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The Luxury Coastal Lifestyle Magazine

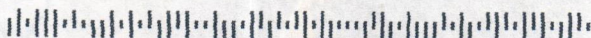
FEBRUARY + MARCH 2022

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with a
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+ ART *and* INTERIORS

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BY JENNIE NUNN

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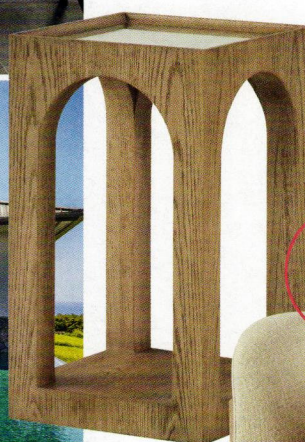
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editor's letter

■ NOTES FROM THE COAST

ARTFUL DESIGN

Weaving artwork into your interiors makes a home truly distinct and also makes a statement about what kind of person you are. In this issue, we feature designers who have helped clients showcase gorgeous and playful works of art in their ocean homes while making a statement about their clients' individual tastes and personalities.

We begin with a peek inside a Four Seasons private residence in the Richard Meier-designed glass-and-steel tower in Miami. Interior designer Phillip Thomas channels the glamour of the original iconic Surf Club while celebrating his clients' contemporary art collection, including a bright red sculpture made out of jerry cans, along with clean, crisp, modern furnishings. Sightlines to the sea are left unobstructed at this beautiful and stylish pad designed for entertaining and provoking conversations.

Christopher Boutlier of Christopher Boutlier Interiors & Art Consultancy in Washington, D.C., sprinkles art throughout the interiors of a beach house in Rehoboth, Delaware, creating a dynamic interior. Pieces include a stunning wall-hanging sculpture by the artist Richard Long, who applies clay and mud on canvas and paper, and a handblown glass light fixture by artisan Lindsey Adelman of Lindsey Adelman Studio in New York City. The home is sophisticated yet offers comfort and easy care for this young family.

Next, we head to Corona del Mar in Southern California where architect Christopher Brandon and interior designer



Keven E. Smith personalize a Pacific Coast Highway home for a couple using the couple's extensive art and photography collection to punctuate the living spaces. Their wish list to customize the home included incorporating two separate kitchens (one for entertaining, and one for prep), a spa-like primary bath, and separate zones for the children. Art is also introduced in the form of music with a room designated

specially for the family's baby grand piano, which fills the house with music every day.

We hope you enjoy this issue of *Ocean Home* that celebrates art and the ocean—all at once.

Nancy Berry

Nancy E. Berry, Editor
nberry@rmsmg.com

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

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contributors

MEET THE TEAM



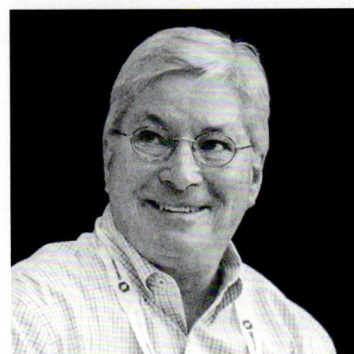
MARY GRAUERHOLZ

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



MARNI ELYSE KATZ

Marni Elyse Katz is a freelance design, fashion, lifestyle journalist as well as the art curator/consultant and blogger behind StyleCarrot.com. She lives in Boston and Truro with her husband, two sons and a cat. Follow her adventures on Instagram @StyleCarrot and @StyleCarrotCurates.



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, North Carolina, and is author of *Drawing from Practice: Architects and the Meaning of Drawing Freehand* (Routledge: 2015). He is also the editor and publisher of a digital design magazine at architectsandartisans.com.



MELISSA GILLESPIE

Managing editor Melissa Gillespie has a finger firmly on the pulse of the fast moving, rapidly growing and ever-changing luxury travel and real estate industries and brings all of the latest news, openings and happenings. "There are so many exciting announcements, it's sometimes hard to keep up, but I'll be keeping readers fully briefed," she says.

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The Luxury Coastal Lifestyle Magazine



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DESIGN

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THE BEST IN COASTAL INTERIOR DESIGN

■ INTERIOR DESIGN

LIVING ART

COOL WHITES AND VIBRANT ART
COLLIDE IN THIS SEXY MIAMI RETREAT.

BY JENNIFER SPERRY

PHOTOGRAPHS BY KRIS TAMBURELLO

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Phillip Thomas
masterminded the
interiors of this sleek
Miami condo in a
Richard Meier-designed
residential tower.



design

■ INTERIOR DESIGN

The Surf Club is an icon of the Miami social scene. Upon opening its doors on New Year's Eve in 1930, it was the place to be—and to be seen—for legends and luminaries alike. It was a glamorous refuge, with both a ballroom and a beach, for those seeking “proper impropriety,” as the club itself describes.

A recent Four Seasons-led redevelopment revived Spanish Colonial glory of its clubhouse. Now, a glistening Richard Meier-designed hotel and residence tower rises from the property, creating a contrast between the Mediterranean-style club and Meier's contemporary lines. “The club is all stucco, terra cotta tiles, and ornamental metalwork. The tower is quintessential Meier architecture—it's a sleek composition of metal and glass,” explains interior designer Phillip Thomas, who was introduced to the property by long-term clients.

As one of the first to buy into the building, his clients were uniquely positioned to mold the interior to their liking. Taking full advantage, Thomas dug in and reoriented the entire layout, even taking down walls, to better embrace the views.

After turning a New York City apartment into a chic interplay of taupe and silver, both clients and designer were ready for a new direction on their third collaboration. The Miami residence, which floats alongside panoramic ocean views like a ship at sea, called for something clean and crisp. One of Thomas's most ingrained design tenants is that a home should always reflect its owners' personalities. In his own words, “These clients are very social and love a festive environment; they're effervescent.”

Besides protecting sightlines out to the Atlantic—which changes color every two minutes depending on the clouds—Thomas's charge was to create a sophisticated, well-crafted backdrop for the couple's contemporary artwork. The resulting ethereal interior glows with light colors and reflective materials. “I call it 50 shades of white,” he says.

Eschewing the developer's travertine floors, he opted instead for custom opaque resin floors, creating a perfectly smooth blank canvas of white. (For the entry hall and bathrooms, broken mirror shards were mixed



Thomas uses a color scheme of taupe, white, and silver.



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in for an extra fun “disco on the water” effect.) The furnishings are carefully curated and contemporary, some deceptively simple and others purposefully striking.

“Some are art pieces themselves,” states Thomas, who commissioned the family room’s Yves Klein coffee table, assembled onsite like performance art. Craftspeople mixed dry pigment with clear synthetic resin to achieve “Yves Klein Blue,” the artist’s patented process and signature color. This mixture then solidified inside a Lucite box and was topped with glass.

For Thomas, the interior’s greatest challenge was balancing openness and intimacy: “I had to create moments that felt intimate, otherwise the apartment would end up feeling cold and disjointed.” A circular seating area nestled up close to the view is just one of these moments. Like a rotary circle, it winds to another seating on the left and the kitchen on the right.

Its central cocktail table—a remarkable Lucite piece by Patrik Fredrikson and Ian Stallard—changes with the light. Surrounding it are two Best & Lloyd settees (inspired by 1960s Italian versions) upholstered in a cream fabric with metallic threads. The fabric’s sheen, the Lucite table, and the mirror-polished stainless steel candleholders by Georg Jensen all reflect light in different ways. Overhead, a 60-inch Best & Lloyd chandelier bubbles with iridescent bulbs.

Custom Italian cabinets deliver a functional but quiet kitchen. “It was important that this room be very simple since it’s open to the other spaces,” says Thomas.

Set back from the view, closer to the entry, is the glamorous dining room, where “Jerry” lingers off to the side. This nearly nine-foot-tall sculpture by Nys Hervé is composed of 18 jerry cans. “Once the apartment door opens, all people want to do is experience him. He creates quite the social media moment,” says Thomas. Just past Jerry, a painting by Polly Apfelbaum, who employs hand-dyed fabrics in high-octane colors, is striking in its own right.

The pedestal dining table, which seats 16, has a shiny lacquered top that reflects the ocean. Meanwhile, five geometric lights hang from a mirrored ceiling in a custom arrangement. “I wanted guests to look up



For Thomas, balancing privacy and openness was his greatest challenge.



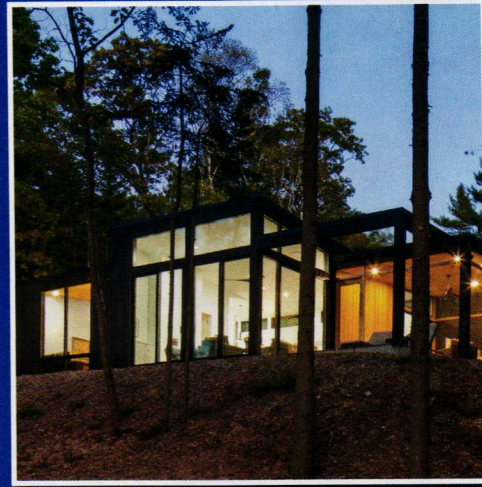
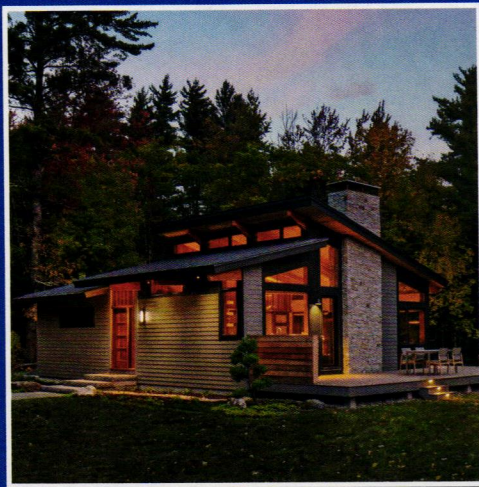
and feel like they’re looking through the ceiling, that the ceiling has depth,” Thomas explains. “The lights have a little disco feel and donate energy and dynamism.”

Another entertainment zone is the sexy lounge area, where polished steel cocktail tables cozy up to a long white sofa. “It’s a very glamorous, monumental sofa,” says Thomas, who conceived of the wall-mounted light fixture above as a modern interpretation of flames (a fireplace was once considered but nixed). The cool metal contrasts the warm light.

The interior’s dynamism calms down many degrees in the master suite, where gauze sheers filter the sunlight and a luxurious shag carpet warms the resin floor. Behind the faux leather and polished steel

headboard is a mirrored wall—“It’s like a jewelry box,” says Thomas of the atmosphere. A chair upholstered in Mongolian lamb fur draws the eye in the dressing room, as does a resin-paneled painting by Jules Olitski over a mirrored dresser. With furnishings demanding as much attention as the fine art, this interior is no less than a living museum. It’s creative and suggestive. Sculpted and painterly. Thoughtful and thought provoking. It’s a piece of art itself. ♦

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STYLED BY JENNIE NUNN

1. Byethorne Bed by Fiona Barratt-Campbell, FBC London, fbc-london.com

2. Large Carafe and Simple Glass by Gary Bodker Designs, Bloomist, bloomist.com

3. Arco Spot Table, Milling Road Originals Collection, Baker, bakerfurniture.com

4. Maria Lamp, Rove Concepts x Maria Sharapova Collaboration Collection, Rove Concepts, roveconcepts.com

5. Fenn Pillow in Dove, Serena Dugan Studio, serenadugan.com

6. Nami Lounge Chair, Thomas Pheasant for McGuire Collection, McGuire, mcguirefurniture.com



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“Respecting and preserving the pristine landscape was a priority for this project and set the stage for the color palette of the outdoor dining room. I pulled the soft pink-hued coral and ivory colors from the marble floors, lime-washed walls, and stone architectural details, all typical of the local soil.”

– Jeannie Fraise, Owner and Lead Designer, Lotus Bleu



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FRENCH CONNECTION

A San Francisco interior designer brings a dreamy outdoor dining area—perched on a dramatic cliffside near Bonifacio, Corsica—to life with layered textures and hints of coral.

BY JENNIE NUNN

STYLED BY JEANNIE FRAISE

1. Custom hand-block curtain panels by Studio Printworks, “We were using their playful large-scale coral motif wallpaper in the formal powder room, so chose to have a smaller scale of the same printed in pink on ivory linen for the curtains,” explains Fraise. “The fabric was sewn

into flat panels that slide on recessed ceiling tracks, mixing a traditional pattern with a modern installation.”

2. Pierced porcelain lanterns, “Candlelight makes evening gatherings outdoors extra special,” says Fraise. “For this setting, I opted

for pierced porcelain lanterns with a caned pattern for the built-in console, and glass hurricanes with coral candles on the table.”

3. Ivory powder-coated dining chairs, “They have ivory-and-beige woven seats and backs and can be folded for storage, which was especially important for this summer vacation home where the family frequently hosts extended family,” says Fraise.

4. Frosted glass-topped dining table, “It’s easily adaptable for large and small gatherings, with two flexible

leaves,” says Fraise. “There’s even a pair of side tables that can be added at the ends to seat 20 guests.”

5. 15-inch round coral placemat by Deborah Rhodes, “I like to layer table linens, so here I included round woven placemats,” explains Fraise. “It helps to define each place, which is especially helpful for large gatherings.”

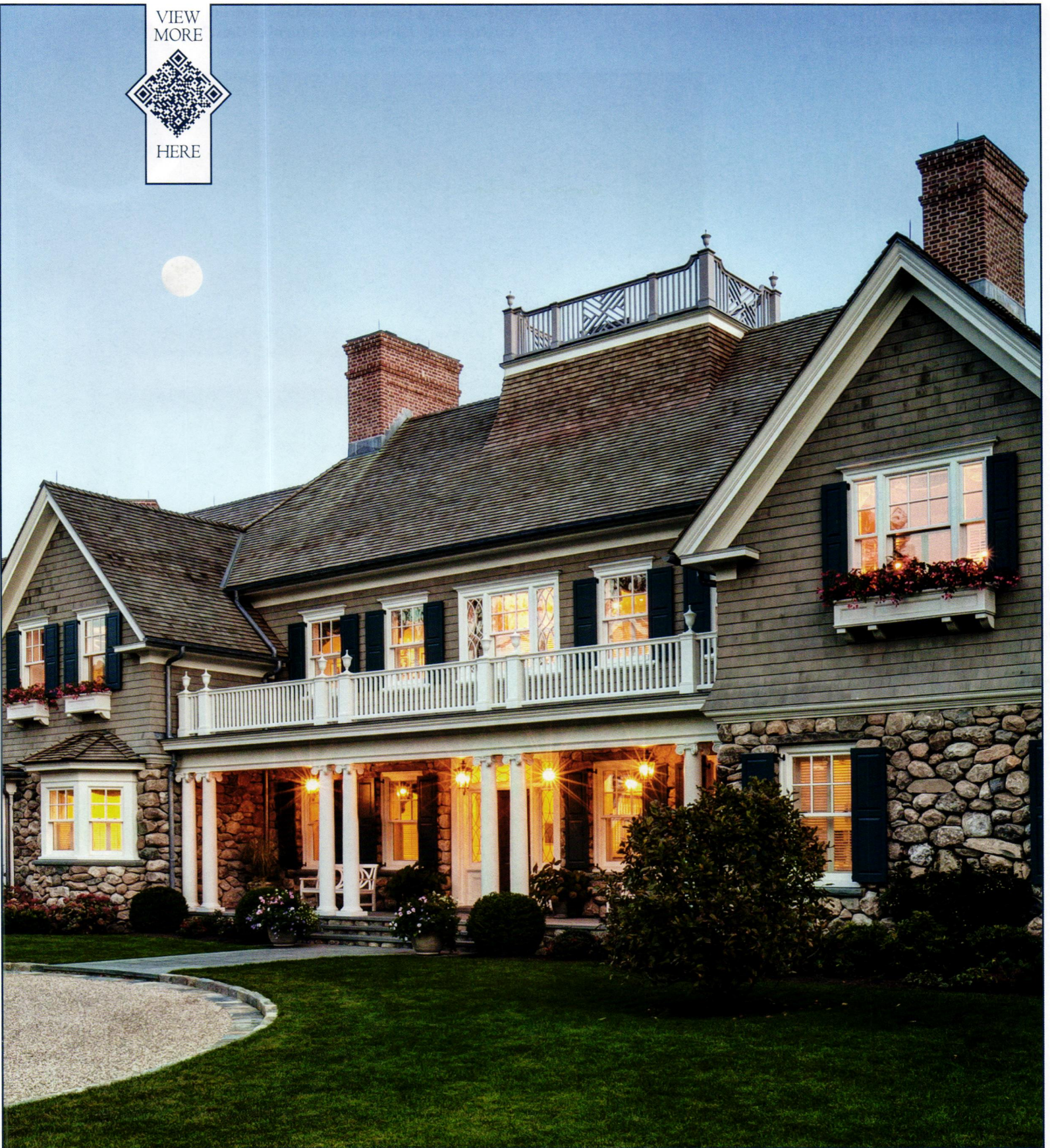
6. Summerill & Bishop tablecloth, “This is a favorite of mine,” says Fraise. “I love the ombré wash that changes from dark coral to ivory and back. It’s elegant but with a modern twist.”

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Charles Hilton

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"We wanted to create a beautiful, coastal-inspired kitchen with laid-back California vibes."

—Kristin Hildebrand, CEO+Creative Director, KH Interiors



COASTAL COOL

With help from a Los Angeles interior designer, a California kitchen receives a new look with cues from the ocean.

BY JENNIE NUNN

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For a kitchen in Hermosa Beach, California, interior designer Kristin Hildebrand, CEO and creative director of KH Interiors was tasked with modernizing and updating the space and infusing a coastal vibe. "This project was very dark and dated," says Hildebrand. "Our client came to us with a vision to bring her home up to date, making sure the kitchen would feel light and bright. She wanted a beautiful coastal California feel, which is why we brought in elements like woven window treatments, lighter white oak toned wood floors, and organic materials like the Carrara porcelain countertop and Moroccan tile backsplash."

To add depth and interest, they intentionally chose a rich shade of blue to define the island and seating area. "Inspired by the coastal theme throughout, we proposed different shades of blue until we found the perfect one," explains Hildebrand of the process of selecting Benjamin Moore's Smokestack Gray. "We are thrilled with how this project turned out. It all came together beyond beautifully."

1. "Volcano Grey" engineered hardwood, Elegant Collection, Discount Hardwood Flooring, discounthwf.com

2. "Alden" wood counter stool, West Elm, westelm.com

3. Carrara porcelain on island: Details Tile & Stone Studio, detailstileandstone.com

4. Glass Globe 12.5" pendant with pole, Pottery Barn, potterybarn.com

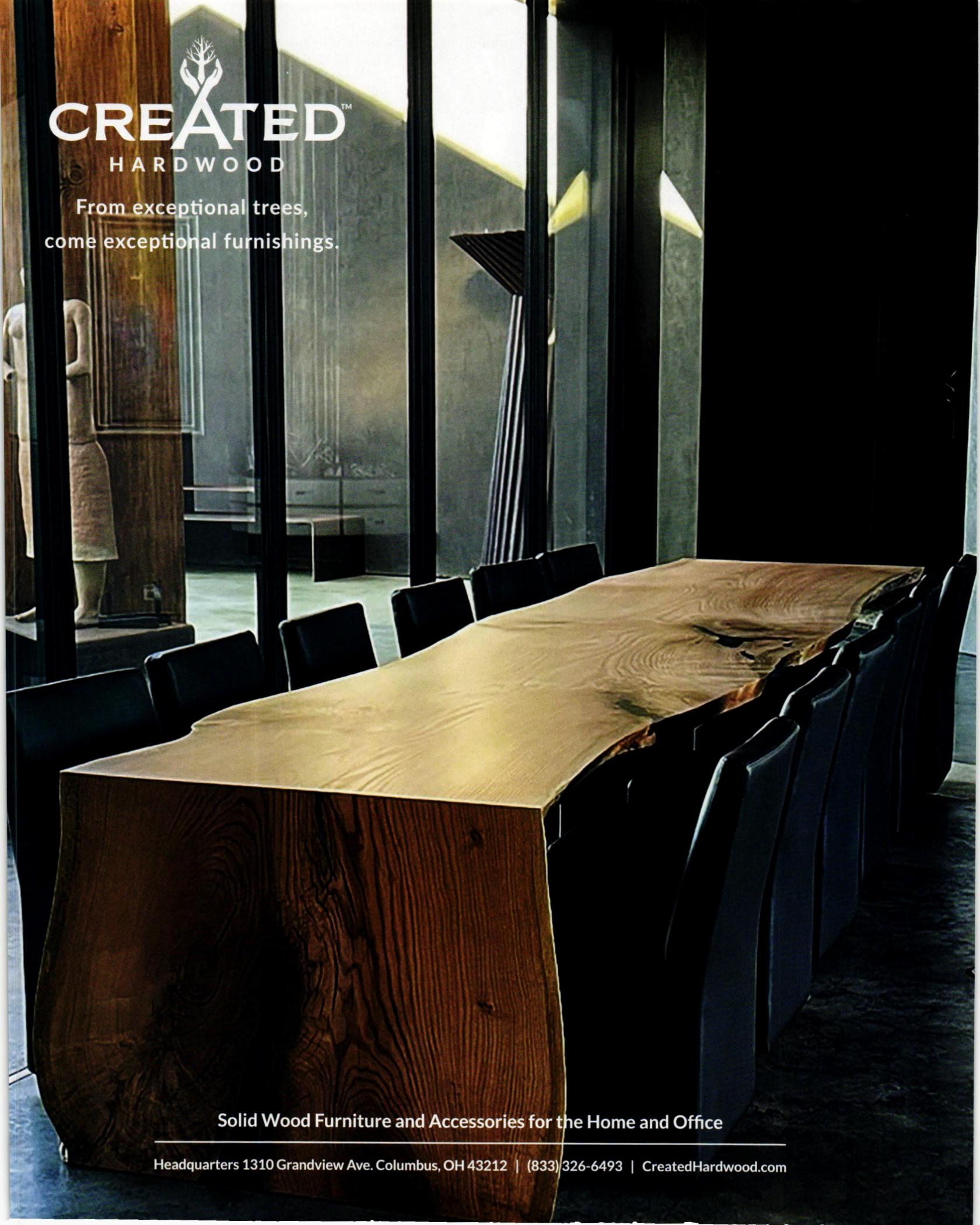


+ Color Swatches

Island paint: "Smokestack Gray" 2131-40, Benjamin Moore

Cabinetry paint: "Simply White" 2143-70, Benjamin Moore

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■ INTERIOR DESIGN

SUBLIME DESIGN

CHRISTOPHER BOUTLIER
GOES FOR A RESTFUL VIBE
IN A REHOBOTH RETREAT.

BY MARY GRAUERHOLZ

PHOTOGRAPHS BY JENNIFER HUGHES

STYLED BY KRISTI HUNTER

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Boutlier uses soothing
colors, patterns,
and textures for this
Rehoboth retreat.



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Christopher Boutlier's first deep dive into design was as a college student, when he spent his off time riding the Chinatown bus from Washington, D.C., to New York City to wander through art openings and under-the-radar galleries. Before long, he was being invited to curator talks and later, to meet upcoming artists.

For Boutlier, the experience was key to what has become a lifelong philosophy about décor: that art is much more than a collection of pieces that casually dress up a house; it is a building block of fine design.

"I began to think about art and the integration of it into a household," says Boutlier, the principal of Christopher Boutlier Interiors & Art Consultancy in Washington, D.C. "Art sometimes can be an afterthought, but great art has a deeper meaning, a place in history, a context."

One of Boutlier's projects, a renovation of a beach house in Rehoboth, Delaware, reflects the magic of weaving art into interiors: While each is strong enough to stand alone, together they create a sublime new dynamic.

The remodeled Rehoboth house, just a skip and a jump to the Atlantic Ocean, is now a vacation home for a Washington family. But the two-story home defies any kind of "beachy" label. Boutlier and the family



All the materials in this Delaware beach house are kid-friendly

agreed on a trimmed-back, more modern look: "We wanted it clean, almost monochromatic, with lots of gray—simple, monochromatic, restful." Kid-friendly was also a must for the couple, who have three children, including two preschoolers.

Boutlier's read of the home started the day he first walked through the front door. He was especially excited by the main hallway and the house frame, seeing shades of the American architect Hugh Newell Jacobson. Jacobson, who designed Jacqueline Kennedy Onassis's home on Martha's Vineyard, a few miles off Cape Cod, is known for a distilled, modern Shaker look.

"It had the bones for Shaker," Boutlier says of the Rehoboth house. "I liked that it wasn't a traditional beach house. There's almost an ethereal quality to it."





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With the full support of the homeowners, he and the contractor, Zorzi Creations in nearby Lewes, gutted the kitchen, baths, and staircase. They also opened the main floor to the charming backyard and pool, all without moving any walls.

Cunning focal points throughout the house create the artful nuance. Hanging in a hallway is an arresting wall-hanging sculpture by the artist Richard Long, who applies clay and mud on canvas and paper. Mirrors become both distinctive pieces and functional assists to design. “Mirrors are very important,” Boutlier says. “They can be a focal point or recede into the background. You have to be cognizant of what’s reflected.”

Slate flooring and beautiful, easy-to-clean fabrics carry the background. Furnishings and woodwork have a comforting solid look, but with a modern tweak. The dining area’s handcrafted oak table is a beauty from David Iatesta of Iatesta Studio in Baltimore.

In the kitchen, a three-piece handblown glass light fixture by Lindsey Adelman, principal of Lindsey Adelman Studio in New York City, draws the eye upward, toward a high peaked ceiling crowned with a small window. The fixture, a marvel of craftsmanship, also helped establish symmetry, a key to the kitchen’s design success.

The triangular roofline and open ceiling called out for a symmetrical design, says Julia Walter, managing director of the kitchen,



Bedrooms are finished in monochromatic colors.

bath, and furniture store Boffi Georgetown. Walter worked with Boutlier in the design of the kitchen and baths, focusing on flooring, finishes, vanities, and cabinets.

The original kitchen’s confusing layout concerned Walter. “It threw the room off,” Walter says of the old kitchen, located on the left of the first floor, and with an exterior door on the room’s left wall. “The range on the

back wall looked off center, and there wasn’t enough space.”

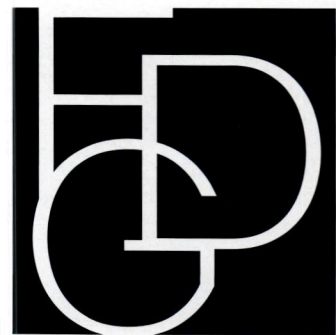
The former blue-and-white backsplash was replaced with polished Calacatta marble stone, also inset into the island, for a touch of simple elegance. “There’s nothing here too expressive except for the stone,” Walter says. The larch wood cabinetry, painted with white lacquer, works seamlessly with the island’s Calacatta marble top and an oak base in graphite gray. “It’s a bit lighter, fresher, and more toward the clients’ aesthetics,” Walter says.

The design scheme carries to the bath of the primary suite, where oak cabinetry in the same graphite gray shade and stone flooring form a backdrop to striking mirrors and a medicine cabinet with integrated lighting.

To the delight of the homeowners, the house is beautifully located in The Pines, a cozy Rehoboth neighborhood where neighbors chat and kids gambol on the boardwalk and play on Poodle Beach. “My idea about this home is as a place to get away from things,” Boutlier says. “It doesn’t have to say, ‘I’m at the beach.’ It’s more like, ‘I’m away from things, I can recharge.’” ♦



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Nicole Fuller launches a new lifestyle brand focused on wellness.

THE GODDESS OF WELL-BEING

INTERIOR DESIGNER NICOLE FULLER'S NEW LIFESTYLE BRAND BRINGS MATTERS OF MIND AND BODY INTO THE HOME BEAUTIFULLY.

BY MARNI ELYSE KATZ

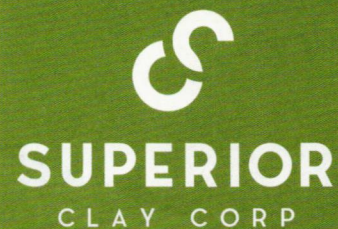
Nicole Fuller is on a mission to change the way we integrate wellness into our everyday lives. Just as the kitchen has evolved into a full-blown living space, so should the wellness suite, the bicoastal designer and founder of Nicole Fuller Interiors asserts. In the spring she will launch Hedone, a new lifestyle brand, to make it happen. She debuted her concept back in August at the Galerie House of Art & Design show house in Sag Harbor, New York, where her Hedone Wellness Suite encompassed a spa, a hammam, and a sanctuary garden.

Growing up, Fuller says that “health was everything” in her house. “Moving your body, eating healthy, meditating, sound bowl therapy; it’s all been part of my ethos since I was a kid,” she says. “There’s a lot you can do to be well.”

Hedone will deal in spaces, products, and services for those seeking physical and spiritual well-being. (The company takes its name from Hedone, the Greek goddess of pleasure and delight, who is the daughter of Eros, the god of love, and Psyche, the goddess of the soul.) A designer can work



with Hedone, as she might with a kitchen designer, to design a bespoke wellness suite for a client, complete with an infrared sauna and tincture bar. “It doesn’t have to be a room with just a treadmill, a mirror, and a rubber mat,” she says. “Let’s not treat it like

A wide-angle photograph of a rustic living room. A large stone fireplace with a fire burning inside is the focal point. The room features a wooden ceiling, a patterned rug, a dark wood coffee table with a lantern, and large windows in the background. A green banner with white text is overlaid at the bottom.

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Left, Stylish workout equipment from Hedone. A Zen zone in the garden.

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the back of the house. Do it in a way that reflects who you are as a person.”

Readymade schemes will be available too, along with recommendations of Hedone-vetted contractors, and curated product bundles. Fuller is forging partnerships aplenty, including with Pent, a Polish brand that creates handmade oak and bronze kettle balls, for example, that look more like contemporary sculptures than exercise equipment. Expect a line of private label items too. “Hedone is all about living well by design,” Fuller says.

Hedone will also offer a concierge service to help customers connect with practitioners. Building a house in Montana and looking for the best massage therapist and Pilates instructor? Hedone will deliver. “If you call Hedone for a referral, you know it will be exceptional,” Fuller promises. Down the line, there could be podcasts offering guided meditations and Hedone-branded wellness suites in rehab facilities “The brand has so many legs,” the designer says. “Hedone can live at home, in condos, in hotels.”

Although Fuller has been entertaining these ideas for a while, she credits the

pandemic for accelerating her thought process. She and her husband quarantined at their home in Millbrook, New York, where they watched the seasons change, looked inward, and slowed down. “I think Covid was a big reset button for many people,” she says. “We started to embrace breathing and just taking a minute to reflect on what’s important. You realize if you don’t take care of yourself, how quickly it can all go away.”

During that time, Fuller cleared out a walk-in closet, transforming it into a womb-like sanctuary. She lined the walls with Pierre Frey fabric with an architectural floral vine print that “maneuvers around the space like it’s hugging you.” The closet-turned-sanctuary boasts soft lighting, the scent of frankincense, clove, and orange, and a plush chair and ottoman. “The second you open the door you feel a sense of calm,” she says. “I can spend ten minutes or an hour in there and come out feeling refreshed.”

Even those who can’t spare a closet can create a hedone. (Taking cues from Fuller, we’re using it as a common noun.) “It can be a corner of a room with an altar where

you meditate, mourn, and speak your truth,” Fuller says. “An altar not about religion, but of your heart, with candles, crystals, and imagery of things you want to bring into your life.” Also, don’t forget the music.

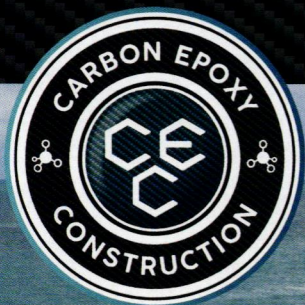
Hedone spaces are not solely for turning inward. Fuller is an enthusiastic proponent of socializing around wellness-related activities. When clients say they want a gym, a massage room, and the like, Fuller tells them, “Let’s make it a wellness suite: a stunning area where you can work out and be social.” For some, a wellness suite might be what she calls a “glam room” with blow dry and makeup stations, where you have cocktails with your girlfriends.

For a client in Malibu, Fuller designed a wellness suite that’s essentially a glass box open to a yoga deck that overlooks the ocean. “The client invites friends, has a trainer come, they work out, shower, and have lunch,” she says. “It’s a different and wonderful way of being social. I want to teach people how much fun that can be.” ♦

FOR MORE INFORMATION, VISIT nicolefullerinteriors.com

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FLYING ON
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RIDE A NEW WAVE
IN WATERSPORTS.

BY J. MICHAEL WELTON

Just one look at a Fliteboard in action is all it takes to turn an onlooker into an aficionado.

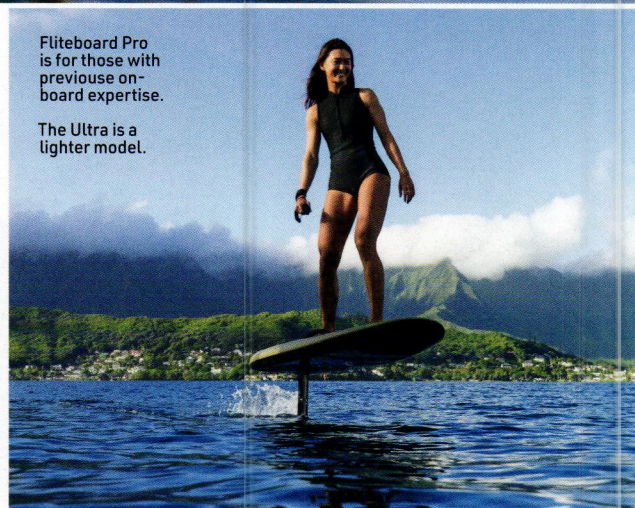
"When people see it, they don't believe it, because you're not on top of the water — you're in the air," says Brian Sheehy, a Fliteboard enthusiast who splits his time between New York and Newport Beach. "Everybody says: 'I want to do that!'"

Fliteboard debuted in 2019, after years of research by Australian entrepreneur David Trewern. "When we were developing it, there was a change in battery technology," says Rudi Miklosvary, the company's general manager. "It takes powerful batteries and combines them with hydrofoils from sailboat racing—especially from a Kite Foil Race in Australia that had no wind."

Fliteboard fans can "foil" their device out into the ocean, shut down the motor, and ride the waves. When they're done, they can turn it back on and cruise to shore. "You could ride five or six hours, but we say two hours comfortably —because you're really tired," he says. "I liken it to snowboarding in perfect powder for an hour."

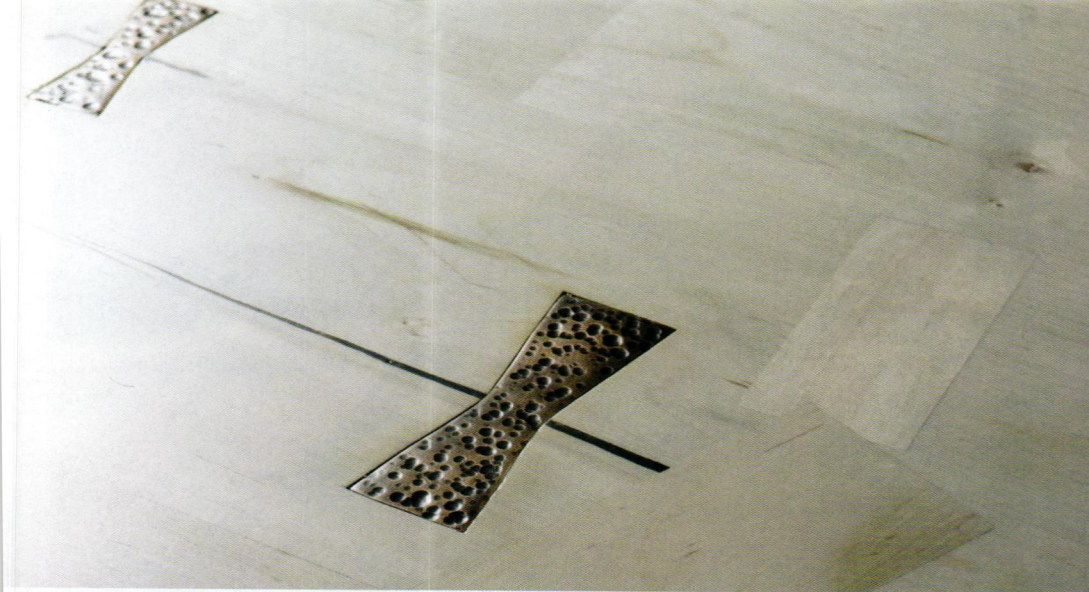
Fliteboard Pro is for those with previous on-board expertise.

The Ultra is a lighter model.



Battery-powered, Fliteboard lovers can observe the natural world quietly. "Going by dolphins and sea lions and fish, it's like exploring nature but not in a noisy way," Sheehy says.

Gurcay Sahin, a Fliteboard retailer and



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JEFF SODERBERGH


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lifestyle

■ WATERSPORTS

instructor, first saw the device on a video at a boat show. "I wanted to get one and test ride it to see if it was any good," the native of Istanbul now living in Miami says. "After I tried it, it took 10 minutes to get the hang of it."

He bought four and began to give lessons to people who ordered five and 10 at a time when he started selling. "I had no intentions of doing that, but I met with the owner and now I'm the first Fliteboard school in the U.S.," he says. "After a couple of years I've trained over 1,000 people."

In the Hamptons, instructor Adrian Pia draws parallels between Fliteboard and the trapeze, which he also teaches. "It's about movement, balance, and how to connect the brain with the body," he says.

He's been teaching Fliteboard for about 18 months—including 60 initiates last summer. "Everyone can do it, from age five to 70," he says.

Sahin "foils" in the Atlantic and the Intracoastal Waterway, depending on the winds and waves. "When I do it for myself, I prefer the ocean and exploring the waves," he says. "But to teach, the calm water is the best."

His students rise from a prone position in 10 to 15 minutes and are "foiling" in their first 45. "One gentleman from California was 76 and his wife was 69," he says. "I gave them a lesson in less than a half-hour and they were up and 'foiling.' I was amazed."

Fliteboard makes four models for different levels of expertise. One, at the entry level, is called the AIR. Another called the Universal is for more skilled users. Then there's the Pro and the Ultra. "The Ultra is much smaller, and only for advanced riders, and takes skill," Miklosvary says.

The Ultra is the shortest, at four feet, two inches, and the AIR is the longest, at six feet. All are made of carbon fiber; the hydrofoil is aircraft-grade aluminum, and the battery lithium-ion. The board weighs about 80 pounds once a custom-made battery is inserted. And it's fast. "I haven't found the maximum speed, which is 33 mph, but I do about 20," Sahin says. Little wonder, then, that 5,000 Fliteboards have sold already, in just three years. ♦

FOR MORE INFORMATION, VISIT fliteboard.com

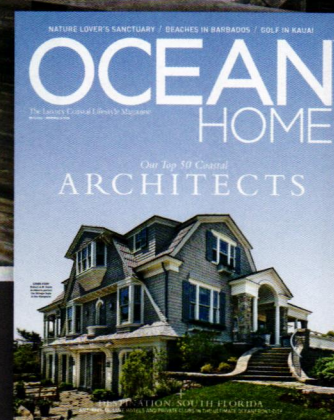
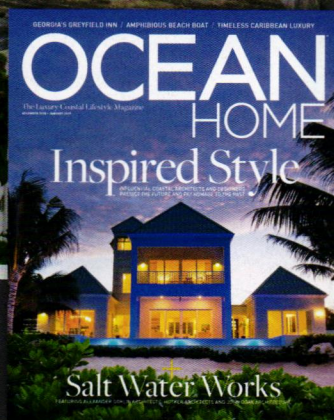
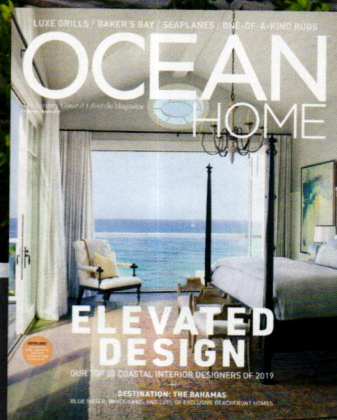


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An oak slat cutout in the stucco privacy wall alongside the pool lets in light and air. A glass accordion door opens from the pool patio to a swathe of grass.



Easy, Breezy

BY MARNI ELYSE KATZ

PHOTOGRAPHS BY CHAD MELLON

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SoCal
designer
Lindye
Galloway
infuses her
signature style
into a new
build in
Manhattan
Beach.





Linda Galloway

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helped her clients, an actress and a hockey player, build a home in Manhattan Beach where they could raise their son away from the hustle of Hollywood. "The house is one block from the beach, with a peekaboo view," says the founder and chief creative officer of Lindye Galloway Studio + Shop. "We jumped in during construction and guided them toward a warm, elevated style that's suitable for a kiddo and entertaining."

The minimalist, three-story home boasts a little-seen feature in this densely populated beach town: a pool. Rather than sacrificing the small slice of lawn, the team tucked the pint-sized pool and spa under the home's second story. A fireplace anchors the area which occupies half the ground floor. Folding glass walls and pocket sliders allow for an open-air situation while sheer drapery accentuates the spa-like atmosphere. "I love California's blurring of indoor and outdoor living; this is the ultimate al fresco experience," Galloway says.

The designer weaves the intimate boutique-hotel vibe through the house, incorporating a soft modern scheme with a coastal touch. Galloway adeptly draws visitors up to the third-floor living space, making the ascent feel

Top to bottom, The television disappears against the bold stone surround in the living room. The chunky jute rug is unfussy and feels good underfoot.

The community's narrow lots dictate vertical structures with living spaces at the top that take advantage of ocean views.

Opposite page, clockwise from top left, Galloway switches up the hardware again in the pantry. "Mixing metals is an artform," the designer says. "We don't usually combine more than three."

Simple linen drapery on black curtain rods softens the dining space.

The marble counter and backsplash were a big talking point in terms of aesthetics versus durability. "You get so much more depth with natural stone," Galloway says.





more like a journey than a hike. For instance, one glimpses the primary bedroom's textural, striped wallcovering from the stairs. "We covered every wall for drama," she says. "It brings in so much depth and dimension."

Sky blue built-ins in the office provide a pop of color off the bedroom, where pale woods and a nubby rug mingle with crisp white upholstery and a linen coverlet topped with deep-indigo throw pillows. "The darker hues accent the lighter décor items, helping move the eye around the room," Galloway says.

One flight up, matte black hardware punctuates Shaker cabinetry in the kitchen. Galloway warms up the high-contrast backdrop with a rift-sawn white oak hood, unlacquered brass plumbing fixtures (she refers to mixing metals as an art form), vintage rugs, and a pair of chunky, basket-weave pendants.

A moody, blue-black island stands at the center. "We didn't want to go too coastal, so

we went with as dark a blue as we could,” the designer says. “Neutral doesn’t have to be all white; blues and grays can be calming too.” The color seeps into the pantry, which is lined with floor-to-ceiling millwork and soapstone counters.

Galloway cites the open-concept layout as one of the project’s biggest challenges. “It’s the trickiest great room we’ve designed,” she says of the long space. “We wanted the kitchen to be substantial enough proportionally, but needed ample seating in the dining room.” A banquette pushed flush to the wall accommodates many and allowed for a few extra feet in the living room. Its indigo blue slipcover refers back to the island, softens the oak ensemble, and is easy to care for, while the angular, slat-back oak dining chairs with cognac leather cushions offer comfort along with a pleasing pattern visible from the sofa.

Pieces from the designer’s shop—a tailored but still slouchy sofa, an oval oak cocktail table, and sling chairs with black steel frames that mimic the window frames—outfit the living area. “The chair backs’ leather straps are the first thing you see when you walk upstairs,” Galloway notes. “They provide interest and help the space

feel more open than another sofa or a sectional would have.”

The gracious deck, accessed via glass pocket doors that flank a double-sided, indoor/outdoor fireplace with a dramatic black stone surround, is an extension of the living space. A contemporary steel trellis

shades the seating/cooking area, where the grill’s chic, wood-slatted enclosure ties to the slatted portion of the stucco privacy wall down by the pool. “Having distinct entertaining areas that feel connected to each other was very important to the clients,” Galloway says.

Back behind the kitchen, the team fit a sliver of a family room where kids can play and watch television while the adults gather for cocktails, dinner, and conversation. Galloway maximized the real estate for lounging with an extra-deep sectional that had to be craned through the window.

Overnight guests enjoy privacy in a nearby suite in which a flaxen, channel-tufted headboard rests against charcoal-colored, flannel-like wallcovering. Linens with just the right amount of wrinkling and a rich leather lumbar pillow dress the bed while embroidered curtains and a vintage rug layer in pretty patterning. Elm nightstands with a pull-out writing surface do double duty as desks.

The interiors accommodate a lifestyle full of friends where kids are always welcome. “It’s a beautiful and durable home that balances form and function,” Galloway says. “The couple really considered both.” ♦

Top to bottom, Just off the primary bedroom, sky blue built-ins make the home office, which leads to the couple’s closet, cozy.

While the guest bedroom looks simple and spare, Galloway incorporated many subtle layers of pattern and texture.

Opposite page, clockwise from top, The furniture in the couple’s bedroom is simple yet eye-catching. Case in point: the custom bench with crisscross base at the foot of the bed.

The primary bath, with its extra-deep soaking tub and makeup vanity with inset, illuminated mirrors channels a boutique-hotel vibe. “It’s a fun, feminine moment,” Galloway says of the vanity with which she paired a cream boucle chair.

A guest bath offers black accents with gold detailing.





A Grande Getaway

Crisp whites, warm cypress, and cool ocean blues define this historic Boca Grande retreat.

By Jennifer Sperry // Photographs by Wittefini





The entry courtyard invites with a soothing fountain and comfy Amalfi Living furniture.

Opposite page, Steel and glass paned doors open views to the water.



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The home is a clever mix of traditional and contemporary furnishings.





*When long-term clients approached **Tom Stringer***

about reviving a historically significant home in Boca Grande, he was taken by its Spanish Colonial heritage immediately. “It’s right on the beach with cypress details and a tiled courtyard. It has that ‘Spanish-Colonial-gone-Addison-Mizner look, with Moorish touches—it’s a little exotic and just oozes character,” says the interior designer of the intriguing gem.

Originally, the house presented as heavy and dark and felt disconnected from the ocean. “It was built during the late 1920s, a time when people didn’t typically sunbathe or crave a close physical connection to the beach,” explains the design principal, no stranger to exclusive coastal destinations. His Chicago-based firm, Tom Stringer Design Partners, curates residential and commercial interiors from coast to coast, a wide-reaching regimen that complements the entrepreneur’s passion for travel perfectly.

One of the home’s most endearing qualities is its connection to the outdoors: its living spaces line an entry courtyard. “This home is very Floridian in that all of its rooms open to the exterior; there are no interior hallways,” adds Stringer. “It’s lovely when the windows and French doors





A hallway was transformed into a butler's pantry for wine and cocktail accoutrements in what was previously a hallway.

Right, the master suite is finished in soothing beiges with pops of orange hues.



are all open and the sound of the fountain emanates through the house."

A top-to-bottom renovation brought the seven-bedroom, seven-bath oasis up to date. "The clients didn't want anything overly fussy; they didn't want the interior style to demarcate between inside and out at all," says Stringer. "There's also a lot going on architecturally, so we simplified our approach to the interiors to let the house breathe."

The main living spaces include a living room, family room (with formal dining table), kitchen, and breakfast room (with informal circular dining). The family room is a new addition. "The original living room is oriented toward a fireplace, the newer family room toward the beach," explains Stringer. Pecky cypress ceiling beams and textured plaster walls—original and recreated, respectively—marry the aesthetics between new and old.

"The architect, Stan Dixon [D. Stanley Dixon Architect], has a very light hand when renovating," compliments Stringer. "He really listens to the house and is excellent about pulling bits and pieces out of the original architecture."

In the living room, fresh, crisp whites mingle with pops of bright blue and orange. A Sutton ottoman by Schumacher, upholstered in Edelman's All Grain leather, anchors the main sitting area with a bright blue. Nestled against the room's ocean-facing wall, a marble-topped 19th-century French table is primed for card games and puzzles.

Blue and orange sing against white and wood in the family room as well. Accent pillows in luxurious fabrics—Holland & Sherry, Pindler, Galbraith & Paul—enliven the white sofa. ("An outdoor performance fabric delivers the white without the worry," the

designer notes.) Leather benches by Holly Hunt in burnt orange provide extra seating around the David Iatesta cocktail table.

"The family room's dining table seats 10, and the dining table just outside the French doors also seats 10," says Stringer. "You can open up those doors and easily have up to 20 for lunch or dinner."

Designed as a generational retreat, the home can sleep up to 18. "They are very centered on their children and grandchildren," explains Stringer of his clients' priorities. "When family arrives, they fill the guest bedrooms lining the courtyard. But when the clients are home alone, they can live efficiently in the central living spaces with their master bedroom above."

When the house comes alive with family, the kitchen is a prime hangout space. Comfy Hickory Chair counter stools—upholstered in an

indigo linen by Holland & Sherry—surround a generous island. Its walnut butcher block top warms the space while functioning practically as a cutting surface. The kitchen's overall styling is traditional, but a gray finish on the island leans a little contemporary and stenciled tiles nod to the home's Mediterranean roots and coastal setting.

The renovation also gained the clients a new butler's pantry for wine and cocktail accoutrements in what was previously a hallway. It's principally a wet bar but also provides storage for beach necessities. "You can grab a cocktail and a towel on your way out the door," says Stringer of the clever use of space.

"We repeated the same stenciled clay tile in the foyer, the kitchen, and the wet bar as a continuing neutral element," he describes. "This house didn't need one pattern here and one pattern there. What it did need was overarching themes pulling it together."

Upstairs, the clients' master bedroom overlooks the beach on its primary side and the courtyard on its back side. With a low ceiling and painted beams, it's cottagey and cozy in feel. A soft orange runs through the striped Kathryn M. Ireland window treatments and the Schumacher pillow shams ("1930s-style exotic fauna," says Stringer). The fireplace's pediment-shaped tile is original to the house.

For outdoor lounging and entertaining, there's a brand-new terrace off the master suite. It's both a private and shared amenity—and the perfect spot for sunset cocktails. Here, patterned concrete tiles nod to the home's original glazed Spanish versions. Meanwhile, the entry courtyard invites with a soothing fountain and comfy Amalfi Living furniture.

Stringer's genius for relaxed glamour is evident indoors and out. "This isn't Palm Beach—Boca Grande is a casual community, and the owners wanted this home to have a low-key, comfortable feel," he summarizes.

"Our clients take us with them all over the country, and I love that because we're continually taking cues from different locations," he continues. "This means that every one of our houses has something unique to say." ♦

FOR MORE INFORMATION VISIT tomstringer.com



MUSEUM

BY JENNIE NUNN

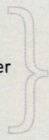
PHOTOGRAPHS BY CHAD MELLON

PIECE



AFTER YEARS OF ADMIRING THE COLLABORATIONS BETWEEN A SOUTHERN CALIFORNIA ARCHITECT AND AN INTERIOR DESIGNER, A CORONA DEL MAR COUPLE ENLISTS BOTH TO DESIGN A MODERN, MUSEUM-LIKE HOME WITH OCEAN VIEWS.

The couple's art collection takes center stage throughout the home.



For Italian-born Lina Caturano and her husband, Dr. Paul Cheng, a series of homes in their former neighborhood was all it took to find just the right architecture firm and interior designer to create their dream home in Corona del Mar. “We first noticed the work of Christopher Brandon when we lived near some of his earliest projects on Angelita Drive and Tahuna Terrace,” recalls Caturano, who subsequently visited numerous open houses featuring the architecture of Brandon—principal and owner of Brandon Architects in Costa Mesa—coupled with interiors by Kevin E. Smith, principal designer of Irvine-based Details a Design Firm. “I fell in love with their work and wanted them to design a house for me in the future.”

Fast forward a few years. When a property on a corner lot became available, Caturano and Cheng bought it and hired Brandon and Smith to refurbish the older ranch-style home, which wasn’t exactly what Caturano had envisioned for herself, Cheng, and their two children. “They liked particular details from other homes that we had done and which they had seen,” says Smith, who has worked on more than a dozen projects with Brandon. “So we incorporated these ideas into their house but made them a reflection of the client.”

To add privacy from the Pacific Coast Highway, capitalize on the ocean views, and increase the visual interest of the house, Brandon and his team raised the floor by 14 inches and incorporated split-face limestone, metal, stucco, glass, and aluminum composite panels (ACM). “We wanted to do something dramatic on the corner, so, in effect, we created a two-story façade,” says Brandon. “You see ACM more in commercial projects. But it’s also great to use [for residences] near the ocean; you just don’t see it very often.”

The couple’s wish list included a wet-edge swimming pool; two separate kitchens (one lined with luxurious Cristallo quartzite for entertaining, and one for prep); a spa-like primary bath; a music room; separate zones for the children; and a designated space for the family’s piano. “Although our baby grand is not a Steinway or a Düsseldorf, it holds special meaning for Paul and the children, who play piano every day,” explains

The home blurs the line between indoor and outdoor living spaces.







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Spaces are kept clean-lined and modern and rooms are finished in white walls and cabinetry.

Caturano. “It’s music floats throughout our lives and, therefore, it was imperative that Christopher [Brandon] design a room just for the piano.”

Glassy and texture-forward indoor-outdoor transition areas throughout the home were also important to the client, who essentially gave the design team carte blanche. “She wanted something modern and contemporary for her family, and she wanted to make a statement,” says Brandon of the 5,366-square-foot, four-bedroom, six-bath new-build. “This was really a passion project for her.”

The architect says he loves the way the living space flows, and how the pool anchors the edge of the bluff.

For the interior design, Smith guided Caturano and Cheng toward a soft, warm color palette in shades of white, light gray, indigo, and sand. For the primary bath alone, the team went through “about a dozen different space plans,” says Smith, citing the conundrum of where to situate the shower in the room facing a busy street. Clad in sophisticated Nestos beige marble,

“after a lot of renditions, the finished product looks great and functions well.”

To complete the interiors, large-scale abstract prints were selected with the help of Ron Granger, founder of Pacific Staging in Costa Mesa, and custom artwork above the dining table and in the entryway was created by the couple’s friend. Neutral-toned furniture and accessories belonging to Caturano were artfully layered inside, while a collection of outdoor furniture pieces from California purveyor Lenasi appoints the outdoor spaces.

“It was absolutely vital to have an overall modern scheme softened by the classical elements of wood and hand-cut stone,” says Caturano, who keeps in touch with Brandon via text, sharing house photos and updates. “During construction our neighbor remarked, ‘You are building a museum!’ That sentiment captured exactly what we wanted—to live in a space filled with beautiful art and creativity. Each of the rooms and other spaces in this incredibly well-designed home enhances our lives minute-by-minute, day-by-day.” ♦

FOR MORE INFORMATION VISIT brandonarchitects.com, detailsadefirm.com

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WIDE-OPEN SPACES

HOKULI'A ON HAWAII'S COVETED KONA COAST IS LUXURY REDEFINED.

BY MELISSA C. GILLESPIE

Hokuli'a is packed with amenities across 1,260 acres of parks, beaches, and a golf course.

Growing up in the Midwest, we spent most of our family vacations at a lake cabin or hopping in the car to visit family. The pace of life slowed down while laughter and adventure revved up.

Great memories were made and, what I have come to understand, these experiences were my first glimpse of what it meant to have the luxury of time. Pausing, standing still, or reflection have never been personal strengths, but as I stand on Hokuli'a's rugged coast and sip fresh coconut water, I observe a community that is both luxuriously slow-paced and simultaneously overflowing with activity.

A couple leisurely strolls along the lava-laced walking path, golf enthusiasts assess a drive, and a little girl learns to swim at the clubhouse pool. I begin to see why families—most of them multi-generational—

call Hokuli'a home, whether for a week, a summer, or year-round.

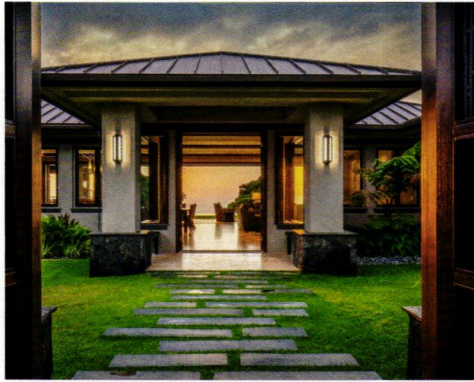
HOKULI'A'S RED-HOT REAL ESTATE

Living in Hawaii is a luxury in and of itself. But Hokuli'a, on the coveted Kona Coast, is luxury redefined.

No other residential community matches Hokuli'a's combination of seclusion, beauty, dedication to the local culture, and sustainable living. Plus, with showstopping views, architectural masterpieces, resort-style amenities, and an intense connection to the local community, it's easy to understand why this oceanfront residential development is red hot.

Founded on the principles of stewardship and community, the lots at Hokuli'a are generously sized from one to two acres, allowing homeowners the





opportunity to construct contemporary Hawai'i dwellings that embrace the unique typography of the land. Each lot comes with its own agricultural easement.

Hokuli'a member Judith Soltz says the area offers the most perfect climate and sunsets in the world in addition to a unique opportunity to grow a variety of fruits, vegetables, and even coffee.

"Here we enjoy apples, bananas, Tahitian limes, meyer lemons, navel oranges, tangerines, and rambutan," Soltz adds. "We planted a variety of gardenias that provide fragrance all year long and we have a series of cascading fishponds with small algae eating fish and beautiful water lilies."

Hokuli'a's lengthy shoreline slopes gently from sea level to an elevation of 1,250 feet at the property's highest point. Development has been carefully planned to optimize ocean views from all 538 residential home sites, and the community currently offers various ownership alternatives from fully supported design-build opportunities to move-in ready property listings.

The developer, SunChase Holdings, enlisted Hawai'i Life to lead sales and marketing for the community in December 2020. There have been 23 closed sales since Hawai'i Life took over sales and marketing for the development, with most buyers coming from the West Coast of the continental U.S. There are currently 40 properties for sale within Phase I & Phase 2, averaging around \$2 million. Lots start at \$375,000 and range up to \$7.995 million.

"Hokuli'a offers authentic Hawai'i living as it was meant to be. It is a special place



This private Hokuli'a residence boasts expansive indoor/outdoor luxury living spaces.

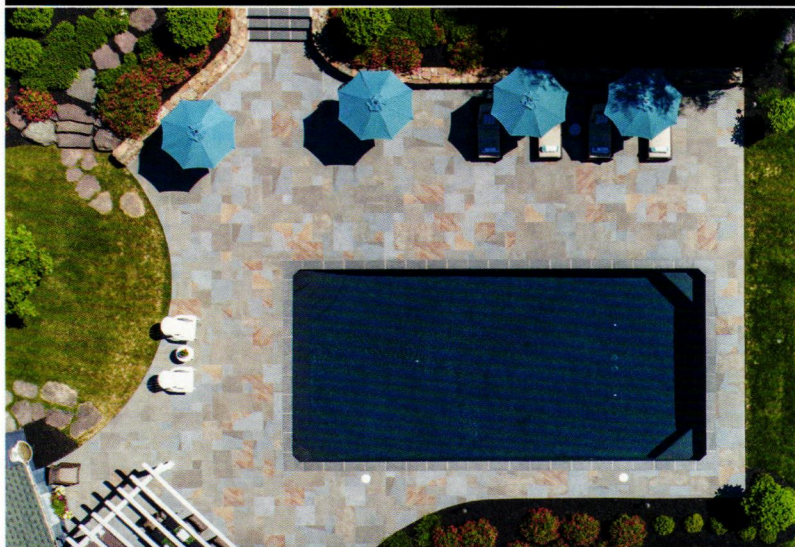


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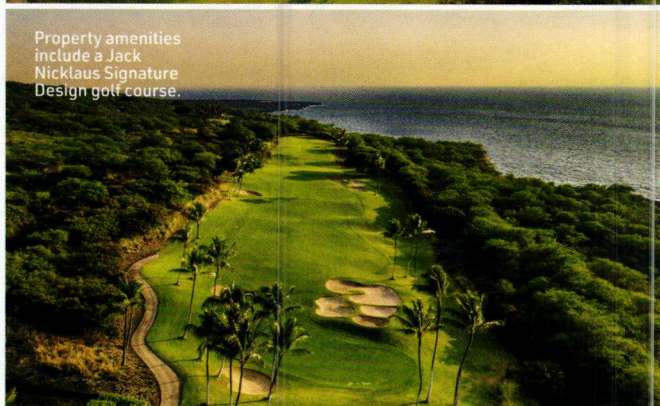
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journeys

■ DESTINATION: HAWAII



Property amenities
include a Jack
Nicklaus Signature
Design golf course.



with a great sense of community, and the central Kona Coast location encourages exploration of all that Hawai'i Island offers," says Carrie Nicholson of Hawai'i Life, the exclusive listing agent located at the Club at Hokuli'a. "The expansive lot sizes coupled with unmatched amenities and effortless, sustainable living puts Hokuli'a in a class all its own."

POWER-PACKED AMENITIES

Though Hokuli'a is a residential enclave—secluded and private—it is packed with amenities across 1,260 acres with parks, beaches, and a golf course. Whether you want to do yoga in an open-air pavilion, play the Jack Nicklaus Signature Design golf course, or watch the sunset from the resident-only Pavilion Restaurant, Hokuli'a has something to satisfy anyone looking for a new home in the center of a tropical paradise.

My most memorable experience at Hokuli'a, though there were many, would likely be the afternoon spent hiking the property's rugged coastline, guided by Mike Vitousek, president of Parks & Cultural Sites Association. The hike was relaxed and his stories—both of his own family heritage and the local community—evoked the nostalgia of a slower pace and a place to build memories.

It's clear why demand for real estate here is high. Hokuli'a embodies the luxury of time. ♦

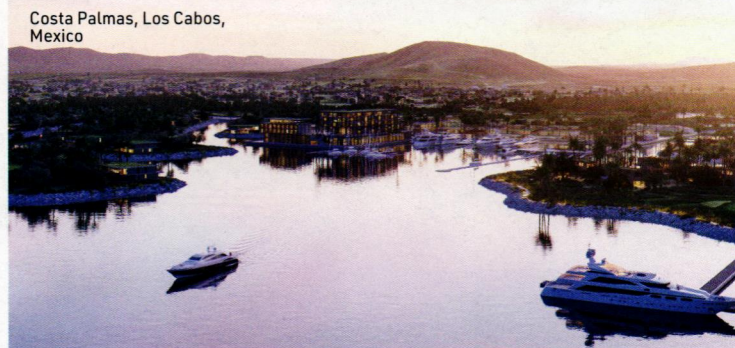
FOR MORE INFORMATION, VISIT hawaii.life.com, hokulia.com



The Ritz-Carlton Residences,
Pompano Beach



Aquarius on the Back Shore,
Gloucester, Massachusetts



Costa Palmas, Los Cabos,
Mexico

ON THE HORIZON

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

The Ritz-Carlton Residences, Pompano Beach is a two-tower luxury condominium development by Fortune International Group and Oak Capital. Interiors and landscape design have been curated by designer Piero Lissoni with architectural design by Revuelta Architecture International. The 32-story Beach Tower offers 117 oceanfront residences, including two penthouses, ranging in size from one- to five-bedrooms. The 14-story Marina Tower has 88 residences, including four penthouses, ranging in size from one- to four-bedrooms. The property will include a Marina Yacht Club with a private resident marina, an oceanfront beach club, and sports courts.

theresidencespompanobeach.com

AQUARIUS ON THE BACK SHORE, GLOUCESTER, MASSACHUSETTS

Developed and built by Melanson Development and exclusively marketed by The Marrocco Group, **Aquarius on the Back Shore** is a luxury enclave of custom waterfront residences on a nine-acre oceanfront site. Aquarius's 11, three-story Trident and Spinnaker townhomes are under construction for 2022 occupancy. Ranging from 2,450 to 2,947 square feet, each

townhome features a spacious, open-concept floor plan with water views from the deck or patio, plus special touches such as iconic shiplap paneling. Prices range from \$1.75 to \$2 million. aquariusgloucester.com

COSTA PALMAS, LOS CABOS, MEXICO

Costa Palmas, a luxury resort and residential community on the East Cape of Los Cabos, introduces three new marina-side listings managed by Four

Seasons Hotels and Resorts. Now available for move-in, the three-story condo-style building has three separate luxury residences—on the ground floor, second floor, and third floor. Each residence has an open floor plan, floor-to-ceiling glass doors, private plunge pool, and a lock-off suite third bedroom with a private terrace. Prices range from \$4.95 to \$5.75 million. costa-palmas.com

THE CAPE ON KIAWAH, KIAWAH ISLAND, SOUTH CAROLINA

The Cape on Kiawah is a 14-acre, year-round retreat home to 78 distinctive residences and penthouses. Inspired by its native landscape, The Cape's architecture and interiors balance utility and luxury, formality and informality, and evoke the ethereal beauty of the dunes. Steps from the Kiawah Island Club's newest amenity and first oceanfront beach club on the island's west end, The Cape Club, owners can enjoy an oceanside restaurant and bar, infinity pool, sundeck, and an array of exclusive



The Cape on Kiawah,
Kiawah Island, South Carolina

amenities. Prices range from \$2.6 to \$7 million for oceanfront condominiums. thecapeonkiawah.com

VILLA LA VALENCIA, LOS CABOS, MEXICO

Situated on a stretch of

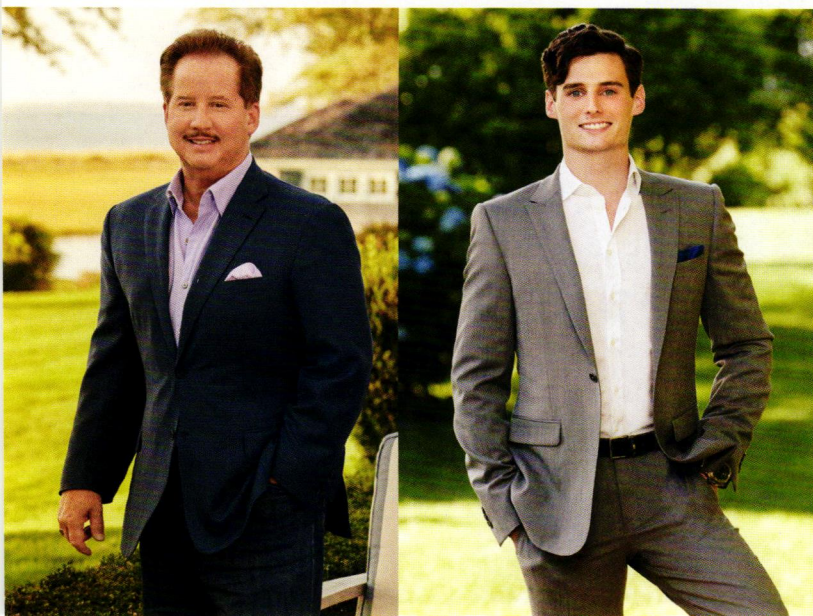


Villa La Valencia,
Los Cabos, Mexico

beach between Cabo San Lucas and San Jose del Cabo, this elegant new oceanfront resort from The Villa Group offers contemporary suites, multiple fine dining concepts, and a stylish cocktail bar. **Villa La Valencia** will debut Cabo's longest lazy river, which will span 1,148 feet and feature an art-mural bottom and fleet of luxury pool floats for guests to enjoy. Other property features include an infinity pool overlooking the Pacific Ocean and an adults-only pool. villalavalencia.com

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#1 Hamptons Broker 2020*

#10 Broker Nationwide

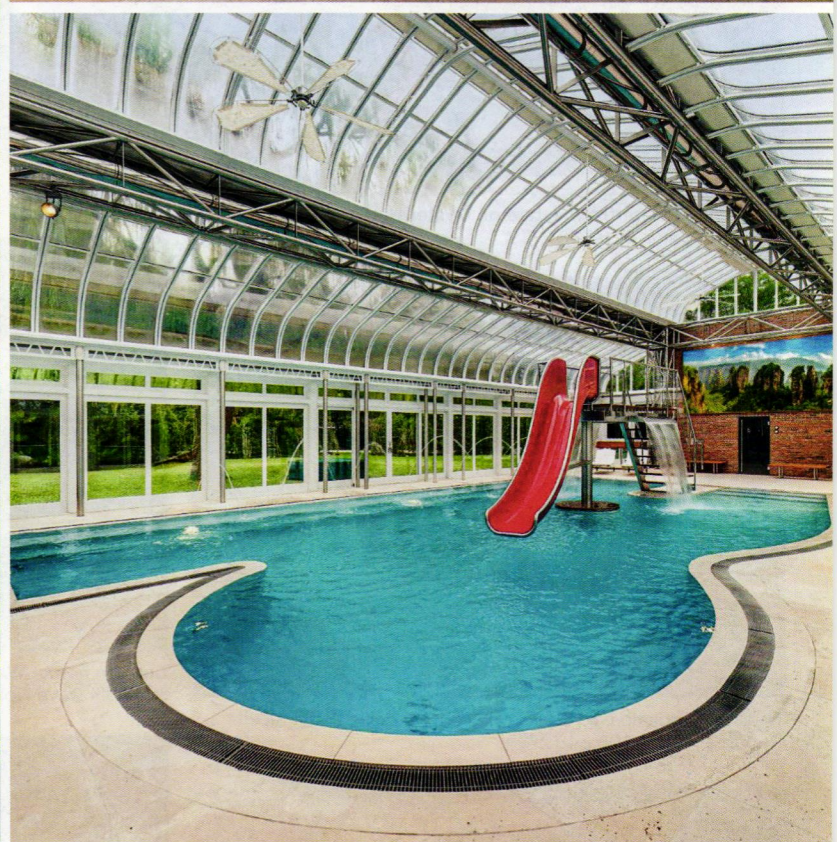
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Southampton's Iconic Linden Estate

Exclusive Representation

Exquisite grace and grandeur hallmark this magnificent masterpiece - beautifully preserving its authentic original details - offering 18,000+ SF on three floors, including 12 principal bedrooms, 12 full and three half baths, and separate staff quarters. Basking in 9 +/- acres of park-like privacy on exclusive Ox Pasture Road, Linden sits in the heart of the Estate Section. The property offers a 60' x 29' outdoor and indoor pool, spa, grass tennis court, paddle court, two pavilions with full kitchens, arbors, fountain, carriage house with connecting greenhouse and an equipment house. Top systems and mechanical, two detached 4-car garages. **\$69,950,000 WEB# 873929**

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HomeServices



Spectacular waterfront estate on Oyster Harbors, Osterville \$18.8M
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Stylish, coastal comfort, Cotuit \$1.799M
Team Guthrie Mabile 508.364.3500



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Amy Toth 617.283.1464



Nearing completion, w/ tennis, pool, private dock, Cotuit \$10.5M
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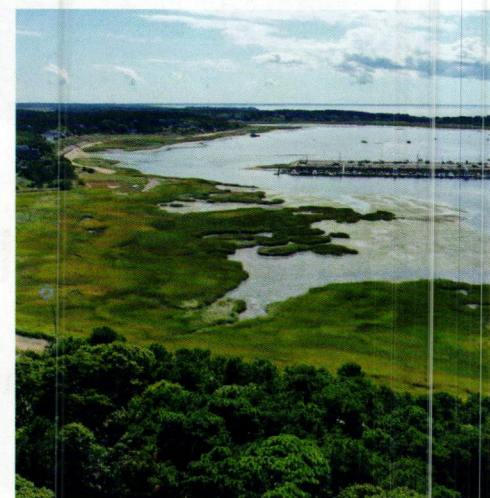
Custom home, Waterfront on Lake Wequaquet, Centerville
\$2.295M Dave Noreen & Amy Whiteside 774.238.0252 | 339.987.1127



Stunning estate with guest house, pool, dock, Osterville \$14.5M
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Magnificent views, sandy beach, dock, Hyannis \$3.75M
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Waterfront 4BR overlooking Harbor, Wellfleet \$1.15M
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5+ acre parcel w/400'+ on Bakers Pond, E. Dennis \$1.7M
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West Bay Estate with Dock and Pool, Osterville \$12.95M
Paul Grover 508.364.3500



Custom home on Monomoscoy Island, Mashpee \$2.7M
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Lori Gilmore 508.294.4222



Ocean views and direct beach access, Chatham \$4.97M
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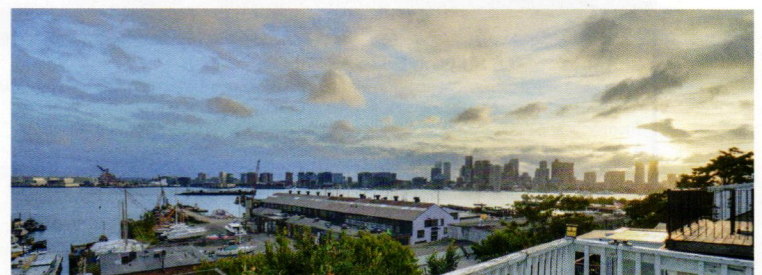
Masterfully renovated showstopper, Chatham \$1.595M
Christa Zevitas 774.823.0916



Ideally situated between Chatham and Harwichport, South Chatham \$3.995M
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Extraordinary 11.5+ acre waterfront parcel, Cotuit \$7.9M
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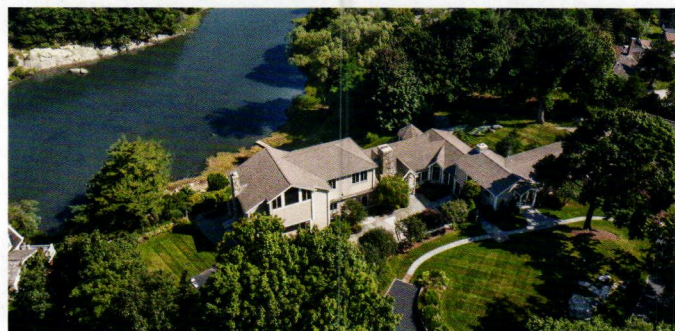
Unbelievable skyline views, East Boston \$1.55M
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COLDWELL BANKER



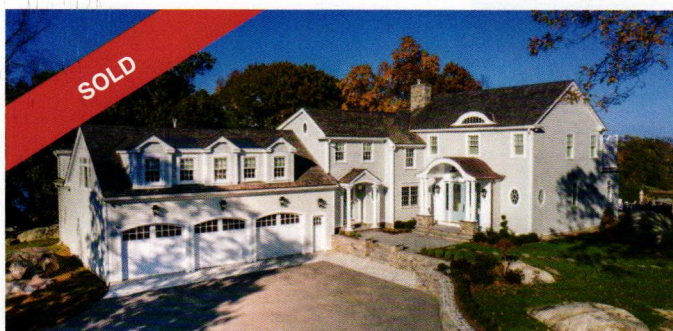
Cohasset | 3 Jerusalem Lane | \$2,780,000

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 you Kajak 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.



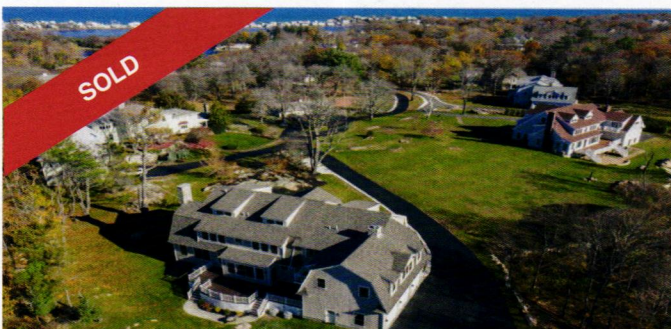
Cohasset | 500 North Main St | \$1,395,000

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!



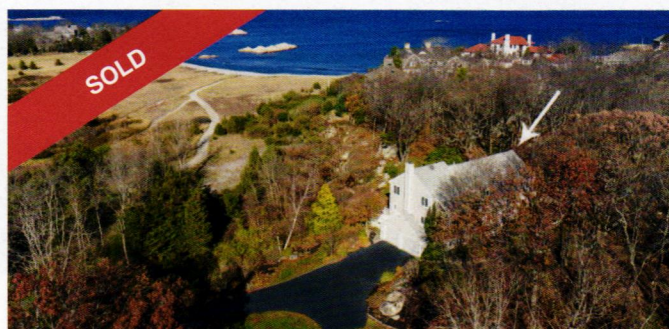
Cohasset | 92 A Beach Street | \$4,995,000

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.



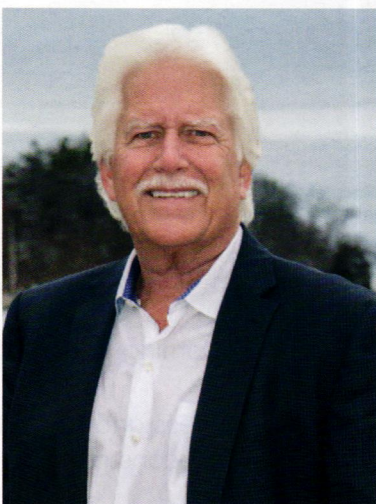
Cohasset | 134 Border Street | \$4,390,000

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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**26 Howard Gleason Road,
Cohasset MA 02025**

\$4,500,000



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AQUA DREAMS, CASA DEL MAR

George Town, Exuma, The Bahamas

Aqua Dreams is professionally designed & furnished in a coastal theme. The 4 bed, 4 bath main house leads out to a covered patio and pool area just steps from a powder-soft, white sand beach. A 1 bed, 1 1/2 bath guest cottage with kitchen, outdoor spa and laundry room completes the property. Constructed in GigaCrete to withstand Cat 5 hurricanes, including the Bermuda style roofs. Located close to Exuma's International Airport and Sandals Emerald Bay with Greg Norman-designed golf course and Marina. MLS #47357



\$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



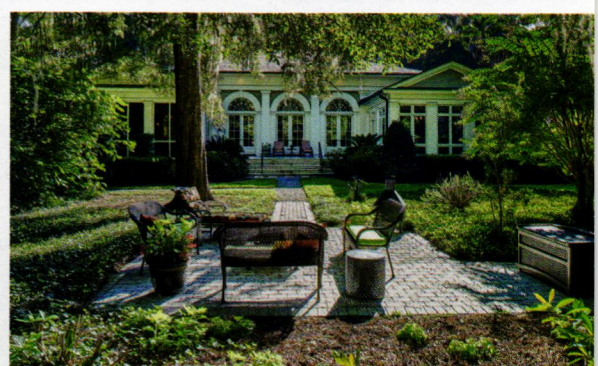
\$1,795,000

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 - MLS #46557





134 Spring Island Drive • Spring Island, South Carolina • \$3,195,000

MAJESTIC PRIVATE ESTATE ON 9.5 ACRES

Discover this magnificent stately home and charming two-bedroom guest house on 9.5 acres approved for equestrian use in the private Spring Island community. With a renowned custom home builder in place until renovations are complete, you can avoid years of construction and complete renovations to main house with colors and finishes of your choice. Guest house updates will be completed in February. Call for details.

Spring Island is truly a private community with only 400 members to use the wonderful amenities such as 30 miles of trails, community gardens, docks, Equestrian Center, Sports Complex, Art Barn, Old Tabby Links golf course, sporting clays and many more.



SPRING ISLAND REALTY

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EXUMA CAYS, BAHAMAS



Hummingbird Cay

175 Acres | 10 BR | 5,000 sf | \$35,000,000

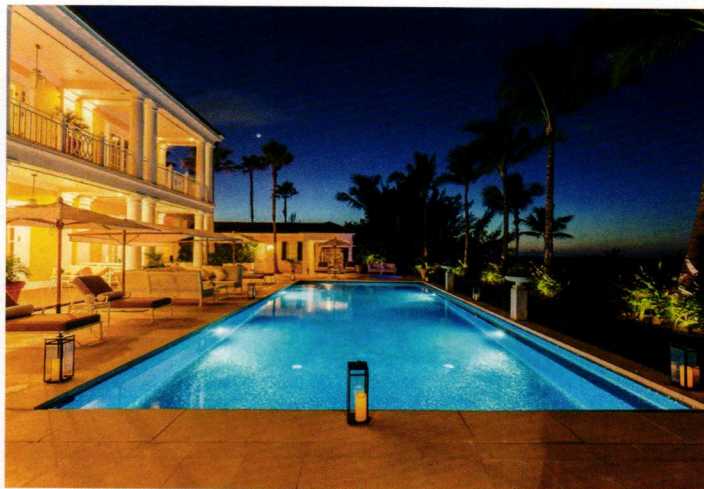
Private Island, 2500' beach, solar power and multiple homes.

Property ID 81831

Steve.Donovan@SIRbahamas.com

+1.928.202.7765

PARADISE ISLAND, BAHAMAS



Pembroke House, Ocean Club Estates

6 BR | 7 BA | 1 HB | .7117 Acres | \$25,990,000

150 ft. Beach, Guest Cottage, Caretakers Cottage, Beach Club, Golf, Marina.

Property ID 85641

Ansell.Group@SIRbahamas.com

+1.242.427.0082

BANKS ROAD, ELEUTHERA, BAHAMAS



Wild Orchid

4 BR | 4 BA | 1 HB | 3,087 sf | \$1,995,000

Sandy beach, 0.34 acres, infinity pool. Resort living with rental pool.

Property ID 44545

Mark.Hussey@SIRbahamas.com

+1.242.424.9193

GOVERNORS HARBOUR, ELEUTHERA, BAHAMAS



Sea La Vie

2 BR | 2 BA | 1,460 sf | \$1,390,000

Tropical cottage overlooks the sea with spectacular sunset views.

Property ID 47192

Angelika.Bacchus@SIRbahamas.com

+1.242.470.9019

last look

INSPIRED DESIGN

FEB
+
MAR
2022

72

GALLERY SPACE

Set back from the view, closer to the entry in the glamorous dining room, this nearly nine-foot-tall sculpture by Nys Hervé is designed out of 18 jerry cans. "Once the apartment door opens, all people want to do is experience 'Jerry.'" He creates quite the social media moment," says interior designer Phillip Thomas. Just past Jerry, a painting by Polly Apfelbaum, who employs hand-dyed fabrics in high-octane colors, is striking in its own right. See full story page 10.

PHOTOGRAPH BY KRIS TAMBURELLO