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The Luxury Coastal Lifestyle Magazine

DECEMBER 2021 + JANUARY 2022

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COVER
Modern design
in Oregon by
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Architects

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editor's letter

■ NOTES FROM THE COAST

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WANDERLUST

As we move into the holiday season and a new year, I am thrilled that global travel is back on our horizons. With COVID-19 restrictions lifting, we can start to plan those vacations we had to cancel over the past 20 months. And there's no better time to see a part of the world that you have never explored like today.

I have been fortunate to travel to some of the most beautiful coastal areas in the world—Santorini, the Amalfi Coast, Santa Rosa, St. John's, St. Barths, the Cape Cod National Seashore, and Monhegan Island in Maine. In this issue, we celebrate global travel with an article on Regent Seven Seas Cruises. This elegant luxury cruise line allows its passengers to visit the most beautiful destinations in the world in high style—from impeccable state rooms to 5-star dining to world class entertainment, there is something for everyone wanting to experience the very best in sea voyage and luxury travel.

In this issue we also dive into beautiful coastal homes designed by world-class architects. We visit architect Jim Cutler's dynamic design on Oregon's coast. The home's ocean-facing wall is sheer glass offering some of the most dramatic views of the Pacific and Haystack Rock. The house is clad in rough-sawn, tight-knot Western cedar, installed in reverse board-and-batten. It's a thoughtful and deliberate contrast to the window wall. Cutler's clients wanted an unassuming home that looked as though it had been on the land for ages. Cutler delivered on this request and so much more.



The home celebrates with the sea and sand and makes you want to travel to this breathtaking coastline.

We also travel to Lesser Antilles to tour the Caribbean design of Morehouse MacDonald & Associates. To create a truly authentic island home, MacDonald utilized native materials and craftsmen wherever he could. He sourced local Nevis stone for the gable wall and plinth around the house. The home has an open-air atmosphere and an indoor/outdoor flow that is perfect for

laidback island life. This home, tucked into its natural lush surroundings, is a stunning example of a well-built, well-designed island home. We hope you enjoy these dream homes and dream destinations. Have a wonderful holiday season and a very happy and healthy New Year!

Nancy Berry

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

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■ MEET THE TEAM



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J. MICHAEL WELTON

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■ CUSTOM HOMES

SURFSIDE SETTING

MARNIE OURSLER DESIGNS COASTAL HOMES
WITH A MODERN VIBE ALONG DELAWARE'S COAST.

BY MARY GRAUERHOLZ
PHOTOGRAPHS BY DANA HOFF



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In this waterfront home designed for a veteran, 95 percent of the materials are made in the United States.

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Accolades flow to Marnie Oursler as steadily as the ocean tides. More meaningful to Oursler, though, is her pure love for design and construction. As the president of Marnie Custom Homes in Bethany Beach, Delaware, Oursler holds a star position as a source of distinctive homes on the Delaware beachfront and nearby Fenwick Island.

Oursler's success is reflected in her distinguished background: a seat on the board of directors at the Duke University Fuqua School of Business's Center for Entrepreneurship & Innovation; an Entrepreneur of the Year Stevie Award for Women in Business; and a spot as a finalist in the Woman of the Year 2020 Awards sponsored by the National Association of Home Builders.

"I think of our homes as transitional coastal style," says Oursler: bright and spacious, with a modern vibe. Surfside, an Oursler design in North Bethany Beach in collaboration with nearby SEA Studio Architects, is bright, open, and inviting. As visitors enter the home through Surfside's substantial glass front door, they are greeted with light-filled spaces, a floating staircase, and spectacular ocean views.

The ocean views, in fact, were primary on



The home was designed in collaboration with SEA Studio Architects; the result is bright, open, and inviting.

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■ CUSTOM HOMES

the homeowners' list of desires, along with space for entertaining. Surfside brings this with gusto. The home also offers plenty of beautiful focal points, including a two-story fireplace in the main living area, a beauty constructed of slab porcelain, which has the look of concrete for a touch of modernity. A detailed cathedral ceiling and Cabrillo Pendant light fixture from Restoration Hardware draw the eye upward.

"You think of black as typically a heavy color," Oursler says of the light fixture. "But when you pair it with white, it softens the overall effect so it's not overwhelming, but you still see the sharp contrast." Just outside the wall-to-wall sliding glass door is a spacious deck with separate grilling and dining areas.

Measuring 7,650 square feet, Surfside is larger than most of Oursler's designs, but retains an intimate warmth. The inspiration was California modern design, she says. "The goal was to create contemporary spaces with warm, coastal finishes that are attractive and welcoming."

Behind the cozy intimacy is incredible strength. "With few interior supporting walls, we used steel framing to withstand strong ocean winds," Oursler adds. "This came with its own challenges in installing essentials like ducts and plumbing. We had to get creative with the design, but that's the fun part."

Guests at the owners' frequent gatherings are often drawn to the kitchen, which offers double islands, two sinks, and plenty of room. Custom cabinets cleverly hide refrigeration units. Three types of countertop materials give the space an artful look. The main countertops are constructed with Calacatta Extra porcelain by Atlas Plan with wrapped edges.

Wall-to-wall windows continue into the primary bedroom and en suite bathroom, which features floor-to-ceiling porcelain, a double tub, and zero entry shower, with no barriers to its entry. Oursler maintained the home's clean lines in the bathroom, to accentuate the veins in the porcelain and the incredible ocean views. The entire window surround is porcelain to match the back wall of the shower. For the homeowners, it is an ultimate sanctuary. Floor-to-ceiling glass



The kitchen offers double islands, two sinks and plenty of seating. Just beyond the dining area, sliding glass doors lead to a spacious deck.



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■ CUSTOM HOMES

doors lead to an outdoor deck, with automatic blinds for privacy.

The home's exterior—James Hardie cedar shake siding in Arctic White, accentuated with black trim, cable railings, and wall-to-wall windows oceanside—establish the home's strong sense of place.

Oursler embraces challenges. Many of her homes incorporate reclaimed and recycled materials, including Delaware's first house certificated to Leadership in Energy and Environmental Design (LEED) standards.

Oursler also designed and built one of the first houses in the United States constructed with at least 95 percent of products made in the United States. "My client, a veteran, said he wanted all products to come from the U.S.," she recalls. A big boon was building relationships with companies, including Hubbardton Forge, which manufactures fixtures in Castleton, Vermont. "I did my research and dived in. It was fun. It was hard."

In 2020, when many companies were hampered by COVID, Marnie Custom Homes experienced its best year yet. She and her nine employees built a record 13 homes that year, one in handicap-accessible style. Since its inception, the company has built more than 120 beach houses.

Oursler realizes that her path to success is unconventional and that her position is unusual; just 13 percent of construction-related companies are owned by women. Underlying her philosophy is a love of the process and encouragement from her parents as a child.

"My parents inspired me," she says of her childhood in southern Maryland. Her father, grandfather, and great-grandfather were builders. "My dad had me out on job sites with my brother when we were little, sweeping and picking up trash. There wasn't a question about being a girl. In fact, I never knew there were so few women in construction."

Oursler began her career when she bought a fixer-upper seven blocks from the beach, renovated it, and sold it for a hefty profit. "I started calling myself a builder," she says. "It took a lot of work and a lot of grit. But I had nothing to lose." ♦

FOR MORE INFORMATION, VISIT marnieoursler.com



Above, the design incorporates a floating staircase. Shown here and below, The primary bath has a zero entry shower and soaking tub.





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—Marguerite Rodgers, President and Creative Director, Marguerite Rodgers Interior Design



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ROOM WITH A VIEW

Thanks to the help of a Philadelphia-based interior designer, a multipurpose room with ocean views exudes warmth and comfort on the Jersey Shore.

BY JENNIE NUNN

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1. Alexander Lamont Table Lamp, angelabrownltd.com, “We chose pieces that are well-proportioned with beautiful authentic materials and natural shapes.”

2. Bielecky Brothers Inc. Wicker Rattan Cane Chairs with Cushions Upholstered in “Vallier Vine” by Schumacher, fschumacher.com, “The chairs are

generously proportioned, and add natural materials and comfort.”

3. Formation Cocktail Table by Holly Hunt, hollyhunt.com, “Kick your feet up or spread out a banquette,” says Rodgers.

4. Antique Chinese Lantern Frame, “We purchased this at an auction,” says Rodgers. “They were electrified and we designed a custom hook canopy to hang them.

It lends mystery and an exotic element to the room.”

5. MRID Custom-designed Mahogany Entertainment Unit manufactured by Jewett Design in Philadelphia, Pennsylvania, Handpainted screens by Faux+Fax in Philadelphia, Pennsylvania, “This hides the screen and represents the ocean beyond adding an exotic backdrop day or night.”

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1. Josh Bar Stool, Jayson Home, jaysonhome.com

2. Medium Copper Tray, Reed Smythe, reedsmythe.com

3. Uma Pendant, Rove Concepts, roveconcepts.com

4. Black Rectangle Mod Charcuterie Board in Medium, etúHome, etuhome.com

5. Tailor made kitchen by Officine Gullo, officinegullo.com

6. Stowe Flatware in Brushed Gold, Farmhouse Pottery, farmhousepottery.com



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“Our client requested a kitchen where his guests could feel comfortable and get involved. Entertaining is important and because the kitchen opens up to a beautiful outdoor entertaining space, it is the perfect transition on warm nights.”

—Nancy Russert, Principal, Les Beaux Interiors, Manhattan Beach



GATHER 'ROUND

With the help of Manhattan Beach-based interior designer Nancy Russert, a kitchen in Irvine, California, gets a fresh and inviting look complete with ample seating for entertaining.

BY JENNIE NUNN

STYLED BY NANCY RUSSERT

When it came to designing an existing kitchen outfitted with cabinets and countertops for a homeowner in Irvine, California, Nancy Russert, owner of Les Beaux Interiors in Manhattan Beach, had a blank slate. “Our client wanted a clean, inviting space to cook and entertain,” says Russert. “We added eight barstools so all guests could get involved in the prep and conversations during gatherings, and new pendant lights gave the space personality and grounded the massively long counter.” To complete the space and add ease and functionality, Russert layered in rustic and natural elements such as an oversized woven hurricane for flowers or candles, pottery, cookbooks, wooden cutting boards, and ceramic prep bowls.

Russert also carefully considered the kitchen's location to nearby rooms by establishing seamless transitions. “I love that the final design gave our client just what he asked for while allowing an opportunity for the kitchen to look complete since it connects the dining and family room as well,” adds Russert. “It's a place I would want to hang out during a dinner party.”

1. Island and countertop,
Calacatta Marble

2. Amalfi counter stool,
brownstonefurniture.com

3. Cutting board, lesbeauxinteriors.com

4. Catalina Natural Vessel,
dovetailfurniture.com

5. Limoges Grande Pendant by
Suzanne Kasler, circaighting.com

6. Old Havana cereal bowls,
anthropologie.com



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Deborah Berke
designs a modern
house on Long Island.



■ ARCHITECTURE

THE LONG VIEW

FOR A LONG ISLAND HOME, DEBORAH BERKE PARTNERS
LOOKED TO THE WATER FOR ARCHITECTURAL INSPIRATION.

BY J. MICHAEL WELTON

PHOTOGRAPHS BY CHRIS COOPER



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At the Bayside Home on the South Shore of Long Island, the vista rules.

Its site's provocative view of the water drove the home's design by architects at New York's Deborah Berke Partners.

For starters, their plan called for two indoor entertainment areas—one with an open kitchen and living room and another with dining area and screened porch—to form a C shape that flanks an outdoor terrace with pool and spa. All three spaces open up to the waterfront on the home's northern exposure. Then there's the glazed, floor-to-ceiling façade, created with 8-by-10-foot sheets of glass. "It marches around the house," quips Catherine Bird, a principal at the firm.

"It's got rhythm," says the firm's namesake and founder, Deborah Berke.

Actually, it's got more than that. This 6,900-square-foot house has a near-weightless feel, the result of a smart and functional response to a changing environment. To deal with sea-level rise and the inevitable nor'easters and hurricanes, it's lifted seven feet above the earth by concrete pilings. "Part of the design was to give it a feel like it's cantilevered a little, so it floats and hovers off the ground," Bird says.

On the street side, things are a little more opaque. There's a pale-gray, stained-wood cladding, with a minimum of glass. And there's the forecourt, fence, and hedge for privacy, created by landscape architect Ed Hollander. "Much was built, rather than planted," he says. "We had to translate the tailored elegance of the architecture into the landscape."

He achieved that with a material palette that's as light as the composite material the bay-facing façade is sheathed in. "We used limestone and gravel because it's on the water, along with salt-tolerant grasses and flowers," he says. "We built an environment that feels right for the beach, with light gray, beige, and a gravelly feel."

Hollander had his work cut out for him on a lot that's less than a third of an acre. "Because it was a compact site, every square foot had to be carefully considered from every angle—as we analyzed it, laid it out, and designed it," he says. "That drove a



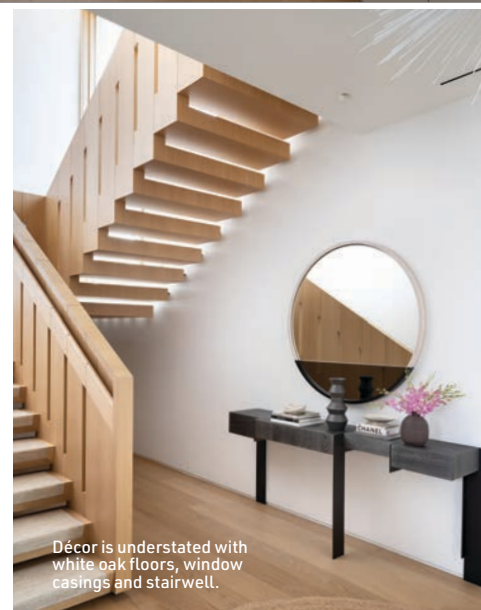
The interior spaces include an open living room and dining room as well as a dining area and screened porch.



detailed relationship and collaboration with Deborah's office."

With tongue planted typically in cheek, Hollander calls his assignment "impossible." He had to take advantage of the small site while creating a series of outdoor living areas for dining, living, pool, and spa—and orient them all toward the water. But he took his assignment to heart. "It was to bring joy to this family," he says. "It was pretty simple—to make their lives better and create places where they can love life and each other."

Inside, interior designer Amie Weitzman had a field day as she worked hand-in-glove with the architects and her client. "I suggested she meet with Deborah, because I



Décor is understated with white oak floors, window casings and stairwell.

had worked with her on a home in Westchester,” Weitzman says. “They are exceptionally kind people, and that’s what my client is like. They are there to design, and not intimidate.”

Her client wanted an earthiness, not a lot of pretension—and basic materials like white oak for floors, cabinetry, window surrounds and stairwell. “There’s nothing too sleek—it’s humble and natural instead,” Weitzman says. “That’s what she’s attracted to—there are bursts of color in natural fibers, but they’re understated.”

That means wallpapers that are textural like different forms of linen, and natural wools and fibers made in Australia. That fabric is highly functional, but selected too for its comfort. “It’s neutral, but hand-loomed, or selected for its nubbiness,” she says. “Even if it weren’t, it looked like it.”

For furniture like the dining table, the coffee table, and the gaming table, she turned to Joshua Vogel of Blacksmith Mercantile and Trading Company in Kingston, New York, 59 miles north of the city. “He’s the perfect complement to this house,” she says. “He’s utterly simple and almost Shaker-like in the beauty of his handcrafted work.”

Weitzman’s process was to pull her team together in a year’s time, then execute the design for a year and a half—and put it all in storage. “When the house was ready, we installed it all in a few weeks,” she says. “It took three years.”

At the end of the day, it’s a home that adapts to its surroundings quietly, but powerfully. “The palette and furnishings let the water and the sun do their thing over the course of the day,” Berke says.

As for challenges, Hollander cites the usual suspects: zoning, budget, schedules, and permitting. “Add in an international pandemic, and that makes it even more exciting,” he deadpans.

A complex house that looks simple, the Bayside home is seamless and almost invisible. “That’s the art in this house,” Berke says.

But how it addresses the views of the water around it counts, too. ♦

FOR MORE INFORMATION, VISIT dberke.com





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MAKING MEMORIES

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BY MARNI ELYSE KATZ

For the last 15 years, Holly Daniels

Christensen has been creating jewelry with meaning. While her first pieces featured grains of sand from beaches on Cape Cod, the founder and CEO of Dune Jewelry & Co. soon found herself saying yes to incorporating sand, stones, and other natural elements into her coastal-inspired designs. The company's Sandbank holds over 5,000 natural elements from across the globe submitted by customers known as Dunies. With a new flagship store in Harwich Port, Massachusetts, an inspirational book due out in April, and a roster of collaborations, this free-spirited creative turned wife, mom, and business powerhouse shows no signs of slowing down. We chatted with Christensen about how she got her start, what's in the Sandbank, and the one time she had to say no.

What role did the beach play in your Cape Cod childhood?

The beach was my playground. By the time I was three, my grandparents, saltwater fishermen, took me with them to catch bluefish and bass. I tried surfing as a teen. I wasn't very good, but being surrounded by the water was incredibly peaceful.

When did making jewelry come into play?

I've had a lot of different jobs, but I've always been creative. In 2007, I helped my best friend make snowflake ornaments with beach sand. That year we took a jewelry class. It was an aha moment. I became obsessed with how sand behaves in resin. I started experimenting.

When did you realize making jewelry could be a business?

In 2010, I made a necklace for a friend using

Holly Daniels Christensen has created a booming business out of sandy mementos.



sand from the Azores that a neighbor gave me. Seeing my most well-traveled, sophisticated friend wearing my design gave me the confidence to dream that Dune would resonate with other people. Our artists put so much love into each piece. As the world becomes more digital, these tangible pieces become more powerful.

Dune maintains a storage bank of over 5,000 specimens. Does the company employ someone to scout for sand and such?

I wish, it would be a cool job. But no, sourcing sand isn't part of our business model. At first, I used sand from local beaches. Soon, it took on a life of its own. People asked if we could make jewelry with sand from their favorite places. We only need a few grains; the rest goes into the Sandbank. Submissions are washed and baked, and we have our own little Dewey decimal system to keep track of it all.

What have you learned about the sands of the world?

Mother nature is so powerful. Sand from Iceland is black and glistening. The sand on the west coast of Florida is white powder, but on the east it's textural from all the shells. Red sand from Sedona is said to be healing. Sand in Hawaii is



made from parrotfish poop; the result of their gnawing at coral! But you can't take sand from Hawaii, it's taboo.

Dune creates jewelry from almost anything. What have been your most interesting submissions?

The sentimental stories make me happiest. Particulate matter from the Rocky Mountains where a couple got engaged; flower petals from a wedding; passport clippings; a swatch from a grandfather's military uniform. We have infield dirt from Fenway Park and sand from Wadi Rum, Jordan, where the movie *Dune* was filmed. We've done flamingo feathers, dog hair, Chihuahua teeth. Someone asked if we could design a piece using breast milk. It's the one time we said no.

What are Dune's best-sellers and your personal favorites?

Our Wave necklace has become the iconic design of the business. It's sweet and simple. The Boho ring was our number one bestseller this year; we sold over a thousand. I often wear my Boho earrings with dark, volcanic sand from my honeymoon in Positano. The Luxe Wave Bar necklace is my favorite design, and I think our collaboration with New York stylist Dy'amond Breedlove—a necklace/brooch combo.

Dune debuts new releases every month.

What's coming up?

I love collaborating with other women creators. [Model/actress/TV host] Camille Kostek is incredible. Her aquamarine pieces are a whole new endeavor for us. We've also started using crushed sea glass. My nine-year-old wants crystals, glitter, and mermaids. ♦

FOR MORE INFORMATION, VISIT dunejewelry.com



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Designer Joseph Fava uses Azul Macaubas from Stone Designs by Santos for the walls. The soaking tub is by Toto. The steam shower is by Thermasol, while the shower wall sprays are by Hansgrohe and the handheld showers are by Santec. The shower heads are by Jaclo.



SET IN STONE

A BLUE AND WHITE BATHROOM OVERLOOKING THE OCEAN IN FORT LAUDERDALE FEATURES BOLD SLABS OF AGATE, QUARTZITE, AND MARBLE. BY MARNI ELYSE KATZ

To say that Joseph Fava's client likes stone would be an understatement. "He set out a list of non-negotiables at the start," the Miami-based principal of Fava Design Group says. "One was that we would use a variety of stone slabs." Fava agreed to the mandate, but admits to thinking there would be some leeway. Design meetings were spirited. "I hadn't considered how steadfast the client would be," Fava says. "I was on board with the slabs, but leery of combining so many different types."

The client, an accountant with bold, colorful taste, purchased a slab of blue agate more than a year before Fava began designing the 3,250-square-foot condo in Fort Lauderdale's Auberge Beach Residences. As the plan evolved, the piece became the jumping off point for the primary suite. Fava fashioned the slab into a curvilinear path that leads from the bedroom entry to the balcony sliders. Enamored with the design, the client bought a second slab of pricey blue agate for the en suite bath.



Large format, off-white marble floor tiles set off the blue agate path in the bath. Tiles cut from that same marble slab line the approximately 350-square-foot shower, which boasts steam, aromatherapy, and various rain settings. Fava positioned the transparent glass box so that the client can watch television while showering (a Samsung mirror TV floats off the window frame) or take in the expansive view of the Atlantic Ocean beyond.

Book-matched slabs of azul macaubus, an exotic Brazilian quartzite with brilliant blue and auburn veining, hug the free-standing, oval soaking tub in one corner. “Normally, I wouldn’t pair three different stones in a single bath, but he didn’t want to do plain slabs on the walls,” Fava says. “I had to figure out how to incorporate it all so it worked.”

The solution? Choosing stones in the same color family. Here, the blue of the quartzite echoes the light blue hues in the sliced agate. “A space doesn’t need to be white, gray, or beige to be calming,” Fava says. “You can create a calming effect by working within a similar color palette.” The designer likens the approach to mixing patterned fabrics. “You can do a stripe, a plaid, and a print that all work together, particularly when done in



Fava chose blues in the same color family throughout the bath, which creates a calming effect.

different scales,” he says. “We applied that concept, we just did it in stone.”

Fava used more of the azul macaubus for the threshold, and also topped the floating

vanity with it. The custom, periwinkle lacquered piece stretches from one wall to another, where Robern medicine chests with slide-up fronts and illuminated, electrified interiors punctuate each end. An adjacent pair of floor-to-ceiling cabinets in the same finish provide ample storage. “ItalKraft made the cabinetry in the baths, as well as the Ferrari red cabinets in the kitchen,” Fava says.

The walls behind the Robern medicine chests, as well as the water closet, are adorned with Phillip Jeffries vinyl grasscloth in an ethereal, watercolor-like print. The array of blue tones refers to those in the agate, and moments of mauve-y gray tie to the auburn veining in the quartzite. As for the supersonic Toto toilet, it was a must-have for the tech-savvy client. Challenges aside, Fava is satisfied with the outcome. He notes that while normally, the designer pushes the client, in this case, the client pushed him to experiment and go beyond his comfort zone. “This project showed me a different way of thinking,” he says. “When you try new things, you can be pleasantly surprised.” ♦



Windows above the double sink vanity by ItalKraft look out onto the ocean. The medicine chests are by Robern's Uplift Collection. The sink faucets are by Latoscana.

FACE FORWARD

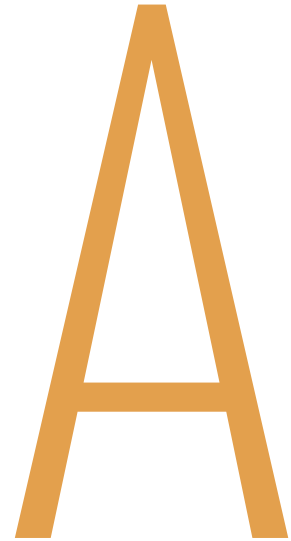
Architect Jim Cutler used a wall of glass to open
a home on the Oregon Coast up to sea and sky.

By J. Michael Welton // Photographs by Jeremy Bittermann / JBSA

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A glass wall takes
full advantage of
the ocean views on
the Oregon Coast.





Architect Jim Cutler knows a powerful vista when he sees one.

And he knows what to do with it. He should—he’s the last living student of modern master Louis Kahn, designer of Fort Worth’s Kimbell Art Museum and La Jolla’s Salk Institute, and also known as the spiritual father of architecture at the University of Pennsylvania.

“I took Kahn’s course in 1974,” Cutler says. “I was 22 and learned more in that year than the entire preceding years in high school, undergraduate school, and graduate school.”

So when his clients showed him their Oregon coastal lot—slightly less than a half-acre, sited on a bluff overlooking the Pacific Ocean, with a dramatic view of Haystack Rock—he knew intuitively how to deal with the design for their home.

He played to its strengths. “It’s about the site and the materials and the topography,” he says. “The home’s whole front is glass, and when you come around the side, it’s clad in cedar.”

That glass facing is a 15-foot-tall commercial window-wall system usually reserved for high-rise buildings. But here on the Oregon coast, where winds blow to 40 to 50 mph and the rain and sea spray are salt-laced and corrosive, it offered the perfect solution. Its glass is three-sixteenths of an inch thick, with two panes that total about an inch. Behind it are bronze mullions to reinforce it and resist the high winds.

“It’s built like a tank, and we put the nose



Cutler added a 15-foot-tall commercial window-wall system usually reserved for high-rise buildings as the west-facing facade of this coastal home.



Much of the house is clad in Western Red Cedar. Opposite, the living room and kitchen overlook Haystack Rock.

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out in the weather, with no corrosion,” he says. “It’s bulletproof. There are no leaks and no failures—on a solid glass wall.”

The west-facing wall is reserved for the clients’ master suite, kitchen and living/dining area. Behind it is a courtyard and a walkway covered in cross-laminated timber. Behind that is a guest suite, a bunkroom that includes a Murphy bed, and a garage. The two

components are connected, but separate.

Most of the house is clad in rough-sawn, tight-knot, Western cedar, installed in reverse board-and-batten. It’s a thoughtful and deliberate contrast to the window wall. “The cedar walls seem rougher and the glass appears slicker, because they amplify each other,” he says.

His clients asked for a home that was

minimal and unassuming—and for it to look as if it had been on site forever. “They wanted us to give them the ocean, their privacy, and the home itself,” the architect says. “So there’s the complete glass facing, and then total isolation—you never feel like your privacy is being invaded.”

But his clients and their guests do experience an “Aha!” moment as soon as they





open their front door. After they pull up and park, they can see the exterior's cedar cladding and trees around it, and take a walk along the covered path to the front entry. "You open that door and you're shocked by the view," says builder Tom Harmon, president of Harmon Construction Company in Coos Bay, 20 miles north. "The cross-laminated timber roof is compressed, and then there's that magnificent panorama."

Harmon collaborated closely with Cutler on the execution of the design, driving foundation pilings into the bluff for the front half of the home. His work on the foundation enabled the uninterrupted view that's two-thirds sky and one-third ocean. "The driving force was that curtain wall system that had to be as close to the edge as it could be," he says.

Other than that, the architect and builder created a home that's focused intently on the human scale. The proximity of neighbors on either side of it generated the private central courtyard that enables circulation between the western and eastern living areas.

And its siting extends the privacy to the exterior, out to the western edge. "You can walk outside in one-hundred-percent privacy with the ocean," Cutler says. "You'll have a storm for 30 to 35 minutes and then a clearing and then the storm again—it's just wonderful."

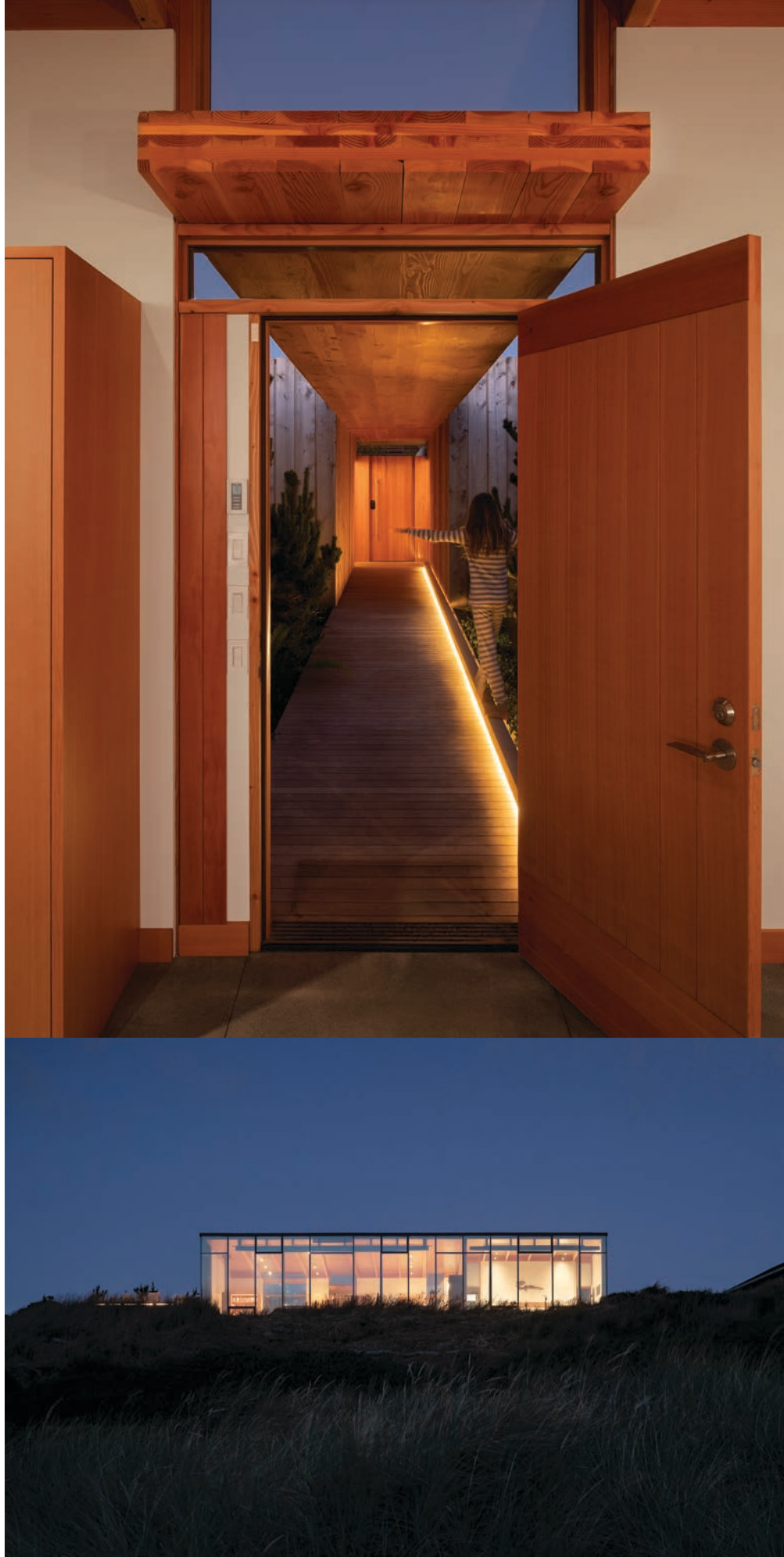
He knows because he's stayed there with his family, driving down from Bainbridge Island for seven hours to spend the week between Christmas and New Year's. "We stayed in the guest bedroom," the architect says. "Having lived there, I think it fulfilled every intention we had."

He relished his walks from guest space to main house via the covered walkway. "I could never get too wet or too cold, which is quite wonderful because the wind was blowing, and I'd stop to feel it," he says.

His clients appreciated his design that's elegant, simple, and clean—and gave him freedom to explore it. "All the inside was white, and I said: 'Why not paint the door blue?'" his client says. "He looked at me like I was crazy, and said the only thing to focus on was the view."

As usual, this architect was right. ♦

FOR MORE INFORMATION VISIT cutler-anderson.com



Morehouse MacDonald and Associates designs a dream getaway in Lesser Antilles.

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PROBLEM + SOLUTION = RESULTS

A crack team of architects, designers, and builders create
a home to embrace the essence of the Lesser Antilles.

By J. Michael Welton // Photographs by Richard De Ath



BUILDING A HOME

in the Caribbean—rarely a simple proposition—offered architect John MacDonald, builder Russell Fortenberry, and interior decorator Susi Beatty each their own set of challenges.

For starters, there was the threat of hurricanes and earthquakes on an island in the Lesser Antilles, where their client had selected a prime building site on a peninsula's point. Then there was the abrasive mix of wind, salt, and sun. Finally, there was material sourcing—some of it local, but mostly shipped in from the states.

Fortunately, Fortenberry—a Charleston, South Carolina-based contractor who'd already built 300 homes on Kiawah Island—had been living, working, and building in the West Indies for a decade. So he knew most of the ropes.

Like the process of pounding 147 pilings, 40 to 45 feet deep, into a former salt pond to form a foundation. "It was a tough design to start with, because it was so heavy-duty," he says.

He built a sea wall with 500 linear feet of sheet piles—and created a beach to top it off. "We got the sand from another part of the island—there were truckloads of nice white sand," he says. "And we built a rock outcropping to keep waves from lapping in and washing sand away."

He had a shipper send the pilings and other materials down from the States, a process that usually takes two to three weeks. "The planning is intense—you don't want it too early, and you definitely don't want it too late," he says.



MacDonald utilized native materials and craftsmen wherever he could. "We used Nevis stone—it's local—for the gable wall and plinth around the house," he says. "We were trying to get the most out of the island that we could, and supplement it to create a special home." He designed a house with living areas on the main level and two guest bedrooms above. Flanking it are two wings, east and west, with master suites for the

client and her mother. "They're all linked by a roofed, open-air walkway because of the great weather," he says.

Trade winds blow in from the south, so MacDonald's design embraced them at the rear of the house for protection—and harnessed the sun around the pool. "We created an open-air atmosphere with bifold doors, 20 feet across, for access to the pool area," he says. "There's an indoor/outdoor



Fortenberry built a seawall and created a manmade beach bringing in truckloads of sand from another part of the island. Local Nevis stone was used in the building process.





The living room opens completely to the outside through a retracting glass wall. Opposite, the music room emulates the inside of a rum barrel.

flow where the entire wall opens up—it allows the kitchen, living and dining rooms to become bigger.”

One particular challenge lay inside, where the client—a musician—wanted a music room and recording studio. “It needed good acoustics, so I wondered: ‘What would be appropriate

here?’” he says. “I thought that the inside of a rum barrel would be interesting, so there are slatted oak boards that run perpendicular to curved mahogany beams, with acoustical padding behind it that lends itself to very good sound control.”

Fortenberry gives this house a 10 on a scale of one to 10. “I said: ‘A rum barrel? Really?’ But we can build anything—it’s the team that gets the house done,” he says. “Just look at the pictures and the detailing in that music room.”

For interior decorator Beatty, the biggest challenges came with four legs each—in the form of three yellow Labs. The client not only wanted her home open to the swimming pool, the infinity pool, the beach and the ocean—she wanted to give her dogs access to it all too, indoors and out. “I went down there and said: ‘I’ve got this!’” she says. “I picked out things like area rugs that are dog-friendly and leather sofas that dogs can’t hurt—you just wipe ‘em down.”

She explored an estate sale in McLean, Va., and hit the jackpot with four new beds, a series of lamps, and a pair of rugs—then shipped them south. “That’s not something every interior decorator would do, but it saved a lot of money and it’s all gorgeous,” she says. “And it’s very comfortable, with casual elegance in a very unique home.”

Outside, MacDonald worked five



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different kinds of palm trees — Coconut, Montgomery, Traveler's, Foxtail, and Royal—into the landscape. The palms were complemented with gumbo limbo trees, black bamboo, flowering jasmine, avocado, mango, bananas, hibiscus, and pineapple. "The only problem is with the monkeys," he says. "They're territorial and like the bananas and pineapples."

But piffle! Beatty intuitively knew the solution to that one. "The dogs chase off the monkeys," she says. "They were around, but not for long."

In the end, the architect, builder, and decorator created a home with human scale. "It hugs you," says Beatty. "You walk out on the patio, and it wraps its arms around you."

And how many homes do that, anyway? ♦

FOR MORE INFORMATION VISIT morehousemacdonald.com




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SHIP-SHAPE

A meticulously restored houseboat-turned-lodgings anchors Bungalows Beach Estate in the Florida Keys.

BY JANICE RANDALL ROHLF // PHOTOGRAPHS BY BUNGALOWS BEACH ESTATE





The 1950s Bay Bourne houseboat was restored by developer Jerry Johnston.

IN SEPTEMBER 1960, HURRICANE DONNA, A FIERCE STORM THAT WREAKED CONSIDERABLE HAVOC FROM THE LESSER ANTILLES TO NEW ENGLAND, RAVAGED THE FLORIDA KEYS. WITH WINDS GUSTING UP TO 150 MPH, DONNA DEMOLISHED HUNDREDS OF HOMES AND SEVERELY DAMAGED OR DESTROYED COUNTLESS BOATS AND DOCKS.

One “survivor” was the Bay Bourne houseboat, which came loose from its moorings, washed up in the middle of U.S. Route 1, and was then rolled on telephone poles back to the very spot where it sits today. Short of actually being in the water, a more perfect setting for the houseboat—with 300 feet of private untouched beachfront steps from the Atlantic Ocean—is hard to imagine.

A 60-foot Chris Craft custom-built in the early 1950s for legendary hotelier Conrad Hilton, the Bay Bourne fittingly belongs today to Jerry Johnston, a hotel owner and developer. The boat, completely refurbished

as luxury living quarters and permanently anchored on land, is the centerpiece of Johnson’s private Bungalows Beach Estate, a lavish family vacation residence spread over five acres on Islamorada in the Florida Keys.

“I always admired the location and history of the property,” says Johnson, who purchased the boat in 2017. In his heyday, Hilton entertained dignitaries onboard, including President Harry S. Truman, President George H.W. Bush, and legendary news anchor, Edward R. Murrow. Says Johnson: “It was important to restore the main boathouse to preserve the history.”

The ground-up restoration of the 1948

boat was painstaking and included a slowdown brought on by the pandemic. “It is in amazing condition with a solid steel structure,” says Johnson. “We have just added the modern touches of home.” With two verandas, a kitchen, a living space, one bedroom and two bathrooms, it is a far cry from when it served, post-Hilton and pre-hurricane, as a rental unit for Clara May Downey’s Olney Inn. And the property surrounding it is equally resplendent.

In all, the Bungalows Beach Estate is composed of eight bedrooms and 10 bathrooms in seven bungalows, each of which boasts its own private veranda and



The interiors have a low key south Florida vibe.





There is plenty of space for entertaining, including a soaking tub, Tiki bar, and Infinity pool.





Johnson emulated the ambiance at the Bungalows Key Largo Resort, which he owns.

oversized alfresco soaking tub. Additionally, there is a main living room for family and guests to gather, a tiki bar, an infinity pool, and more, all interconnected by open-air walkways amid lush vegetation.

“Hundreds of palm trees line the property on all sides to create an individual-island feeling,” notes Johnson, explaining that it’s similar to the ambiance at the Bungalows Key Largo Resort, which he owns. Particularly relevant during the pandemic, the thoughtful placement of outdoor areas and vegetation promotes airflow and easy circulation from the separate rooms to the common areas.

“When I originally started to design the property, it was with attention to the great views of the ocean and the privacy surrounding the estate,” shares Johnson. Islamorada, located directly between Miami and Key West, is a village made up of five islands, including Upper Matecumbe Key, where Bungalows Beach Estate sits. Depending on the time of year, the waters teem with sailfish, marlin, kingfish, wahoo, mahi-mahi, and tuna. Tarpon and bonefish live in the area year round.

Tropical nuances outside, such as the bungalows’ thatched roofs,

carry over to the interiors, which resonate with a South Florida vibe that is equal parts laidback and luxurious. The clean, neutral palette is a complementary backdrop for pops of color like teal, and nods to nautical architecture foster simple lines and minimal decoration. Driftwood-hued floors, natural fiber headboards, and durable white canvas upholstery, are mixed and matched in a way that invites casual indoor-outdoor living. Johnson, who oversaw the estate’s design details, describes the ambiance as “a perfect marriage of marine and island aesthetics with influences from my trips to Greece and Mexico, and even odes to the history of Key West.”

If ever there were a place that clears your mind and boosts your spirits as if you were out on the open seas, this would be it. The labor of love involved to bring the Bay Bourne houseboat back to its former glory was well worth it, says Johnson, whose reward is Bungalows Beach Estate and its “lush, tropical feeling that transports my family and me to our own private oasis.” ♦

FOR INFORMATION ON JERRY JOHNSON’S RESORT, VISIT bungalowskeylargo.com

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Regent Seven Seas
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■ DESTINATION: TRAVEL

CRUISE CONTROL

ONBOARD REGENT SEVEN SEAS CRUISES,
AMENITIES ARE LAVISHED ON AN ALL-INCLUSIVE,
ALL-SUITE EXPERIENCE.

BY J. MICHAEL WELTON

Now that the pandemic and an 18-month shutdown are largely astern, Regent Seven Seas Cruises is launching a phased roll-out of its fleet of five uber-sleek ships.

It's also prepping for the launch of its sixth all-suite vessel—in 2023.

At dock since March 2020, the luxury brand for Norwegian Cruise Line Holdings slipped its first ship back onto the ocean this fall. The re-launch of the Seven Seas Splendor was followed by its sister ship, the Explorer. Next up is the Mariner, then the Navigator, and the Voyager.

The Splendor actually launched in 2020, but its itinerary was reduced to just two-and-a-half cruises by the pandemic. So it's back on its inaugural season now.

"It's better to do this slowly, rather than all at once," says Jason Montague, Regent's president and CEO. "But we have record bookings for voyages—there's a bunch of pent-up demand."

Regent boasts 450 destinations worldwide. During summer, four of its five ships will be in northern Europe and the Mediterranean. During winter, they'll be in the Caribbean, South America, and on a world cruise out of the states—to Asia, Australia, New Zealand or Africa.

The average length of a cruise is 12 days, though a world cruise can last 120 to 140 days—and they've got a loyal following. "The 2024 world cruise just went on sale and sold out in two-and-a-half hours," he says. "The demand for longer itineraries has never been better."

He attributes that popularity to people being cooped up for so long because of Covid 19. "They realize that time is precious," he says. "And they want to get the most out of their investment—and our return on investment is off the charts."

That's because amenities are lavished upon any Regent cruise ship experience—the most inclusive in the vacation industry. There's free business-class air travel to Europe or Asia, free land passes—like a three-day safari in South Africa—and (refreshingly) no beverage charges throughout the ship and no charges for cuisine in any of the gourmet restaurants.

Stops ashore are equally generous. "We have free unlimited shore excursions for



The average length of a cruise is 12 days although they can last up to 140 days. Above is Sorrento, Italy, and shown here is South Poynesia. Below, The interiors are sleek and luxurious.



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Guest suites offer all the comforts of home along with ocean views.

guests to fully immerse themselves in the destinations we visit,” he says. “And there’s a 4,443-square-foot Regent Suite that comes with a private car and driver in every port of call—and that’s unique.”

Onboard, the level of service creates a family-focused culture where guests and staff form lasting bonds. That means they have guests who have sailed with the cruise line for more than 2,000 or even 3,000 nights. “Luxury on board is defined by the individual—the focus is on customizing how guests want to experience the world.”

The fleet’s largest restaurant—in fact, the largest speciality restaurant at sea—is the Compass Rose on each Regent ship. Theaters offer four production shows throughout a cruise, along with guest lecturers and



entertainers. Plus: casinos, gyms, spas, boutiques and multiple lounges with a variety of entertainment.

The Regent fleet is known for keeping up with trends, if not setting them. “The new ships have infinity pools on the outside decks and spas,” he says. “There are putting ranges, driving ranges, and paddle tennis.”

The largest ships in Regent’s fleet are the Explorer and Splendor, with 375 suites each, ranging from 350 to 4,443 square feet. Prices range from \$1,600 per night for two at the entry level, up to \$11,000 per night for two in the Regent suite. Still, guests will pay no onboard charges, except for purchases in a boutique, casino, or spa.

When it launches in November 2023, the Seven Seas Grandeur will be a 750-passenger vessel like the Splendor and Explorer. “We’ll take delivery in Europe, then cross the Atlantic to Miami to be christened, and then sail to the Caribbean and the Mediterranean in 2024,” he says.

Designed by Coral Gables-based Studio Dado, the Grandeur is the third and final ship in Regent’s Explorer class. It will have a gross tonnage of 55,000, with some of the highest space ratios and staff-to-guest ratios in the industry.

The firm’s architectural objective for the new vessel was to establish a design language built on the luxury cruise line’s 30 year heritage of perfection. “We set forth to create memorable spaces that resonated with the brand’s well-established guests, while inspiring a new generation of travelers,” says Yohandel Ruiz, founding partner at Studio Dado.

Studio Dado designers and curators sought to bring the outside in by using natural materials like wood and marble, along with antiqued lighting fixtures and custom art installations. “The effect enables guests to breathe in elegant design while feeling at ease among the ship’s luxurious interiors,” he says. “A canvas like Seven Seas Grandeur is a designer’s dream.”

It’s also a canvas designed to deliver a dream-like backdrop for each of its guests, 750 at a time. ♦

FOR MORE INFORMATION, VISIT rssc.com





Six Senses Belize, Ambergris Caye, Belize

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BEACHFRONT LIVING

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

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Six Senses Belize, Ambergris Caye, Belize, is a collection of 33 private residences ranging from 3,796-square-foot, two-bedroom homes to 9,207-square-foot, seven-bedroom homes surrounded by 4,448 acres of protected wetlands and mangrove forests. The resort and residences are the result of a collaboration between architects Studio Caban, interior design house Maed Collective, landscape designer Maat Handasa, and sustainability experts XCO2. Slated to open by mid-2025, nine of the residences will be located on the resort's private island on expansive overwater decks and 24 residences on nearby Secret Beach. secretbeachbelize.com



South Bank Turks & Caicos

OCEANFRONT PROPERTIES IN TURKS AND CAICOS

Turks and Caicos has several luxury developments opening through 2024. **South Bank Turks & Caicos** is a residential resort and marina destination managed by Grace Bay Resorts. With an anticipated phased opening of December

2022, the collection ranges from one- to six-bedroom residences. Two other properties are currently underway. The Strand Turks & Caicos is a private resort community located along the southern shoreline of Providenciales featuring an array of custom oceanfront residences and is anticipated to

open in 2023. Andaz Turks & Caicos Residences at Grace Bay includes 59 hotel rooms and 74 residential condos, with an opening date planned for 2024. andaztcreidences.com, livesouthbank.com, thestrandtci.com

ETÉREO, AUBERGE RESORTS COLLEC-

TION, RIVIERA MAYA, MEXICO Located among the mangroves on a stretch of Caribbean oceanfront, **Etéreo, Auberge Resorts Collection** debuts December 2021 within Riviera Maya's new Kanai development. Seventy-five oceanfront and ocean view studios and suites designed by Meyer

Davis feature floor-to-ceiling windows opening to large terraces and private plunge pools. The suites range from 1,400 to 3,900 square feet and include outdoor living space and butler service. Amenities include access to five restaurants, two swimming pools, kids' club, and one-of-a-kind

experiences that explore the Yucatán Peninsula. aubergeresorts.com/etereo

O2 BEACH CLUB & SPA, SAINT LAWRENCE GAP, BARBADOS Ocean Hotels Group recently opened the **O2 Beach Club & Spa**, a new five-star all-inclusive luxury boutique hotel on the

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



Etéreo, Auberge Resorts Collection, Riviera Maya, Mexico



O2 Beach Club & Spa, Saint Lawrence Gap, Barbados



Nantipa, Santa Teresa, Costa Rica

South Coast of Barbados. The property includes 130 luxurious rooms and suites. Guest amenities include three pools—including one of the only rooftop pools on the island—six dining venues, seven bars, and spa and fitness center. The all-inclusive experience includes limitless access to the resort's dining experiences, complimentary non-motorized watersports, full activities program, and daily signature "how-to" classes. o2beachclubbarbados.com

NANTIPA, SANTA TERESA, COSTA RICA

Nantipa is an eco-boutique retreat in the

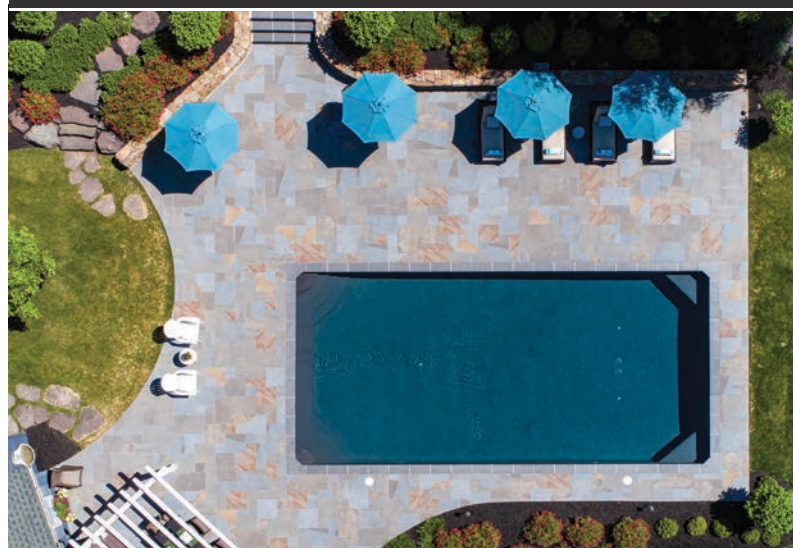
Nicoya Peninsula in Costa Rica. The property, which officially opened in 2019, will unveil a new NUMU wellness center and four additional Ninta Garden View Bungalows this month. Scheduled for completion in early 2022, Nantipa's new 1,800-square-foot two-story beachfront three-bedroom villas have spacious outdoor terraces with a private infinity edge pool. Each luxury villa is equipped with full kitchen and dining areas, concierge service, and 24-hour support. Popular additional services include private chef, cooking and mixology lessons, spa and wellness treatments, and curated tours. nantipa.com

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Bordering Southampton Village Estate Section

Exclusive Representation

Moments to Main Street, Lake Agawam Park and a short distance to the Atlantic Ocean, this pristine traditional, shingle-sided residence is a rare jewel of an offering in the market today. Sited on an established landscaped parcel and secluded from neighbors, the three-level home with total square footage of 4,200, the covered full-length porch opens to a double-height foyer with adjoining deep hallway, off of which the living room with fireplace, TV/office/den with pocket doors, and side entrance, powder, and laundry room are located. White Oak floors, bead board wainscoting, crown moldings, built-in book cases and shelving provide charming and practical details throughout. Located at rear of the home and facing south, the over-sized dine-in kitchen with top stainless appliances opens on the back brick patio - with room for a 10'x16' pool. The second floor consists of two guest suites which occupy the front of the house, the very generous master suite with double wardrobes occupies the back. The finished lower level offers a guest bedroom with walk-out, full bath, separate media/game room, storage and mechanicals. This is the one you have been waiting for and available for immediate viewings. **\$4,199,000 WEB# 882462**



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Bulkheaded Frontage Open Bayfront

Exclusive Representation

A unique opportunity to own a 4 bedroom Main house and a three bedroom Guest house on Shinnecock Bay. A low bluff provides privacy and sensational eyelevel views to the Shinnecock Inlet and Meadow Lane. The 45' terrace overlooks the waterside 18 x 36 and ample lawn for recreation along the 130+ feet of waterfront. Just listed for the first time in 20 years. **\$6,950,000 WEB# 879263**

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Spectacular waterfront estate on Oyster Harbors, Osterville \$18.8M
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Max Cliggot-Perlt 774.538.9445



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5+ acre parcel w/ 400'+ on Bakers Pond, East Dennis \$1.7M
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Cohasset | 3 Jerusalem Lane | \$2,780,000

Set atop a hill, overlooking the Atlantic Ocean with views of Minot's Light. Featuring an open floor plan, gourmet kitchen with high end appliances leading to the family room. Expansive dining room and living room which steps out to the generous deck. The second floor hosts a spacious master suite with double fireplace into the large spa like master bath and walk-in dressing room/closet. Three other bedrooms, one ensuite, another full bath sitting area and laundry. The lower level boasts a media room, playroom and a full bath making this a dream space for kids or adults.



Cohasset | 68 Nichols Rd | \$3,795,000

Magnificent waterfront contemporary with amazing views of Atlantic Ocean, James Island and Little Harbor steps from Sandy Beach. This home was totally upgraded in 2013 with new state of the art kitchen with all high end appliances. The spectacular open floor plan captures the water views from every room. The home boasts 5 large bedrooms all of which are ensuite with updated bathrooms. The primary suite with its high ceilings has a luxurious bath with a balcony and water views. The guest suite complete with living space and large bedroom also has a sauna and private entrance perfect for in-law or au pair. The grounds are sprawling around the home which lead down to water's edge and a dock to launch your kayak or paddle board. There is a three car garage and a large lower level area for laundry and storage.



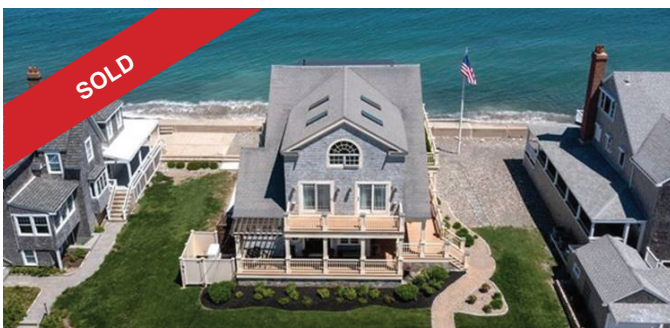
Cohasset | 21 Gammons Rd | \$6,100,000

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 | 129 Nichols Road | \$2,795,000

Spectacular 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, two Miele dishwashers, warming drawers, side by side sub zero refrigerator and so much more. Custom cabinetry throughout done by Kochman Reidt & Haigh Cabinetmakers. The first floor is an open and expansive living area with kitchen, living room, dining room, family room with fireplace and octagon shaped play room all leading out to a stunning entertainment sized deck with built in cooking station outside speaker system and a screened dining area. Radiant heat throughout and Lutron lighting system. An Ocean paradise!



Scituate | 55-56 Surfside Rd | \$2,349,000

Magnificent Direct Oceanfront home on Minot Beach. Gutted to the studs in 2008 and beautifully renovated with many new recent updates as well. Open concept living, a chef's kitchen with Thermador appliances, granite counter tops, lighted cabinets, farmers sink, warming drawers & wine fridge. Fireplaced dining area and living area that open up to the amazing wrap around deck. Dramatic ocean views from every room. Imagine starting and ending your day to the most amazing sunrises & sunsets, the smell of ocean air and a cool sea breeze.



Cohasset | 500 North Main St | \$1,395,000

Beautifully maintained Colonial home in Cohasset, built in 2002, located near the Cohasset Golf Club, The Commuter Rail to Boston and Black Rock Beach. This home consists of 4 bedrooms, 2 full and 2 half baths. The newly updated finished lower level would make a great playroom or exercise room. There is plenty of storage space in the unfinished section. The walk up 3rd floor could be finished for more space. This home has been freshly painted inside and out! Newly refinished hardwood floors throughout. The kitchen opens up to a spacious family room and out to the deck. A formal living area, dining room and office complete the main living area. Work from home? There are two spaces that could be used for a home office. This home has a fantastic amount of privacy set back a long driveway. Come enjoy all that Cohasset has to offer!



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

11 South Main St, Cohasset, MA 02025



Cohasset | 30 Ocean Ledge | \$2,595,000

Fabulous home built in 2018 in private setting. This eleven-room masterpiece is in a great new neighborhood! Offering over 5700 sq ft of living area that includes 4 bedrooms, great room, family room, home office, dining room, amazing mud room with built-ins for all of the "stuff." Gourmet Chef's Kitchen with butler's pantry, bonus room, four marble baths, one half baths, three car attached garage!



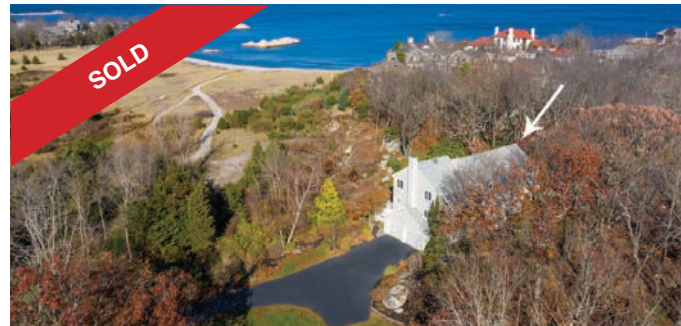
Cohasset | 92 A Beach Street | \$4,995,000

Fabulous Nantucket style home sits on a quiet peninsula in Little Harbor offering panoramic water views from every room. Featuring 11 rooms with 6 bedrooms (4 ensuite bathrooms). Gorgeous master suite includes custom bathroom with spa and private deck. Lower level offers au pair/guest bedroom ensuite plus workout area with walkout to the pool and the new dock for all of your boating needs. This home was completely rebuilt and expanded with state of the art mechanical and electrical systems. Roof deck offers 360-degree views of Little Harbor, the Atlantic, Minots Light and Marblehead beyond.



Cohasset | 134 Border Street | \$4,390,000

New price! 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 | 83 Atlantic Avenue. | \$3,395,000

Direct Ocean front property on private Sandy Cove. Rare opportunity to acquire an Atlantic Avenue property with deeded access to Cohasset's beautiful Sandy Cove. This home is above the flood zone and protected by a rugged coastline. Surrounded by scenic ocean-side estates this home is tucked away with 2.23 acres and offers great privacy. This four bedroom home has a great open floor plan. The first floor opens to an oversized deck with spectacular views. Enjoy four seasons in this beach property that offers a lifestyle perfect for entertaining and family living.



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Special location tucked off of Cliff Road sited on 1.26 acres. This impeccably maintained and cared for property offers manicured grounds with a long and private approach from Cliff Road. Covered porches, mature trees, and gardens bring this property alive for summer living at its finest. Traditional floor plan providing multiple living areas and generously sized eat-in kitchen on the first floor allow for the entertainment of multiple generations. Four bedrooms, five and one half bathrooms, home office, and three finished floors complete with a widow's walk looking towards the ocean. Ample remaining ground cover, central air, and oversized 2-car garage are some of the unique features of this home, along with the potential for a swimming pool.



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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 - MLS #37082



\$2,995,000

VANDERBILT VILLA

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 - MLS #46308



\$3,500,000

THE BENJAMIN PROPERTY

Queens Highway, Exuma & Exhuma Cays

9.872 acres of prime beach front property located conveniently between Exuma's International Airport and Sandals Emerald Bay Resort. With 784 feet on the shoreline this parcel of land is ideal for development as a small luxury boutique hotel, an estate property or as a residential income-producing property. The land is open-zoning. Amazing investment opportunity! www.thebahamasmls.com - MLS #45217



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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 - MLS #46557





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POLPIS | \$26,500,000 | 8 BEDROOMS, 5.5 BATHROOMS

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CLIFF | \$8,355,000 | 7 BEDROOMS, 8+ BATHROOMS

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TOWN | \$3,800,000 | 5 BEDROOMS, 5.5 BATHROOMS

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Villa Florentine, Ocean Club Estates

12 BR | 12 BA | 24,000 sf | \$13,950,000

175' Canal Frontage, Main House, Guest Cottage. Beach Club, Golf.

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HARBOUR ISLAND, ELEUTHERA, BAHAMAS



Beachfront Estate at The Dunmore

6 BR | 6.5 BA | 6,000 sf | \$11,950,000

Idyllic Tropical Retreat at Harbour Island's Pink Sand Beach.

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GUANA CAY, ABACO, BAHAMAS



Crashing Waves

4 BR | 4 BA | 3,000 sf | \$3,200,000

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KEY LARGO | 251 South Ocean Shores Drive | \$6,850,000
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"The Glass House." Beautifully renovated spacious family home with 180-degree unobstructed open ocean views and a custom designed home theater featured in Home-Theater Magazine, plus pool/spa, firepit, boat dockage and more.



ISLAMORADA | 88547 Old Highway | \$6,000,000
4 bedrooms/3 baths • 4,103 sf • 1.5+ Acres • Pool • Dockage • Boat Lifts



Open oceanfront estate with deep dockage on 1.5 acres on Millionaires' Row. With a new dock and two new boat lifts plus a large heated pool and winding private drive, this could be your personal island paradise and/or a desirable vacation rental.



ISLAMORADA | 161 Giardino Drive | \$6,799,000
4 bedrooms/3 baths • 3,882 sf • Pool • 300 ft. Dock • Garage



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OVERVIEW

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PHOTOGRAPH BY RICHARD DE ATH

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