrooms

EXCLUSIVELY SHOWCASED BY

GARY WINN, BROKER

gary@maurypeople.com 508.330.3069

For those seeking an exceptional life

ELEUTHERA, BAHAMAS



Ananda Estate \$7,995,000 SIRbahamas.com

PROPERTY ID | 34794

Damianos Sotheby's International Realty Monty Roberts

Monty.Roberts@SIRbahamas.com

+1 242.424.4944

PESCADERO, CALIFORNIA



Contemporary Ocean Retreat \$8,000,000

ContemporaryPescadero.com

Golden Gate Sotheby's International Realty

Michael Dreyfus

m.dreyfus@ggsir.com +1 650.485.3476

KEY COLONY BEACH, FLORIDA



285 14th Street \$4,950,000 oceansir.com

MLS ID | 582833

Ocean Sotheby's International Realty

Jessica Blass | Billy Hart, Jr.

iblass@oceansir.com

+1 305.294.1117

VERO BEACH, FLORIDA



Spectacular Oceanfront Estate \$3,995,000 PROF PROPERTY ID | QNLSPK

Treasure Coast Sotheby's International Realty

Kimberly & Michael Thorpe

thorpe@tcsir.com

tcsir.com

+1 772.532.5233

OLD FORT BAY, BAHAMAS



Conchrest \$4,500,000 SIRbahamas.com

PROPERTY ID | 37086

Old Fort Bay Sotheby's International Realty Nick Damianos

Nick.Damianos@SIRbahamas.com +1 242.376.1841

MADISON, CONNECTICUT



113 Buffalo Bay \$4,200,000 williampitt.com

William Pitt Sotheby's International Realty

Margaret Muir mmuir@williampitt.com

+1 203.415.9187

MLS ID | 170214861

MLS ID | 1748

+1 305.267.2027

KEY LARGO, FLORIDA



26 Channel Cav Road \$6,500,000

oceanreefclubsir.com

Ocean Reef Club Sotheby's International Realty

Helena Morton

helena@oceanreefclubsir.com

VERO BEACH, FLORIDA



Walk-To-It-All Oceanfront Townhome \$2,395,000 PROPERTY ID | P788YZ tcsir.com

Treasure Coast Sotheby's International Realty

Kimberly & Michael Thorpe

kthorpe@tcsir.com +1 772.532.5233 MANHATTAN BEACH, CALIFORNIA



428 32nd Street \$4,250,000 vistasir.com

PROPERTY ID | QPCYF3

Vista Sotheby's International Realty

Jennifer Caras jennifer.caras@vistasir.com

+1 310.367.9129

ISLAMORADA, FLORIDA



82994 Overseas Highway, 23

\$2,895,000

Ocean Sotheby's International Realty

Sabrina Wampler | Sarah Ewald sabrina.sarah@oceansir.com

+1 305.712.8888

MLS ID | 579971

KEY LARGO, FLORIDA



111 Beach Road, #207 \$6,400,000

oceanreefclubsir.com

Ocean Reef Club Sotheby's International Realty

Russell Post

russell@oceanreefclubsir.com

+1 305.367.2027

MLS ID | 1069

PHIPPSBURG, MAINE



14 Sea Street \$1,495,000 legacysir.com

Legacy Properties Sotheby's International Realty

Jonathan Leahy Patti Lawton

jleahy@legacysir.com

+1 207.798.2428

© MMXIX Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.

sothebysrealty.com



CHRISTIAN ANGLE REAL ESTATE





790 South County Road, Palm Beach

Spectacular Maurice Fatio designed Mediterranean Estate on the Intracoastal with gorgeous architectural detailing. With 17,000+/- total sq. ft. and 7BR/9.4BA, this stunning estate is perfect for entertaining. Elegant foyer with wrought iron spiral staircase leads to oversized reception room with 20+ ft. ceilings. Elaborate columned dining room seating 30, featuresfireplace and stunning coffered ceiling. Highlights include 60 ft. +/- formal living room, soaring ceilings, striking plaster moldings, gorgeous library, gym, and breakfast room with built-in grill. Formal loggia frames romantic sunsets overlooking the water. Meticulously manicured grounds features pool, beautiful fountains, dock, and 145 ft. +/- of direct Intracoastal frontage.

Exclusive - \$37,500,000 | www.790SouthCounty.com

C 561.629.3015 T 561.659.6551 www.AngleRealEstate.com

179 Bradley Place Palm Beach, Florida 33480

E cjangle@anglerealestate.com



For those seeking an exceptional life

PARADISE ISLAND, BAHAMAS

Villa Tarka | \$24,650,000

Magnificent and one of a kind grand 20,000 sq. ft. custom designed home. Set on 1.5 acres with 246 feet of sandy beach and fronting on the 16th hole of the beautiful golf course in the exclusive gated community of Ocean Club Estates. This stunning 12-bedroom beachfront estate is equipped with resort-style amenities including an infinity edged pool and tennis court with an airconditioned tennis pavilion. This property is in mint condition, fully furnished and move in ready. Property ID 37422

George.Damianos@SIRbahamas.com





EXUMA CAYS, BAHAMAS

Blue Island | Price Upon Request

Blue Island, a fabulous 700 acre Private Island with a brand new 5,700 foot asphalt Jet Airstrip. The island is located in the exquisite Exuma Cays of the Bahamas. Blue Island has over three miles of beautiful coastline and white sandy beaches, elevations to 100 feet and numerous private beachfront homesites. Blue Island is the largest private island available in the Bahamas and the only one in the entire Caribbean that has its own private jet landing strip.

Property ID 7P2WRW

Steve.Donovan@SIRbahamas.com +1.928.202.7765



CHRISTIAN ANGLE REAL ESTATE





630 Island Drive, Palm Beach - Everglades Island

Stunning California-inspired Everglades Island estate. Custom built in 2016. Designed by Roger Janssen with open floor plan, soaring ceilings, beautiful flooring, and gorgeous architectural detailing throughout. Overlooking the Intracoastal with romantic views of the Tarpon Island Bridge. Features 4BR/4.2BA with library, gym, 3 car garage, and expansive club room with pool table, bar, and fireplace. 8,500+/- total square feet with wine cellar, elevator, and smart home system. Living room with stone fireplace leads to formal dining room. Chef's eat-in kitchen opens to waterfront family room. Fantastic outdoor spaces include front gated courtyard with fountains, rear giant banyan tree, fire pit, loggia, pool, spa, & dock.

Exclusive - \$20,900,000 | www.630Island.com

C 561.629.3015 T 561.659.6551

www.AngleRealEstate.com

179 Bradley Place Palm Beach, Florida 33480

E cjangle@anglerealestate.com















PRESENTED AT \$4.55M

AT \$3.92M

5 Beds 5.5 Baths 2011 Built 6,377 Sf Lot Area 4,877 Sf Living Area 1,500 Sf Outdoor Living

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.

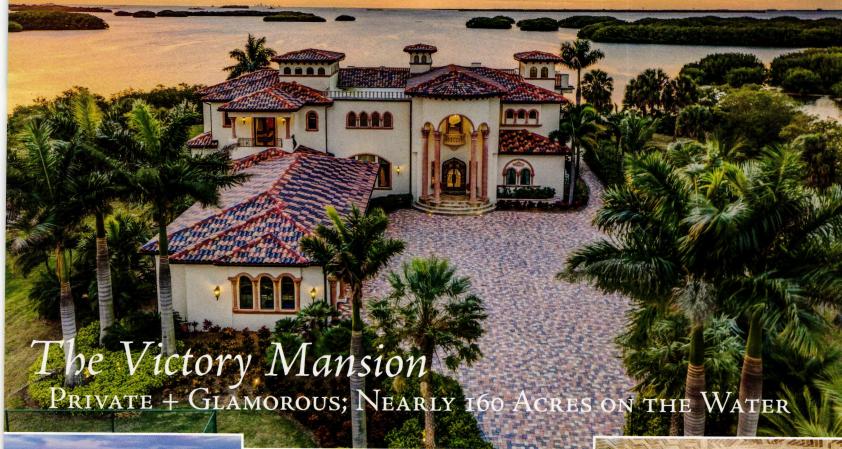
A central stairway leads to the private bedroom suites, all boasting sleek en-suite baths, generous closets and wonderful views. The master bedroom is the ultimate ocean facing retreat, complete with a spa-like marble bath and jacuzzi, his and hers walk in closets, full wet bar, and captures the ocean's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

Scott Collins 858.245.9648 SCOTT@JAFFERREALTY.NET



JAFFER REALTY
REAL ASSET MANAGEMENT







his is a once-in-a-lifetime opportunity to own one of the most magnificent trophy properties in the U.S. This waterfront estate with adjacent lot totals nearly 160 acres on the water and is the perfect island retreat to get away from it all. A gated entry and tree lined driveway will lead you to The Victory Mansion showcasing classic and modern design with coveted wide-open views of Tampa Bay. Enjoy direct Gulf access with unobstructed sunset views.

Craftsmanship is unparalleled with intricate custom designed ceilings including hand applied gold leaf, marble floors with inlay, world class custom chandeliers, solid wood cabinetry, Onyx master bathroom, custom designed trey ceilings with lighting, dual fireplace, movie theater and covered outdoor terrace. The enviable outdoor space is highlighted by a gorgeous infinity pool area with spa, basketball court, tennis court, additional separate garage & storage, inside gym with pool bath, covered grill area, boat dock with lift, block construction, hurricane rated windows & doors, private beach area, and a rooftop deck with unobstructed views of downtown Tampa and St Petersburg.

6 BED / 6 FULL & 2 HALF BATH | 14,878 SF
GIBSONTON OFFERED AT \$17,999,999





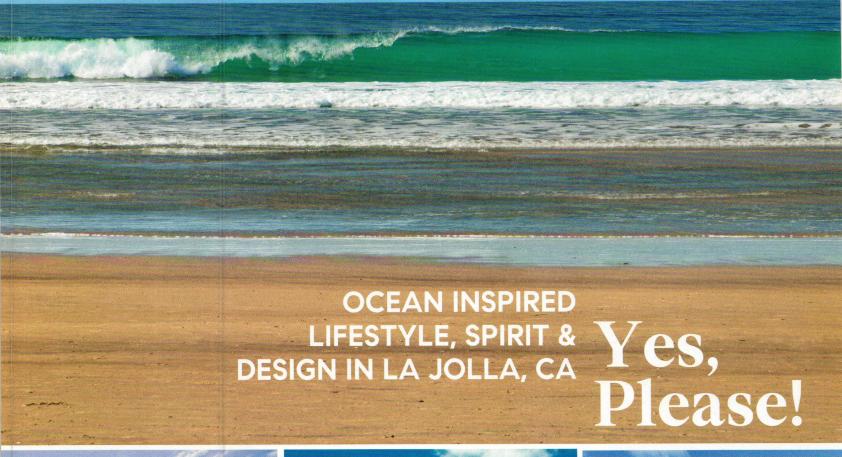
Donna Miller & Michael Eskildsen

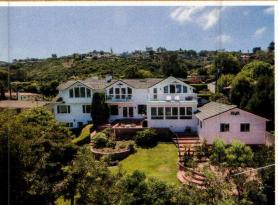
Donna@tampabayluxuryproperties.com - www.tampabayluxuryproperties.com

727-520-2737 or 727-460-0705

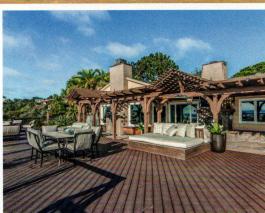
GLOBAL LUXURY

Selling Luxury and Waterfront across Tampa Bay!









3 E Roseland Drive | 4+ Beds | 6 Baths | Attached Granny Flat

1770 Soledad Road | 5 Beds | 4 Baths | California Craftsman

7146 La Jolla Scenic Dr S | 4 Beds | 3 Baths | 3000 Sa. Ft. Deck

Imagine living just minutes to two of the top ranked beaches in the world. Three custom homes all serving up indoor/outdoor living, awe-inspiring views, and the unmistakeable lifestyle only Southern California offers.

Details at www.LaJollaPBHomes.com





Michelle Serafini | 858.829.6210 Rosa Buettner | 858.945.7314

California DRE 01411969 | 01089718



SOUTHAMPTON

Oceanfront Estate

382BARONSLANE.COM

Offered at \$49,000,000



Harald Grant, Associate Broker harald.grant@sothebyshomes.com | 516.527.7712 haraldgrantrealestatecom

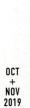
Bruce Grant, Licensed Salesperson bruce.grant@sothebyshomes.com | 516.840.7034

Sotheby's INTERNATIONAL REALTY

Southampton Brokerage

50 Nugent Street | Southampton, New York | sothebyshomes.com/hamptons

last look





NEW AND IMPROVED

The Massachusetts-based architecture firm of Morehouse MacDonald and Associates did more than just replace a dated beach house on Cape Cod when they designed this contemporary shingle style retreat. The home is bigger and better without being pretentious. The interiors are bathed in copious natural light and soothing neutral tones. And now that the home is better oriented on the crest of the site's cascading property, even the home's views down to the beach and boat dock have improved. BY BILL SPRINGER

FOR MORE INFORMATION, VISIT morehousemacdonald.com