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# OCEAN HOME

The Luxury Coastal Lifestyle Magazine

OCTOBER + NOVEMBER 2020

**ON THE COVER**

Paul McClean designs a seaside refuge in Southern California that connects interior and exterior living spaces seamlessly.

*Coastal*

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By the beach in Miami, a shiny new condo was turned into an eclectic escape that suits the owners' tastes and personalities.

BY COURTNEY GOODRICH

ON THE COVER PAUL MCCLEAN DESIGNS A MODERN MASTERPIECE IN SOUTHERN CALIFORNIA Page 20 PHOTOGRAPH BY JIM BARTSCH





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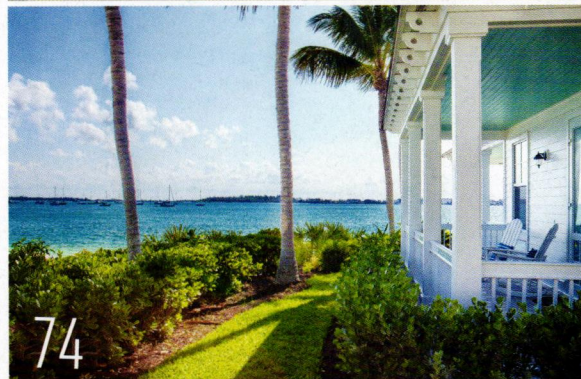
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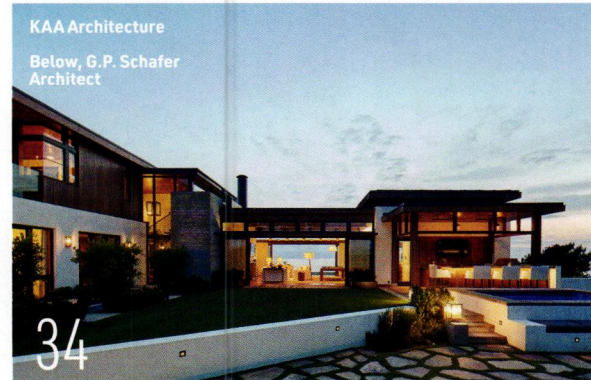
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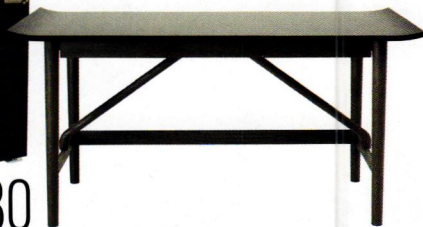
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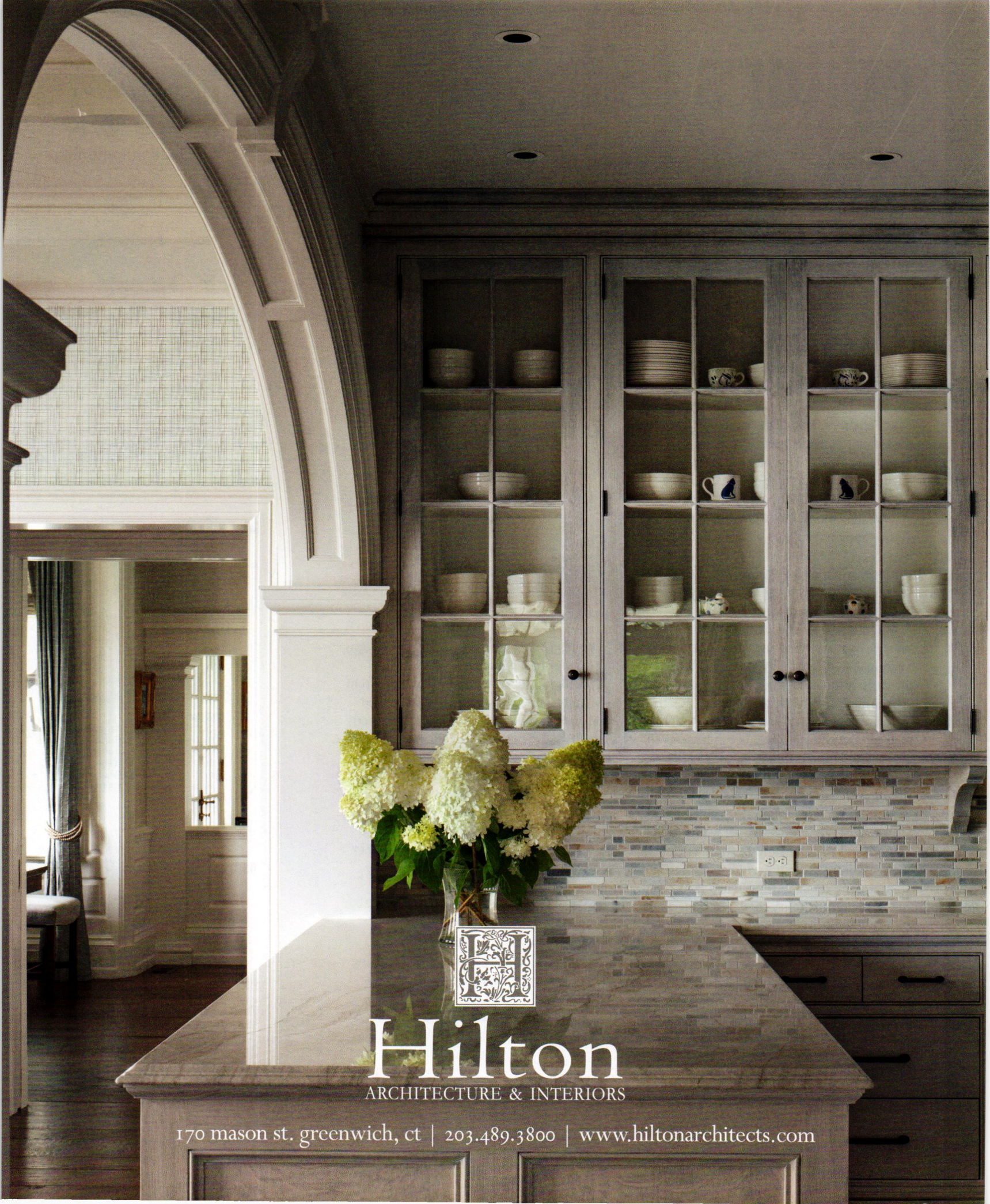


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PHOTOGRAPHS, CLOCKWISE FROM TOP LEFT, BY JIM BARTSCH, BY ROGER DAVIES/OTTO, BY ERIC PIASECKI/OTTO, COURTESY OF THE COLONY HOTEL, COURTESY OF SUNSET KEY COTTAGES, BY CRAIG DENNIS





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# editor's letter

■ NOTES FROM THE COAST

## CELEBRATING ARCHITECTURE

Last February, I had the honor of attending the Institute of Classical Architecture & Art Florida Chapter's Addison Mizner Awards in Palm Beach held at The Colony Hotel. What a spectacular event and venue. The Colony, a powder pink icon dating back to the 1940s, is old school luxury to the max. The event was sensational and a who's who of the Florida design industry came out to celebrate the award winners.

It was my first trip to this century-old vacation haven for the well-heeled. I loved touring Worth Avenue and seeing the historical architecture by Addison Mizner, the early-20th-century designer who left his artistic stamp on Palm Beach. His Mediterranean Revival and Spanish Colonial Revival-style interpretations can be seen all over South Florida. He was known as the "society architect"—a perfectly fitting title for a Palm Beach designer.

In this issue, we celebrate both architects and designers creating today's works of art in the Sunshine State and beyond. For instance, Khoury & Vogt Architects designs a breathtaking home in Alys Beach. Erik Vogt and Marianne Khoury root their projects in enduring types and forms, employing the principles of classical composition to create modern, fresh designs. Architect Carlos A. Bonilla collaborates with interior designer Suzanne Lovell to create a home in Palm Beach that celebrates the lush outdoors. Interiors and exteriors blend, creating a serene dwelling where the landscape becomes an extension of the house—a 60-year-old banyan tree frames the design beautifully.



Suzanne Lovell designs the interiors for a Palm Beach cottage.

We also honor a host of architects designing on the coast who create memorable places for family and friends to gather. Architect Anne Fairfax describes a great coastal home as an opportunity for family to experience the joy of being close to nature. "Orienting the house toward nature allows for this relationship to be shared through the four seasons," she notes. Architect Michael Imber explains that a great coastal home "should connect and form memories for all generations for their life on the coast." He also believes a home should be built sustainably and be able to endure the elements of a coastal environment and that architects should build sensitively in our most treasured landscapes—our coastlines.

We hope you enjoy this issue celebrating the top architects designing on our coasts today.

*Nancy Berry*

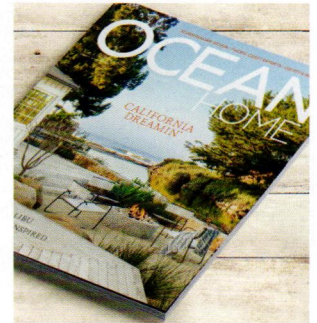
Nancy E. Berry, Editor  
nberry@rmsmg.com

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01



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Thank you @oceanhomemag for featuring our Rincon Point project on the cover and with an 8-page spread.

02



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Our "Sand Streets" residence has been featured in this month's issue of @oceanhomemag. Read all about how this unconventional residence embraces a natural architectural balance of South African and Southern California's soft rustic modernism!

03



@studio\_schicketanz

Thank you @oceanhomemag for featuring our Scenic Drive Residence!

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





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## Kaiya Beach Resort: Luxurious New Residences on Florida's Gulf Coast

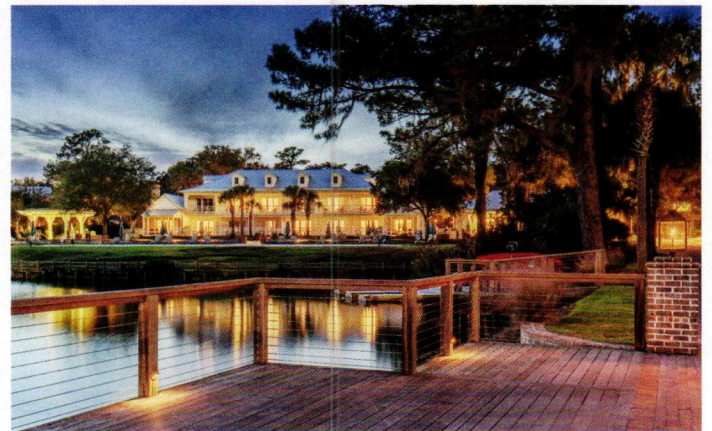
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One thing is certain about the up-and-coming Kaiya Beach Resort, tucked away off 30A on the Florida Panhandle and overlooking the Gulf of Mexico: It's got a pedigree. Kaiya's following in the New Urbanist footsteps of 15 planned Panhandle communities that came before it. The new luxury housing community will consist of 173 buildings, an inn, a restaurant, an infinity edge pool, and more, all slated for construction over the next five years.

## South Carolina's Palmetto Bluff Resort and Residences Puts the Environment First

Landscape drives lifestyle at Palmetto Bluff on South Carolina's May River. The property developers know that their property's real value lay not just in building homes, but in taking care of the riverfront, forest, and wildlife that inhabit it. Jay Walesa heads up the six-person conservancy non-profit charged with protecting the property and its wildlife as new village developments go in, keeping the villages in harmony with nature.



## THE BUNGALOWS RESORT IN KEY LARGO TRANSPORTS GUESTS TO A CALM, QUIET OASIS

This Florida resort is comprised of 135 bungalows, perfect for getting away from it all in a secluded location with an emphasis on nature. With 12 sandy acres on Buttonwood Bay, it's quietly sequestered away from the hurly-burly of tourists hustling up and down U.S. Highway 1. The Bungalows are nestled inside a place that's in no hurry at all. Expect outdoor showers, two pools, watersports galore, tiki boats, and no cars allowed.



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





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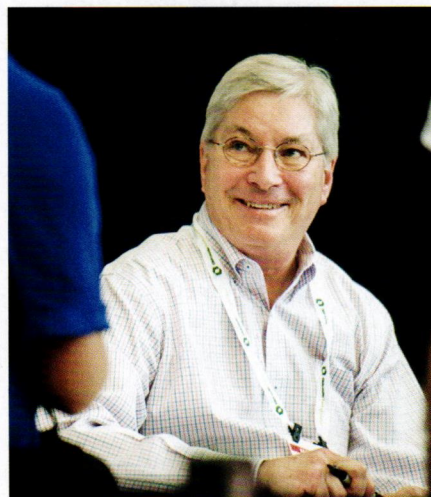
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MEET THE TEAM



## J. MICHAEL WELTON

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

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## JANICE RANDALL ROHLF

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

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Irish-born Paul McClean  
is well versed in designing  
for California's coastline.

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# STAYING IN HARMONY

AN ARCHITECT CREATES THE ULTIMATE SEASIDE REFUGE IN DANA POINT WITH UNEXPECTED MATERIALS AND DESIGN ELEMENTS, AND A DELIBERATE CONNECTION TO THE OUTDOORS.

BY JENNIE NUNN

PHOTOGRAPHS BY JIM BARTSCH

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At 19 years old, architect and visionary Paul McClean, principal of McClean Design in Orange, California, became fascinated with bridges. “It’s funny how these little things happen,” says the Dublin, Ireland, native who attended The Dublin Institute of Technology. “I was visiting the University of East Anglia, in Norwich, England, and it’s one of those Brutalist, kind of concrete university campuses that they built in the 1960s and 1970s. I was walking along, and then suddenly almost out of nowhere, I was on this bridge that had basically been made of a metal grid material and you could see through it, [and it was leading into the Sainsbury Centre that Norman Foster designed] and you just literally felt like you were floating through the trees. I had such a rush at that time to leave all the heavy concrete behind and be on such a light bridge, and you come in on a diagonal into this contemporary building and it just made such an impression. So, I’ve always enjoyed bridges and I feel like bridges just change your perspective.”

So, it’s no surprise, McClean—who has designed for the likes of Calvin Klein, Jay-Z, and Beyoncé and conceived homes in locations



The house celebrates the beauty of the West Coast climate with several outdoor rooms.





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including Los Angeles, Canada, Hawaii, and Thailand—incorporated a jaw-dropping glass-and-steel bridge that leads to the front door of a recent project for a couple in Dana Point. Situated in a 120-home private community (with a beach and clubhouse accessible via golf carts), the 7,900-square-foot, five-bedroom residence is replete with an infinity pool; a museum-like, glass wine cellar with approximately 500 bottles; vertical grain, clear cedar ceilings with a custom stain; retractable glass walls; a basement for entertaining; and a living wall and water feature. “Because it’s a relatively deep lot, we thought that introducing a courtyard into the middle of the house and then dropping a light well into the basement as a way to handle the amount of program and allow more rooms to have natural light, and also maximize use of the view,” explains McClean, who worked with builder Jake Winkle of Winkle Custom Homes and interior designer Michael Fullen of Michael Fullen Design Group. “It allows light to penetrate from both sides deeper and you

can get some relief from the ocean breeze. It also creates this really pretty entry sequence where you come up off the street through a series of walls, and as you cross the courtyard you come to a bridge, and the bridge itself [it’s a glass bridge], so it’s an event. You really feel a sense of excitement coming to that front door, and a change in your environment away from the street.”

For the initial design concept, it was

important to fulfill all of the basic requirements for the couple with an open living plan, separate office entrances, and an informal dining room. “They are moving into a different stage of life with both children grown,” says McClean. “So, it was planning a family home that will work better for them and encourage family gatherings when they come home.”

They also wanted to take advantage of the surrounding ocean views. “Paul did an amazing job in accomplishing that with the architecture,” adds Fullen. “It was important to the couple that whatever was done on the interior would not take away from the view. They also wanted a clean livable interior that reflected them and wasn’t a typical look.”

The indoor/outdoor space features a striking blend of unexpected materials such as a powder room with a Bluette du Fond onyx polished slab from Venetian Tile & Stone, and a Vitraform sink in Starphire Pearl; a kitchen appointed with WOLF appliances; Marmi Estremoz Crema Polished Porcelain countertops from FMG Fabricca Marmi e Graniti; “Infinity” pendants by John Pomp; and Holly Hunt stingray counter stools in Daybreak. The downstairs office is lined with the couple’s album collection, “Horsehair” wallpaper by Phillip Jeffries, and a sculptural “Furtif” desk by Roche Bobois. “There are a few spaces that are at the top of my list,” explains Fullen. “The main level great room is first for the seamless design, and second is the office because it reflects them completely. They have great stories about the album collection and what each means to them. I

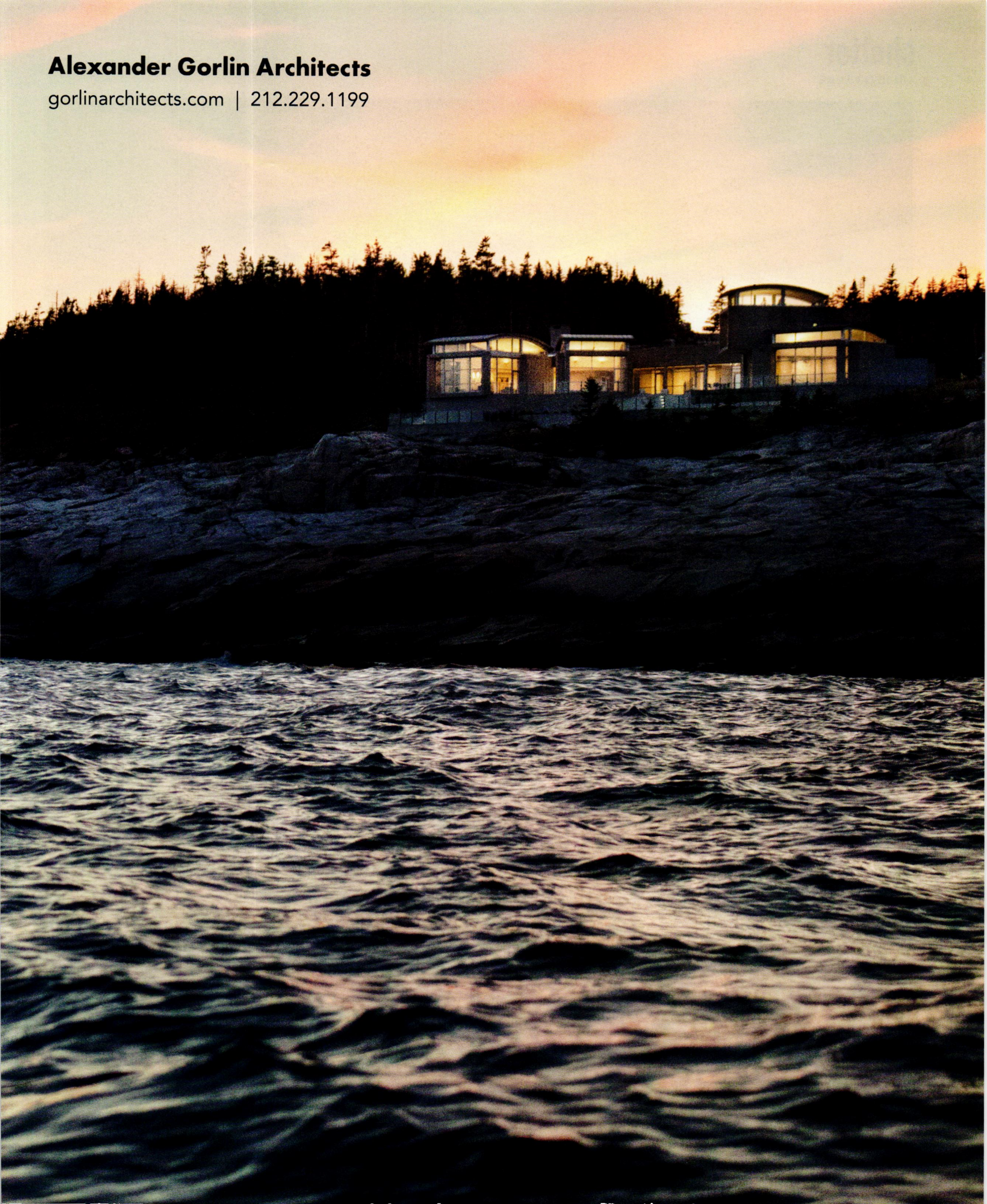


Above, Interior designer Michael Fullen celebrates the couple's album collection in the home office. Shown here, The kitchen offers endless views of the ocean and coastline.



**Alexander Gorlin Architects**

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Retractable glass walls open to the terrace and infinity pool—and of course, the amazing views.



also love the clean visuals both inside and out and how the building doesn't create a separation between the two. They live in harmony with one another."

But, equally as noteworthy as the interiors and the architecture, McClean carefully considered the couple, the way they live now, and transitioning to the future. "They were such enthusiastic clients, and we were always trying to seek out the things that made it more personal to them," explains McClean. "A common theme in our design is that feeling of transparency and trying to figure out how to give people the privacy they need, but keep things as open as possible, and have it connect between levels. The goal is not to shut everyone away in little boxes. A home is the background to your life, it's not your life. It's there to provide a beautiful environment for the life that's happening in it, not to be a thing in itself." ♦

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"My client wanted a feminine space with lots of color and pattern, so it was right up my alley. We used a lot of vibrant fabrics throughout and created a super cheerful room filled with spectacular art that gave it a particularly personal spin."

—Schuyler Samperton, Schuyler Samperton Interior Design & Textiles



## HAPPY PLACE

A bright and happy dining room in Santa Monica, California. STYLED BY SCHUYLER SAMPERTON

### 1. Lytton Chandelier, Currey & Company

"The sculptural chandelier echoes the curved lines of the vintage chairs, but doesn't compete. The warm brass finish was the perfect companion to the tones in the fabric and rug."

published by the artist. 2015. By Betty Merken, Sears-Peyton Gallery, Los Angeles and New York. "I love the color block effect of this grouping. They are joyful and colorful and their simplicity is refreshing."

### 2. Vintage Swedish chairs covered in "Nellcote Petunia" by Schuyler Samperton Textiles

"We wanted to do something fun on these chairs that made an impact. Because the house is near the beach, it's causal and relaxed and we wanted it to feel playful and eclectic."

5. Illumination, Ultramarine. #10-15-01. Oil monotype on Rives BFK paper. 27.5" x 30.25" paper dimensions. 18" x 24" image dimensions.

Inked, printed, and published by the artist. 2015. By Betty Merken, Sears-Peyton Gallery, Los Angeles and New York

6. Illumination, Ivory. #12-15-16. Oil

monotype on Rives BFK paper. 27.5" x 30.25" paper dimensions. 18" x 24" image dimensions. Inked, printed, and published by the artist. 2015. By Betty Merken, Sears-Peyton Gallery, Los Angeles and New York

7. Illumination, Violet. #12-15-18. Oil monotype on Rives BFK paper. 27.5" x 30.25" paper dimensions. 18" x 24" image dimensions. Inked, printed, and published by the artist. 2015.

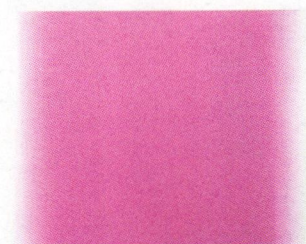
### 3. Noah Dining Table, Lucca Studio

"We went for a simple shape and finish, and let the fabric, rug, and art be the pop stars. My client loves to entertain and a round table was just the thing to inspire cozy conversation."

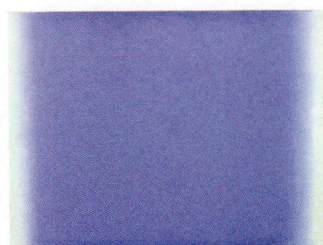
4. Illumination, Pink. #02-16-13. Oil monotype on Rives BFK paper. Inked, printed, and



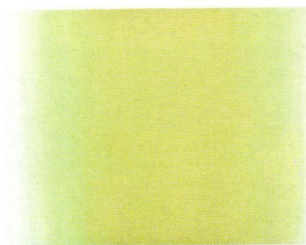
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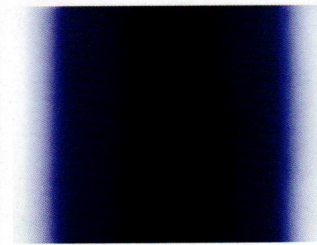
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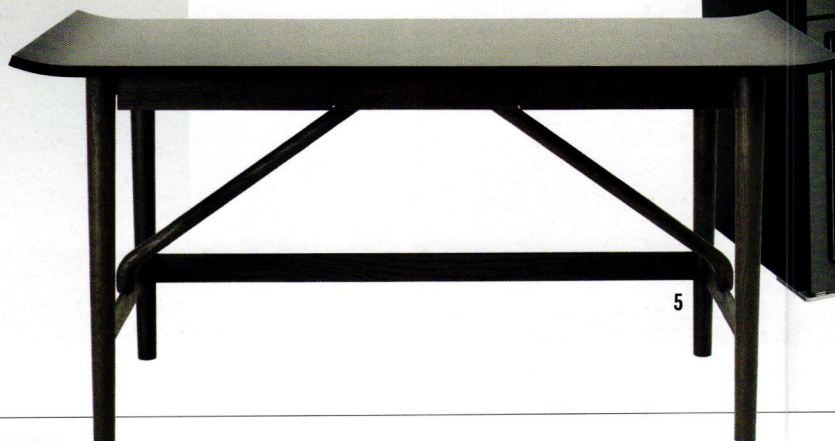




## MODERN + SOPHISTICATED

Beautiful when used in abundance or eye-catching as an accent, shades of black bring a modern and sophisticated vibe to coastal interiors. **STYLED BY MELISSA C. GILLESPIE**

1. Caesarstone Quartz Collection in 3101 Piatto Black, Caesarstone, [caesarstoneus.com](http://caesarstoneus.com)
2. Namibia Dunes 3 PC Pattern in Dark Silver, Lunada Bay Tile, [lunadabaytile.com](http://lunadabaytile.com)
3. Paper sculpture collection in Nishimo, Élitis, [elitis.fr/en](http://elitis.fr/en)
4. Classic Fridge, Big Chill, [bigchill.com](http://bigchill.com)
5. Nagoya Desk, Liaigre, [liaigre.com](http://liaigre.com)
6. Bijou Black side tables, OKHA, [okha.com](http://okha.com)



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"As the first residential tower by Giorgio Armani, the entire concept expresses timeless style. Artefacto is a legacy brand that aligns with its contemporary character and natural oceanfront setting. We partnered with the amazing Marisol Pinto to design a classic living space that is also bold enough to make a statement."

—Paulo Bacchi, CEO of Artefacto



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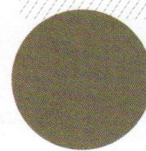
## HIGH-FASHION DESIGN

Residences by Armani/Casa was envisioned by Giorgio Armani as a "mansion in the sky." **BY MELISSA C. GILLESPIE**

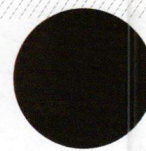
**Located on the** golden sands of Sunny Isles Beach, Florida, Residences by Armani/Casa takes luxury living to new heights. Featuring designs from fashion icon Giorgio Armani, architecture from the celebrated César Pelli, and landscaping by the renowned Enzo Enea, the 308-residence tower is a once-in-a-lifetime collaboration that will never be replicated. Each residence was envisioned by Giorgio Armani as a "mansion in the sky." The design places an emphasis on light and serenity, featuring floor-to-ceiling windows that frame the Atlantic Ocean and expansive terraces with glass railings that can make one feel as if they are floating above the ocean.

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

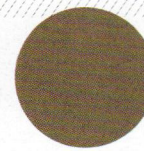
### + Color Swatches



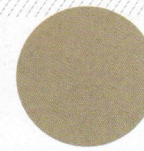
Dovetail



Black Fox



Backdrop



Taupe Tone

1. Mayu Lounge Chairs, [artefacto.com](http://artefacto.com) 2. Piero Sofa designed by Patricia Anastassiadis, [artefacto.com](http://artefacto.com) 3. Chevron Rug, [artefacto.com](http://artefacto.com) 4. Kubrick Sofa designed by Patricia Anastassiadis, [artefacto.com](http://artefacto.com)



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TOP COASTAL ARCHITECTS OF 2020

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# *Top Coastal* ARCHITECTS OF 2020

THE WHO'S WHO IN RESIDENTIAL COASTAL DESIGN

BY J. MICHAEL WELTON AND VICTORIA ABBOTT RICCARDI





## ALABAMA

### Christopher Architecture & Interiors (THE CONTEXTUALISTS)

**Known for:** One-of-a-kind, “snowflake”-like projects, influenced by topography and contextual vernacular. **Highlight:** A custom-designed container home for a client in Jupiter, Florida. **Highlight:** President and principal Chris Reebals named one of three finalists for the 2019 Southeast Designers and Architect of the Year Awards. **In the works:** Projects in Los Angeles, Dallas, Cleveland, Nashville, and Palo Alto. Birmingham christopherai.com

## CALIFORNIA

### KAA Design (THE MODERNISTS)

**Known for:** Advancing the California lifestyle through contemporary architecture for more than 30 years. **Highlight:** New residential commissions across the nation and overseas, with recognition in major shelter magazines. **Highlight:** 2019 Luxe Red Award Regional Winner. **In the works:** New residential projects in Barbuda and Hawaii, with California coastal residences in Santa Barbara, Montecito, and Malibu. Los Angeles kaadesigngroup.com

### Landry Design Group (THE STYLISTS)

**Known for:** French Provincial, Spanish Colonial, Tuscan Rustic, and drama-driven modernism. **Highlight:** A new monograph, *21st Century Palace: Asia*, published in February 2020, to document a Louis XIV-style château in Asia, in collaboration with Bradfield Tobin and Robert E. Truskowski. **Highlight:** 2020 Luxe Red Award for the Samson Beach House. **In the works:** Five homes in Malibu and a remodel in Florida. Los Angeles, California landrydesigngroup.com

### McClean Design (OUTDOORS ARCHITECTS)

**Known for:** Connecting modern house design with the beauty of the surrounding natural environment. They use glazing systems to maximize views and provide a warm, light-filled contemporary spaces. Simplicity and an openness to the surrounding landscape blurs



the division between indoor and outdoor spaces. Orange, California mccleandesign.com

### Stephen Blatt Architects (THE CHAMELEONS)

**Known for:** Discovering personality in each destination and its context, and localizing a project's look and feel to reflect a story that's true to place. **Highlight:** Now in its 60th year, the firm has 30 projects in 17 countries underway, with six slated to open in 2020. **Highlight:** Winner of the Grand Award for Best Custom Home in the PCBC Gold Nugget Awards, for its Portola Valley House. **In the works:** Ritz-Carlton Residences, Sarasota. San Francisco sbarchitects.com

### Marmol Radziner + Associates (THE WARM MODERNISTS)

**Known for:** A warm, modern style of design that emphasizes the relationship between architecture and nature. **Highlight:** 2020 residences completed in Malibu, Pacific Palisades, Laguna Beach, Montecito, Kauai, and Cabo San Lucas. **Highlight:** Winner of an AIA Residential Architecture Award for a residence in Mandeville Canyon. **In the works:** Homes in Los Angeles, Lake Tahoe and Westport, Conn. Los Angeles marmol-radziner.com

### Burdge Architects (THE DIVERSE DESIGNERS)

**Known for:** A diverse series of architectural styles, working in Spanish Mediterranean, Modern Farmhouse, “Rustern,” Traditional and Luxury Modern. **Highlight:** The Sunset Bud Living Home, in collaboration with *Sunset Home Magazine*. **Highlight:** Several Home of the Year PCBC Golden Nugget Awards. **In the works:** A 75-room luxury hotel in Palm Springs; two boutique hotels in Malibu. Malibu buaia.com

## CONNECTICUT

### Austin Patterson Disston Architecture & Design (THE AGRARIAN MODERNISTS)

**Known for:** Bespoke projects, whether in the Hamptons, on the Connecticut shore or in the country, with an intimate scale and tailored interiors. **Highlight:** A majority of its projects are of the Agrarian Modern style, incorporating traditional and modern elements. **Highlight:** Winners of a Residential Architect Design Award from *Architect magazine*. **In the works:** New projects in the Hamptons, Connecticut, and Florida. Southport apdarchitects.com



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## Cardello Architects

(THE TRANSITIONAL TRADITIONALISTS)

**Known for:** A deep portfolio of Shingle-style homes with transitional, open-plan interiors and a traditional feel on the outside.

**Highlight:** Designing new projects for an exodus of people moving out of New York.

**Highlight:** New hires of three talented architects. **Highlight:** A 2020 A-List Award for Best Architecture in the “Under 7,000-square-foot” category. **In the works:** New projects in Westport, Darien, and Greenwich, Connecticut.

Westport (Office also in Greenwich)

cardelloarchitects.com

## Charles Hilton Architects

(THE CLASSICISTS)

**Known for:** Fine waterfront homes and country estates in the Georgian, Colonial, English/Tudor, Mediterranean, and Shingle styles.

**Highlight:** An influx of new work as clients flock to the suburbs. **Highlight:** A Stanford White Award from the Institute of Classical Architecture & Art. **In the works:** A new Shingle Style home in Greenwich, a California Craftsman in Carpentaria, and a penthouse in New York.

Greenwich hiltonarchitects.com

## Shope Reno Wharton

(THE SHINGLE STYLISTS)

**Known for:** Blending Classical and traditional stylistic languages with expansive fenestration and open floor plans—in well-proportioned, Shingle-style homes. **Highlight:** Diverse projects like coastal properties, family compounds, mountain retreats, townhomes and suburban estates. **Highlight:** Listed in *Architectural Digest* AD 100. **In the works:** Projects on Cape Cod, in Rhode Island, and in the Carolinas. Norwalk shoperenowharton.com

## Douglas VanderHorn Architects

(THE RESEARCHERS)

**Known for:** A variety of styles, efficient planning, and thorough research in an extensive office library. **Highlight:** Adaptation of new technologies like Zoom and FaceTime for increased efficiencies and uninterrupted

operations during Covid-19. **Highlight:** Two 2020 Alice Washburn Awards. **In the works:** Projects ranging from Greenwich, Connecticut, to Watch Hill, Rhode Island, plus two waterfront homes in Darien, Connecticut.

Greenwich vanderhornarchitects.com

## Wadia Associates

(THE NEO CLASSICISTS)

**Known for:** Designing and building distinctive, stately homes, gardens and interiors with a Neo Classicist approach that reinterprets the past with an eye to the present.

**Of Note:** The firm has an expertise in high-end architectural remodels. **Sample Project:** Elizabeth Manor House in New Canaan, Connecticut, is a sprawling, meticulously designed estate with intricate period detail and exquisite landscaping. New Canaan and Greenwich, Connecticut and Palm Beach wadiaassociates.com

## + What makes a great coastal home?

“What makes a great coastal home? First, fantastic views of the water; it has to be in scale with the neighboring properties; and have easy access to the water. Durable materials and finishes make for a low-maintenance home in a potentially harsh environment. Materials such as slate for the roof, mahogany windows and doors, and a stone or brick (painted white) exterior come to mind.”

—Dinyar Wadia, Principal, Wadia Associates



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## FLORIDA

### Brillhart Architecture

#### (THE TROPICAL MODERNISTS)

**Known for:** Vernacular building principles forming the foundation of its work. The structure is often the architecture, with atmosphere derived from natural materials and connection to landscape. **Highlight:** Brillhart House featured in Netflix series, "The World's Most Extraordinary Homes." **Highlight:** 2018 AIA Miami Honor Award for Thatch House. **In the works:** *New residences in the Bahamas and Eleuthera.* Miami [brillhartarchitecture.com](http://brillhartarchitecture.com)

### Choeff Levy Fischman

#### (THE HIGH-END MODERNISTS)

**Known for:** Changing the sensibility and appearance of Miami's prominent residential enclaves, like North Bay Road and the Venetian Islands. **Highlight:** A waterfront home by the firm broke a record on Miami Beach's Palm Island, selling for \$20.5 million. **Highlight:** 2019 International Property Awards, Single-Family Architecture Winner, Palm Island Residence. **In the works:** *Projects in Turks & Caicos and Panama City, Panama.* Miami [clcfarchitects.com](http://clcfarchitects.com)

### Konstant Home

#### (THE TRADITIONALISTS)

**Known for:** Traditional architectural planning and interior design services, with 35 years of custom residential experience. **Highlight:** An emphasis on excellent design and attentive client service. **Highlight:** Mingling context, landscape, proportion, materials, and client programming needs to create rich designs. **Highlight:** Recipient of Luxe Gold Home Award. **In the works:** *Waterfront homes and inland projects underway in 2020.* Boca Grande [konstanthome.com](http://konstanthome.com) (Office also in Illinois)

### Khouri & Vogt Architects

#### (THE NEW URBANISTS)

**Known for:** Enduring building types and forms developed over time, most notably in its planning and architecture for Alys Beach, Florida. **Highlight:** Breaking ground on a Gulf-front house in Alys Beach with a fourth-floor infinity pool. **Highlight:** A 2020 New Urban Guild Merit award in the Design

Excellence category for Caliza Court Row Houses. **In the works:** *A town hall for Wellen in Sarasota and a boutique hotel for Kaiya on the Gulf.* Rosemary Beach [khouryvogt.com](http://khouryvogt.com)

### Guy Peterson/Office for Architecture

#### (THE REGIONAL MODERNISTS)

**Known for:** Use of color, indigenous materials, light, and shadow for a softened Bauhaus aesthetic, plus a clear, sustainable architecture. **Highlight:** Springboard for its work is the regional modernism of the Sarasota School of Architecture. **Highlight:** A 2020 Award of Excellence from AIA Florida for the Shank House renovation. **In the works:** *Three custom waterfront homes and a private compound on a gulf-to-bay parcel.* Sarasota [guypeterson.com](http://guypeterson.com)

### Hughes Umbanhowar Architects

#### (THE EXPRESSIONISTS)

**Known for:** Searching for opportunities to express and facilitate the human experience, where form melds with function and setting. **Highlight:** Two 2020 Design Excellence Awards from the AIA Treasure Coast Chapter, for the "La Tana" tasting room in Umbria and the Lighthouse Art Center and Gallery in Tequesta, Florida. **In the works:** *Projects in Jupiter Island and Hobe Sound, Florida, and Pacific Palisades.* California [huhum.com](http://huhum.com) (Office also in Los Angeles)

### Rex Nichols Architects

#### (THE INTEGRATORS)

**Known for:** Contemporary design, sustainable architecture, and luxury homes in any climate, Dubai included. **Highlight:** Integrating architecture, landscape, interiors, and lighting design—with contemporary art. **Highlight:** AIA Award for Excellence in Architecture: Leonard Abramson Residence/Admirals Cove Katz Residence. **In the works:** *Island development in the Bahamas; The House for Retreat; The Z House.* Pompano Beach [rexnicholsarchitects.com](http://rexnicholsarchitects.com)

### SDH Studio

#### (THE SPATIAL DESIGNERS)

**Known for:** Warm, contemporary architecture, with projects that maximize the relationship between interior and exterior spaces, plus a strong connection to nature.

**Highlight:** A high-end home in the Turks & Caicos and another in Bogotá. **Highlight:** Named Best Architects in Miami by Expertise, 2017-2020. **In the works:** *Waterfront projects in Golden Beach, Bay Harbor Islands, and Coconut Grove.* Miami [sdhstudio.com](http://sdhstudio.com)

### Silberstein Architecture

#### (THE MINIMALISTS)

**Known for:** A minimalist modernism that responds to site, client's needs, and what the design wants to be. **Highlight:** An oceanfront residence on the island of Bonaire, Dutch Caribbean, and a renovation/addition to the only Paul Rudolph House built on the Atlantic Ocean side of Florida. **Highlight:** Jeffrey Silberstein elected director of the AIA Palm Beach chapter. **In the works:** *A five-story, mixed-use project in Delray Beach.* Delray Beach [silbersteinarchitect.com](http://silbersteinarchitect.com)

### [Strang] Design

#### (THE STEWARDS)

**Known for:** Environmental stewardship and respect for the evolution of modernism in scores of residences across Florida, the Bahamas, and the Caribbean. Coastal experts in sea level rise, designing with hurricanes in mind. **Highlight:** Max Strang was the 2019 recipient of the AIA Florida Medal of Honor. **In the works:** *Panther National Clubhouse and residential community in Palm Beach County.* Miami [strang.design.com](http://strang.design.com)

## GEORGIA

### Harrison Design

#### (THE ARTISANS)

**Known for:** Approaching projects as artisans and craftspeople, ensuring that the quality of design is matched by the caliber of material and workmanship. **Highlight:** More than 155 active projects worldwide. Winner of Traditional Building's Palladio Award for Craftsmanship. **In the works:** *Oceanfront projects in Naples, Palm Beach, Siesta Key, Florida Panhandle, Santa Barbara, and the Golden Isles.* Atlanta [harrisondesign.com](http://harrisondesign.com)

## HAWAII

### de Reus

#### (LUXURY ARCHITECTS)

**Known for:** Discovering the spirit of place, a





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collaborative process, and the goal of enhancing life and creating architecture that endures. **Highlight:** The firm is now celebrating its 15th anniversary. **Highlight:** The Four Seasons Oahu @ Ko'olina hotel won an award for International Beach Hotel, as well as an ASID Hawaii Design Excellence Award. **In the works:** *Residences at the Harriman, a Sun Valley luxury hotel. The Big Island* [dereusarchitects.com](http://dereusarchitects.com) (office also in Sun Valley)

## MASSACHUSETTS

### Patrick Ahearn

#### (THE ROMANTICS)

**Known for:** Classical architecture for contemporary living, plus balancing the romance of traditional design with the ideals of modernism. **Highlight:** In 2020, the firm launched a 15-part online course about how design improves lives. **Highlight:** A Bulfinch Award from the Institute of Classical Architecture and Art New England Chapter. **In the works:** *Projects in New England, British Columbia, Newport Beach, and Grosse Pointe.* [Boston patrickahearn.com](http://patrickahearn.com)

### Hutker Architects

#### (THE NARRATORS)

**Known for:** Progressive, site-responsive homes that reflect distinct narratives of both people and place. **Highlight:** The firm opened a third studio on Boston's South Shore, enabling it to connect better with an expanding ecosphere. **Highlight:** 2019, 2020 Luxe Red Award for Contemporary/Modern Architecture. **In the works:** *Projects on the coast of Maine, in southern Connecticut, and in Washington, D.C.* [Martha's Vineyard hutkerarchitects.com](http://martha'svineyardhutkerarchitects.com)

### Morehouse MacDonald and Associates (THE ADAPTERS)

**Known for:** Designing to its clients' tastes, as well as to the site, context, and architectural fabric of a region. **Highlight:** An Arts and Crafts home in a Boston suburb, a Caribbean villa in St. Kitts, and a Shingle-style home on the Gloucester coast. **Highlight:** Principal John S. Macdonald was named to Boston Commons/Modern Luxury's "The List." **In the works:** *A home on Buzzard's Bay, and a renovation in Lexington.* [Lexington morehousemacdonald.com](http://lexingtonmorehousemacdonald.com)



### Nicholaeff Architecture + Design

#### (THE CUSTOMIZERS)

**Known for:** Creating high-end, custom-designed residential homes with bespoke details. **Of Note:** The firm works primarily in New England. **Sample Project:** *Cotuit Bay is a grand Cape waterfront home with modern interiors that embrace the surrounding beauty of nature.* [Oysterville nicholaeff.com](http://Oystervillenicholaeff.com)

### Polhemus Savery DaSilva Architects Builders

#### (THE DESIGN/BUILDERS)

**Known for:** Fully integrating architecture and construction to create contemporary Shingle Style buildings—by weaving together vernacular, traditional and modern themes. **Highlight:** The "Riptide" renovation/addition project in Chatham. **Highlight:** A number of Bulfinch awards from the Institute of Classical Architecture and Art. **In the works:** *Design/build projects in Chatham, Osterville, Cotuit, and Nantucket, all in 2020.* [East Harwich psdab.com](http://EastHarwichpsdab.com)

## MAINE

### Winkelman Architecture

#### (THE CRAFT-DRIVEN DESIGNERS)

**Known for:** Creating a synergistic link between the environment and a structure through stylistically diverse, fresh, and creative designs. **Of Note:** 2020 AIA Maine Design Award—Honor Recipient. The firm concentrates on residences in the Northeast,

particularly Maine. **Sample Project:** *Downeast Coastal Residence exceeds its net-zero energy consumption goal and has a planted roof to reinforce the flow of nature around the multi-level wood, stone, and glass structure.* [Portland winkarch.com](http://Portlandwinkarch.com)

## NEW YORK

### Barnes Coy Architects

#### (THE DISCIPLINED DESIGNERS)

**Known for:** A disciplined approach to architecture as a response to context: of site, client, and nearby built environment—and for modern designs in form and intent. **Highlight:** Rizzoli has published a monograph of its work: *Assembled in Light: The Houses of Barnes Coy Architects*, written by Alastair Gordon, with photos by Michael Mundy. **In the works:** *Waterfront homes in Southampton, East Hampton, and Florida.* [Bridgehampton barnescoy.com](http://Bridgehamptonbarnescoy.com)

### Bates Masi + Architects

#### (THE RESTRAINED MODERNISTS)

**Known for:** A regional modernism expressed through highly crafted details and thoughtful design—and creating new design opportunities tailored to individual properties and their owners. **Highlight:** Waterfront projects in the Hamptons. **Highlight:** A 2020 Record Interiors Award for ASSET Restaurant. **In the works:** *New family compounds, and a cabin on a remote island.* [East Hampton batesmasi.com](http://EastHamptonbatesmasi.com)





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## Alexander Gorlin Architects

### (THE TIMELESS MODERNISTS)

**Known for:** Modernism with a warm heart and clean lines—and perfectly sited. Emphasis on indoor/outdoor spaces, natural materials, abundance of light and timeless design.

**Highlight:** Renovation of Eero Saarinen's legendary Bell Labs. **Highlight:** Winner of AIA New York State Design Excellence for a townhouse in Seaside, Florida. **In the works:** Additions to its design for a Nova Scotia oceanfront home. [New York gorlinarchitects.com](http://New York gorlinarchitects.com)

## Blaze Makoid Architecture

### (THE DREAM MAKERS)

**Known for:** Creating luxurious homes that function as bespoke, personal resorts. **Of Note:** Founder Blaze Makoid and his team have won numerous national and international design awards, including The Long Island AIA Commendation Achievement in Residential Design; The AIA Peconic Honor Award; The Boston Society of Architects' First Citation; and the Philadelphia AIA Honor Award for Excellence. **Sample Project:** *Sagaponack Compound* is a modern 17,000-square-foot family retreat composed of cedarwood, stone and plenty of glass to usher in views of Sagg Pond, New York. [Bridgehampton New York blazemakoid-architecture.com](http://Bridgehampton New York blazemakoid-architecture.com)

## Bromley Caldari Architects

### (THE INDUSTRIALISTS)

**Known for:** Designing crisp modern spaces—from beach houses to industrial complexes—using warm, natural materials. **Of Note:** The firm's work has been featured in various global architecture and design publications and on television and the silver screen. **Sample Project:** *A-Frame Re-think* is a triangular-shaped, three-story, window-filled haven on Fire Island Pines, New York, with an open kitchen and sliding glass doors in the master bedroom that intentionally fogs up for privacy. [New York bromleycaldari.com](http://New York bromleycaldari.com)

## Fairfax & Sammons

### (THE MAJESTIC DESIGNERS)

**Known for:** Their classically designed residences and buildings with period detail and timeless appeal. **Of Note:** Founding partners Anne Fairfax and Richard Sammons belong to INTBAU College of Traditional Practitioners



(ICTP), an international professional body for practitioners in traditional architecture, under the auspices of his Royal Highness, the Prince of Wales. **Sample Project:** *A New House in Connecticut* is a majestic brick estate that reflects Scottish Palladian architect William Adam's attention to rich detail and proportion. [New York and Palm Beach fairfaxandsammons.com](http://New York and Palm Beach fairfaxandsammons.com)

## G.P. Schafer Architect

### (THE TRADITIONAL PERFECTIONISTS)

**Known for:** Applying traditional residential architectural practices to create majestic homes that seamlessly blend into their surroundings. **Of Note:** The firm is an honored recipient of the 2020 Mizner, Bulfinch, and Palladio Awards for Architecture. **Sample Project:** *Mercer Hill* in southern Georgia is a new residence on 6,000 acres that tips its hat to the area's historic "shooting plantations" with two fully integrated but distinct wings—a Greek Revival 1840s wing and Colonial Revival 1920s wing. [New York gpschafer.com](http://New York gpschafer.com)

## Ike Kligerman Barkley

### (THE TRADITIONAL MODERNISTS)

**Known for:** Striking architectural and interior designs that span different eras and styles (the firm wrote a book on Shingle-style homes) from Georgian townhouses to Latin

American villas. **Of Note:** Each year, the firm chooses two senior architecture graduate students to receive \$12,000 for travel and research through the IKB Traveling Fellowship to study the intersection between traditional and contemporary design.

**Sample Project:** *Pacific Northwest Modern* is a contemporary woodland retreat fabricated from glass, wood, and concrete with clean lines and dark wood accents. [New York, Oakland, California ikekligermanbarkley.com](http://New York, Oakland, California ikekligermanbarkley.com)

## Martin Architects

### (ENVIRONMENTALISTS)

**Known for:** High-end residential, commercial and institutional design that ranges from modern to historic. **Of Note:** Martin Architects is a member of the U.S. Green Building Council and thus, designs every project with environmental sensitivity. **Sample Project:** *Gansett Lane* is a modern, light-filled Long Island beach house built with green technology and an abundance of glass, wood, stone and concrete. [Sagaponack martinarchitects.com](http://Sagaponack martinarchitects.com)

## Peter Pennoyer Architects

### (THE SOPHISTICATES)

**Known for:** Sophisticated projects ranging from historic renovations of landmark structures to newly built residences

## + What makes a great coastal home?

"A house on the coast is always an opportunity to gather family together to experience the joy of being close to nature. Orienting the house toward nature allows for this relationship to be shared through the four seasons and is vital to our design process." —Anne Fairfax, Founding Partner, Fairfax & Sammons





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characterized by expert craftsmanship and attention to detail. **Of Note:** To inspire designs that consider scholarship, historical precedent, creative invention, and modern taste, the firm's 50 architects have an in-house library of 10,000 volumes. **Sample Project:** *House in New Jersey is a classic stone manor with interior arched doorways and an exterior guest house, staff cottage, garage, pool house and barn. New York, Miami, Florida, ppapc.com*

## Reddymade Architecture and Design

(SPECIALISTS IN SPACE)

**Known for:** Combining formal experimentation, imaginative use of color and passion for innovative materials to create spaces that influence wellbeing, creativity and productivity. **Of Note:** In addition to architecture and design, the firm's practice includes installation art and sculpture. **Sample Project:** "A Space for Being" is a collaborative project that creates individual designs to measure the impact of neuroaesthetic design principles, such as a sensory healing room for patients with disorders of consciousness. *New York rmdny.com*

## Robert A. M. Stern Architects

(THE DESIGN LEADERS)

**Known for:** Designing sophisticated residential, commercial and institutional projects ranging from the George W. Bush Presidential Center in Dallas, Texas, to a Mediterranean-style California cliffside family compound. **Of Note:** The 265-person firm has collaborated with myriad home product vendors from tiles and carpets to furniture and lighting fixtures. **Sample Project:** *Tour Carpe Diem is a 545-foot office tower near Paris with faceted glass facades and is the first building in France to exceed France's Haute Qualité Environnementale standards and also to achieve LEED-CS Platinum certification. New York ramsa.com*

## Stelle Lomont Rouhani Architects

(THE INNOVATORS)

**Known for:** Creating forward-thinking, innovative, and environmentally sensitive houses, mainly on Long Island. **Of Note:** Specialties include modern architecture,



interior design, design-built and coastal residential. **Sample Project:** *Field House on Long Island is a contemporary steel frame and mahogany-clad home with ocean views on one side and pond views on the other. Bridgehampton stelleco.com*

## Steven Harris Architects

(THE SCULPTURAL DESIGNERS)

**Known for:** Impeccably crafting and expertly managing residential and retail projects uniquely tailored to each site and client's needs. **Of Note:** The firm's first monograph, *True Life* (Princeton Architectural Press, 2010), showcases 25 years of acclaimed residential work. **Sample Project:** *Boston House is a 19th-century townhouse showcasing its historical essence while seamlessly incorporating contemporary features, like a sculptural swooping front staircase, to balance the aesthetics and lifestyle of the young owners. New York stevenharrisarchitects.com*

## Toshiko Mori Architect

(THE CUTTING-EDGE ARCHITECTS)

**Known for:** Designing spatially compelling, cutting-edge, environmentally sensitive spaces that use a wide range of materials. **Of Note:** Architect Toshiko Mori founded the think tank VisionArc, to explore how design can affect complex social and environmental issues. **Sample Project:** *Fass School and Teacher's*

*Residence in Fass, Senegal, is an elliptical structure that uses local materials to create the mud-brick walls and "hat brim" roof of reed.*

*New York tmarch.com*

## Workshop/APD

(THE DESIGN NARRATORS)

**Known for:** Creating enduring architecture and design narratives that consider hand-crafted, high-tech and modern aesthetics. **Of Note:** The firm has designed numerous restaurants, including the soon-to-open Nautilus Boston (on Pier Four Boulevard), a sister property of The Nautilus on Nantucket. **Sample Project:** *Nantucket Harborfront Compound celebrates its waterfront via a beach-level main house, street-level guesthouse and winding driveway and series of terraces that bridge the two. New York workshopapd.com*

## Leroy Street Studio

(THE VISIONARIES)

**Known for:** Its bold, modern visionary approach to fabricating buildings for public and residential use. **Of Note:** The company is an architectural studio with an integrated design firm and its own construction business. **Sample Project:** *Dune House is a contemporary, multi-level, Palestinian limestone home in the dunes of South Hampton, New York, with an abundance of windows to usher in light and views of the nearby ocean, ponds and wetlands. New York leroystreetstudio.com/work*



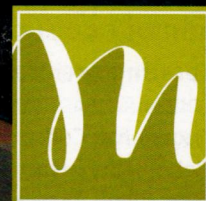


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## Bohlin Cywinski Jackson

(THE AWARD WINNERS)

**Known for:** Creating elegant, comfortable spaces that range from modest houses to large academic, civic, cultural, commercial, and corporate buildings. **Of Note:** With six offices across the country, the firm has received 10 National Honor Awards from the American Institute of Architects and over 675 awards recognizing the firm's design abilities.

**Sample Project:** *Williams College Stetson Hall, Sawyer Library, is a luminous, five-level structure wrapped in textured green-gray Vermont slate offering expansive views of The Berkshires.* New York, San Francisco, Seattle, Philadelphia, Pittsburg, and Wilkes-Barre, Pennsylvania [bcj.com](http://bcj.com)

## NORTH CAROLINA

### Kersting Architecture

(THE MULTIFACETED ARCHITECTS)

**Known for:** Constructing unique, complex, high-quality luxury residential, hospitality, multi-family housing, medical, and commercial structures. **Of Note:** The firm won First Place in the People's Choice category of the

2020 George Matsumoto Prize for Surrender House, located on Figure Eight Island through NCModernist, a nonprofit preservation organization for Modernist architecture. **Sample Project:** *Surrender House on North Carolina's Figure Eight Island is a modern residence stretched out on a lot with water views from every room of the home, including the main living areas and guest quarters.* [Wilmington.kerstingarchitecture.com](http://Wilmington.kerstingarchitecture.com)

## RHODE ISLAND

### Andreozzi Architecture

(THE CLASSICIST & CARPENTER)

**Known for:** Constructing high-end, historically based, artistically rendered,

custom residential architecture. **Of Note:** New England Shingle-style homes are a specialty of the firm. Andreozzi is the president of the New England Chapter of the Institute of Classical Architecture & Art. **Sample Project:** *Portsmouth pays homage to the great Victorian Shingle-style country homes with its traditional architectural details, yet advanced technological amenities.* [Barrington.andreozzi.com](http://Barrington.andreozzi.com)

## TEXAS

### Michael G. Imber, Architects

(HERITAGE ARCHITECTS)

**Known for:** Promoting the historic heritage of American architecture reflective of the site's cultural history and the client's modern

## + What makes a great coastal home?

"There are two things that are important in making a great coastal home; first, that you give it meaning. A home is just a house until it becomes a part of people's lives. It should support and invigorate a lifestyle, whether it be life on the beach, or fishing and boating, or simply relaxing and admiring the view. The home should connect and form memories for all generations of their life on the coast. Second, it should be built sustainably. Most coastal environments are either, one: hazardous, or two: sensitive to intrusion. We should always be aware of how we build to endure the elements of a coastal environment in a lasting way, as well as how we can build sensitively in some of our most treasured landscapes."

—Michael G. Imber, FAIA, Principal, Michael G. Imber, Architects



# WORKSHOP/APD

ARCHITECTURE | INTERIOR DESIGN





lifestyle. **Of Note:** The firm specializes in the traditional classical style. **Sample Project:** *River Ranch in Texas takes its inspiration from the historic stone and white trim farmhouses of the state and is an airy, open home, which has a master pavilion anchoring the structure and several more pavilions running along a ridge overlooking the Colorado River.*

San Antonio, [michaeltgimber.com](http://michaeltgimber.com)

## WASHINGTON

### Cutler Anderson Architects

(NATURALISTS)

**Known for:** Designing contemporary, sustainable, forward-thinking residential and commercial structures that highlight their natural surroundings. **Of Note:** The firm also designs hardware, furniture and lighting. **Sample Project:** *Rock House in Calgary, Alberta lies nestled below the top of a stone ridge and offers dramatic views of the Canadian Rocky Mountains and woodlands through its wrap-around insulated glass façade with wood and concrete supporting elements.* Bainbridge Island [cutler-anderson.com](http://cutler-anderson.com)

### Olson Kundig Architects

(THE COLLABORATIVE DESIGNERS)

**Known for:** Designing residential, commercial, spiritual, and cultural structures that are sustainable and show the elegant hand of the artists and craftspeople involved. **Of Note:** The 200-plus member firm has an office in New York to service East Coast clients. **Sample Project:** *Tofino Beach House in Tofino, Canada, has no columns or interior structural systems to interrupt the panoramic view of the ocean.* Seattle [olsonkundig.com](http://olsonkundig.com)

## THE CARIBBEAN

### RA Shaw Fine Architecture

(THE LUXURY CREATORS)

**Known for:** Achieving the balance between luxury and uniqueness in the Turks and Caicos. **Of Note:** The firm excels in using building materials suitable to the Caribbean climate, which includes storms,



Michael G. Imber,  
Architect

high winds and hurricanes. **Sample Project:** *Turtle Breeze is a sugar-white, multi-level villa perched on Grace Bay Beach with an abundance of water features and comfortable open-air spaces.* Grace Bay, Turks & Caicos, [rashawgroup.com](http://rashawgroup.com)

### John Doak Architecture

(THE TURNKEY DESIGNERS)

**Known for:** Designing gracious island spaces from thatched-roof compounds to the historic

renovation of the Cayman Islands National Museum building. **Of Note:** Long-standing relationships with established United States, Canadian and Caribbean professional companies enable the firm to take on projects of any size. **Sample Project:** *Callalou in the Cayman Islands resembles a traditional West Indian Great House with individual cottages for guests, a gym, staff quarters, a garden potting studio, and a garage.* George Town, Cayman Islands, [johndoak.com](http://johndoak.com)

## + What makes a great coastal home?

“A great coastal home must open up to the special coastal landscape, be it a creek, marsh, or ocean. Many windows, doors, decks and porches will bring the outdoors into the house. Technically, the house is built above the flood plain with time tested materials like cedar shingles, fiberglass windows and stainless-steel fasteners, all known to stand up to salt air, wind, and occasional hurricanes.”

—Michael Ross Kersting, AIA, Kersting Architecture



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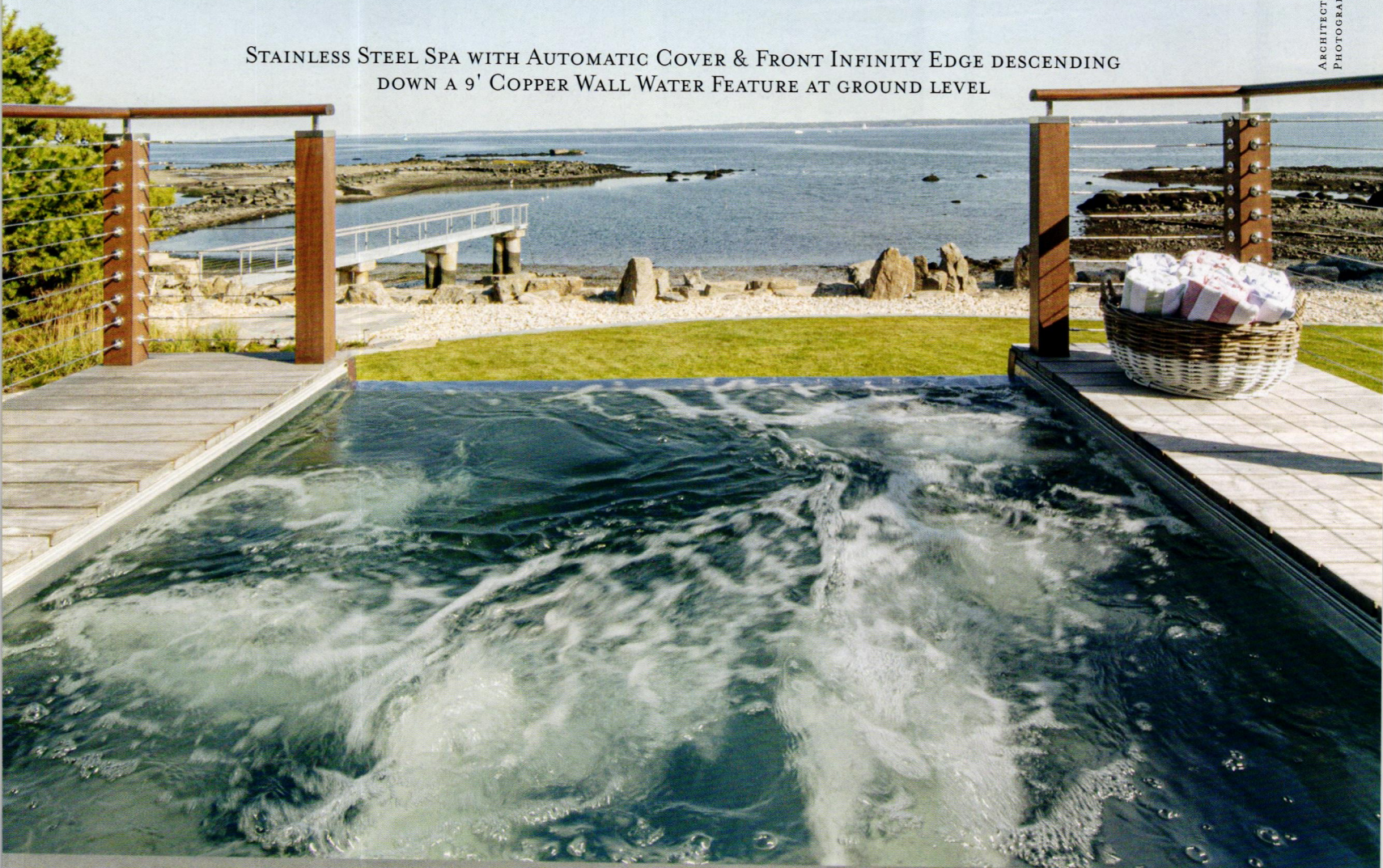
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# Sweet

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Interior designer Suzanne Lovell's goal was to create a contemporary open expression of living. The home is framed by a 60-year-old banyan tree.



# Spot

A Palm Beach  
cottage designed  
by Suzanne Lovell  
is golf course  
living at its best.

BY JANICE RANDALL ROHLF  
PHOTOGRAPHS BY ERIC PIASECKI/OTTO







# If

you've never seen a mature banyan tree, your first glimpse of one will leave you awestruck. Such a marvel can be found in the yard of this North Palm Beach cottage. Like the 20-foot-diameter 60-year-old tree, the house is breathtaking.

"The original goal was for a contemporary, open expression of living," says interior architect Suzanne Lovell, who collaborated on the project with Carlos A. Bonilla, the architect of record. Lovell had an easy relationship with the homeowners—C. Barry Montgomery and his wife, Shauna—having worked with them on five other residences. The socialite couple (he's an international litigation attorney and she's a former fashion model) have owned a cottage in this spot for decades and had total confidence in Lovell masterminding a new home for them here, on the first fairway of an exclusive golf course that Jack Nicklaus designed.

Not much more than 3,000 square feet, the modestly proportioned home nevertheless offered its interior architect several opportunities to not only make it seem more spacious, but to also offer it as an archetype of restrained elegance. Letting the house breathe, so to speak, was Lovell's charge and she rose to the occasion by first creating a sense of airiness in every direction. Vertically, the ceiling rises to a 24-foot peak above the great room, and 10-foot steel-framed Hope's doors trump the standard height of such entrances by a full yard. "In residential architecture and interiors," says Lovell, "raising doors is the one move you can make that absolutely enhances the size of the space."

Lovell pushed the boundary of the house's horizontal plane by extending the large-slab petit granite limestone floor of the great room all the way out to the loggia, a generous perch for lounging and dining that overlooks the majestic banyan and the 18-





Architect Carlos A. Bonilla opened up the interiors creating a more spacious-feeling environment. Bonilla blurs the line between indoor and outdoor spaces.







hole golf course. Indoors meets outdoors again in a north-facing seating area of the great room where an entire wall of floor-to-ceiling Hope's windows open onto a tall, green ficus hedge and boxwood topiaries. "Instead of facing the golf course and leaving it at that, I felt we should open up this side of the house so it would be more than just a square box," says Lovell. "Now, you feel like the yard is part of the house."

Likewise, the relationship between the house and nature is expressed by the materials and fine art sourced by Lovell. A sculptural, oversized piece of driftwood in the main entry sits on a raised platform of petit granite strewn with shiny black stones.

"Instead of facing the golf course and leaving it at that, I felt we should open up this side of the house so it would be more than just a square box. Now, you feel like the yard is part of the house."





The home is a mix of crisp white furnishings and expressive artwork.







58 The bedrooms are comfortable and soothing.





New England artisan Jonathan Kline's tall, torso-shaped towers woven from black ash flank the opening to the great room, where a custom 24-light chandelier by Lindsey Adelman brings to mind a network of articulated tree branches. Chosen to be timeless and comfortable, the furniture includes armchairs and a Lovell-designed sofa in white perennials outdoor fabric around a cocktail table topped with Absolute Black granite.

The home's aesthetic—simple, layered, and clean—also has a modern-meets-traditional vibe expressed, in one instance, by the great room's vaulted ceiling. The decision to use white paint with a slight sheen is a contemporary touch that “invigorates the classic shiplap,” notes Lovell. Further, she says, an antique English wall clock that the homeowners have brought with them to each of their residences “brings credibility to the contemporary environment.” No matter how modern her work, Lovell typically incorporates something historic to ground it.

The relatively compact size of the cottage (there are two bedrooms and two baths) also called for an ingenious marriage of efficiency and elegance when it came to the kitchen. Running along one wall of the great room, a full chef's kitchen is “camouflaged” in such a way that it's completely hidden from view when not in use. Here, polished lacquer cabinetry is accented by white opaque glass panels and embraced by polished petit granite waterfall counters. Both the sink, with a retractable faucet, and burner-less induction cooktop are seamlessly integrated into the countertop. A refrigerator panel with a touch latch virtually disappears into the high-sheen lacquered walls, as do the cabinets that house a coffee station and pantry.

Lovell often uses the word “magical” when she talks about this enchanting jewel box of a home.

“[The homeowners] have a specific look—clean and elegant—and they hold on tightly to it,” says Lovell. “The two of them together have a great dynamic that I love.” ♦

FOR MORE INSPIRATION, VISIT [suzanne Lovell inc.com](http://suzanne Lovell inc.com)







*All rooms with a*

VIEW



The living room's long, narrow fireplace has a profiled plaster hood that makes it the main attraction.

Khoury-Vogt design an Alys Beach vacation home for young family based on Bermuda architecture.

By Nancy A. Ruhling // Photographs by Brian Bieder







The hand-troweled stucco house features a private courtyard with a fountain; a simple bathroom vanity adds elegance. A coffered ceiling, a sculptural staircase and Moorish accents define the décor of the main floor.



## ON THE FLORIDA

Panhandle, along the state's scenic Route 30A, the ocean oasis of Alys Beach announces itself with a series of stark sculptural structures that stretch toward the sapphire sky.

Alys Beach is a master-planned New Urbanist community by Duany Plater Zyberk & Co., and the luxury seaside residences, which like the sand are wedding-cake white, are designed to complement each other and their stunning sites.

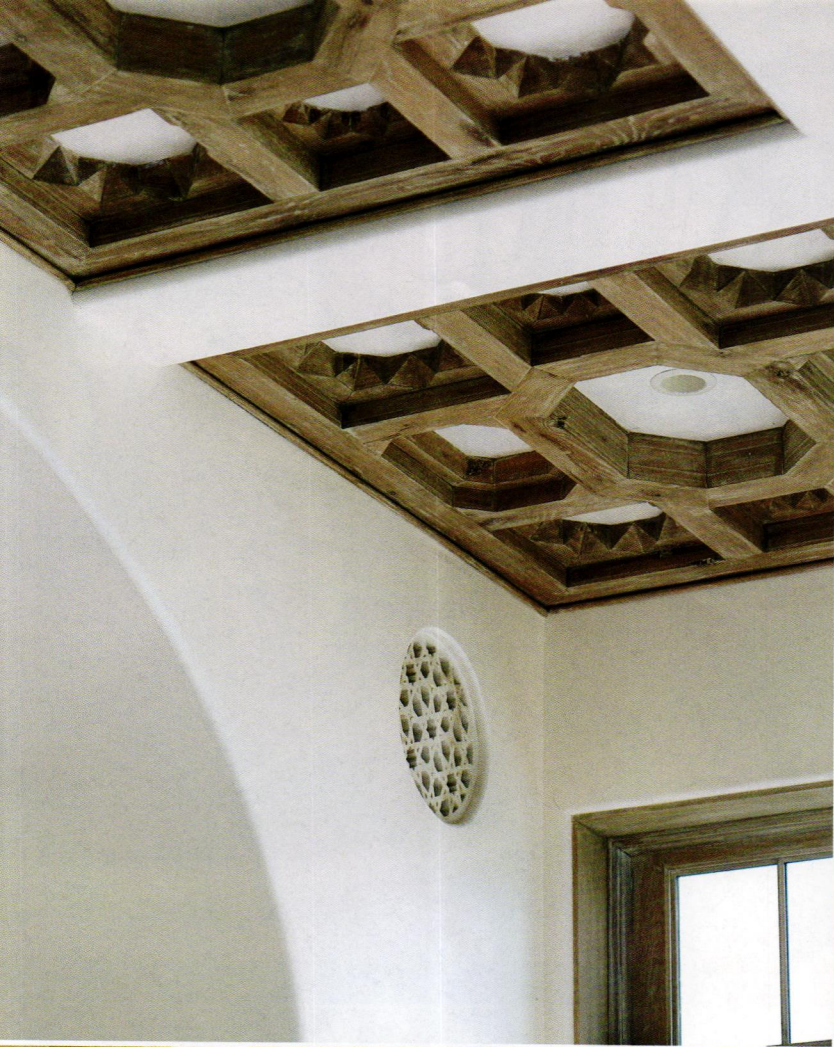
The community, which is bounded by the Gulf of Mexico on the south and a large nature preserve on the north, will, when completed, contain about 750 residences, some 530 of them custom single-family homes.

The husband-and-wife team Marieanne Khoury-Vogt and Erik Vogt, the town architects, recently completed a new gulf-side home on one of the community's most prestigious properties: the Gulf Green.

The green, a parklike space the duo designed that leads to the beach, features a pair of monumental bath houses that are wrapped in a repeating fish-scale pattern and topped with enormous planted urns perched upon the dunes. Visitors access the beach









through an unassuming gate.

"The gulf-side lots, like the one this home is on, are designed to preserve the view for the second-, third- and fourth-tier of houses," says Khoury-Vogt, whose eponymous firm is based close to Alys Beach. "London architect Demetri Porphyrios tweaked the master plan by breaking the lots into irregular sizes and making them smaller to protect the views for all homes; it's almost like a jigsaw puzzle—every house has its prescribed footprint with an overall framework."

Like the rest of the residences in Alys Beach, this house is made of mandated masonry—a three-coat hand-troweled stucco—and its style is inspired by the architecture of Bermuda, accented with Moroccan and Mediterranean touches. Views of the water are visible from every room.

This house, which was commissioned by a couple with two young sons who used it as a vacation home, has a pair of striking features that set it apart from its neighbors: a roof-top infinity-edge spa pool and four large en-suite bedrooms.

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"The home is only 30 feet wide and 50 feet long," Khoury-Vogt says. "The owners wanted each bedroom to be spacious, to have outdoor space and to be special; each en-suite bathroom has double vanities, walk-in showers and has the same level of finish and details as the main bedroom suite."

The three-story house's lower level has a garage, a guest suite and a private court with a three-spout fountain on one side and a loggia on the other. The second floor has a living/dining room, a kitchen and a bedroom suite; and the top floor has two main bedroom suites.

"Both of the top main suites overlook the gulf, one with a balcony and one with a loggia," she says. "The suites are separated by a four-foot elevation to afford each desired privacy."

In addition to the compact spa pool, which was put in place via crane and is faced with white marble tiles, the roof has a summer kitchen and a dining area. It's the perfect place, Khoury-Vogt says, to spend the evenings because "the sunsets are magical, and the stars at night are magnificent."

The home's special features begin with the monumental, illuminated external staircase







65











The main bedroom has windows that peek into the bathroom. Bunk beds, a practical solution for the children, add an exotic note. Details, including a star-shaped bathroom sink, comfortable furniture and wooden floors, speak of casual chic.

that leads to the second floor, where the main living spaces are. “Two small urns, which reference the large ones on the Gulf Green, serve as a prelude,” Khoury-Vogt says. “We used limestone on the exterior wall, flush with the finish stucco to mirror the steps beyond, which also are limestone. It’s a gracious way to ascend.”

At the top of the stairway, an intimate oval archway, which offers a peek at the projected loggia balcony, leads inside. The Venetian plaster walls are luminescent, which, Khoury-Vogt says, is “a finish that reflects the light in a gorgeous way.” Key architectural elements, including the main stairway whose profile ascends like an accordion, become pieces of signature sculpture.

Every element of the house is designed to open it to the outdoors. In the main en-suite bedroom, for instance, a wall of glass and metal at the back of the bed’s headboard gives a glimpse of the bathroom, where a pair of oval mirrors set in front of a wall of windows provides added reflections. The soaking tub, which is housed in a custom wooden base designed to hold candles and drinks, is positioned to stare at the stars and the gulf.

The main living space, which includes the kitchen and living room, features bi-fold doors that open to a deep loggia porch that looks across the green toward the gulf.

Its details, which include a wood-coffered ceiling, a deeply arched nook for a television

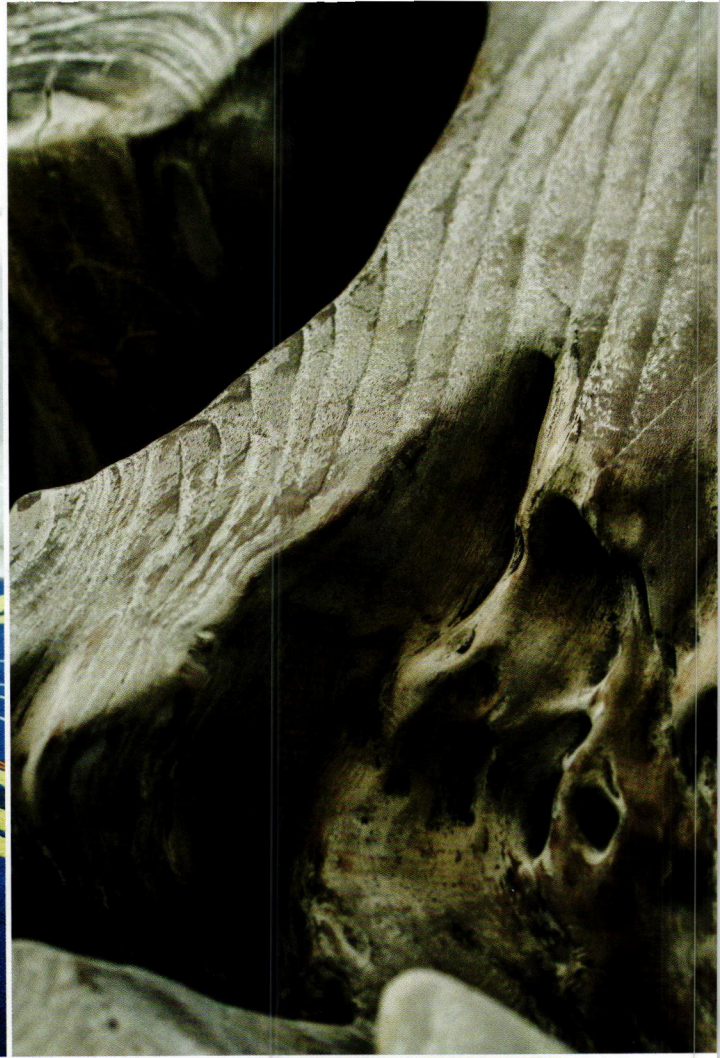
and the display of an art collection and a long, narrow fireplace with a profiled plaster hood, accent the home’s Moorish roots. Similar touches in other rooms, such as the headboard of one of the beds upholstered in a Moorish-pattern fabric, pick up the theme.

The furnishings, such as the large metal hanging pendant in the living room, and the neutral earth-tone color palette emphasize the exotic ease of the spaces.

“We’re proud of this house,” Khoury-Vogt says. “It hopefully exceeded our client’s needs, while still feeling comfortable and gracious.” ♦

FOR MORE INSPIRATION, VISIT [khouryvogt.com](http://khouryvogt.com)







# A Layered Look

By the beach in Miami, a shiny new condo was turned into an eclectic escape that suits the owners' tastes and personalities.

BY  
COURTNEY GOODRICH

PHOTOGRAPHS BY  
MICHAEL STAVARIDIS

Interior designer David Scott adds color and texture to high-rise living in Miami.





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Scott custom  
designed a rug for  
the living room  
in bold colors.



**In**

the art deco quarter of Miami Beach, between bustling Collins Avenue and the Atlantic Ocean, there's Faena

House, a luxury resort that's part hotel and part residences. While the hotel part is located in a retrofitted building, the residence part, which interior designer David Scott got to know well while working with a couple who bought one as a warm weather escape from New York, is in a sleek highrise designed by architect Norman Foster's Foster + Partners and built in 2015.

For his clients, Scott's goal was to make their two-bedroom, two-and-a-half bathroom condo feel warm, eclectic, and interesting. "It was very shiny with a lot of sameness—white walls, white kitchen," says Scott, whose company, David Scott Interiors, is based in New York City. "What we did was bring that down a bit," he says. The wife, an avid art collector, "has a very eclectic view of art and living," so achieving a layered look with lots of colors and textures was especially important. "They were looking to have a unique home that didn't follow any stylistic guidelines," says Scott, "except that they wanted it to feel both contemporary and comfortable."

Scott often starts projects with the main living space rug, and that's what he did here. "I knew that Fedora Design, represented by Twenty First Gallery in New York City, created extraordinary rugs so I started there," he says. "We designed a custom abstract design with bold blue, yellow, orange, and chartreuse. The rug is like a piece of art for the floor." Collectible furnishings throughout this space add unique interest—separating the living and dining zones is a console table by Charles Trevelyan that Scott found at Carpenters Workshop Gallery in New York City, while the coffee table is a stunning micro slab-and-glass piece by John Houshmand. In the nearby kitchen, Scott replaced a sleek oval island with a rectangular one sheathed in textural barnboard and a built-in oval light with a simple yet sculptural light fixture. For the wall of windows







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and doors framing the ocean view, Scott chose sheer curtains to soften the architecture as well as filter light from the sun.

Barnboard, an unexpected material in Miami, is also found on the primary bedroom accent wall. The use of barnboard in particular shows how the condo balances glamorous features typical of Miami with

the outdoor furnishings, Scott says, “I really feel like you should approach the outside as you do the inside,” so textural, eclectic elements coordinate with pieces indoors. There’s a lava stone dining table with a top that relates to the yellow in the rug inside. Green cushions on the chairs also coordinate with the green of the dining chairs. Even the

the primary bedroom, there’s a new piece by South Africa-based artist Serge Alain Nitegeka as well as a Paul Klee drawing that has been in her collection a long time. In the kitchen, a painting by New York artist Alex Dodge looks like a fabric. “It’s super textural and has life and movement to it,” says Scott. “It is layered on top of a Philip Jeffries wall-

“It’s super textural and has life and movement to it. It is layered on top of a Philip Jeffries wallcovering with hints of lavender, which gives the walls warmth and texture.”

elements that are more down to earth.

Another example is the floors—while the main space has terrazzo (“which is so Miami,” says Scott), oak floors in the bedrooms soften them and make them cozy and private, creating an interesting juxtaposition.

On the expansive terrace that can be accessed from almost every room, Scott created different spots to go to. Off the primary suite is a relaxing area to sit and read with two chairs, while the spaces closer to the more public areas have an area for dining, another area for lounging, and a third area for cocktails. About

deep charcoal of the exterior walls relates to the wall in the guest bedroom painted the same color.

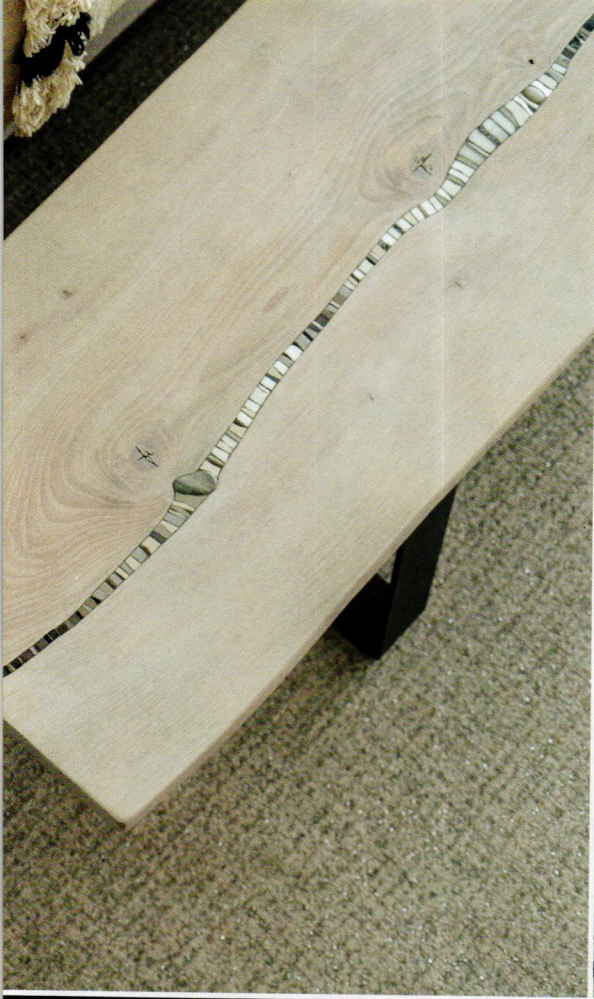
As in all design projects that are truly successful, this one was a collaboration between designer and client. That level of teamwork is best seen when it comes to the artwork. Since the wife collects pieces that reflect emerging new artists as well as established masters, there’s a mixture of styles that work well together and with the interior design. In

covering with hints of lavender, which gives the walls warmth and texture.”

But, most importantly, this home is a relaxing escape that suits the owners in both style and function. “My clients are very generous in sharing their lives with me and then I approach design in the same way, with that generosity and openness,” says Scott. “Their openness helps me create a home that truly reflects their personalities and brings them joy.” ♦

FOR MORE INSPIRATION, VISIT [davidscottinteriors.com](http://davidscottinteriors.com)







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### EAU PALM BEACH RESORT & SPA

At the swanky Eau Palm Beach Resort & Spa overlooking its own private beach on seven acres in South Florida, luxury is on tap from check-in to departure. “Champagne is in our DNA at Eau Palm Beach,” says spokesperson Nick Gold. “Upon check-in, guests are offered a glass of champagne, and at the tranquility pool guests are surprised and delighted with our ‘Champagne Butler’ who serves flutes of champagne to guests while in the pool (during the weekend). Champagne is also part of the spa experience.” When checking into the 42,000-square-foot spa, guests are presented with a glass of champagne before they begin their treatment.

The Forbes Five-Star, AAA Five Diamond property has 306 colorful rooms, and Eau Club Level Rooms have private lounge access with exceptional food and drink options. There are three Har-tru clay tennis courts and an onsite tennis pro, two pools, and the nearby azure ocean with private cabanas. Of the resort’s four dining venues, Temple Orange, Stir Bar & Terrace, and Breeze

The beach stretches out in front of the resort inviting guests to sunbathe and frolic in the waves.







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## THE VILLA CASA CASUARINA

Initially built in the 1930s by Mayflower descendant and heir to Standard Oil, Alden Freeman, the 19,000-square-foot The Villa Casa Casuarina now operates as a 10-room boutique hotel that still bears the flamboyant design stamp of Italian fashion designer, Gianni Versace, who purchased the property in 1992. Think inlaid marble floors, fountains, heavy silk and brocade embellished furniture, poster beds topped with swans and walls and ceilings adorned with cherubs, parrots, and floral clad trellises. The open-air bi-level Gianni's restaurant with its pebbled mosaiced walls and decadent Mediterranean food overlooks the stunning mosaic pool that Versace lined with 24-karat tiles. Savor drinks al fresco at The Rooftop Lounge or in the striking red Onyx Bar. Beyond that, the Villa is your oyster when it comes to relaxing, refueling and getting pampered. **1116 Ocean Dr., Miami Beach, Florida, [vmmiamibeach.com](http://vmmiamibeach.com)**



The Villa Casa Casuarina was once home to iconic fashion designer Gianni Versace.

Below, The Pearl Hotel is located in Rosemary Beach, Florida.

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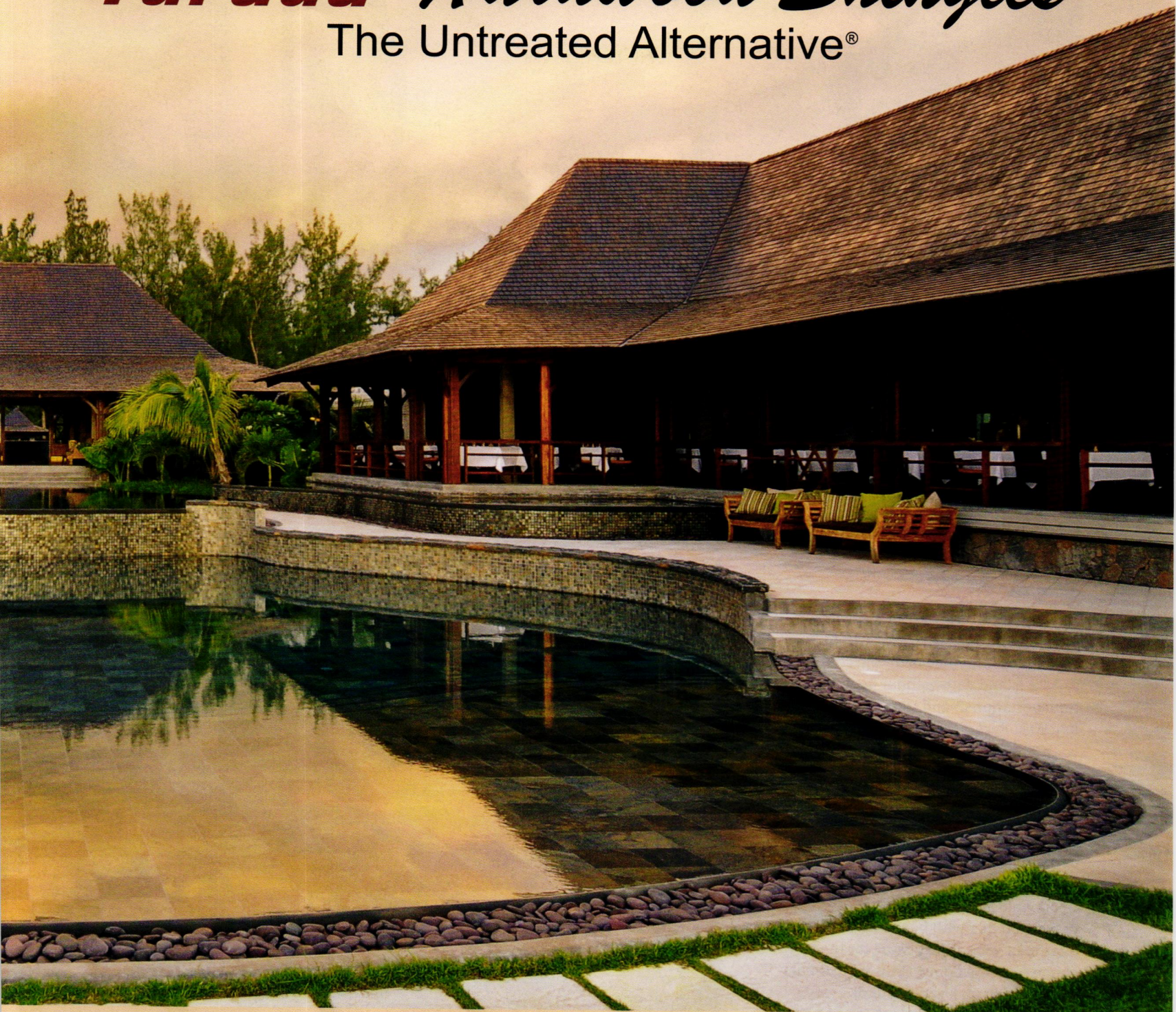
## THE PEARL HOTEL

Perched on the sugar-white shores of Florida's Emerald Coast, The Pearl Hotel is a 55-room Forbes Four-Star and AAA Four-Diamond property constructed in 2013 with an architectural nod to the West Indies in soothing neutral tones. "As our name implies, The Pearl Hotel is like a hidden gem: a world-class boutique hotel offering effortless service and true Southern hospitality, located in charming Rosemary Beach," says general manager David Merryman. The Havana Beach Rooftop has firepits and alfresco dining, while Havana Beach Bar & Grill (inspired by Ernest Hemingway's beloved Cuban El Floridita fish restaurant) offers Gulf Coast cuisine. The poolside spa offers indulgent treatments, while the St. Joe Hospitality service gives guests private golf and beach club access, complimentary bicycles, and more. **63 Main St., Rosemary Beach, Florida, [thepearlrb.com](http://thepearlrb.com)**



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## SUNSET KEY COTTAGES

Talk about private: Sunset Key Cottages offers guests a choice of 40 custom-designed two-, three- and four-bedroom cottages on a 27-acre island with 24-hour boat transportation to and from Margaritaville, Key West Resort & Marina. Each cabin has a wrap-around veranda with waterfront and/or garden views, equipped kitchens (which you can get pre-stocked) and cushy rooms decked out with modern amenities. The onsite Flippers Pool Bar by the pool serves casual bites, while Latitudes offers upscale island cuisine al fresco. Find de-stressing treatments at the spa and practice your downward dog with beach yoga. Want an afternoon gelato? Just listen for the bell's chime from the Conch Cruiser Ice Cream Cycle, which makes the rounds every afternoon. "Sunset Key is that rare island experience where you feel entirely tucked away from the rest of the world, but are actually just a seven-minute ferry ride from the mainland," says general manager, Diane Schmidt. "Seclusion without isolation it's the best of both worlds." 245 Front St., Key West, Florida [sunsetkeycottages.com](http://sunsetkeycottages.com) ♦



Sunset Key Cottages offers a playful relaxed vibe in Key West.





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# PRETTY IN PINK

LOOKING FOR A DREAMY GETAWAY? HEAD TO PALM BEACH, FLORIDA'S COLONY HOTEL—AN UPSCALE RETREAT THAT BRINGS BACK THE NOSTALGIA OF THIS HISTORIC RESORT TOWN.

BY NANCY E. BERRY

Although Palm Beach has been mentioned on the news for the past four years with President Trump's jaunts to his home and club, Mar-a-Lago (formerly Marjorie Merriweather Post's estate), I don't know much about this strip of sand separated from the mainland by the Intracoastal Waterway.

However, I've been invited to an awards ceremony hosted by the Institute of Classical Architecture & Art Florida Chapter at The Colony Hotel, and I'm excited to stay in this iconic 1947 "Pink Lady" (the hotel is painted a blush rose hue—my favorite color) to meet friends both old and new.



The Colony Hotel is a bright and lovely spot to stay while visiting Palm Beach.





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## journeys

■ DESTINATION: FLORIDA

Upon arrival at this 14-mile-long and half-mile-wide Atlantic coast barrier island, the mystery is over. Pristine beaches, tony boutiques, five-star restaurants, and oceanfront resorts make this a place to see and be seen. At this Gilded Age winter haven to the Vanderbilts and Rockefellers, historical grand estates are hidden behind iron gates and high hedgerows. My driver turns onto Hammon Ave., and I arrive at the pretty-in-pink classic Colonial-style hotel. The interior lobby is welcoming, with a nod to the tropics, thanks to Celerie Kemble of Kemble Interiors who has worked to give the original spaces (first designed by the iconic Dorothy Draper & Co.) a refresh. Palm frond-themed fabrics dress the club chairs, while shimmering green crystals drip from the chandelier.

I am welcomed at check-in with a glass of champagne and then head to my suite. Each room is decorated in a unique color palette. Comfortable and ultra luxe, my accommodations are impeccable, and I'm surrounded by a swath of pink and green. After unpacking my weekend wardrobe, I head to the pool, where even the sunbathers are dressed to the nines in fashionable wide-brimmed straw hats, chic Audrey Hepburn-esque sunglasses, and Lilly Pulitzer shifts, finished off with Jimmy Choo jute mule sandals. Couples enjoy brunch on the patio overlooking the pool: many men in navy blue jackets and shorts and women dressed in crisp white linen. The pool and the lush green lawn beyond are immaculate. I take a table on the terrace and order a salad and a sauvignon blanc and watch the scene featuring the who's who of Palm Beach's elite unfold before me. The temperature is a perfect 78 degrees and a gentle breeze washes over me—I think this quite possibly just might be heaven.

After lunch, I head to the beach for a long walk on the soft white sand. The bright blue sky and Gulf Stream waters create the perfect Floridian day. I then head to Worth Avenue for a peek at the boutiques and shops lining the street. I walk into Neiman Marcus to find it resembling more a museum for couture gowns than a department store—frock after frock is more glamorous than the last. I also visit historic Via Mizner, built in 1923 by the famous architect Addison Mizner, who brought the Spanish Colonial Revival design to South Florida. Via Mizner has a collection of more than 20 shops, as well as restaurants, businesses, and apartments, including the five-story “tower” residence Mizner lived in. Mizner's pet monkey, Johnnie Brown, is buried at the foot of the home's living room. A stuffed toy replica of Johnny Brown is also the mascot of The Colony Hotel.

Later in the afternoon, I tour Whitehall, built in 1902 by Henry Flagler for his third wife, Mary Lily (his first two wives died), as a wedding present. Designed by architects John Carrère and Thomas Hastings, Whitehall became the Flaglers' winter home. With more than 75 rooms,



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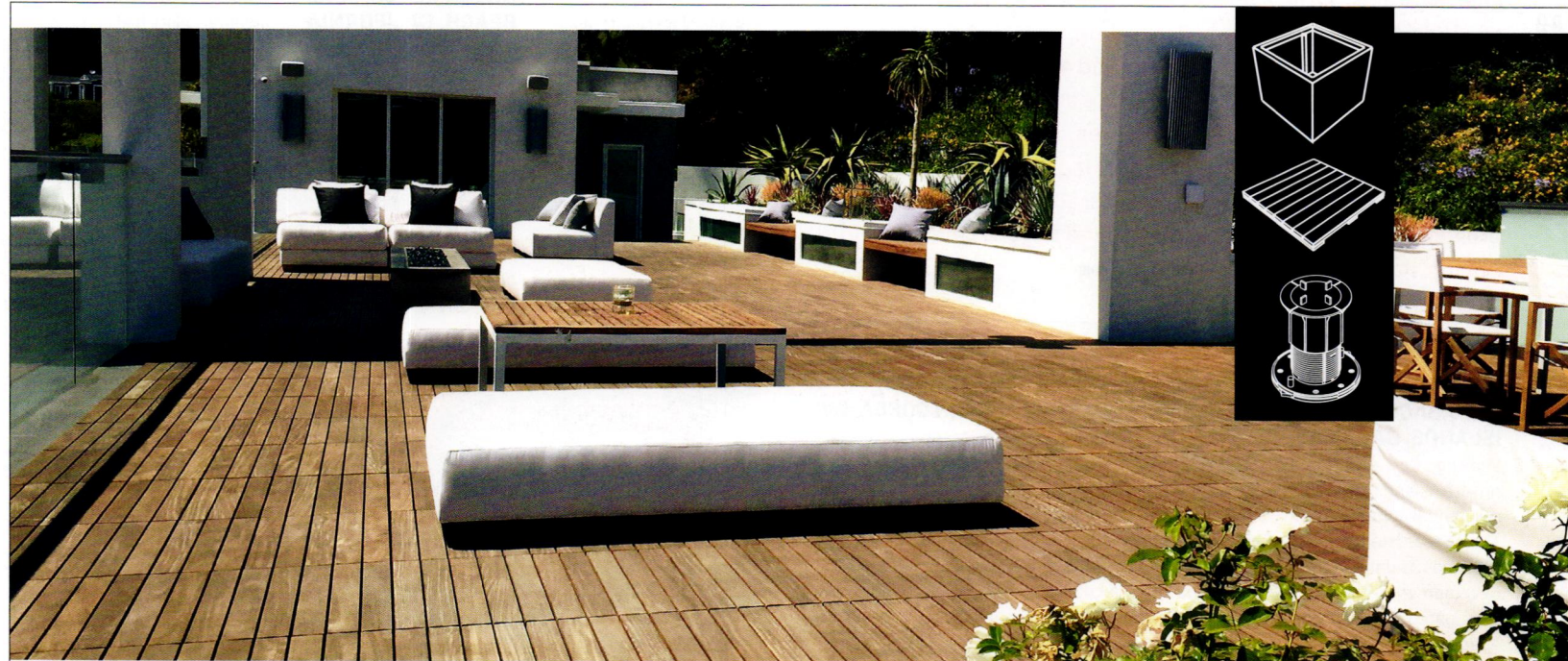
Whitehall was described in 1902 by the *New York Herald* as “more wonderful than any palace in Europe, grander and more magnificent than any other private dwelling in the world.”

In the evening, I dress to dine at Swifty’s, once an Upper East Side stalwart; the restaurant’s founder, Robert Caravaggi, has re-created it at The Colony. With classics on the menu such as lump crabmeat salad with tomato aspic and Scottish salmon tartar.

The next day is the awards’ ceremony—aptly named for Addison Mizner—and I am excited to meet the movers and shakers of the traditional architecture world, who have arrived from all over the country. Cocktails and champagne are served on the terrace overlooking the pool as I greet old friends and make some new ones. The socialite scene is alive and well and very fun in this pretty pink paradise in Palm Beach. ♦



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



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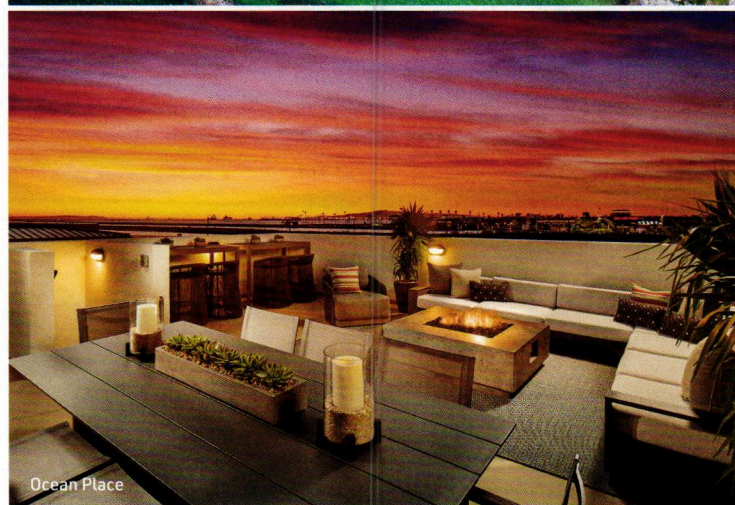




5000 North Ocean



Montage Cay



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## WELCOME HOME

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

88

**5000 North Ocean** is a 19-story boutique condominium comprised of 48 residences on 340 feet of shoreline. Two- to four-bedrooms range from 3,211 to 6,314 square feet and are available for immediate occupancy. The resort-style amenities include an oceanfront pool and entertainment area, fitness center, and club room. Secured residential garage parking, climate-controlled resident storage, and the latest access-control technology provide secondary access control behind the private gated entry. Pricing starts at \$2.6 million. [5000nocean.com](http://5000nocean.com)

### MONTAGE CAY, THE ABACOS ISLANDS, BAHAMAS

**Montage Cay**, a 53-acre private-island resort and residential community in The Abacos Islands, Bahamas, is under development with an anticipated 2023 opening. Owned in partnership with Sterling Global Financial, the private-island resort features seven beaches and will consist of 50 all-suite

accommodations and a limited collection of Montage Residences. The ocean-view suites include plunge pools, outdoor showers, private gardens, and lounge areas. The Residences at Montage Cay will consist of two- to four-bedroom villa residences and estate lots with custom homes. A 46-slip marina accommodating vessels up to 110 feet anchors the resort. [montagehotels.com](http://montagehotels.com)

### OIL NUT BAY, VIRGIN GORDA, BVI

The resort and marina village at **Oil Nut Bay**, located on Virgin Gorda in the British Virgin Islands, is set to reopen in December. The resort is spread across 400 acres and is exceptionally private—accessible only by boat or helicopter. Amenities include a private beach club, three pools, wellness center, tennis courts, and

world-class dining options. The resort also features a new marina village with overwater restaurant and bar, suspended pool with hammocks and daybeds, and 93-slip marina. Ocean view homes, lots, and villas are available with pricing from \$2.95 to \$50 million. [oilnutbay.com](http://oilnutbay.com)

### OCEAN PLACE, SEAL BEACH, CALIFORNIA

Presenting elegant floor plans with contemporary architectural styles, the single-family detached residences at **Ocean Place by Shea Homes** offer modern finishes and dramatic ocean views from spectacular rooftop decks and outdoor spaces. Six, two-story floor plans range

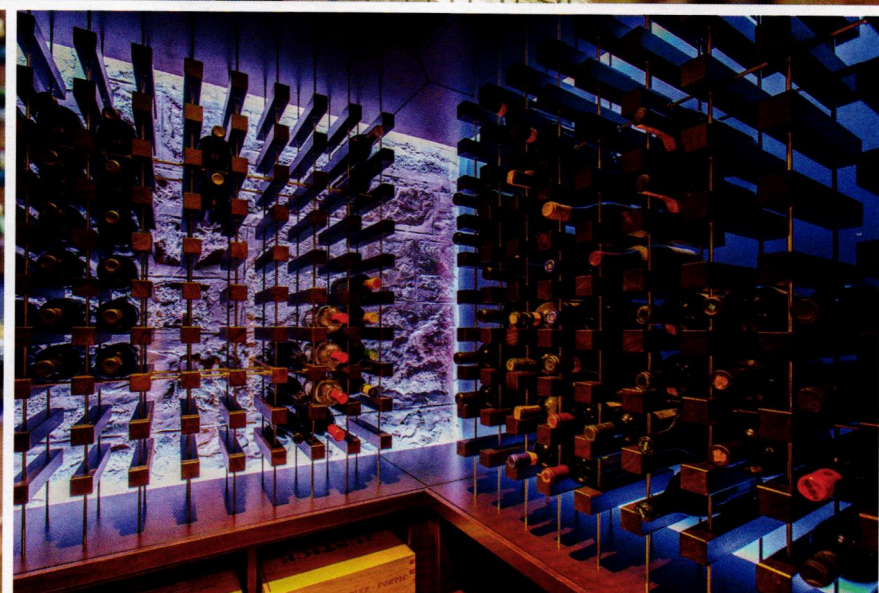
from 3,124 to 4,640 interior square feet and feature three to five bedrooms. Open plans are designed with free-flowing interiors to enhance the waterfront living experience including chef's kitchens, covered decks, and spa-like master suites with walk-in closets. Prices begin at \$3.6 million. [sheahomes.com](http://sheahomes.com)



Oil Nut Bay

FOR ADDITIONAL PHOTOS AND OPENINGS, VISIT [oceanhomemag.com](http://oceanhomemag.com) and our digital edition





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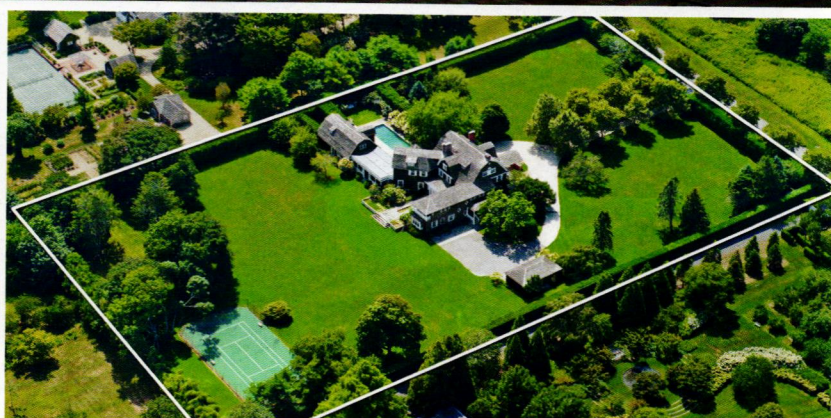




# A Former Carnegie Home at a Compelling Price

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For the art collector and connoisseur, a finely proportioned home in Southampton's "summer cottage" community built in 1898. The Carnegie family owned this home for many years. When the current owners purchased the home, they worked with a renowned interior designer and purchased the now 4.6 acre property. With a pedigreed past and a magazine published history, this grand traditional home with 10' ceilings throughout was built in the 1890s and restored and renovated by the current owners. The restoration unified the spaces whilst opening up hallways and staircases and modernizing the interiors for today's fast paced lifestyle. Additions to the 3-story house resulted in stunning new interiors including two home offices. And so, a home regarded by many as embodying a pedigree of elegance in its very best vein, awaits for one with an impeccable eye for all that is beautiful, young and modern in architecture both inside, and out. Just Listed Exclusively at \$23.5M WEB# 462222

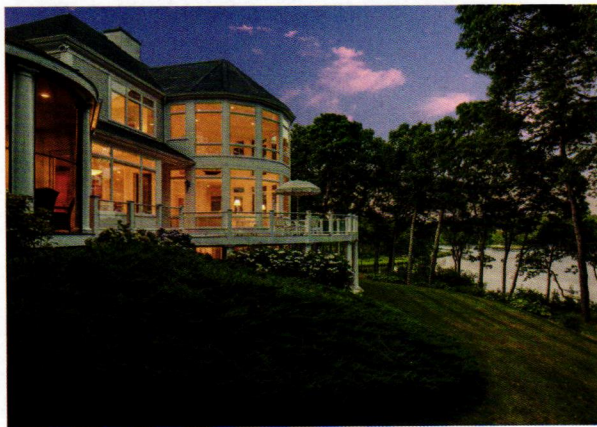


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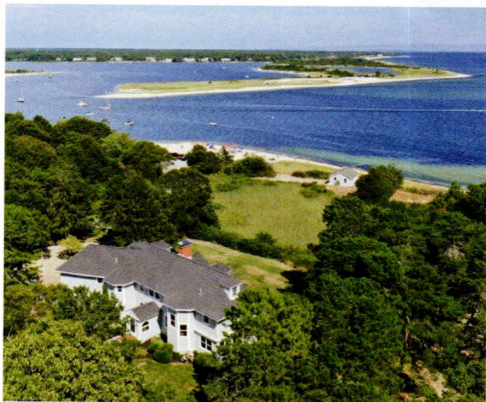
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**Cohasset** | 240 Cedar Street | \$2,595,00

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!



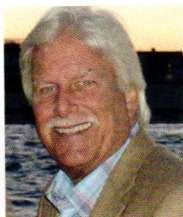
**Hingham** | 26 Bradley Hill Rd | \$1,695,000

Prime location right off of Lincoln Street. This 12 room, 5 bedroom, 3 full bath & 2 half bath provides an open floor plan fabulous for entertaining and family living. The first floor has a gourmet kitchen and leads to the over sized dining room & living room. There is a large sun drenched 4 season porch that opens up to the beautifully landscaped back yard with a Gunite heated pool, finished basement with new tile floor, gym floor and wine storage area.



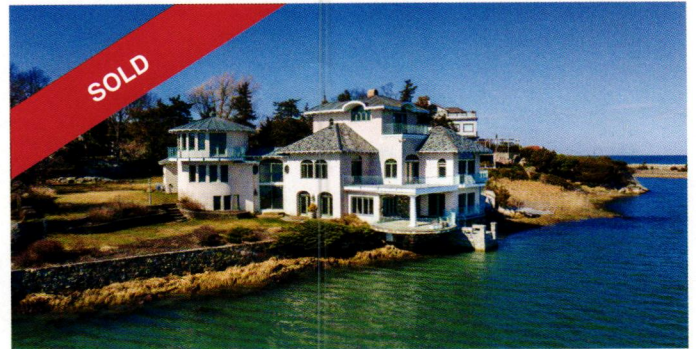
**Cohasset** | 365 Atlantic Ave. | \$7,100,000

Amazing oceanfront property features a large main house and also a 2-bedroom guesthouse with its own private beach. These were both built from the ground up in 2014-2015. The property was designed to be comfortable for family gatherings, large parties, business get-togethers, and just a few people relaxing at home. It includes gathering areas for family of different ages and interests.



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

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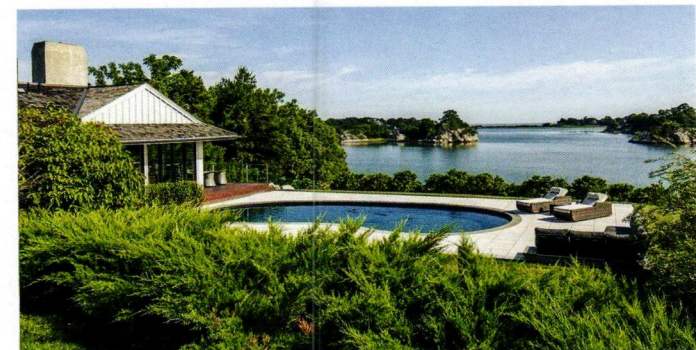
**Cohasset** | 127 Nichols Road | \$3,799,999

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.



**Scituate** | 3 Cricket Circle | \$1,550,000

Summer is here and the living is easy! Love golf and the beach and water views? This home is for you. Designed for hosting & family living both inside and out, seamlessly blending character w/ thoughtful high quality choices. Gorgeous master suite has soaring ceilings, walk in closet(s) & newly renovated marble bath- private water closet, jetted tub & radiant heat flooring. Large laundry room w/ soaking sink, perfectly designed full bath, and 3 generous bedrooms finish the 2nd floor layout.



**Cohasset** | 80 North Main | \$4,600,000

Extraordinary direct waterfront property. This stunning, newly renovated, sun-filled waterfront contemporary is directly on Little Harbor offering spectacular views, and an incredible waterfront lifestyle. Located in a premier walk to village location this home is luxurious inside and out with brand new high-end appliances and sophisticated finishes throughout. Several upgrades including new hardwood floors throughout, new electrical, gas heating & AC, new kitchen, all new bathrooms. 1.32 acres with 125 feet of water frontage and direct water access.





**Cohasset** | 92A Beach | \$4,995,000

This fabulous Nantucket-style home sits on a quiet peninsula in Little Harbor that offers panoramic water views from every room. The gorgeous master suite includes a custom bathroom with a spa and private deck. The lower level offers a guest bedroom ensuite plus a workout area with a walkout to a pool and dock perfect for all of your boating needs.



**Cohasset** | 129 Nichols Road | \$2,999,000

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** | 134 Border Street | \$4,490,000

Spectacular classic waterfront colonial which sits majestically on nearly 2 acres of waterfront property with new private dock and direct access to Cohasset Harbor and the ocean beyond. This home was gutted to the studs in the year 2000 and fully updated in 2016, resulting in a remarkable transformation of high quality finishes, state-of-the-art kitchen and incredible outdoor gardens, fire pit area & pool that blend naturally with the coastal landscape. Some of the recent upgrades include a new roof, generator, heating system and integrated indoor/outdoor media system. Located a short walk to the Cohasset Village. A Must See!



**Scituate** | 43 Surfside Rd | \$2,390,000

This Minot Beach House is simply stunning! Completely renovated with Private Beach. This property has it all: 2 Kitchens, 7 bedrooms, 4 full & 2 half baths, 2 laundry rooms, outdoor shower open to sky and a fully separated in-law/Au Pair Suite with matching finishes of the main house. 8 parking spaces, 4 patios, 3 decks, green space and huge living area inside. Master suite offers an oversized, custom walk in closet, a 4' x 10' panoramic window overlooking the ocean.



**Cohasset** | 26 Little Harbor | \$2,495,000

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** | 185 Jerusalem Road | \$3,500,000

This Cohasset gem in an estate setting on Little Harbor enjoys the best of all the bucolic town has to offer. Take a boat cruise from your mooring, launch your kayak from the backyard, or take a short walk down the road to Holly Hill Farm and acres of wooded walking trails. This is a rare opportunity to experience the best of the South Shore. Totally renovated throughout including new garage.





## BAYVIEW • NEWPORT BEACH CLUB

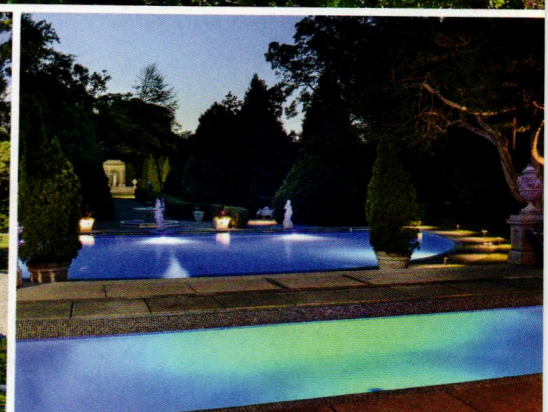
Portsmouth, RI - "Bayview" a stunning new custom built waterfront home, currently under construction located on the water at the Newport Beach Club will be ready for occupancy in the Fall/Winter of 2020. This amazing five bedroom home boasts over 5,000 square feet with four floors, multiple living areas, recreation space, en suite bedrooms, two car integral garage and large porch and verandas. Located near Newport, RI and only an hour from Boston, this private gated oceanfront community offers a myriad of amenities ranging from lighted tennis courts, heated paddle court tennis, waterfront fitness, equestrian facilities including an indoor ring, beachfront swimming complex with indoor and outdoor dining, rooftop bar, water activities, and so much more. Club membership is required. Owners are entitled to a town mooring. Pictures are of neighboring properties with similar construction/plans and architectural exterior. Schedule a visit to see this home and experience for yourself all the Newport Beach Club has to offer.

Purchase price: \$3,250,000



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The Orchard - One of the "Famed Golden Age Summer Cottages" is nestled steps from the historic Ocean Cliff Walk. Recently the entire estate, internally and externally, has been thoughtfully and extensively restored to an exceptionally high standard. The Mansion and Carriage House are offered for sale exquisitely furnished with curated antiques, art work and classic furnishings. The interiors have been preserved to maintain the original character including moldings, marble floors, handcrafted mahogany doors and Baccarat crystal chandeliers. The mansion has 11 bedrooms with 11 full bathrooms. Magnificent Gilded iron fencing and entrance gates open onto lovely gardens including the largest private heated salt water swimming pool in Rhode Island, a lap pool, Jacuzzi hot tub, indoor swimming pool and a full spa and cinema. The secluded gardens, 4.75 acres, contain an Italian Temple "Folly", garden statuary and a historic Florentine bronze and marble fountain and a meditation stone Labyrinth. The Orchard is a Grand and Wonderful Turnkey Historic Mansion.

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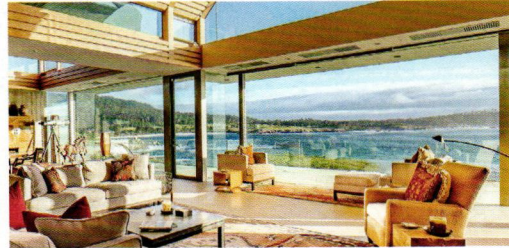
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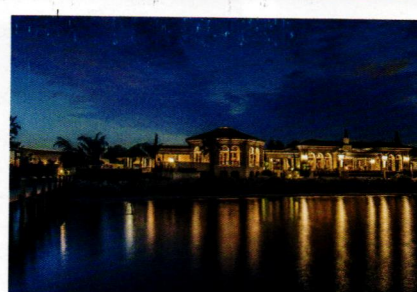


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# WILLIAM RAVEIS

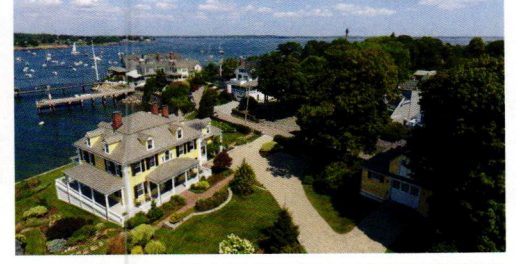
## LUXURY PROPERTIES



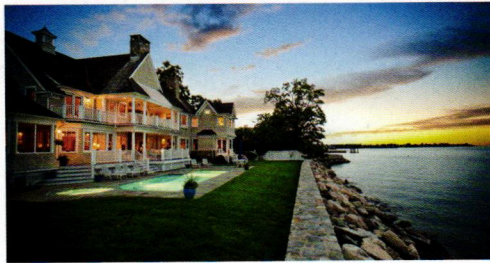
**MANALAPAN, FL** | \$12,995,000 | MLS#RX-10437610  
Jack Elkins, 561.373.2198



**SANIBEL, FL** | \$7,195,034 | MLS# 220011928  
Alicia Robyn, 239.898.3501



**MARBLEHEAD, MA** | \$5,800,000 | MLS#72470661  
Steven White, 781.690.6433



**NORWALK, CT** | \$4,895,000 | MLS# 170312932  
Donna Beretta, 203.451.1540



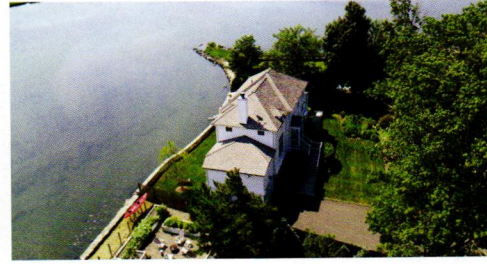
**NANTUCKET, MA** | \$4,700,000 | MLS#84858  
John McGarr, 508.577.5450



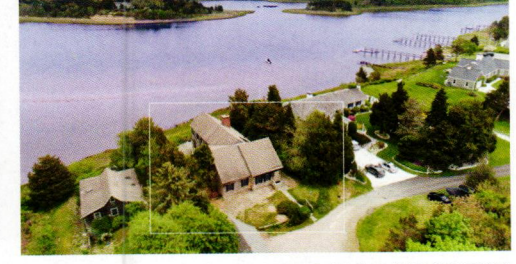
**PORTSMOUTH, RI** | \$3,495,000 | MLS#1258242  
Karen King, 401.330.7667



**SCITUATE, MA** | \$3,150,000 | MLS#72672751  
Mary Ann Devine, 781.820.3743



**WESTPORT, CT** | \$2,575,000 | MLS# 170328214  
Jillian Klaff, 203.858.2095



**ORLEANS, MA** | \$2,500,000 | MLS#22002896  
Nikki Carter, 508.410.0558



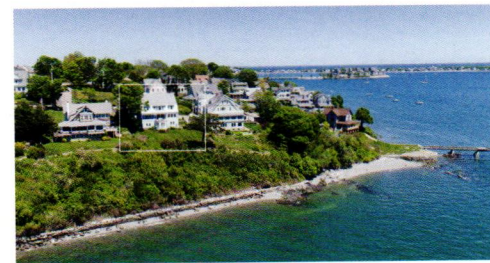
**HARWICH, MA** | \$2,500,000 | MLS#22002313  
Team Otis, 508.246.9095



**BRANFORD, CT** | \$2,195,000 | MLS#170298144  
Rose Ciardiello, 203.314.6269



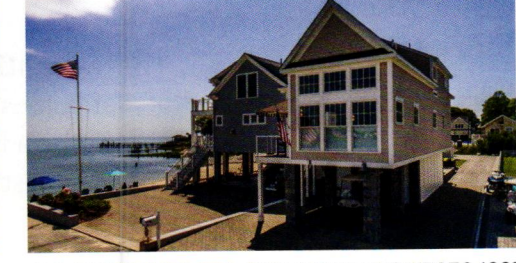
**GUILFORD, CT** | \$1,850,000 | MLS#170276408  
Rose Ciardiello, 203.314.6269



**HULL, MA** | \$1,470,000 | MLS#72706432  
Michelle Cox, 617.875.0851



**SCITUATE, MA** | \$1,400,000 | MLS#72683333  
Neagle Caffrey Durkin Group, 781.603.9763



**OLD SAYBROOK, CT** | \$1,195,000 | MLS#170304921  
Sandra Ciarleglio, 203.804.6185





**\$2,600,000**



**\$3,600,000**

## VILLA REVERIE, FEBRUARY POINT

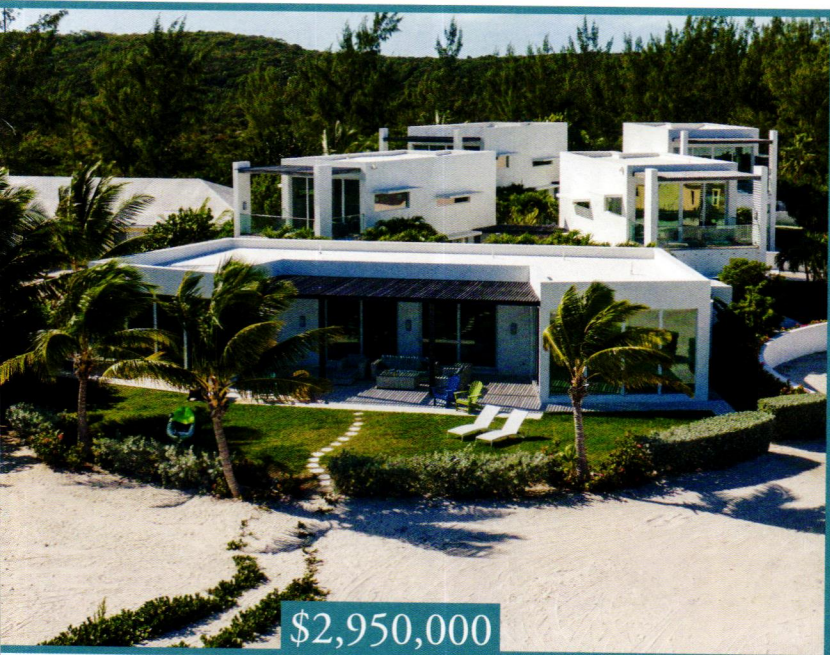
### Villa Reverie, Exuma & Exuma Cays

Villa Reverie is a spacious, comfortable 4 bed, 4.5 bath oceanfront home with stunning views. Featuring tropical gardens, broad verandahs, infinity pool and boat dock this villa is a must-have second home. February Point is a gated community just minutes from the conveniences of downtown George Town and a 20-minute ride from the airport. Private residences, a full-service marina, and The Beach Club's swimming, dining, spa and concierge services. Excellent rental history. [www.thebahamasmls.com](http://www.thebahamasmls.com) - MLS #37082

## VILLA Q

### February Point Resort, Exuma, The Bahamas

Beautiful ocean front home comes with its own dock plus a private boat slip in the Marina. 3,600 square feet under air & 1,400 square feet of decks, patios & walkways. The stunning Master Suite occupies the entire third floor with broad patio offering gorgeous views of Elizabeth Harbour and off-shore cays. Conveniently located close to George Town, the central hub of Great Exuma island. [www.thebahamasmls.com](http://www.thebahamasmls.com) - MLS #38866



**\$2,950,000**



**\$1,595,000**

## CASA DEL MAR

### Casa del Mar, Exuma & Exuma Cays

Luxury beach front villas situated on one of Exuma's most spectacular beaches with stunning turquoise water and dramatic stretches of pristine white sand. The contemporary villas' innovative design combines expansive outdoor living space with complete privacy for the owners and their guests. Offered for sale is the single story Beach House on a half-acre lot with 110 feet of beach frontage, and a 2 story V-shaped Villa with ocean views enclosing a private courtyard with pool, outside lounge, dining and barbecue area. [www.thebahamasmls.com](http://www.thebahamasmls.com) - MLS # : 41755

## EXUMA BEACH RESORT, VILLA 1

### Exuma Beach, Jimmy Hill, & Exuma Cays

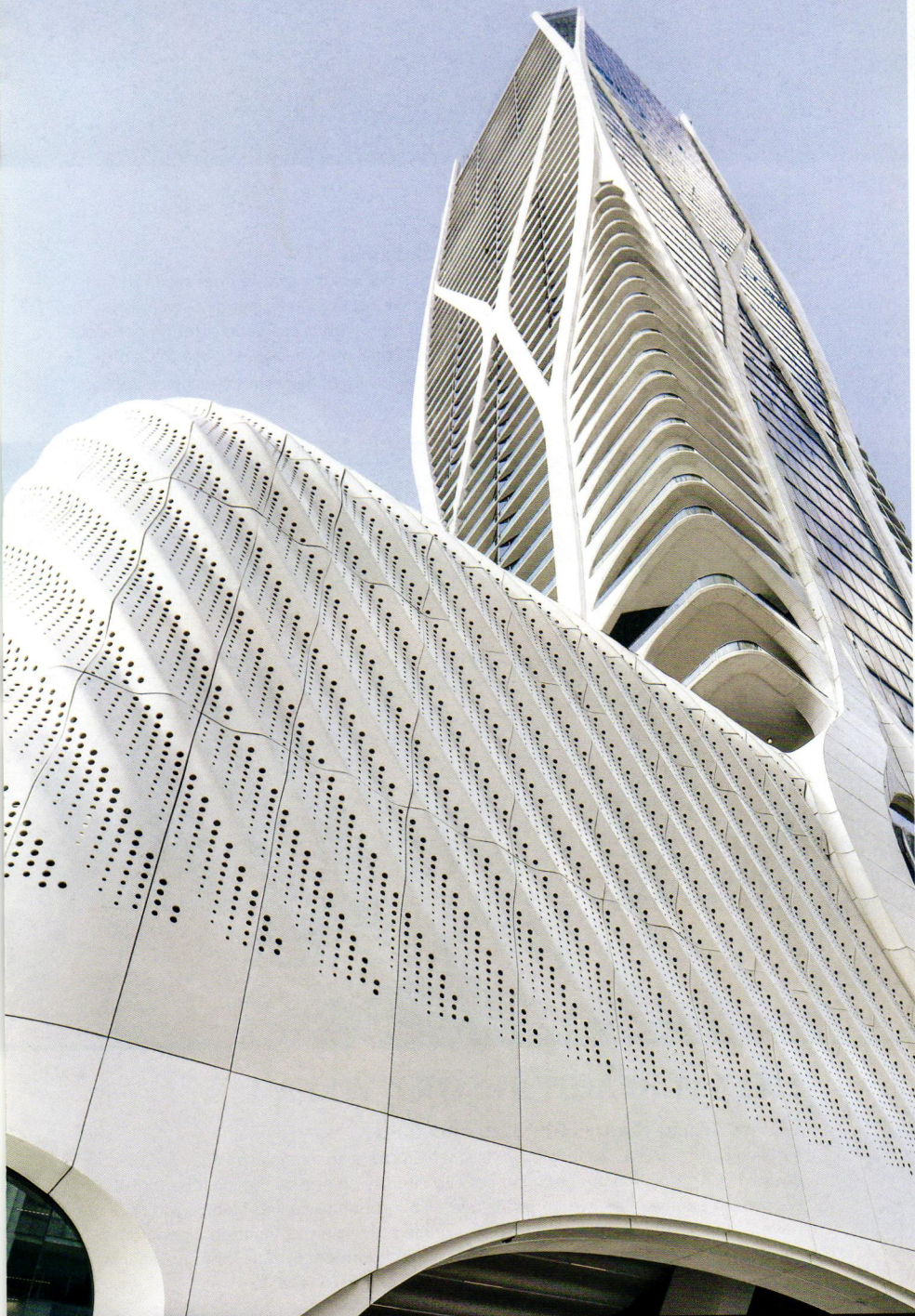
A beach front enclave comprising 7 villas which share an expansive 260' wide tiled deck with 20' X 50' infinity pool and hot tub directly on one of the most beautiful beaches in Exuma. Villa 1 features include: 9' 8" ground to ceiling height; 2nd floor trayed ceilings; Crown molding; Designer grade porcelain tile, bamboo wood floors and staircases; Stainless steel appliances; Luxury bathroom fittings; Tommy Bahama furnishings throughout. [www.thebahamasmls.com](http://www.thebahamasmls.com) - MLS #39030





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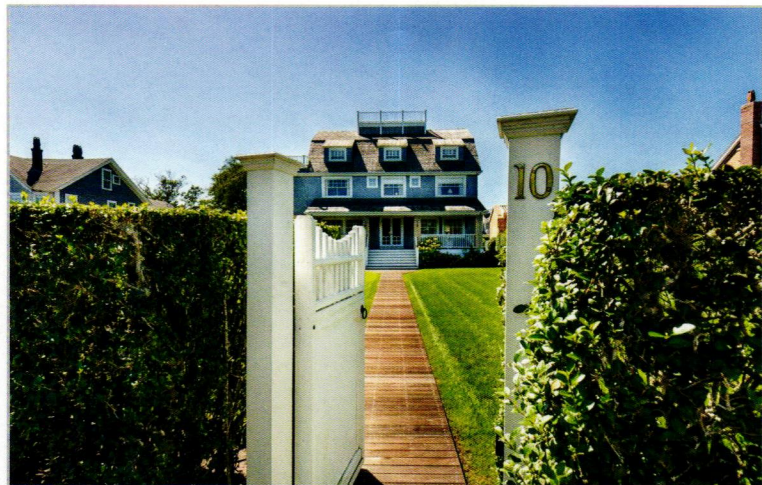




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## NANTUCKET ISLAND



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Town | \$5,595,000



Wauwinet | \$5,100,000



Cliff | \$4,485,000



Wauwinet | \$3,975,000



Sconset | \$3,895,000



Madaket | \$2,700,000



Hummock Pond | Land \$729,000

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# last look

INSPIRED DESIGN

## SEA & SKY VIEW

Architect Michael Imber designs a home in Alys Beach, Florida, with a bird's eye view over the rooftops to the moody sky and blue sea.

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

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