

POP ART INTERIORS / LANAI LIVING IN HAWAII / ANTIGUA VERNACULAR DESIGN

# OCEAN HOME

The Luxury Coastal Lifestyle Magazine

DECEMBER 2020 + JANUARY 2021

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Tom Scheerer celebrates Antigua's architectural heritage and tropical beauty in this island getaway.

BY JEFF HARDER

ON THE COVER A TROPICAL LANDSCAPE BY CRAIG REYNOLDS Page 26 PHOTOGRAPH BY TAMARA ALVAREZ





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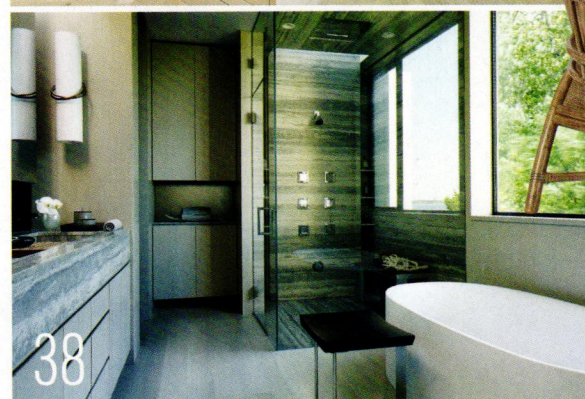
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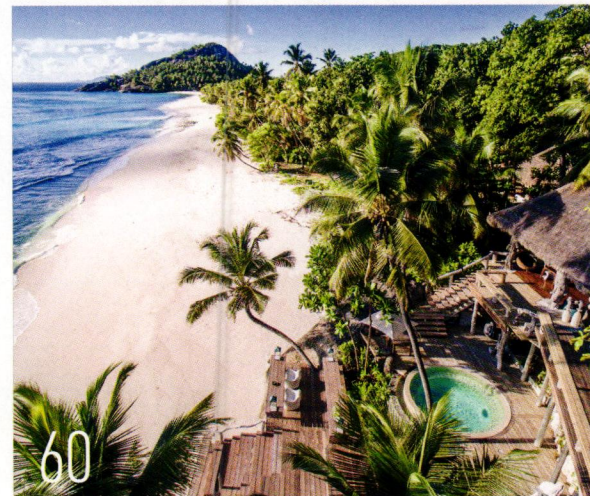
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PHOTOGRAPHS: CLOCKWISE FROM TOP LEFT, EMILY GILBERT, COURTESY OF NORTH ISLAND, COURTESY OF THE MANUFACTURERS, BY JOSHUA MCHUGH, BY JOEY DUHON, AND BY GARY KASL





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# editor's letter

■ NOTES FROM THE COAST



For Tom Scheerer's design on Antigua, a fragment of a 1940s fabric by Folly Cove Designers was used to cover pillows, which complements the vintage batik pillows. The chairs are from Frontgate, and the corner sofa and outdoor tables were custom made by BenchSmith.

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## JOYFUL DESIGN

I recently came across the beautiful book *More Decorating* by architect and interior designer Tom Scheerer. A powerhouse in the design world, Scheerer creates interiors that are fresh, relaxed, and joyful. They draw on the spirit and vernacular of place.

For this issue, we are thrilled to feature the interiors of a getaway on Antigua that Tom Scheerer designed. The home's design pays homage to the nearby tropical houses, while its interiors are enlivened by vintage fabrics and papers, Matisse cutouts, Indian cutwork, tropical prints, Cuban tiles, and a mix of modern and traditional island furnishings. Scheerer brilliantly creates a cohesive look from this eclectic mix of design elements. Walls open up to allow unobstructed island and sea views. The home design becomes a joyful expression of the homeowners' personalities through its flawless execution.

Another joyful design celebrates its Hawaiian landscape through a series of lanais. The design by Olson Kundig reflects the clients' desire to feel connected to the natural landscape even while inside the home. The transparency and literal

openness of the space allow it to engage with the Big Island landscape outside. Sliding window walls wrap around the home and open to lanais that link the main pavilion to others—the cabana, the main bedroom suite, and the guest suite. This design allows its inhabitants to truly commune with nature in the truest sense.

Homeowner Jennifer Bayer Michaels commissioned architect Chris Coy and interior designer Daun Curry to create her modern vacation home in the Hamptons. Michaels is a Pop Art collector and the mother of two daughters ages 12 and 15. The home's design takes advantage of the Sag Harbor views, while the interiors also celebrate its water locale. And the modern spaces become the backdrop for murals, paintings, and art installations; playful pops of color abound and create a bright, joyful environment for this inspirational mom and her two girls.

We hope you find inspiration in this issue celebrating joyful design!

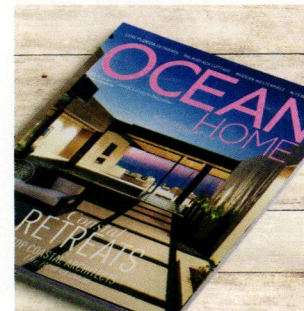
Nancy E. Berry, Editor  
nberry@rmsmg.com

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**@Mccleandesign**

Thank you so much to @oceanhomemag for putting our Sea Breeze house on the cover this month and to @communicationartsdesign for all their help, and to @jimbartschphotographer for the wonderful picture. A wonderful project with great clients and a fantastic team in @mfullendesign and @winkle\_custon\_homes.

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**@Strang\_Design**

Honored to be named one of the Top 50 Coastal Architects this week by @oceanhomemag

**@MorehouseMacDonald**

MMA is once again proud to be named to *Ocean Home's* Top 50 Coastal Architects 2020! That's four years in a row!

**@IkeKligermanBarkley**

An honor to be part of @oceanhomemag Top Coastal Architects of 2020, many thanks to the team Ocean Home!

**@Andreozzi\_Architecture**

Honored to be included in @oceanhomemag Top 50 Coastal Architects.

**@michaelinlumberarchitect**

Honored to be chosen to be among *Ocean Home's* Top 50 Coastal Architects

**@ShopeRenoWharton**

SRW is honored to be a part of *Ocean Home* magazine's Top Coastal Architects 2020. We are blessed to be able to work on many of the most astounding properties on the water!

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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## Updates to an Outdated Beach House

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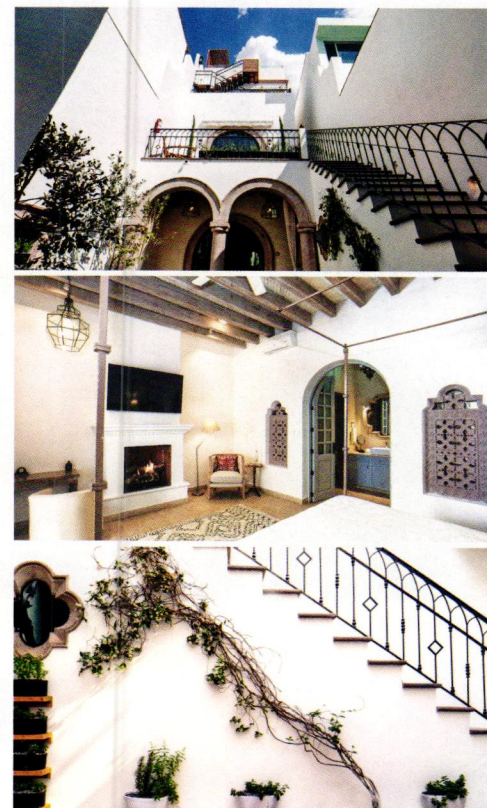
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Vicente Wolf, who focuses on homes in Manhattan and the Hamptons, completed his third project with a client, renovating their outdated beach house. The project included opening up and brightening the space, bringing in a new lighter color palette, and highlighting the home's gorgeous vistas.



## 6 LUXURY COASTAL DESTINATIONS WITH PRIVATE JET PARTNERSHIPS

One of the safest ways to travel right now is by private jet—so we've rounded up a few of our favorite coastal resorts and destinations that have partnered with private jet companies to bring travelers the safest and most exclusive experience possible. Wear your mask, wash your hands, and get ready to jet-set.



## Casa Delphine in Mexico Offers the Ultimate Boutique Private Escape

Nestled on a cobblestone street in the heart of San Miguel de Allende, the five-suite escape offers the ultimate in privacy and seclusion. Stay in one of its tranquil suites for a calm and intimate experience with amenities like private gardens and world class cuisine, or buy out the picturesque hotel for a safe and easy getaway with some family or friends.

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



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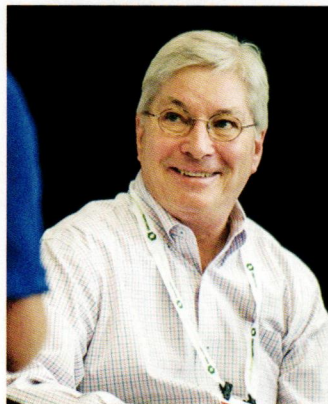
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MEET THE TEAM



## 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).



## JENNIFER SPERRY

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



## SHAUN TOLSON

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

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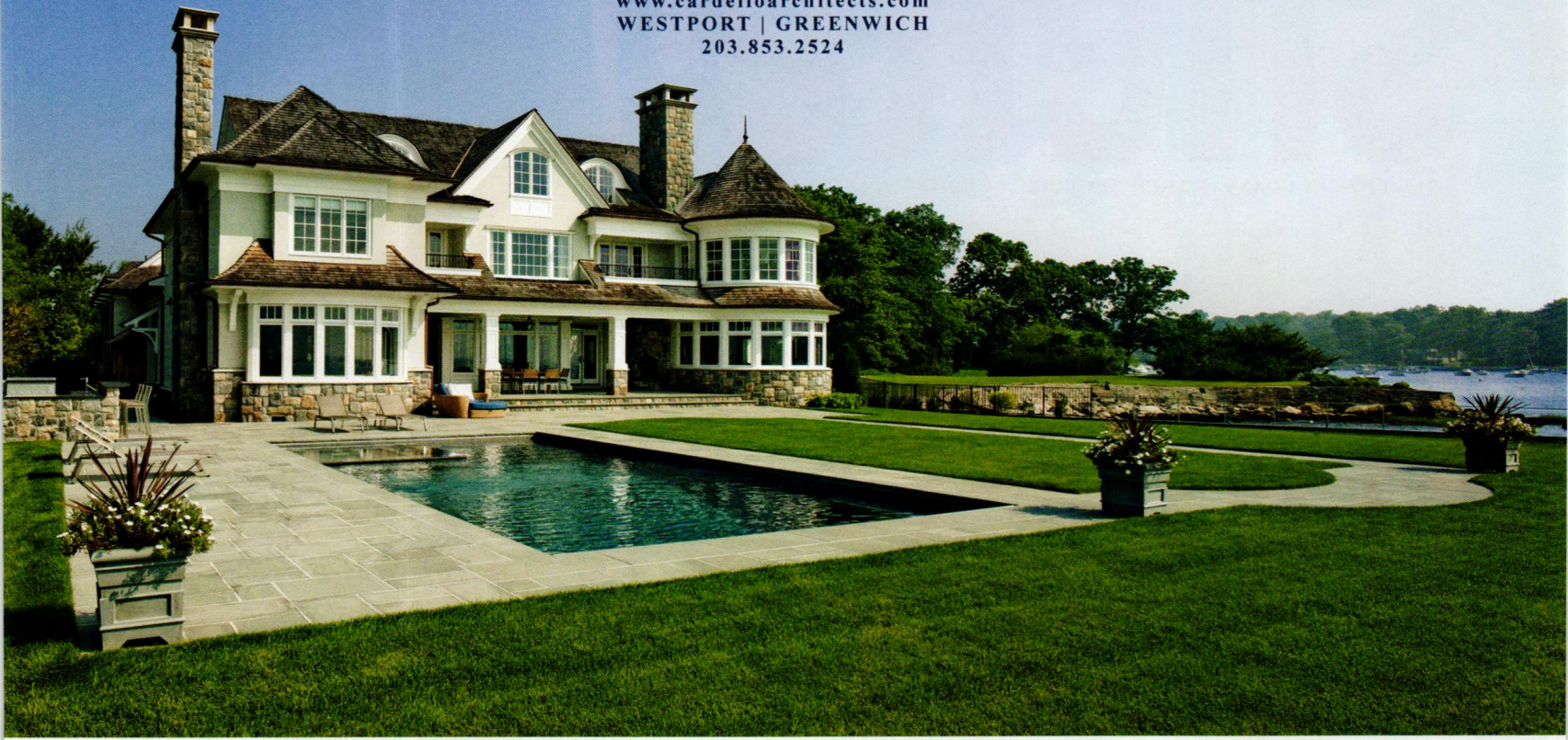
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## THE GREAT ESCAPE

A VACATION HOME IN SAG HARBOR LOOKS TO VIEWS OF THE WATER—AND POP ART—FOR INSPIRATION.

BY J. MICHAEL WELTON

PHOTOGRAPHS BY EMILY GILBERT





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Daun Curry keeps  
the interiors of this  
Sag Harbor home  
light and bright.





The modern home was designed by New York-based architectural firm, Barnes Coy Architects. Curry adds her light touch interiors. The marble in the kitchen and dining area are from ABC Stone.



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**Sweeping views of Noyack Bay are the raison d'être** for a transparent and modern residence in Sag Harbor.

"Essentially, the water drove the design," says Jennifer Bayer Michaels, who commissioned architect Chris Coy and interior designer Daun Curry to create her vacation home in the Hamptons. "The views are utilized in every room, in every way, and from every angle."

Coy, a founding partner in the New York-based firm of Barnes Coy Architects, counts Frank Lloyd Wright, Mies van der Rohe, Le Corbusier, and Louis Kahn among his key influencers. And on this four-acre waterfront site, their impact on this home's design is self-evident. "It's a long box, with glass on all sides, because the views are beautiful—and I like to get light from all sides, if possible," he says. "There are some ceiling heights that are 22 feet."

Modernism should be visually simple, he asserts, since that's where it gets its power. "But simplicity is very complex—architectural details are fraught with design challenges to make it seem simple," he says.

Michaels had worked with Coy before, on a design for another property that she and her late husband would sell before building. She'd also worked with Curry, who designed interiors for her apartment in New York in 2007, and later, a home in Old Westbury.

But she calls this one her "dream home." That's because her architect and her interior designer know her well. "She loves color, so that's great—we embraced that," Curry says. "She wants things to be fun."

Michaels is an art collector, with an eye for anything reminiscent of Pop Art from the late 1960s. A political strategist and fundraiser on the state and national levels,

she's also the mother of two daughters, ages 12 and 15. "She's smart—she's on top of things and very involved in every aspect of their lives," Curry says. "She's cool and fun and athletic."

The owner and her interior designer worked hand-in-glove to create spaces that are open and airy—but also purposeful and utilitarian. "You can actually use it and be practical—that's another thing Daun understands about me and the house," Michaels says. "The materials are durable—it doesn't look like a museum, but it had to be beautiful and useful, and I think she achieved that."

It's an almost all-glass house (in some opaque gestures outside, Coy added cedar-clad panels that eventually will turn silver) so there aren't many sheetrock walls inside.



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Instead, Curry had her way with myriad slabs of marble and stone. “You kind of see right through the house, and it’s all visible from the outside,” she says. “We wanted to make it a Pop Art installation, but balance it with function and durability.”

The kitchen is a sculptural element unto itself, visible from outside. A marble and wood wall there extends out into the dining room, then slides into the great room. “It’s beautiful Mediterranean marble from Italy,” she says. “We wanted to use that natural element, and just go for it.”

Michaels says the pale blue stone mimics the water, and also compares it to blue clouds. She may have hesitated about using it at first, but was won over by her interior designer. “It’s nice because it’s a second home and she loves color,” Curry says. “Most people wouldn’t go for that in the kitchen—I had to push her, and now it’s really spectacular.”

Other materials throughout the seven-bedroom house include silk finishes and oak cabinetry, with a tile mosaic in the kitchen and Italian glass tile in the master bedroom. The basement, though, is a tour de force unto itself, with a hammam, or Middle Eastern steam room, including a foldable stone table and benches around perimeter walls. “It’s a wellness center and lavatory,” Coy says. “It was pretty involved—we had to research the aesthetics of a hammam, and how it worked.”

The architect also added an art room downstairs—a place where the daughters can paint and work on sculptures at a long table, then created a family room with the remaining space. To banish any perception of



Left, a child's room is awash in pinks and cool blues and purples. A water mural decorates the master bedroom wall. The pool overlooks Noyack Bay.



a dark basement, he added an outdoor courtyard on its western side.

But it’s Noyack Bay that commands attention from this house, with constant references to it, and to nature, throughout. “The great room has a kind of watery feel, and there’s a mural in the master bedroom about water,” Curry says.

Michaels says she knew the kind of atmosphere she wanted to create—and

pulled additional inspiration from the environment. “When you go room by room, the vibes work together, and then the sculptural element of the water is added in,” she says.

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**“Our clients tend to lean on the masculine side of design so we wanted to create some drama around the fireplace. They’re young and entertain a lot so we felt that the circle of chairs was a great way to lay out the square shaped room. This room is a jewel box that pulls in some of the stronger elements in the home, tying it all together.”**

—Cortney Bishop, Cortney Bishop Design



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## PALMPALOOZA

Moody meets the beach in this gem of a cocktail den on South Carolina's Sullivan's Island.

STYLED BY CORTNEY BISHOP / WRITTEN BY MARNI ELYSE KATZ

**1. La Palma Wallpaper by Catherine Martin, Mokum,** The wallpaper, one of my Bishop's all-time favorites complements the room's fresh rattan and brass accents. Bishop explains, "The cocktail den needed something moody, but we also wanted to subtly play with the island environment, hence the choice of palms."

**2. Arrow Pendant, Apparatus,** "The minimalist brass pendant spans the seating area and it pairs perfectly with the deeper tones of the wallpaper," Bishop says.

**3. Petal Lounge Chairs, McGuire,** The curved back chairs echo the patterning of the palm wallpaper and are striking from all angles. "A beach house always calls for a little rattan, and McGuire makes the best of the best," Bishop says.

**4. Elly Ottoman, Verellen,** Rather than a traditional cocktail table, Bishop opted for a versatile tufted ottoman with a walnut base. "No room is complete without a little leather" the designer says. "It encourages you to kick your feet up...cocktail in hand of course."

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## BATHING BEAUTIES

Sleek and eye-catching fixtures, accessories, and décor for luxury coastal bathrooms. **STYLED BY MELISSA C. GILLESPIE**

1. Heated Towel Rack, Bathroom Butler, [bathroombutleronline.com](http://bathroombutleronline.com)

2. Mendocino NativeStone Freestanding Tub, Native Trails, [nativetrailshome.com](http://nativetrailshome.com)

3. Fascio Sconces designed by Lauren Rottet, Visual Comfort & Co., [circalighting.com](http://circalighting.com)

4. Porcupine Quill mirror, Ngala Trading, [ngalatrading.com](http://ngalatrading.com)

5. Contourz Trifecta in Sea Salt, Lunada Bay Tile, [lunadabaytile.com](http://lunadabaytile.com)

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—Tyler Jones, CEO and Founder, Blue Heron



## SOAK IT IN

A coastal Southern California home designed by Blue Heron boasts jaw-dropping views from every corner. **BY MELISSA C. GILLESPIE**

**Located only** a short drive from the best surf break in Southern California, award-winning culinary destinations, a thriving art scene, and the bustling downtown of San Diego, this 6,800-square-foot home is in La Jolla's exclusive Bird Rock waterfront community. It is one of only four lots with a southern view of Crystal Pier, Point Loma, and the Coronado Islands. Thoughtfully designed by Tyler Jones and the design team at Blue Heron, 3eleven Sea Ridge features an expansive open floorplan of contemporary living spaces that offer outdoor access in every room, including this spectacular master bathroom.

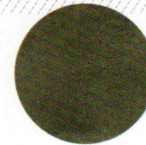
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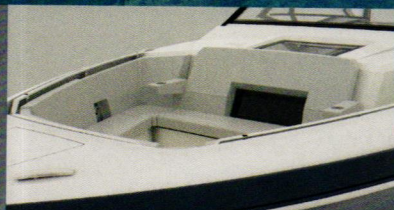
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# lifestyle

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BY JENNIFER SPERRY  
PHOTOGRAPHS BY TAMARA ALVAREZ

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## It's a slice of paradise in the northeast

Bahamas. Only accessible by boat—or a plane with floats—Baker's Bay Golf & Ocean Club is one of the Bahamas' most exclusive residential communities. Set on a private stretch of beach on the island of Great Cuana Cay, Baker's Bay is known for its waterfront golf (with celebrity sightings), whispering palms, head-turning sunsets, and well-guarded privacy.

For one particular oceanfront parcel overlooking the Atlantic, the owner worked with Florida-based Cronk Duch Architecture to design a contemporary, family-oriented retreat. However, he wanted a separate team to steer the home's position on the land and develop its outdoor living features. Florida-based landscape architects Ladd Roberts of Landwise Design and Craig Reynolds of his own eponymous firm collaborated on the joint design.

"I was brought in by Ladd for my knowledge of tropical plants," explains Reynolds, 52, whose Key West-headquartered firm works throughout Florida and the Caribbean. While completing his master's degree in landscape architecture at the University of Florida, Reynolds interned with Raymond Jungles, the renowned Miami-based landscape architect. Jungles later hired him and, for seven years, Reynolds observed the veteran designer's approach to form and composition but also the plants themselves.

"I learned a lot about tropical varieties from Ray and also plant master Stan Matthews, who did a lot of Ray's installs," Reynolds recalls. "Now, visiting nurseries to learn and scope out what's new is a real passion for me."

At the project's outset, the client's design brief was straightforward: Site the house for optimal ocean views and introduce a lush tropical garden filled with indigenous species. "This is a hurricane zone, but he didn't want a stilt house set 10 feet up in the air," says Reynolds of his client's vision. "He wanted to step outside into his gardens without awkward grade changes."

Visiting the site and using ladders, the landscape architects decided to set the house on the property's highest point: 28 feet above sea level, about three to four feet above the existing grade. "It's basically a large sand



Top to bottom, The team created a sunken seating area in front of a gas fireplace in the side yard. From the home there are unobscured views from across the pool. Lush tropical planting fill the garden.







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dune,” says Reynolds of the natural terrain. Now, the house floats above the scrub and palm trees on its ocean side and enjoys uninterrupted views of the blue horizon.

To keep the home anchored and settled in its landscape, the architects significantly graded the land, pushing it up towards the house and employing retaining walls. “We raised the entire front yard two feet above existing grade, which accomplished a couple things,” notes Reynolds. “It allowed us to bring in good planting soil for the resulting garden, and it created a more fluid transition between indoors and out.”

On the home’s ocean side, exposed daily to sea breezes and salt spray, Reynolds and Roberts kept the design sparse and durable. Reflecting the architecture of the house and deferring to the ocean beyond, the pool is simple and elegant, with a linear limestone surround. A covered porch cantilevers over the adjoining deck of ipe, left untreated to gray over time.

“In the winter, the winds are out of the north, northeast and blow right across that pool,” notes Reynolds. “It’s a little harsh when it’s 62 degrees and the wind is blowing 25 knots. We didn’t want to block the wind by blocking views, so we came up with the idea of having a second pool in the side garden.”

The architects partnered this petite heated pool with a sunken seating area; the side-by-

side arrangement encourages conversation between the two spaces. A gas fireplace installed on the home’s outer wall adds to the ambience: “It’s a little hot for gathering around a fireplace in the Bahamas, so it didn’t need to be super close to the seating,” explains Reynolds. “It works as a cool visual at night. It’s definitely where everyone congregates on cooler days,” he adds of the side garden.

Off the kitchen is an outdoor dining table, set simply in the sand and surrounded by uplit coconut trees. According to Reynolds, coconuts have a lot of pluses: “You can get them in quantities and move them easily. They bend in the wind during a storm instead of breaking or falling over. And when the wind rustles through their palms, you really feel like you’re in the tropics.”



The pool is elegant with a linear limestone surround. Stretches of lawn in the garden offer a soothing balance to the landscape.

For the property’s plantings, some tall, thin palms were relocated but everything else was brought in from Florida nurseries via container. The architects sourced larger, more mature plants to help age the new landscape.

Roberts and Reynolds sited the owner’s requested tropical garden in front of the house, away from the wind and salt spray. To create layers of texture, Reynolds mixed palm trees of different heights, shapes, and hues with ground covers like philodendron and carissa. Stretches of lawn provide balance and allow the eye to rest.

In this front arden, Reynolds’ tropical plant knowledge is on full display. He expertly placed taller coconuts, leafy Gumbo Limbo trees, and striking Bismarckia palms (fat trunks and silver fronds), keeping both aesthetics and plant health in mind. Queen Sago palms (“They look like upside-down umbrellas”) and compact buccaneer palms are smaller in stature and yet still eye-catching.

The client wanted a casual, shoes-off approach to the home, so the architects opted for a path of winding grass leading right up to the front door. To evoke a gate but without the formality, they created a welcoming arch comprised of a thick coral column topped by two ipe beams. “It looks a little like an abandoned ruin,” says Reynolds of the playful design. “The beams echo the horizontal porches on the back of the house.”

Working as a team, Reynolds and Roberts maximized the property’s potential on all sides, showcasing views and planting new-old gardens that look like they’ve been lovingly curated for decades. Their design—an intelligent and affectionate ode to the tropics—delivers true Bahamian outdoor luxury. ♦



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A large, rustic living room with a prominent stone fireplace. The fireplace has a large arched opening with a fire burning inside. Above the fireplace is a wooden mantel with a framed picture of a sunset. The room has a high ceiling with exposed wooden beams and a chandelier. There are several large windows on the right side, letting in natural light. The furniture includes a large sofa, armchairs, and a coffee table.

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A white hood and pendant lights maintain serenity in this Hilton Head kitchen. "The white helps those elements disappear so you can focus on the blue," L'Atelier Paris design director Maria Moraes explains.

# YOU'VE GOT THE LOOK

WE TALKED TO DESIGNERS AROUND THE GLOBE TO FIND THE ABSOLUTE HOTTEST LOOKS FOR COASTAL KITCHENS. SPOILER ALERT: NAVY DIDN'T MAKE THE CUT. BY MARNI ELYSE KATZ

**With people spending more time than ever in their kitchens, they have become as fashionable as they are functional.** "People want a kitchen that doesn't look like a kitchen, but like a beautifully designed room," says Greg Natale, a designer in Sydney. Homeowners are moving away from white and stainless-steel schemes. They're embracing color beyond traditional nautical navy and designers are redefining the meaning of neutral, drawing references from the surroundings in unexpected ways. "Your

kitchen should be the clearest expression of yourself," asserts Matteo Gullo, head of luxury kitchen and appliance company Officine Gullo. "It shouldn't look like anyone else's."

## IT HAD TO BE BLUE

The perennial all-white kitchen has fallen out of favor, although homeowners still insist on light and bright. Designers are infusing a sense of place with splashes of color that mirror the sky and sea. Chauncey Boothby chose Benjamin Moore's Stratton Blue for islands in

coastal Maine to ensure "it's not just a big white room." Brooke Eversoll of Bee Studios fashioned the pale blue range in a St. Petersburg kitchen into a focal point visible from the other side of the house. Colleen Bashaw of Brown Hall Design, who used Benjamin Moore's Turquoise Haze on the Jersey Shore, says, "Unlike navy which makes you feel grounded, this color is a mood lifter."

## MARINE GREEN

Living by the ocean needn't mean blue. Alina Wolhardt of Wolf in Sheep Design is exploring teal tones for the kitchen of her new Cape Cod home. "I'm shying away from nautical themes and finding inspiration from deep green ocean hues," she says. Caitlin Murray of Black Lacquer Design found inspiration for a similar shade in the Art Nouveau print "The Kiss" for a Los Angeles kitchen, while Adam Hunter skewed





forest green for millwork in Santa Monica. “I love a lush organic palette near the ocean,” he says. Emerald is another option. L’Atelier Paris manufactured a range and hood in this gem tone for a client in Miami who wanted to bring the greenery outside their windows into the kitchen.

#### LAI D BACK BLACK

Designers are daring to go dark, even at the beach. “I don’t like to do the obvious,” says Nina Freudenberger of Haus Interior, who designed a full wall of matte black cabinetry edged in oak for her young family in Malibu. “Black can be very casual and act as a neutral much like white does,” she says. Los Angeles-based firm Transition State designed a black kitchen accented with rattan and natural wood in a Venice bungalow. Kathleen Walsh used Absolute Black granite countertops to punch up a kitchen with rustic wood beams

Susan Wintersteen of Savvy Interiors chose green cabinetry, brass hardware, and black accents to elevate the knotty alder doors in the kitchen of this Del Mar, California home. Victoria Strouse who wrote the screenplay for “Finding Dory” asked designer Adam Hunter for an evergreen kitchen that reflects the surroundings of her Santa Monica home.







Dekton by Cosentino's new Avant Garde collection includes Laurent which is inspired by dark hued Port Laurent marble with gold veining. "Materials are raw and rustic to better correlate with the fine seaside natural surroundings," Paris-based Predrag Petkovic says of this beach house renovation.

on Martha's Vineyard. While Eversoll hasn't found any takers for a black kitchen on Florida's Gulf Coast, she envisions using shou sugi ban to create a moody coastal vibe.

## HEAVY METAL

Designers have also taken a shine to metal. "Utilitarian workhorses like hoods and sinks are becoming statement pieces," says Philadelphia-based designer Ashli Mizell, who has used four different metallic finishes in a single kitchen. In an oceanfront penthouse in Sydney, Natale wrapped the base of the kitchen island with brass that shimmers against seafoam cabinetry. Annika Rowson of Rowson Kitchens in coastal New Zealand designed an island clad in blue-tinted steel that resembles the inside of a Paua shell. Now she's excited about metals with smoky bronze finishes. And while restaurant-style stainless steel appliances are out of favor, the team at Transition State is designing cabinetry clad in stainless steel that's been distressed with acid for a kitchen in West Hollywood. "It has a retro '70s feel that's definitely modern," Jenna Rochon says.

## INTO THE GROOVE

Texture, a common buzzword among designers, is being applied to kitchen cabinetry. Self-described minimalist Victoria Spencer-Eves of London-based firm VEVES is drawn to the "wonderfully tactile" sensibility of fluted millwork while pointing out its challenges. "Finishing a door on a half flute wouldn't work," she says. "It takes some maths!" Inspired by the classical marble



Elderly artisans mentor younger craftspeople at Officine Gullo's Florence factory. "Our kitchens are designed to last for generations like my grandmother's kitchen," Matteo Gullo says. This kitchen replete with gleaming polished metal is located in England. Greg Natale describes this Sydney penthouse scheme as "a luxurious take on a summer palette with touches of gold that echo the warm tones of the sun and sand."





# Diamond Spas

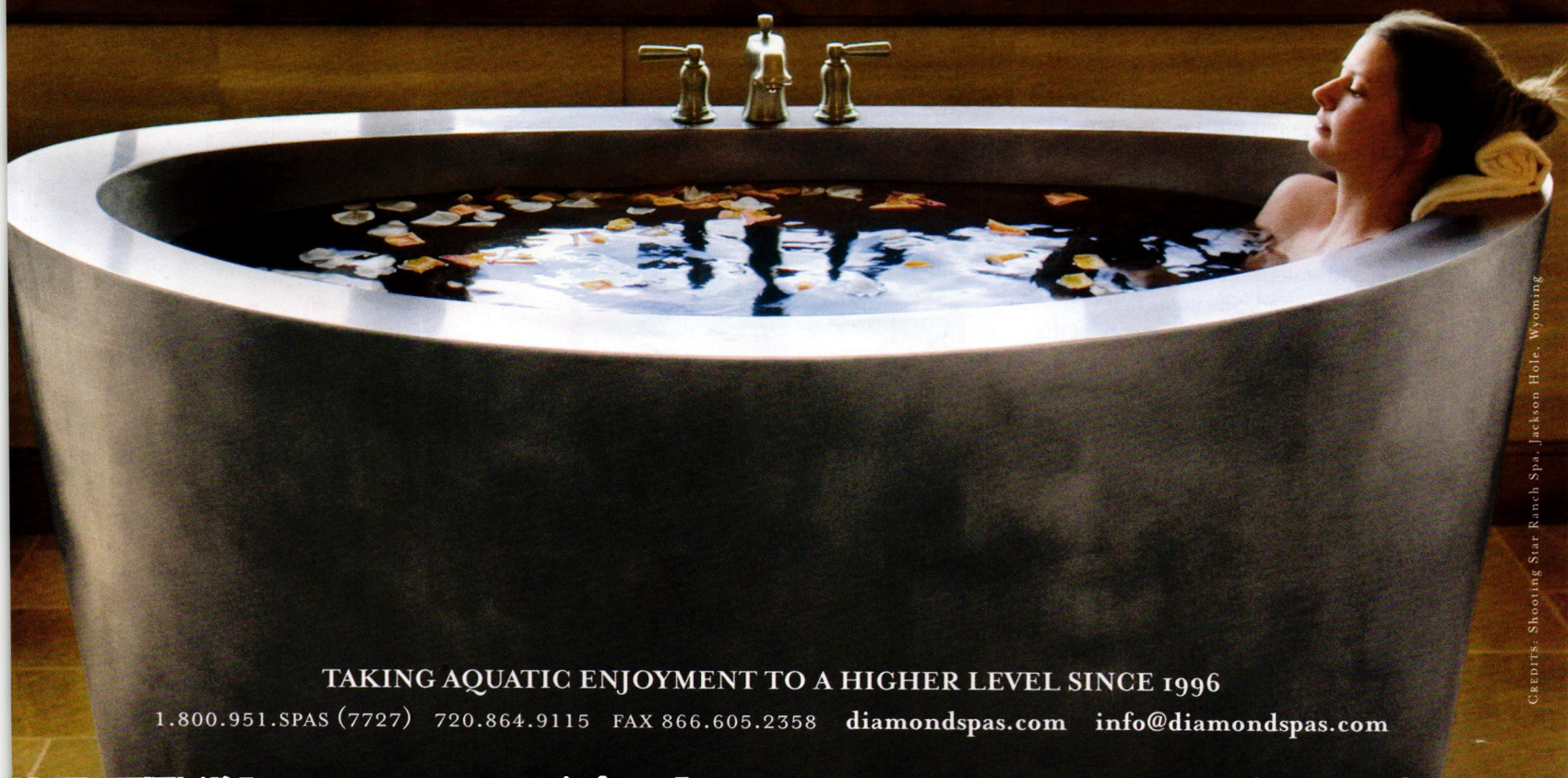
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A light colored island trimmed in brass pops against black-stained fluted cabinetry in this coastal kitchen by L'Atelier Paris. Right, Annika Rowson of Rowson Kitchens features blue/black steel cabinetry that shines in the sunlight. Reeded glass offers a dreamy reflection of the coastal New Zealand landscape.

columns she saw in Milan, Rowson asked her husband to hand-flute Corian slabs to create a dreamy, marble-like island. Paul Porjazoski of Bent Architecture in Melbourne opts for fluted natural timber citing the furniture-like feel and the sense of craft it evokes. Reeded glass is also on the rise. “It’s a visual reminder of ripples in the sand,” says Toronto-based designer Maria Bifulchi. “The delicate repetition is calming and it obscures the contents of your cabinets.”

## ISLAND TIME

The oversize island in a Palm Beach kitchen was hindering function and flow. The solution? Three sculptural islands that are beautiful focal points and task masters. “The large one is for serving, the medium for cooking and cleaning, and the small one is where they drop groceries,” Zachary Helmers of Workshop/APD says. Kelly Taylor designs Rhode Island waterfront homes with entertaining in mind. She notes that two islands keep socializers in—and out—of the kitchen simultaneously. “One is a place to prep while the other is a bar, buffet, and table,” she says. Garrison Hullinger notes that most coastal kitchens he designs in the Pacific Northwest have duplicate islands and duplicate appliances. Finally, South Florida designer Nikki Levy points out that multiple islands provide more of what homeowners want most: storage. ♦

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



Above, Nikky Levy created two islands in this Boca Raton kitchen to allow for easy movement, easy cleaning, and distinct social and functional zones. Shown here, Zachary Helmers of Workshop/APD replaced a massive island in this Palm Beach kitchen with a trio of faceted ones that anchor the space and act as a focal point from the living area.





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Olson Kundig designs a spa-like bath that takes advantage of the outdoors.

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## ULTRA-LUXE

BATHROOMS MOVE BEYOND SIMPLY A PLACE TO BATHE, TO SPACES FOR HEALING AND WELLNESS. BY NANCY A. RUHLING

**Sybaritic and serene, luxury bathrooms** are wholeheartedly embracing all the aesthetic and health-enhancing amenities and accoutrements of spas at five-star resorts.

"Clients want to capture the emotions of healthy beach life and evoke the memories of vacations by the sea," says Jamie Drake, a principal of the New York City-based design firm Drake/Anderson. "They want natural light and air and unique materials."

Barclay Butera, whose eponymous design firm is based in Newport Beach, California, adds that baths are seen as "the perfect sanctuary to wind down after a hectic day" because "quarantine and stay-at-home situations have people craving a new look for their homes after staring at the same walls for months. And the bathroom is one place where you can infuse a little much-needed color, fun and whimsy."

Indeed, bathrooms have become so important, says Kate Taylor, whose namesake design studio is based in Chicago,

that "primary bedrooms are shrinking in size and giving square footage to primary baths with all the bells and whistles."

In coastal homes, the bells and whistles often mean bringing on the beach vibe with soaking tubs and water features like huge showers that are equipped with rainheads, body sprays, and steam.

Other popular spa-centric choices include massage tables and infrared saunas. "This type of sauna appeals to health-conscious clients because the material doesn't off-gas," says Todd Davis, a principal of Brown Davis Architecture & Interiors, which has offices in Los Angeles, Miami Beach, and Washington, D.C.

Butera says that regardless of the bathroom's style, the items are chosen with comfort and relaxation in mind. "The master bath has become one of the most important rooms for serenity and down time," he says, adding that his clients request "elegant, spacious bath tubs for soaking, often for two,

lots of edge space for candles, a glass of wine and place to set down a good book."

Colors set the tone for a tranquil and sedate oasis.

"The big trend right now, with New Yorkers and Californians coming to Miami and South Florida because of COVID-19," says Davis, "is the restful palette—they don't want a lot of pattern. Gray is popular right now and can be mixed with anything."

His firm recently created a calming color scheme for a 10,000-square-foot penthouse in Miami Beach's chic South Beach neighborhood.

"It's on the ocean and has a 10,000-square-foot wraparound rooftop," Davis says. "There are 360-degree views. The owners wanted neutral grays, whites and beiges so the view can be the star. We used some green and blue accents to emphasize those colors in the water."

Caleb Anderson, a co-founder of Drake/Anderson, says that his coastal clients tend to favor cool, fresh colors that evoke the sand, surf, sky, and vegetation.

For one main bath, Drake/Anderson designed a backlit floating wall of highly figured Coastal Dream onyx and juxtaposed it with a jewel-like blue-green glass mosaic wall that houses the shower fixtures.



Barclay Butera uses his go-to colors, blue and white, in this California bathroom. Elegantly displayed seashells give it an at-the-beach feel.

PHOTOGRAPHS, TOP TO BOTTOM, BY NIC LEHOUX, BY RYAN GARVIN





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Drake/Anderson created a sleek vanity topped with onyx for a main bathroom. Mirrors reflect light and make the space look larger.



Blaze Makroid add a deep soaking tub to this beach house in the Hamptons.



Designed by Brown Davis Architecture & Interiors, this Miami Beach bath, all pristine in white, allows the landscape to become the star.



A vintage inspired tub graces a bath designed by Ray Booth.

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Health and wellness are being evoked with natural materials—wide-plank floors in neutral, light colors and natural stone.

“There are some amazing stone slabs, and there are new finishes like flamed and leather,” Davis says. “There are new cuts of granite that don’t look like granite. Quartzite is beautiful and durable. Book-matched stone also is popular.”

In a recent Miami Beach remodel, for instance, Brown Davis clad the floors and walls with marble.

High-end faucets and fittings, special sinks, specialty lighting, heated towel racks, expansive countertop and shower shelving and accessories such as luxury linens and rugs, are carefully curated to enhance the overall aesthetic.

“We use a lot of wallpapers with natural materials like raffia in sophisticated weaves that include metals,” Davis says.

Butera, who says wallpaper sets the mood, uses it in almost every bathroom he designs. “There are fantastic coastal motifs available, and I also adore using classic stripes and grass cloth.”

In a powder room with colorful cabinetry, Butera selected a “snappy” matching red nautical-motif paper in and enhanced the theme with a ship’s light and a porthole mirror. “They were the perfect accent for that ‘anchors aweigh!’ vibe,” he says.

Taylor favors “fun wallcovering—some more beachy than others.” In one chic and jewel-like coastal bath, she chose a textural navy seagrass wallcovering, and in another she papered the walls with an exuberant palm-leaf design.

Powder rooms and outdoor showers also are getting the spa treatment.

“Formal powder rooms tend to be fun, whimsical and exotic and have a lot of personality,” Davis says.

Drake/Anderson turned an outdoor shower into a work of art with a custom glass-mosaic mural that depicts the surrounding landscape.

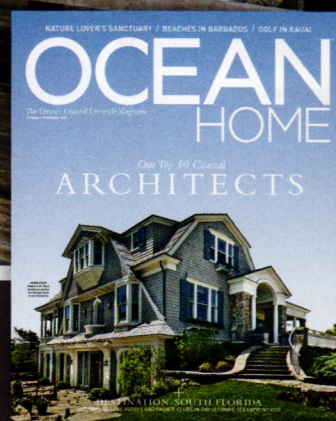
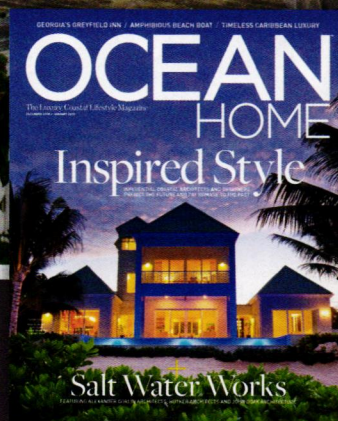
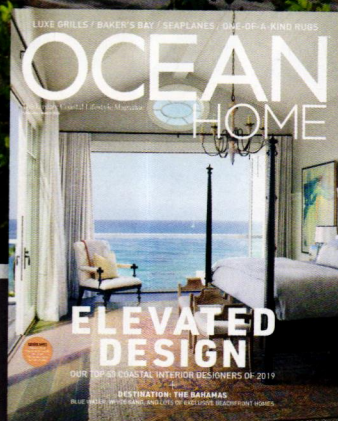
All in all, Drake says, “it is less about the

amount of time spent in the bathrooms; it’s more about the quality of time and experience. The allusion of relaxation creates a more chill mentality.” ♦

FOR MORE INFORMATION, VISIT [Drakeanderson.com](http://Drakeanderson.com); [barclaybutera.com](http://barclaybutera.com); [browndavis.com](http://browndavis.com)



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# LANAI

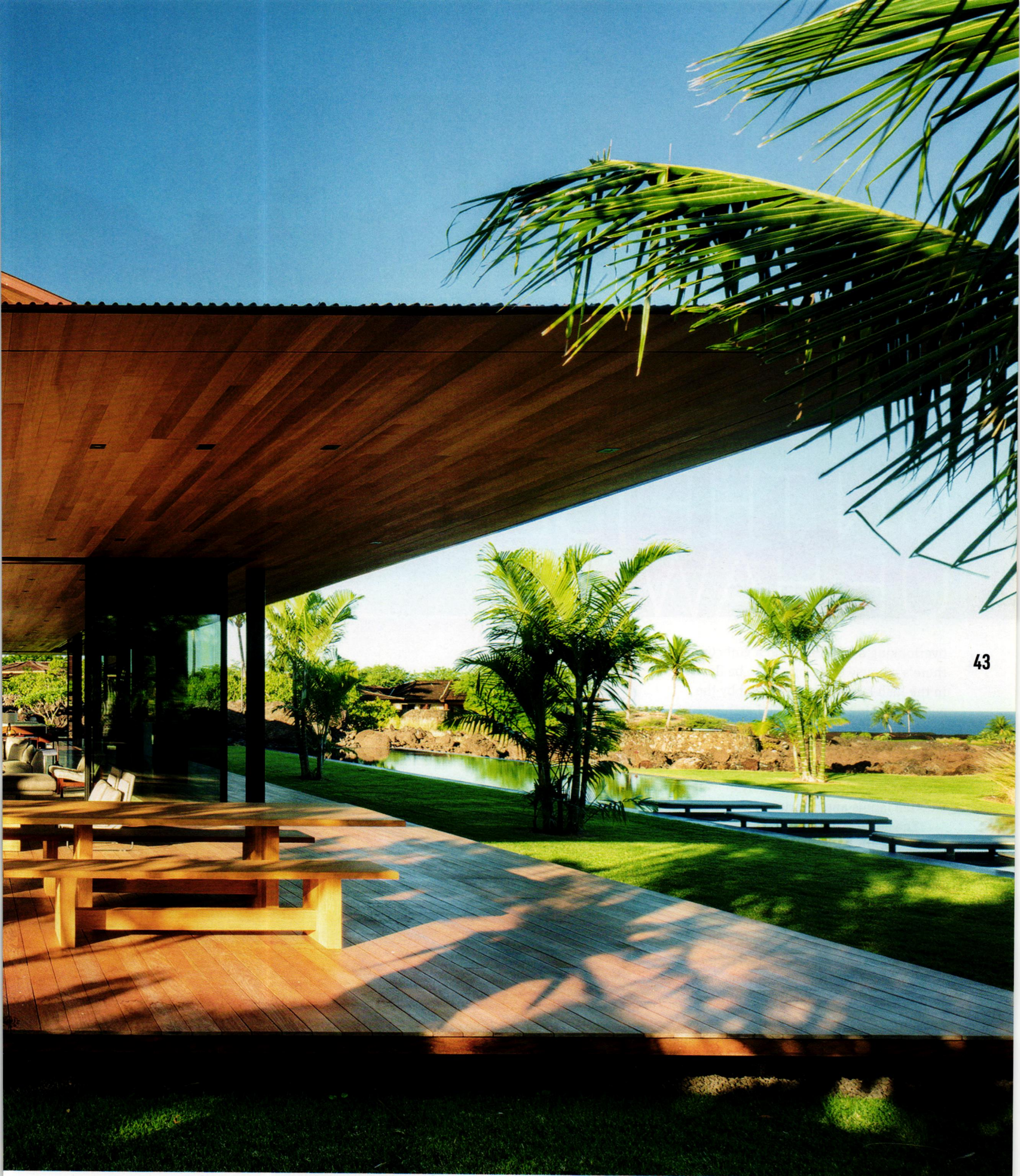
ARCHITECTURE FIRM OLSON KUNDIG DESIGNS A HOME THAT  
BLURS THE LINE BETWEEN INDOORS AND OUT SEAMLESSLY.

# LIVING

BY NANCY A. RUHLING | PHOTOGRAPHS BY NIC LEHOUX

Olson Kundig designs  
the perfect inside  
outside house on the  
Big Island of Hawaii.









# ON THE ISLAND OF HAWAII,

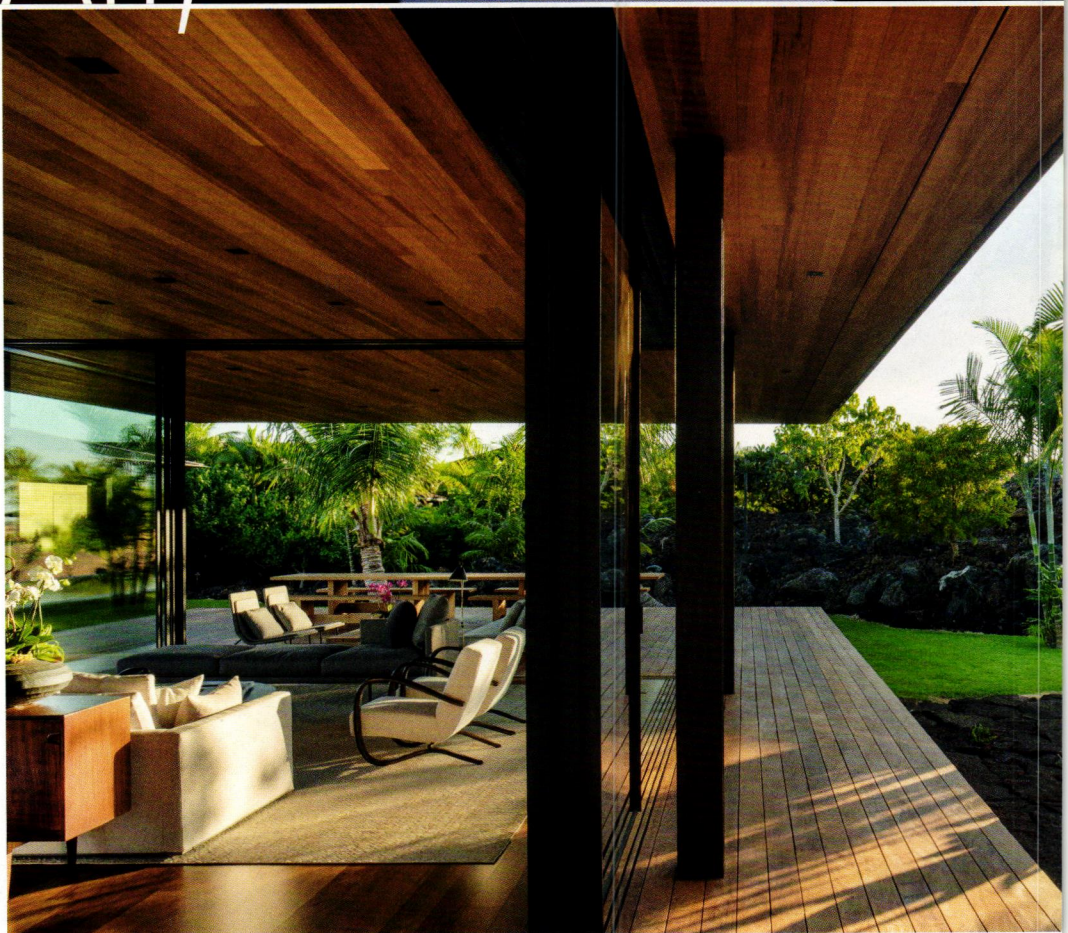
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overlooking a lava field and a golf course, there's a house that appears to be floating in the lush landscape. Designed by the award-winning Seattle-based architecture firm Olson Kundig, Hale Lana, as the owners call it in homage of its hovering qualities, is comprised of several canopy-like pavilions that are linked by elevated wooden lanais and a series of gardens.

"The home is designed to expand and contract, with the activity of the interior spilling outside, while at the same time providing privacy and spaces for refuge," says Tom Kundig, principal and owner of Olson Kundig. "That indoor/outdoor connection was also extremely important to the clients as they wanted to feel connected to the natural landscape even while inside."

The owners, a couple with young children, bought the vacant property with the intention to build a vacation compound. "They envisioned this home as a place to gather with extended family and friends while still feeling comfortable for smaller groups," Kundig says.

Kundig's design was dictated not only by the owners' desires but also by the topography of the 2-acre site. "Hale Lana uses large areas







the home into public and private spaces.

“While the gathering spaces feature wide views of the landscape, the more private zones—like the master suite—are oriented to avoid those sightlines while still framing their own views,” Kundig says.

A prime example is the main bedroom suite’s bathroom. The glass room, which features a soaking tub, is framed by a pair of

exterior bluestone lava walls.

That arrangement, Kundig says, “allows the space to be open and light with views into the garden, while creating separation from the home’s other outdoor areas and from the neighboring property.”

The 9,400-square-foot retreat—with 7,700 additional square feet of exterior lanais—is a refined, European take on the traditional

Hawaiian-style home, which is a simple rectangular form with deep roof overhangs.

“The large cantilevered roofs shade the lanais and allow you to take cover out of the sun but still return easily to that sunshine,” Kundig says. “The home takes advantage of the cooling breezes—the sort of perfect, velvet air Hawaii is known for—and gathers those breezes through the interior spaces.”

Hale Lana’s deep roof cantilevers, thin roof edges and glass-enclosed main pavilion distinguish it from the other neighborhood houses, which are in a range of architectural styles from traditional to modern and for the most part feature hip and cross-hipped roofs.

The house is as much a design tour de force as it is an engineering marvel.

“The long, razor-sharp lines of the roof required an extremely high level of precision and accuracy,” Kundig says, adding that the Olson Kundig team worked closely with Dowbuilt, the general contractor, and Spearhead, the timber-fabrication consultant, to achieve success.

Kundig used a variety of woods in the house. The exterior has cedar siding and ipe decking. Inside, the media room and main-bedroom closets are paneled in a mix of rift-cut white oak; the powder room and bathroom feature waterproof charred/shou sugi ban oak; and the kitchen cabinets are made of ipe.

Hale Lana is designed for smooth transitions.


“The home seamlessly moves between each of the different pavilions across the property, from the very intimate and private areas to the more exposed, communal spaces,” Kundig says. “You can customize how you live on the site, depending on the climate conditions or who you’re with or how your mood changes throughout the day.”

The owners are so pleased with Hale Lana that they are spending more time there than they anticipated.

“They have told us that the main pavilion, pool and cabana are some of the most-used areas of the home, especially because the whole family and their friends can be together there,” Kundig says. “The kids love to play in the sport court as well.” ♦

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





# Castle *in the* Sand



A large, white, two-story Mediterranean-style house with a swimming pool and palm trees. The house features white walls, white shutters, and a balcony. A large palm tree stands in the foreground, and a swimming pool is visible on the left. The house is surrounded by a lawn and some landscaping.

ARCHITECT BOBBY MCALPINE  
AND INTERIOR DESIGNER  
RAY BOOTH FOLLOW THEIR  
BLISS TO DESIGN A NEW  
HOME IN THE BAHAMAS.

BY J. MICHAEL WELTON  
PHOTOGRAPHS BY SIMON UPTON





The home on Baker's Bay has a very classic style.



Sometimes, pursuing your instincts and skipping the norms can pay off in spades. That's the case with a premier site on Baker's Bay in the Bahamas, where architect

Bobby McAlpine and partner and interior designer Ray Booth stepped up with a counterintuitive gesture as they designed a genre-defying beach house.

"There are lots of dunes and it's an organic property, going up and down in random with how the dunes move," says the Atlanta-based designer whose firm McAlpine has offices in Nashville and New York. "But the solution was not an organic house—it was an inorganic house, in a very classical style."

Baker's Bay is a 585-acre, members-only property on Great Guana Cay, between the Sea of Abaco and the Atlantic Ocean. It's being developed by the Discovery Land Company, a creator of lush private club communities and resorts. It's a lifestyle company, and loyal admirers tend to follow it around the world. "My clients thought if they're doing it, then it would be good," he says.

So they called McAlpine and designer Ray Booth who'd designed their home in







Nashville in 2000, asking him to look at their 200-foot-wide, 300-foot-deep lot on the water. To its left is a peninsula with the Baker's Bay Golf and Ocean Club and a Tom Fazio-designed course. To its right is a sweeping, uncluttered view.

The architect—a traditionalist—liked what he saw and got to work. "I'm more of a romantic rather than modernist," he says. "And this is a classical design—classicism was a tool to create something balanced and beautiful."

Symmetry is indeed the driver here, with a center hall plan flanked by two matching wings. And if it looks like it dropped from the sky, straight out of a fairy tale—well, that was intentional. "It's like something that a king gave his princess daughter as a wedding gift," he says.

The purpose of a second home differs from that of a main residence, the architect asserts. It's not located in suburbia, it's not a full-time home, and anyway, this one wasn't really meant to be a traditional beach house. It's more like a castle, along the lines of Stratford Hall on the Potomac in Virginia.

The architect actually modeled this home's layout on the castles he's seen in aquariums, where fish swim through a hole in the center. "The living room is on the second floor, and it's transparent," he says. "There's an open-air central living room—and downstairs, a breezeway. You can see straight through it."

Likewise, Booth followed McAlpine's castle illusions in designing the interior of the house. Essentially fantasizing the project on the idea of a shipwrecked princess who was exiled to an island home.

McAlpine and Booth see its function as transporting its owners almost to a fantasy—and an overdressed one at that. "Playing opposite the context is part of that idea," he says. "The reflecting pool leading up to the house adds a lot of thunder," he says. "It comes on fast and strong and bold."

This home's sited physically up on a plateau, but it's designed to elevate the spirit and state of mind as well. "To get there, I used white-on-white architecture as a surprise," he says. "It's not a place or a time that you can quite pin down."

And if it looks solid as a rock, that's because it is. Its walls are engineered



"Essentially it's real fashion shoot of a house—it's very Chanel. It's a perfect backdrop to that, with a nod toward the glamorous life."

concrete, a foot thick, layered with stucco outside—and resistant to hurricanes and high water. "These days, homes on Baker's Bay are built like bank vaults, and a great deal of money goes into the concrete shell before you get to anything else inside," he says.

Building the home on an island was not without its challenges. "It is a hard road to go down—it's slow and expensive—you've got to stay in there, finish it, and keep paying for it," he says.

But he sees the end result as magazine-worthy. "Essentially it's a real fashion shoot of

a house—it's very Chanel," he says. "It's a perfect backdrop to that, with a nod toward the glamorous life."

It's also a Bobby McAlpine original, drawn from 30 years of history in residential architecture. "I'd rather pull it out of myself than look elsewhere in the world to detail this cornice or those quoin blocks," he says.

For good reason: McAlpine knows that merging his instincts and his experience can make a powerful statement. ♦

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

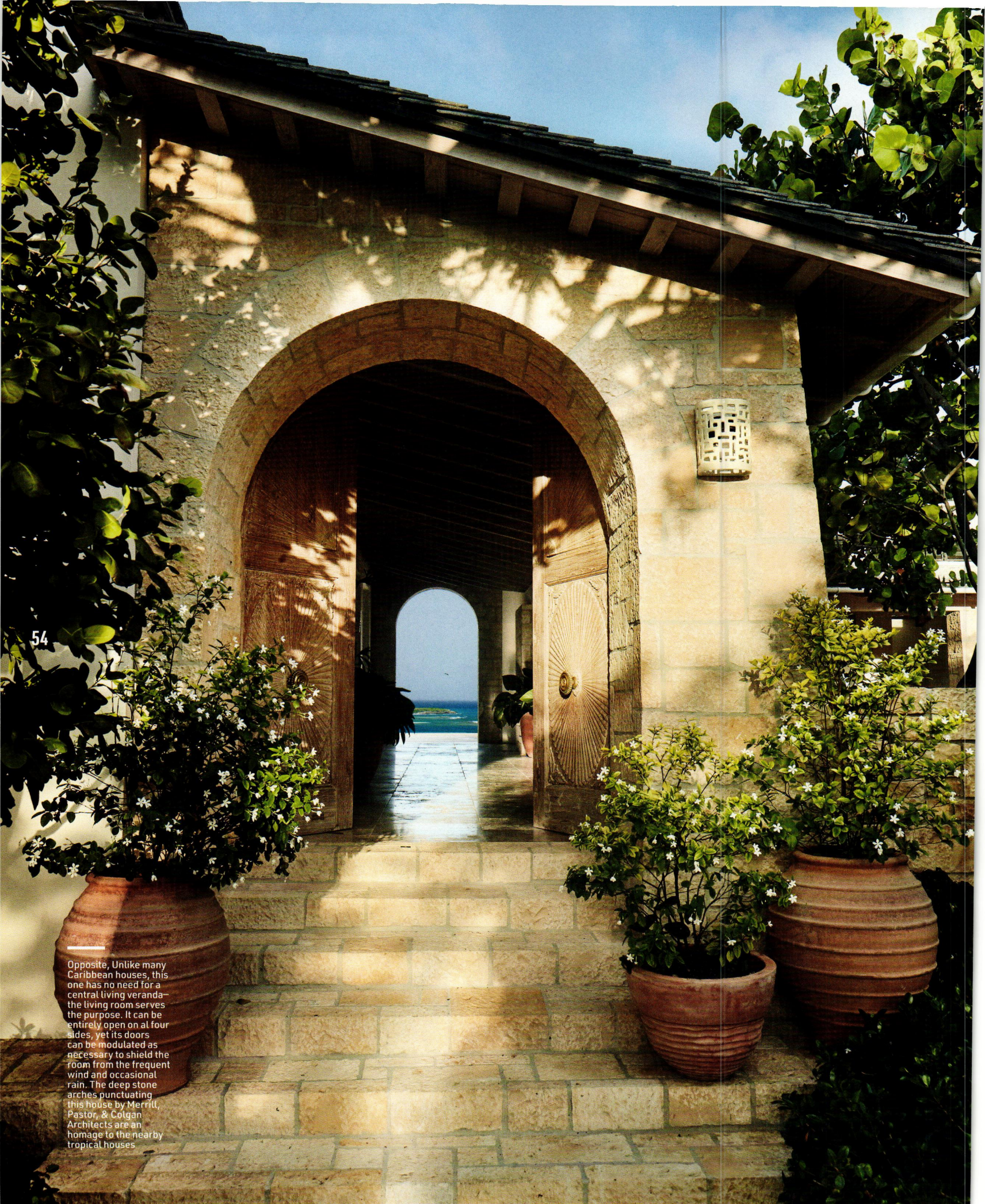




The color palette is kept neutral in sand tones and creams to reflect the sandy beaches.







Opposite, Unlike many Caribbean houses, this one has no need for a central living veranda—the living room serves the purpose. It can be entirely open on all four sides, yet its doors can be modulated as necessary to shield the room from the frequent wind and occasional rain. The deep stone arches punctuating this house by Merrill, Pastor, & Colgan Architects are an homage to the nearby tropical houses



# CARIBBEAN VERNACULAR

Tom Scheerer  
celebrates  
Antigua's  
architectural  
heritage and  
tropical beauty  
in this island  
getaway.

By *JEFF HARDER*  
Photographs by  
*FRANCESCO LAGNESE/OTTO*



# j

# journeys

LUXURY TRAVEL, RESORTS & DEVELOPMENTS

■ DESTINATION: SEYCHELLES

## A WORLD AWAY

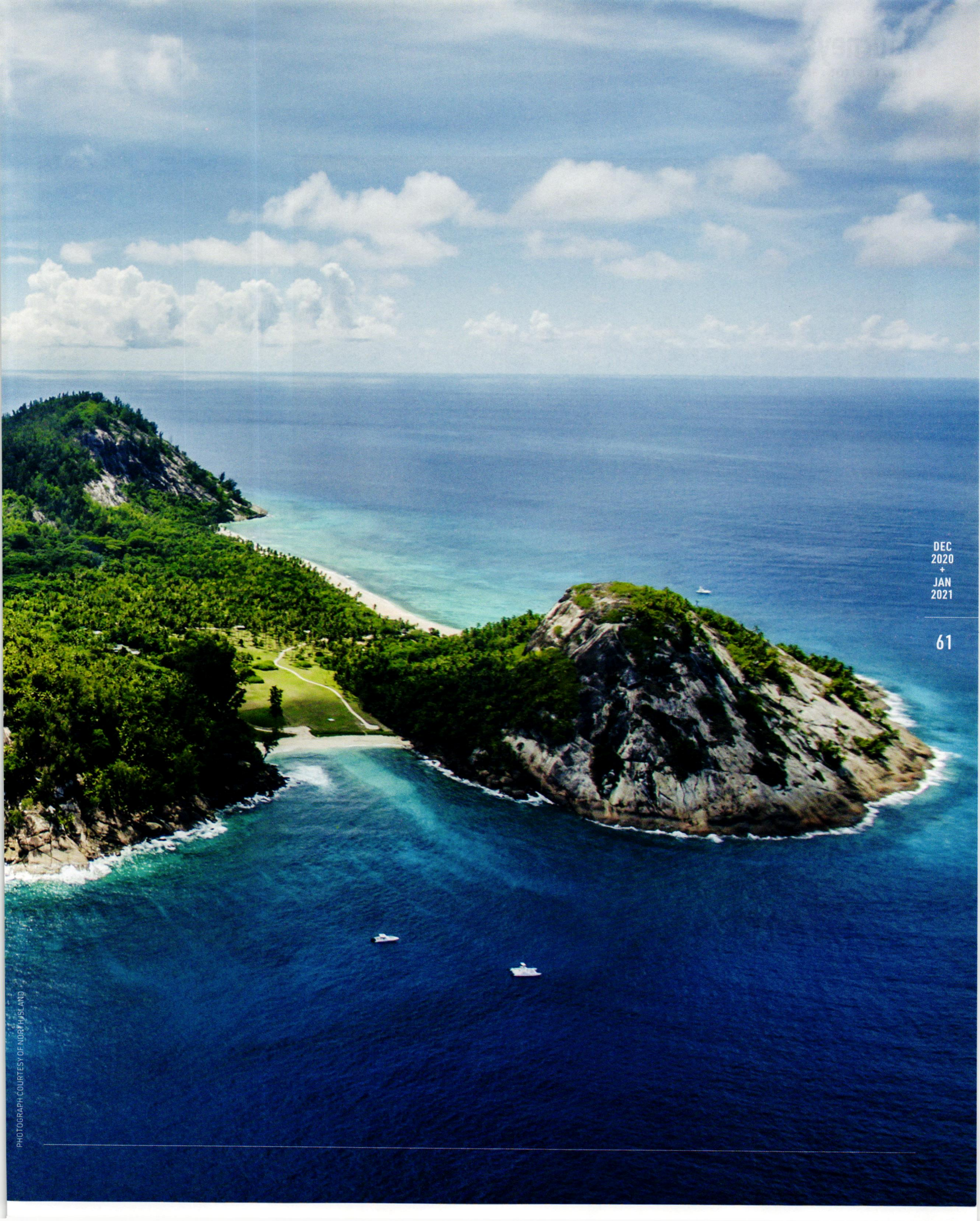
NORTH ISLAND IN THE SEYCHELLES  
OFFERS A PRIVATE RESORT EXPERIENCE  
SURROUNDED BY PARADISE.

BY ELIZABETH A. DOWNEY

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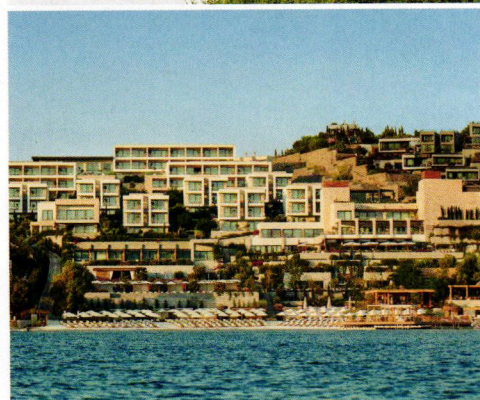
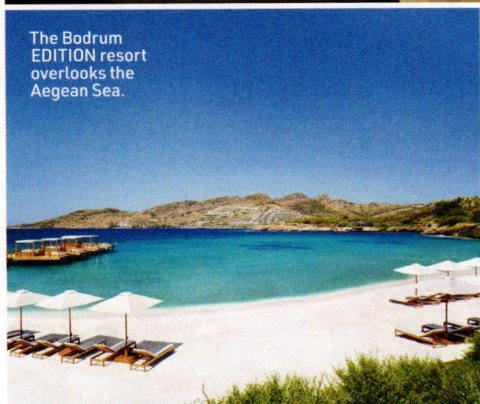
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61





The Bodrum EDITION resort overlooks the Aegean Sea.



# A DIONYSIAN RESORT

THE BODRUM EDITION APPEALS TO ALL SEVEN SENSES.

BY J. MICHAEL WELTON

**Bodrum, Turkey is a city firmly rooted in the past.**

Herodotus, the “Father of History,” lived here when the early Greeks called it Halicarnassus. In 546 B.C., the Persians conquered it. By 334 B.C., Alexander the Great and his ally, Queen Ada of Caria, were having their way with it.

In 1402, the crusading Knights of St. John arrived to build the Castle of St. Peter. When Suleiman the Magnificent conquered the Knights in 1522, the castle and city were absorbed into the Ottoman Empire. It’s been part of Turkey ever since.

Now come hotelier Ian Schrager and his partner Marriott International, with their newest collaborative effort—an EDITION

resort overlooking the sapphire-blue Aegean Sea.

It’s a brand-new day for the Turquoise Coast.

“This is more than just a place to sleep—it’s a hub, a meeting place, a center of culture, and a site for relaxation, reflection, and hard-earned leisure time,” says Marc Matar, the resort’s general manager. “It’s a secret village of paradise—a portal to a separate and more relaxed reality.”

The EDITION may be a hotel, but it doesn’t act like one. It’s more like an art form—an architectural and hedonistic assault on all seven senses at once.

This resort tumbles down a steep slope,



with multiple levels offering eye-popping views of the surrounding desert foothills, an azure-blue sky wrapping visitors in a 180-degree envelope. Surrounding hillsides are covered in residential boxes, white stuccoed and modern, pine trees bursting up between them.

“All you need to do is step out and take a stroll down the terraced hills—and there’s nature surrounding us, the infinite blue sea, the rich cultural history of Bodrum, and the abundance of locally-grown produce,” says Jovana Josivljevic, director of rooms at the resort.

Mexican and Cuban music is piped in at the upper level, Jamaican ska a little farther down, and by the time a visitor reaches the infinity pool, the Kitchen and the restaurant below, a gentle, Middle Eastern beat is pulsing. Breezes abound; exotic scents waft lazily about.

When guests finally make it down to the crescent-shaped beach, they’re strolling across marble dust—not sand—and stepping over crushed limestone chips. Not a bit of the experience is contrived, but rather is thought through carefully and then curated for effect.

“EDITION is about an attitude and the way it makes you feel, rather than the way it looks,” Matar says. “Sophisticated public spaces, finishes, design, and details serve the experience, not drive it.”

Once known as one of the Seven Wonders of the Ancient World, Bodrum is located on the western coast of Turkey, but it feels European. Only 20 minutes by ferry from the Greek island of Koz, it’s become a



The resort offers both nightlife as well as a relaxing beach getaway.

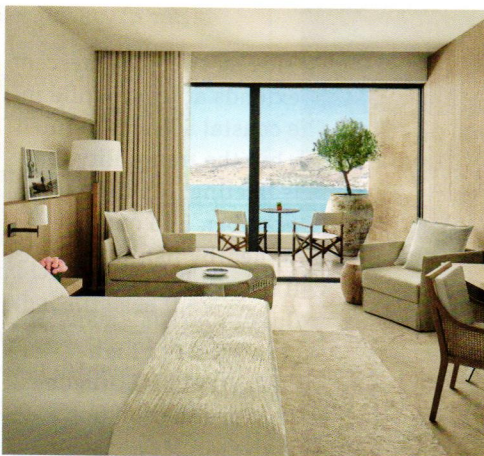


trendy destination that attracts celebrities from around the world. “We host guests from Turkey, as well as tourists from the United States and Great Britain and many Middle Eastern countries,” Matar says.

Josivljevic, director of rooms at the resort, sees the demographics a little differently. “People at the Bodrum EDITION come in all shapes and sizes,” she says. “If you’re a little artsy, care about mindfulness, and have a penchant for delicious, innovative cuisine and sophisticated service, then you’ve found your home here at EDITION.”

That makes total sense. After all, not far away lies The Ancient Theater, built by the Greeks in the 4th century B.C. The theater once was sanctified with votives to Dionysus, the Greek god of wine and wine-making, as well as theater, fertility, and religious ecstasy.

Chances are, he’d feel right at home at the Bodrum EDITION. ♦



FOR MORE INFORMATION, VISIT [editionhotels.com/bodrum](https://editionhotels.com/bodrum)





### ATTERBURY HILLS: SHINNECOCK BAY COMPOUND

A spectacular Bayfront estate with wide frontage and a newly completed 420 ft. bulkhead just listed for the discerning and fortunate buyer. A main house with modern interiors consists of four bedrooms and unobstructed views to Shinnecock Bay and the Atlantic Ocean. The guesthouse of four bedrooms is perched at water's edge while affording 180-degree coastline views to the east and west creating unparalleled privacy. Other unique features include alfresco dining spaces, infinity edge pool, all-weather tennis court and large boat dock on 2.12 acres. Ready for immediate occupancy. \$18,000,000 WEB# 867287



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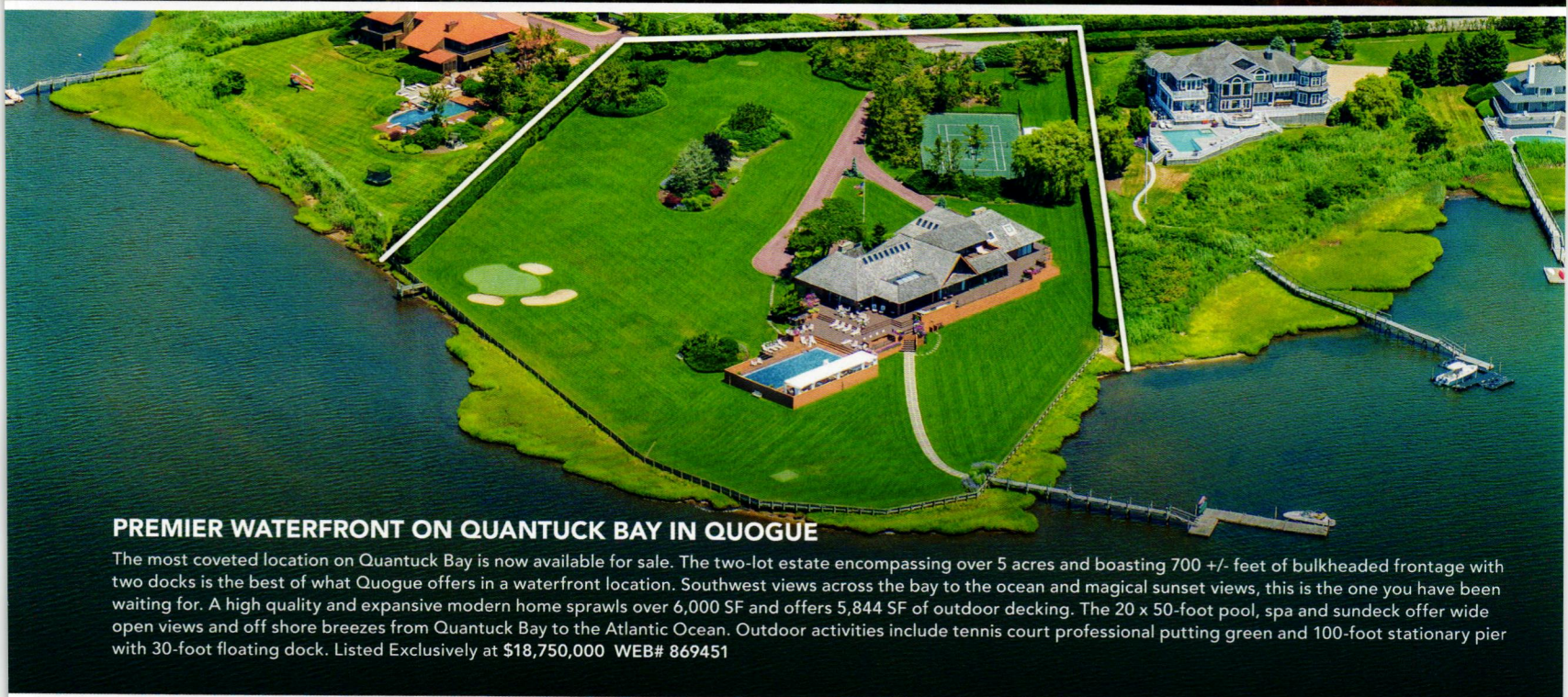
Licensed Real Estate Salesperson  
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### PREMIER OCEANFRONT POSITIONING ON MEADOW LANE

This highly sought-after location on Meadow Lane away from public access yet convenient to the conveniences of Coopers Beach is also close to the Village center, Main Street and Jobs Lane. An enchanting home designed by the renowned Architectural team of Beyer Blinder Belle with interiors by French designer Andree Putman. The stucco beachside home on nearly 3 acres with 200' of pristine frontage, boasts glorious views of the sea as well as convenient access just beyond the private dune. The home offers 7 bedrooms on three levels and gracious rooms all spilling out to the pool terrace, decks, wrap-around porches and a detached 2-car garage with studio. The private tennis court is conveniently located as is the covered dining terrace which makes for ideal alfresco culinary experiences while senses take in the ocean. A rare opportunity to be able to purchase a home in this very prime strip of beachfront between the South Main Street and Halsey Neck Lane. Just listed and offered exclusively. **WEB# 872196**



### PREMIER WATERFRONT ON QUANTUCK BAY IN QUOGUE

The most coveted location on Quantuck Bay is now available for sale. The two-lot estate encompassing over 5 acres and boasting 700 +/- feet of bulkheaded frontage with two docks is the best of what Quogue offers in a waterfront location. Southwest views across the bay to the ocean and magical sunset views, this is the one you have been waiting for. A high quality and expansive modern home sprawls over 6,000 SF and offers 5,844 SF of outdoor decking. The 20 x 50-foot pool, spa and sundeck offer wide open views and off shore breezes from Quantuck Bay to the Atlantic Ocean. Outdoor activities include tennis court professional putting green and 100-foot stationary pier with 30-foot floating dock. Listed Exclusively at **\$18,750,000 WEB# 869451**

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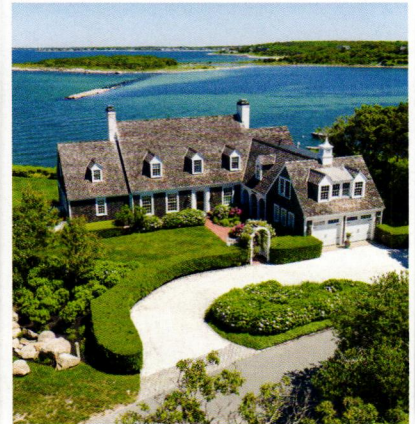




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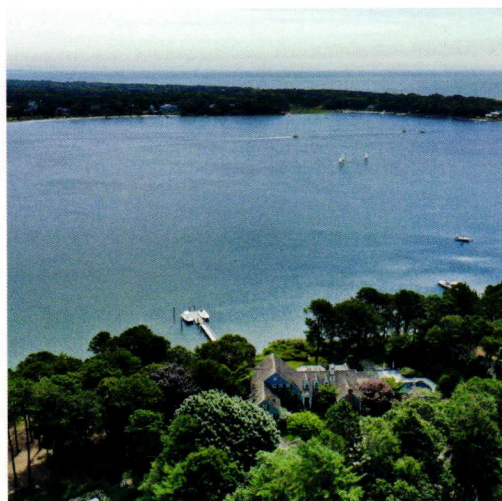
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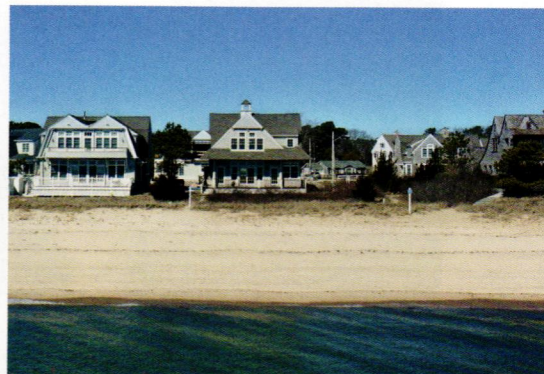
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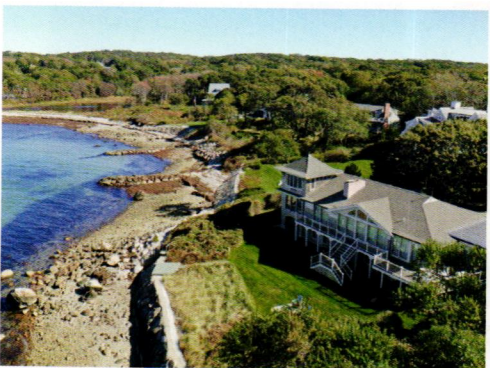
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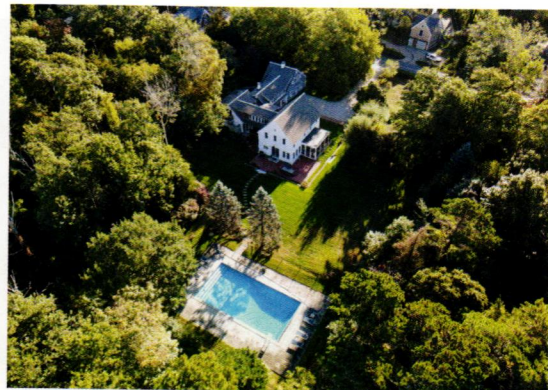
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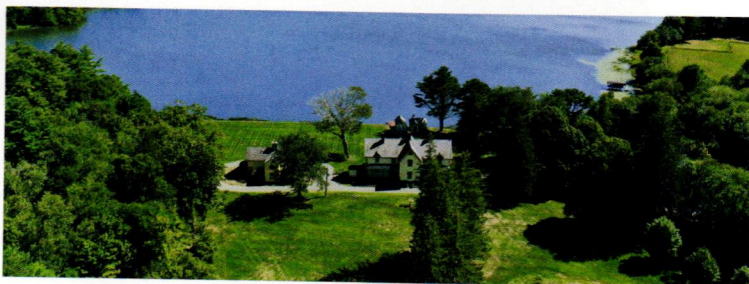
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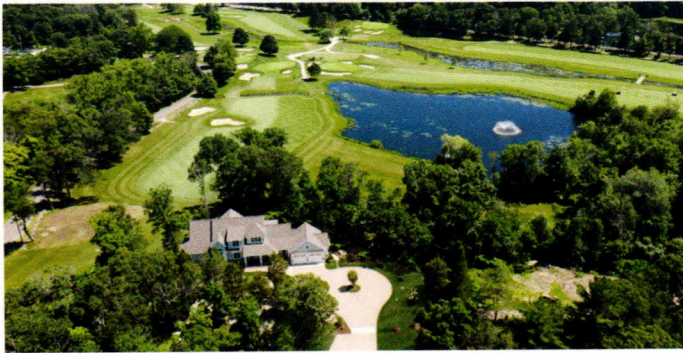
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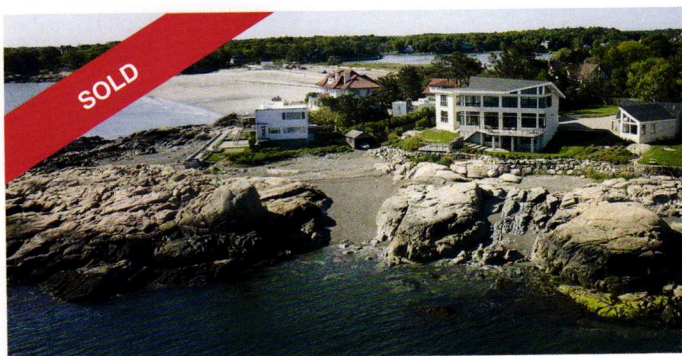
**Cohasset** | 21 Gammons Rd | \$6,100,000

Spectacular waterfront estate property with 8100 sq ft of living space on a 2.3 acre setting complete with a pool with cabana, Jacuzzi, fire pit, sport court, additional barn, three car garage and waterfront dock to Little Harbor. The home features 5 bedrooms 3 large family rooms and an office. The open floor plan offers a state of the art kitchen. Just finished new wing features new entrance, large family room, spectacular outdoor kitchen. A short walk to town and to Sandy Beach.



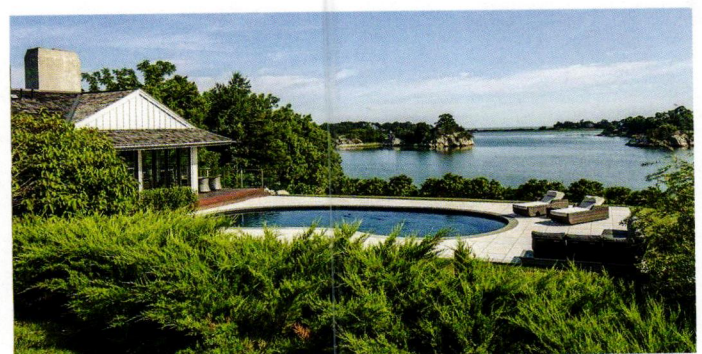
**Cohasset** | 30 Parker Ave. | \$2,495,000

Extraordinary waterfront home with breathtaking Cohasset Harbor and Atlantic Ocean views. Fully rebuilt in 2010, this home features an expansive open floor plan with walls of windows capturing nature's panoramic and ever-changing coastal views. The roof deck with views of the harbor and the Atlantic Ocean beyond is perfect for relaxing and entertaining. An eat in gourmet kitchen leads out onto the deck - enjoy your morning coffee and watch the boats go by.



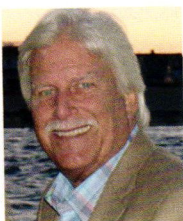
**Cohasset** | 365 Atlantic Ave. | \$7,100,000

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.



**Cohasset** | 80 North Main | \$4,349,000

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.



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

11 South Main St, Cohasset, MA 02025





**Cohasset | 123 Atlantic Ave | \$7,350,000**

Direct Oceanfront on exclusive private Sandy Cove, this spectacular custom built home designed by prestigious LDA Architects. Built in 2008 and recently completely renovated, this 7000 sq ft exquisite home boasts an open floor plan with stunning ocean views. An amazing state of the art kitchen. Above the 3 plus garage is a finished in-law suite with full kitchen. A 25 yard lap pool, built-in grill, fire pit, expansive deck makes for a wonderful outdoor entertaining play space.



**Cohasset | 80 Black Horse Ln | \$3,500,000**

To be built! Magnificent architectural masterpiece waterfront home on The Gulf River awaits you in one of the most beautiful seaside towns in MA. Local acclaimed builder Art Avila is ready to build your dream home. 11 rooms, 4 bedrooms with a sprawling master suite, 3.5 baths, Summers can be spent kayaking, paddle boarding on the river. Approved for a pool and possibility of a dock also includes part ownership and exclusive use of Supper Island. Walk to The Village.



**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 | 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 | 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!



**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.

**FRANKNEER.COM**

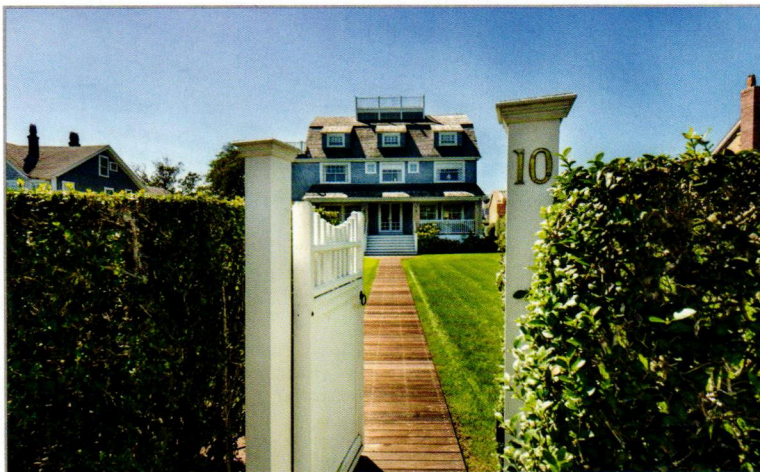




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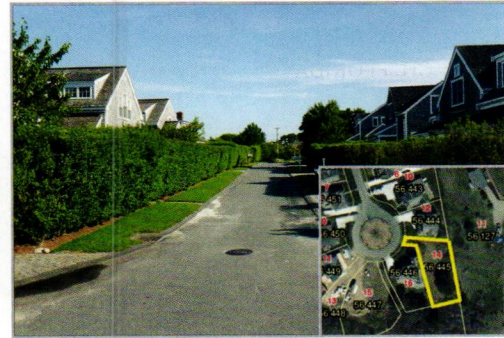
**WAUWINET | \$3,975,000**  
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**SCONSET | \$3,895,000**  
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**Eric Woodward | Molly Taylor**

eric@oceanreefclubsir.com

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+1 305.394.4461

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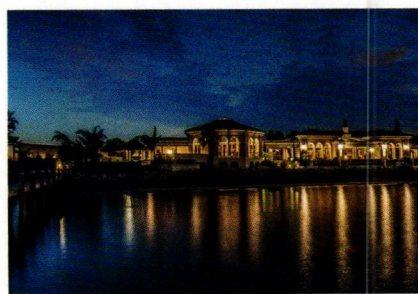
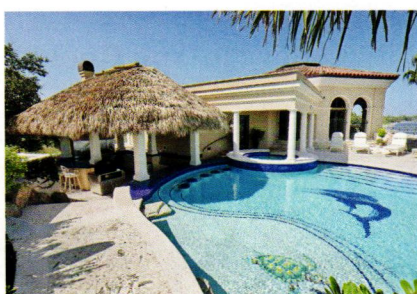
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**\$2,600,000**

## 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



**\$3,600,000**

## 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**

## 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



**\$1,595,000**

## 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





## BIRD'S EYE VIEW

A Saarinen table is used for games and as an impromptu work surface for an interior by Tom Scheerer. The scattered rattan chairs have long-lasting resin bindings and cushions in an outdoor fabric for this living space open to the outdoors. Views abound from a hilltop vantage point on Antigua. [tomscheerer.com](http://tomscheerer.com)

PHOTOGRAPH BY FRANCESCO LAGNESE/OTTO

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